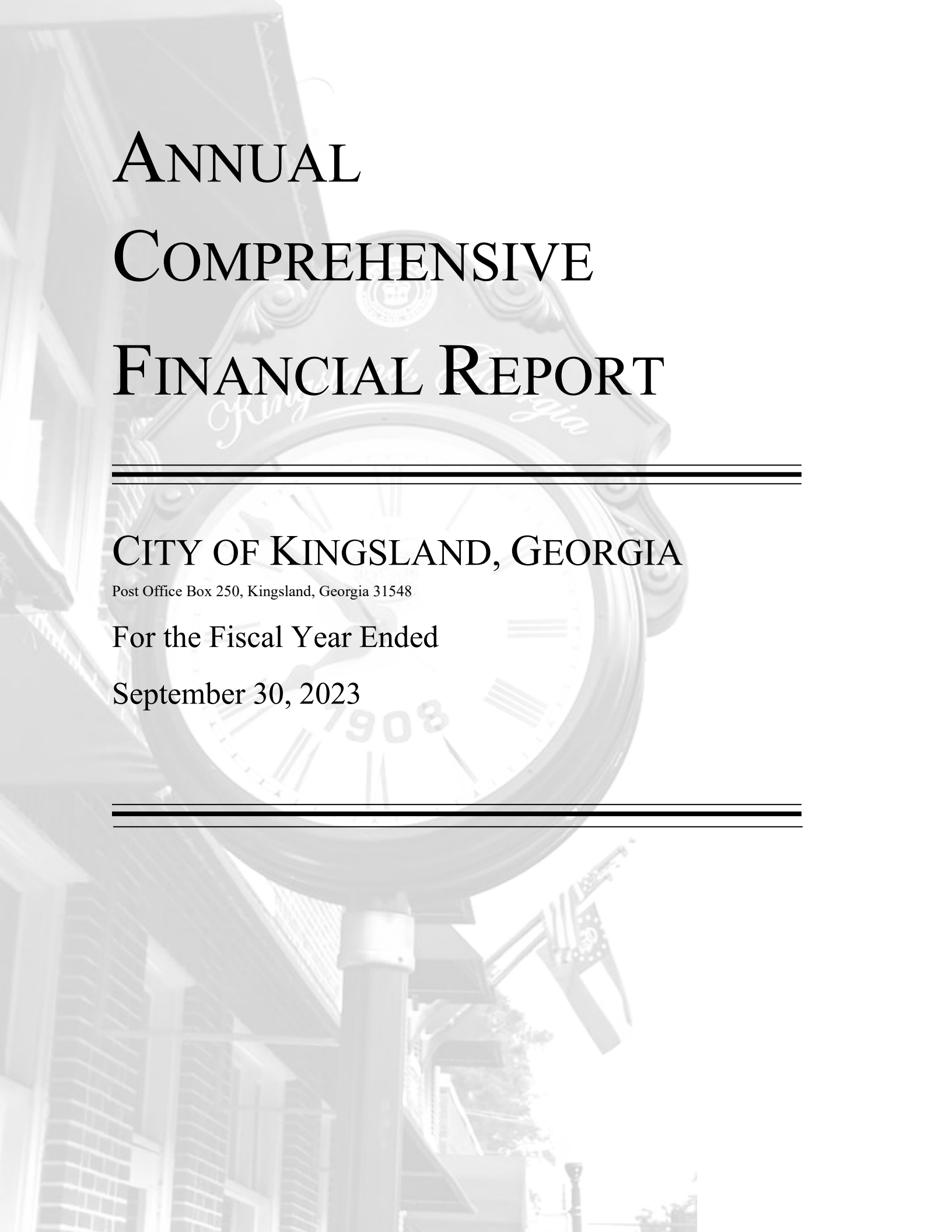


ANNUAL COMPREHENSIVE FINANCIAL REPORT

CITY OF KINGSLAND, GEORGIA

Post Office Box 250, Kingsland, Georgia 31548

For the Fiscal Year Ended

September 30, 2023

ANNUAL COMPREHENSIVE FINANCIAL REPORT

CITY OF KINGSLAND, GEORGIA

Post Office Box 250, Kingsland, Georgia 31548

For the Fiscal Year Ended

September 30, 2023

Prepared by:
City Finance Department

Filiz Morrow, CPA, MPA
Director of Finance

CITY OF KINGSLAND, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

Prepared by:
Kingsland Finance Department

CITY OF KINGSLAND, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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CITY OF KINGSLAND, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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INTRODUCTORY SECTION

The City of Kingsland, GA
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Kingsland, GA 31548
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Fax: 912-729-8827
www.KingslandGeorgia.com

Kingsland
GEORGIA | EST. 1908

Finance Department

Dr. C. Grayson Day, Jr.
MAYOR

Filiz Morrow, CPA, MPA
Director of Finance

March 13, 2024

Honorable Mayor Charles Grayson Day, Jr
Members of the City of Kingsland Council
and Citizens of the City of Kingsland

Ladies and Gentlemen:

I am pleased to submit the City of Kingsland's Annual Comprehensive Financial Report ("ACFR") for the year ended September 30, 2023. Georgia state law requires we publish audited financial statements within six months of the fiscal year-end. This ACFR satisfies that requirement. This was accomplished by using the Government Finance Officers Association's ("GFOA") guidelines. We prepared the report by these stringent guidelines to provide the City Council, City Staff, our Citizens, and other readers with detailed information concerning the financial position and activities of the City.

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 control 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. To the best of our knowledge and belief, the enclosed report is accurate in all material respects and is organized in a manner designed to fairly present the financial position and results of operations of the City.

Mauldin & Jenkins, LLC, Certified Public Accountants, have conducted an independent audit and issued an unmodified ("clean") opinion on the City of Kingsland's financial statements for the year ended September 30, 2023. This report can be found at the front of the financial section of the ACFR beginning on page 1 of this report.

The Report

This report is presented in the format required by the Governmental Accounting Standards Board ("GASB") Statement 34. The format provides more comprehensive information to the readers regarding City-wide financial information. The basic premise of GASB 34 is to enhance the accountability of governmental financial reports. Additionally, GASB 34 requires management to include a narrative section that provides the financial highlights and analysis of financial trends. This discussion is to accompany the basic financial statements in the form of a Management's Discussion and Analysis ("MD&A"). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found directly following the auditor's report beginning on page 5.

The ACFR is presented in three sections:

- The introductory section that includes this letter of transmittal, the Government Finance Officers Association of the United States and Canada's ("GFOA") Certificate of Achievement for Excellence in Financial Reporting, a list of principal officials and department heads, and the City's organizational structure.
- The financial section presents the independent auditor's report, Management's Discussion and Analysis, the basic financial statements and notes, combining and individual fund statements and schedules, and required supplemental information.
- The statistical section includes relevant financial, economic, and demographic data for the past ten years to facilitate trend analysis.

City Profile

The City is a municipal corporation incorporated in 1908 under the laws of the State of Georgia. The Mayor and a four-member Council conduct the affairs of the City. Under the City's Charter, all legislative powers are vested in the Council. No person is eligible to serve as Mayor or as a Council member unless he or she is a qualified voter of the City at the time of his or her election to such office. The Mayor is elected at-large by the voters of the entire City. The Council Members run for a specific post, but are elected by a City-wide vote. Each is elected to staggering four year terms with elections being held every two years.

Under the City's Charter, the Mayor is the chief executive officer of the City and has general jurisdiction of all affairs of the City. The Mayor presides at all meetings of the Council and has a vote only in the case of a tie vote by the members of the Council. The Mayor has the power to veto every ordinance or resolution passed by the Council, which veto may be overridden only upon the affirmative vote of the four members of the Council. Under the City's Charter, the City Manager, who is appointed by and serves at the pleasure of the Council, is the chief administrative officer of the City responsible to the Mayor and Council for the administration of all City affairs placed in his or her charge pursuant to the Charter of the City.

The primary government provides services consisting of, but not limited to, police and fire protection, construction of roads and streets, community planning and development, building and code enforcement, water, sewer, and sanitation services.

The City is located in the southeastern portion of the state of Georgia in Camden County, which is bordered on the south by the state of Florida. The City presently serves a population of 19,075 and encompasses a total area of approximately 45 square miles. Of the area, 44.67 square miles is land and 0.33 square miles is water. The City has a population density of 423.89 people per square mile. Most of the City is approximately 25 feet above sea level with the downtown area being 35 feet above.

GASB 14 mandates any board or authority that is controlled by or is dependent on the City to be included as part of the reporting entity. The Kingsland Development Authority ("KDA") and the Kingsland Downtown Development Authority ("KDDA") are reported as blended component units and the Kingsland Area Convention and Visitors Bureau Authority ("C&VB") and the Georgia Gateway Community Improvement District ("GGCID") are reported as discretely presented component units. This is explained in more detail in the "Notes to the financial Statements" that can be found directly behind the basic financial statements.

The budgetary process begins in July of each year and cumulates with Council adopting the budget in September. The annual budget serves as the foundation for the City's future and assists in controlling the financial well-being of the government. A budget is adopted for all governmental funds as required by law and for Enterprise Funds to be used as a management tool. Project length budgets are adopted for Capital Project Funds. Department heads may transfer budget amounts within their departments, as the legal level of budgetary control is approved at each department level. Any increase in salaries and/or total department expenditures requires Council approval. The long-term policies and goals of the City are the basic premise of the budget process. No increase may be made to the budget without a provision for financing such an increase.

Local Economy

The City is the largest of three cities located in Camden County. As of result, what affects Camden County has a direct relationship on the City. Camden County has tremendous economic potential. According to the Joint Development Authority, Camden County provides access to the largest market in Georgia outside of Atlanta. One million two-hundred fifty thousand people live within a one hour drive of Interstate 95 at Exit 3, which is located in the City. It also has a strategic location between the three seaports of Jacksonville (FL), Brunswick (GA), and Savannah (GA). It is also home port of the East Coast Trident Submarine fleet and the only Navy base in Georgia. The City also has nearly 60,000 cars per day traveling through it on Interstate 95 (I-95). Per the Georgia Department of Transportation, over 2,150,000 vehicles exit off of I-95 yearly at Kingsland's Exit 3.

With 2020 census population of 18,337, the City is the 63rd most populated city in the state of Georgia out of 621 cities. In 2000, the City's population more than doubled from the 1990 population, as depicted in the population growth table below. The growth began with the construction of Kings Bay Naval Submarine Base in the mid 80's. However, it is now attributed to many different factors, including retirees and families from northern states finding the local area's environment, economic condition, and the close proximity to Jacksonville, FL attractive. The naval base here is one of the largest and is the east coast home of the nation's Trident nuclear powered submarines. Many retirees from the base choose to stay and retire here.

Population Growth

Entity	1990	2000	Growth %	2010	Growth %	2020	Growth %
Kingsland City	4,699	10,506	123.58%	15,946	51.78%	18,337	15.00%
Camden County	30,164	46,664	54.70%	50,513	8.25%	55,681	10.23%

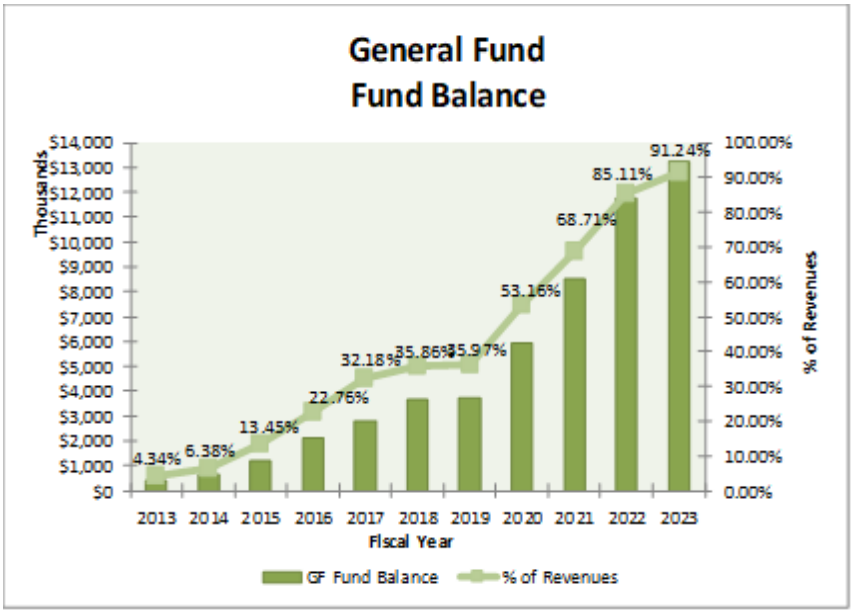
When the County passed the estimated population mark of 50,000 in 2010, more major companies began to take interest in locating in the area. In commercial development, several chain restaurants and retail stores opened with the most recent fiscal year totaling 18 permits. In residential development, 206 single-family homes were constructed. Near the City's Exit 3, a 500-acre site, the City's first Tax Allocation District ("TAD") and Commercial Improvement District ("CID"), has been selected for a sports complex and resort entertainment destination. The economic impact of this project to our county over 10 years is estimated at $1.9 billion. A development agreement for the project was approved in FY 2017.

Additionally, the City approved its second TAD in 2022 for a mixed-use commercial, retail, and residential development containing 112 parcels totaling just over 584 acres, with a taxable real estate digest of $5.6 million. This redevelopment area is designed to capture the potential for substantial investment and improvement in the vital areas around the major commercial corridors along the intersection of Georgia Highway 40 and Camden Woods Parkway. The intention of this approach is to capitalize on the potential for a large increase in development and tax value in an area that is strategically located, but currently lacking the requisite amount of private investment.

On our industrial side, Plug Power, a leading global provider of hydrogen solutions, will invest $84 million in opening a green hydrogen fuel production plant in Camden County. Plug Power has deployed more than 40,000 fuel cell systems for e-mobility, delivering efficiency gains, fast fueling, and lower operational costs to their customers, and delivers 40 tons per day of hydrogen fuel to those customers. Phase I has recently been completed and is now operational.

Additional signs of growth are in our sales tax and property tax digest. Sales tax is up 2.5% over the prior year and continues to show signs of growth. Our property tax digest grew by 17% with 10% belonging to new construction growth. With this increase in the digest, the City was able to lower and roll back the millage rate below the state calculated rollback rate from the prior year, 6.50 mills to 6.10 mills.

Long-term Financial Planning



The City has maintained a healthy fund balance since 2016. As you can see in the graph to the right, this was not the case in the earlier years. In the 1980's, rapid growth with the arrival of the naval base was difficult for a very small city. Additionally, the years following the 2008 recession took a toll on the City's reserves. However, over the past eight years, through careful planning, using cost versus benefit analysis and through the continued practice of being more efficient, the government has been able to gradually increase the General Fund's fund balance to the recommended level. After the onset of the recession, the fund balance plummeted to an all-time low at 4.34% of revenues in FY 2013. In this fiscal year, the fund balance increased to $13.2M (91.24% of revenues). This continued growth in fund balance is due to realizing the benefits of FY 2014's early retirement initiative and innovative cost sharing plans with the county. Mayor, Council, and management have taken the stance of protecting the fund balance. The unrestricted portion of the fund balance, or up to 50% of revenues, has been assigned to reserve for emergencies, debt extinguishment, and capital expenditures based on financial policy. Being in a high risk area for potential direct hits of major hurricanes, the City took a proactive stance to aim for six months of emergency reserves. Additionally, being heavily dependent on the volatility of our major revenue streams; such as sales taxes and lodging taxes during an economic downtown requires larger reserves to ensure sustainability. For the coming year, 11 new positions were approved. These new positions include: a patrol captain in the police department; firefighter and training officer (mid-year) in the fire department; two crew workers in public works; two utility line technicians and two CDL/equipment operators in the water/sewer operations; and two CDL/equipment operators and two crew workers in solid waste operations. The addition of these new positions is estimated to cost $335,000 annually. Duties that can be reassigned to current staff through attrition are always being considered and evaluated.

Major Initiatives

In the last few years, the cities and county have been sharing services, personnel, and equipment where feasible through intergovernmental agreements. These efforts continue to show savings in various departments; such as, economic development, planning and zoning, police, fire, and grant management. Council continues to strive in implementing cost saving initiatives to benefit taxpayers county-wide.

With the General Fund fund balance finally exceeding recommended levels after the recession, over the last couple years Council took a stance to pay down debt in efforts to eliminate interest cost and enhance the stability of our financial position. This initiative was successfully completed in FY20 with the General Fund being debt free by 9/30/20. Additionally, the solid waste fund is debt free as of 12/31/2022. The water and sewer fund's only debt is a water and sewer revenue bond.

Special Purpose Local Option Sales Tax ("SPLOST") funding and projects remain on track. One of the fire station's remodel is nearing completion, additionally the City completed several resurfacing projects, utility relocations for road widening, road construction, drainage improvements, water/sewer projects, and engineering work on upcoming projects.

The City is currently working on a redevelopment plan with the assistance of a Transportation Alternatives Program ("TAP") grant for improving safety, aesthetics, and multi-modal use at the City's Exit 3/Highway 40 interchange. Additional traffic lights, in-pavement warning lights for pedestrian crossing, multi-use paths, landscaping, lighting and wayfinding signage are being planned. These improvements will provide an economic boost for the restaurants, hotels, and retail establishments that are already located and ones that will be coming at this busy exit.

Council recently approved the second TAD for the City. This will be a major mixed use commercial development on approximately 584 acres with a taxable real estate value of $5.6M. Bringing a town center concept of big name retailers and multi-family housing will increase our tax base and have multiple positive effects on our local economy. This project is expected to begin in 2024 and take approximately eight years to complete.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada ("GFOA") awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Kingsland for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2022. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

The GFOA also awarded the City a Distinguished Budget Presentation Award for its annual budget document for the fiscal year beginning October 1, 2022. This was the twenty-second time the City has received the award. In order to qualify, the budget document has to be judged proficient as a policy document, a financial plan, an operations guide, and a communications device. This is the highest award for governmental budgeting and it is a significant achievement to be awarded. We believe our current budget document continues to meet the stringent criteria of the Distinguished Budget award and we have submitted it for consideration of another certificate.

I appreciate the initiative and cooperation of Mayor and Council and each City department as we work together to provide quality, efficient services to the citizens of the City. The preparation of this report would not be possible without the dedicated and proficient efforts of the finance department's entire staff. I would like to thank each of them for the excellent work they do that makes this report able to be published in a timely manner. Special thanks for those who assist in the year-end closing and the preparation of this report as this is not an easy accomplishment within a small department and would not be possible without Ms. Cindy McCollough's assistance and the finance department staff. Additionally, I thank management and the governing board for their continued support in maintaining the highest standards of professionalism while conducting the financial affairs of the City of Kingsland.

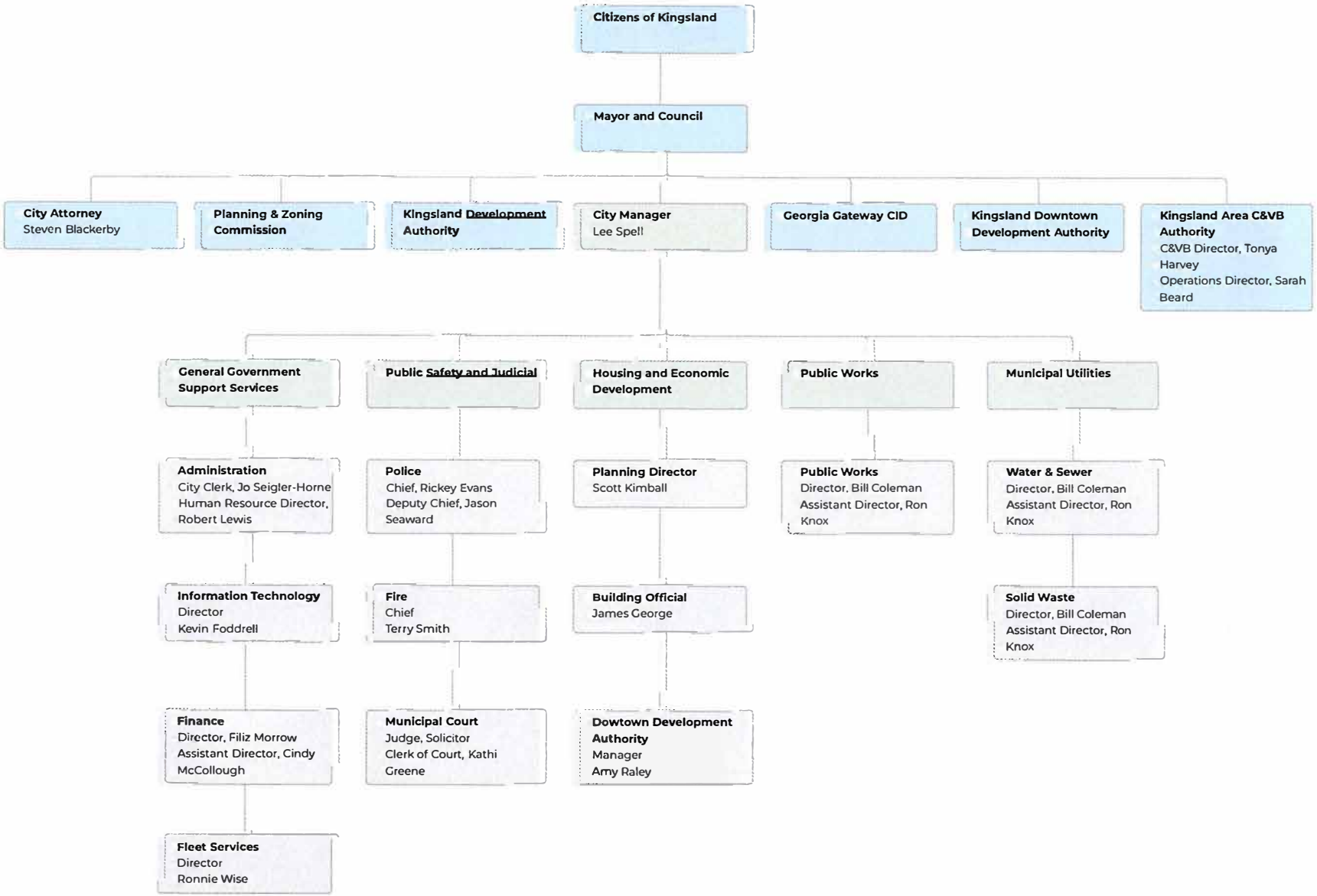
Respectfully submitted,



Filiz Morrow, CPA, MPA
Finance Director

CITY OF KINGSLAND, GEORGIA

ORGANIZATIONAL CHART
SEPTEMBER 30, 2023



Mayor and Council



Mayor
Dr. C. Grayson Day, Jr.



Mayor Pro Tem
Alex Blount



Councilwoman
Kristy Chance



Councilman
Farran Fullilove



Councilman
James Galloway

Vision Statement

Provide the highest quality of life to our citizens, business owners, and visitors at the lowest cost to the taxpayer.

Mission Statement

Govern efficiently to provide public safety, quality public services, and economic opportunity in a sustainable, well-planned community providing quality of life for all with a City government that is transparent, innovative, and welcoming.

Core Values

Exemplary public service is our goal. We are strongly committed to these core values:

Quality Community	To promote a safe living environment while promoting and supporting our community values in education, culture, environment, and economic development in order for our citizens to experience quality growth and prosperity.
Leadership	To exemplify quality and ethical political leadership representative of a united community through an open and transparent government.
Service Excellence	To provide the necessary tools whereby municipal employees can excel in providing exceptional services to the community through innovative thinking and balanced growth.
Fiscal Integrity	To promote governmental fiscal responsibility, openness, and transparency in our operations to ensure we are accountable for our actions.
Sustainability	To serve as trusted stewards of the public's financial, environmental, social and physical resources seeking to responsibly utilize, conserve, and sustain our resources for current and future generations.

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Kingsland
Georgia

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2022

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Kingsland, Georgia** (the "City"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of September 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof, and the respective budgetary comparisons for the General Fund and the Community Development Block Grant ("CDBG") Fund 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, 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 generally accepted auditing standards 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 generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (on pages 5 through 21), the Schedule of Changes in the City's Net Pension Liability (Assets) and Related Ratios (on pages 65 and 66), and the Schedule of City Contributions (on pages 67 and 68) be presented to supplement the basic financial statements. Such information 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 auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules, the balance sheet – component units, the schedule of revenues, expenditures and changes in fund balance – component units, the Schedule of Expenditures of the Special Purpose Local Option Sales Tax ("SPLOST") proceeds as required by the Official code of Georgia Annotated ("O.C.G.A.") §48-8-121, and the Schedule of Expenditures of Federal Awards as required by Title 2 *U.S. Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance") are presented for the purpose of additional analysis and are not required parts 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 combining and individual nonmajor fund financial statements and schedules, the balance sheet – component units, the schedule of revenues, expenditures and changes in fund balance – component units, the Schedule of Expenditures of SPLOST proceeds, and the Schedule of Expenditures of Federal Awards are 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 section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinion 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 March 13, 2024, 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 of Kingsland, Georgia's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Savannah, Georgia
March 13, 2024

CITY OF KINGSLAND, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

As management of the City of Kingsland, Georgia (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2023. 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 beginning on page i.

