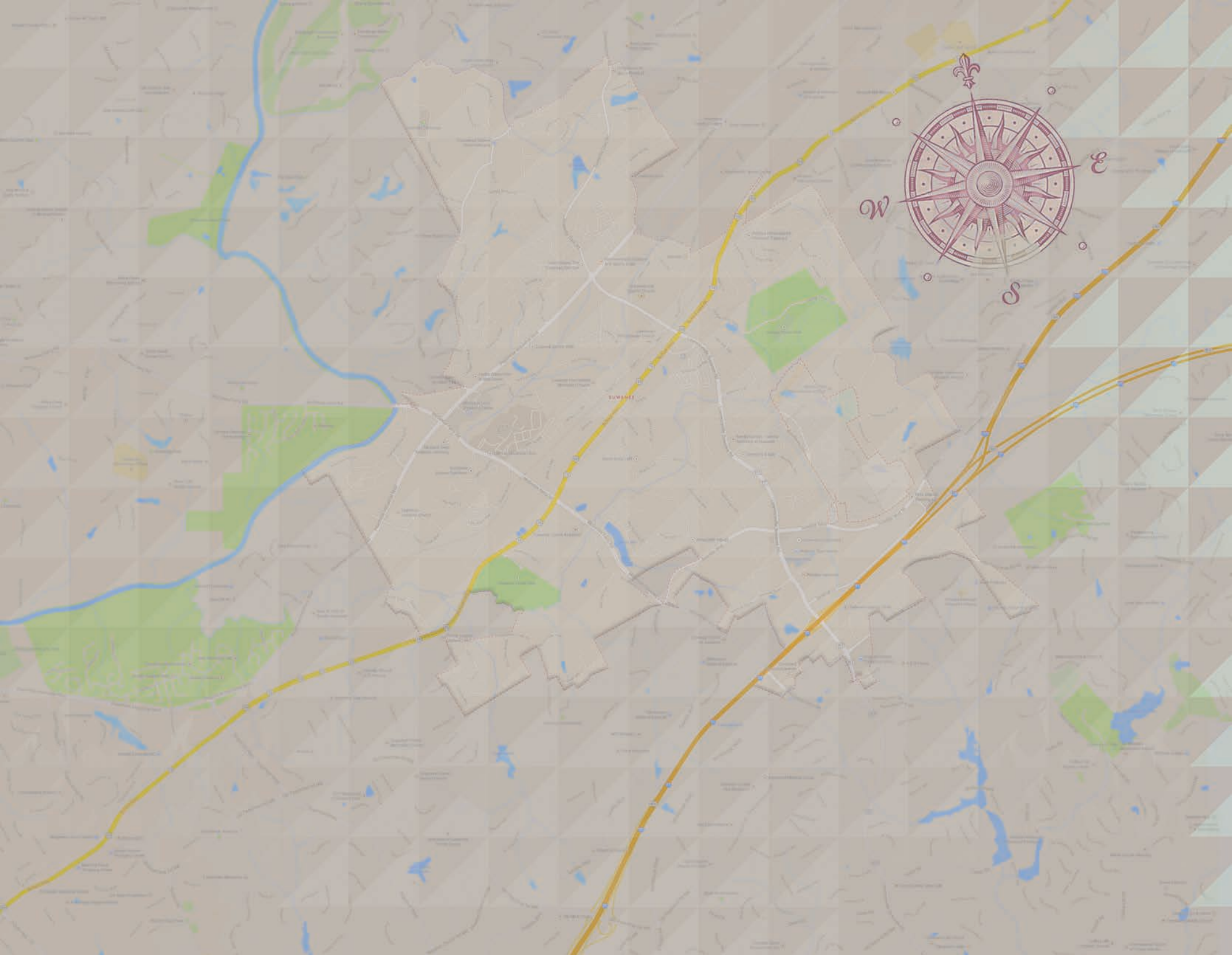
COMPREHENSIVE ANNUAL FINANCIAL REPORT



Year ended
June 30, 2013

City of Suwanee,
Georgia

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CITY OF SUWANEE, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

year ended june 30, 2013

prepared by:

FINANCIAL SERVICES DEPARTMENT



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Clicking on text will take you to that page. To get back to the table of contents, click on any page number in the document

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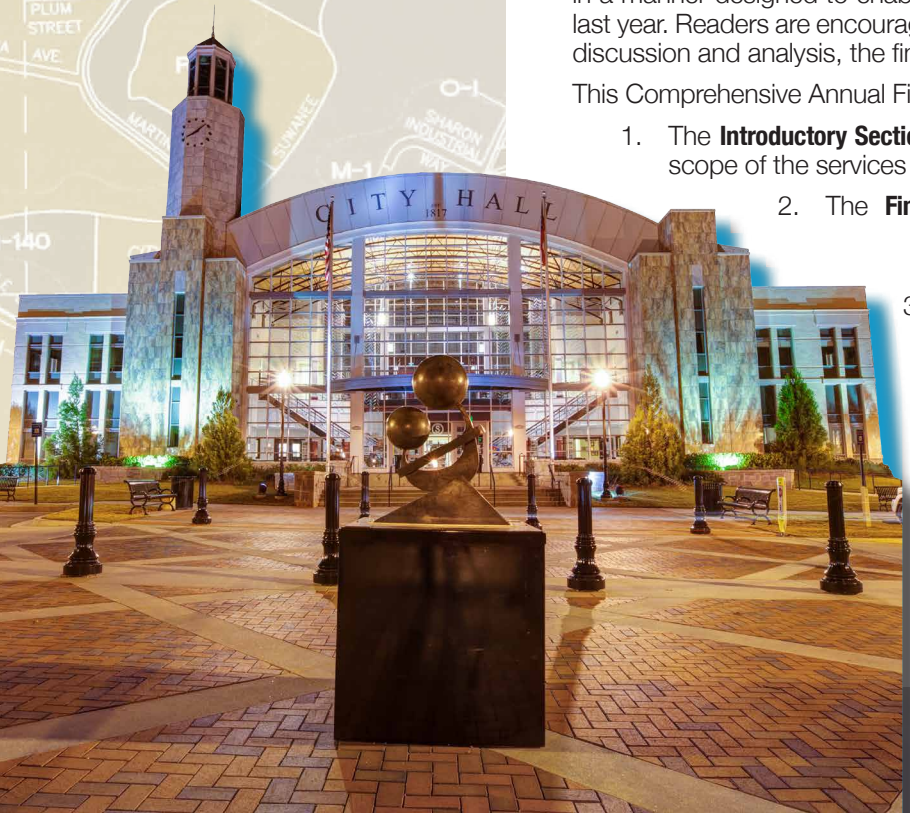
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INTRODUCTORY SECTION

letter of transmittal
GFOA certificate of achievement
organizational chart

99% OF RESIDENTS RATED **SUWANEE** AS AN EXCELLENT OR GOOD PLACE TO LIVE AND WOULD RECOMMEND LIVING IN SUWANEE



December 17, 2013
Citizens,
Mayor, and
Members of the City Council
Suwanee, Georgia:

Resident ratings put Suwanee on TOP! For the third time since 2007, Suwanee residents have been asked to rate community characteristics and government services through the National Citizens Survey. For the third time, residents have rated Suwanee highly, generally and often much above ratings received from residents of some 500 other jurisdictions across the country. In the 2012 National Citizens Survey, conducted in November 2012, Suwanee received Voice of the People Awards for Excellence in code enforcement, overall service quality, and parks. These ratings placed Suwanee among the three highest-rated communities among all eligible jurisdictions nationwide in each category. Suwanee conducts this survey every two years. It allows the nearly 500 participating communities across the country to benchmark themselves against one another, identify local challenges, evaluate improvements, and monitor services and amenities.

The City is proud to present this CAFR for the year ended June 30, 2013, as part of Suwanee's effort to exceed expectations in providing excellent City services. This report illustrates how the City receives, spends, and accounts for financial resources and explains the key indicators of its financial strength. Responsibility for the accuracy of the data and the completeness and fairness of the presentation rests with the City. We believe that the data, as presented, is accurate in all material aspects and is presented in a manner designed to enable the reader to understand the City's financial position and the operational achievements over the last year. Readers are encouraged to consider the presented information in conjunction with information provided in management's discussion and analysis, the financial statements, and the notes to the financial statements.

This Comprehensive Annual Financial Report (CAFR) is organized into three main sections:

1. The **Introductory Section i**s intended to familiarize the reader with the organizational structure of the City, the nature and scope of the services it provides, and the specifics of its operating environment within the context of the local economy.
2. The **Financial Section** includes the independent auditor's report on the basic financial statements, management's discussion and analysis, the audited basic financial statements, the notes to the basic financial statements, and combining and individual fund statements and schedules.
3. The **Statistical Section** provides readers with additional historical perspective, content, and detail to: 1) assist in understanding the information in the financial statements, notes to the financial statements, and required supplementary information, and 2) assess the City's economic condition.

