Annual Comprehensive Financial Report

For Fiscal Year Ended September 30, 2025

City of

Johns Creek

GEORGIA

CITY OF JOHNS CREEK, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Prepared by:
City of Johns Creek Finance Department

Submitted by:
Kimberly Greer
City Manager

INTRODUCTORY SECTION

CITY OF JOHNS CREEK, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED SEPTEMBER 30, 2025

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Johns Creek

February 19, 2026

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

Ladies and Gentlemen:

The Annual Comprehensive Financial Report (ACFR) for the City of Johns Creek, Georgia, for the fiscal year ended September 30, 2025, is submitted herewith. The attached report satisfies the state law requirement for a local government to publish within six months of the close of each fiscal year a complete set of audited financial statements.

The Johns Creek Finance Department prepared this report. Responsibility for both the accuracy of the presented data and the completeness and fairness of the 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, 2025. The independent auditor's report is located at the front of the financial section of the report. The Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and is best read in conjunction with it.

Profile of the Community

The City of Johns Creek is located in the northeast corner of Fulton County; bounded on the south by the Chattahoochee River, on the east by Gwinnett County and the Chattahoochee, on the north by Forsyth County and on the west by the cities of Alpharetta and Roswell. Johns Creek has an approximate population of 82,000 residents. Of note, Johns Creek is not a traditional City in that it was incorporated on December 1, 2006, following a citizen-driven referendum focused on improving service delivery and enhancing local control.

The City of Johns Creek is an affluent suburban community located roughly 20 miles northeast of Atlanta and the community spans 32 square miles. The City is continually ranked among the safest communities in the nation, while the City's elementary, middle, and high schools rank among the top schools in the nation. In 2025, the City's median home fair market value was $584,000.

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Profile of the Government

The City operates under a council/manager form of government. Policy making and legislative authority of the government is vested in the mayor and six council members (collectively referred to as the "Council"). The members of the Council are elected, by popular vote, to staggered four-year terms. The Council is non-partisan and each serves at-large. The Council possesses all of the legislative powers granted to the government under the constitution, the laws of the State of Georgia, and the City Charter. The mayor appoints, subject to confirmation by the Council, a city manager to carry out the administrative and day-to-day operations of the government. The city manager possesses all of the administrative powers granted to the government under the constitution, the laws of the State of Georgia, and the City Charter.

The majority of municipal services (public safety, community development, recreation and parks, human resources, finance, facilities, information technology, communications, public works, etc.) are provided by City employees. The City contracts with private sector partners to perform some traditional government services such as construction projects; road repaving; and maintenance of parks, roads, and right-of-way. Water and sewer services are delivered to residential and commercial properties by Fulton County via intergovernmental agreements between the City and County. Sanitation services are privately provided by property owners making arrangements with private carriers.

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 Council is required to adopt a final budget no later than the close of the fiscal year but has always done so before the start of the fiscal year. The budget is prepared by fund and department. Annual budgets are appropriated for the General Fund, Special Revenue Funds, and Debt Service Funds. Following adoption, the city manager may transfer resources within a department as deemed necessary but transfers between departments or funds require approval from the Council. Budget Amendments are considered as changes arise to maintain the accuracy of the budget.

Local Economy

Largest Industries and Employers

The City of Johns Creek is home to approximately 2,000 businesses. Healthcare and life sciences are leading industries in Johns Creek. Based on reported number of employees in annual business license applications, the largest for-profit employers in the City include Alcon, Emory Johns Creek Hospital, Macy's System & Technology, SAIA, Inc., and Nordson.

Economic Growth

Johns Creek's tax digest is primarily driven by residential properties, reflecting the fact that roughly 80% of its land is designated for residential use. As a result, the City's revenue base has remained stable.

At the end of 2021, the Council took deliberate steps to foster smart economic growth by adopting the Town Center Vision and Master Plan. In 2022, following the Council's strategic direction, City staff focused on the target industries of healthcare and life sciences while actively supporting the expansion of existing businesses.

Over the past three years, Johns Creek has made significant progress in advancing its Town Center Vision and Master Plan through substantial public and private investments. The City is leading with a 38-million-dollar investment to develop a 20-acre park, The Boardwalk at Town Center, featuring walking trails, an amphitheater with a deck over the water, and other community-focused amenities. This project broke ground in August 2024 and is expected to be completed in Summer 2026.

The private sector has also made notable investments in the Town Center over the past two years. Expansions have been completed at Emory Johns Creek Hospital and Alcon. Boston Scientific's 108-million-dollar medical device facility opened in May 2025 and brought in more than 300 new jobs. In 2025, Boehringer Ingelheim announced plans to relocate its US Animal Health headquarters to Johns Creek in 2026, creating more than 480 jobs and further strengthening the City's growing life sciences industry cluster. Toro Development is constructing The Medley, a 560-

million-dollar mixed-use development that integrates residential, office, retail, hotel, and plaza spaces, creating a dynamic third place for residents and businesses. The Medley broke ground in January 2025, and the 42-acre development will add a 25,000 square foot plaza, 150,000 square feet of retail, 110,000 square feet of office space, 150 hotel rooms, 750 luxury apartments, and 133 townhomes. The project is well underway, with the first phase expected to open in late 2026 and the hotel opening in 2028.

The combined public and private investments in the Town Center have also positively impacted the broader business environment. Johns Creek is well-positioned to continue emerging as a premier destination for health, wellness, and innovation. The City has received several awards recognizing its economic development efforts, including commendations from the Atlanta Regional Commission, the International Economic Development Council, and the Metropolitan Atlanta Redevelopment Summit.

Major FY2026 Budget Initiatives

The FY2026 Budget continues to focus on the fundamentals and directly supports the Council-identified strategic priorities.

1. **Operational Enhancements**

   The FY2026 Budget included seven personnel additions to support recruitment for public safety and expanding park operations. Four police cadet positions and two fire recruit positions represent a proactive recruitment strategy designed to minimize staffing gaps in public safety departments. The additional positions also help account for attrition in the rigorous recruit school and expected retirements in the near future. The final position is a Parks Field Superintendent to address growing maintenance needs following the opening of Cauley Creek Park and in anticipation of The Boardwalk at Town Center Park opening in 2026.

2. **Capital Projects**

   The FY2026 Budget provided for significant capital investments to further improve our community based on the strategic priorities of the City Council. The budget includes funding for Phase I of the Comprehensive Plan Update, a foundational planning effort required every ten years that will update the City's development framework and vision across key elements, including Community Goals, Needs and Opportunities, Land Use, Transportation, and Community Work Program.

   Additionally, the budget allocated $4 million as a placeholder in Capital Projects Contingency for City Council consideration of additional capital items, following the clear feedback from voters on a potential bond referendum in November 2025.

3. **Transportation Projects**

   The FY2026 Budget also continued the more than 20 projects that are at various stages of development presently being funded by the Transportation Special Purpose Local Option Sales Tax (TSPLOST). A few projects in construction in FY2026 include the Jones Bridge at Sargent/Douglas intersection improvement, the Town Center Pedestrian Tunnel, the Buice Road bridge replacement, the Barnwell Road Corridor Improvements, and Abbotts Bridge Road improvement.

4. **Equipment and Vehicles**

   The FY2026 Budget continues the City's commitment to replacing essential equipment and vehicles for public safety. The Vehicle Replacement Schedule provides for the replacement of 14 vehicles for Police. The schedule also includes the replacement of the fire engine at Fire Station #61. In addition, just over $1.8M of essential equipment used by Police, Fire, and the information technology used across all City departments were funded in the FY2026 Budget.

In the FY2026 Budget, the Council also continued an almost decade-long practice of caring for existing assets before adding improvements by setting aside funds and approving projects in each of the city's three accrual funds (Vehicle Replacement Accrual, Infrastructure Maintenance Accrual, and Equipment Accrual). The Council's annual investments in existing infrastructure reinforced and validated the City's understanding of the importance of maintaining its existing assets.

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 operating transfers for a working capital reserve and cash flow. The City maintains sufficient cash reserves to operate the fiscal year without issuing a tax anticipation note. Excess fund balances over reserve requirements are used in subsequent periods for pay-as-you-go capital projects and non-recurring expenditures.

To fund operations, the City levies a property tax on both real and personal property located within its boundaries, collects sales taxes, and has the authority to levy all other taxes and fees granted to municipalities within the State of Georgia. As outlined within the City Charter, the City's operating millage rate is capped at 4.731 mills per $1,000 net assessed value. The FY2025 millage rate was set at 3.492 mills per $1,000 net assessed value.

Relevant Financial Policies

A comprehensive framework of financial policies was adopted shortly after the City's incorporation, which provided governance to financial matters. The Finance Department administers the financial policies including conducting regular reviews of each policy and bringing updates as appropriate to the Council for consideration as needed. The City's financial 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 financial policies formulate the core criteria for which internal evaluations occur.

Acknowledgments

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

Respectfully submitted,

Kimberly Greer
City Manager

Harpreet Hora
Finance Director

OFFICIALS

MAYOR
John Bradberry

CITY COUNCIL

Bob Erramilli	Chris Coughlin
Larry Dibiase	Erin Elwood
Stacy Skinner	Dilip Tunki

ADMINISTRATION

CITY MANAGER
Kimberly Greer

Kay Love	Assistant City Manager
Chris Haggard	Assistant City Manager
Harpreet Hora	Finance Director
Mark Mitchell	Police Chief
Meena Bapu	Human Resource Director
Bob Mullen	Communications Director
Christian Coons	Fire Chief
Allison Tarpley	City Clerk
Richard Carothers	City Attorney
Erica Madsen	Recreation and Parks Director
Brian O'Connor	Public Works Director
Ben Song	Community Development Director

ORGANIZATION

- **City Residents**
- **City Council**
- **City Manager** — **Asst. City Manager**
  - *Office of the City Manager*
  - *Communications*
  - *Community Development*
  - *Economic Development*
  - *Facilities*
  - *Finance*
  - *Fire*
  - *Human Resources*
  - *Information Technology/ GIS*
  - *Municipal Court*
  - *Police*
  - *Public Works*
  - *Recreation and Parks*

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, 2024

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Johns Creek, Georgia** (the "City"), as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Johns Creek, Georgia, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of a Matter – Change in Accounting Principle

As discussed in Note 14 to the financial statements, the City implemented Governmental Accounting Standard Board (GASB) Statement No. 101, *Compensated Absences*, as of October 1, 2024. This standard significantly changed the reporting of the City's compensated absences liability. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards,* we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules and the schedule of expenditures of Transportation Special Purpose Local Option Sales Tax Proceeds TSPLOST I and II, (the "supplementary information"), as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 19, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
February 19, 2026

CITY OF JOHNS CREEK, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS

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 City for the fiscal year ended September 30, 2025. 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 $485,691,335 total net position. Of this amount $86,068,547, unrestricted net position, is available to meet the ongoing obligations of the government.
- The City's increase in net position was $36,436,178 during the fiscal period; a combination of increasing revenues (sales and use taxes, business taxes, franchise taxes categories) offset by some decreasing revenues (property taxes, capital grant, investment earnings categories), 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 $136,493,277.
- As of September 30, 2025, the City had total debt outstanding of approximately $48 million which includes general obligation (GO) bonds totaling $35,049,449, certificates of participation totaling $12,970,000, and notes and contracts payable totaling $156,160.

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).

- Component units – The Johns Creek Convention and Visitors Bureau is a discretely presented component unit of the City, however it is immaterial and therefore not reported. Although this organization is a separate legal entity, as the City receives the Hotel/Motel Funds from the State, the City must account for the receipt and transfer of those revenues.

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 states 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 proprietary 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, two TSPLOST funds (which are combined for financial statement presentation), and eight non-major 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 two (2) other major funds noted above. Data from the other eight governmental funds is combined into a single, aggregated presentation. Individual fund data for each of the nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 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 Utility. 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 through 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.

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 through 54 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, governmental assets exceeded liabilities by $480,257,798. In the case of business-type activities, assets exceed liabilities by $5,433,537.

The following table provides a summary of the City's governmental and business-type net position for the fiscal year 2025 and 2024. For more detailed information, see the Statement of Net Position on page 12 of the financial statements and the notes to the financial statements.