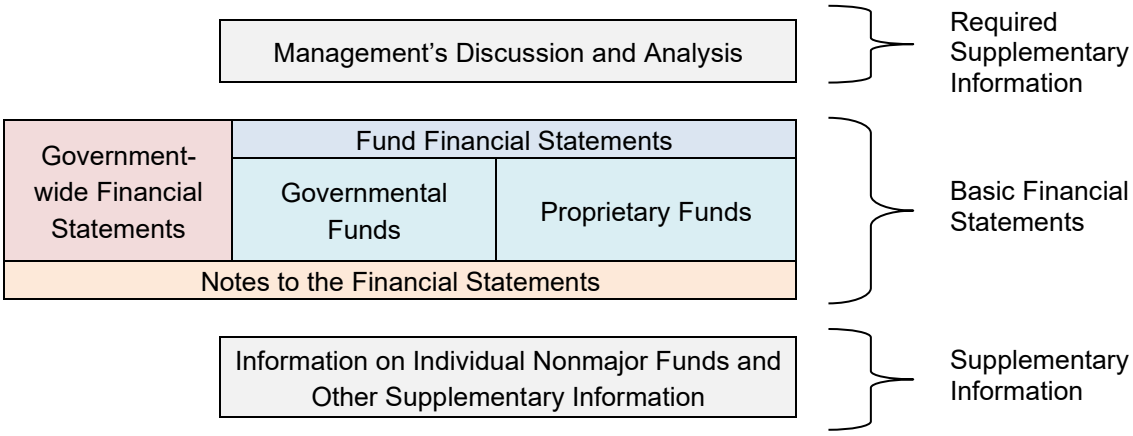
FINANCIAL HIGHLIGHTS

Key financial highlights for FY 2022-2023 are as follows:

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows at the close of the fiscal year by $104,801,970 (*total net position*). Of this amount, $33,278,587 (unrestricted net position), may be used to meet the ongoing obligations of the City government. Additionally, $56,553,633 of net position is investment in capital assets and $14,969,750 belongs to restricted funds for various projects and programs. The City's total net position increased by $8,672,075. Of this increase, 70.2% is in the governmental funds for revenues exceeding expenditures due to increased tax and interest revenues.
- At the end of the current fiscal year, the City's governmental funds reported a combined ending fund balance of $28,020,241, an increase of $5,746,831 from the prior year. The majority of this increase is shared amongst these three funds: $1,499,852 in the General Fund for increased tax and interest revenues, $2,632,137 in Special Purpose Local Option Sales Tax ("SPLOST"), and $1,441,426 in Capital Projects Fund for various projects started.
- At the end of the current fiscal year, the fund balance in the General Fund was $13,234,481. Of that amount, the unassigned portion was $5,715,829 which represents approximately 39% of FY 2023 revenues. The Fund Balance policy stipulates to maintain 30% to cover unforeseen emergencies and/or revenue shortfalls and amounts above the limit to be used to pay off outstanding debt and/or pay for capital expenditures. The City's General Fund currently is debt free. The assigned portion of fund balance in the General Fund is $7,252,734 which is reserved for capital outlay as outlined in the Capital Improvements Plan.
- The City's total long-term debt increased by $20,741,808 during the fiscal year due to the issuance of a water and sewer revenue bond net of resources paying down revenue bonds for the welcome center. Additionally, net pension liability increased by $2,149,156 and compensated absences increased by $87,980.
- Combined revenue totaled $31,972,255 of which $21,624,108 belonged to governmental activities and $10,348,147 was business-type activities.
- Combined expenses were $23,300,180 of which governmental activities totaled $15,067,365 and business-type activities totaled $8,232,815.

OVERVIEW OF THE FINANCIAL STATEMENTS

The following illustration is provided as an overview of the financial statements:



The Management's Discussion and Analysis ("MD&A") provided here is intended to serve as an introduction to the City's basic financial statements. This report also includes supplementary information intended to provide additional detail to support the basic financial statements.

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 statements provide short and long-term debt information, which assists in assessing the City's economic condition. These are prepared using the flow of economic resources measurement focus and the accrual basis of accounting. This results in methods used by most businesses. The government-wide financial statements include the following two statements:

- ***Statement of Net Position***. The *Statement of Net Position* presents financial information on all the City's assets, liabilities and deferred inflows/outflows of resources, with the difference reported as *net position*. This statement is a tool to measure the City's financial health or financial 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.

- ***Statement of Activities.*** The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of the 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; such as, uncollected taxes and earned unused vacation leave. This statement also presents a direct comparison between program revenues and expenses for each function of the City.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, judicial, public safety, public works, and housing and development.

The business-type activities of the City include the water and sewer distribution system and a solid waste collection operation.

Also included in the government-wide financial statements are the Kingsland Development Authority ("KDA") and Kingsland Downtown Development Authority ("KDDA"). These authorities are blended into the governmental funds as if its transactions were that of the primary government. The Convention and Visitor's Bureau ("C&VB") and the Georgia Gateway Community Improvement District ("GGCID") are included in the financial statements as a discretely presented component unit. They are evaluated as either major or nonmajor funds and reported accordingly. More discussion on these component units can be found in Note 1 in the Notes of the Financial Statements section.

The government-wide financial statements can be found on pages 22 – 24 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The individual fund financial statements report the operations of the City in more detail than the government-wide statements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds. These funds use different accounting methods and should be interpreted differently.

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 a government's near-term financing requirements. This approach is known as the modified accrual method that recognizes the revenues when they become measurable and available. This means as soon as the amount is known and it is collected in the current year or soon enough thereafter to pay current liabilities, it is recognized. This provides for a short-term assessment of the current needs of the City and whether there will be adequate resources to meet those needs.

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 government'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 15 individual governmental funds to account for the following activities:

- General
- Special Revenues
    - Revolving Loan
    - Drug Forfeiture
    - CDBG-MIT Grant

        - CDBG-DR Grant
        - TAP Grant
        - Multiple Grant
        - Tax Allocation District 1
        - Hotel/Motel Tax
        - Downtown Development Authority
        - Kingsland Development Authority
    - Capital Projects
        - Infrastructure
        - Capital Projects
        - Special Purpose Local Option Sales Tax ("SPLOST") VIII
    - Debt Service
        - Revenue Bond

Information is presented separately in the governmental fund Balance Sheet and in the governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances for the General Fund, Infrastructure Fund, SPLOST VIII, and Community Development Block Grant ("CDBG") Funds because they are considered to be major funds. Data from the other 11 governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* located after the General Fund budgetary comparison which is immediately behind the Notes to the Financial Statements.

The City adopts an annual appropriated budget for its General Fund as well as several of the nonmajor funds. A budgetary comparison statement has been provided for these governmental funds to demonstrate compliance with this budget. The City adopts a project length budget for the Capital Projects funds.

The governmental fund financial statements can be found on pages 25 – 30 of this report.

Proprietary Funds. These funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. Since these funds charge fees for services rendered and are supposed to be self-sustaining, they are treated like a business. They are called E*nterprise Funds*. The City uses two Enterprise Funds to account for its water and sewage system and solid waste operations.

Proprietary fund financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund statements provide separate information for the water and sewer operation and the solid waste operation. This year, both Enterprise Funds calculated to be a major fund. However, even in years when the solid waste fund does not calculate to be a major fund, for presentation purposes, this fund is also presented as a major fund.
The basic proprietary fund financial statements can be found on pages 31 – 34 of this report.

***Notes to Financial Statements*.** The Notes to Financial Statements provide additional information that is essential to gain a full understanding of the data provided in the government-wide and fund financial statements. The Notes to Financial Statements can be found beginning on page 35 of this report.

Required Supplementary information. In addition to the basic financial statements and accompanying notes, this report presents the General Fund budgetary comparison schedule and the schedule of funding progress for the City's pension obligation as required supplementary information beginning on page 65 of this report.

Other Information. The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information. Following combining statements is the fund financial statements of the City's discretely presented component units. These can be found beginning on page 84 of this report. Also included in the compliance section is the State mandated program information beginning on page 120.

Statistical Section. In addition to the basic financial statements and accompanying notes, this report also presents various supplementary and statistical information; such as a, 10 year presentation of revenues, expenditures, and tax rates. The statistical section can be found beginning on page 86 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Following is a summary of the City's net position as found on page 22 of this report.

City of Kingsland's Net Position
As of September 30, 2023 and 2022

	Governmental Activities		Business-type Activities		Total	
	2023	2022	**2023**	2022	**2023**	2022
Assets:						
Current and other assets	**$ 29,855,526**	$ 25,296,381	**$ 42,738,425**	$ 18,431,172	**$ 72,593,951**	$ 43,727,553
Capital assets	**27,404,787**	26,783,561	**31,358,730**	32,179,091	**58,763,517**	58,962,652
Total assets	**57,260,313**	52,079,942	**74,097,155**	50,610,263	**131,357,468**	102,690,205
Deferred outlows of resources	**2,327,518**	695,687	**-**	-	**2,327,518**	695,687
Liabilities:						
Other liabilities	**1,617,488**	1,327,298	**1,048,104**	886,677	**2,665,592**	2,213,975
Non-current liabilities	**3,884,903**	1,842,358	**22,037,632**	1,295,824	**25,922,535**	3,138,182
Total liabilities	**5,502,391**	3,169,656	**23,085,736**	2,182,501	**28,588,127**	5,352,157
Deferred inflows of resources	**294,889**	1,903,840	**-**	-	**294,889**	1,903,840
Net position:						
Net investment in capital assets	**25,258,558**	25,024,216	**31,295,075**	30,961,898	**56,553,633**	55,986,114
Restricted for:						
Capital projects	**14,441,894**	3,873,464	**-**	-	**14,441,894**	3,873,464
Public safety	**44,398**	38,453	**-**	-	**44,398**	38,453
Economic development	**120,070**	62,246	**-**	-	**120,070**	62,246
Debt service	**363,388**	315,267	**-**	-	**363,388**	315,267
Unrestricted	**13,562,243**	18,388,487	**19,716,344**	17,465,864	**33,278,587**	35,854,351
Total net position	**$ 53,790,551**	$ 47,702,133	**$ 51,011,419**	$ 48,427,762	**$ 104,801,970**	$ 96,129,895

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 of Kingsland, assets plus deferred outflows exceeded liabilities plus deferred inflows by $104,801,970 at the close of the most recent fiscal year.

By far the largest portion of the City's net position (53.96%) reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (14.28%) represents resources that are subject of external restrictions on how they may be used. At the close of fiscal year 2023, the City's restricted net position was $14,969,750 representing:

- $14,441,894 for SPLOST funded projects authorized through referendum, as well as other capital projects.
- $44,398 in confiscated funds for law enforcement.
- $120,070 in economic development.
- $363,388 in debt service.

The remaining balance in *unrestricted net position* of $33,278,587 (31.76%) may be used for emergencies and to meet the City's ongoing obligations to citizens and creditors.

At the end of the fiscal year, the City was able to report positive balances for the government as a whole, as well as for business-type activities. Prior year was able to report the same.

The following table shows the revenue and expenses by activity and changes in net position for governmental and business-type activities:

City of Kingsland's Changes in Net Position
September 30, 2023 and 2022

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	**2023**	2022	**2023**	2022
Revenues						
Program Revenues:						
Charges for services	**$ 1,887,481**	$ 2,363,145	**$ 9,690,004**	$ 9,500,915	**$ 11,577,485**	$ 11,864,060
Operating grants	**580,595**	907,131	**-**	-	**580,595**	907,131
Capital grants	**5,359,195**	9,854,202	**9,460**	115,313	**5,368,655**	9,969,515
General revenues:						
Property taxes	**4,719,750**	4,360,095	**-**	-	**4,719,750**	4,360,095
Sales taxes	**3,516,254**	3,333,647	**-**	-	**3,516,254**	3,333,647
Franchise taxes	**1,091,277**	1,006,809	**-**	-	**1,091,277**	1,006,809
Insurance premium tax	**1,563,058**	1,314,449	**-**	-	**1,563,058**	1,314,449
Hotel/Motel tax	**1,346,116**	1,443,225	**-**	-	**1,346,116**	1,443,225
Other taxes	**1,031,452**	1,085,934	**-**	-	**1,031,452**	1,085,934
Unrestricted investment earnings	**528,930**	112,767	**648,683**	21,204	**1,177,613**	133,971
Total Revenues	**21,624,108**	25,781,404	**10,348,147**	9,637,432	**31,972,255**	35,418,836
Program Expenses:						
General government	**2,262,626**	1,773,471	**-**	-	**2,262,626**	1,773,471
Judicial	**541,531**	665,521	**-**	-	**541,531**	665,521
Public safety	**6,320,753**	6,365,075	**-**	-	**6,320,753**	6,365,075
Public works	**4,207,205**	3,527,456	**-**	-	**4,207,205**	3,527,456
Housing and development	**1,708,223**	1,897,778	**-**	-	**1,708,223**	1,897,778
Interest on long-term debt	**27,027**	31,688	**-**	-	**27,027**	31,688
Water and sewer	**-**	-	**6,967,553**	5,577,282	**6,967,553**	5,577,282
Solid waste	**-**	-	**1,265,262**	1,184,929	**1,265,262**	1,184,929
Total expenses	**15,067,365**	14,260,989	**8,232,815**	6,762,211	**23,300,180**	21,023,200
Excess	**6,556,743**	11,520,415	**2,115,332**	2,875,221	**8,672,075**	14,395,636
Transfers	**(468,325)**	30,561	**468,325**	(30,561)	**-**	-
Change in net position	**6,088,418**	11,550,976	**2,583,657**	2,844,660	**8,672,075**	14,395,636
Net position, beginning of year	**47,702,133**	36,151,157	**48,427,762**	45,583,102	**96,129,895**	81,734,259
Net position, end of year	**$ 53,790,551**	$ 47,702,133	**$ 51,011,419**	$ 48,427,762	**$ 104,801,970**	$ 96,129,895

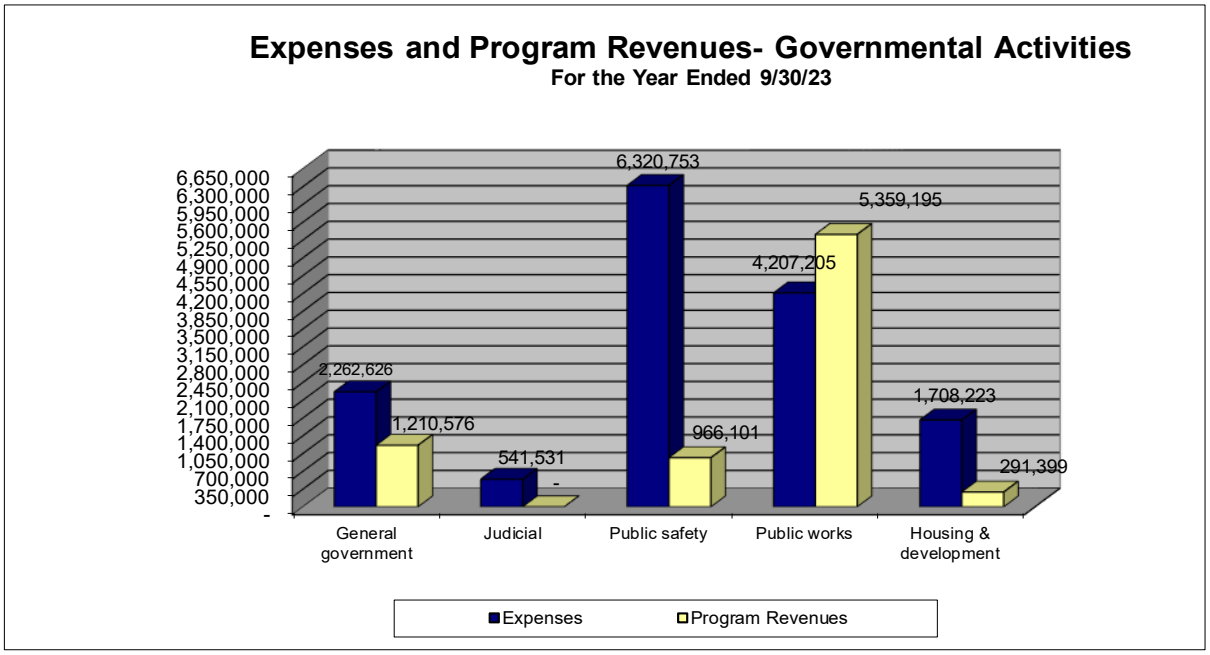
Changes in Net Position. Governmental and business-type activities increased the City's net position by $8,672,075 in fiscal year 2023.

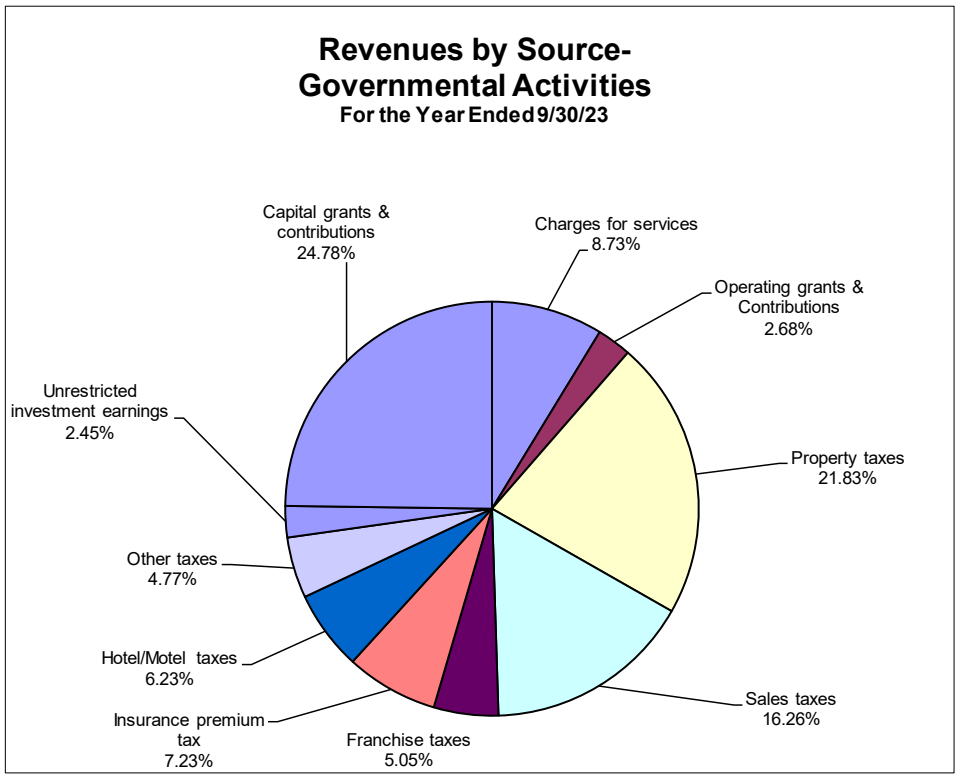
Governmental Activities. During the fiscal year ended September 30, 2023, governmental activities increased the City's net position by $6,088,418, accounting for 70.21% of the total growth in net position. This is primarily due to an increase in tax revenues from property tax digest growth, related building fees from new construction growth, and sales tax revenues.

The following graphs present the cost of each of the City's governmental functions programs – general government, judicial, public safety, public works, and housing and development – as well as the program revenues generated by these activities.

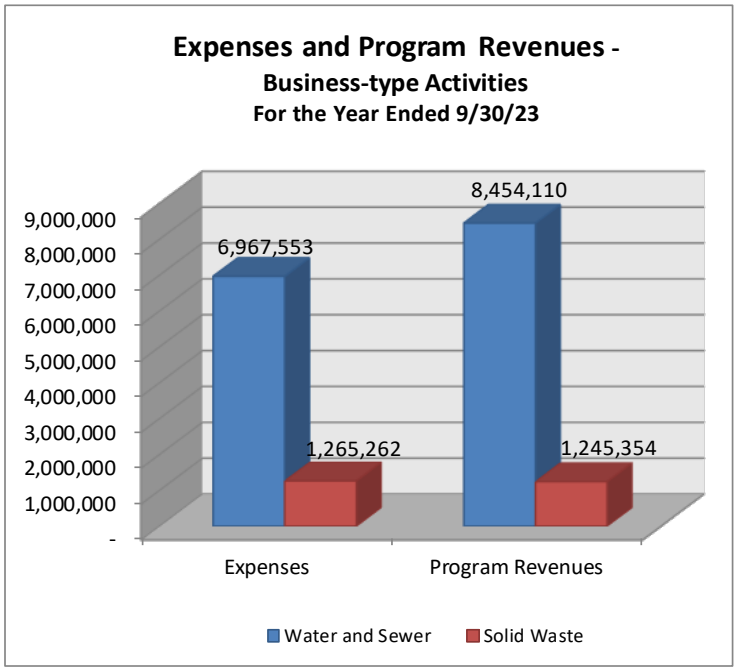
- The cost of all governmental activities this year was $15,067,365.
- However, the amount that our taxpayers paid for these activities through property, sales, franchise and other taxes was $13,267,907. The remaining cost was paid by:
    - Those who directly benefited from the programs and paid $1,887,481 in user charges, or
    - Other governmental and organizations that subsidized certain programs with grants and contributions paid $5,939,790.

- Public safety required the largest net amount of funds after subtracting program revenue, grants, and contributions. The total subsidy was $5,354,652. Public safety comprised 41.95% of total governmental expenses. Public safety subsidized expense increased by 12.51%. This increase was due to increases in expenses related to salaries and capital outlays.
- Public works comprised 27.92% of total governmental expenses. This is a 19.27% increase over last year due to an increase in salaries and capital outlays.
- General government comprised 15.02% of total governmental expenses. This is a 27.58% increase over last year due to increases in salaries.
- For every $1 of the total governmental activities in fiscal year 2023, 12.5 cents came from charges for services.



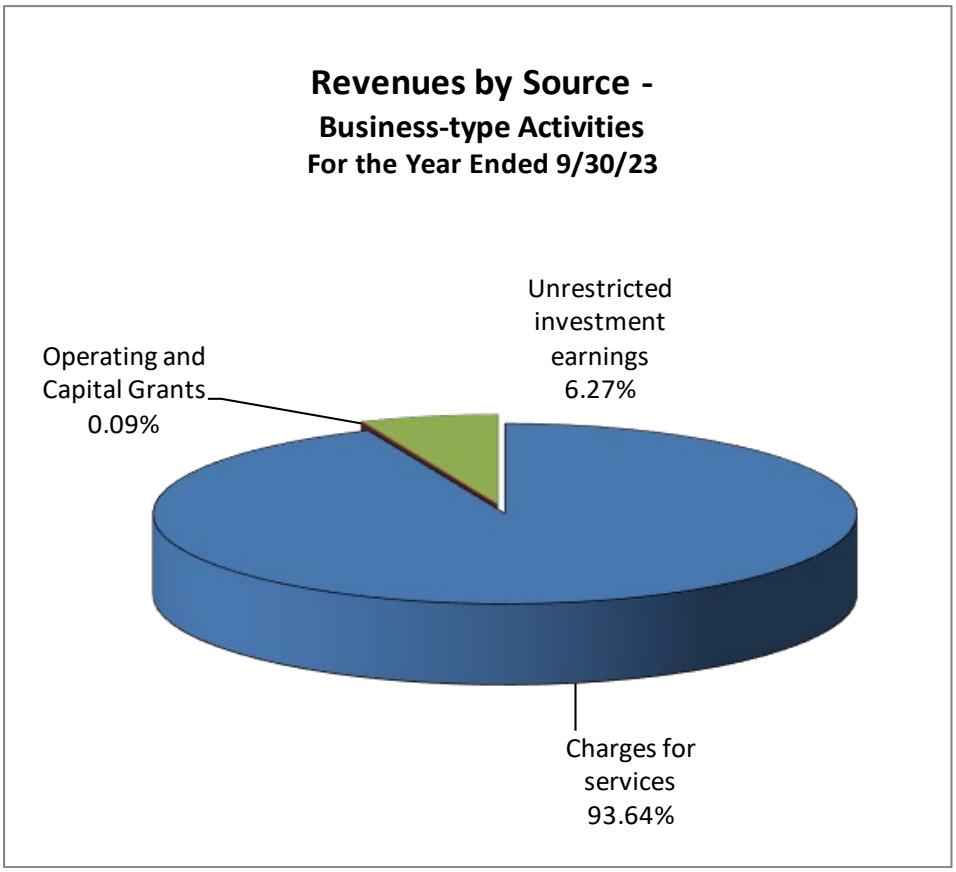


Business-type Activities. Business-type activities during the same period increased net position by $2,583,657 accounting for 29.79% of the total growth in net position. Increase in business-type activities resulted from revenues in tap and user fees exceeding expenses. Net operating income for the water/sewer fund resulted in a gain of $2,176,468 before non-operating revenues/expenses were added. Non-operating expenses were primarily the net of interest revenue and expense of ($64,308) and capital contributions of $9,460 and net transfers of $487,512.