To satisfy other legal requirements, **a compliance section** is also included in this report. This section includes the independent auditor's report on internal controls and compliance with laws and regulations.

This report includes government-wide statements and fund financial statements for all funds of the City, including one blended component unit. Blended component units are, in substance, part of the primary government. Suwanee's Urban Redevelopment Agency is a blended component unit and is reported as part of the primary government.

DEMOGRAPHICS

Suwanee began as a Native American village along the banks of Suwanee Creek and Chattahoochee River. The community was named for the Shawnee Indian tribe that settled here in the latter part of the 18th century. The City's name is thought to derive from the English mispronunciation of Shawnee. Suwanee was incorporated in 1949 and encompasses 10.5 square miles. The City is located in the north central portion of Georgia, approximately 30 miles northeast of downtown Atlanta. Highways serving the City include Interstate 85, U.S. Highway 23, Georgia Route 317, and Georgia Route 141 (Peachtree Industrial Boulevard). Additional demographic information is provided in the statistical section of this report.

GOVERNMENT STRUCTURE

The City operates under a council-manager form of government. The City Council consists of five members elected at large to staggered four-year terms. The Mayor is the sixth voting member of council, who, along with the remaining council members is elected on a non-partisan basis. Council provides responsive, progressive leadership and a vision for the community by setting policies, passing ordinances, adopting the budget, making appointments to citizen boards, and hiring the City Manager. The City Manager carries out the policies and ordinances of the City Council, oversees the day-to-day operations of the City, prepares the budget, and supervises the various department heads.

The City provides a wide range of municipal services to citizens including police protection, parks and recreation, planning and zoning, building inspections, code enforcement, economic and community development, special events, municipal court services, and infrastructure maintenance. The City also provides water services to a small number of citizens in the historic Old Town area of Suwanee. Sanitation services are provided to citizens by private firms.



photo by Bill Mahan

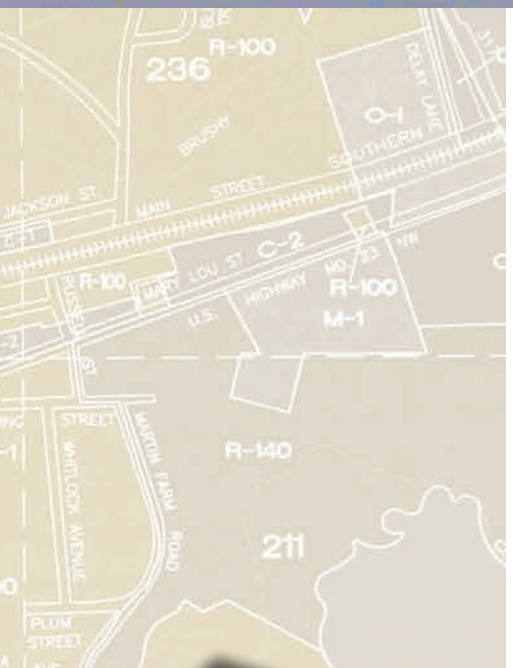
ECONOMIC CONDITION AND OUTLOOK

The City's financial position remains strong and balanced. Both revenues and expenditures are stable, and revenues are well-rounded. Maintenance and funding plans are in place for long-term capital and infrastructure needs. Reflecting the City's sound financial base, in June 2013 Fitch Ratings affirmed Suwanee's AA+ bond rating, having determined that the City "has a solid history of conservative budgeting, and its consistently strong reserve levels are evidence of prudent financial management." In April of 2011 Standard & Poor's upgraded the City's bond rating from AA- to AA.

Population. The Planning Department estimates the population of Suwanee at 15,683 residents as of June 30, 2013. Suwanee's population has grown by 5,622 since 2004.

Development. Suwanee had 115 single-family housing starts in calendar year 2012, which almost doubled the previous year. Approximately 46 single-family homes are currently under construction. This is more than the total number of homes built in Suwanee in 2009 and 2010.

Unemployment. Gwinnett County is near the national average and is faring better than the state and metro Atlanta average with an unemployment rate of 7.9. The Georgia Civilian Labor Force maintains unemployment rate estimates for each Census Tract within the state. A majority of the City is included in three tracts: Tracts 502.10, 502.12, and 502.13. Cumulatively, these census tracts had an estimated unemployment rate of 5.6 percent in June 2013.



Property Values. According to Zillow the average home sales price in Suwanee in June 2013 was $234,500. This increased by 18.9 percentage points from June 2012. According to Coldwell Banker RMR realtors, the average list price for Suwanee homes was up 37 percent in the first four months of calendar year 2013 as compared to the same time period in 2012.

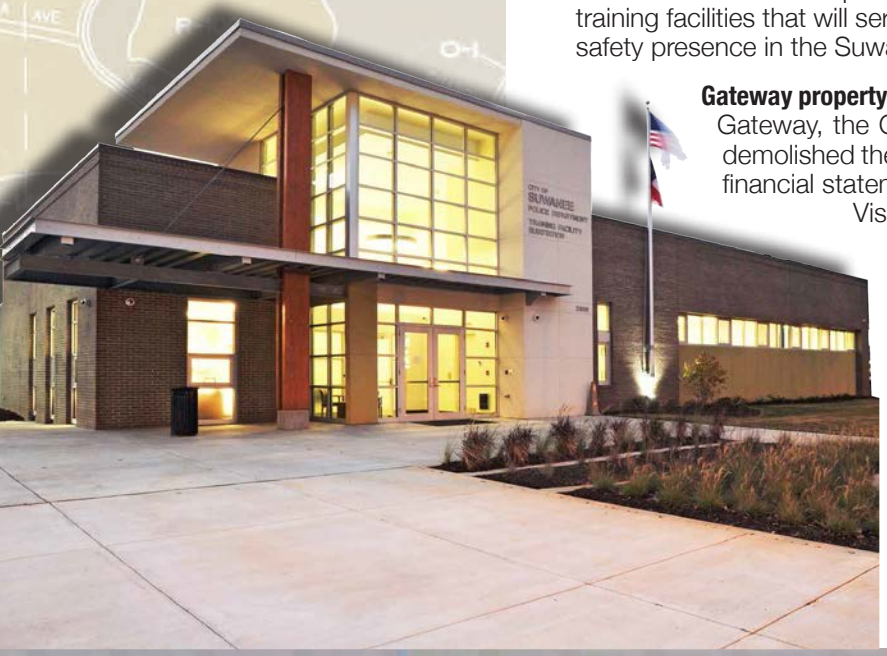
Foreclosures. Housing foreclosures continue to be a major issue both locally and nationally, but the number of foreclosures is starting to decline. The average monthly number of foreclosure filing in Gwinnett County was 1,988 in 2011. In 2012, the average monthly number of filings decreased to 1,560.

Active Development. There are six active developments in Suwanee that include a single family residential component. These projects are authorized for a total of 1,380 single-family attached and detached housing units. Of these authorized 1,380 single family units 84 percent (1,153 units) are occupied houses while the remaining 16 percent (227 units) are unoccupied. These unoccupied units are a mixture of authorized but undeveloped lots, platted but vacant lots, homes under construction and builder owned residences. Of the 227 unoccupied units, 75 percent are platted but vacant lots, 1 percent is authorized but undeveloped, 6 percent are builder-owned residences, and 18 percent are under construction.

The City's past conservative financial policies and past actions, in conjunction with strong historical development patterns, have helped to soften some of the recent financial difficulties that confronted the entire country.

MAJOR INITIATIVES

New police substation in the Suwanee Gateway. The Police training facility opened September 10, 2012. The new facility provides the Suwanee Police Department with office space for its training and community relations officers, a four-lane firing range, and training facilities that will serve law enforcement personnel throughout the region. The building also offers a highly visible public safety presence in the Suwanee Gateway.



Gateway property purchase and demolition of eyesore. As part of its ongoing, long-term efforts to improve the Suwanee Gateway, the City of Suwanee has purchased a 3.4 acre tract at 2955 Lawrenceville-Suwanee Road. The City demolished the dilapidated buildings formerly used for a hotel, and cleaned up the site. The land is reported on the financial statements as land held for resale. One of the top community goals identified through Suwanee's 20/20 Vision strategic plan is improving the Suwanee Gateway. The Gateway, the City's oldest commercial area, developed largely in the 1960s and '70s after I-85 was extended to Suwanee.