City of Johns Creek Net Position

	Governmental Activities		Business-Type Activities		Total	
Assets	2025	2024 Restated	2025	2024	2025	2024 Restated
Current assets	$ 157,292,069	$ 188,277,885	$ 4,746,953	$ 3,532,843	$ 162,039,022	$ 191,810,728
Capital Assets, net of accumulated depreciation	395,618,325	325,553,378	3,298,524	3,373,524	398,916,849	328,926,902
Total assets	552,910,394	513,831,263	8,045,477	6,906,367	560,955,871	520,737,630
Liabilities						
Current Liabilities	27,103,637	18,823,032	2,611,940	2,598,562	29,715,577	21,421,594
Long-term liabilities	45,548,959	50,060,879	-	-	45,548,959	50,060,879
Total liabilities	72,652,596	68,883,911	2,611,940	2,598,562	75,264,536	71,482,473
Net Position						
Net investment in capital assets	331,748,547	265,841,228	3,298,524	3,373,524	335,047,071	269,214,752
Restricted for law enforcement	607,317	436,984	-	-	607,317	436,984
Restricted for transportation enhancements	59,835,877	77,514,821	-	-	59,835,877	77,514,821
Restricted for roads and improvements	4,132,523	3,094,147	-	-	4,132,523	3,094,147
Unrestricted	83,933,534	98,060,172	2,135,013	934,281	86,068,547	98,994,453
Total net position	$ 480,257,798	$ 444,947,352	$ 5,433,537	$ 4,307,805	$ 485,691,335	$ 449,255,157

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 are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

A portion of the City's net position ($607,317) represents resources that are restricted for use in law enforcement activities. Another portion of the City's net position ($59,835,877) represents resources that are restricted for transportation enhancements. An additional portion of the City's net position ($4,132,523) represents resources that are restricted for roads and improvements. The remaining portion of the City's net position represents a positive unrestricted net position of $86,068,547 that is available to meet the ongoing obligations of the government.

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

Changes in net position. Governmental activities increased the City's net position by $35,310,446 in fiscal year 2025. Business-type activities increased by $1,125,732. The following table indicates the changes in net position for governmental activities and business-type activities in fiscal years 2025 and 2024:

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues						
Program Revenues:						
Charges for services	$ 8,387,341	$ 6,734,734	$ 3,384,782	$ 3,160,234	$ 11,772,123	$ 9,894,968
Operating grants and contributions	174,874	176,791	-	-	174,874	176,791
Capital grants and contributions	30,761,288	31,062,126	7,200	5,125	30,768,488	31,067,251
General Revenues:						
Property taxes	28,372,079	29,044,718	-	-	28,372,079	29,044,718
Sales and use taxes	28,512,404	28,265,718	-	-	28,512,404	28,265,718
Hotel/Motel taxes	461,519	475,498	-	-	461,519	475,498
Franchise taxes	4,759,853	4,492,269	-	-	4,759,853	4,492,269
Business taxes	12,045,064	10,258,539	-	-	12,045,064	10,258,539
Unrestricted investment earnings	3,099,836	3,240,347	-	-	3,099,836	3,240,347
Miscellaneous revenues	205,029	430,259	-	-	205,029	430,259
Gain on sale of capital assets	-	82,835	-	-	-	82,835
Total revenues	116,779,287	114,263,834	3,391,982	3,165,359	120,171,269	117,429,193
Expenses						
General government	12,132,146	11,114,105	-	-	12,132,146	11,114,105
Judicial	862,493	770,381	-	-	862,493	770,381
Public safety	37,808,998	33,505,130	-	-	37,808,998	33,505,130
Public works	18,053,043	20,582,955	-	-	18,053,043	20,582,955
Culture and recreation	8,354,535	8,734,727	-	-	8,354,535	8,734,727
Community development	2,712,970	2,498,362	-	-	2,712,970	2,498,362
Interest on long-term debt	1,544,656	1,634,742	-	-	1,544,656	1,634,742
Stormwater	-	-	2,266,250	3,253,814	2,266,250	3,253,814
Total expenses	81,468,841	78,840,402	2,266,250	3,253,814	83,735,091	82,094,216
Change in net position	35,310,446	35,423,432	1,125,732	(88,455)	36,436,178	35,334,977
Net position, beginning of year	446,584,496	411,161,064	4,307,805	4,396,260	450,892,301	415,557,324
Restatement, change in accounting principle	(1,637,144)	-	-	-	(1,637,144)	-
Net position, end of year	$ 480,257,798	$ 446,584,496	$ 5,433,537	$ 4,307,805	$ 485,691,335	$ 450,892,301

Governmental activities. Governmental activities increased the City's net position by $35.3 million in fiscal year 2025. Key elements of this increase are as follows:

Total revenues were $116.8 million or 2.2% higher than revenues from the prior year. For FY2025 the following general revenue categories provided a year over year increase (sales and use taxes, business taxes, franchise taxes categories) while the following provided a year over year decrease (property taxes, capital grants, investment earnings categories).

Expenses increased by $2.6 million or 3.3% from the previous fiscal year. Public safety, the City's largest department, increased approximately $4.3 million, attributable to payroll increases and personnel additions in FY2025, while Public Works decreased by $2.5 million and Cultural and Recreation decreased by $0.4 million. The decrease in Public Works reflects a decrease in capital project expenditures. 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 business-type activities increased the net position by $1.1 million in FY2025 as a result of the decrease in program expenditures for stormwater.

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 a combined ending fund balance of $136,493,277. A large component of the City's governmental funds combined ending fund balance is approximately $93.3 million reported in the Capital Projects Fund and TSPLOST Fund. Overall, the City's fund balances decreased by $36.8 million or 21% from the previous fiscal year.

General Fund. The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the unassigned fund balance was $29.0 million, while the total fund balance was $33.8 million. The Unassigned Fund balance as of September 30, 2024 was $28.3 million. The General Fund end of year fund balance increased by approximately $1.2 million, reflecting the City's continued strong and stable financial position from fiscal year 2024 to fiscal year 2025. Revenues grew by $2.9 million, driven primarily by the increase in business taxes and license and permits. The increase in business taxes was largely attributable to higher insurance premium tax as gross premiums rose in FY2025. The growth in licenses and permits was primarily due to increased activity associated with the Medley development. Expenditures increased by $3.7 million primarily due to public safety personnel costs. However, the net transfers out decreased by $4.0 million, resulting in a net positive impact of $1.1 million.

***Capital Projects Fund*.** The capital projects fund decreased fund balance by $16.4 million during fiscal year 2025 to a total of $ 44,494,496 as expenditure for capital projects exceeded revenue and transfers in as more projects reached completion.

***TSPLOST Fund*.** This fund accounts for the City's share of a transportation special purpose local option sales tax (TSPLOST and TSPLOST II) collected to fund transportation enhancement projects. For the current year, revenues were $25,335,324 and expenditures totaled $49,251,202. Fund balance as of September 30, 2025, was $48,827,318, as expenditures for TSPLOST projects increased and exceeded revenue by $24 million. This increase is attributable to the projects in this fund remaining in active, continuing phases of construction toward completion, including The Boardwalk at Town Center Park, Abbotts Bridge Road, and Jones Bridge Road.

Key General Fund Budgetary Highlights

The City's budget utilized a conservative approach based on 5 years of 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.

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

Total revenues in the General Fund were more than final budgeted revenues by approximately $885,000. For the fiscal year end, Property taxes were less than final budget, while the Business taxes, Franchise taxes, Sales and Use taxes, and Investment earnings revenue categories ended the fiscal year above final budgeted levels. Total expenditures in the General Fund were less than the final budgeted amounts by approximately $3.3 million. This positive budget variance is mostly attributable to unspent contract services in various departments throughout the City. As part of the FY2025 year-end close, an additional $4M was allocated as a placeholder in Capital Projects Contingency for City Council consideration of additional items, including park improvements, stormwater grant program, and additions to public safety positions and vehicles.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental activities as of September 30, 2025, amounts to $395,618,325 (net of accumulated depreciation). These assets primarily reflect the infrastructure assets for roadways, sidewalks, culverts and signals, and park land. Increases were attributed to public works projects such as right-of-way acquisition and development, roadway projects, intersection improvements, sidewalks/trails, improvements to the parks systems, and the purchase of public safety vehicles and equipment.

City of Johns Creek Capital Assets
(net of depreciation)

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 75,391,399	$ 66,500,247	$ 77,200	$ 70,000	$ 75,468,599	$ 66,570,247
Construction in progress	85,437,983	37,504,480	-	-	85,437,983	37,504,480
Buildings	24,892,339	25,665,075	-	-	24,892,339	25,665,075
Improvements	28,532,487	31,065,863	-	-	28,532,487	31,065,863
Machinery and equipment	3,346,446	3,288,683	-	-	3,346,446	3,288,683
Infrastructure	178,017,671	161,529,030	3,221,324	3,303,524	181,238,995	164,832,554
	$ 395,618,325	$ 325,553,378	$ 3,298,524	$ 3,373,524	$ 398,916,849	$ 328,926,902

Additional information on the City's capital assets can be found in Note 6 on pages 34 and 35 of this report.

Long-term debt. At the end of the current fiscal year, the City had total debt outstanding of $52,219,010. The outstanding balance includes the following: $35,049,449 for bonds issued in 2017 for parks with $789,449 in premiums; $12,970,000 certificates of participation for construction issued in 2017 related to a new City Hall; $156,160 payable to the State Road and Tollway Authority (SRTA) for a Georgia Transportation Infrastructure Bank loan, the proceeds of which were used for road resurfacing throughout the City; compensated absences of $3,543,401; claims payable of $500,000. Additional information on the City's long-term debt can be found in Note 7 on pages 36 and 37 and Note 9 on pages 38 and 39 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 2026 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 multiyear 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 City's millage rate is capped at a maximum of 4.731 on each $1,000.00 of taxable value for all property subject to Ad Valorem taxation by the City through the legislation that formed the City. In FY2025 the City Council voted to maintain a millage rate of 3.492. This assumption is the basis for the FY2026 Budget and estimated to generate $22.4 million in revenue.
- Stabilization of revenue, especially sales tax revenues after the December 2022 negotiations for Local Option Sales Tax (LOST) with the County reset the distribution formula for LOST proceeds for the next decade. The new allocation became effective January 2023.
- 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 park amenity 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 deemed appropriate by City Council.

Requests for Information

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

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and cash equivalents	$ 49,625,808	$ 3,558,089	$ 53,183,897
Investments	65,217,349	-	65,217,349
Accounts receivable	1,427,846	1,188,864	2,616,710
Taxes receivable, net of allowance	35,593,642	-	35,593,642
Due from other governments, net of allowance	5,063,899	-	5,063,899
Inventories	127,556	-	127,556
Prepaids	235,969	-	235,969
Capital assets:			
Nondepreciable	160,829,382	77,200	160,906,582
Depreciable, net of accumulated depreciation	234,788,943	3,221,324	238,010,267
Total assets	552,910,394	8,045,477	560,955,871
LIABILITIES			
Accounts payable	12,886,894	213,658	13,100,552
Accrued liabilities	2,134,175	11,272	2,145,447
Retainage payable	5,412,517	-	5,412,517
Unearned revenue	-	2,387,010	2,387,010
Claims payable, due within one year	500,000	-	500,000
Compensated absences, due within one year	3,408,891	-	3,408,891
Compensated absences, due in more than one year	134,510	-	134,510
Bonds payable, due within one year	890,000	-	890,000
Bonds payable, due in more than one year	34,159,449	-	34,159,449
Notes payable, due within one year	156,160	-	156,160
Certificates of participation, due within one year	1,715,000	-	1,715,000
Certificates of participation, due in more than one year	11,255,000	-	11,255,000
Total liabilities	72,652,596	2,611,940	75,264,536
NET POSITION			
Net investment in capital assets	331,748,547	3,298,524	335,047,071
Restricted for law enforcement	607,317	-	607,317
Restricted for transportation enhancements	59,835,877	-	59,835,877
Restricted for roads and improvements	4,132,523	-	4,132,523
Unrestricted	83,933,534	2,135,013	86,068,547
Total net position	$ 480,257,798	$ 5,433,537	$ 485,691,335