Business-type Activities – by Revenue Source. The following graphs present the cost of each of the City's business-type activities – the Water and Sewer Fund and the Solid Waste Fund – as well as the program revenues generated by these activities.

- The cost of all business-type activities this year was $8,232,815. This reflects a 21.75% increase from prior year. Operating costs increased as we continue to invest in improving our infrastructure by replacing outdated systems and other related costs; such as salaries, services, and supplies to continue programs.
- Business-type activities increased the City's net position by $2,583,657, or 29.79% of the City's total increase in net position.
- Charges for services accounts for 93.64% of the business-type revenues, with the water sewer fund generating 87.16% of total revenues.



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 a government's net resources available for spending at the end of the fiscal year.

As of the end of fiscal year 2023, the City reported governmental funds combined ending fund balance of $28,020,241, an increase of $5,746,831 from the prior year. Approximately 45% of this increase, or $2,632,137, is attributed to an increase in SPLOST funds received as sales tax revenue continues to show an upward tick. Additionally, 26% of the increase or $1,499,852 is in the General Fund primarily due to tax revenues for the year increasing due to an overall 25% increase in digest value. Of this digest growth, 14% is in new construction growth for residential and commercial and 11% is in reassessments. Lastly, 25%, or $1,441,426, of the growth in combined fund balance is in the Capital Projects Fund for upcoming projects; such as new police headquarters and fairgrounds masterplan. Approximately, 19.74% of this balance or $5,531,762 constitutes unassigned fund balance.

The remainder of the fund balance is categorized as non-spendable, restricted, or assigned. Non-spendable fund balance for inventories and prepaid expenditures totals $265,995. Restricted fund balance consists of amounts restricted for capital projects of $14,441,894, public safety of $44,398, economic development of $120,070, and debt service of $363,388. Assigned fund balance of $7,252,734 is reserved for capital outlay as outlined in the capital improvements plan. Of the assigned balance, one mill (approximately $703,296) has been earmarked to fund public safety capital outlay and salary increases.

The City of Kingsland presents four major governmental funds which are the General Fund, Infrastructure Fund, Special Purpose Local Option Sales Tax VIII Fund, and Community Development Block Grant Fund.

General Fund

The General Fund is the primary operating fund of the City. It accounts for many of the City's core services, such as law enforcement, judicial, fire protection, housing and development, roads and drainage, economic development, administration, finance, information technology, and fleet services. At the end of FY 2023, the total fund balance was $13,234,481. This is an increase of $1,499,852 from the beginning fund balance. Of this amount, $7,252,734 constitutes "assigned fund balance" which is reserved under financial policy. Assigned fund balance is at 50% of revenues. The unassigned amount is $5,715,829 and will be available for spending at the government's discretion for non-recurring items; such as one-time capital outlay purchases or debt retirement. The other amounts in fund balance, $202,649 and $63,269 are non-spendable inventories and prepaid items, respectively.

Special Revenue Funds

The City has ten Special Revenue Funds. One of those, the CDBG Fund, is presented as a major fund. This fund is a major fund due to the value of the revenues recorded at $457,782. The CDBG fund was established to account for a community development block grant for disaster recovery related to Hurricane Irma (2017).

The total fund balance for Special Revenue Funds is showing a deficit at ($19,522) due to three of the grant funds having timing differences related to grant reimbursements. These timing differences will zero out in the next fiscal year.

Capital Projects Funds

The City has three Capital Projects Funds, SPLOST VIII, Infrastructure, and Capital Projects Fund. The Infrastructure and SPLOST VIII Funds are presented as major funds. The Infrastructure Fund is used to fund upcoming capital projects as outlined in the City's Capital Improvement Plan. At the end of the fiscal year, the Infrastructure Fund balance was at $6,494,867. The SPLOST Fund is used to account for projects constructed with special purpose local option sales tax. The City's share of SPLOST funds is forwarded from the County on a monthly basis. SPLOST VIII began collections in July 2019. At year-end, the SPLOST VIII fund balance was at $5,997,031. These funds will be spent on voter approved SPLOST projects per the referendum. At the end of the fiscal year, the Capital Projects Fund was at $1,949,996. These funds will be spent on approved capital projects.

Debt Service Funds

The City has one Debt Service Fund which is a nonmajor fund. The Revenue Bond fund accounts for the accumulation of resources for, and retirement, of revenue bonds for the Welcome Center housed by the Convention and Visitors Bureau. This fund collects 17% of hotel/motel taxes to fund the Welcome Center bond payment. Prior increases in hotel/motel tax revenues contributed to a positive fund balance, currently at $363,388, this is an increase from the prior year by $48,121 due to an increase in hotel stays rebounding after the onset of the pandemic.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The City accounts for business-type activities in two Enterprise Funds: Water and Sewer Fund and Solid Waste Fund. Both funds are shown as major funds for comparative purposes.

Net position of the Water and Sewer fund at the end of the year amounted to a positive $49,339,057 and the Solid Waste Fund amounted to $1,672,362. These are increases over the prior year for the Water and Sewer Fund by 5.58% and a slight decrease for the Solid Waste Fund by 1.5%. Increases are attributed to revenues exceeding expenditures from new construction growth increasing the customer base in the Water and Sewer Fund. Decreases in the Solid Waste Fund are attributed to capital outlay purchases utilizing cash reserves to forego financing. Other factors concerning the finances of these two funds have already been addressed in the discussion of the City's business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

The City conducts an annual mid-year budget process in order to realign appropriations made during the annual budget process with significant unexpected trends. This process ensures adjustments facilitating appropriations are in alignment with expected resources. The legal level of control the budget is adopted is at the department level which allows for line item adjustments within each department. Differences between the original budget and final amended budget are summarized as follows:

- Total revenue appropriations increased by $123,813.
    - The appropriation for taxes increased by $375,500 due to increase in title ad valorem taxes and sales taxes.
    - Fines and forfeitures decreased by $550,000 due to the staff turnover and staffing levels.
    - Other financing sources increased by $164,947 due to an increase in lodging tax revenues and to account for transfers in from Enterprise Funds for retirement funding.
- Total expenditure appropriations increased by $442,063 mainly in personnel services for public safety overtime, capital outlays, and additional funding local government authority.
- Operating transfers out had no changes in the budget.

During the year, General Fund revenues came in under budgetary projections, and expenditures were less than budgetary estimates. Actual revenues and other financing sources were $23,049 lower than estimates, whereas expenditures were $1,204,003 lower than final budgetary appropriations. Operating transfers out had no difference from the final budgetary appropriations.

- The variance of ($23,049) in revenues is attributed to capital outlay expenditures being funded from cash carry forward.
- The expenditures were $1,204,003 less than final budgeted total expenditures primarily due to the continued conservative efforts by Mayor, Council, and departments to minimize expenditures as a precautionary measure due to the uncertain environment related to the economy. Among the departments with larger favorable variances in expending less than final budget were general government by $172,387, public safety by $450,494, public works by $165,333, and housing and economic development by $178,123.

City of Kingsland's General Fund Budget to Actual
As of September 30, 2023

	Budget			
	Original	Final	Actual	Variance with Final
Revenues and transfers in:				
Taxes	$ 10,853,000	$ 11,228,500	$ 11,907,485	$ 678,985
Licenses and permits	638,000	688,000	1,028,036	340,036
Intergovernmental	149,812	149,812	151,767	1,955
Charges for services	42,689	42,689	45,111	2,422
Fines and forfeitures	1,350,700	800,700	809,739	9,039
Investment income	15,000	15,000	425,901	410,901
Miscellaneous	1,510,450	1,593,816	137,429	(1,456,387)
Other financing sources	478,000	642,947	632,947	(10,000)
Total	15,037,651	15,161,464	15,138,415	(23,049)
Expenditures and transfers out:				
Expenditures	12,900,503	13,342,566	12,138,563	1,204,003
Transfers out	1,500,000	1,500,000	1,500,000	-
Total	14,400,503	14,842,566	13,638,563	1,204,003
Change in Fund Balance	$ 637,148	$ 318,898	$ 1,499,852	$ 1,180,954

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets as of September 30, 2023, governmental activities and business-type activities, totaled $58,763,517 (net of accumulated depreciation) invested in land, buildings, system improvements, machinery and equipment and recreation and park facilities. This represents a $199,135, or 0.34%, overall decrease from the prior year. The capital assets for governmental activities increased by $621,226, or 2.32%. The main increase is attributed to construction in progress. The capital assets for business-type activities decreased by $820,361, or 2.55%. This decrease is mainly in system improvements.

Major capital asset events during the current period include the following:

- There were no completed infrastructure projects for governmental funds at year-end.
- Machinery, equipment, and vehicles purchased at a cost of $685,947 for governmental funds and $1,120,764 for Enterprise Funds.
- Various projects related to water and sewer service (construction in progress as of the close of the fiscal year) were completed and transferred to depreciable assets for $54,166.

The City is a "stage 3" government as defined by Governmental Accounting Standards Board ("GASB") 34, which means roads, streets and bridges prior to September 30, 2004, were not required to be capitalized, therefore, they are not.

City of Kingsland's Capital Assets
(net of depreciation)
September 30, 2023 and 2022

	Governmental Activities		Business-type Activities		Total	
	2023	2022	**2023**	2022	**2023**	2022
Land	**$ 2,252,162**	$ 2,247,162	**116,785**	$ 116,785	**2,368,947**	$ 2,363,947
Buildings	**605,550**	668,016	**398,863**	432,612	**1,004,413**	1,100,628
Land and building improvements	**854,023**	911,808	**-**	-	**854,023**	911,808
Infrastructure	**18,990,992**	20,019,904	**-**	-	**18,990,992**	20,019,904
System improvements	**-**	-	**27,894,856**	29,498,729	**27,894,856**	29,498,729
Machinery and equipment	**2,855,455**	2,858,321	**2,551,716**	1,942,300	**5,407,171**	4,800,621
Construction in progress	**1,846,605**	78,350	**396,510**	188,665	**2,243,115**	267,015
Total	**$ 27,404,787**	$ 26,783,561	**$ 31,358,730**	$ 32,179,091	**$ 58,763,517**	$ 58,962,652

Additional information on the City's capital assets can be found in Note 4 beginning on page 49 of this report.

Debt Administration

The City's total long-term debt consists of bonds, notes, net pension liability, and compensated absences.

At the end of September 30, 2023, the City had $3,884,903 of outstanding long-term liabilities related to governmental activities and $22,037,632 of long-term liabilities related to business-type activities for a total of $25,922,535. The City's total debt increased by $22,784,353.

The City issues bonds where the City pledges income derived from the acquired or constructed assets to pay debt service. At the end of 2023, the governmental activity had bonded debt outstanding of $1,409,708 and the business-type had $20,000,000 for a total of $21,409,708. Of this amount, none of it is backed by the full faith and credit of the City. All of the City's debt represents bonds secured solely by specific revenue sources (i.e., revenue bonds).

Moody's Investors Service assigned an "Aa2" issuer rating to the City and an "Aa3" to the City's water and sewer enterprise. The "Aa2" issuer rating incorporates the City's very strong financial position that is supported by balanced operations and ample revenue raising flexibility. The rating also incorporates the steady population growth and economic development that is contributing to the tax base and overall revenue growth. The City's low long-term liabilities ratio and low fixed costs ratio are also reflected in the rating. The Aa3 rating on the City's water and sewer revenue bonds reflects the solid financial operations, extremely strong liquidity, modest post-sale debt burden, and relatively small scale operations (as measured by annual operations and maintenance). The rating also reflects the water and sewer enterprise's high reliance on connection fees, which can make annual operating revenues more volatile than a typical water and sewer enterprise.

State statutes limit the amount of general obligation debt a government entity may issue to 10% of its total assessed valuation. The current debt limitation for the City is $70,264,612 of which the City has no amount towards its debt limitation with general obligation bonds totaling zero.

Additional information on the City's debt can be found in Note 5 beginning on page 51 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The fiscal year 2024 budget is the culmination of years of financial stewardship by the Mayor and Council, City Manager, City departments, and includes the following factors:

- Reduction of the City's millage rate to 6.100 mills from 6.500 mills (FY 2023).
- Funded a total of $24,638,683 in capital investment across all funds. This includes $2,495,811 in General Fund, $13,224,470 in water and sewer operations, $472,860 in solid waste, $3,300,000 in SPLOST, $4,240,962 in capital projects, and $904,580 in grant funds.
- Continuation of the same high service levels our citizens, business owners, and stakeholders expect from the City at higher pay rates.
- Expanded service levels within multiple departments; such as enhanced equipment for law enforcement officers and funding for full staffing; improving technology, increasing online services, and increasing waste water treatment plant capacity level from 2.2mgd to 4.4mgd; and increased staffing levels in the fire department, public works, and enterprise funds.
- Budgeted the City's revenues and expenditures conservatively with the consideration of the current economy and with the total effect on the future economy being unknown. The City continues to limit the use of one-time revenues and fund balance to capital and other one-time non-recurring expenditures.

The outlook for FY 2024 is cautiously positive with potentially some unknown economic changes. The economy is showing continued signs of growth through a decrease in unemployment rate which, in turn, correlates to an improved housing market that we continue to enjoy. Residential and commercial building permits are still going strong. Several commercial sites, residential homes, and apartment complexes are still on the horizon. We are optimistic that this trend will continue even if at a slightly slower pace compared to the last two years.

The City's Tax Allocation District ("TAD") #1 and the Georgia Gateway Community Improvement District, located just off of Interstate 95 at Exit 3, was designed to accommodate the development of a commercial and entertainment district. A development agreement for a proposed project on the 429-acre site is presently being finalized. The current developer intends to develop a fully integrated mixed use sports park destination resort. The project will consist of multiple phases to include a sports facility, both indoor and outdoor youth sports facilities, meeting space, green space, hotels, retail outparcels, restaurants, residential housing, RV park, and a water park. The sports park will represent over 1.8 million square feet of new development in the City. The project is estimated to bring 400 temporary construction jobs and 600 permanent direct jobs on site with additional induced jobs to the surrounding area. Increased local sales tax revenue that will benefit the entire county through Local Option Sales Tax ("LOST"), SPLOST, and Educational Special Purpose Local Option Sales Tax ("ESPLOST"), is expected to be at least $2.4 million annually from both direct sales inside the TAD and induced sales within the county.

The City created a 2nd Tax Allocation District at the end of 2022. This TAD proposes a major mixed use commercial development of retail and restaurant uses, including national "big box" retailers and multi-family housing. The plan projects an eight year build out. At completion, the development will result in a combined 1.057 million square feet of commercial development and 830 new residential units.

Our real economic engine here began in the late 1980s known as Kings Bay Naval Submarine Base, the east coast home of the nation's Trident nuclear powered submarines. Of our county's estimated 54,768 (2020 Census) population, almost half is connected to the 16,000-acre military base here. As a result, our economy has not been hit as hard as different areas of the country. We feel confident that the Base will remain here for many years as it is in a strategic location. Mayport Naval Base and Naval Air Station ("NAS") in Jacksonville, Florida all form a "fleet concentration area" in the southeast. The steadiness of the military and the civilians it employs has been a stabilizer in tougher times.

We are constantly striving to assure the revenue streams are there to provide the needed services at the current level or better. We recognize that we have to be proactive instead of reactive in relation to the growth because even though it has slowed in the past, it is moving forward now. Managing the future growth is the key to preserving the integrity of the City. It is a challenge to maintain the level of service the citizens need and deserve without increasing rates. The Mayor, Council, and management continue to strive to reach that goal every year.

REQUESTS FOR MORE INFORMATION

This financial report is designed to provide a general overview of the City of Kingsland's finances for citizens, taxpayers, customers, investors and creditors and all others with an interest in the City. Questions concerning any information provided in this report or requests for additional financial information should be addressed to:

Finance Department
City of Kingsland
P.O. Box 250
Kingsland, Georgia 31548
Phone: (912) 729-5613
Email: fmorrow@kingslandgeorgia.com

BASIC FINANCIAL STATEMENTS

CITY OF KINGSLAND, GEORGIA

STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

	Governmental Activities	Business-type Activities	Total	Georgia Gateway CID	Convention and Visitors Bureau
ASSETS					
Cash and cash equivalents	$ 27,784,322	$ 5,345,556	$ 33,129,878	$ 3,127	$ 1,062,463
Investments	-	13,244,129	13,244,129	-	-
Accounts receivable, net	309,390	869,283	1,178,673	19,810	3,980
Taxes receivable, net	215,162	-	215,162	-	-
Due from other governments	1,280,657	-	1,280,657	-	-
Due from primary government	-	-	-	-	39,077
Inventories	202,649	222,069	424,718	-	-
Prepaid items	63,346	26,421	89,767	-	10,278
Restricted assets:					
Cash and cash equivalents	-	22,164,681	22,164,681	-	-
Investments	-	866,286	866,286	-	-
Capital assets:					
Non-depreciable	4,098,767	513,295	4,612,062	-	323,167
Depreciable, net of accumulated depreciation	23,306,020	30,845,435	54,151,455	-	1,297,050
Total assets	57,260,313	74,097,155	131,357,468	22,937	2,736,015
DEFERRED OUTFLOWS OF RESOURCES					
Pension contributions made subsequent to measurement date	418,989	-	418,989	-	17,323
Differences between expected and actual experience related to pension expense	87,599	-	87,599	-	3,622
Net difference between projected and actual investment earnings	1,820,930	-	1,820,930	-	75,288
Total deferred outflows of resources	2,327,518	-	2,327,518	-	96,233
LIABILITIES					
Accounts payable	1,324,898	192,732	1,517,630	-	39,274
Accrued liabilities	147,539	27,036	174,575	-	7,153
Accrued interest	-	211,500	211,500	-	-
Due to component unit	39,077	-	39,077	-	-
Unearned revenue	105,974	14,486	120,460	-	-
Customer deposits	-	602,350	602,350	-	-
Non-current liabilities:					
Due within one year	380,019	758,358	1,138,377	-	11,274
Due in more than one year	1,355,728	21,279,274	22,635,002	-	314
Net pension liability	2,149,156	-	2,149,156	-	88,849
Total liabilities	5,502,391	23,085,736	28,588,127	-	146,864
DEFERRED INFLOWS OF RESOURCES					
Differences between expected and actual experience related to pension	294,889	-	294,889	-	12,191
Total deferred inflows of resources	294,889	-	294,889	-	12,191
NET POSITION					
Net investment in capital assets	25,258,558	31,295,075	56,553,633	-	1,620,217
Restricted for:					
Public safety	44,398	-	44,398	-	-
Economic development	120,070	-	120,070	-	-
Capital projects	14,441,894	-	14,441,894	-	-
Debt service	363,388	-	363,388	-	-
Unrestricted	13,562,243	19,716,344	33,278,587	22,937	1,052,976
Total net position	$ 53,790,551	$ 51,011,419	$ 104,801,970	$ 22,937	$ 2,673,193

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

CITY OF KINGSLAND, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental activities:				
General government	$ 2,262,626	$ 1,073,147	$ 137,429	$ -
Judicial	541,531	-	-	-
Public safety	6,320,753	814,334	151,767	-
Public works	4,207,205	-	-	5,359,195
Housing and economic development	1,708,223	-	291,399	-
Interest on long-term debt	27,027	-	-	-
Total governmental activities	15,067,365	1,887,481	580,595	5,359,195
Business-type activities:				
Water and sewer	6,967,553	8,444,650	-	9,460
Solid waste	1,265,262	1,245,354	-	-
Total business-type activities	8,232,815	9,690,004	-	9,460
Total primary government	$ 23,300,180	$ 11,577,485	$ 580,595	$ 5,368,655
Component units:				
Georgia Gateway CID	$ 19,810	$ -	$ -	$ -
Convention and Visitors Bureau	667,981	-	592,291	-
Total component units	$ 687,791	$ -	592,291	$ -
		General revenues:		
		Property taxes		
		Sales taxes		
		Other taxes		
		Franchise taxes		
		Insurance premium taxes		
		Hotel/Motel taxes		
		Unrestricted investment earnings		
		Miscellaneous revenues		
		Transfers		
		Total general revenues and transfers		
		Change in net position		
		Net position, beginning of year		
		Net position, end of year		

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

Net (Expenses) Revenues and Changes in Net Position				
			Component Units	
Governmental Activities	Business-type Activities	Total	Georgia Gateway CID	Convention and Visitors Bureau
$ (1,052,050)	$ -	$ (1,052,050)	$ -	$ -
(541,531)	-	(541,531)	-	-
(5,354,652)	-	(5,354,652)	-	-
1,151,990	-	1,151,990	-	-
(1,416,824)	-	(1,416,824)	-	-
(27,027)	-	(27,027)	-	-
(7,240,094)	-	(7,240,094)	-	-
-	1,486,557	1,486,557	-	-
-	(19,908)	(19,908)	-	-
-	1,466,649	1,466,649	-	-
(7,240,094)	1,466,649	(5,773,445)	-	-
-	-	-	(19,810)	-
-	-	-	-	(75,690)
-	-	-	(19,810)	(75,690)
4,719,750	-	4,719,750	1,153	-
3,516,254	-	3,516,254	-	-
1,031,452	-	1,031,452	-	-
1,091,277	-	1,091,277	-	-
1,563,058	-	1,563,058	-	-
1,346,116	-	1,346,116	-	-
528,930	648,683	1,177,613	-	-
-	-	-	19,819	71,002
(468,325)	468,325	-	-	-
13,328,512	1,117,008	14,445,520	20,972	71,002
6,088,418	2,583,657	8,672,075	1,162	(4,688)
47,702,133	48,427,762	96,129,895	21,775	2,677,881
$ 53,790,551	$ 51,011,419	$ 104,801,970	$ 22,937	$ 2,673,193

CITY OF KINGSLAND, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023

	General Fund	Infrastructure Fund	SPLOST VIII	CDBG Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	$ 12,680,988	$ 6,525,741	$ 6,030,120	$ -	$ 2,547,473	$ 27,784,322
Taxes receivable, net	215,162	-	-	-	-	215,162
Accounts receivable, net	220,579	-	-	-	88,811	309,390
Due from other governments	534,669	-	556,615	68,684	120,689	1,280,657
Due from other funds	202,121	-	-	-	15,098	217,219
Inventories	202,649	-	-	-	-	202,649
Prepaid expenditures	63,269	-	-	77	-	63,346
Total assets	$ 14,119,437	$ 6,525,741	$ 6,586,735	$ 68,761	$ 2,772,071	$ 30,072,745
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
LIABILITIES						
Accounts payable	$ 519,620	$ 30,874	$ 589,704	$ 44,044	$ 140,656	$ 1,324,898
Accrued liabilities	147,539	-	-	-	-	147,539
Due to other funds	-	-	-	79,039	138,180	217,219
Due to component unit	-	-	-	-	39,077	39,077
Unearned revenue	-	-	-	-	105,974	105,974
Total liabilities	667,159	30,874	589,704	123,083	423,887	1,834,707
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - property taxes	217,797	-	-	-	-	217,797
Total deferred inflows of resources	217,797	-	-	-	-	217,797
FUND BALANCES						
Non-spendable:						
Inventories	202,649	-	-	-	-	202,649
Prepaid expenditures	63,269	-	-	77	-	63,346
Restricted for:						
Public safety	-	-	-	-	44,398	44,398
Housing and economic development	-	-	-	-	120,070	120,070
Capital projects	-	6,494,867	5,997,031	-	1,949,996	14,441,894
Debt service	-	-	-	-	363,388	363,388
Assigned:						
Fund balance	7,252,734	-	-	-	-	7,252,734
Unassigned	5,715,829	-	-	(54,399)	(129,668)	5,531,762
Total fund balances (deficit)	13,234,481	6,494,867	5,997,031	(54,322)	2,348,184	28,020,241
Total liabilities, deferred inflows of resources, and fund balances (deficit)	$ 14,119,437	$ 6,525,741	$ 6,586,735	$ 68,761	$ 2,772,071	$ 30,072,745

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

CITY OF KINGSLAND, GEORGIA

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2023

Amounts reported for governmental activities in the Statement of Net Position are different because:		
Fund balances - total governmental funds		$ 28,020,241
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Cost of assets	$ 56,290,029	
Accumulated depreciation	(28,885,242)	
		27,404,787
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.		
Unavailable revenue - property taxes	$ 217,797	
		217,797
The net pension liability is not available to pay for current period expenditures and, therefore, is not reported in the funds. Deferred outflows and inflows of resources are not due and payable or are available in the current period and, therefore, are not reported in the funds. These items consist of the following:		
Net pension liability	$ (2,149,156)	
Net difference between projected and actual investment earnings	1,820,930	
Contributions made subsequent to measurement date	418,989	
Differences between expected and actual experience	(207,290)	
		(116,527)
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.		
Compensated absences payable	$ (326,039)	
Revenue bonds payable	(1,409,708)	
		(1,735,747)
Net position of governmental activities		$ 53,790,551