I-85 interchange Streetscape. Eleven plazas, with benches and trash cans as well as landscaping, were installed on each side of the interestate ramps and around the Sawmill/Lawrenceville-Suwanee intersections. The ramps at I-85 were re-landscaped. In all this project included 271 elm, maple, crepe myrtle, and magnolia trees; 6,146 holy, juniper, and rose bushes; 4,255 plugs of liriope; and more than an acre of sod.

Shade structures. Shade, in the form of sail-shaped polytex fabric, was installed over the two main playground structures at Sims Lake Park and around the Big Splash fountain at Town Center Park.

Irrigation well for Town Center Park. The project included construction of a well and installation of 2,500 feet of piping to connect the well to the existing irrigation system in Town Center. This well is anticipated to reduce the cost of irrigating Town Center Park.

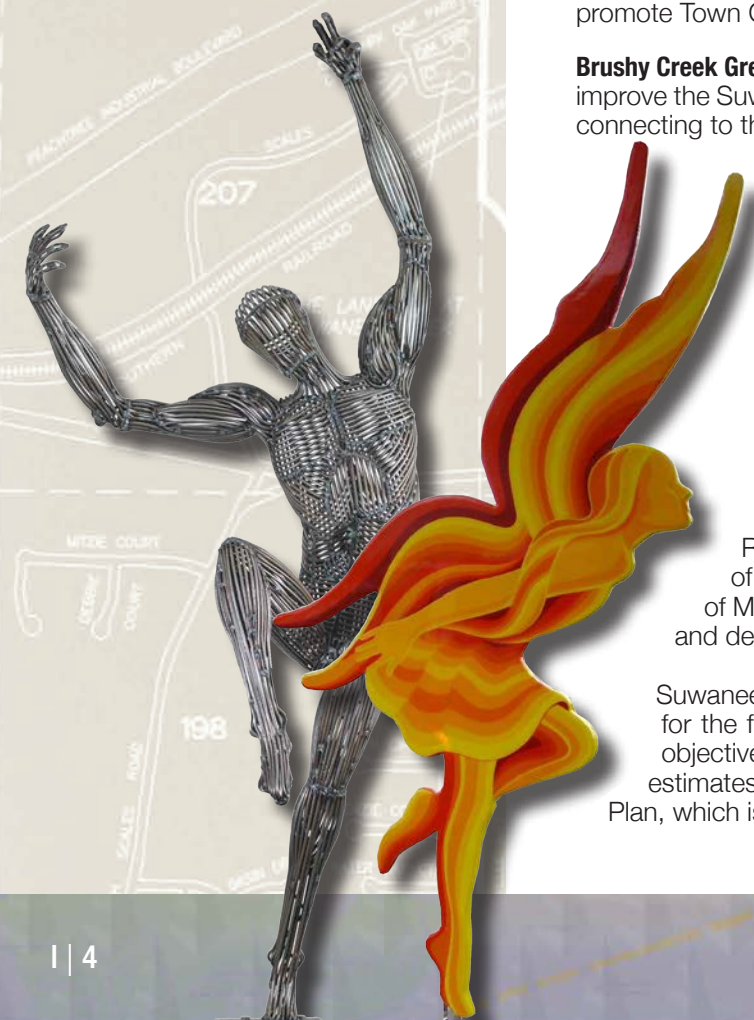
FOR THE FUTURE

Suwanee's top priorities for the future include implementing the 20/20 Vision strategic plan, preparation for reconstruction of Buford Highway as a context-sensitive multimodal roadway, construction of a Greenway along Brushy Creek, and continued focus in the Suwanee Gateway area.

Context Sensitive
A planning term used to describe a design that respects the existing scale and character of the surrounding environment

Reconstruction of Buford Highway. Suwanee will use a nearly $3.3 million Livable Centers Initiative (LCI) grant, received through the Atlanta Regional Commission (ARC), to help fund reconstruction of a portion of Buford Highway as a context-sensitive roadway that will safely accommodate multiple modes of transportation and help connect residents and visitors to multiple activity centers. Rather than simply widening Buford Highway, Suwanee's plans call for the thoroughfare to remain a two-lane road. The City plans to add sidewalks, multiuse trails, landscaped medians, streetscaping, operational improvements such as turn lanes, and a potential roundabout in order to accommodate additional modes of transportation, calm existing traffic, promote Town Center like development, and provide safer pedestrian access.

Brushy Creek Greenway. The City received a federal Transportation Enhancement grant for $450,000. This grant will be used to improve the Suwanee Dam Road/Peachtree Industrial Boulevard intersection and to construct a greenway along Brushy Creek, connecting to the Gwinnett County Public Library and PlayTown Suwanee.



Where excellence is an attitude. The Suwanee Gateway is poised for an attitude adjustment. A transformative revitalization of Suwanee's commercial district along I-85 will remake the Suwanee Gateway into what will be a vibrant mixed-use commercial center and distinctive entryway into the City. Suwanee's Gateway redevelopment plan calls for:

- Improvement of the transportation infrastructure.
- Strategic streetscape improvements that better accommodate pedestrians.
- New office and commercial sites to attract additional private investment.
- Infrastructure improvements for enhanced safety and appeal.
- Bold, new development as a catalyst for complementary development.
- Cooperative branding and marketing.
- Elimination of eyesores and obsolete structures.

Recent improvements in the Gateway have included opening of the new Suwanee police training facility; extension of McGinnis Ferry Road; the recently completed streetscaping project around the interstate interchange; opening of Movie Tavern, QT, and other businesses; development of Northolt Parkway; construction of 335 apartment units, and development of a 64 bed transitional care facility.

Suwanee is committed to providing effective and responsive delivery of services with an emphasis on safety and planning for the future. The City uses a Capital Improvement Plan (CIP) to develop a framework that captures the goals and objectives of City Council. The CIP is a comprehensive five year plan that helps identify priorities, provide project cost estimates and identify financial resources. Longer range planning is accomplished through the City's Comprehensive Plan, which is developed and maintained in accordance with State of Georgia planning requirements.

FINANCIAL INFORMATION

Internal controls

City management is responsible for establishing and maintaining an internal accounting control system. This system is designed to ensure that City assets are protected from loss, theft, or misuse, and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. Internal accounting controls are designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: 1) the cost of an accounting control should not exceed the benefits likely to be derived, and 2) the evaluation of costs and benefits requires estimates and judgment by management.

Budget controls

Budgetary control is essential for good financial management and legal compliance. The City achieves and maintains budgetary control by operating under the statutes of the State of Georgia, which require the City to adopt an annual balanced budget. Expenditures may not legally exceed appropriations at the department level, within each fund. Operational control of department budgets is accomplished through a purchase order verification process. Additional details regarding budgetary controls may be found in Note 3 of the notes to the financial statements section.

Independent audit

The financial statements included in this report are prepared in compliance with governmental financial reporting standards issued by the Governmental Accounting Standards Board, guidelines issued by the Government Finance Officers Association of the United States and Canada, and generally accepted accounting principles applicable to governmental entities. State of Georgia statutes require an annual audit by an independent Certified Public Accountant.

Mauldin & Jenkins, LLC, have issued an unmodified ("clean") opinion on the City of Suwanee's financial statements for the year ended June 30, 2013. The independent auditor's report is located at the front of the financial section of this report.



AWARDS

Suwanee is proud that many of its initiatives and projects have earned regional, state, and national awards and certification over the past several years. Summarized below is a listing of 2013 awards:

- Voice of the People Awards for Excellence in three different categories (code enforcement, overall City services, and parks) from the International City/County Management Association and National Research Center.
- Award of Excellence (third place) from the City-County Communications and Marketing Association in Printed Publications-Reports category for Popular Annual Financial Report.
- Popular Annual Financial Reporting Award, Government Finance Officers Association, 2012 Annual Report.
- Named #6 among Best Towns in Georgia for Young Families by NerdWallet.com.
- 1 of 10 Best Towns for Families, Family Circle magazine.
- Certificate of Distinction for superior performance management efforts from the International City/County Management Association.
- Distinguished Budget Presentation Award for fiscal year 2013 budget, Government Finance Officers Association.

SUWANEE'S ANCHOR POINTS

SUWANEE QUALITY
HIGH STANDARDS.
OTHERS TAKE NOTICE.
NOT DONE TO RECEIVE
AWARDS, BUT AWARDS ARE
LIKELY TO FOLLOW.

UNIQUE
BOLD, RISKY, QUIRKY,
ARTSY, COOL, DIFFERENT,
INNOVATIVE, EYE-CATCHING.
IT HASN-T BEEN DONE BEFORE
AND IF IT HAS IT WILL BE
DIFFERENT IN SUWANEE.
THE NORMAL SOLUTION IS NOT
THE SOLUTION IN SUWANEE.