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

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Primary Government: Governmental Activities	Net (Expenses) Revenues and Changes in Net Position: Primary Government: Business-Type Activities	Net (Expenses) Revenues and Changes in Net Position: Primary Government: Total
Primary government:							
Governmental activities:							
General government	$ 12,132,146	$ 2,370,262	$ 144,311	$ -	$ (9,617,573)	$ -	$ (9,617,573)
Judicial	862,493	1,541,288	-	-	678,795	-	678,795
Public safety	37,808,998	2,260,723	30,563	-	(35,517,712)	-	(35,517,712)
Public works	18,053,043	1,155	-	30,372,867	12,320,979	-	12,320,979
Culture and recreation	8,354,535	917,842	-	388,421	(7,048,272)	-	(7,048,272)
Community development	2,712,970	1,296,071	-	-	(1,416,899)	-	(1,416,899)
Interest on long-term debt	1,544,656	-	-	-	(1,544,656)	-	(1,544,656)
Total governmental activities	81,468,841	8,387,341	174,874	30,761,288	(42,145,338)	-	(42,145,338)
Business-type activities:							
Stormwater	2,266,250	3,384,782	-	7,200	-	1,125,732	1,125,732
Total business-type activities	2,266,250	3,384,782	-	7,200	-	1,125,732	1,125,732
Total primary government	$ 83,735,091	$ 11,772,123	$ 174,874	$ 30,768,488	(42,145,338)	1,125,732	(41,019,606)
General revenues:							
Property taxes					$ 28,372,079	$ -	$ 28,372,079
Sales taxes					28,512,404	-	28,512,404
Hotel/Motel taxes					461,519	-	461,519
Franchise taxes					4,759,853	-	4,759,853
Business taxes					12,045,064	-	12,045,064
Unrestricted investment earnings					3,099,836	-	3,099,836
Miscellaneous revenues					205,029	-	205,029
Total general revenues					77,455,784	-	77,455,784
Change in net position					35,310,446	1,125,732	36,436,178
Net position, beginning of year					446,584,496	4,307,805	450,892,301
Restatement - change in accounting principle					(1,637,144)	-	(1,637,144)
Net position, beginning of year, as restated					444,947,352	4,307,805	449,255,157
Net position, end of year					$ 480,257,798	$ 5,433,537	$ 485,691,335

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

CITY OF JOHNS CREEK, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

ASSETS	General Fund	Capital Projects Fund	T-SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	$ 339,185	$ 22,194,680	$ 19,160,134	$ 7,931,809	$ 49,625,808
Investments	-	23,727,073	41,490,276	-	65,217,349
Accounts receivable	1,087,714	-	-	340,132	1,427,846
Taxes receivable, net of allowance	33,471,025	-	-	2,122,617	35,593,642
Intergovernmental receivable, net of allowance	1,029	39,920	4,979,300	43,650	5,063,899
Inventories	127,556	-	-	-	127,556
Due from other funds	6,923,883	3,145,615	-	185,410	10,254,908
Prepaids	235,969	-	-	603,069	839,038
Total assets	$ 42,186,361	$ 49,107,288	$ 65,629,710	$ 11,226,687	$ 168,150,046
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts payable	$ 1,966,465	$ 2,594,059	$ 7,625,302	$ 701,068	$ 12,886,894
Accrued liabilities	2,102,124	4,382	-	-	2,106,506
Retainage payable	-	2,014,351	3,383,257	14,909	5,412,517
Due to other funds	3,331,025	-	5,793,833	1,130,050	10,254,908
Total liabilities	7,399,614	4,612,792	16,802,392	1,846,027	30,660,825
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenues - property taxes	969,050	-	-	26,894	995,944
Total deferred inflows of resources	969,050	-	-	26,894	995,944
FUND BALANCES					
Fund balances:					
Nonspendable:					
Prepaids	235,969	-	-	603,069	839,038
Inventories	127,556	-	-	-	127,556
Restricted:					
Transportation enhancements	-	-	48,827,318	-	48,827,318
Law enforcement	-	-	-	607,317	607,317
Roads and improvements	-	-	-	4,076,584	4,076,584
Committed:					
Tree replacement	-	-	-	1,103,161	1,103,161
Assigned:					
Capital projects	4,432,680	44,494,496	-	-	48,927,176
Debt service	-	-	-	2,713,381	2,713,381
Emergency 911 operations	-	-	-	111,780	111,780
Hotel/Motel operations	-	-	-	138,474	138,474
Unassigned	29,021,492	-	-	-	29,021,492
Total fund balances	33,817,697	44,494,496	48,827,318	9,353,766	136,493,277
Total liabilities, deferred inflows of resources, and fund balances	$ 42,186,361	$ 49,107,288	$ 65,629,710	$ 11,226,687	
Amounts reported for governmental activities in the statement of net position are different because:					
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.					395,618,325
In the governmental funds, debt service expenditures prepaid by year end are not recognized as expenditures until they are due and payable; however, in the governmental activities those payments are recognized as interest.					(603,069)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.					(52,246,679)
Some revenues are not available to pay current period expenditures and, therefore, are deferred in the funds.					995,944
Net position of governmental activities					$ 480,257,798

The accompanying notes are an integral part of these statements.

CITY OF JOHNS CREEK, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Capital Projects Fund	T-SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:					
Property taxes	$ 26,511,211	$ -	$ -	$ 2,122,343	$ 28,633,554
Sales taxes	28,512,404	-	-	-	28,512,404
Hotel/Motel taxes	-	-	-	461,519	461,519
Franchise taxes	4,759,853	-	-	-	4,759,853
Business taxes	12,045,064	-	-	-	12,045,064
Licenses and permits	3,646,429	-	-	-	3,646,429
Charges for services	627,173	-	-	2,450,352	3,077,525
Fines and forfeitures	1,481,208	-	-	182,179	1,663,387
Intergovernmental	30,563	872,166	23,182,700	2,160,963	26,246,392
Contributions	144,311	-	-	-	144,311
Interest earned	2,974,731	-	2,129,624	125,105	5,229,460
Miscellaneous	101,563	80,466	23,000	-	205,029
Total revenues	80,834,510	952,632	25,335,324	7,502,461	114,624,927
Expenditures:					
Current:					
General government	10,185,481	-	-	-	10,185,481
Judicial	859,334	-	-	-	859,334
Public safety	33,069,332	-	-	2,947,499	36,016,831
Public works	5,886,676	5,882,558	1,458,021	164,100	13,391,355
Culture and recreation	4,597,348	-	-	443,885	5,041,233
Community development	2,709,413	-	-	-	2,709,413
Capital outlay	-	31,108,273	47,793,181	18,004	78,919,458
Debt service:					
Principal	-	-	-	2,783,795	2,783,795
Interest	-	-	-	1,633,344	1,633,344
Total expenditures	57,307,584	36,990,831	49,251,202	7,990,627	151,540,244
Excess (deficiency) of revenues over expenditures	23,526,926	(36,038,199)	(23,915,878)	(488,166)	(36,915,317)
Other financing sources (uses):					
Proceeds from sale of capital assets	77,725	-	-	-	77,725
Transfers in	131,810	19,621,240	-	2,890,139	22,643,189
Transfers out	(22,511,379)	-	-	(131,810)	(22,643,189)
Total other financing sources (uses)	(22,301,844)	19,621,240	-	2,758,329	77,725
Net change in fund balances	1,225,082	(16,416,959)	(23,915,878)	2,270,163	(36,837,592)
Fund balances, beginning of year	32,592,615	60,911,455	72,743,196	7,083,603	173,330,869
Fund balances, end of fiscal year	$ 33,817,697	$ 44,494,496	$ 48,827,318	$ 9,353,766	$ 136,493,277

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

CITY OF JOHNS CREEK, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2025

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds	$	(36,837,592)
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.		67,950,421
The effect of disposals of capital assets is to decrease net position		(301,309)
The effect of donations of capital assets is to increase net position.		2,415,835
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		(261,475)
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 effect of principal retirement during the current fiscal year.		2,283,795
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.		60,771
Change in net position of governmental activities	$	35,310,446

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

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUND
SEPTEMBER 30, 2025

	Business-Type Activities
	Stormwater Fund
ASSETS	
Current assets:	
Cash and cash equivalents	$ 3,558,089
Receivables (net of allowance for uncollectibles)	1,188,864
Total current assets	4,746,953
Noncurrent assets:	
Capital assets:	
Capital assets, not being depreciated	77,200
Capital assets, being depreciated	4,610,884
Less accumulated depreciation	(1,389,560)
Total noncurrent assets	3,298,524
Total assets	8,045,477
LIABILITIES	
Current liabilities:	
Accounts payable	213,658
Accrued salaries	11,272
Unearned revenue	2,387,010
Total current liabilities	2,611,940
Total liabilities	2,611,940
NET POSITION	
Investment in capital assets	3,298,524
Unrestricted	2,135,013
Total net position	$ 5,433,537

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

CITY OF JOHNS CREEK, GEORGIA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities
	Stormwater Fund
OPERATING REVENUES	
Charges for services	$ 3,384,782
Total operating revenues	3,384,782
OPERATING EXPENSES	
Salaries and benefits	132,551
Purchased contract services	1,764,342
Other services and charges	287,157
Depreciation	82,200
Total operating expenses	2,266,250
Operating income	1,118,532
Capital contributions	7,200
Change in net position	1,125,732
NET POSITION, beginning of year	4,307,805
NET POSITION, end of year	$ 5,433,537

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

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities
	Stormwater Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	$ 3,695,247
Payments to suppliers and service providers	(2,034,938)
Payments to employees	(121,279)
Net cash provided by operating activities	1,539,030
Change in cash and cash equivalents	1,539,030
Cash:	
Beginning of year	2,019,059
End of year	$ 3,558,089
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 1,118,532
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	82,200
Decrease in accounts receivable	324,920
Increase in accounts payable	16,561
Increase in accrued salaries	11,272
Decrease in unearned revenue	(14,455)
Net cash provided by operating activities	$ 1,539,030
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES	
Donated capital assets	$ 7,200

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

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

The accompanying financial statements present the City and its component unit, an entity for which the City is considered to be financially accountable. The Johns Creek Convention and Visitors Bureau (CVB) is a component unit of the City; however, the CVB is not material and is not reported.

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. 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 noncurrent assets and noncurrent 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.

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 tax revenues to be available if they are collected within 60 days of the end of the current fiscal period and all other revenues to be available if they are collected within 180 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.

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 nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating 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 nonoperating revenues and expenses.

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Non-exchange Transactions," the corresponding assets (receivables) in nonexchange 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 **TSPLOST 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.

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 Funds** accounts for the capital expenditures made by the City on long-term projects.

The **Debt Service Funds** account for the annual principal and interest payments made on the City's notes payable and general obligation bonds 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, 2025 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, 2025, 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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Cash and Cash Equivalents and Investments

Cash and cash equivalents 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.

The local government investment pool, "Georgia Fund 1," created by OCGA 36-83-8, is a stable asset value investment pool, which follows Standard & 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, 2025, the weighted-average maturity of the pool was 45 days.

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."

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Prepaid Items

Payments made to vendors for services that will benefit periods beyond September 30, 2025, are recorded as prepaid items using the consumption method by recording an asset for the prepaid amount and reflecting the expenditure/expense in the fiscal year in which services are consumed. Prepaid items reported in the governmental funds are equally offset by nonspendable fund balance which indicates that they do not constitute “available, spendable resources.”

J. Capital Assets

Capital assets, which include buildings, improvements, machinery and equipment, and infrastructure assets, are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $10,000 and an estimated useful life in excess of three years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The City has reported all infrastructures that it currently owns and has a responsibility for maintaining. Donated capital assets are recorded at estimated acquisition value at the date of donation.

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

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

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Deferred Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, represents an acquisition of net assets that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue – property taxes,* is only reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes 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. Sick leave pay is accumulated in accordance with GASB 101 and an estimate for the time to be used or bought back during employment has been accrued. All vacation pay is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. Fund Balance and Net Position

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

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

Fund balances are classified as follows:

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

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

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. Fund Balance and Net Position (Continued)

Fund balances are classified as follows (Continued):

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

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

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

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

O. Use of Estimates

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

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

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

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that "long-term liabilities are not due and payable in the current period and therefore are not reported in the funds." The details of this $52,246,679 difference are as follows:

Notes payable	$	(156,160)
Certificates of participation payable		(12,970,000)
Bonds payable, net of original issue premium		(35,049,449)
Accrued interest payable		(27,669)
Claims payable		(500,000)
Compensated absences		(3,543,401)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$	(52,246,679)

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 $67,950,421 difference are as follows:

Capital outlay	$	77,792,940
Depreciation expense		(9,842,519)
Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	67,950,421

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 issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount represents the net effect of these transactions for the current fiscal year." The details of this $2,283,795 difference are as follows:

Principal repayments of notes payable	$	263,795
Principal repayments of certificates of participation		1,670,000
Principal repayments of bonds payable		850,000
Claims payable		(500,000)
Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	2,283,795

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 $60,771 difference are as follows:

Accrued interest payable	$	25,971
Amortization of bond premium		62,717
Compensated absences		(27,917)
Net adjustment to increase *net change in fund balances - total governmental funds to arrive at change in net position - governmental activities*	$	60,771

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

For the period ended September 30, 2025, expenditures of the Tree Replacement Fund exceeded their appropriations for public works by $164,100. These excess expenditures were funded by available fund balance and greater than anticipated revenues.