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

CITY OF KINGSLAND, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	General Fund	Infrastructure Fund	SPLOST VIII	CDBG Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues						
Property taxes	$ 4,705,444	$ -	$ -	$ -	$ 1,552	$ 4,706,996
Licenses and permits	1,028,036	-	-	-	-	1,028,036
Franchise fees	1,091,277	-	-	-	-	1,091,277
Sales taxes	3,516,254	-	-	-	-	3,516,254
Insurance premium taxes	1,563,058	-	-	-	-	1,563,058
Hotel/Motel taxes	-	-	-	-	1,346,116	1,346,116
Other taxes	1,031,452	-	-	-	-	1,031,452
Charges for services	45,111	-	-	-	-	45,111
Fines and forfeitures	809,739	-	-	-	4,595	814,334
Intergovernmental	151,767	-	3,629,683	457,782	1,665,922	5,905,154
Interest revenue	425,901	100,948	63,590	-	2,081	592,520
Miscellaneous	137,429	-	-	-	87,459	224,888
Total revenues	14,505,468	100,948	3,693,273	457,782	3,107,725	21,865,196
Expenditures						
Current:						
General government	2,061,005	-	-	-	-	2,061,005
Judicial	519,801	-	-	-	-	519,801
Public safety	6,330,327	-	-	-	40,844	6,371,171
Public works	2,431,804	-	-	-	1,059,785	3,491,589
Housing and economic development	795,626	-	-	253,691	623,580	1,672,897
Capital outlay	-	-	1,294,284	-	58,574	1,352,858
Debt service:						
Principal	-	-	-	-	153,692	153,692
Interest and other charges	-	-	-	-	27,027	27,027
Total expenditures	12,138,563	-	1,294,284	253,691	1,963,502	15,650,040
Excess of revenues over expenditures	2,366,905	100,948	2,398,989	204,091	1,144,223	6,215,156
Other financing sources (uses)						
Transfers in	632,947	-	233,148	-	1,728,840	2,594,935
Transfers out	(1,500,000)	(136,520)	-	-	(1,426,740)	(3,063,260)
Total other financing sourcing (uses)	(867,053)	(136,520)	233,148	-	302,100	(468,325)
Net change in fund balances	1,499,852	(35,572)	2,632,137	204,091	1,446,323	5,746,831
Fund balances (deficit), beginning of the year	11,734,629	6,530,439	3,364,894	(258,413)	901,861	22,273,410
Fund balances (deficit), end of year	$ 13,234,481	$ 6,494,867	$ 5,997,031	$ (54,322)	$ 2,348,184	$ 28,020,241

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

CITY OF KINGSLAND, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net change in fund balances - total governmental funds		$ 5,746,831
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlay exceeded depreciation expense in the current period.		
Capital outlay	$ 2,617,455	
Depreciation expense	(1,988,429)	
		629,026
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position. This is the net book value of assets transferred to business-type activities as well as capital asset deletions.		(7,800)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		(241,088)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		
Principal retirement on long-term debt		153,692
Pension expense related to the net pension liability as recorded in the Statement of Activities is based on the City's proportionate share of pension expense of the retirement system as a whole, whereas pension expenditures recorded in the funds are based on the use of financial resources (e.g., required contributions). Thus, the change in net position differs from the change in fund balance by the amount in which the City's proportionate share of pension expense exceeds actual contributions.		(145,162)
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 the governmental funds. This amount represents the decrease in compensated absences bl		(47,081)
Change in net position of governmental activities		$ 6,088,418

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

CITY OF KINGSLAND, GEORGIA

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Property taxes	$ 4,318,000	$ 4,351,500	$ 4,705,444	$ 353,944
Licenses and permits	638,000	688,000	1,028,036	340,036
Franchise fees	1,014,000	1,101,000	1,091,277	(9,723)
Sales taxes	3,195,000	3,287,000	3,516,254	229,254
Insurance premium	1,325,000	1,563,000	1,563,058	58
Other taxes	1,001,000	926,000	1,031,452	105,452
Charges for services	42,689	42,689	45,111	2,422
Fines and forfeitures	1,350,700	800,700	809,739	9,039
Intergovernmental	149,812	149,812	151,767	1,955
Interest revenue	15,000	15,000	425,901	410,901
Miscellaneous	1,510,450	1,593,816	137,429	(1,456,387)
Total revenues	14,559,651	14,518,517	14,505,468	(13,049)
Expenditures				
Current				
General government:				
Administrative services	1,382,801	1,683,248	1,547,694	135,554
Information technology	224,359	224,359	199,031	25,328
Financial	325,785	325,785	314,280	11,505
Total general government	1,932,945	2,233,392	2,061,005	172,387
Judicial	757,467	757,467	519,801	237,666
Public safety:				
Police	4,202,145	4,202,145	4,034,365	167,780
Fire	2,478,676	2,578,676	2,295,962	282,714
Total public safety	6,680,821	6,780,821	6,330,327	450,494
Public works:				
Administration	2,238,892	2,238,892	2,124,431	114,461
Maintenance	358,245	358,245	307,373	50,872
Total public works	2,597,137	2,597,137	2,431,804	165,333
Housing and economic development:				
Planning and zoning	649,893	653,143	652,766	377
Economic development and assistance	282,240	320,606	142,860	177,746
Total housing and economic development	932,133	973,749	795,626	178,123
Excess of revenues over expenditures	1,659,148	1,175,951	2,366,905	1,190,954
Other financing sources (uses)				
Transfers in	468,000	632,947	632,947	-
Transfers out	(1,500,000)	(1,500,000)	(1,500,000)	-
Sale of capital assets	10,000	10,000	-	(10,000)
Total other financing uses, net	(1,022,000)	(857,053)	(867,053)	(10,000)
Net change in fund balances	637,148	318,898	1,499,852	1,180,954
Fund balances, beginning of year	11,734,629	11,734,629	11,734,629	-
Fund balances, end of year	$ 12,371,777	$ 12,053,527	$ 13,234,481	$ 1,180,954

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

CITY OF KINGSLAND, GEORGIA

CDBG FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Intergovernmental	$ 544,500	$ 936,870	$ 457,782	$ (479,088)
Total revenues	544,500	936,870	457,782	(479,088)
Expenditures				
Housing and economic development	544,500	936,870	253,691	683,179
Total expenditures	544,500	936,870	253,691	683,179
Net change in fund balances	-	-	204,091	204,091
Fund balances (deficit), beginning of year	(258,413)	(258,413)	(258,413)	-
Fund balances (deficit), end of year	$ (258,413)	$ (258,413)	$ (54,322)	$ 204,091

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

CITY OF KINGSLAND, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2023

	Water and Sewer Fund	Solid Waste Fund	Total
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	$ 4,799,781	$ 545,775	$ 5,345,556
Investments	13,244,129	-	13,244,129
Accounts receivable, net	760,628	108,655	869,283
Inventories	222,069	-	222,069
Prepaid items	24,427	1,994	26,421
Restricted cash	22,144,634	20,047	22,164,681
Restricted investments	866,286	-	866,286
Total current assets	42,061,954	676,471	42,738,425
NON-CURRENT ASSETS			
Capital assets:			
Non-depreciable	513,295	-	513,295
Depreciable, net of accumulated depreciation	29,788,420	1,057,015	30,845,435
Total non-current assets	30,301,715	1,057,015	31,358,730
Total assets	72,363,669	1,733,486	74,097,155
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	160,318	32,414	192,732
Accrued liabilities	21,514	5,522	27,036
Accrued interest	211,500	-	211,500
Unearned revenue	14,486	-	14,486
Current portion - compensated absences	79,103	13,465	92,568
Current portion - bonds payable	665,790	-	665,790
Customer deposits	602,350	-	602,350
Total current liabilities	1,755,061	51,401	1,806,462
NON-CURRENT LIABILITIES			
Compensated absences, net of current portion	34,432	9,723	44,155
Bonds payable, net of current portion	21,235,119	-	21,235,119
Total non-current liabilities	21,269,551	9,723	21,279,274
Total liabilities	23,024,612	61,124	23,085,736
NET POSITION			
Net investment in capital assets	30,238,060	1,057,015	31,295,075
Unrestricted	19,100,997	615,347	19,716,344
Total net position	$ 49,339,057	$ 1,672,362	$ 51,011,419

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

CITY OF KINGSLAND, GEORGIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Water and Sewer Fund	Solid Waste Fund	Total
OPERATING REVENUE			
Charges for services	$ 8,298,189	$ 1,198,363	$ 9,496,552
Penalties and fees	90,185	18,451	108,636
Miscellaneous	56,276	28,540	84,816
Total operating revenues	8,444,650	1,245,354	9,690,004
OPERATING EXPENSES			
Personnel services	2,024,510	358,384	2,382,894
Purchased or contracted services	1,282,715	397,993	1,680,708
Supplies	756,276	264,946	1,021,222
Depreciation	2,004,648	243,939	2,248,587
Other operating expenses	200,033	-	200,033
Total operating expenses	6,268,182	1,265,262	7,533,444
Operating income (loss)	2,176,468	(19,908)	2,156,560
NON-OPERATING REVENUES (EXPENSES)			
Interest income	635,063	13,620	648,683
Interest expense	(699,371)	-	(699,371)
Total non-operating revenues (expenses)	(64,308)	13,620	(50,688)
Income (loss) before capital contributions and transfers	2,112,160	(6,288)	2,105,872
CAPITAL CONTRIBUTIONS	9,460	-	9,460
TRANSFERS			
Transfers in	576,287	-	576,287
Transfers out	(88,775)	(19,187)	(107,962)
Total transfers	487,512	(19,187)	468,325
Net change in fund balances	2,609,132	(25,475)	2,583,657
Net position, beginning of year	46,729,925	1,697,837	48,427,762
Net position, end of year	$ 49,339,057	$ 1,672,362	$ 51,011,419

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

CITY OF KINGSLAND, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Water and Sewer Fund	Solid Waste Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	$ 8,645,491	$ 1,247,224	$ 9,892,715
Cash paid to suppliers	(2,376,006)	(653,518)	(3,029,524)
Cash paid to employees	(1,986,767)	(350,313)	(2,337,080)
Net cash provided by operating activities	4,282,718	243,393	4,526,111
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers in	576,287	-	576,287
Transfers out	(88,775)	(19,187)	(107,962)
Net cash provided by (used in) non-capital financing activities	487,512	(19,187)	468,325
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Proceeds from issuance of bonds payable	20,000,000	-	20,000,000
Bond premium	1,900,909	-	1,900,909
Principal paid on notes payable	(1,200,000)	-	(1,200,000)
Interest paid	(496,001)	-	(496,001)
Acquisition and construction of capital assets	(1,033,341)	(385,425)	(1,418,766)
Net cash provided by (used in) capital and related financing activities	19,171,567	(385,425)	18,786,142
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of investments	(8,188,405)	-	(8,188,405)
Interest received	635,063	13,620	648,683
Net cash provided by (used in) investing activities	(7,553,342)	13,620	(7,539,722)
Change in cash and cash equivalents	16,388,455	(147,599)	16,240,856
Cash and cash equivalents:			
Beginning of year	10,555,960	713,421	11,269,381
End of year	$ 26,944,415	$ 565,822	$ 27,510,237
Classified as:			
Cash and cash equivalents	$ 4,799,781	$ 545,775	$ 5,345,556
Restricted assets, cash	22,144,634	20,047	22,164,681
	$ 26,944,415	$ 565,822	$ 27,510,237

(Continued)

CITY OF KINGSLAND, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Water and Sewer Fund	Solid Waste Fund	Total
Reconciliation of operating income (loss) to net cash provided by operating activities:			
Operating income (loss)	$ 2,176,468	$ (19,908)	$ 2,156,560
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:			
Depreciation	2,004,648	243,939	2,248,587
(Increase) decrease in:			
Accounts receivable	200,266	1,870	202,136
Inventories	(80,514)	-	(80,514)
Prepaid items	18	368	386
Increase (decrease) in:			
Accounts payable	(45,579)	9,053	(36,526)
Accrued liabilities	37,743	8,071	45,814
Customer deposits	(10,907)	-	(10,907)
Unearned revenue	575	-	575
Net cash provided by operating activities	$ 4,282,718	$ 243,393	$ 4,526,111
Non-cash investing, capital, and financing activities:			
Contributed capital assets	$ 9,460	$ -	$ 9,460
Net non-cash investing, capital, and financing activities	$ 9,460	$ -	$ 9,460

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Kingsland, 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. The Financial Reporting Entity

The City was incorporated under the provisions of Georgia Laws 1959, H.B. No. 242, Act No. 148. The City operates under a Mayor/Council form of government and provides the following services as authorized by its charter: public safety (police and fire), highways and streets, housing and development, public improvements, planning and zoning, and general administrative services.

In determining the financial reporting entity, the City complies with the provisions of GASB Statement No. 14, *The Financial Reporting Entity*, as amended, and includes all component units of which the City appointed a voting majority of the units' board, the City is either able to impose its will on the unit, or a financial benefit or burden relationship exists.

Blended Component Units

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

The **Kingsland Development Authority ("KDA")** – The governing body of the KDA is appointed by the City Council. Although it is legally separate from the City, the KDA is reported as if it were part of the primary government because its sole purpose is to finance the construction of the City's public buildings. The KDA does not issue separate financial statements.

The **Kingsland Downtown Development Authority ("KDDA")** – The governing body of the KDDA is substantively the same as the City's Council. Although it is legally separate from the City, the KDDA is reported as if it were part of the primary government because the KDDA benefits the primary government almost exclusively. The KDDA does not issue separate financial statements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. The Financial Reporting Entity (Continued)

Discretely Presented Component Units

Discretely presented component units are separate legal entities that meet the component unit criteria described above but do not meet the criteria for blending.

The **Kingsland Area Convention and Visitors Bureau ("CVB")** was established in 1991 to promote tourism, trade and conventions. The CVB is legally separate from the City and the City appoints a voting majority of the CVB's governing body. The City has the ability to remove appointed members of the CVB's board, and the City can modify the budget of the CVB. Therefore, the City has the ability to impose its will on the CVB. The CVB does not issue separate financial statements.

The **Georgia Gateway Community Improvement District ("GGCID")** was established in 2013 to exercise and fulfill the rights, powers, duties, and obligations of the GGCID in accordance with the terms of the City of Kingsland Community Improvement Districts Act, 2013 GA H.B. 586. The GGCID is legally separate from the City and the City appoints a voting majority of the GGCID's governing body. The City has the ability to remove appointed members of the GGCID's board, and the City can modify the budget of the GGCID. Therefore, the City has the ability to impose its will on the GGCID. The GGCID does not issue separate financial statements.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the primary government. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

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

The City reports the following major governmental funds:

The ***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 ***Infrastructure Fund*** is a capital projects fund and was established to account for the purchase of certain infrastructure and other capital projects within the City.

The ***Special Purpose Local Option Sales Tax ("SPLOST") VIII Fund*** is a capital projects fund used to account for the proceeds of a 1% SPLOST.

The ***Community Development Block Grant ("CDBG") Fund*** is a special revenue fund used to account for the grant proceeds as well as the expenditures associated with the CDBG program.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City reports the following major proprietary funds:

The ***Water and Sewer Fund*** accounts for the provision of water and sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund.

The ***Solid Waste Fund*** accounts for the activities of the City's solid waste management operations. All activities necessary to provide such services are accounted for in this fund.

Additionally, the City reports the following fund types:

The ***Special Revenue Funds*** account for revenue sources that are legally restricted to expenditures for specific purposes.

The ***Capital Projects Fund*** accounts for financial resources to be used for the acquisition of equipment or the construction of major capital projects.

The ***Debt Service Fund*** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the City's water and wastewater function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary funds are charges to customers for sales and services provided. The City also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the proprietary funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Budgets and Budgetary Accounting

Budgets are adopted on a basis consistent with GAAP for the General Fund, Special Revenue Funds, Debt Service Funds, and Capital Projects Funds. Enterprise Fund budgets are prepared and utilized as a management tool to access the operations of the Enterprise Funds. Annual operating budgets are adopted each fiscal year through passage of an annual budget resolution and amended as required for the General Fund, Special Revenue Funds, Debt Service Funds, and Enterprise Funds. Project length budgets are adopted for the Capital Projects Fund. All annual appropriations lapse at the end of each year.

The City code provides for the following procedures in establishing the budgetary data reflected in these financial statements:

At least 30 days before its adoption, the budget is prepared by the Chief Administrative Officer, transmitted to members of the governing body for their review and made available for public inspection. No earlier than seven days after the budget is transmitted to members of the governing body and no later than the date the budget is adopted by the governing body, a public hearing is held to give the public the opportunity to comment on the proposed budget.

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 budget is adopted at the department level.

Transfers of appropriations within a department budget or within a non-departmental expenditures category require only the approval of the Chief Administrative Officer. Increases in appropriations in a departmental budget or in a non-departmental expenditure category require approval of the governing body in the form of amendments to the budget resolution.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Budgets and Budgetary Accounting (Continued)

The City did not employ encumbrance accounting during the year. Encumbrances, if existing at the end of the fiscal year, are recorded and appropriations lapse at the year-end. Open encumbrances would then be a reservation of fund balance since the commitments would be honored in subsequent years. Encumbrances do not constitute expenditures or liabilities. There were no encumbrances outstanding at September 30, 2023, and none were recorded.

E. Cash and Cash Equivalents

Cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Generally, only investments with original maturities of three months or less meet this definition.

F. Deposits and Investments

State statutes authorize the City to invest in obligations of the U.S. government and agencies of corporations of the U.S. government; obligations of any state; obligations of any political subdivision of any state; certificates of deposit or time deposits of any national state bank or savings and loans which have deposits insured by the Federal Deposit Insurance Corporation (“FDIC”) or Federal Savings and Loan Insurance Corporation (“FSLIC”); prime bankers’ acceptances; repurchase agreements; and the Local Government Investment Pool of the State of Georgia (“Georgia Fund 1”). Georgia Fund 1 was created under the Official Code of Georgia Annotated (“O.C.G.A.”) §36-83-8 and is a stable asset value investment pool, which follows Standard and Poor’s criteria for AAAf rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the Securities and Exchange Commission (“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 value). 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 market 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.

Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Mortgages are valued on the basis of future principal and interest payments, and are discounted at prevailing interest rates for similar instruments. The fair value of real estate investments is based on independent appraisals. Investments that do not have an established market are reported at estimated fair values. Increases or decreases in the fair value during the year are recognized as a component of interest income.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Inventory and Prepaid Items

Inventory in the governmental funds are valued at the average cost using the first in/first out ("FIFO") method. Inventory in the proprietary funds is valued at the lower of cost or market using the weighted average method. Prepaid expenses are accounted for using the consumption method. A prepaid item is recognized when a cash expenditure is made for goods or services that were purchased for consumption, but not consumed as of September 30.

H. Short-Term Interfund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" in the fund financial statements. Short-term interfund loans are classified as "interfund receivables/payables". Long-term interfund loans are classified as "advances". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

I. Grants from Other Governments

Federal and state governmental units represent an important source of supplementary funding used to finance housing, business development employment, construction programs, capital asset additions and other activities beneficial to the community. This funding, primarily in the form of grants, is recorded in both governmental and proprietary funds. Grant contributions in the proprietary funds, which are for the purpose of construction activities, land easement or capital asset acquisitions, are recorded as capital contributions within the statement of revenues and expenses. For all funds, a grant receivable is recorded when the City has a right to receive the related grant amounts.

J. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of $5,000 in the governmental funds and $3,000 in the business-type funds and an estimated useful life in excess of five years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value. In accordance with GASB 34, the City has elected not to include infrastructure acquired prior to July 1, 2003.

Major outlays for capital assets and major improvements are capitalized as projects are constructed. Interest incurred during the construction period of capital assets of the business-type activities is included as part of the capitalized value of the assets constructed.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Capital Assets (Continued)

Depreciation is provided on the straight-line method over the following estimated useful lives:

Asset	Years
Buildings	7 – 40
Land and building improvements	10 – 40
System improvements	10
Infrastructure	15 – 50
Machinery and equipment	5 – 20

K. Long-Term Liabilities

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts, as well as deferred charges, are deferred and amortized over the life of the bonds using the straight-line method, which is not materially different than the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

L. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. It is the City's policy to pay 25% of unpaid accumulated sick leave when employees separate from service with the City. Accumulated unpaid vacation costs and 25% of sick pay are accrued when incurred in the government-wide and proprietary financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Fund Equity

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 under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Fund balances are classified as follows:

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

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

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

- ***Assigned*** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the City's Finance Director or City Manager to assign fund balances. It is the City's policy for assigned fund balances in the General Fund to be at least 10% but not more than 20% of General Fund revenues for the year to fund future deficiencies or emergencies.

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Fund Equity (Continued)

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.

N. Restricted Assets

The enterprise funds, based on certain bond covenants, are required to establish and maintain prescribed amounts of resources (consisting of cash and temporary investments) that can be used only to service outstanding debt. Customer deposits that must be refunded upon the termination of service are restricted.

O. Use of Estimates

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

P. Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has three items that qualify for reporting in this category, all of which relate to the City's Retirement Plan, and are reported in the government-wide Statement of Net Position. The difference between expected and actual experience changes represent consumption of resources and are amortized against pension expense over a five-year period. The net difference between projected and actual earnings on pension plan investments is deferred and amortized against pension expense over a five-year period. Additionally, any contributions made by the City to the retirement plan before year-end but subsequent to the measurement date of the City's net pension liability are reported as deferred outflows of resources.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the government-wide Statement of Net Position and the governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualify for reporting in this category, one of which arises only under the modified accrual basis of accounting. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and intergovernmental revenues and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The other item relates to the City's Retirement Plan and is reported in the government-wide Statement of Net Position. Experience differences result from periodic studies by the City's actuary, which adjust the net pension liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience differences are recorded as deferred inflows of resources and are amortized against pension expense over the expected remaining service lives of the plan members.

Q. Pensions

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

R. Tax Abatement Agreements

In a prior year, the City implemented GASB Statement No. 77, *Tax Abatement Disclosures*. This statement requires the City to disclose information for any tax abatement agreements either entered into by the City, or agreements entered into by other governments that reduce the City's tax revenues. As of September 30, 2023, the City did not have any such agreements, either entered into by the City or by other governments that exceeded the quantitative threshold for disclosure.

NOTE 2. DEPOSITS AND INVESTMENTS

Total deposits and investments as of September 30, 2023 are summarized as follows:

As reported in the Statement of Net Position:	
Cash and cash equivalents	$ 33,129,878
Investments	13,244,129
Restricted assets:	
Cash and cash equivalents	22,164,681
Investments	866,286
Component Units - cash and cash equivalents	1,065,590
	$ 70,470,564
Cash deposited with financial institutions	$ 47,900,980
Certificates of deposit	14,110,415
Cash deposited with Georgia Fund 1	8,459,169
	$ 70,470,564

Credit Risk. State statutes authorize the City to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. government; obligations fully insured or guaranteed by the U.S. government or by a government agency of the United States; obligations of any corporation of the U.S. government; prime bankers' acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. It is the City's policy to limit its investments to those allowed and authorized by state law. As of September 30, 2023, the City's investment in Georgia Fund 1 was rated AAAf by Standard & Poor's.

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, 2023, the City had the following cash equivalents and investments subject to interest rate risk:

Investment	Maturities	Fair Value
Georgia Fund 1	30 day weighted average	$ 8,459,169
Certificates of Deposit	12 months	14,110,415
		$ 22,569,584

NOTE 2. DEPOSITS AND INVESTMENTS (CONTINUED)

Fair Value Measurements. The City categorizes its fair value measurements within the fair value hierarchy established by GAAP. 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.

Investments classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those investments. Investments classified as Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

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 its investment in the Georgia Fund 1 within the fair value hierarchy. In addition, certificates of deposit are not subject to level disclosure.

Custodial Credit Risk – Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. As of September 30, 2023, $3,940,845 of the City's deposits were exposed to custodial credit risk as uninsured and uncollateralized as defined by GASB pronouncements.

Custodial Credit Risk – Investments. Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. State statutes require all investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities.

NOTE 3. RECEIVABLES

A. Accounts Receivable

Receivables as of September 30, 2023, including the applicable allowances for uncollectible accounts, are as follows:

	General Fund	SPLOST VIII	CDBG Grant Fund	Nonmajor Governmental Funds	Total Governmental Funds
Receivables:					
Taxes	$ 281,286	$ -	$ -	$ -	$ 281,286
Accounts	255,183	-	-	88,811	343,994
Intergovernmental	534,669	556,615	68,684	120,689	1,280,657
Gross receivables	1,071,138	556,615	68,684	209,500	1,905,937
Less: allowance for uncollectibles	(100,728)	-	-	-	(100,728)
Net total receivables	$ 970,410	$ 556,615	$ 68,684	$ 209,500	$ 1,805,209

	Water and Sewer	Solid Waste Fund	Total Proprietary Funds
Receivables:			
Accounts	$ 792,569	$ 114,374	$ 906,943
Gross receivables	792,569	114,374	906,943
Less: allowance for uncollectibles	(31,941)	(5,719)	(37,660)
Net total receivables	$ 760,628	$ 108,655	$ 869,283

B. Property Taxes

Property taxes are attached as an enforceable lien on property as of January 1. Taxes were levied on November 1, 2022, and payable on or before January 6, 2023. Penalties were applied on all unpaid taxes as of April 6, 2023. The City bills and collects its own property taxes. Property taxes levied for the year ended September 30, 2023 are recorded as receivable, net of the estimated uncollectable amount of $66,124.