REMARKABLE
ATTRACTING ATTENTION
BY BEING SPECIAL,
UNUSUAL OR EXTRAORDINARY.
WORTHY OF REMARKS FROM
OTHERS, BOTH SUPPORTIVE
AND CRITICAL.

VISIONARY
LASTING BEYOND THOSE
WHO MAKE THE DECISIONS.

GFOA awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2012. This was the tenth consecutive year that the City has received this prestigious award, given for publishing an easily readable, efficiently organized comprehensive annual financial report conforming to program standards. Such reports 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 CAFR continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to GFOA for consideration. The City is committed to this effort and will strive to maintain and surpass these standards on future reports.

ACKNOWLEDGEMENTS

The preparation and production of this document would not be possible without the dedication and cooperation of all City departments. Their willingness to work together has enabled Suwanee to exceed expectations, to go beyond ordinary, striving to be unique, remarkable, and quirky in providing a quality financial report that is readable, informative, and beneficial to Suwanee citizens. We also extend our appreciation and gratitude to our independent auditors, Mauldin & Jenkins, for the professional guidance, assistance, and encouragement in producing a CAFR. Most importantly, we express our appreciation to Mayor Jimmy Burnette and to each of our Councilmembers for setting the tone and providing the leadership to keep Suwanee moving in the right direction. Their dedication, leadership, vision, and support in planning and conducting the affairs of the City in a responsible and progressive manner ensure that Suwanee is a well-rounded, vibrant community that residents can be proud to call home today and well into the future.