NOTE 4. DEPOSITS AND INVESTMENTS

Total deposits as of September 30, 2025 are summarized as follows:

Statement of Net Position:		
Cash and cash equivalents	$	53,183,897
Investments		65,217,349
	$	118,401,246
Cash deposited with financial institutions	$	18,114,431
Local government investment pool - Georgia Fund 1		35,069,466
U.S. Treasury notes		59,060,192
U.S. Collateralized Mortgage Obligations		6,157,157
	$	118,401,246

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.

At September 30, 2025, information on the credit risk and interest rate risk related to the City's investments is disclosed as follows:

Investment	Average Maturity	Credit Rating		Balance
Georgia Fund 1	0.12 years	AAAf	$	35,069,466
U.S. Treasury Notes	3.2 years	AAA		59,060,192
U.S. Collateralized Mortgage Obligations	2.5 years	AA+		6,157,157
			$	100,286,815

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

The City reports its holdings in the Georgia Fund 1 as cash equivalents for financial reporting purposes. The City reports the U.S. Treasury notes and collateralized mortgage obligations noted above as investments for financial reporting purposes.

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.

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 has the following recurring fair value measurements as of September 30, 2025:

Investment	Level 1	Level 2	Fair Value
U.S. Treasury Notes	$ 59,060,192	$ -	$ 59,060,192
U.S. Collateralized Mortgage Obligations	-	6,157,157	6,157,157
Total investments measured at fair value	$ 59,060,192	6,157,157	$ 65,217,349

The U.S. Treasury Notes classified in Level 1 and the U.S. Collateralized Mortgage Obligations in Level 2 of the fair value hierarchy are valued using prices quoted in active markets for those investments.

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

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, 2025, all of the financial institutions holding the City's deposits are participants 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, 2025, all of the City's bank balances were insured and/or collateralized as defined by GASB and required by State Statutes.

NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1, which is also the lien date. The City contracts with Fulton County to bill and collect City of Johns Creek property taxes. The taxes were levied on September 1 based on the assessed value of property as listed on the previous January 1 and were due on November 15. Property taxes levied on September 1, 2025 are for the year ended September 30, 2025, 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, 2025, for the City's individual major funds and aggregate nonmajor funds, including any applicable allowances for uncollectible accounts are as follows:

	General	Capital Projects	T-SPLOST	Nonmajor Governmental	Stormwater	Total
Receivables:						
Taxes	$ 33,522,028	$ -	$ -	$ 2,124,032	$ -	$ 35,646,060
Accounts	1,087,714	-	-	340,132	1,358,019	2,785,865
Intergovernmental	1,029	39,920	4,979,300	43,650	-	5,063,899
Total receivables	34,610,771	39,920	4,979,300	2,507,814	1,358,019	43,495,824
Less allowance for uncollectible	51,003	-	-	1,415	169,155	221,573
Net total receivable	$ 34,559,768	$ 39,920	$ 4,979,300	$ 2,506,399	$ 1,188,864	$ 43,274,251

NOTE 6. CAPITAL ASSETS

Capital asset activity for the City for the year ended September 30, 2025 is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental Activities:					
Nondepreciable capital assets:					
Land	$ 66,500,247	$ 8,891,152	$ -	$ -	$ 75,391,399
Construction in progress	37,504,480	59,891,064	(301,309)	(11,656,252)	85,437,983
Total	104,004,727	68,782,216	(301,309)	(11,656,252)	160,829,382
Depreciable capital assets:					
Buildings	31,270,290	-	-	-	31,270,290
Improvements	46,226,489	29,494	-	668,221	46,924,204
Machinery and equipment	17,946,846	127,317	(325,159)	1,930,341	19,679,345
Infrastructure	206,552,011	11,269,748	-	9,057,690	226,879,449
Total	301,995,636	11,426,559	(325,159)	11,656,252	324,753,288
Less accumulated depreciation:					
Buildings	(5,605,215)	(772,736)	-	-	(6,377,951)
Improvements	(15,160,626)	(3,231,091)	-	-	(18,391,717)
Machinery and equipment	(14,658,163)	(1,999,895)	325,159	-	(16,332,899)
Infrastructure	(45,022,981)	(3,838,797)	-	-	(48,861,778)
Total	(80,446,985)	(9,842,519)	325,159	-	(89,964,345)
Total capital assets being depreciated, net	221,548,651	1,584,040	-	11,656,252	234,788,943
Governmental activities capital assets, net	$ 325,553,378	$ 70,366,256	$ (301,309)	$ -	$ 395,618,325

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

Governmental activities:	
General government	$ 1,214,232
Public safety	1,663,163
Public works	4,000,030
Culture and recreation	2,965,094
Total depreciation expense - governmental activities	$ 9,842,519

NOTE 6. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-Type Activities:					
Land	$ 70,000	$ 7,200	$ -	$ -	$ 77,200
Total capital assets not being depreciated	70,000	7,200	-	-	77,200
Depreciable capital assets:					
Infrastructure	4,610,884	-	-	-	4,610,884
Total	4,610,884	-	-	-	4,610,884
Less accumulated depreciation:					
Infrastructure	(1,307,360)	(82,200)	-	-	(1,389,560)
Total	(1,307,360)	(82,200)	-	-	(1,389,560)
Total capital assets, being depreciated, net	3,303,524	(82,200)	-	-	3,221,324
Business-type activities capital assets, net	$ 3,373,524	$ (75,000)	$ -	$ -	$ 3,298,524

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

Business-type activities:	
Stormwater Fund	$ 82,200
Total depreciation expense - business-type activities	$ 82,200

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, 2025:

	Restated Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
General obligation bonds payable	$ 35,110,000	$ -	$ (850,000)	$ 34,260,000	$ 890,000
Bond premiums	852,166	-	(62,717)	789,449	-
Bonds payable, net	35,962,166	-	(912,717)	35,049,449	890,000
Notes payable from direct borrowing	398,303	-	(242,143)	156,160	156,160
Certificates of participation	14,640,000	-	(1,670,000)	12,970,000	1,715,000
Claims payable	-	500,000	-	500,000	500,000
Compensated absences*	3,515,484	27,917	-	3,543,401	3,408,891
Total governmental activities long-term liabilities	$ 54,515,953	$ 527,917	$ (2,824,860)	$ 52,219,010	$ 6,670,051

* The change in the compensated absences is presented as a net change.

During 2025, the City implemented Governmental Accounting Standards Board Statement No. 101, *Compensated Absences*, which significantly changed the accounting for the City's compensated absences balance. The beginning balances above have been restated for the implementation of this standard. See Note 14.

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, 2026. The note bears interest at 3.31%. As of September 30, 2025, the outstanding balance on this note is $156,160.

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

Fiscal Year Ending September 30,	Principal	Interest	Total
2026	$ 156,160	$ 1,282	$ 157,442
	$ 156,160	$ 1,282	$ 157,442

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
2026	$ 1,715,000	$ 332,032	$ 2,047,032
2027	1,760,000	288,128	2,048,128
2028	1,805,000	243,072	2,048,072
2029	1,850,000	196,864	2,046,864
2030	1,900,000	149,504	2,049,504
2031-2032	3,940,000	151,936	4,091,936
	$ 12,970,000	$ 1,361,536	$ 14,331,536

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
2026	$ 890,000	$ 1,206,138	$ 2,096,138
2027	930,000	1,161,637	2,091,637
2028	980,000	1,115,138	2,095,138
2029	1,030,000	1,066,137	2,096,137
2030	1,080,000	1,014,637	2,094,637
2031-2035	6,280,000	4,541,800	10,821,800
2036-2040	8,010,000	3,415,188	11,425,188
2041-2045	10,220,000	1,940,288	12,160,288
2046-2047	4,840,000	256,200	5,096,200
	$ 34,260,000	$ 15,717,163	$ 49,977,163

NOTE 8. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

Interfund receivables and payables:

Receivable Entity	Payable Entity	Amount
General Fund	TSPLOST Fund	$ 5,793,833
General Fund	Nonmajor Governmental Funds	1,130,050
Capital Projects Fund	General Fund	3,145,615
Nonmajor Governmental Funds	General Fund	185,410
		$ 10,254,908

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. The TSPLOST and Nonmajor governmental funds (Parks Bond fund) payable is for allowable costs that were paid out of the General Fund. The General Fund payable is for costs expended in the Capital Projects and various Nonmajor governmental funds (Confiscated Assets Fund, E-911 Fund, and Hotel/Motel Tax Fund) but ultimately charged to the General Fund.

Interfund transfers:

Transfers In	Transfers Out	Amount
General Fund	Nonmajor Governmental Funds	$ 131,810
Nonmajor Governmental Funds	General Fund	2,890,139
Capital Projects Fund	General Fund	19,621,240
		$ 22,643,189

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

NOTE 9. COMMITMENTS AND CONTINGENT LIABILITIES

Contractual Commitments

The City has entered into contracts for construction and various other professional services. As of September 30, 2025, the balance left to complete these contracts is approximately $45,484,585.

NOTE 9. COMMITMENTS AND CONTINGENT LIABILITIES (CONTINUED)

Litigation

The City is a defendant in certain legal actions arising in the course of City operations. The total reasonably probable amount for these cases is $500,000. This amount has been accrued as claims payable in the Governmental Activities Statement of Net Position as of September 30, 2025.

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, 2025, there were 271 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 ended September 30, 2025, the City's contributions to the Plan were $3,854,043. The Plan was established by resolution of the City Council. The Plan, including contribution requirements, may also be amended by resolution of the same.

NOTE 11. JOINT VENTURES

Under Georgia law, the City, in conjunction with other cities around the Metropolitan Atlanta Georgia area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto, which Fulton County has paid on behalf of the City of Johns Creek. Membership in ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organization structure of ARC. ARC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 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, 2025, the City of Johns Creek has collected and remitted $2,016,522 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, 2025. As of June 30, 2025, ChatComm's fiscal year end, the entity had a negative net position of ($9,892,433). 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, 2025, the City received $461,519 in hotel/motel taxes. Of this amount, $335,834, or 72.8%, 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.

NOTE 14. ACCOUNTING CHANGES

Change in Accounting Principle

In conjunction with the implementation of Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, the City is required to reevaluate the accounting treatment of compensated absences. The following restatement was required to the beginning net position of the governmental activities.