NOTE 4. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	$ 2,247,162	$ 5,000	$ -	$ -	$ 2,252,162
Construction in progress	78,350	1,768,255	-	-	1,846,605
Total capital assets, not being depreciated	2,325,512	1,773,255	-	-	4,098,767
Capital assets, being depreciated:					
Buildings	2,855,123	-	-	-	2,855,123
Land and building improvements	5,324,474	158,253	-	-	5,482,727
Infrastructure	31,518,905	-	-	-	31,518,905
Machinery and equipment	11,702,545	685,947	(53,985)	-	12,334,507
Total capital assets, being depreciated	51,401,047	844,200	(53,985)	-	52,191,262
Less accumulated depreciation for:					
Buildings	(2,187,107)	(62,466)	-	-	(2,249,573)
Land and building improvements	(4,412,666)	(216,038)	-	-	(4,628,704)
Infrastructure	(11,499,001)	(1,028,912)	-	-	(12,527,913)
Machinery and equipment	(8,844,224)	(681,013)	46,185	-	(9,479,052)
Total accumulated depreciation	(26,942,998)	(1,988,429)	46,185	-	(28,885,242)
Total capital assets, being depreciated, net	24,458,049	(1,144,229)	(7,800)	-	23,306,020
Governmental activities capital assets, net	$ 26,783,561	$ 629,026	$ (7,800)	$ -	$ 27,404,787

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type activities:					
Capital assets, not being depreciated:					
Land	$ 116,785	$ -	$ -	$ -	$ 116,785
Construction in progress	188,665	253,711	-	(45,866)	396,510
Total capital assets, not being depreciated	305,450	253,711	-	(45,866)	513,295
Capital assets, being depreciated:					
Buildings and improvements	2,880,637	45,451	-	-	2,926,088
System improvements	65,669,969	8,300	-	45,866	65,724,135
Machinery and equipment	6,468,012	1,120,764	-	-	7,588,776
Total capital assets, being depreciated	75,018,618	1,174,515	-	45,866	76,238,999
Less accumulated depreciation for:					
Buildings and improvements	(2,448,025)	(79,200)	-	-	(2,527,225)
Infrastructure	(36,171,240)	(1,658,039)	-	-	(37,829,279)
Machinery and equipment	(4,525,712)	(511,348)	-	-	(5,037,060)
Total accumulated depreciation	(43,144,977)	(2,248,587)	-	-	(45,393,564)
Total capital assets, being depreciated, net	31,873,641	(1,074,072)	-	45,866	30,845,435
Business-type activities capital assets, net	$ 32,179,091	$ (820,361)	$ -	$ -	$ 31,358,730

NOTE 4. CAPITAL ASSETS (CONTINUED)

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

Governmental activities:	
General government	$ 190,381
Judicial	19,724
Public safety	571,562
Public works	1,148,968
Health and welfare	57,794
Total depreciation expense - governmental activities	$ 1,988,429
Business-type activities:	
Water and sewer	$ 2,004,648
Solid waste	243,939
Total depreciation expense - business-type activities	$ 2,248,587

Capital asset activity for the Convention and Visitors Bureau for the year ended September 30, 2023 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Convention and Visitors Bureau					
Capital assets, not being depreciated:					
Land	$ 323,167	$ -	$ -	$ -	$ 323,167
Total capital assets, not being depreciated	323,167	-	-	-	323,167
Capital assets, being depreciated:					
Buildings and improvements	2,124,857	-	-	-	2,124,857
Machinery and equipment	68,413	7,079	-	-	75,492
Total capital assets, being depreciated	2,193,270	7,079	-	-	2,200,349
Less accumulated depreciation for:					
Buildings and improvements	(794,552)	(54,483)	-	-	(849,035)
Machinery and equipment	(39,638)	(14,626)	-	-	(54,264)
Total accumulated depreciation	(834,190)	(69,109)	-	-	(903,299)
Total capital assets, being depreciated, net	1,359,080	(62,030)	-	-	1,297,050
Convention and Visitors Bureau capital assets, net	$ 1,682,247	$ (62,030)	$ -	$ -	$ 1,620,217

Depreciation expense of $69,109 was charged to Housing and Economic Development for the year ended September 30, 2023.

NOTE 5. LONG-TERM DEBT

A. Changes in Long-Term Liabilities

Long-term liability activity for the year ended September 30, 2023 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due in One Year
Governmental activities:					
Revenue bonds payable	$ 1,563,400	$ -	$ (153,692)	$ 1,409,708	$ 155,139
Compensated absences	278,958	422,853	(375,772)	326,039	224,880
Net pension liability	-	3,028,990	(879,834)	2,149,156	-
Governmental activity long-term liabilities	$ 1,842,358	$ 3,451,843	$ (1,409,298)	$ 3,884,903	$ 380,019
Business-type activities:					
Bonds payable	$ -	$ 20,000,000	$ -	$ 20,000,000	$ 485,000
Premium on bonds payable	-	1,900,909	-	1,900,909	180,790
Notes payable from direct borrowings	1,200,000	-	(1,200,000)	-	-
Compensated absences	95,824	153,262	(112,363)	136,723	92,568
Business-type activity long-term liabilities	$ 1,295,824	$ 22,054,171	$ (1,312,363)	$ 22,037,632	$ 758,358

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

B. Revenue Bonds

Governmental Funds

During fiscal year 2007, the City issued revenue bonds in the amount of $2,500,000 for the purpose of constructing a new welcome center. Revenue bonds outstanding at September 30, 2023 are as follows:

Issue Date	Purpose	Interest Rate %	Interest Dates	Maturity Date	Original Amount	Retired	Balance at September 30, 2023
2/1/2007	Welcome Center Construction	2.15%	Monthly	2/1/2031	$ 2,500,000	$ 1,090,292	$ 1,409,708

NOTE 5. LONG-TERM DEBT (CONTINUED)

B. Revenue Bonds (Continued)

Governmental Funds (Continued)

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

Fiscal Year Payable	Principal	Interest	Total
2024	$ 155,139	$ 28,071	$ 183,210
2025	158,412	24,798	183,210
2026	161,755	21,455	183,210
2027	165,168	18,042	183,210
2028	168,654	14,556	183,210
2029 – 2032	600,580	22,470	623,050
	$ 1,409,708	$ 129,392	$ 1,539,100

Enterprise Funds

During fiscal year 2023, the City issued water and sewerage revenue bonds in the amount of $20,000,000 for the purpose of making certain improvements to the City's water and sewerage system and for paying the costs of issuing the bonds. Revenue bonds outstanding at September 30, 2023 are as follows:

Issue Date	Purpose	Interest Rate %	Interest Dates	Maturity Date	Original Amount	Retired	Balance at September 30, 2023
7/11/2023	W&S Revenue Bonds, Series 2023	4.00% - 5.00%	3/1 - 9/1	9/1/2043	$ 20,000,000	$ -	$ 20,000,000

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

Fiscal Year Payable	Principal	Interest	Total
2024	$ 485,000	$ 1,089,176	$ 1,574,176
2025	640,000	932,100	1,572,100
2026	675,000	900,100	1,575,100
2027	705,000	866,350	1,571,350
2028	740,000	831,100	1,571,100
2029 – 2033	4,300,000	3,561,250	7,861,250
2034 – 2038	5,490,000	2,372,750	7,862,750
2039 – 2043	6,965,000	899,300	7,864,300
	$ 20,000,000	$ 11,452,126	$ 31,452,126

NOTE 5. LONG-TERM DEBT (CONTINUED)

C. Notes Payable

Enterprise Funds

The Water and Sewer Fund has incurred debt to the Georgia Environmental Facilities Authority ("GEFA") for utility system improvements. This note is as follows at September 30, 2023:

Description	Original Amount	Interest Rate	Due Date	Amount
Water and Sewer GEFA Loan - DW2017016	$ 1,500,000	0.05%	2028	$ -

D. Component Unit

Long-term liability activity for the year ended September 30, 2023 for the Convention and Visitors Bureau was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due in One Year
Convention and Visitors Bureau					
Compensated absences	$ 6,074	$ 25,175	$ (19,661)	$ 11,588	$ 11,274
Net pension liability	-	125,226	(36,377)	88,849	-
Convention and Visitors Bureau long-term liabilities	$ 6,074	$ 150,401	$ (56,038)	$ 100,437	$ 11,274

NOTE 6. BUDGET COMPLIANCE AND DEFICIT FUND BALANCE

Deficit Fund Balance

The following funds reported a deficit fund balance for the fiscal year ended September 30, 2023: Community Development Block Grant ("CDBG") Fund's deficit fund balance of $54,322, the Community Development Block Grant Mitigation ("CDBG-MIT") Fund's deficit fund balance of $115,940, and the Multiple Grants Fund's deficit fund balance of $13,728. The CDBG, CDBG-MIT, and Multiple Grants Funds deficits are the result of timing and will be eliminated in the next fiscal year as reimbursement requests are submitted and the remaining grant funds are received.

NOTE 7. PENSION PLAN

A. Plan Description

The City, as authorized by the City Council, has established a non-contributory defined benefit pension plan – the City of Kingsland Retirement Plan (the "Plan"), covering substantially all of the City's employees. The City's pension plan is administered through the Georgia Municipal Employee Benefit System ("GMEBS"), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Plan provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are provided by the Plan whereby retirees receive between 1% and 1.75% multiplied by the average of the five highest years of regular earnings multiplied by the total credited years of service. The City Council, in its role as the Plan sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained at www.gmanet.com or by writing to:

Georgia Municipal Association
Risk Management and Employee Benefit Services
201 Pryor Street, NW
Atlanta, Georgia 30303
or by calling (404) 688-0472.

Plan membership. As of January 1, 2023, pension plan membership consisted of the following:

Retirees and beneficiaries receiving benefits	80
Terminated plan members entitled to, but not receiving, benefits	100
Active plan members	133
Total	313

NOTE 7. PENSION PLAN (CONTINUED)

A. Plan Description (Continued)

Contributions. The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the Plan. The funding policy for the Plan, as adopted by the City Council, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability (asset). The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members, as determined by the City Council. City and CVB contributions to the Plan were $418,989 and $17,323, respectively, for the year ended September 30, 2023.

B. Net Pension Liability (Asset) of the City and CVB

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

Actuarial assumptions. The total pension liability in the January 1, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

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

Mortality rates were based on the gender-distinct Pri-2012 head-count weighted Healthy Retiree Mortality Table with rates multiplied by 1.25.

The actuarial assumptions used in the January 1, 2023 valuation were based on the results of an actuarial experience study for the period July 1, 2015 through June 30, 2019.

Cost of living adjustments were assumed to be 2.10% although the Plan allowance for annual cost of living adjustment is variable, as established by the City Council, in an amount not to exceed 4.00%.

NOTE 7. PENSION PLAN (CONTINUED)

B. Net Pension Liability (Asset) of the City and CVB (Continued)

Actuarial assumptions (Continued). The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2023 are summarized in the following table:

Asset Class	Target Allocation	Long-term expected real rate of return
Domestic equity	45%	6.40%
International equity	20%	6.80%
Real estate	10%	3.90%
Global fixed income	5%	0.46%
Domestic fixed income	20%	0.40%
Cash	- %	
Total	100%	

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

NOTE 7. PENSION PLAN (CONTINUED)

B. Net Pension Liability (Asset) of the City and CVB (Continued)

Changes in the Net Pension Liability (Asset). The changes in the components of the net pension liability (asset) of the City for the year ended September 30, 2023 were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Beginning Balance	$ 16,023,237	$ 17,260,025	$ (1,236,788)
Changes for the year:			
Service cost	255,836	-	255,836
Interest	1,177,956	-	1,177,956
Differences between expected and actual experience	(442,331)	-	(442,331)
Contributions - employer	-	437,503	(437,503)
Net investment income	-	(2,801,110)	2,801,110
Benefit payments, including refunds of employee contributions	(685,919)	(685,919)	-
Administrative expense	-	(30,876)	30,876
Net changes	305,542	(3,080,402)	3,385,944
Ending Balance	$ 16,328,779	$ 14,179,623	$ 2,149,156

The changes in the components of the net pension liability (asset) of the CVB for the year ended September 30, 2023, were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Beginning Balance	$ 695,998	$ 751,299	$ (55,301)
Changes for the year:			
Service cost	14,733	-	14,733
Interest	48,703	-	48,703
Differences between expected and actual experience	(18,288)	-	(18,288)
Contributions - employer	-	18,089	(18,089)
Net investment income	-	(115,814)	115,814
Benefit payments, including refunds of employee contributions	(28,360)	(28,360)	-
Administrative expense	-	(1,277)	1,277
Net changes	16,788	(127,362)	144,150
Ending Balance	$ 712,786	$ 623,937	$ 88,849

NOTE 7. PENSION PLAN (CONTINUED)

B. Net Pension Liability (Asset) of the City and CVB (Continued)

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

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

	1% Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
City's net pension liability	$ 4,284,788	$ 2,149,156	$ 377,065
CVB's net pension liability	177,158	88,849	15,590

Sensitivity of the net pension liability (asset) to changes in the discount rate (Continued). Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of September 31, 2022, and the current sharing pattern of costs between employer and employee.

NOTE 7. PENSION PLAN (CONTINUED)

C. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2023, the City recognized pension expense of $564,233. At September 30, 2023, the City reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual investment earnings	$ 1,820,930	$ -
Changes in actuarial assumptions	-	-
Differences between expected and actual experience differences	87,599	294,889
Contributions subsequent to the measurement date	418,989	-
Total	$ 2,327,518	$ 294,889

City contributions subsequent to the measurement date of $418,989 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability (asset) in the year ending September 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending September 30,	
2024	$ 290,030
2025	172,269
2026	338,061
2027	813,280
Total	$ 1,613,640

NOTE 7. PENSION PLAN (CONTINUED)

C. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

For the year ended September 30, 2023, the CVB recognized pension credit of $23,328. At September 30, 2023, the CVB reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual investment earnings	$ 75,288	$ -
Changes in actuarial assumptions	-	-
Differences between expected and actual experience differences	3,622	12,191
Contributions subsequent to the measurement date	17,323	-
Total	$ 96,233	$ 12,191

CVB contributions subsequent to the measurement date of $17,323 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability (asset) in the year ending September 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending September 30,	
2024	$ 11,992
2025	7,123
2026	13,977
2027	33,627
Total	$ 66,719

NOTE 8. INTERFUND BALANCES AND TRANSFERS

Interfund receivable and payable balances as of September 30, 2023 are as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Nonmajor Governmental Funds	$ 123,082
General Fund	CDBG Grant Fund	79,039
Nonmajor Governmental Funds	Nonmajor Governmental Funds	15,098
		$ 217,219

Interfund receivables and payables result from timing differences related to payroll, grant reimbursements, and other year-end transactions which normally clear within one to two months.

Interfund transfers for the year ended September 30, 2023 consisted of the following:

Transfer To	Transfer From	Amount
Water and Sewer Fund	Nonmajor Governmental Funds	$ 439,767
General Fund	Water and Sewer Fund	88,775
Nonmajor Governmental Funds	Nonmajor Governmental Funds	228,840
General Fund	Solid Waste Fund	19,187
General Fund	Nonmajor Governmental Funds	524,985
SPLOST VIII	Nonmajor Governmental Funds	233,148
Nonmajor Governmental Funds	General Fund	1,500,000
Water and Sewer Fund	Infrastructure Fund	136,520
		$ 3,171,222

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

NOTE 9. HOTEL/MOTEL LODGING TAX

The City has levied a 6% lodging tax. For the fiscal year ended September 30, 2023, $1,346,116 of hotel/motel tax was collected. Of the total collected, approximately 44%, or $592,291, was used for the promotion of tourism within the City; 17%, or $228,840, for the construction of a facility for visitor center purposes; and 39%, or $524,985; for general government needs.

NOTE 10. JOINT VENTURES

Under Georgia Law, the City, in conjunction with other cities and counties in the nine-county coastal Georgia region, is a member of the Coastal Regional Commission and is required to pay annual dues thereto. The Coastal Regional Commission is one of the 16 Regional Commissions (“RC”) that cover the State of Georgia. During its year ended September 30, 2023, the City paid $23,838 in such dues. Membership in an RC is required by the O.C.G.A. §50-8-34 which provided for the organizational structure of the RC in Georgia. The RC Board membership includes the chief elected official of each county and municipality of the area. O.C.G.A. §50-8-39.1 provides that the member governments are liable for any debts or obligations of an RC. Separate financial statements may be obtained from:

Coastal Regional Commission
P.O. Box 1917
Brunswick, Georgia 31521

NOTE 11. JOINTLY GOVERNED ORGANIZATION

Under a contract with the Camden County Public Service Authority (the "Authority") in conjunction with the City of St. Mary's, the City of Woodbine, and Camden County, the City provides funding on an annual basis to the Authority. During the year ended September 30, 2023, the City paid the Authority $693,559. The Authority board is made up of the Mayors of Kingsland and St. Mary's, and is charged with providing recreation services to all citizens of Camden County.

Separate financial statements may be obtained from:

Camden County Public Service Authority
1050 Wildcat Drive
Kingsland, Georgia 31548

NOTE 12. COMMITMENTS AND CONTINGENCIES

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

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies, principally the Federal Government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

At September 30, 2023, the City had outstanding construction commitments totaling $1,823,112 related to various construction projects.

NOTE 13. DEFINED CONTRIBUTION PLAN

The City offers its employees a defined contribution plan. The plan is administered by the Georgia Municipal Association. The City Council is responsible and has authority to amend the plan provisions to the plan, available to all full-time government employees at their option, permits participants to defer a portion of their salary until future years. The City makes a 10% match with a bi-weekly cap of $25. The plan is included in the City's financial statements. The City made $6,413 in contributions to the plan during the year ended September 30, 2023.

NOTE 14. 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 has joined together with other municipalities in the state as part of the Georgia Interlocal Risk Management Agency Property and Liability Insurance Fund and the Georgia Municipal Association Group Self-Insurance Workers' Compensation Fund, public entity risk pools currently operating as common risk management and insurance programs for member local governments.

As part of these risk pools, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pools' agents and attorneys, to follow loss reduction procedures established by the funds and to report as promptly as possible and in accordance with any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pools' agents and attorneys to represent the City in investigation, settlement discussions, and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all cost taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment and all expenses incurred for investigation, negotiation or defense.

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

The City pays unemployment claims to the State Department of Labor on a reimbursement basis. Liabilities on such claims are immaterial and are not accrued.

NOTE 15. DEFERRED COMPENSATION PLAN

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time government employees at their option, permits participants to defer a portion of their salary until future years. The plan does not meet the definition of a pension plan under GASB Statements No. 67 or 73, nor does it meet the definition of a fiduciary activity in accordance with GASB Statement No. 84, as amended. As such, no assets or liabilities of the City's Deferred Compensation Plan are included in the City's financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF KINGSLAND, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY (ASSET)
AND RELATED RATIOS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2023	2022	2021	2020
Total pension liability				
Service cost	**$ 255,836**	$ 260,519	$ 251,550	$ 251,464
Interest on total pension liability	**1,177,956**	1,106,393	1,054,494	999,135
Changes of benefit terms	**-**	-	-	-
Differences between expected and actual experience	**(442,331)**	168,001	13,304	192,493
Changes of assumptions	**-**	-	-	-
Benefit payments, including refunds of employee contributions	**(685,919)**	(619,960)	(587,149)	(517,177)
Other	**-**	38,086	-	318,699
Net change in total pension liability	**305,542**	953,039	732,199	1,244,614
Total pension liability - beginning	**16,023,237**	15,070,198	14,337,999	13,093,385
Total pension liability - ending (a)	**16,328,779**	16,023,237	15,070,198	14,337,999
Plan fiduciary net position				
Contributions - employer	**437,503**	465,857	398,695	388,847
Net investment income	**(2,801,110)**	3,396,561	1,253,972	384,330
Benefit payments, including refunds of employee contributions	**(685,919)**	(619,960)	(587,149)	(517,177)
Administrative expenses	**(30,876)**	(34,378)	(30,016)	(28,716)
Net change in fiduciary net position	**(3,080,402)**	3,208,080	1,035,502	227,284
Plan fiduciary net position - beginning	**17,260,025**	14,051,945	13,016,443	12,789,159
Plan fiduciary net position - ending (b)	**14,179,623**	17,260,025	14,051,945	13,016,443
CIty's net pension liability (asset) - ending (a) - (b)	**$ 2,149,156**	$ (1,236,788)	$ 1,018,253	$ 1,321,556
Plan fiduciary net position as a percentage of total pension liability	**86.8%**	107.7%	93.2%	90.8%
Covered payroll	**$ 5,902,008**	$ 5,914,527	$ 5,707,047	$ 5,833,034
CIty's net pension liability (asset) as a percentage of covered payroll	**36.4%**	-20.9%	17.8%	22.7%

Notes to the Schedule:
The schedule will present 10 years of information once it is accumulated.

2019	2018	2017	2016	2015
$ 238,814	$ 251,434	$ 256,503	$ 293,505	$ 379,215
947,113	897,666	844,819	819,415	815,948
-	-	-	-	(788)
(142,573)	97,947	(75,002)	(227,985)	(639,510)
-	18,218	-	-	(170,632)
(481,493)	(454,222)	(413,460)	(396,687)	(282,290)
-	-	-	-	-
561,861	811,043	612,860	488,248	101,943
12,531,524	11,720,481	11,107,621	10,771,439	10,669,496
13,093,385	12,531,524	11,720,481	11,259,687	10,771,439
419,813	449,243	517,045	719,594	738,720
1,165,673	1,545,722	1,022,025	87,249	871,224
(481,493)	(454,222)	(413,460)	(396,687)	(282,289)
(29,572)	(30,861)	(17,428)	(20,733)	(16,466)
1,074,421	1,509,882	1,108,182	389,423	1,311,189
11,714,738	10,204,856	9,096,674	8,831,787	7,520,598
12,789,159	11,714,738	10,204,856	9,221,210	8,831,787
$ 304,226	$ 816,786	$ 1,515,625	$ 2,038,477	$ 1,939,652
97.7%	93.5%	87.1%	81.9%	82.0%
$ 5,428,240	$ 5,218,944	$ 5,089,703	$ 4,937,012	$ 5,301,208
5.6%	15.7%	29.8%	41.3%	36.6%

CITY OF KINGSLAND, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CITY CONTRIBUTIONS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2023	2022	2021	2020
Actuarially determined contribution	**$ 418,989**	$ 455,592	$ 451,386	$ 413,663
Contributions in relation to the actuarially determined contribution	**418,989**	455,592	451,386	413,663
Contribution deficiency (excess)	**$ -**	$ -	$ -	$ -
Covered payroll	**$ 5,376,416**	$ 5,902,008	$ 5,914,527	$ 5,707,047
Contributions as a percentage of covered payroll	**7.8%**	7.7%	7.6%	7.2%

Notes to the Schedule:

Valuation Date	January 1, 2023
Cost Method	Projected unit credit
Actuarial Asset Valuation Method	Sum of actuarial value at beginning of the year and the cash flow during the year plus assumed investment return, adjusted by 10% of the amount that the value exceeds or is less than the market value at end of year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Assumed Rate of Return on Investments	7.375%
Projected Salary Increases	2.25% plus service based merit increases
Cost of Living Adjustments	2.10% for participants terminated on or after October 1, 1989 provided participant was employed before January 1, 2014; 0.00% otherwise
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	N/A

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

2019	2018	2017	2016	2015
$ 440,254	$ 435,084	$ 465,923	$ 540,333	$ 741,849
440,254	435,084	465,923	540,333	741,849
$ -	$ -	$ -	$ -	$ -
$ 5,833,034	$ 5,428,240	$ 5,218,944	$ 5,089,703	$ 4,937,012
7.5%	8.0%	8.9%	10.6%	15.0%

COMBINING STATEMENTS
AND SCHEDULES

CITY OF KINGSLAND, GEORGIA

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are restricted to expenditures for specified purposes.

The **Drug Forfeiture Fund** was established to account for cash received either as a result of a cash confiscation or from the sale of capital assets acquired from a drug raid.

The **Revolving Loan Fund** was established to account for cash and cash payments regarding loans paid by the City.

The **Kingsland Development Authority Fund** is used to account for the blended component unit activity related to financing the construction of the City's public buildings.

The **Kingsland Downtown Development Authority Fund** is used to account for the blended component unit activity related to services and benefits for the community.

The **Tax Allocation District 1 Fund** was established to account for the receipt of the incremental increase of property taxes over the base years and expenditures committed to economic development.

The **Hotel/Motel Tax Fund** was established to account for the tax revenues collected from the hotels/motels in the City and to track the expenditures associated with those revenues.

The **Tap Grant Fund** was established to account for the grants proceeds as well as the expenditures associated with the Tap program.

The **CDBG-MIT Grant Fund** was established to account for the grants proceeds as well as the expenditures associated with the CDBG program.

The **Multiple Grant Fund** was established to account for various grant proceeds as well as the expenditures associated with the grants.

CAPITAL PROJECTS FUND

The **Capital Projects Fund** accounts for financial resources to be used for the acquisition of equipment or the construction of major capital projects.