Respectfully submitted,

Amie Sakmar

Amie Sakmar
Financial Services Director

Marty Allen

Marty Allen
City Manager





Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

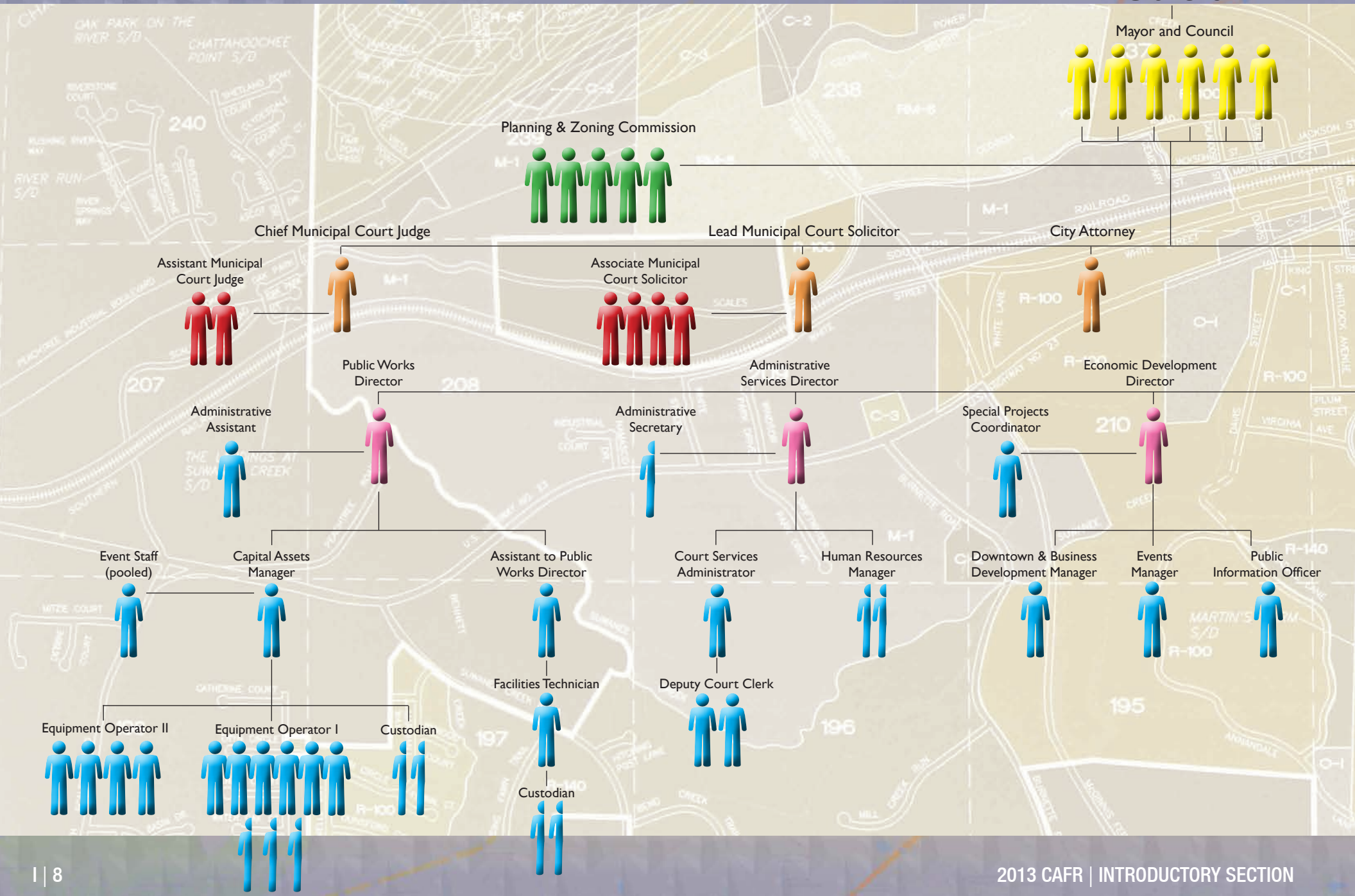
City of Suwanee

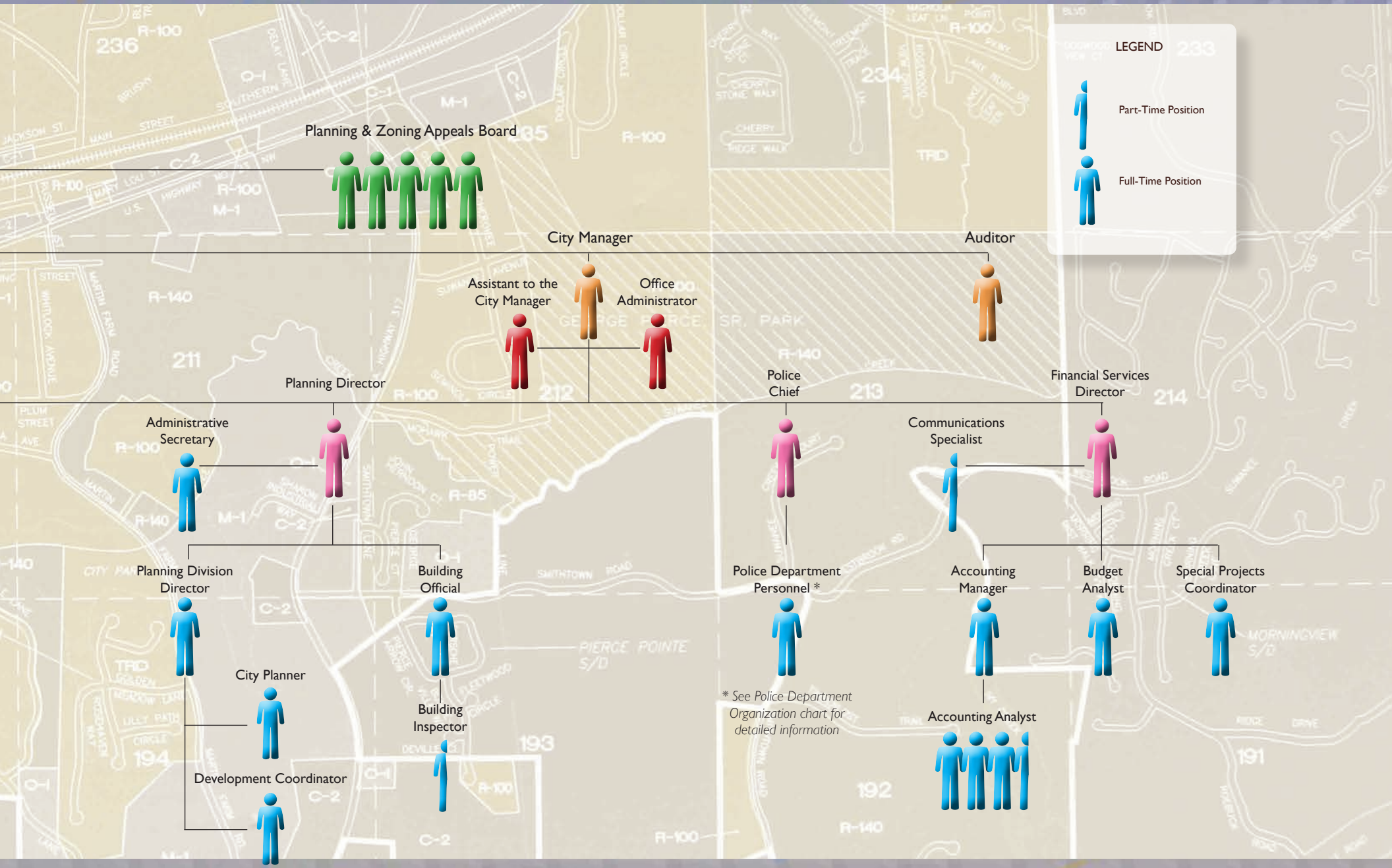
Georgia

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

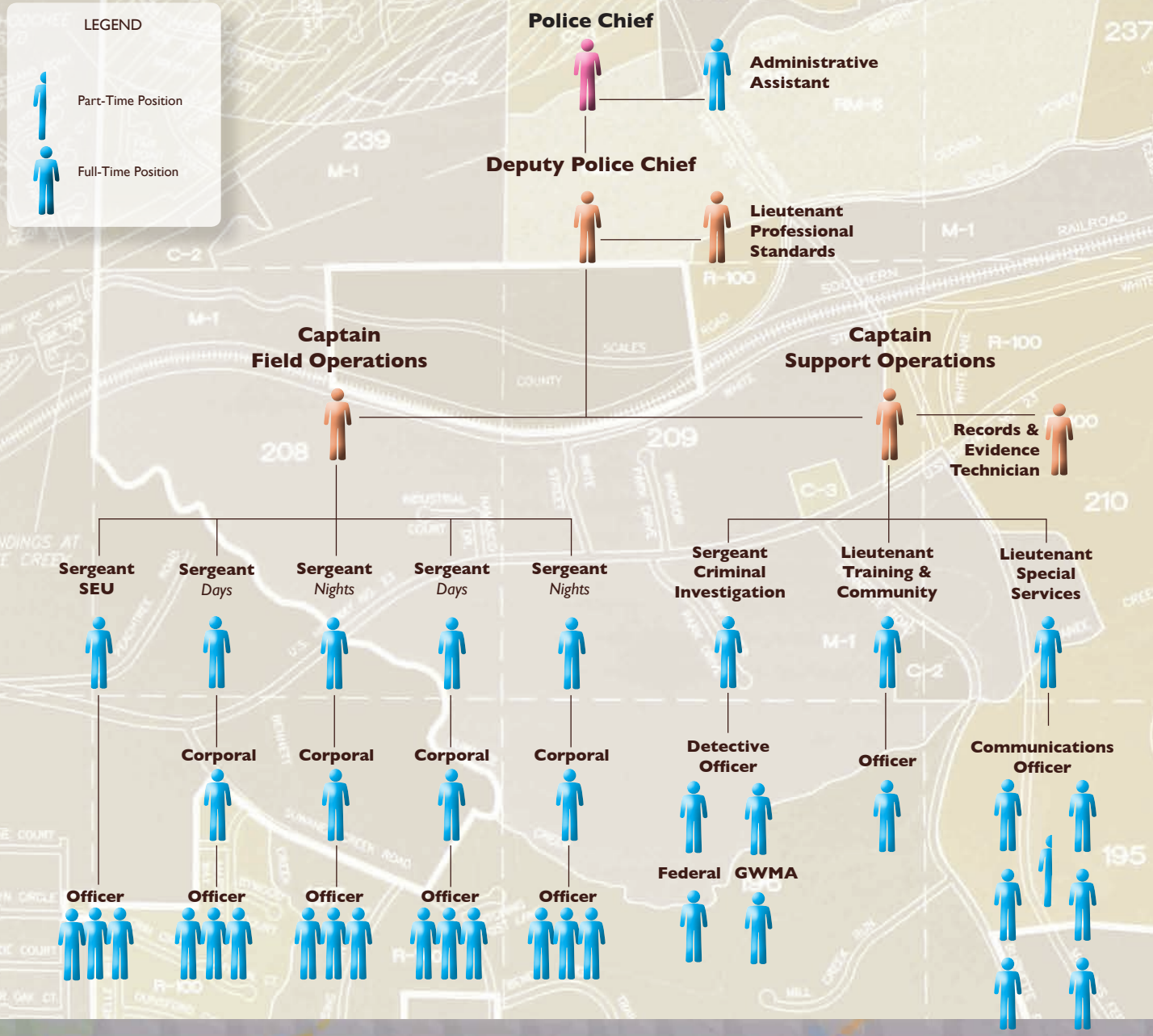
June 30, 2012

Executive Director/CEO


Citizens
Mayor and Council
Planning & Zoning Commission
Chief Municipal Court Judge
Assistant Municipal Court Judge
Lead Municipal Court Solicitor
Associate Municipal Court Solicitor
City Attorney
Public Works Director
Administrative Assistant
Administrative Services Director
Administrative Secretary
Economic Development Director
Special Projects Coordinator
Event Staff (pooled)
Capital Assets Manager
Assistant to Public Works Director
Court Services Administrator
Human Resources Manager
Downtown & Business Development Manager
Events Manager
Public Information Officer
Facilities Technician
Deputy Court Clerk
Equipment Operator II
Equipment Operator I
Custodian
Custodian


LEGEND
Part-Time Position
Full-Time Position
Planning & Zoning Appeals Board
City Manager
Auditor
Assistant to the City Manager
Office Administrator
Planning Director
Police Chief
Financial Services Director
Administrative Secretary
Communications Specialist
Planning Division Director
Building Official
Police Department Personnel *
Accounting Manager
Budget Analyst
Special Projects Coordinator
City Planner
Building Inspector
* See Police Department Organization chart for detailed information
Accounting Analyst
Development Coordinator

POLICE DEPARTMENT
organizational chart



FINANCIAL SECTION

independent auditor's report
management's discussion and analysis

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of City Council
City of Suwanee
Suwanee, Georgia

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Suwanee, Georgia (the "City")**, as of and for the year ended June 30, 2013, and related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

200 GALLERIA PARKWAY S.E., SUITE 1700 • ATLANTA, GA 30339-5946 • 770-955-8600 • 800-277-0080 • FAX 770-980-4489 • www.mjcpa.com
Members of The American Institute of Certified Public Accountants • RSM International

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Suwanee, Georgia as of June 30, 2013, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and Statement No. 65, *Items Previously Reported as Assets and Liabilities,* as of July 1, 2012. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 14-26 and Schedule of Funding Progress on page 59 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

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

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

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

Other Reporting Required by *Governmental Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 16, 2013 on our consideration of the City of Suwanee'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 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 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 Suwanee's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
December 16, 2013

MANAGEMENT DISCUSSION AND ANALYSIS

The following management discussion and analysis is provided as an introduction to the basic financial statements for the fiscal year ended June 30, 2013. This narrative is intended to assist the reader in understanding significant financial issues, provide an overview of financial activities and identify changes in financial position, material deviations from the original budget, and individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with the information furnished in the City's basic financial statements and notes to the financial statements.

FINANCIAL HIGHLIGHTS

Government-wide

Assets and deferred outflows of resources of the City's governmental activities exceeded liabilities by $68,747,831. This is an increase of $960,444, or 1.4%, as compared to the prior year amount of $67,787,387. The majority of the governmental activities increase is due to current year construction in progress for the Suwanee Creek Greenway rehabilitation, Town Center Park well, police substation and training center, I-85 streetscape and Peachtree Industrial Boulevard medians.

Assets of the City's business-type activities exceeded liabilities by $2,878,056, an increase of $244,513, or 9.3%, as compared to the prior year amount of $2,633,543. The majority of this increase is from a general fund transfer of $200,000.

In total, net position increased by $1,204,957 to $71,625,887. Of this amount, unrestricted net position on June 30, 2013 was $15,110,748, or 21.1% of the City's total net position.

Fund level

As of June 30, 2013, the City's governmental funds reported a combined ending fund balance $21,064,667, an increase of $1,343,138, or 6.8% increase from fiscal year 2012. This increase is due to intergovernmental revenues received from the 2009 Special Purpose Local Option Sales Tax (SPLOST) that were received but not expended along with general fund revenues exceeding expenditures and transfers. Enterprise fund assets exceeded liabilities by $2,878,056 of which $2,417,932 was invested in capital assets leaving an unrestricted balance of $460,124.

Long-term debt

In total the City's bonds payable outstanding decreased by $780,000 or 4.0% during fiscal year 2013. This decrease was due to scheduled debt service payments. Additional information regarding long-term debt can be found in the notes to the financial statements, note 7, on pages 51-52.