	Governmental Activities
Net position, beginning of year, as previously reported	$ 446,584,496
Restatement due to implementation of GASB No. 101	(1,637,144)
Net position, end of year, as restated	$ 444,947,352

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF JOHNS CREEK, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Property taxes	$ 27,274,008	$ 27,274,008	$ 26,511,211	$ (762,797)
Sales taxes	28,501,000	28,501,000	28,512,404	11,404
Franchise taxes	4,541,000	4,541,000	4,759,853	218,853
Business taxes	9,875,000	9,875,000	12,045,064	2,170,064
Licenses and permits	3,501,600	3,501,600	3,646,429	144,829
Charges for services	562,300	562,300	627,173	64,873
Fines and forfeitures	1,322,000	1,322,000	1,481,208	159,208
Intergovernmental	-	-	30,563	30,563
Contributions	106,000	106,000	144,311	38,311
Interest earned	2,834,000	2,834,000	2,974,731	140,731
Miscellaneous	1,316,933	1,432,812	101,563	(1,331,249)
Total revenues	79,833,841	79,949,720	80,834,510	884,790
Expenditures:				
Current:				
General government:				
City Council	302,012	302,012	281,037	20,975
City Manager	2,005,515	2,005,515	1,691,454	314,061
City Clerk	527,495	527,495	424,546	102,949
Finance	1,952,694	1,952,694	1,771,025	181,669
Legal services	450,000	450,000	423,396	26,604
Information technology	2,800,685	2,800,685	2,761,959	38,726
Facilities and buildings	907,705	907,705	712,361	195,344
Human resources	1,478,751	1,478,751	1,242,439	236,312
Public information	900,682	900,682	877,264	23,418
Total general government	11,325,539	11,325,539	10,185,481	1,140,058
Judicial:				
Municipal court	1,041,542	1,041,542	859,334	182,208
Total judicial	1,041,542	1,041,542	859,334	182,208
Public safety:				
Police	17,640,597	17,640,597	17,208,703	431,894
Fire	15,939,845	15,939,845	15,860,629	79,216
Total public safety	33,580,442	33,580,442	33,069,332	511,110
Public works	6,959,319	6,959,319	5,886,676	1,072,643
Culture and recreation	4,720,332	4,720,332	4,597,348	122,984
Community development	3,031,190	3,031,190	2,709,413	321,777
Total expenditures	60,658,364	60,658,364	57,307,584	3,350,780
Excess of revenues over expenditures	19,175,477	19,291,356	23,526,926	4,235,570

(Continued)

CITY OF JOHNS CREEK, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Other financing sources (uses):				
Proceeds from sale of capital assets	-	-	77,725	77,725
Transfers in	138,000	138,000	131,810	(6,190)
Transfers out	(19,313,477)	(19,429,356)	(22,511,379)	(3,082,023)
Total other financing uses	(19,175,477)	(19,291,356)	(22,301,844)	(3,010,488)
Net change in fund balance	-	-	1,225,082	1,225,082
Fund balance, beginning of year	32,592,615	32,592,615	32,592,615	-
Fund balance, end of year	$ 32,592,615	$ 32,592,615	$ 33,817,697	$ 1,225,082

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 and transfers in from other funds.

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.

Opioid Settlement Fund – This fund is used to account for the opioid settlement funds received and the related expenditures.

Capital Projects Fund

Parks Bond Fund – This fund is used to account for the proceeds of the General Obligation Bonds, Series 2017, issued by the City and the related capital projects.

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, 2025

	Special Revenue Funds						Capital Projects Fund	Debt Service Fund	
ASSETS	Confiscated Assets Fund	E-911 Fund	Hotel/Motel Tax Fund	Tree Replacement Fund	Grant Fund	Opioid Settlement Fund	Parks Bond Fund	Debt Service Fund	Total Nonmajor Governmental Funds
Cash	$ 566,141	$ 161,697	$ -	$ 1,063,161	$ 4,132,523	$ 90,058	$ 1,918,229	$ -	$ 7,931,809
Accounts receivables	-	340,132	-	-	-	-	-	-	340,132
Taxes receivable	-	-	154,882	-	-	-	1,967,735	-	2,122,617
Due from other funds	49,879	126,000	9,531	-	-	-	-	-	185,410
Intergovernmental Receivable, Net of Allowance	2,410	-	-	40,000	-	-	1,240	-	43,650
Prepaids	-	-	-	-	-	-	603,069	-	603,069
Total assets	$ 618,430	$ 627,829	$ 164,413	$ 1,103,161	$ 4,132,523	$ 90,058	$ 4,490,273	$ -	$ 11,226,687
LIABILITIES AND FUND BALANCES									
LIABILITIES									
Accounts payable	$ 101,171	$ 516,049	$ 25,939	$ -	$ 55,939	$ -	$ 1,970	$ -	$ 701,068
Retainage payable	-	-	-	-	-	-	14,909	-	14,909
Due to other funds	-	-	-	-	-	-	1,130,050	-	1,130,050
Total liabilities	101,171	516,049	25,939	-	55,939	-	1,146,929	-	1,846,027
DEFERRED INFLOWS OF RESOURCES									
Unavailable revenues - property taxes	-	-	-	-	-	-	26,894	-	26,894
Total deferred inflows of resources	-	-	-	-	-	-	26,894	-	26,894
FUND BALANCES									
Nonspendable:									
Prepaids	-	-	-	-	-	-	603,069	-	603,069
Restricted:									
Law enforcement	517,259	-	-	-	-	90,058	-	-	607,317
Roads and improvements	-	-	-	-	4,076,584	-	-	-	4,076,584
Committed:									
Tree replacement	-	-	-	1,103,161	-	-	-	-	1,103,161
Assigned:									
Emergency 911 operations	-	111,780	-	-	-	-	-	-	111,780
Debt Service	-	-	-	-	-	-	2,713,381	-	2,713,381
Hotel/Motel operations	-	-	138,474	-	-	-	-	-	138,474
Total fund balances	517,259	111,780	138,474	1,103,161	4,076,584	90,058	3,316,450	-	9,353,766
Total liabilities and fund balances	$ 618,430	$ 627,829	$ 164,413	$ 1,103,161	$ 4,132,523	$ 90,058	$ 4,490,273	$ -	$ 11,226,687

CITY OF JOHNS CREEK, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds						Capital Projects Fund	Debt Service Fund	
	Confiscated Assets Fund	E-911 Fund	Hotel/Motel Tax Fund	Tree Replacement Fund	Grant Fund	Opioid Settlement Fund	Parks Bond Fund	Debt Service Fund	Total Nonmajor Governmental Funds
REVENUES									
Taxes	$ -	$ -	$ 461,519	$ -	$ -	$ -	$ 2,122,343	$ -	$ 2,583,862
Charges for services	-	2,016,522	-	433,830	-	-	-	-	2,450,352
Fines and forfeitures	182,179	-	-	-	-	-	-	-	182,179
Intergovernmental	-	-	116,401	250,000	1,772,542	-	22,020	-	2,160,963
Interest	-	-	-	-	-	-	125,105	-	125,105
Total revenues	182,179	2,016,522	577,920	683,830	1,772,542	-	2,269,468	-	7,502,461
EXPENDITURES									
Current:									
Public safety	11,846	2,588,160	-	-	347,493	-	-	-	2,947,499
Public works	-	-	-	164,100	-	-	-	-	164,100
Culture and recreation	-	-	335,834	-	-	-	108,051	-	443,885
Capital Outlay	-	-	-	-	-	-	18,004	-	18,004
Debt service:									
Principal	-	-	-	-	-	-	850,000	1,933,795	2,783,795
Interest	-	-	-	-	-	-	1,248,638	384,706	1,633,344
Total expenditures	11,846	2,588,160	335,834	164,100	347,493	-	2,224,693	2,318,501	7,990,627
Excess (deficiency) of revenues over expenditures	170,333	(571,638)	242,086	519,730	1,425,049	-	44,775	(2,318,501)	(488,166)
OTHER FINANCING SOURCES (USES)									
Transfers in	-	571,638	-	-	-	-	-	2,318,501	2,890,139
Transfers out	-	-	(131,810)	-	-	-	-	-	(131,810)
Total other financing sources (uses)	-	571,638	(131,810)	-	-	-	-	2,318,501	2,758,329
Net change in fund balances	170,333	-	110,276	519,730	1,425,049	-	44,775	-	2,270,163
Fund balances, October 1	346,926	111,780	28,198	583,431	2,651,535	90,058	3,271,675	-	7,083,603
Fund balances, end of fiscal year	$ 517,259	$ 111,780	$ 138,474	$ 1,103,161	$ 4,076,584	$ 90,058	$ 3,316,450	$ -	$ 9,353,766

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, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Cash confiscations	$ 187,490	$ 187,490	$ 182,179	$ (5,311)
Total revenues	187,490	187,490	182,179	(5,311)
Expenditures:				
Public safety	187,490	187,490	11,846	175,644
Net change in fund balances	-	-	170,333	170,333
Fund balances, beginning of year	346,926	346,926	346,926	-
Fund balances, end of year	$ 346,926	$ 346,926	$ 517,259	$ 170,333

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, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Charges for services	$ 2,032,000	$ 2,032,000	$ 2,016,522	$ (15,478)
Total revenues	2,032,000	2,032,000	2,016,522	(15,478)
Expenditures:				
Public safety	2,487,759	2,603,638	2,588,160	15,478
Total expenditures	2,487,759	2,603,638	2,588,160	15,478
Deficiency of revenues over expenditures	(455,759)	(571,638)	(571,638)	(30,956)
Other financing sources:				
Transfers in	455,759	571,638	571,638	-
Total other financing sources	455,759	571,638	571,638	-
Net change in fund balances	-	-	-	(30,956)
Fund balance, beginning of year	111,780	111,780	111,780	-
Fund balance, end of year	$ 111,780	$ 111,780	$ 111,780	$ (30,956)

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, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Taxes	$ 653,391	$ 653,391	$ 461,519	$ (191,872)
Intergovernmental revenues	210,000	210,000	116,401	(93,599)
Total revenues	863,391	863,391	577,920	(285,471)
Expenditures:				
Culture and recreation	676,783	686,218	335,834	350,384
Excess of revenues over expenditures	186,608	177,173	242,086	64,913
Other financing uses:				
Transfers out	(186,608)	(186,608)	(131,810)	54,798
Total other financing uses	(186,608)	(186,608)	(131,810)	54,798
Net change in fund balances	-	(9,435)	110,276	119,711
Fund balances, beginning of year	28,198	28,198	28,198	-
Fund balances, end of year	$ 28,198	$ 18,763	$ 138,474	$ 119,711

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, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Charges for services	$ 20,000	$ 20,000	$ 433,830	$ 413,830
Intergovernmental revenues	-	-	250,000	250,000
Total Revenues	20,000	20,000	683,830	663,830
Expenditures:				
Public works	-	-	164,100	(164,100)
Excess of revenues over expenditures	20,000	20,000	519,730	499,730
Other financing sources:				
Transfers in	-	551,451	-	(551,451)
Total other financing sources	-	551,451	-	(551,451)
Net change in fund balances	20,000	571,451	519,730	(51,721)
Fund balances, beginning of year	583,431	583,431	583,431	-
Fund balances, end of year	$ 603,431	$ 1,154,882	$ 1,103,161	$ (51,721)

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, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 792,142	$ 925,982	$ 1,772,542	$ 846,560
Total revenues	792,142	925,982	1,772,542	846,560
Expenditures:				
Public safety	792,142	1,321,762	347,493	974,269
Net change in fund balances	-	(395,780)	1,425,049	1,820,829
Fund balances, beginning of year	2,651,535	2,651,535	2,651,535	-
Fund balances, end of year	$ 2,651,535	$ 2,255,755	$ 4,076,584	$ 1,820,829

CITY OF JOHNS CREEK, GEORGIA
OPIOID SETTLEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 90,000	$ 90,000	$ -	$ (90,000)
Total revenues	90,000	90,000	-	(90,000)
Expenditures:				
Public safety	90,000	90,000	-	90,000
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	90,058	90,058	90,058	-
Fund balances, end of year	$ 90,058	$ 90,058	$ 90,058	$ -

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, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Expenditures:				
Debt service				
Principal	$ 1,933,795	$ 1,933,795	$ 1,933,795	$ -
Interest	384,706	384,706	384,706	-
Total expenditures	2,318,501	2,318,501	2,318,501	-
Other financing sources:				
Transfers in	2,318,501	2,318,501	2,318,501	-
Total other financing sources	2,318,501	2,318,501	2,318,501	-
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	$ -	$ -	$ -	$ -

CITY OF JOHNS CREEK, GEORGIA

SCHEDULE OF PROJECTS CONSTRUCTED WITH PROCEEDS FROM TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX (TSPLOST I) FOR THE YEAR ENDED SEPTEMBER 30, 2025