DEBT SERVICE FUND

The **Revenue Bond Fund** was established to account for the principal and interest bond payments on the Series 1991 Revenue Bonds issued for the renovation and equipping of the old Camden Hotel within the City.

CITY OF KINGSLAND, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023

	Special Revenue Funds				
	Drug Forfeiture Fund	Revolving Loan Fund	Kingsland Development Authority Fund	Kingsland Downtown Development Authority Fund	Tax Allocation District 1 Fund
ASSETS					
Cash	$ 104,401	$ 685	$ 703	$ 133,521	$ 9,873
Accounts receivable, net	-	-	-	-	-
Due from other funds	-	-	-	-	-
Due from other governments	-	-	-	-	-
Total assets	$ 104,401	$ 685	$ 703	$ 133,521	$ 9,873
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable	$ -	$ -	$ -	$ 4,753	$ -
Due to other funds	-	-	-	-	-
Due to component unit	-	-	-	-	-
Unearned revenue	60,003	-	-	19,959	-
Total liabilities	60,003	-	-	24,712	-
FUND BALANCES					
Restricted for:					
Public safety	44,398	-	-	-	-
Housing and economic development	-	685	703	108,809	9,873
Debt service	-	-	-	-	-
Capital projects	-	-	-	-	-
Unassigned	-	-	-	-	-
Total fund balances (deficits)	44,398	685	703	108,809	9,873
Total liabilities and fund balances (deficits)	$ 104,401	$ 685	$ 703	$ 133,521	$ 9,873

Special Revenue Funds				Capital Projects Fund	Debt Service Fund	Total
Hotel/Motel Tax Fund	Tap Grant Fund	CDBG-MIT Grant Fund	Multiple Grant Fund	Capital Projects Fund	Revenue Bond Fund	Nonmajor Governmental Funds
$ -	$ -	$ 4	$ -	$ 1,949,996	$ 348,290	$ 2,547,473
88,811	-	-	-	-	-	88,811
-	-	-	-	-	15,098	15,098
-	64,857	-	55,832	-	-	120,689
$ 88,811	$ 64,857	$ 4	$ 55,832	$ 1,949,996	$ 363,388	$ 2,772,071
$ -	$ 19,959	$ 115,944	$ -	$ -	$ -	$ 140,656
49,734	44,898	-	43,548	-	-	138,180
39,077	-	-	-	-	-	39,077
-	-	-	26,012	-	-	105,974
88,811	64,857	115,944	69,560	-	-	423,887
-	-	-	-	-	-	44,398
-	-	-	-	-	-	120,070
-	-	-	-	-	363,388	363,388
-	-			1,949,996	-	1,949,996
-	-	(115,940)	(13,728)	-	-	(129,668)
-	-	(115,940)	(13,728)	1,949,996	363,388	2,348,184
$ 88,811	$ 64,857	$ 4	$ 55,832	$ 1,949,996	$ 363,388	$ 2,772,071

CITY OF KINGSLAND, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Special Revenue Funds				
	Drug Forfeiture Fund	Revolving Loan Fund	Kingsland Development Authority Fund	Kingsland Downtown Development Authority Fund	Tax Allocation District 1 Fund
Revenues					
Fines and forfeitures	$ 4,595	$ -	$ -	$ -	$ -
Hotel/Motel taxes	-	-	-	-	-
Taxes	-	-	-	-	1,552
Interest revenue	1,979	-	4	98	-
Intergovernmental	-	-	-	-	-
Miscellaneous	-	-	-	87,459	-
Total revenues	6,574	-	4	87,557	1,552
Expenditures					
Current:					
Public safety	629	-	-	-	-
Public works	-	-	-	-	-
Housing and economic development	-	-	-	31,289	-
Debt service:					
Principal	-	-	-	-	-
Interest and other charges	-	-	-	-	-
Capital outlay	-	-	-	-	-
Total expenditures	629	-	-	31,289	-
Excess (deficiency) of revenues over (under) expenditures	5,945	-	4	56,268	1,552
Other financing sources (uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-
Net change in fund balances	5,945	-	4	56,268	1,552
Fund balances (deficits), beginning of year	38,453	685	699	52,541	8,321
Fund balances (deficits), end of year	$ 44,398	$ 685	$ 703	$ 108,809	$ 9,873

Special Revenue Funds				Capital Projects Fund	Debt Service Fund	Total
Hotel/Motel Tax Fund	Tap Grant Fund	CDBG-MIT Grant Fund	Multiple Grant Fund	Capital Projects Fund	Revenue Bond Fund	Nonmajor Governmental Funds
$ -	$ -	$ -	$ -	$ -	$ -	$ 4,595
1,346,116	-	-	-	-	-	1,346,116
-	-	-	-	-	-	1,552
-	-	-	-	-	-	2,081
-	104,521	772,536	788,865	-	-	1,665,922
-	-	-	-	-	-	87,459
1,346,116	104,521	772,536	788,865	-	-	3,107,725
-	-	-	40,215	-	-	40,844
-	104,521	883,279	71,985	-	-	1,059,785
592,291	-	-	-	-	-	623,580
-	-	-	-	-	153,692	153,692
-	-	-	-	-	27,027	27,027
-	-	-	-	58,574	-	58,574
592,291	104,521	883,279	112,200	58,574	180,719	1,963,502
753,825	-	(110,743)	676,665	(58,574)	(180,719)	1,144,223
-	-	-	-	1,500,000	228,840	1,728,840
(753,825)	-	-	(672,915)	-	-	(1,426,740)
(753,825)	-	-	(672,915)	1,500,000	228,840	302,100
-	-	(110,743)	3,750	1,441,426	48,121	1,446,323
-	-	(5,197)	(17,478)	508,570	315,267	901,861
$ -	$ -	$ (115,940)	$ (13,728)	$ 1,949,996	$ 363,388	$ 2,348,184

CITY OF KINGSLAND, GEORGIA

DRUG FORFEITURE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Fines and forfeitures	$ 53,095	$ 53,095	$ 4,595	$ (48,500)
Interest revenue	30	30	1,979	1,949
Total revenues	53,125	53,125	6,574	(46,551)
Expenditures				
Current:				
Public safety	53,125	53,125	629	52,496
Total expenditures	53,125	53,125	629	52,496
Net change in fund balances	-	-	5,945	5,945
Fund balances, beginning of year	38,453	38,453	38,453	-
Fund balances, end of year	$ 38,453	$ 38,453	$ 44,398	$ 5,945

CITY OF KINGSLAND, GEORGIA

REVOLVING LOAN FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Miscellaneous	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-
Expenditures				
Intergovernmental	-	-	-	-
Total expenditures	-	-	-	-
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	685	685	685	-
Fund balances, end of year	$ 685	$ 685	$ 685	$ -

CITY OF KINGSLAND, GEORGIA

KINGSLAND DEVELOPMENT AUTHORITY FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Interest revenue	$ -	$ -	$ 4	$ 4
Total revenues	-	-	4	4
Expenditures				
Housing and economic development	-	-	-	-
Total expenditures	-	-	-	-
Net change in fund balances	-	-	4	4
Fund balances, beginning of year	699	699	699	-
Fund balances, end of year	$ 699	$ 699	$ 703	$ 4

CITY OF KINGSLAND, GEORGIA

KINGSLAND DOWNTOWN DEVELOPMENT AUTHORITY FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Interest revenue	$ 30	$ 30	$ 98	$ 68
Miscellaneous	35,700	58,500	87,459	28,959
Total revenues	35,730	58,530	87,557	29,027
Expenditures				
Housing and economic development	35,730	58,530	31,289	27,241
Total expenditures	35,730	58,530	31,289	27,241
Net change in fund balances	-	-	56,268	56,268
Fund balances, beginning of year	52,541	52,541	52,541	-
Fund balances, end of year	$ 52,541	$ 52,541	$ 108,809	$ 56,268

CITY OF KINGSLAND, GEORGIA

TAX ALLOCATION DISTRICT 1 FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Property taxes	$ 1,552	$ 1,552	$ 1,552	$ -
Total revenues	1,552	1,552	1,552	-
Expenditures				
Housing and economic development	1,552	1,552	-	1,552
Total expenditures	1,552	1,552	-	1,552
Net change in fund balances	-	-	1,552	1,552
Fund balances, beginning of year	8,321	8,321	8,321	-
Fund balances, end of year	$ 8,321	$ 8,321	$ 9,873	$ 1,552

CITY OF KINGSLAND, GEORGIA

HOTEL/MOTEL TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Hotel/Motel taxes	$ 1,200,000	$ 1,346,116	$ 1,346,116	$ -
Total revenues	1,200,000	1,346,116	1,346,116	-
Expenditures				
Housing and economic development	528,000	592,291	592,291	-
Total expenditures	528,000	592,291	592,291	-
Excess of revenues over expenditures	672,000	753,825	753,825	-
Other financing uses				
Transfers out	(672,000)	(753,825)	(753,825)	-
Total other financing uses	(672,000)	(753,825)	(753,825)	-
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	$ -	$ -	$ -	$ -

CITY OF KINGSLAND, GEORGIA

TAP GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Intergovernmental	$ 416,786	$ 416,786	$ 104,521	$ (312,265)
Total revenues	416,786	416,786	104,521	(312,265)
Expenditures				
Public works	416,786	416,786	104,521	312,265
Total expenditures	416,786	416,786	104,521	312,265
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	$ -	$ -	$ -	$ -

CITY OF KINGSLAND, GEORGIA

CDBG-MIT GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Intergovernmental	$ 1,882,850	$ 1,882,850	$ 772,536	$ (1,110,314)
Total revenues	1,882,850	1,882,850	772,536	(1,110,314)
Expenditures				
Public works	1,882,850	1,882,850	883,279	999,571
Total expenditures	1,882,850	1,882,850	883,279	999,571
Net change in fund balances	-	-	(110,743)	(110,743)
Fund balances (deficit), beginning of year	(5,197)	(5,197)	(5,197)	-
Fund balances (deficit), end of year	$ (5,197)	$ (5,197)	$ (115,940)	$ (110,743)

CITY OF KINGSLAND, GEORGIA

MULTIPLE GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Intergovernmental	$ 727,165	$ 808,935	$ 788,865	$ (20,070)
Total revenues	727,165	808,935	788,865	(20,070)
Expenditures				
Current:				
Public safety	35,000	60,000	40,215	19,785
Public works	19,250	76,020	71,985	4,035
Total expenditures	54,250	136,020	112,200	23,820
Excess of revenues over expenditures	672,915	672,915	676,665	3,750
Other financing uses				
Transfers out	(672,915)	(672,915)	(672,915)	-
Total other financing uses	(672,915)	(672,915)	(672,915)	-
Net change in fund balances	-	-	3,750	3,750
Fund balances (deficits), beginning of year	(17,478)	(17,478)	(17,478)	-
Fund balances (deficits), end of year	$ (17,478)	$ (17,478)	$ (13,728)	$ 3,750

CITY OF KINGSLAND, GEORGIA

REVENUE BOND FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Miscellaneous	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-
Expenditures				
Debt service:				
Principal	153,693	153,693	153,692	1
Interest and other charges	27,027	27,027	27,027	-
Contingency	23,280	48,120	-	48,120
Total expenditures	204,000	228,840	180,719	48,121
Deficiency of revenues under expenditures	(204,000)	(228,840)	(180,719)	48,121
Other financing sources				
Transfers in	204,000	228,840	228,840	-
Total other financing sources	204,000	228,840	228,840	-
Net change in fund balances	-	-	48,121	48,121
Fund balances, beginning of year	315,267	315,267	315,267	-
Fund balances, end of year	$ 315,267	$ 315,267	$ 363,388	$ 48,121

CITY OF KINGSLAND, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX VIII PROCEEDS - 2019 ISSUE FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Project Description	Original Estimated Cost	Revised Estimated Cost	Expenditures		
			Prior Years	Current Year	Total
Buildings (Upgrades and Remodel)	$ 1,250,000	$ 1,250,000	$ 25,930	$ 901,409	$ 927,339
Machinery and Equipment	1,478,465	1,478,465	1,119,753	34,793	1,154,546
Road and Drainage Projects	4,812,630	4,812,630	689,275	10,835	700,110
Resurfacing Projects	1,117,000	1,117,000	864,902	100,067	964,969
Sidewalk Projects	565,000	565,000	-	12,871	12,871
Water and Sewer Projects	3,235,000	3,235,000	566,727	1,161	567,888
	$ 12,458,095	$ 12,458,095	$ 3,266,587	$ 1,061,136	$ 4,327,723

Total SPLOST VIII Fund expenditures	$ 1,294,284
Resurfacing project expenditures funded by local maintenance and improvements grant	(233,148)
Total SPLOST VIII expenditures	$ 1,061,136

CITY OF KINGSLAND, GEORGIA

BALANCE SHEET
COMPONENT UNITS
SEPTEMBER 30, 2023

	Georgia Gateway CID	Convention and Visitors Bureau
ASSETS		
Cash and cash equivalents	$ 3,127	$ 1,062,463
Accounts receivable	19,810	3,980
Due from primary government	-	39,077
Prepaid items	-	10,278
Total assets	22,937	1,115,798
LIABILITIES		
Accounts payable	-	39,274
Accrued liabilities	-	7,153
Total liabilities	-	46,427
FUND BALANCES		
Non-spendable:		
Prepaid items	-	10,278
Unassigned	22,937	1,059,093
Total fund balances	$ 22,937	$ 1,069,371
Amounts reported for discretely presented component units in the Statement of Net Position are different because:		
Fund balances of governmental funds	$ 22,937	$ 1,069,371
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	-	1,620,217
Deferred outflows of resources are not available to pay current period expenditures and, therefore, are not reported in the funds.	-	96,233
Compensated absences payable are not due and payable in the curent period and, therefore, are not reported in the funds.	-	(11,588)
The net pension liability is not due and payable in the current period and, therefore, is not reported in the funds.	-	(88,849)
Deferred inflows of resources are not due and payable in the current period and, therefore, are not reported in the funds.	-	(12,191)
Net position of discretely presented component units	$ 22,937	$ 2,673,193

CITY OF KINGSLAND, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
COMPONENT UNITS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Georgia Gateway CID	Convention and Visitors Bureau
Revenues		
Intergovernmental	$ -	$ 592,291
Taxes	1,153	-
Miscellaneous	19,819	71,002
Total revenues	20,972	663,293
Expenditures		
Current:		
Housing and economic development	19,810	594,350
Total expenditures	19,810	594,350
Net change in fund balances	1,162	68,943
Fund balances, beginning of year	21,775	1,000,428
Fund balances, end of year	$ 22,937	$ 1,069,371
Amounts reported for discretely presented component units in the Statement of Activities are different because:		
Net change in fund balances	$ 1,162	$ 68,943
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation expense exceeded capital outlay in the current period.	-	(62,030)
Pension expense related to the net pension asset as recorded in the Statement of Activities is based on the CVB's proportionate share of pension expense of the retirement system as a whole, whereas pension expenditures recorded in the funds are based on the use of financial resources (e.g., required contributions). Thus, the change in net position differs from the change in fund balance by the amount by which the CVB's proportionate share of pension expense exceeds actual contributions.	-	(6,087)
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 the governmental funds.	-	(5,514)
Change in net position of discretely presented component units	$ 1,162	$ (4,688)

STATISTICAL SECTION

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

Contents **Page**

Financial Trends ..... **86 – 89**

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 ..... **90 – 95**

These schedules contain information to help the reader assess the City's most significant local revenue sources.

Debt Capacity ..... **96 – 101**

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 ..... **102 – 104**

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 ..... **105 – 108**

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.

Water and Sewer System Data ..... **109 – 114**

These schedules contain water and sewer system data to help the reader understand how the information in the City's financial report relates to the water and sewer services the City provides and the capacity it performs and serves.

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

CITY OF KINGSLAND, GEORGIA

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

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Governmental Activities										
Net investment in capital assets	$ 24,899,927	$ 25,397,393	$ 24,318,855	$ 23,121,079	$ 22,687,488	$ 24,327,877	$ 25,297,031	$ 26,050,635	$ 25,024,216	**$ 25,258,558**
Restricted	157,415	1,234,433	2,286,205	1,714,330	3,073,831	4,286,452	2,769,362	2,203,214	4,289,430	**14,969,750**
Unrestricted	1,347,324	(3,072,498)	(441,116)	974,916	2,356,728	2,929,131	4,975,647	7,897,308	18,388,487	**13,562,243**
Total governmental activities net position	$ 26,404,666	$ 23,559,328	$ 26,163,944	$ 25,810,325	$ 28,118,047	$ 31,543,460	$ 33,042,040	$ 36,151,157	$ 47,702,133	**$ 53,790,551**
Business-type activities										
Net investment in capital assets	$ 16,094,649	$ 18,959,333	$ 20,351,879	$ 21,655,789	$ 23,622,718	$ 24,534,802	$ 28,863,547	$ 30,656,470	$ 30,961,898	**$ 31,295,075**
Unrestricted	3,681,475	4,818,240	6,250,501	7,593,657	8,419,517	10,081,105	12,299,657	14,926,632	17,465,864	**19,716,344**
Total business-type activities net position	$ 19,776,124	$ 23,777,573	$ 26,602,380	$ 29,249,446	$ 32,042,235	$ 34,615,907	$ 41,163,204	$ 45,583,102	$ 48,427,762	**$ 51,011,419**
Primary government										
Net investment in capital assets	$ 40,994,576	$ 44,356,726	$ 44,670,734	$ 44,776,868	$ 46,310,206	$ 48,862,679	$ 54,160,578	$ 56,707,105	$ 55,986,114	**$ 56,553,633**
Restricted	157,415	1,234,433	2,286,205	1,714,330	3,073,831	4,286,452	2,769,362	2,203,214	4,289,430	**14,969,750**
Unrestricted	5,028,799	1,745,742	5,809,385	8,568,573	10,776,245	13,010,236	17,275,304	22,823,940	35,854,351	**33,278,587**
Total primary government net position	$ 46,180,790	$ 47,336,901	$ 52,766,324	$ 55,059,771	$ 60,160,282	$ 66,159,367	$ 74,205,244	$ 81,734,259	$ 96,129,895	**$104,801,970**

CITY OF KINGSLAND, GEORGIA

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

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Expenses										
Governmental activities:										
General government	$ 216,018	$ 1,982,580	$ 3,844,564	$ 1,817,292	$ 2,044,433	$ 1,742,245	$ 1,562,187	$ 1,838,761	$ 1,773,471	**$ 2,262,626**
Judicial	549,263	474,513	486,418	361,302	428,548	363,189	376,924	549,300	665,521	**541,531**
Public safety	5,196,425	4,767,280	3,526,083	4,618,724	4,877,696	4,907,400	5,605,933	5,789,824	6,365,075	**6,320,753**
Public works	3,695,835	3,077,262	2,280,206	2,764,885	2,824,322	2,737,046	3,021,772	3,150,940	3,527,456	**4,207,205**
Housing and development	878,009	570,565	580,202	1,073,496	1,057,867	1,091,846	1,195,378	1,661,538	1,897,778	**1,708,223**
Intergovernmental	349,340	-	-	-	-	-	-	-	-	**-**
Interest on LT debt	179,184	387,423	118,055	103,626	97,940	82,711	44,520	36,926	31,688	**27,027**
Total government activities expenses	$ 11,064,074	$ 11,259,623	$ 10,835,528	$ 10,739,325	$ 11,330,806	$ 10,924,437	$ 11,806,714	$ 13,027,289	$ 14,260,989	**$ 15,067,365**
Business-type activities:										
Water and sewer	$ 5,074,961	$ 4,596,528	$ 4,587,476	$ 4,480,201	$ 4,794,231	$ 4,991,658	$ 4,834,243	$ 5,100,477	$ 5,577,282	**$ 6,967,553**
Solid waste	794,693	878,821	774,541	801,088	959,125	917,059	1,006,432	1,041,825	1,184,929	**1,265,262**
Total business-type activities expenses	$ 5,869,654	$ 5,475,349	$ 5,362,017	$ 5,281,289	$ 5,753,356	$ 5,908,717	$ 5,840,675	$ 6,142,302	$ 6,762,211	**$ 8,232,815**
Total primary government expenses	$ 16,933,728	$ 16,734,972	$ 16,197,545	$ 16,020,614	$ 17,084,162	$ 16,833,154	$ 17,647,389	$ 19,169,591	$ 21,023,200	**$ 23,300,180**
Program Revenues										
Governmental activities										
Charges for services:										
General government	$ 467,797	$ 439,553	$ 407,156	$ 427,990	$ 669,550	$ 590,985	$ 964,514	$ 804,918	$ 902,578	**$ 1,073,147**
Judicial	1,323,592	1,089,642	1,201,442	-	-	-	-	-	-	**-**
Public safety	15,990	-	-	914,056	1,068,512	737,249	655,416	1,221,111	1,460,567	**814,334**
Housing and development	-	-	18,375	36,424	40,033	44,830	-	-	-	**-**
Operating grants and contr.	77,930	354,914	848,854	139,073	315,478	380,030	654,888	553,664	907,131	**580,595**
Capital grants and contr.	4,200,330	88,718	2,903,340	2,244,300	1,954,999	2,500,369	3,123,320	2,561,640	9,854,202	**5,359,195**
Total gov't activities program revenues	$ 6,085,639	$ 1,972,827	$ 5,379,167	$ 3,761,843	$ 4,048,572	$ 4,253,463	$ 5,398,138	$ 5,141,333	$ 13,124,478	**$ 7,827,271**
Business-type activities:										
Charges for services:										
Water and sewer	$ 5,416,566	$ 5,751,192	$ 6,063,916	$ 6,273,751	$ 7,081,898	$ 6,967,332	$ 8,554,384	$ 8,457,420	$ 8,259,620	**$ 8,444,650**
Solid waste	897,632	907,835	892,968	933,146	1,044,644	1,071,591	1,118,924	1,166,861	1,241,295	**1,245,354**
Operating grants and contr.	-	91,768	-	-	-	-	-	-	-	**-**
Capital grants and contr.	1,694,354	169,684	689,153	429,789	460,962	276,845	143,526	472,568	115,313	**9,460**
Total business-type activities program revenues	$ 8,008,552	$ 6,920,479	$ 7,646,037	$ 7,636,686	$ 8,587,504	$ 8,315,768	$ 9,816,834	$ 10,096,849	$ 9,616,228	**$ 9,699,464**
Total primary government program revenues	$ 14,094,191	$ 8,893,306	$ 13,025,204	$ 11,398,529	$ 12,636,076	$ 12,569,231	$ 15,214,972	$ 15,238,182	$ 22,740,706	**$ 17,526,735**

(Continued)

CITY OF KINGSLAND, GEORGIA

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

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Program Revenues (Continued)										
Net (expense)/revenue										
Governmental activities	$ (4,978,435)	$ (9,286,796)	$ (5,456,361)	$ (6,977,482)	$ (7,282,234)	$ (6,670,974)	$ (6,408,576)	$ (7,885,956)	$ (1,136,511)	**$ (7,240,094)**
Business-type activities	2,138,898	1,445,130	2,284,020	2,355,397	2,834,148	2,407,051	3,976,159	3,954,547	2,854,017	**1,466,649**
Total primary government net expense	$ (2,839,537)	$ (7,841,666)	$ (3,172,341)	$ (4,622,085)	$ (4,448,086)	$ (4,263,923)	$ (2,432,417)	$ (3,931,409)	$ 1,717,506	**$ (5,773,445)**
General Revenues and Other										
Governmental activities:										
Taxes:										
Property taxes	$ 4,399,967	$ 2,863,828	$ 3,175,480	$ 3,148,909	$ 3,760,916	$ 3,891,040	$ 3,961,625	$ 4,068,838	$ 4,360,095	**$ 4,719,750**
Sales taxes	2,448,777	4,692,244	1,616,483	1,665,065	2,012,448	2,199,151	2,470,488	2,825,779	3,333,647	**3,516,254**
Other taxes	2,005,966	3,616,752	3,564,303	3,706,704	3,632,995	3,886,563	3,869,679	4,534,644	4,850,417	**5,031,903**
Unrestricted grants and contr.	-	-	-	-	-	-	-	-	-	**-**
Unrestricted invest. earnings	1,695	5,411	16,783	46,829	106,736	197,329	84,768	6,576	112,767	**528,930**
Miscellaneous	119,277	165,506	105,484	-	-	-	-	-	-	**-**
Gain on disposition of capital assets	21,620	20,156	-	14,342	-	-	-	-	-	**-**
Transfers	(439,166)	(2,517,514)	(417,556)	(264,361)	88,434	(89,260)	(2,479,404)	(440,764)	30,561	**(468,325)**
Total governmental activities	8,558,136	8,846,383	8,060,977	8,317,488	9,601,529	10,084,823	7,907,156	10,995,073	12,687,487	**13,328,512**
Business-type activities:										
Investment earnings	10,746	9,763	10,493	24,063	47,073	77,361	91,734	24,587	21,204	**648,683**
Penalties and Fees	-	-	99,279	-	-	-	-	-	-	**-**
Miscellaneous	13,899	28,092	12,059	-	-	-	-	-	-	**-**
Gain on disposition of capital assets	4,100	950	1,400	3,247	-	-	-	-	-	**-**
Transfers	439,165	2,517,514	417,556	264,361	(88,434)	89,260	2,479,404	440,764	(30,561)	**468,325**
Total business-type activiites	467,910	2,556,319	540,787	291,671	(41,361)	166,621	2,571,138	465,351	(9,357)	**1,117,008**
Total primary government	$ 9,026,046	$ 11,402,702	$ 8,601,764	$ 8,609,159	$ 9,560,168	$ 10,251,444	$ 10,478,294	$ 11,460,424	$ 12,678,130	**$ 14,445,520**
Changes in Net Position										
Governmental activities	$ 3,579,701	$ (440,413)	$ 2,604,616	$ 1,340,006	$ 2,319,295	$ 3,413,849	$ 1,498,580	$ 3,109,117	$ 11,550,976	**$ 6,088,418**
Business-type activities	2,606,808	4,001,449	2,824,807	2,647,068	2,792,787	2,573,672	6,547,297	4,419,898	2,844,660	**2,583,657**
Total primary government	$ 6,186,509	$ 3,561,036	$ 5,429,423	$ 3,987,074	$ 5,112,082	$ 5,987,521	$ 8,045,877	$ 7,529,015	$ 14,395,636	**$ 8,672,075**

CITY OF KINGSLAND, GEORGIA

PROGRAM REVENUES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	Fiscal Year									
Function/Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Governmental activities:										
General government	$ 467,797	$ 873,798	$ 3,334,715	$ 427,990	$ 669,550	$ 590,985	$ 1,007,481	$ 842,308	$ 1,007,420	**$ 1,210,576**
Judicial	1,323,592	1,089,642	1,201,442	795,158	946,541	-	-	-	-	**-**
Public safety	15,990	3,975	53,815	257,971	437,449	1,117,279	1,216,847	1,352,224	1,605,719	**966,101**
Public works	1,121,265	-	770,820	2,244,300	1,954,999	2,500,369	3,123,320	2,561,640	9,854,202	**5,359,195**
Housing and development	-	-	18,375	36,424	40,033	44,830	50,490	385,161	657,137	**291,399**
Intergovernmental	3,156,799	-	-	-	-	-	-	-	-	**-**
Interest on long-term debt	196	5,412	-	-	-	-	-	-	-	**-**
Subtotal governmental activities	6,085,639	1,972,827	5,379,167	3,761,843	4,048,572	4,253,463	5,398,138	5,141,333	13,124,478	**7,827,271**
Business-type activities:										
Water and sewer	7,110,920	5,920,876	6,753,069	6,703,540	7,542,860	7,244,177	8,697,910	8,929,988	8,374,933	**8,454,110**
Solid waste	897,632	999,603	892,968	933,146	1,044,644	1,071,591	1,118,924	1,166,861	1,241,295	**1,245,354**
Subtotal business-type activities	8,008,552	6,920,479	7,646,037	7,636,686	8,587,504	8,315,768	9,816,834	10,096,849	9,616,228	**9,699,464**
Total primary government	$ 14,094,191	$ 8,893,306	$ 13,025,204	$ 11,398,529	$ 12,636,076	$ 12,569,231	$ 15,214,972	$ 15,238,182	$ 22,740,706	**$ 17,526,735**

Notes:
The fluctuations in revenues are due to amounts related to operating and capital grants.