OVERVIEW OF THE FINANCIAL STATEMENTS

Suwanee's financial reporting focuses on the City as a whole and on the major individual funds. Both reporting perspectives provide a comprehensive view of the City's financial activities and a broad basis for comparison from year to year and from government to government. The financial section of this report presents the City's financial activities in three parts:
1) Management's Discussion and Analysis (MD&A), **2)** The Basic Financial Statements, and **3)** Other Supplementary Information presenting combining statements. This report also includes statistical and economic data.

The Basic Financial Statements include government-wide financial statements, fund financial statements, and notes to the financial statements. Notes to the financial statements provide additional detailed information to supplement the Basic Financial Statements.



GOVERNMENT WIDE FINANCIAL STATEMENTS

The government-wide financial statements are designed to provide the reader with a broad overview of the City's finances, in a manner similar to a private sector business. The statement of net position and the statement of activities are prepared using the economic resources measurement focus and the accrual basis of accounting. This means that all the current year's revenues and expenses are included, regardless of when cash is received or paid. In addition, capital expenditures are added to capital assets and depreciated over the life of the asset.

- The statement of net position combines and consolidates the City's current financial resources with capital assets and long-term obligations. This statement presents information regarding all of the City's assets and deferred outflows of resources, liabilities and deferred inflows of resources, for all fund types except for fiduciary funds, with the difference between these items reported as net position. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the City is improving or deteriorating.

- The statement of activities presents information showing how the City's net position changed during the fiscal year. The focus is on both the gross and net cost of governmental and business-type activities. This statement summarizes the cost or subsidy of providing specific government services and includes all current year revenues and expenses. The format is intended to portray the extent to which governmental activities are funded by taxes and the extent to which business-type activities are supported by the revenue they generate.

The government-wide financial statements distinguish governmental activities (those that are principally supported by taxes and intergovernmental revenues) from business-type activities (other functions that are intended to recover all or a significant portion of their costs through user fees and charges). City governmental activities include general government, judiciary, police service, public works, planning and zoning, inspections, economic and community development, parks, tourism, and code enforcement. Business-type activities include the water and sewer system.

The government-wide financial statements can be found on pages 27 and 28.

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. Fund financial statements focus on the most significant funds, reporting on the City's operations in greater detail than the government-wide statements. The City's funds can be divided into three categories: governmental, proprietary, and fiduciary.

Governmental funds

Most of the basic services provided by the City are financed through governmental funds and are essentially the same functions reported as governmental activities in the government-wide statements. Reporting of these funds focuses on how money flows into and out of the funds and the amounts remaining at year-end for future spending. Governmental funds use the modified accrual basis of accounting, which measures cash and other assets that can be readily converted to cash.These statements provide a detailed short-term view of the City's finances and assist in determining whether there will be adequate financial resources available to meet the current needs of the City.

Because the focus of governmental funds is short-term and the focus of the government-wide statements is both short-term and long-term, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. This comparison is useful in understanding the long-term impact of the City's near term financing decisions. Both the governmental fund balance sheet and the governmental

fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains twelve governmental funds. Four of these funds are considered major funds for financial reporting purposes: general, debt service, 2009 SPLOST, and other capital projects. Each major fund is presented in a separate column in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances. Data for non-major governmental funds are combined into a single, aggregated column. Specific fund data for each of the non-major funds is provided in the form of combining statements beginning on page 62. Suwanee adopts an annual appropriated budget for general, special revenue, and debt service funds. A budgetary comparison statement has been provided for the general fund on pages 32 and 33. Budgetary comparisons for other governmental funds with legally adopted annual budgets start on page 66.

The basic governmental fund financial statements can be found on pages 29-30.

Proprietary funds

The City maintains one proprietary fund, the Water and Sewer fund. This fund operates as an enterprise fund where fees for services are charged to outside customers and to departments of the City. Like the government-wide financial statements, proprietary fund statements use the accrual basis of accounting. No reconciliation is needed between the government-wide financial statements and the proprietary fund financial statements.

The basic proprietary fund financial statements can be found on pages 34-36.

Fiduciary funds

Fiduciary funds are used to account for resources held for the benefit of parties outside of the City's government. These funds are excluded from the government-wide financial statements because the resources of those funds are not owned by or available to support the City's operations. Fiduciary funds use the accrual basis of accounting, similar to proprietary funds. Suwanee maintains one fiduciary fund, the municipal court agency fund.

The municipal court agency fund information is presented in the statement of fiduciary assets and liabilities on page 37.

NOTES TO THE FINANCIAL STATEMENTS

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 39-58.

OTHER INFORMATION

Other information includes a required pension plan funding schedule and supplemental combining financial statements for non-major governmental funds. Schedules of revenues, expenditures, and changes in fund balance budget to actual are also presented for all governmental funds with annually adopted budgets.

GOVERNMENT WIDE FINANCIAL ANALYSIS

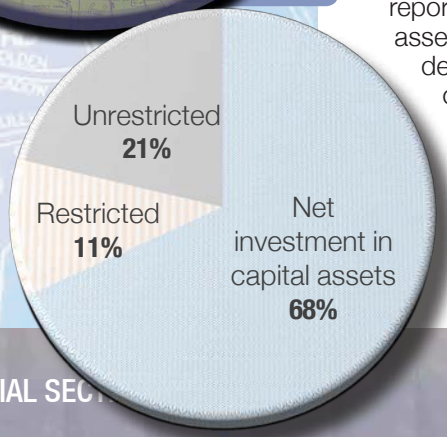
As noted earlier, changes in net position may serve as a useful indicator of a government's financial position and an important determinant of its ability to finance services in the future. On a government-wide basis, the City's assets and deferred outflows of resources exceeded its liabilities by $71,625,887 and $70,420,930 at June 30, 2013 and 2012 respectively. This represents an increase of $1,204,957, or 1.7 percent from fiscal year 2012. The following is a condensed version of the government-wide statement of net position.

Net Position on June 30th

	Governmental Activities		Business-type Activities		Total Primary Government	
	2013	2012*	2013	2012	2013	2012*
Assets						
Current and other assets	$ 23,059,280	$ 22,503,024	$ 464,869	$ 176,165	$ 23,524,149	$ 22,679,189
Capital assets	65,579,243	66,604,397	2,417,932	2,462,489	67,997,175	69,066,886
Total assets	88,638,523	89,107,421	2,882,801	2,638,654	91,521,324	91,746,075
Deferred outflows of resources	342,751	-	-	-	342,751	-
Liabilities						
Long-term liabilities outstanding	19,946,643	20,237,930	-	-	19,946,643	20,237,930
Other liabilities	286,800	915,705	4,745	5,111	291,545	920,816
Total liabilities	20,233,443	21,153,635	4,745	5,111	20,238,188	21,158,746
Net Position						
Net investment in capital assets	46,345,264	46,455,068	2,417,932	2,462,489	48,763,196	48,917,557
Restricted	7,751,943	9,258,180	-	-	7,751,943	9,258,180
Unrestricted	14,650,624	12,074,139	460,124	171,054	15,110,748	12,245,193
Total net position	$ 68,747,831	$ 67,787,387	$ 2,878,056	$ 2,633,543	$ 71,625,887	$ 70,420,930

**Restated: In conformity with GAAP, as set forth in GASB Statement No. 65, "Items Previously Recognized as Assets and Liabilities," 2012 government wide net position has been restated for governmental activities to record the effect of removing unamortized bond issuance costs from the statement of net position and treating the issuance costs as if they had been expensed in the year incurred.*

PRIMARY GOVERNMENT NET POSITION JUNE 30, 2013



The largest portion of the City's net position, 68%, reflects its investment in capital assets such as land, buildings, equipment and infrastructure (roads, bridges, and other immovable assets), net of any related debt used to acquire those assets. Net investment in capital assets decreased by $154,361 or less than 1%. This reduction is due to annual depreciation of capital assets. The City uses these capital assets to provide services to citizens. Although the City's investment in its capital assets is reported net of related debt, 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. City has restrictions of $7,751,943 of net position to be used on debt service, capital projects and special programs. The large reduction in restricted net position is due to a release of a court order Supersedeas Sum. This court order restriction was removed by the court during fiscal year 2013. The remaining portion of unrestricted net position, 21%, may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City was able to report positive balances in all three categories for the governmental activities. Business type activities were also able to report positive balances in two categories. This was possible for fiscal year 2013 due to the annual contribution from the general fund to the water fund. The City plans to continue the annual contributions of $150,000 to the water system to prevent future ongoing operational concerns. Overall growth in net position is a positive economic indicator of the City's improved financial position from 2012.