PROJECT	ESTIMATED COST ORIGINAL	ESTIMATED COST CURRENT	EXPENDITURES PRIOR	EXPENDITURES CURRENT	EXPENDITURES TOTAL	PROJECT COMPLETION
TSPLOST TIER 1						
Medlock Bridge Capacity Project from Chattahoochee River to McGinnis Ferry, State Bridge Road Widening from Medlock Bridge to Chattahoochee River, Jones Bridge Widening from Douglas Road to McGinnis Ferry, Jones Bridge Widening from Waters Road to Buice Road and from Buice Road to State Bridge Road, McGinnis Ferry Road Widening From Union Hill Road to Sargent Road, Haynes Bridge Road Widening from Old Alabama Road to Mansell Road, New Location Road in Tech Park	$ 50,286,471	$ 63,472,255	$ 38,878,033	$ 12,458,643	$ 51,336,676	80.88 %
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	24,448,043	13,794,569	388,754	14,183,323	58.01 %
Project Management	-	3,125,000	281,250	-	281,250	9.00 %
Boardwalk at Town Center	-	2,169,749	-	2,169,749	2,169,749	100.00 %
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	-	-	-	0.00 %
Bridge Improvements	2,222,252	2,222,252	-	-	-	0.00 %
TSPLOST TIER 3						
Resurfacing Program, Medlock Bridge Transit Related Enhancements	1,713,388	1,713,388	-	-	-	0.00 %
Bridge Replacements	362,214	362,214	-	-	-	0.00 %
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	-	-	-	0.00 %
Barnwell Road Corridor Improvements, Connected Vehicle Infrastructure	2,284,517	2,284,517	-	-	-	0.00 %
Sidewalk and Trail Enhancements, Multimodal Transportation Alternatives	4,569,034	4,569,034	-	-	-	0.00 %
TOTAL TSPLOST	$ 94,405,036	$ 117,878,342	$ 52,953,852	$ 15,017,146	$ 67,970,998	

CITY OF JOHNS CREEK, GEORGIA

SCHEDULE OF PROJECTS CONSTRUCTED WITH PROCEEDS FROM TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX (TSPLOST II) FOR THE YEAR ENDED SEPTEMBER 30, 2025

PROJECT	ESTIMATED COST ORIGINAL	ESTIMATED COST CURRENT	EXPENDITURES PRIOR	EXPENDITURES CURRENT	EXPENDITURES TOTAL	PROJECT COMPLETION
Program Areas Established						
Landscape/Streetscape	$ 3,500,000	$ 3,500,000	$ 48,875	$ 81,900	$ 130,775	3.74 %
Bridges - Old Alabama over Chattahoochee Tributary, Old Alabama over Johns Creek	6,500,000	6,500,000	2,124	110,531	112,655	1.73 %
Traffic Congestion Relief - Nesbit Ferry Road Improvements, Abbotts Bridge from Parsons to Medlock Bridge	14,200,000	14,200,000	1,036,076	7,854,442	8,890,518	62.61 %
Operations and Safety - Barnell at Niblick Intersection Improvement, Sargent Road at Ashwich Place Intersection Improvements, Town Center Lakefield Drive at Johns Creek Parkway, Intelligent Transportation Systems (ITS) Fiber	16,286,282	16,286,282	2,103,066	660,426	2,763,492	16.97 %
Pedestrian/Bike Improvements - Old Alabama Road from Autrey Mill to Spruill Road, Town Center Creekside North Pond Trail, Rogers Bridge Road from Bell Road to Amberleigh Way, Barnwell Road from Rivermont Parkway to North Peak Drive, Buice Road from Twingate Drive to Kingson Crossing, Buice Road from Spruill Road to Johns Creek, Barnwell Road from Niblick Drive to Rivermont Parkway, Town Center Pedestrian Crossing	16,500,000	16,500,000	3,716,043	5,427,778	9,143,821	55.42 %
Boardwalk Town Center	-	15,422,658	-	15,422,658	15,422,658	100.00 %
Inflation	5,240,118	5,240,118	-	-	-	0.00 %
Project Management	3,275,074	3,275,074	1,497,250	557,626	2,054,876	57.03 %
TOTAL TSPLOST	$ 65,501,474	$ 80,924,132	$ 8,403,434	30,115,361	$ 38,518,795	
			Project costs funded with local sources:			
			Traffic Congestion Relief - Nesbit Ferry Road Improvements. Abbotts Bridge from Parsons to Medlock Bridge	3,519,052		
			Operations and Safety - Sargent Road at Ashwich Place Intersection Improvements	39,566		
			Pedestrian/Bike Improvements - Alabama Road from Autrey Mill to Spruill Road, Buice Road from Spruill Road to Johns Creek	560,077		
				$ 34,234,056		

STATISTICAL SECTION

STATISTICAL SECTION

This part of the City of Johns Creek's annual comprehensive 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 **55**

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 **59**

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

Debt Capacity **70**

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 **74**

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 **76**

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 annual comprehensive financial report.

CITY OF JOHNS CREEK, GEORGIA

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

	2025	2024	2023	2022	2021 (1)
Governmental activities					
Net investment in capital assets	$ 331,748,547	$ 265,841,228	$ 237,976,056	$ 219,363,083	$ 220,198,219
Restricted	64,575,717	81,045,952	80,994,846	67,623,123	52,874,602
Unrestricted	83,933,534	99,697,316	92,190,162	89,909,449	64,394,269
Total governmental activities net position	$ 480,257,798	$ 446,584,496	$ 411,161,064	$ 376,895,655	$ 337,467,090
Business-type activities					
Net investment in capital assets	$ 3,298,524	$ 3,373,524	$ 3,450,599	$ 3,507,799	$ 3,550,124
Unrestricted	2,135,013	934,281	945,661	2,625,262	3,731,945
Total business-type net position	$ 5,433,537	$ 4,307,805	$ 4,396,260	$ 6,133,061	$ 7,282,069
Primary government					
Net investment in capital assets	$ 335,047,071	$ 269,214,752	$ 241,426,655	$ 222,870,882	$ 223,748,343
Restricted	64,575,717	81,045,952	80,994,846	67,623,123	52,874,602
Unrestricted	86,068,547	100,631,597	93,135,823	92,534,711	68,126,214
Total primary government net position	$ 485,691,335	$ 450,892,301	$ 415,557,324	$ 383,028,716	$ 344,749,159

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

2020	2019	2018	2017	2016
$ 212,465,666	$ 199,022,815	$ 186,847,479	$ 173,455,612	$ 165,092,053
42,892,646	34,511,321	20,484,547	7,243,439	649,345
54,760,211	50,938,094	51,063,073	47,304,857	40,143,417
$ 310,118,523	$ 284,472,230	$ 258,395,099	$ 228,003,908	$ 205,884,815
$ -	$ -	$ -	$ -	$ -
-	-	-	-	-
$ -	$ -	$ -	$ -	$ -
$ 212,465,666	$ 199,022,815	$ 186,847,479	$ 173,455,612	$ 165,092,053
42,892,646	34,511,321	20,484,547	7,243,439	649,345
54,760,211	50,938,094	51,063,073	47,304,857	40,143,417
$ 310,118,523	$ 284,472,230	$ 258,395,099	$ 228,003,908	$ 205,884,815

CITY OF JOHNS CREEK, GEORGIA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	2025	2024	2023	2022 (3)	2021 (2)
Expenses					
Governmental activities:					
General government	$ 12,132,146	$ 11,114,105	$ 10,719,084	$ 9,599,973	$ 11,406,396
Judicial	862,493	770,381	678,603	636,673	644,634
Public safety	37,808,998	33,505,130	31,188,646	27,911,190	26,771,340
Public works	18,053,043	20,582,955	22,043,488	14,483,672	13,937,161
Culture and recreation	8,354,535	8,734,727	7,313,697	7,512,873	5,512,039
Community development	2,712,970	2,498,362	2,324,903	2,246,410	2,223,290
Interest on long-term debt	1,544,656	1,634,742	1,726,662	1,836,986	1,946,304
Total governmental activities expenses	81,468,841	78,840,402	75,995,083	64,227,777	62,441,164
Business-type activities:					
Stormwater	2,266,250	3,253,814	4,657,236	3,260,191	211,637
Total business-type activities expenses	2,266,250	3,253,814	4,657,236	3,260,191	211,637
Total primary government expenses	$ 83,735,091	$ 82,094,216	$ 80,652,319	$ 67,487,968	$ 62,652,801
Program revenues					
Governmental activities:					
Charges for services:					
General government	$ 2,370,262	$ 1,446,360	$ 1,346,463	$ 1,379,270	$ 1,106,954
Judicial	1,541,288	1,361,508	1,337,080	997,714	1,050,099
Public safety	2,260,723	2,065,471	2,071,214	2,206,563	2,066,465
Public works	1,155	185	538	620	1,150
Culture and recreation	917,842	570,469	438,849	379,940	198,735
Community development	1,296,071	1,290,741	1,578,186	1,490,974	1,184,005
Operating grants and contributions	174,874	176,791	102,025	3,600,955	26,794
Capital grants and contributions	30,761,288	31,062,126	30,953,275	21,765,581	27,296,863
Total governmental activities program revenues	39,323,503	37,973,651	37,827,630	31,821,617	32,931,065
Business-type activities:					
Charges for services:					
Stormwater	3,384,782	3,160,234	2,895,435	2,035,108	444,418
Capital grants and contributions	7,200	5,125	25,000	39,875	-
Total business-type activities program revenues	3,391,982	3,165,359	2,920,435	2,074,983	444,418
Total primary government revenues	$ 42,715,485	$ 41,139,010	$ 40,748,065	$ 33,896,600	$ 33,375,483
Net (expense) revenue					
Governmental activities	$ (42,145,338)	$ (40,866,751)	$ (38,167,453)	$ (32,406,160)	$ (29,510,099)
Business-type activities	1,125,732	(88,455)	(1,736,801)	(1,185,208)	232,781
Total primary government net (expense) revenue	$ (41,019,606)	$ (40,955,206)	$ (39,904,254)	$ (33,591,368)	$ (29,277,318)
General Revenues and Other Changes in Net Position					
Governmental activities:					
Taxes:					
Property taxes	$ 28,372,079	$ 29,044,718	$ 25,933,945	$ 28,211,712	$ 25,293,160
Sales taxes	28,512,404	28,265,718	28,452,798	29,144,163	24,774,526
Hotel/Motel taxes	461,519	475,498	527,982	483,164	383,455
Franchise taxes	4,759,853	4,492,269	4,755,580	4,515,547	4,548,842
Business taxes	12,045,064	10,258,539	9,567,446	8,917,756	8,383,006
Unrestricted investment earnings	3,099,836	3,240,347	2,854,710 (4)	395,771	64,939
Miscellaneous revenues	205,029	430,259	205,754	136,254	313,098
Gain on sale of capital assets	-	82,835	134,647	66,558	146,928
Transfers	-	-	-	(36,200)	(7,049,288)
Total governmental activities	77,455,784	76,290,183	72,432,862	71,834,725	56,858,666
Business-type activities:					
Transfers	-	-	-	36,200	7,049,288
Total business-type activities	$ -	$ -	$ -	$ 36,200	$ 7,049,288
Total primary government					
Change in Net Position					
Governmental activities	$ 35,310,446	$ 35,423,432	$ 34,265,409	$ 39,428,565	$ 27,348,567
Business-type activities	1,125,732	(88,455)	(1,736,801)	(1,149,008)	7,282,069
	$ 36,436,178	$ 35,334,977	$ 32,528,608	$ 38,279,557	$ 34,630,636

(1) 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).
(2) Fiscal year 2021 was the first year of business-type activities.
(3) Fiscal year 2022 was the first full year of revenue collections in the business-type activities.
(4) Fiscal year 2023 saw a significant increase in interest rates.