CITY OF KINGSLAND, GEORGIA

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

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
General Fund:										
Non-spendable	$ 227,846	$ 208,126	$ 205,127	$ 208,014	$ 226,282	$ 211,440	$ 259,808	$ 210,232	$ 279,336	**$ 265,918**
Restricted	89,887	85,698	16,482	-	-	-	-	-	-	**-**
Assigned	-	917,889	1,914,077	1,898,954	2,173,301	2,183,976	3,202,406	3,881,328	6,779,391	**7,252,734**
Unassigned	296,836	-	-	681,208	1,249,128	1,344,357	2,464,249	4,399,940	4,675,902	**5,715,829**
Total general fund	$ 614,569	$ 1,211,713	$ 2,135,686	$ 2,788,176	$ 3,648,711	$ 3,739,773	$ 5,926,463	$ 8,491,500	$ 11,734,629	**$ 13,234,481**
All Other Governmental Funds										
Nonspendable:										
Special revenue funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77	**$ 77**
Restricted:										
Special revenue funds	26,792	59,353	83,879	66,262	60,766	56,671	51,447	513,929	100,699	**164,468**
Grant fund	(2,187)	23	23	-	-	-	231,955	-	-	**-**
Capital projects funds	1,189,481	1,089,359	2,185,821	1,648,059	3,013,065	4,035,752	2,292,665	1,448,947	3,873,464	**14,441,894**
Debt service funds	-	-	-	103,759	153,393	194,029	193,295	240,338	315,267	**363,388**
Assigned:										
Special revenue funds	(7,330)	6,409	36,651	-	-	-	-	390	6,530,439	**-**
Unassigned, reported in:										
Special revenue funds	(134,192)	-	-	(148,173)	(31,722)	-	(148,281)	(454,577)	(281,165)	**(184,067)**
Total all other governmental funds	$ 1,072,564	$ 1,155,144	$ 2,306,374	$ 1,669,907	$ 3,195,502	$ 4,286,452	$ 2,621,081	$ 1,749,027	$ 10,538,704	**$ 14,785,760**

CITY OF KINGSLAND, GEORGIA

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

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020 [1]	2021 [1]	2022 [1]	**2023 [1]**
Revenues										
Property taxes	$ 3,612,659	$ 3,071,318	$ 3,175,480	$ 3,153,130	$ 3,755,752	$ 3,885,022	$ 3,889,252	$ 4,024,203	$ 4,378,874	**$ 4,706,996**
Sales taxes	4,277,626	4,692,244	1,616,483	1,665,065	1,748,091	2,199,151	2,470,488	2,825,779	3,333,647	**3,516,254**
Other taxes	3,044,558	3,309,261	3,564,302	3,706,704	3,897,349	2,940,026	2,912,547	3,535,687	3,843,608	**3,940,626**
Franchise taxes	-	-	-	-	-	-	957,132	998,957	1,006,809	**1,091,277**
Licenses and permits	311,129	333,186	407,156	380,675	564,475	1,480,235	934,128	774,094	859,491	**1,028,036**
Intergovernmental	833,232	438,220	2,978,573	2,502,271	2,391,430	2,982,187	3,683,151	2,691,945	10,688,401	**5,905,154**
Charges for services	31,802	25,077	18,375	27,648	28,730	32,017	30,386	30,824	43,087	**45,111**
Fines and forfeitures	1,323,592	991,838	1,201,442	795,158	946,541	633,970	655,416	1,221,111	1,460,567	**814,334**
Interest	1,995	5,412	16,783	46,829	107,754	198,820	86,368	7,384	115,501	**592,520**
Miscellaneous	462,439	287,830	106,226	56,091	116,381	70,100	93,457	94,026	144,881	**224,888**
Total revenues	13,899,032	13,154,385	13,084,820	12,333,571	13,556,503	14,421,528	15,712,325	16,204,010	25,874,866	**21,865,196**
Expenditures										
General government	1,514,033	1,589,823	1,452,964	1,738,252	1,954,986	1,723,539	1,609,384	1,693,970	1,711,034	**2,061,005**
Judicial	545,247	472,505	484,410	352,907	426,133	373,083	354,685	535,053	654,116	**519,801**
Public safety	4,836,009	4,294,642	4,176,372	4,224,298	4,658,096	4,912,374	5,564,253	5,641,384	5,716,476	**6,371,171**
Public works	2,007,923	1,787,041	1,802,418	1,833,413	2,083,875	2,163,224	2,136,254	2,185,095	2,277,895	**3,491,589**
Housing and development	650,541	463,914	482,849	997,230	1,047,549	1,098,644	1,164,197	1,632,002	1,853,325	**1,672,897**
Intergovernmental	349,340	384,774	453,328	-	-	-	-	-	-	**-**
Capital outlay	2,411,559	767,183	2,026,903	1,663,711	818,950	1,701,268	4,044,823	2,791,220	1,490,189	**1,352,858**
Debt service:										
Principal	202,250	257,849	564,639	1,270,798	560,633	1,300,998	382,152	119,073	138,731	**153,692**
Interest	173,932	129,573	116,983	103,626	97,940	82,711	44,520	36,926	31,688	**27,027**
Total expenditures	12,690,834	10,147,305	11,560,866	12,184,235	11,648,162	13,355,841	15,300,268	14,634,723	13,873,454	**15,650,040**
Excess of revenues over expenditures	1,208,198	3,007,081	1,523,954	149,336	1,908,341	1,065,687	412,057	1,569,287	12,001,412	**6,215,156**
Other Financing Sources (Uses)										
Capital lease proceeds	555,950	170,001	184,619	116,706	186,410	-	-	-	-	**-**
TAN proceeds	-	-	770,820	-	-	-	-	-	-	**-**
Sale of capital assets	21,620	20,156	13,367	14,342	-	21,615	15,000	10,550	-	**-**
Transfers in	1,234,830	1,274,435	3,028,963	2,622,080	1,562,893	2,841,961	1,155,235	783,482	2,228,048	**2,594,935**
Transfers out	(1,673,996)	(3,791,949)	(3,446,519)	(2,886,441)	(1,474,459)	(2,747,251)	(1,060,973)	(670,336)	(2,196,577)	**(3,063,260)**
Total other financing sources	138,404	(2,327,357)	551,250	(133,313)	274,844	116,325	109,262	123,696	31,471	**(468,325)**
Net change in fund balance	$ 1,346,602	$ 679,724	$ 2,075,204	$ 16,023	$ 2,183,185	$ 1,182,012	$ 521,319	$ 1,692,983	$ 12,032,883	**$ 5,746,831**
Debt service as a percentage of non-capital expenditures	3.98%	4.13%	7.15%	12.85%	6.08%	12.43%	4.11%	1.36%	1.30%	**1.39%**

Notes:

Convention and Visitors Bureau ("CVB") Fund is shown in Governmental Activities through FY 2009 as a blended component unit. Beginning in FY 2010 and forward, CVB is shown as a discretely presented component unit. A prior period adjustment was done in FY 2010 reflecting the presentation change of the CVB. Beginning in FY 2010, CVB is not reflected in the statistical data.

[1] Franchise fees were broken into a separate line item.

CITY OF KINGSLAND, GEORGIA

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

Fiscal Year	Property	Sales Tax	Occupancy	Other	Total
2014	$ 3,612,659	$ 4,277,626	$ 776,342	$ 2,268,216	$ 10,934,843
2015	3,071,318	4,692,244	874,487	2,434,774	11,072,822
2016	2,971,540	3,469,477	988,943	2,575,359	10,005,319
2017	2,949,446	3,533,590	1,021,804	2,684,900	10,189,740
2018	3,550,690	3,702,072	1,068,437	2,828,912	11,150,111
2019	3,681,262	3,916,015	1,097,859	3,060,461	11,755,597
2020	3,889,252	3,868,223	913,330	3,211,630	11,882,435
2021	4,024,203	4,747,726	1,194,366	3,340,278	13,306,573
2022	4,378,874	6,018,872	1,443,225	3,407,192	15,248,163
2023	**4,706,996**	**7,145,937**	**1,346,116**	**3,685,787**	**16,884,836**
Change 2014 – 2023	30.3%	67.1%	73.4%	62.5%	54.4%

CITY OF KINGSLAND, GEORGIA

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

Fiscal Year Ended September 30,	Digest Tax Year	Real and Personal Property	Motor Vehicles	Mobile Home	Timber	Less: Tax-Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a % of Actual Value
2014	2013	$ 389,638,711	$ 31,395,960	$ 2,654,045	$ 162,511	$ 10,950,976	$ 412,900,251	8.00	$ 1,032,250,628	40%
2015	2014	383,383,293	26,759,680	2,546,074	1,983,183	10,707,988	403,964,242	8.00	1,009,910,605	40%
2016	2015	371,226,251	18,861,240	2,577,000	5,166,962	10,132,601	387,698,852	8.00	969,247,130	40%
2017	2016	386,573,946	13,846,310	2,557,450	3,720,921	12,532,178	394,166,449	7.50	985,416,123	40%
2018	2017	416,642,488	10,132,100	2,449,334	3,431,276	12,889,938	419,765,260	8.50	1,049,413,150	40%
2019	2018	459,298,438	7,707,980	2,413,626	4,899,905	17,292,699	457,027,250	8.14	1,142,568,125	40%
2020	2019	482,564,353	6,468,940	2,286,514	2,192,114	20,998,918	472,513,003	8.00	1,181,282,508	40%
2021	2020	499,484,187	5,510,930	2,472,330	891,258	22,701,954	485,656,751	8.00	1,214,141,878	40%
2022	2021	580,154,619	4,876,230	2,442,620	425,083	27,207,725	560,690,827	7.40	1,401,727,068	40%
2023	**2022**	**729,347,603**	**4,692,410**	**2,392,206**	**864,686**	**34,650,787**	**702,646,118**	**6.50**	**1,756,615,295**	**40%**

Source: Camden County Board of Equalization and Assessment.

Notes:
Property in the City is reassessed periodically. Property is assessed at 40% of the fair market value; therefore, the assessed values are equal to 40% of the estimated actual value. Tax rates are per $1,000 of assessed value. Tax year levied fund the following fiscal year (i.e., taxes levied for 2022 are financial resources for fiscal year ended 2023).

CITY OF KINGSLAND, GEORGIA

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

		City of Kingsland			Overlapping Rates[1]					
					Camden County			School Board		
Fiscal Year Ended September 30,	Digest Tax Year	Operating Millage	Debt Service Millage	Total City Millage	Operating Millage	Debt Service Millage	Total County Millage[2]	Operating Millage	Debt Service Millage	Total School Millage
2014	2013	6.79	1.21	8.00	11.70	-	11.70	15.50	-	15.50
2015	2014	6.97	1.03	8.00	11.94	-	12.94	15.82	-	15.82
2016	2015	6.22	1.78	8.00	12.94	-	12.94	16.00	-	16.00
2017	2016	5.61	1.89	7.50	13.94	-	13.94	16.00	-	16.00
2018	2017	6.92	1.58	8.50	13.94	-	13.94	16.00	-	16.00
2019	2018	5.00	3.14	8.14	13.41	-	13.41	16.00	-	16.00
2020	2019	7.07	0.93	8.00	15.79	-	15.79	16.00	-	16.00
2021	2020	7.67	0.33	8.00	15.79	-	15.79	16.00	-	16.00
2022	2021	7.40	-	7.40	15.56	-	15.56	15.36	-	15.36
2023	**2022**	**6.50**	**-**	**6.50**	**14.00**	**-**	**14.00**	**15.25**	**-**	**15.25**

Source: Camden County Board of Commissioners, School Board, and the City's Finance Department.

Notes:
The City's total property tax rate may be increased only by a majority vote of the City's elected council. Rates for debt service are set based on each year's requirements. Tax year levied fund the following fiscal year (i.e., taxes levied for 2022 are financial resources for fiscal year ended 2023).

[1] Overlapping rates are those of local and county governments that apply to property owners within the City.

[2] County millage rate includes .25 for State in previous years and .20 beginning in FY 2012, decreasing by .05 each year until eliminated in 2016.

CITY OF KINGSLAND, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

	2023			2014		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value[(1)]	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value[1]
PGK Property LLC Etal	$ 12,080,488	1	1.66%	$ -	-	-
Georgia Power Company	8,584,811	2	1.18%	3,562,653	3	0.91%
Laurel Island Holdings LLC	8,069,030	3	1.11%	-	-	-
Soncel Inc[(2)]	7,445,696	4	1.02%	6,432,626	1	1.65%
Lowes Home Centers Inc[(3)]	6,117,271	5	0.84%	4,660,883	2	1.20%
Kingsland Dev. Co LP	4,706,060	6	0.65%	2,600,646	4	0.67%
Royal Point Apartments LLC	4,627,192	7	0.63%	1,581,317	7	0.41%
Odyssey at Laurel Island Apts LLC	3,529,000	8	0.48%	-	-	-
Kings Bay Properties LLC	3,075,072	9	0.42%	-	-	-
Desai Brothers LLC	2,879,852	10	0.39%	1,409,892	9	0.36%
CPF-FIA LLC	-	-	-	2,329,502	5	0.60%
A T Williams Oil Co	-	-	-	1,790,386	6	0.46%
Redus Atlanta Subdivisions LLC	-	-	-	1,490,906	8	0.38%
Ashton Cove LP	-	-	-	1,337,714	10	0.34%
Total	$ 61,114,472		8.38%	$ 27,196,525		6.98%

Source: County Board of Equalization and Assessment.

(1) See Schedule on Assessed Value and Estimated Actual Value of Taxable Property for Taxable Assessed Value. Percentage is based on Real and Personal Property Tax only.

(2) Soncel Homes Inc also includes Soncel Inc and Soncel Construction Inc.

(3) Lowes Home Centers Inc also includes Lowe's Home Centers Inc #2489.

CITY OF KINGSLAND, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year Ended September 30,	Digest Tax Year	Taxes Levied for the Fiscal Year[1]	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date		Total Taxes Outstanding
			Amount	Percentage of Levy		Amount	Percentage of Levy	
2014	2013	$ 3,003,304	$ 2,922,459	97.31%	$ 76,469	$ 2,998,928	99.85%	$ 4,376
2015	2014	2,920,904	2,817,621	96.46%	100,135	2,917,756	99.89%	3,148
2016	2015	2,871,064	2,848,866	99.23%	18,850	2,867,716	99.88%	3,348
2017	2016	2,814,523	2,805,502	99.68%	5,841	2,811,343	99.89%	3,180
2018	2017	3,388,530	3,371,424	99.50%	13,127	3,384,551	99.88%	3,979
2019	2018	3,585,693	3,569,248	99.54%	12,224	3,581,472	99.88%	4,221
2020	2019	3,660,671	3,604,538	98.47%	49,061	3,653,599	99.81%	7,072
2021	2020	3,833,571	3,822,799	99.72%	5,503	3,828,302	99.86%	5,269
2022	2021	4,047,499	4,041,006	99.84%	3,477	4,044,483	99.93%	3,016
2023	**2022**	**4,491,164**	**4,483,838**	**99.84%**	**-**	**4,483,838**	**99.84%**	**7,326**
		$ 34,616,923	$ 34,287,302		$ 284,687	$ 34,571,989		$ 44,935

Sources: Camden County Board of Equalization and Assessment and the City's Department of Finance.

[1] Tax year levied fund the following fiscal year (i.e., taxes levied for 2022 are financial resources for fiscal year ended 2023).

CITY OF KINGSLAND, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

	Governmental Activities				Business-Type Activities								
Fiscal Year	Revenue Bonds	Short-term Line of Credit	Notes Payable	Financed Purchases	Water Revenue Bonds	Notes Payable	Short-term Line of Credit	Financed Purchases	Total Primary Government	Percentage of Estimated Actual Value of Taxable Property[1]	Per Capita[2]	Percentage of Personal Income[2]	Population[3]
2014	$2,364,579	$ -	$ 1,723,384	$ 641,503	$10,841,048	$ -	$ -	$ 339,304	$ 15,909,818	1.54%	976	0.96%	16,309
2015	2,294,732	-	1,613,198	733,688	9,467,200	-	-	246,059	14,354,877	1.42%	875	0.84%	16,398
2016	2,216,331	770,820	1,248,859	796,659	8,048,190	-	-	150,872	13,231,730	1.37%	795	0.75%	16,638
2017	2,130,386	-	963,362	784,826	6,597,310	1,290,168	-	302,688	12,068,740	1.22%	710	0.65%	17,009
2018	2,042,068	-	661,593	800,689	5,118,748	1,121,047	-	284,663	10,028,808	0.96%	575	0.52%	17,436
2019	1,937,813	-	-	265,539	3,610,187	742,247	-	182,167	6,737,954	0.59%	375	0.33%	17,949
2020	1,821,201	-	-	-	2,073,852	911,042	-	121,073	4,927,168	0.42%	269	0.23%	18,337
2021	1,702,131	-	-	-	1,102,754	882,748	-	10,019	3,697,652	0.30%	194	0.15%	19,075
2022	1,563,400	-	-	-	-	1,200,000	-	-	2,763,400	0.20%	139	0.12%	19,896
2023	**1,409,708**	**-**	**-**	**-**	**20,000,000**	**-**	**-**	**-**	**21,409,708**	**1.22%**	**1,076**	**0.86%**	**19,896**

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

[1] See Schedule on Assessed Value and Estimated Actual Value of Taxable Property for property values.

[2] See Schedule on Demographic and Economic Statistics for personal income and population amounts.

[3] Estimated for 2021, 2022, 2023.

CITY OF KINGSLAND, GEORGIA

RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

Year	General Bonded Debt Outstanding			Percentage of Actual Taxable Value of Property[1]	Per Capita[2]
	General Obligation Bonds	Less: Amounts Avail. in Debt Service Fund	Total		
2014	$ -	$ -	$ -	0.00%	$ -
2015	-	-	-	0.00%	-
2016	-	-	-	0.00%	-
2017	-	-	-	0.00%	-
2018	-	-	-	0.00%	-
2019	-	-	-	0.00%	-
2020	-	-	-	0.00%	-
2021	-	-	-	0.00%	-
2022	-	-	-	0.00%	-
2023	**-**	**-**	**-**	**0.00%**	**-**

Notes:
The City has had no General Bonded Debt Issued or Outstanding for the last ten years.

[1] See Schedule on Assessed Value and Estimated Actual Value of Taxable Property for property values.

[2] See Schedule on Demographic and Economic Statistics for personal income and population amounts.

CITY OF KINGSLAND, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITES DEBT
AS OF SEPTEMBER 30, 2023

Jurisdiction	New Debt Outstanding	Percentage Applicable to City of Kingsland[1]	Amount Applicable to City of Kingsland
Camden County, Georgia - Overlapping Debt	$ -	33.02%	$ -
Subtotal Overlapping Debt			-
City of Kingsland, Georgia - Direct Debt			21,409,708
Total Direct and Overlapping Debt			$ 21,409,708

Sources: Assessed value data used to estimate applicable percentages provided by the County Board of Equalization and Assessment. Debt outstanding provided by the County and the City Finance Departments.

Notes:
Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that could place burden on the residents and businesses of the City of Kingsland. This process recognizes that, when considering the government's abilitiy to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account.

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

CITY OF KINGSLAND, GEORGIA

LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	Fiscal Year[1]									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Debt limit	$ 41,290,025	$ 40,396,424	$ 38,769,885	$ 39,416,645	$ 41,976,526	$ 45,702,725	$ 47,251,300	$ 48,565,675	$ 56,069,083	**$ 70,264,612**
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	**-**
Legal debt margin	$ 41,290,025	$ 40,396,424	$ 38,769,885	$ 39,416,645	$ 41,976,526	$ 45,702,725	$ 47,251,300	$ 48,565,675	$ 56,069,083	**$ 70,264,612**
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	**0.00%**

Legal Debt Margin Calculation for Fiscal Year 2023

Total assessed value	**737,296,905**
Less Exempt:	**34,650,787**
Total taxable assessed value	**702,646,118**
Debt limit (10% of total taxable assessed value)	**70,264,612**
Debt applicable to limit:	**-**
Legal debt margin	**$ 70,264,612**

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

[1] Tax year levied fund the following fiscal year (i.e., taxes levied for 2022 are financial resources for fiscal year ended 2023).

CITY OF KINGSLAND, GEORGIA

PLEDGED-REVENUE COVERAGE
LAST TEN FISCAL YEARS

Fiscal Year	Water Revenue Bonds				
	Utility Service Charges[1]	Less: Operating Expenses[2]	Net Available Revenue	Debt Service[3]	
				Principal	Interest	Coverage Ratio
2014	$ 5,416,566	$ 2,875,135	$ 2,541,431	$ 1,335,000	$ 300,582	1.55
2015	5,751,192	2,822,038	2,929,154	1,373,848	222,103	1.84
2016	6,063,916	2,900,034	3,163,882	1,419,010	181,499	1.98
2017	6,273,751	2,932,486	3,341,265	1,450,880	146,568	2.09
2018	7,081,898	3,153,471	3,928,427	1,478,562	118,264	2.46
2019	6,957,592	3,178,634	3,778,958	1,508,561	89,835	2.36
2020	8,554,384	2,936,240	5,618,144	1,536,335	60,701	3.52
2021	8,457,420	3,128,320	5,329,100	971,098	35,419	5.29
2022	8,259,620	3,464,239	4,795,381	1,102,754	12,296	4.30
2023	**8,444,650**	**4,263,534**	**4,181,116**	**-**	**211,500**	**19.77**

(1) Operating revenues do not include interest and capital contributions.
(2) Operating expenses do not include interest, loss on disposal, depreciation and amortization expenses.
(3) Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF KINGSLAND, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Calendar Year	Kingsland Population[1]	County Population[1]	Personal Income[2] (in thousands of dollars)	Per Capita[2] Personal Income	Labor Force	School Enrollment[3]	Unemployment Rate[4]
2014	16,309	51,909	$ 1,649,662	$ 31,780	21,576	9,021	6.0%
2015	16,398	54,439	1,710,635	32,621	22,434	9,033	5.7%
2016	16,638	52,394	1,771,561	33,812	20,402	9,199	5.7%
2017	17,009	53,005	1,852,997	34,959	20,931	9,252	4.6%
2018	17,436	53,651	1,934,715	36,061	21,141	9,350	3.9%
2019	17,949	54,666	2,032,719	32,364	21,028	9,277	3.0%
2020	18,337	54,768	2,174,655	32,364	20,638	9,127	4.4%
2021	19,075	55,664	2,390,475 [5]	32,705	21,658	9,298	2.4%
2022	19,896	57,013	2,390,475 [5]	32,705	21,714	9,523	2.7%
2023	**19,896**	**57,013**	**2,487,008**	**43,622**	**22,704**	**9,614**	**3.1%**

Sources: Population information provided by the U.S. Census Bureau. Personal income and Per Capita Personal Income provided by Bureau of Economic Analysis. Labor force and unemployment data provided by the Georgia Department of Labor.