GOVERNMENTAL ACTIVITIES

Governmental activities increased the City's net position by $960,444 thereby accounting for 80% of the total growth in net position. This increase in governmental activities is related to capital grant contributions for 2009 SPLOST sales tax revenues ($2,118,078). The reader should remember that the basis of accounting used in the government-wide statement of activities excluded capital expenditures; this would include capital expenditures that used 2009 SPLOST revenue, while its revenues include capital grants and donations. The following condensed financial information was derived from the government-wide Statement of Activities and reflects how net position changed during fiscal year 2013.

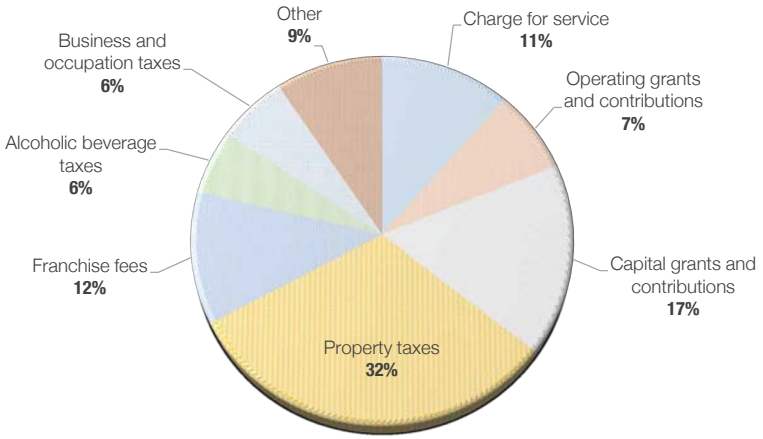
Change in Net Position

	Governmental Activities		Business-type Activities		Total Primary Government	
	2013	2012	2013	2012	2013	2012
Revenues						
Program revenues						
Charge for services	$ 1,737,366	$ 1,876,493	$ 153,714	$ 118,172	$ 1,891,080	$ 1,994,665
Operating grants and contributions	1,115,960	2,160,502	-	-	1,115,960	2,160,502
Capital grants and contributions	2,553,174	3,156,081	-	-	2,553,174	3,156,081
General revenues						
Property taxes	4,790,195	5,568,706	-	-	4,790,195	5,568,706
Franchise fees	1,755,375	1,897,907	-	-	1,755,375	1,897,907
Alcoholic beverage taxes	865,862	881,679	-	-	865,862	881,679
Business and occupation taxes	928,362	928,617	-	-	928,362	928,617
Other	1,299,297	1,216,629	-	-	1,299,297	1,216,629
Unrestricted investment earnings	31,708	56,663	357	77	32,065	56,740
Total revenues	15,077,299	17,743,277	154,071	118,249	15,231,370	17,861,526
Expenses						
General government	2,305,973	2,700,781	-	-	2,305,973	2,700,781
Judicial	292,101	301,056	-	-	292,101	301,056
Public safety	3,967,481	3,534,734	-	-	3,967,481	3,534,734
Public works	4,373,999	3,420,275	-	-	4,373,999	3,420,275
Culture and recreation	903,031	865,504	-	-	903,031	865,504
Housing and development	1,043,376	856,126	-	-	1,043,376	856,126
Tourism and trade	223,291	201,986	-	-	223,291	201,986
Interest on long term debt	807,603	842,818	-	-	807,603	842,818
Water and sewer	-	-	109,558	110,069	109,558	110,069
Total expenses	13,916,855	12,723,280	109,558	110,069	14,026,413	12,833,349
Increase (decrease) in net position before transfers	1,160,444	5,019,997	44,513	8,180	1,204,957	5,028,177
Transfers	(200,000)	(150,000)	200,000	150,000	-	-
Change in net position	960,444	4,869,997	244,513	158,180	1,204,957	5,028,177
Net position - July 1, as restated	67,787,387	62,917,390	2,633,543	2,475,363	70,420,930	65,392,753
Net position - June 30	$ 68,747,831	$ 67,787,387	$ 2,878,056	$ 2,633,543	$ 71,625,887	$ 70,420,930

REVENUES BY SOURCE GOVERNMENTAL ACTIVITIES

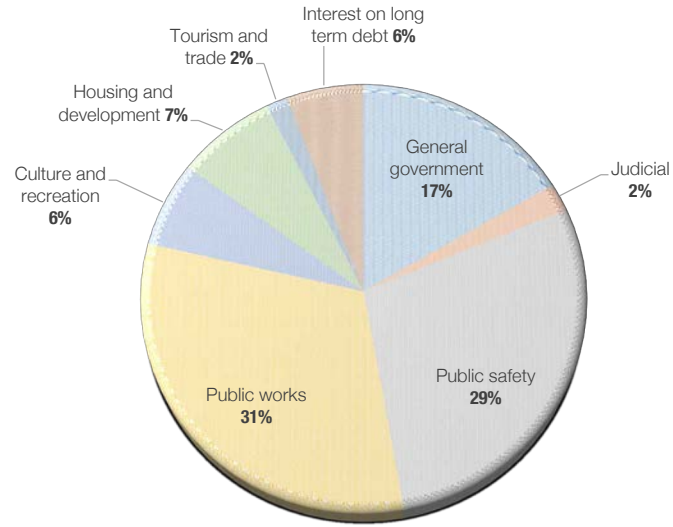
Governmental activities revenues totaled $15,077,299 for fiscal year 2013 and $17,743,277 for fiscal year 2012, reporting a decrease of $2,665,978. The major difference between the two fiscal years is due to **1)** a one time service delivery settlement, paid in fiscal year 2012 ($2,037,042), **2)** an increase in intergovernmental revenue in fiscal year 2013 for dispatch services $981,452, **3)** a decrease in property tax revenues in fiscal year 2013 due to lowering the millage rate from 5.65 to 4.93 ($778,511), **4)** and a decrease in assets (land and infrastructure) donated by developers in fiscal year 2013 as compared to fiscal year 2012 ($961,769).

Property taxes revenue in fiscal year 2013 decreased compared to fiscal year 2012. This decrease is due to the millage rate being lowered and is not an indication of reductions in property values. The reduced revenues received by property taxes was supplemented by the intergovernmental revenues received from Gwinnett County to offset the operating costs of Suwanee's dispatch services. Property taxes are the largest revenue source for governmental activities accounting for 32% of total revenues. Capital grants and contributions which include SPLOST funds received from Gwinnett County and developer asset donations account for the second largest at 17%. Franchise fees are the third largest revenue sources, accounting for 12% of governmental revenues for the year.

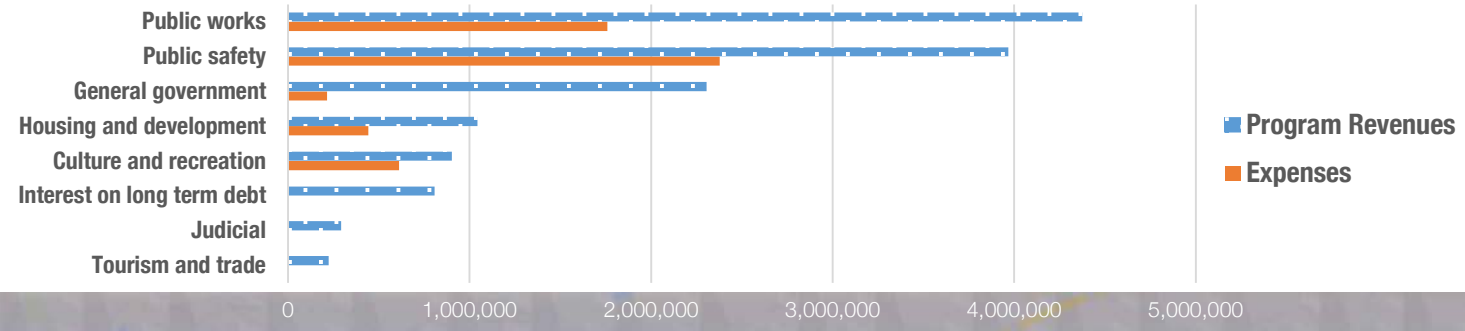


EXPENSES BY SOURCE GOVERNMENTAL ACTIVITIES

Governmental expenses totaled $13,916,855 for the fiscal year. Of the expenses 31%, or $4,373,999, is related to public works. Public safety accounted for $3,967,481, or 29%. Interest on long term debt accounted for 6% of overall governmental expenses. The chart below compares governmental activities with their respective program revenues, if any.