2020	2019	2018	2017	2016
$ 8,957,766	$ 6,094,580	$ 8,766,867	$ 9,118,649	$ 8,510,238
639,389	684,550	646,763	631,225	641,638
26,336,643	23,986,578	23,882,918	22,745,330	21,252,829
14,042,856	22,448,705	17,195,241	17,389,469	15,340,851
6,343,495	898,736	3,591,129	3,211,240	2,779,614
2,501,501	2,249,736	2,057,694	2,423,736	2,748,236
2,026,787	2,111,991	2,143,914	893,114	226,462
60,848,437	58,474,876	58,284,526	56,412,763	51,499,868
-	-	-	-	-
-	-	-	-	-
$ 60,848,437	$ 58,474,876	$ 58,284,526	$ 56,412,763	$ 51,499,868
$ 1,279,700	$ 1,176,915	$ 1,129,421	$ 1,049,959	$ 1,309,480
872,717	1,251,243	1,348,830	1,469,263	1,335,746
2,196,433	1,964,531	1,853,867	1,809,984	1,965,868
3,000	-	425	555	670
94,579	200,965	203,638	182,099	186,282
1,512,146	1,363,743	1,253,086	1,029,862	1,358,041
16,302	57,290	161,591	23,960	230,011
21,323,475	21,168,742	24,020,439	16,724,496 (1)	1,892,073
27,298,352	27,183,429	29,971,297	22,290,178	8,278,171
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
$ 27,298,352	$ 27,183,429	$ 29,971,297	$ 22,290,178	$ 8,278,171
$ (33,550,085)	$ (31,291,447)	$ (28,313,229)	$ (34,122,585)	$ (43,221,697)
-	-	-	-	-
$ (33,550,085)	$ (31,291,447)	$ (28,313,229)	$ (34,122,585)	$ (43,221,697)
$ 24,092,308	$ 19,176,983	$ 23,118,600	$ 21,021,736	$ 18,069,974
21,730,514	23,627,650	22,142,688	20,967,919	20,838,545
344,382	598,277	508,090	465,676	501,955
4,187,193	4,405,258	4,314,921	4,339,068	4,357,134
8,081,303	8,041,356	7,396,040	7,015,161	6,629,486
687,572	1,413,441	735,030	212,293	103,841
73,106	105,613	489,051	2,219,825	216,193
-	-	-	-	-
-	-	-	-	-
59,196,378	57,368,578	58,704,420	56,241,678	50,717,128
-	-	-	-	-
$ -	$ -	$ -	$ -	$ -
$ 25,646,293	$ 26,077,131	$ 30,391,191	$ 22,119,093	$ 7,495,431
-	-	-	-	-
$ 25,646,293	$ 26,077,131	$ 30,391,191	$ 22,119,093	$ 7,495,431

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
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	58,435,700
2022	28,211,712 (2)	29,144,163 (3)	483,164	4,515,547	8,917,756	71,272,342
2023	25,933,945 (4)	28,452,798	527,982	4,755,580	9,567,446	69,237,751
2024	29,044,718	28,265,718	475,498	4,492,269	10,258,539	72,536,742
2025	28,372,079	28,512,404	461,519	4,759,853	12,045,064	74,150,919

(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.
(2) The increase in property tax revenues is noted to be the result of an increase in assessed values.
(3) The increase is due to an increase in economic activity and due to a large amount of inflation in 2022.
(4) The City decreased the millage rate in 2023.

CITY OF JOHNS CREEK, GEORGIA

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

	2025	2024	2023	2022	2021
General Fund					
Nonspendable - prepaids	$ 235,969	$ 132,703	$ 135,920	$ 278,950	$ 674,978
Nonspendable - inventory	127,556	130,519	138,618	127,134	121,216
Restricted - capital projects	-	-	-	-	-
Committed - land acquisition	-	-	-	-	-
Committed - neighborhood road resurfacing	-	-	-	-	-
Committed - development of City-owned structures	-	-	-	-	-
Assigned - capital projects	4,432,680	4,065,155	4,065,155	4,065,155	1,859,084
Assigned - vehicle replacement	-	-	-	-	-
Assigned - stormwater projects	-	-	-	-	3,212,090
Unassigned	29,021,492	28,264,238	30,427,448	32,036,556	27,169,076
Total general fund	$ 33,817,697	$ 32,592,615	$ 34,767,141	$ 36,507,795	$ 33,036,444
All Other Governmental Funds					
Nonspendable - prepaids	$ 603,069	$ -	$ 17,604	$ 663,569	$ 1,288,319
Restricted - capital projects	-	-	-	4,740,569	19,349,994
Restricted - transportation enhancements	48,827,318	72,743,196	75,013,448	63,801,622	51,821,543
Restricted - law enforcement	607,317	436,984	339,450	479,790	553,095
Restricted - trade and tourism	-	-	-	-	-
Restricted - public safety facilities	-	-	-	-	-
Restricted - roads and improvements	4,076,584	2,651,535	1,448,277	1,373,392	499,964
Committed - tree replacement	1,103,161	583,431	499,253	476,104	279,144
Assigned - capital projects	44,494,496	60,911,455	51,555,214	35,348,461	22,937,576
Assigned - debt service	2,713,381	3,271,675	4,313,222	8,327,460	6,959,633
Assigned - emergency 911 operations	111,780	111,780	188,889	188,889	188,889
Assigned - hotel/motel operations	138,474	28,198	875	30,000	-
Unassigned	-	-	-	-	-
Total all other governmental funds	$ 102,675,580	$ 140,738,254	$ 133,376,232	$ 115,429,856	$ 103,878,157

2020	2019	2018	2017	2016
$ 375,542	$ 759,414	$ 515,901	$ 1,005,805	$ 464,583
118,443	118,079	106,135	99,212	94,055
-	-	-	-	-
-	-	-	-	-
-	-	-	3,500,000	7,000,000
-	-	-	-	-
603,200	-	-	-	-
-	-	-	-	1,922,646
-	-	-	-	-
24,540,891	26,771,251	29,606,055	5,710,050	18,370,421
$ 25,638,076	$ 27,648,744	$ 30,228,091	$ 10,315,067	$ 27,851,705
$ 702,195	$ 718,757	$ 733,602	$ 2,396,413	$ -
28,800,912	30,228,712	41,378,998	46,212,616	433
42,292,582	33,959,374	19,923,227	6,719,265	-
582,364	551,514	560,887	523,741	507,646
-	-	-	-	102,190
-	-	-	-	39,076
-	-	-	-	-
237,399	66,871	66,871	34,845	91,197
22,663,259	19,330,852	12,722,854	19,976,156	10,740,370
1,682,650	2,837,930	2,290,284	-	-
188,889	188,889	188,889	278,307	281,687
-	-	-	-	-
-	-	-	-	-
$ 97,150,250	$ 87,882,899	$ 77,865,612	$ 76,141,343	$ 11,762,599

CITY OF JOHNS CREEK, GEORGIA

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

	2025	2024	2023	2022	2021
Revenues					
Property taxes (1)	$ 28,633,554	$ 28,255,133	$ 27,289,583	$ 27,305,979	$ 25,908,140
Sales taxes	28,512,404	28,645,934	28,684,488	29,144,163	24,792,226
Hotel/Motel taxes	461,519	475,498	527,982	483,164	383,455
Franchise taxes	4,759,853	4,492,269	4,755,580	4,515,547	4,548,842
Business taxes	12,045,064	10,258,539	9,567,446	8,917,756	8,383,006
Licenses and permits	3,646,429	2,721,398	2,911,609	2,862,419	2,285,367
Charges for services	3,077,525	2,665,952	2,564,581	2,659,013	2,262,205
Fines and forfeitures	1,663,387	1,347,384	1,296,140	933,649	1,059,836
Intergovernmental	26,246,392	23,310,600	27,621,277	24,442,404	29,481,538
Contributions	144,311	159,321	409,861	630,846	11,092
Interest earned	5,229,460	6,376,063	5,629,266	712,757	167,592
Miscellaneous	205,029	430,259	205,754	136,254	313,098
Total revenues	114,624,927	109,138,350	111,463,567	102,743,951	99,596,397
Expenditures					
Current:					
General government	10,185,481	9,671,912	9,357,892	8,476,455	10,383,657
Judicial	859,334	770,362	676,856	643,180	643,619
Public safety	36,016,831	31,994,831	29,274,315	26,330,257	25,368,835
Public works	13,391,355	16,715,130	19,465,497	9,300,530	8,672,755
Culture and recreation	5,041,233	5,725,902	4,457,527	2,989,478	3,241,365
Community development	2,709,413	2,498,362	2,324,903	2,246,410	2,223,290
Capital outlay	78,919,458	32,248,323	24,426,163	33,388,077	26,253,170
Debt service:					
Principal	2,783,795	2,685,218	3,598,690	2,483,886	3,377,412
Interest	1,633,344	1,723,649	1,819,381	1,930,365	2,040,496
Issuance costs	-	-	-	-	-
Total expenditures	151,540,244	104,033,689	95,401,224	87,788,638	82,204,599
Excess (deficiency) of revenues over expenditures	(36,915,317)	5,104,661	16,062,343	14,955,313	17,391,798
Other Financing Sources (Uses)					
Issuance of long-term debt	-	-	-	-	-
Proceeds from sale of assets	77,725	82,835	143,379	103,937	156,027
Transfers in	22,643,189	26,826,349	29,641,493	28,700,620	24,579,602
Transfers out	(22,643,189)	(26,826,349)	(29,641,493)	(28,736,820)	(28,001,152)
Total other financing sources (uses)	77,725	82,835	143,379	67,737	(3,265,523)
Net change in fund balances	$ (36,837,592)	$ 5,187,496	$ 16,205,722	$ 15,023,050	$ 14,126,275
Debt service as a percentage of noncapital expenditures	6.0%	6.1%	7.6%	7.5%	9.2%

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

2020	2019	2018	2017	2016
$ 23,281,731	$ 19,975,615	$ 36,341,270	$ 7,964,730	$ 17,168,132
21,712,814	23,627,650	22,142,688	20,967,919	20,838,545
344,382	598,277	508,090	465,676	501,955
4,187,193	4,405,258	4,314,921	4,339,068	4,357,134
8,081,303	8,041,356	7,396,040	7,015,161	6,629,486
2,788,336	2,531,623	2,374,004	2,068,751	2,632,050
2,255,645	2,216,070	2,101,648	2,012,838	2,115,856
914,593	1,209,704	1,313,615	1,460,133	1,408,181
18,528,653	22,080,045	21,892,982	15,003,437	1,985,625
2,248	43,191	36,600	1,500	6,516
1,148,582	1,976,340	735,030	212,293	103,841
73,106	105,613	489,051	2,219,825	216,193
83,318,586	86,810,742	99,645,939	63,731,331	57,963,514
7,717,058	8,184,355	8,310,422	8,430,640	8,786,537
636,792	681,642	647,085	632,610	640,739
24,203,128	23,163,193	22,811,116	22,130,792	21,194,539
9,252,084	19,821,428	19,612,147	14,744,449	15,630,086
2,836,465	2,964,974	3,046,194	2,680,599	2,316,322
2,501,501	2,249,736	2,057,694	2,423,736	2,748,236
24,496,701	17,697,117	18,263,783	29,087,944	27,507,914
2,359,634	2,469,396	1,123,721	1,180,443	806,694
2,119,833	2,205,720	2,136,484	193,440	216,137
-	-	-	554,974	-
76,123,196	79,437,561	78,008,646	82,059,627	79,847,204
7,195,390	7,373,181	21,637,293	(18,328,296)	(21,883,690)
-	-	-	65,170,402	182,719
61,293	64,759	-	-	1,510
20,571,812	21,376,050	9,677,482	43,451,494	36,885,995
(20,571,812)	(21,376,050)	(9,677,482)	(43,451,494)	(36,885,995)
61,293	64,759	-	65,170,402	184,229
$ 7,256,683	$ 7,437,940	$ 21,637,293	$ 46,842,106	$ (21,699,461)
8.0%	8.5%	6.0%	2.6%	2.1%

CITY OF JOHNS CREEK, GEORGIA
GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

Fiscal Year	Property Taxes (1)	Sales Taxes	Hotel/Motel Taxes	Franchise Taxes	Business Taxes	Total
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
2022	27,305,979	29,144,163 (2)	483,164	4,515,547	8,917,756	70,366,609
2023	27,289,583	28,684,488	527,982	4,755,580	9,567,446	70,825,079
2024	28,255,133	28,645,934	475,498	4,492,269	10,258,539	72,127,373
2025	28,633,554	28,512,404	461,519	4,759,853	12,045,064	74,412,394

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

(2) Increase in sales tax in FY22 attributable to continued economic improvement following the COVID-19 pandemic.

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
2016	$ 3,412,774,790	$ 963,868,280	$ 20,704,090	$ 2,353,080	$ 120,279,250
2017	3,475,902,010	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
2022	5,350,402,300	1,255,382,930	13,412,240	8,772,580	19,738,710
2023	6,421,186,710	1,364,896,270	16,331,640	14,679,260	(4) 18,181,090
2024	6,816,756,400	1,387,026,290	16,461,120	11,734,880	15,639,930
2025	7,385,332,960	1,393,596,000	16,735,120	12,385,040	12,622,160

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.
(4) Increase attributable to an increase in values of agricultural properties in 2023.