Notes:
Population is for Kingsland and Camden County. All other statistics are based on the County; information based solely on the City is not available.

[1] Population is an estimate based on surveys. **Source:** U.S. Census Bureau

[2] Personal income information is a total for the year. **Source**: Bureau of Economic Analysis, www.bea.gov/regional

[3] School enrollment data provided by Georgia Department of Education.

[4] Unemployment rate information is an adjusted yearly average, 2023 rate is for December 2022. **Source:** Georgia Department of Labor,www.dol.state.ga.us/pr/laborforce.htm

[5] Information only available through 2021, using the same figures for 2021 - 2022.

CITY OF KINGSLAND, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

	2023			2014		
Employer	**Employees**	**Rank**	**Percentage of Total Employment**	**Employees**	**Rank**	**Percentage of Total Employment**
Kings Bay Naval Submarine Base	**10,000**	**1**	**67.70%**	8,979	1	67.79%
Trident Refit Facility	**1,570**	**2**	**10.63%**	-	-	0.00%
Camden County School System	**1,210**	**3**	**8.19%**	1,241	2	9.37%
Lockheed Martin	**500**	**4**	**3.38%**	516	4	3.89%
Camden County Government	**393**	**5**	**2.66%**	373	6	2.82%
Southeast Georgia Health System	**319**	**6**	**2.16%**	450	5	3.40%
Wal-Mart Supercenter	**275**	**7**	**1.86%**	350	7	2.64%
City of Kingsland Government	**194**	**8**	**1.31%**	186	9	1.40%
City of St. Marys Government	**161**	**9**	**1.09%**	176	10	1.33%
Lowe's Home Improvement	**150**	**10**	**1.02%**	-	-	0.00%
Express Scripts	**-**	**-**	**-**	625	3	4.72%
Kings Bay Suport Services	**-**	**-**	**-**	350	8	2.64%
Total	**14,772**		**100.00%**	13,246		100.00%

Source: County and City Governments, Georgia Department of Labor.

Note: Due to the close proximity of the cities within the County, information is based on County data. Information based solely on Kingsland is not available.

CITY OF KINGSLAND, GEORGIA

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

	Fiscal Year									
Function	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
General government:										
Administration	5.4	3.8	3.8	3.8	3.3	3.2	3.8	3.55	3.8	**4.3**
Information Technology	2.7	1.8	2.7	2.7	2.7	1.76	1.73	1.13	1.2	**1.8**
Finance	7.15	6.5	6.5	6.34	5.85	5.31	4.8	5.4	5.1	**5.1**
Municipal Court	3	2	2	2	2	2	2	2	2.5	**2.5**
Police	48	42	42	42	42	42	44	44	46	**47**
Fire	30	29	29	29	29	29	29	29	30.5	**31.5**
Public Works	27	25	24.5	24.5	26.5	26.5	26.5	26.5	26.5	**26.5**
Planning and Zoning	8	7	7	8	8	8	8	7	7	**7.5**
Economic Development	2	1	1	1.25	1	1	1	1	1	**1**
Fleet Services	3.75	4.13	3.75	3.57	4.13	4.13	4.13	3.88	3.6	**3.6**
Tourism (CVB Fund)	5.5	5	5	4.75	5.5	6.31	6.37	6.37	6.5	**6.5**
Water/Sewer Fund:										
Administration	4.6	4.2	4.2	4.2	2.7	2.95	3.2	3.2	3.2	**3.4**
Information Technology	0.3	0.2	0.3	0.3	0.3	1.18	1.15	0.75	0.8	**1.2**
Finance	3.85	3.5	3.5	3.41	3.15	3.54	3.2	3.6	3.4	**3.4**
Fleet Services	1.25	1.37	1.25	1.18	1.37	1.37	1.37	1.12	1.4	**1.4**
Operations	26	23	23.5	23.5	23.5	25.5	25.5	26.5	27.5	**27.5**
Sanitation:										
Operations	8	8	8	9	9	9	9	9	9	**9**
Total	186.5	167.5	168	169.5	170	172.75	174.75	174	179.0	**183.2**

Source: City Finance Department

Notes:
FTE counts are based on actual budgeted positions. Budget allocations: City Manager & Human Resource Director - 80% General Fund & 20% Water Fund, Finance - 60% General Fund & 40% Water Fund, Fleet Services - 75% General Fund & 25% Water Fund, Information Technology - 60% General Fund & 40% Water Fund.

CITY OF KINGSLAND, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

	Fiscal Year									
Function/Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
General Fund										
Administration										
Number of Council Meetings	18	22	21	22	22	20	20	23	23	**21**
Number of Ordinances Adopted	6	11	8	11	12	9	9	11	14	**9**
Number of New Employees Processed	28	42	32	33	48	38	53	52	60	**53**
Finance										
Total Receipts	$ 18,162,450	$ 18,142,709	$ 17,841,651	$ 17,652,614	$ 20,072,066	$ 20,163,385	$ 22,052,802	$ 23,976,309	$ 25,914,694	**$ 27,214,110**
Cash Receipts	974,156	876,483	809,684	748,218	685,145	620,328	447,944	370,216	371,176	**373,495**
Check Receipts	13,576,090	12,800,203	11,207,636	10,878,409	12,419,744	12,615,142	12,872,719	14,809,687	13,662,922	**13,345,283**
Credit Card Receipts	1,508,998	1,522,745	1,152,756	1,241,762	1,707,011	1,412,625	1,061,878	877,117	1,217,797	**956,827**
Electronic Funds Processed	2,103,206	2,770,179	3,344,160	3,496,090	3,686,070	3,879,629	5,331,992	4,365,603	5,578,863	**8,492,695**
Web Receipts Processed	*	173,099	1,327,415	1,288,135	1,574,099	1,635,661	2,338,269	3,553,686	5,083,937	**4,045,810**
Employees on Direct Deposit	85%	89%	93%	95%	94%	95%	95%	87%	89%	**91%**
Accounts Payable Checks Issued	3,891	3,895	3,887	3,789	3,698	3,810	3,907	3,875	3,856	**3,553**
Court										
Cases/Citations Processed	7,594	6,234	7,219	3,907	5,907	3,980	3,812	8,017	8,000	**3,355**
Failure to Appear Warrants Issued	122	67	72	39	47	23	13	86	58	**42**
Suspension Notices Issued	1,388	1,096	1,246	679	970	727	457	1,254	1,560	**754**
Police										
Average Response Time (in minutes)	4:00	5:00	4:00	4:00	5:00	4:00	5:07	2:42	4:42	**4:46**
Violent Crimes/Assaults	225	185	78	36	287	112	85	64	212	**160**
Fire										
Average Response Time										
(Fire)	5:22	5:18	5:38	5:38	4:45	4:58	4:56	4:56	8:00	**5:34**
(EMS)	4:27	*	*	*	*	*	*	*	*	*****
Firefighters per Call	13	16	17	7	16	17	17	17	17	**17**
Number of New Hydrants	4	3	12	6	4	4	14	10	24	**18**
Public Works										
Ditches Cleaned (miles)[1]	17.25	13.49	5.64	27.58	96.38	208.33	130.39	34.64	39.55	**33.93**
Sidewalk Repair (feet)	2,660	2,205	726	-	496	-	2,741	643	-	**542**
Pot-hole/Wash-out Repair	281	326	443	332	475	672	607	441	389	**249**

(Continued)

CITY OF KINGSLAND, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

	Fiscal Year									
Function/Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
General Fund (Continued):										
Planning and Zoning										
Residential Permits Issued										
Single Family	66	59	125	130	153	184	245	295	240	**321**
Multi-Family	-	12	-	12	21	-	490	288	-	**-**
New Business License Issued	203	194	228	153	174	218	181	183	198	**184**
Fleet										
Number of Tires Replaced	81	53	161	211	198	205	210	198	293	**288**
Number of Preventive Maintenance Procedures	186	64	256	60	42	185	135	140	181	**241**
Vehicle Alignments Performed	20	10	24	32	36	35	22	36	41	**68**
CVB Fund										
Tourism										
Memberships	24	36	25	25	35	46	44	42	48	**42**
Travel Shows Attended	120	76	61	87	116	87	25	15	11	**3**
Advertisement/ Print Media	57	92	91	93	69	106	94	103	129	**118**
Training/ Meetings	77	70	142	172	98	112	88	263	121	**134**
Water Fund										
Administration										
Average Monthly Water Bills Sent	7,139	7,260	7,432	7,590	7,707	7,886	8,163	8,143	8,625	**8,905**
Information Technology										
Annual Visits to Website	13,651	*	*	*	*	14,177	35,315	20,654	49,394	**61,000**
Computer Issue Tickets Completed	1,058	1,229	1,203	1,976	2,017	2,065	2,272	1,823	1,200	**1,350**
Operations										
Drinking Water (millions of gallons)	617.343	575.788	587.494	587.702	594.694	584.274	596.983	600.57	600.75	**690.44**
Wastewater										
Wastewater Treated (millions of gallons)	639.434	613.849	644.844	644.123	757.015	671.989	768.476	778.951	783.439	**803.247**
Solid Waste Fund										
Refuse Collected (in tons)	7,649	7,474	8,062	9,819	8,990	7,864	10,096	9,929	9,617	**9,634**
Average Number of Customers Served Monthly	5,413	5,493	5,615	5,738	5,870	6,042	6,245	6,436	6,695	**6,795**

Sources: Various City departments.

* Information not available

CITY OF KINGSLAND, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Police										
Stations	2	2	2	2	2	2	2	2	2	**2**
Patrol Units	40	47	43	48	40	40	37	44	35	**36**
Fire Stations	3	3	3	3	3	3	3	3	3	**3**
Fire Trucks										
Engine	6	6	6	6	5	5	8	8	8	**8**
Ladder	2	2	2	2	2	2	2	2	2	**3**
Tanker	1	1	1	1	1	1	1	1	1	**1**
Rescue	1	1	1	1	1	1	1	1	1	**1**
Ambulances	1	1	1	1	1	1	0	0	0	**0**
Public works										
Streets Owned and Maintained (miles)	89.3	89.3	89	90.5	110.85	110.85	114.06	114.06	114.06	**114.2**
Service Trucks	15	16	16	20	14	14	19	20	23	**24**
Tourism										
Welcome Centers	1	1	1	1	1	1	1	1	1	**1**
Water										
Service Trucks	10	17	21	24	20	20	20	21	24	**28**
Fire Hydrants	1,485	1,497	1,507	1,513	1,513	1,517	1,521	1,531	1,565	**1,583**
gallons)[1]	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	**1,750**
Wastewater										
Treatment Capacity per Day (millions of gallons)	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	**4.4**
Solid Waste										
Garbage Can Collection Trucks	5	5	6	6	6	6	8	9	9	**8**
Other Collection Trucks[2]	4	4	5	5	5	5	6	6	6	**5**

Sources: Various City Departments.

Notes:
No capital asset indicators are available for the general government functions.

[1] Water storage is available in three City-owned water towers.

[2] Other collection trucks include limb wagons and trucks to dispose of white goods or bulky items.

CITY OF KINGSLAND, GEORGIA

WATER AND SEWER
DEBT SERVICE COVERAGE
AS OF SEPTEMBER 30, 2023

Operating Income (Including Capital Recovery Fees/Tap Fees) [1]	$	2,176,468
Plus: Depreciation		2,004,648
Plus: Interest Income		635,063
Net Revenues Available for Debt Service	$	4,816,179
Debt Service on Bonds [2]	$	653,835
Debt Service Coverage on Bonds		7.37
Net Revenues without Capital Recovery Fees/Tap Fees [1]	$	2,716,550
Debt Service on Bonds	$	653,835
Debt Service Coverage on Bonds		4.15

Note: This table provides historical debt service coverage for the most recent fiscal year of operation.

[1] Tap Fees and Capital Recovery Fees are recorded as charges for services.

[2] Debt service on the City's Series 2023 Bonds.

CITY OF KINGSLAND, GEORGIA

WATER AND SEWER CUSTOMERS
AS OF SEPTEMBER 30, 2023

Utility Type	Account Types		Total Customers
	Residential	Commercial	
Water	8,474	662	9,136
Wastewater	6,955	588	7,543

Note: Water and Sewer customers by category for the last fiscal year of operation. Information derived from the City's utility data.

CITY OF KINGSLAND, GEORGIA

WATER AND SEWER DEMAND
AS OF SEPTEMBER 30, 2023

Utility Type	Average Daily Demand (MGD)	Average Maximum Daily Demand (MGD)
Water	1.900	2.151
Wastewater	2.200	2.619

Note: Water and Wastewater demand are the average and peak demands in (MGD's) of the system for the last fiscal year of operation. Information derived from the City's utility data.

CITY OF KINGSLAND, GEORGIA

TOP TEN WATER AND SEWER CUSTOMER USERS
AS OF SEPTEMBER 30, 2023

	Water			Sewer		
	Customer	Total Annual Billing	Percent of Total Annual Billing[1]	Customer	Total Annual Billing	Percent of Total Annual Billing[2]
1	PKG Property LLC	$ 43,650	1.31%	PKG Property LLC	$ 43,650	1.61%
2	Mikulewicz, Dennis (Summerbend Apts)	41,801	1.25%	Mikulewicz, Dennis (Summerbend Apts)	41,801	1.54%
3	Odyssey at Laurel Island	39,186	1.17%	Odyssey at Laurel Island	39,186	1.44%
4	Royal Point Apts	32,978	0.99%	Royal Point Apts	32,978	1.21%
5	Synergy Recycling LLC	27,808	0.83%	Colerain Limited	24,774	0.91%
6	Colerain Limited	24,774	0.74%	Pointe Grand Kingsland East	23,174	0.85%
7	Pointe Grand Kingsland East	23,174	0.69%	Quality Inn	18,524	0.68%
8	Quality Inn	18,524	0.56%	Fairfield Inn & Suites	15,462	0.57%
9	Fairfield Inn & Suites	15,462	0.46%	Boing US Holdco Inc	15,353	0.56%
10	Boing US Holdco Inc	15,353	0.46%	Holiday Inn Exp Kingsbay Prop	15,189	0.56%
	Total Top Ten Water Customers	$ 282,711	8.48%	Total Top Ten Sewer Customers	$ 270,092	9.93%
[1]	Based on total water billing of:	$ 3,335,821		[2] Based on total sewer billing of:	$ 2,719,432	

CITY OF KINGSLAND, GEORGIA

WATER AND SEWER RATES
AS OF SEPTEMBER 30, 2023

		Monthly Charge	
User Typer	**Up to...**	**Inside City**	**Outside City**
Residential	0 gallons	$25.30 minimum	$35.80 minimum
	0-6000 gallons	$4.26 per 1000 gal	$6.40 per 1000 gal
	Over 6000 gallons	$4.94 per 1000 gal	$7.08 per 1000 gal
Commercial	0 gallons	$28.42 minimum	$42.90 minimum
	0-6000 gallons	$4.60 per 1000 gal	$7.00 per 1000 gal
	Over 6000 gallons	$5.30 per 1000 gal	$7.70 per 1000 gal
Churches	0 gallons	$25.30 minimum	$37.30 minimum
	0-6000 gallons	$4.26 per 1000 gal	$5.90 per 1000 gal
	Over 6000 gallons	$4.94 per 1000 gal	$6.58 per 1000 gal
Rv/Travel Trailer Park	0 gallons	$28.42 minimum	$42.62 minimum
	0-6000 gallons	$4.60 per 1000 gal	$6.90 per 1000 gal
	Over 6000 gallons	$5.30 per 1000 gal	$7.96 per 1000 gal
Lodging (hotels/motels)	0 gallons	$20.70/room min	$31.06 minimum
	0-6000 gallons	$4.26 per 1000 gal	$6.40 per 1000 gal
	Over 6000 gallons	$4.94 per 1000 gal	$7.42 per 1000 gal

CITY OF KINGSLAND, GEORGIA

WATER CONNECTION FEES
AS OF SEPTEMBER 30, 2023

Meter size	Fee (Inside city)	Fee (Outside city)
¾” meter	$600 + meter cost	$600 + meter cost
1” meter	$1,520 + meter cost	$2,273 + meter cost
1 ½” meter	$2,500 + meter cost	$3,694 + meter cost
2” meter	$3,820 + meter cost	$5,731 + meter cost
3” meter	$10,595 + meter cost	N/A
4” meter	$17,532 + meter cost	N/A
5” meter	$26,000 + meter cost	N/A
6” meter	$36,600 + meter cost	N/A

CITY OF KINSGLAND, GEORGIA

SEWER CONNECTION FEES
AS OF SEPTEMBER 30, 2023

Type of Installation	Flow GPD	$ per unit
Club building bar,	500	$3,000
per seat	50 (minimum $3,000)	$120
employee (FTE)	25 (minimum $3,000)	$60
Beauty/barber shop per wet chair	333 (minimum $3,000)	$799
Bowling Alley per lane	125 (minimum $3,000)	$300
Car wash, per by-self operated	100 (minimum $3,000)	$240
Automatic	166	$398
Church, per seat	5 (minimum $1,000)	$12
Coin laundry, per machine	400	$800
Commercial laundry, per machine	640	$1,536
Country Club, per 100 square feet	250	$600
Hospital, per bed	200	$500
Industrial, per employee	35 (minimum $3,000)	$84
Lodging establishments, per unit/room	225	$1,080
Mobile home park, single or double wide	300	$1,200
Apartments per unit w/o washer/dryer hook up	225	$1,080
Apartments per unit w/ washer/dryer hook up	300	$1,200
Nursing home, per bed	125	$300
Office, per 1000 sq ft	175 (minimum $3,000)	$420
Medical, per 1000 sq ft	500	$1,500
Residence, per unit- includes Cond/townhome	400	$1,200
Multi-family, per unit 1-2 bedroom 3 bedroom, includes duplex, triplex, quadra-plex	300	$1,200
Per unit 1-2 bedroom	400	$1,200
Restaurant with drive-in	55 (minimum $3,000)	$132
Per seat w/o drive-in	25 (minimum $2,000)	$50
Service station/fuel center, regular pump, Truck pump	75	$500
Otherwise per pump		$5,000
		$180
School, per student	17 (minimum $1,000)	$41
with gym (includes daycare)	21 (minimum $1,500)	$50
Stores, shopping center per 1000 sq ft	100 (minimum $3,000)	$240
Theater per seat	5 (minimum $3,000)	$10
Auditorium convention center, assembly hall (no food service) per capita	10 (minimum $3,000)	$24
Warehouse per 1000 sq ft	25 (minimum $3,000)	$60

Note: Capital recovery fees are at the same rate as the sewer connection fees listed here.

COMPLIANCE SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

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

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Kingsland, Georgia (the "City"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 13, 2024.

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards* and which is described in the accompanying Schedule of Findings and Questioned Costs as item 2023-001.

City of Kingsland, Georgia's Response to the Finding

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Kingsland, Georgia's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Savannah, Georgia
March 13, 2024

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

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

Report on Compliance for Each Major Federal Program

Opinion on the Major Federal Program

We have audited the City of Kingsland, Georgia's (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2023. The City's major federal programs are identified in the Summary of Auditor's Results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of it's major federal programs for the year ended September 30, 2023.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. 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 generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of the major federal programs as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit, we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Savannah, Georgia
March 13, 2024

CITY OF KINGSLAND, GEORGIA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Federal Grantor/Pass-through Grantor/Program Title	Federal AL Number	Grant Identification Number	Expenditures
U.S. Department of Housing and Urban Development			
Passed through Georgia Department of Community Affairs			
Community Development Block Grant - DR-HRRP	14.228	B-18-DP-13-0001	$ 253,691
Community Development Block Grant - MIT	14.228	B-19-DP-13-0002	869,590
Community Development Block Grant - DR-Planning	14.228	B-19-DP-13-0002	13,689
			1,136,970
U.S. Department of Transportation			
Passed through Georgia Department of Transportation			
Highway Planning and Construction Cluster	20.205	PI 0015396	83,617
			83,617
U.S. Department of Justice			
Direct from the U.S. Department of Justice			
Bullet Proof Vest Grant	16.607	CS0079502	5,490
			5,490
U.S. Department of Homeland Security			
Passed through Georgia Emergency Management Agency			
Hazard Mitigation Grant	97.039	HMGP 4338-0016	439,767
			439,767
U.S. Department of Commerce			
Passed through Georgia Department of Natural Resources			
Coastal Zone Management Administration Awards	11.419	N/A	35,000
			35,000
Total Expenditures of Federal Awards			$ 1,700,844

CITY OF KINGSLAND, GEORGIA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Kingsland, Georgia (the "City") and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of 2 CFR Part 200, OMB's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

NOTE 2. NON-CASH ASSISTANCE AND LOANS

There were no federal awards expended in the form of non-cash assistance during the year. There were also no loans or loan guarantees outstanding at year-end.

NOTE 3. DE MINIMIS INDIRECT COST RATE

The City did not use the 10% de minimis indirect cost rate.

NOTE 4. SUBRECIPIENTS

The City did not pass through any grant funds to subrecipients for the year ended September 30, 2023.

CITY OF KINGSLAND, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

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

Federal Awards

Internal control over major programs: Material weaknesses identified?	____ Yes __X__ No
Significant deficiencies identified not considered to be material weaknesses?	____ Yes __X__ None Reported
Type of auditor's report issued on compliance for major programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)	____ Yes __X__ No

Identification of major programs:

AL Number	Name of Federal Program or Cluster
	U.S. Department of Housing and Urban Development
14.228	Community Development Block Grant - DR
14.228	Community Development Block Grant - MIT

Dollar threshold used to distinguish between Type A and Type B programs:	$750,000
Auditee qualified as low-risk auditee?	____ Yes __X__ No

CITY OF KINGSLAND, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

2023–001. Collateralization of Deposits

Criteria: Internal controls should be in place which ensure proper collateral is pledged by all financial institutions where deposits exceed the Federal Depository Insurance Corporation ("FDIC") coverage.

Condition/Context: Certain deposits for the City were not properly collateralized in accordance with the Official Code of Georgia Annotated ("O.C.G.A.") §45-8-13.1. The State of Georgia requires collateral to be pledged at 110% for all public deposits in excess of the FDIC's insured limits.

Effect: Failure to maintain proper collateral is considered noncompliance with the O.C.G.A.

Cause: Lack of controls by the City to ensure the respective banks hold sufficient securities pledged as collateral for the deposits in excess of FDIC coverage.

Recommendation: The City should implement internal controls to ensure proper collateral is pledged by all banking institutions where deposits exceed the FDIC's coverage and that those reports are reconciled on a monthly basis.

Views of Responsible Officials and Planned Corrective Action: We concur with the recommendation. Proper actions will be taken to ensure proper collateral is maintained.

SECTION III
FEDERAL AWARDS FINDINGS AND RESPONSES

None reported.

CITY OF KINGSLAND, GEORGIA

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

STATUS OF PRIOR YEAR AUDIT FINDINGS

None reported.

The City of Kingsland, GA
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Kingsland
GEORGIA | EST 1908

Finance Department

Dr. C. Grayson Day, Jr.
MAYOR

Filiz Morrow, CPA, MPA
Director of Finance

March 13, 2024

Mr. Greg Griffin, State Auditor
Department of Audits and Accounts
Nonprofit and Local Government Audits
270 Washington Street, SW, Room 1-156
Atlanta, Georgia 30334-8400

Please find below the City of Kingsland, Georgia's corrective action plan for the audit findings reported in the September 30, 2023 financial report.

2023-001 Collateralization of Deposits

Criteria: Internal controls should be in place which ensure proper collateral is pledged by all financial institutions where deposits exceed the Federal Depository Insurance Corporation ("FDIC") coverage.

Condition/Cause: Certain deposits for the City were not properly collateralized in accordance with the Official Code of Georgia Annotated ("O.C.G.A.") §45-8-13.1. The State of Georgia requires collateral to be pledged at 110% for all public deposits in excess of the FDIC's insured limits.

Lack of controls by the City to ensure the respective banks hold sufficient securities pledged as collateral for the deposits in excess of FDIC coverage.

Views of Responsible Officials and Planned Corrective Action: We concur with the recommendation. Proper actions will be taken to ensure proper collateral is maintained.

Please let me know if additional information is needed.

Thank you,

Filiz Morrow
Finance Director