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
$ 23,853,604	$ 480,968,386	$ 4,062,864,708	4.360	$ 10,157,161,770	40%
28,772,170	471,757,854	4,125,324,006	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%
42,960,228	1,311,191,429	5,379,477,559	3.986	13,448,693,898	40%
44,817,199	1,946,600,027	5,933,492,142	3.646	14,833,730,355	40%
49,631,738	2,096,901,068	6,200,349,290	3.646	15,500,873,225	40%
53,095,942	2,367,078,566	6,506,688,656	3.742	16,266,721,640	40%

CITY OF JOHNS CREEK, GEORGIA

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN CALENDAR YEARS

(rate per $1,000 of assessed value)

	Johns Creek			Fulton County			School District				Total Direct and
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
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
2022	3.986	0.390	4.376	8.870	0.200	9.070	17.240	-	17.240	0.000	30.296
2023	3.646	0.250	3.896	9.272	0.210	9.482	17.240	-	17.240	0.000	30.368
2024	3.646	0.250	3.896	8.870	0.189	9.059	17.140	-	17.140	0.000	29.845
2025	3.492	0.250	3.742	9.870	0.233	10.103	17.130	-	17.130	0.000	30.725

Source: Fulton County Tax Commissioner

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

CITY OF JOHNS CREEK, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS
CURRENT AND NINE YEARS PRIOR

	2025			2016		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
CIBA VISION CORPORATION	$ 287,477,881	1	4.42 %	$ 33,872,530	2	0.83 %
GRE RETREAT AT JOHNS CREEK LLC	42,240,000	2	0.65	20,199,360	7	0.50
DEVELOPMENT AUTHORITY OF FULTON COUNTY	39,322,397	3	0.60	45,610,679	1	1.12
CHELSEA RIDGE OWNER LLC	34,286,901	4	0.53	25,746,259	4	0.63
ADDISON JOHNS CREEK LLC	33,493,960	5	0.51			
AYLESBURY FARMS LLC	31,205,160	6	0.48	20,907,800	6	0.51
AVONLEA ON THE RIVER LLC	27,400,000	7	0.42			
JOHNS CREEK LLC	25,830,441	8	0.40	16,330,470	9	0.40
MAINSTAY JOHNS CREEK LLC	25,651,521	9	0.39			
SLJ VISION LLC	23,123,560	10	0.36			
RRE ADDISON PLACE HOLDINGS LLC	-		-	28,143,800	3	0.69
PEACH FARM PROPERTY LLC	-		-	25,555,961	5	0.63
PREFCO TWENTY LIMITED PARTNERSHIP	-		-	17,385,441	8	0.43
ABBOTTS BRIDGE REALTY	-		-	14,801,439	10	0.36
Totals	$ 570,031,821		8.76 %	$ 248,553,739		6.12 %

Source: Fulton County Tax Commissioner

CITY OF JOHNS CREEK, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Period Ended September 30,	Taxes Levied for the Fiscal Year		Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
			Amount	Percentage of Levy		Amount	Percentage of Levy
2016	$ 16,817,532	(1)	$ 663,689	3.9 %	$ 16,145,977	$ 16,809,666	99.95 %
2017	17,298,148	(1)	-	-	17,290,854	17,290,854	99.96
2018	17,838,770	(1)	2,971,755	16.7	14,861,707	17,833,462	99.97
2019	15,976,058	(1)	2,928,281	18.3	13,048,023	15,976,304	100.00
2020	18,406,617		1,159,712	6.3	17,250,921	18,410,633	100.02
2021	19,110,841		1,047,866	5.5	17,992,313	19,040,179	99.63
2022	20,910,420		796,948	3.8	20,004,527	20,801,475	99.48
2023	21,683,634	(1)	527,446	2.4	20,263,521	20,790,967	95.88
2024	23,958,151		1,123,644	4.7	21,754,291	22,877,935	95.49
2025	23,753,976		1,185,089	5.0	-	1,185,089	4.99

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.

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	Claims Payable	General Obligation Bonds	Certificates of Participation	Total		
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	1.79	829.81
2018	3,593,728	310,359	-	40,667,696	23,830,000	68,401,783	1.66	820.19
2019	3,436,594	62,665	-	39,964,205	22,395,000	65,858,464	1.55	787.43
2020	3,274,179	-	-	39,232,296	20,920,000	63,426,475	1.41	749.91
2021	2,103,547	-	-	38,462,045	19,410,000	59,975,592	1.37	727.39
2022	1,896,332	-	-	37,663,552	17,860,000	57,419,884	1.19	682.20
2023	654,225	-	-	36,826,892	16,270,000	53,751,117	1.05	663.41
2024	398,303	-	-	35,962,166	14,640,000	51,000,469	0.94	632.64
2025	156,160	-	500,000	35,049,449	12,970,000	48,675,609	0.88	599.70

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

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

CITY OF JOHNS CREEK, GEORGIA

RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Less: Amounts Available for Debt Service	Total	Percentage of Estimated Actual Taxable Value (1) of Property	Per Capita (2)
2025	$ 35,049,449	$ -	$ 35,049,449	0.22%	432
2024	35,962,166	-	35,962,166	0.23%	446
2023	36,826,892	-	36,826,892	0.25%	455
2022	37,663,552	-	37,663,552	0.28%	447
2021	38,462,045	-	38,462,045	0.31%	466
2020	39,232,296	-	39,232,296	0.33%	464
2019	39,964,205	-	39,964,205	0.35%	478
2018	40,667,696	-	40,667,696	0.33%	488
2017	41,340,402	-	41,340,402	0.40%	493

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

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

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

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

CITY OF JOHNS CREEK, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Net General Obligation Debt Outstanding	Estimated Percentage Applicable (1)	Amount Applicable to Johns Creek
Overlapping General Obligation Debt:			
Fulton County, Georgia	$ 209,490,000	5.59 %	$ 11,700,434
Fulton County Board of Education	7,126,996	18.06	1,287,096
Total Overlapping Debt	216,616,996		12,987,530
City Direct Debt:			
Notes payable	156,160	100.00	156,160
Bond Payable	35,049,449	100.00	35,049,449
Certificates of Participation	12,970,000	100.00	12,970,000
Total Direct Debt	48,175,609		48,175,609
Total Direct and Overlapping Debt	$ 264,792,605		$ 61,163,139

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

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

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

CITY OF JOHNS CREEK, GEORGIA

LEGAL DEBT MARGIN INFORMATION
SEPTEMBER 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Debt limit	$ 650,668,866	$ 620,034,929	$ 593,349,214	$ 537,947,756	$ 584,426,897	$ 560,755,519	$ 549,135,781	$ 532,860,817
Total net debt applicable to limit	(35,049,449)	(35,962,166)	(36,826,892)	(37,663,552)	(38,462,045)	(39,232,296)	(38,770,000)	(39,400,000)
Legal debt margin	$ 615,619,417	$ 584,072,763	$ 556,522,322	$ 500,284,204	$ 545,964,852	$ 521,523,223	$ 510,365,781	$ 493,460,817
Total net debt applicable to the limit as a percentage of debt limit	5.39%	5.80%	6.21%	6.58%	7.00%	7.06%	7.00%	8.70%

Legal Debt Margin Calculation:

Assessed value	$ 6,506,688,656
Debt limit (10% of assessed value)	650,668,866
Debt applicable to limit:	
General obligation bonds	35,049,449
Less: Amount set aside for repayment of General obligation debt	-
Total net debt applicable to limit	35,049,449
Legal debt margin	$ 615,619,417

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.

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)
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	3,822,847	48,625	40	25,652	6.2
2019	83,637	4,055,179	49,932	40	25,123	5.0
2020	84,579	4,176,163	52,312	40	25,356	5.7
2021	82,453	4,424,497	52,312	41	25,356	4.7
2022	84,169	4,723,901	56,124	41	24,518	4.0
2023	81,023	4,273,901	62,080	42	19,786	3.6
2024	80,615	5,029,908	65,986	42	19,212	3.7
2025	81,167	5,319,461	65,986	43	17,726	3.5

(1) Source: U.S. Census Bureau

(2) Source: Fulton County Board of Education

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

CITY OF JOHNS CREEK, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

	2025			2016		
Employer	Employees (1)	Rank	Percentage of Total City Employment (1)	Employees (1)	Rank	Percentage of Total City Employment (1)
Alcon, Inc. (2)	1,781	1	11.32 %	1,096	3	5.87 %
Emory Johns Creek Hospital	1,200	2	7.63	612	4	3.03
Macy's System Technology	1,057	3	6.72	1,321	1	7.07
SAIA, Inc.	1,015	4	6.45	380	6	2.03
Kroger Company	446	5	2.83	515	5	2.78
Publix	446	6	2.83	262	7	1.40
Quikrete International, Inc.	283	7	1.80			
EndoChoice, Inc.	260	8	1.65			
Nordson Corporation	235	9	1.49			
Country Club of the South	211	10	1.34	250	8	1.34
Lifetime Fitness	-		-	240	9	1.28
State Farm Insurance Company	-		-	1,200	2	6.43
Whole Foods	-		-	210	10	1.12
Totals	6,934		44.07 %	6,086		32.35 %

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

CITY OF JOHNS CREEK, GEORGIA

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

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Government (City Manager)	5	6	6	6	5	3	3	4	4	5
Mayor's Office	1	1	1	1	0	0	1	1	0	1
City Clerk	3	3	3	3	2	2	3	3	3	3
Finance Department	11	11	12	12	11	11	9	9	10	9
Human Resources/Support Services	5	4	4	3	4	4	5	5	3	4
Information Technology	9	8	7	6	7	6	6	6	6	6
Facilities	0	0	0	0	1	3	4	3	4	3
Communications/Public Relations	4	4	4	4	4	4	4	3	4	4
Community Development	17	18	20	19	20	12	12	11	-	-
Municipal Court	7	6	4	4	4	4	4	4	4	4
Public safety										
Police	103	102	97	90	86	84	87	84	81	76
Fire	87	88	89	83	85	86	86	91	88	85
Public Works	16	0	0	0	0	2	2	2	2	2
Stormwater	2	0	0	0	0	0	0	0	0	0
Recreation/Parks	22	8	3	3	2	2	2	2	2	2
Total	292	259	250	234	231	223	228	228	211	204

Source: City of Johns Creeks Human Resources Department

(1) City outsourced Public Works in FY21 and brought it back to City funded positions in FY25.

CITY OF JOHNS CREEK, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Police:										
Homicide	2	-	-	1	1	2	-	-	-	-
Robbery	4	9	5	2	7	1	5	14	11	12
Assault	279	348	325	331	252	174	209	245	227	194
Burglary	34	36	66	55	68	36	60	69	82	126
Larceny	357	314	280	245	305	247	375	475	499	572
Motor vehicle theft	27	20	17	29	21	19	24	22	21	18
Total calls for service	68,618	77,886	73,729	76,793	79,727	61,235	61,224	77,249	88,818	91,231
Fire:										
Fire calls	86	83	73	68	69	81	91	68	79	398
EMS calls	2,617	2,693	2,636	3,366	2,460	1,996	2,313	2,195	2,222	4,325
False alarms	580	577	619	557	471	430	541	459	452	567
Service calls	586	556	615	474	526	505	407	460	573	435
Hazardous conditions	126	132	128	136	107	107	142	116	138	371
Good intent calls	1,079	1,050	1,068	635	1,182	1,510	1,586	1,588	1,484	1,079
Water rescue calls	5	14	12	10	10	41	27	21	13	53
Fire investigations	6	10	7	7	11	3	9	5	10	21
Public Works:										
Highways and Streets										
Streets resurfaced (miles)	7	8	8	15	21	11	13	41	26	34
Sidewalk installed/replaced (sq. ft.)	38,375	49,545	61,200	7,558	9,544	16,298	5,525	223,121	63,500	88,605
Curb and Gutter install/replaced (linear ft.	15,450	10,338	6,745	12,980	13,260	8,982	743	37,600	6,411	19,307

Sources: Various City departments.

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

CITY OF JOHNS CREEK, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Police:										
Stations	3	3	3	2	2	2	2	2	2	2
Patrol units	74	73	87	78	82	76	68	64	53	50
Other vehicles	45	43	41	37	34	38	38	33	20	20
Fire (1):										
Stations	4	4	4	4	4	3	3	3	3	3
Ladder trucks	3	3	3	3	3	4	3	3	2	2
Fire engines	4	5	5	5	5	5	5	5	4	4
Rescue vehicles	3	3	3	3	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	2	2	2	2	1	2	1	1
Other vehicles	14	16	16	17	18	16	18	15	12	12
Public Works:										
Streets (miles)	267	267	267	267	267	260	260	260	260	260
Private roads	77	77	77	77	77	73	73	71	71	71
State routes	18	18	18	18	18	18	18	18	18	18

Source: Various City departments.