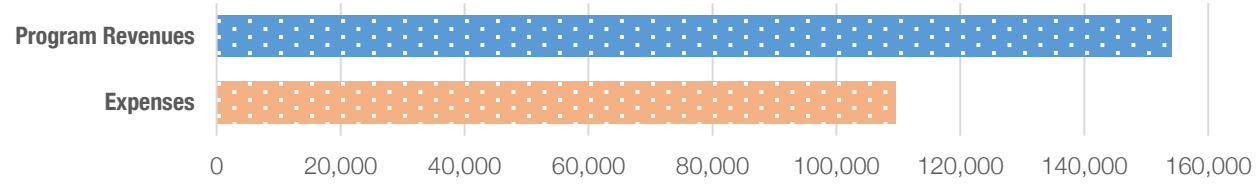


GOVERNMENTAL ACTIVITIES EXPENSES AND PROGRAM REVENUES



BUSINESS-TYPE ACTIVITIES

Business-type activities increased the City's net position by $244,513 accounting for 19% of the City's net position increase in fiscal year 2013. This increase is related to the $200,000 transfer from governmental activities to business type activities.



FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

Governmental funds

General governmental functions are contained in the general, special revenue, debt service, and capital projects funds. As noted earlier, 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 resources available at the end of the year in comparison with upcoming financing requirements.

As of June 30, 2013, the City's governmental funds reported a combined ending fund balance of $21,064,667, an increase of $1,343,138 in comparison with the prior year. The majority of this increase is due to 2009 SPLOST revenues received but not expended in the current period ($1,311,250). In the governmental fund financial statements, the City's fund balance is reported in five classifications.

Nonspendable

Fund balances are reported as nonspendable when amounts cannot be spent because they are either 1) not in spendable form (i.e. items that are not expected to be converted to cash) or 2) legally contractually required to be maintained intact.

Restricted

Restricted fund balance encompasses the net fund resources subject to externally enforceable legal restrictions. Such restrictions would include 1) externally imposed by creditors, grantors, contributors, or laws and regulations of other governments, or 2) imposed by law through constitutional provisions or enabling legislation.

Committed

Committed fund balance represents resources the use of which is constrained by limitations that the government imposes upon itself at the highest level of decision making, City Council, and can only be removed by formal action equivalent to the action taken to impose it.

Assigned

Assigned fund balance includes the portion of fund balance that reflects the City's intended use of resources. Such intent was established by formal action of the City Council or their designee.

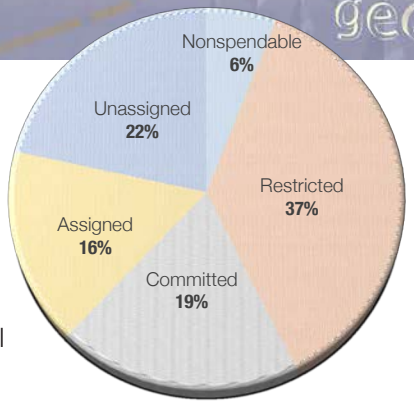
Unassigned

Unassigned includes fund balance that has not been reported in any other classification.

As of June 30, 2013, Suwanee's total fund balance for governmental funds was $21,064,667 of which $1,245,335 was nonspendable, $7,753,653 was restricted, $4,054,997 was committed, $3,477,767 was assigned, and $4,532,915 was unassigned. Additional information on fund balance can be found on Note 1 on pages 45-46.

GOVERNMENTAL FUND BALANCES

The general fund is the chief operating fund of the City. On June 30, 2013, unassigned fund balance of the general fund was $4,532,915. As a measure of the general fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 39% of total general fund expenditures and transfers, compared to 12% in the prior year. The increase in unassigned fund balance is due to a court ordered Supersedeas Sum ($2,276,207) being released during fiscal year 2013. Overall, fund balance of the general fund increased by $762,932 during the current fiscal year. This increase was due to general fund actual expenditures being lower than projections.



REVENUES CLASSIFIED BY SOURCE GENERAL FUND

	FY 2013		FY 2012		Increase/ (Decrease)	
	Amount	% of Total	Amount	% of Total	Amount	% of Change
Revenues by Source:						
Taxes	$ 9,489,870	77.64%	$ 10,029,412	83.79%	$ (539,542)	-5.38%
Licenses and permits	648,686	5.31%	613,838	5.13%	34,848	5.68%
Intergovernmental	997,894	8.16%	21,351	.18%	976,543	450.74%
Charge for services	106,532	0.87%	106,325	0.89%	207	.19%
Fines and forfeitures	916,625	7.50%	1,109,122	9.26%	(192,497)	-17.35%
Other	63,778	.52%	89,832	.75%	(26,054)	29.00%
Total	$ 12,223,385	100.00%	$ 11,969,880	100.00%	$ 253,505	2.12%

The following provides an explanation of revenues by source changes from 2012 to 2013:

- **Taxes.** Real and personal property tax collections decreased by ($538,268) from fiscal year 2012. In fiscal year 2013, the City lowered the millage rate from 5.65 to 4.93. This reduction was offset by the intergovernmental revenues received from Gwinnett County for 911 dispatch services provided by the City. Franchise fees decreased by ($142,532), mainly in electric fees from the prior year. Business taxes increased by $45,519, due to improvements in Suwanee's economy from the previous year. Other taxes increased by $49,088. The majority of this increase is due to new revenue sources for energy excise tax and title ad valorem tax. These new sources are due to changes in taxation that went into effect March 2013.
- **License and permits.** Building permits increased by $37,134. This increase is due to new residential construction. In fiscal year 2013, the average number of housing starts from 4.9 homes in fiscal year 2012 to 9.6 homes in fiscal year 2013. The economy also showed some improvements with alcohol licenses increasing by $8,025.
- **Intergovernmental.** Intergovernmental revenues increased by $976,543 from the prior period. In fiscal year 2013, Suwanee received $981,452 from Gwinnett County for 911 dispatch services provided by the City. This annual payment for 911 services provided by the Suwanee was part of the Service Delivery Strategy (SDS) settlement agreed upon in March 2012. These annual payments continue until the next SDS negotations, 2019.
- **Fines and forfeitures.** Municipal court fees decreased by ($192,497). During fiscal year 2013, several police positions were unfilled due to injuries, deployment, and vacancies. With reduced man power, special enforcements units were re-allocated to patrol resulting in a decrease in higher fine tickets.

EXPENDITURES BY FUNCTION GENERAL FUND

	FY 2013		FY 2012		Increase/ (Decrease)	
	Amount	% of Total	Amount	% of Total	Amount	% of Change
Expenditures by Function						
General government	$ 2,089,026	22.72%	$ 2,163,974	23.64%	$ (74,948)	-3.46%
Judicial	297,447	3.23%	310,091	3.39%	(12,644)	-4.08%
Police	3,987,609	43.37%	3,871,056	42.30%	116,553	3.01%
Public works	1,656,227	18.01%	1,621,691	17.72%	34,536	2.13%
Culture and recreation	270,055	2.94%	236,549	2.58%	33,506	14.16%
Housing and development	895,061	9.73%	936,892	10.24%	(41,831)	-4.46%
Debt service						
Principal	-	0.00%	10,795	0.12%	(10,795)	n/a
Interest	-	0.00%	318	0.01%	(318)	n/a
Total	$ 9,195,425	100.00%	$ 9,151,366	100.00%	$ 44,059	4.81%

The following provides an explanation of expenditures by function changes from the prior period:

- **General government.** Expenditures decreased by ($74,948) or -3.46%. The City completed the second year of a two year strategic planning process in fiscal year 2012 . During fiscal year 2011, the first year, Suwanee expended $58,272 on same planning process. In the second year, fiscal year 2012, the City spent $106,485.
- **Judicial.** Expenditures decreased by ($12,644) or -4.08%. This decrease in expenditures is not related to a single transaction. Salaries and benefits decreased by ($5,700), professional services decreased by ($4,000), and general supplies decreased by ($3,000).
- **Police.** Expenditures increased by $116,553 or 3.01%. The majority of this increase is due to 2.5% pay for performance COLA pay raise and operating costs associated with opening a new police sub-station. Other operating costs remained stable from the prior period.
- **Public works.** Expenditures increased by $34,536 or 2.13%. The majority of this increase is due to 2.5% pay for performance COLA pay raise.
- **Culture and recreation.** Expenditures increased by $33,506 or 14.16%. This increase in expenditures is due to increased maintenance expenditures in the park areas for top dressing, facilities repairs, and landscape replacement.
- **Housing and development.** Expenditures decreased by ($41,831) or -4.46%. The majority of this decrease is related to the Down Town Manager position being vacant for six months.
- **Debt service.** In order to control future operating cost, the City has moved from leasing three to four vehicles a year to purchasing three to four vehicles. In fiscal year 2012, the City paid off all remaining leased equipment.

CAPITAL PROJECTS

Capital projects funds account for the financial resources used for the purchase and construction of major facilities and related equipment. During fiscal year 2013, the City had two capital project funds that were considered major funds: the 2009 SPLOST and Other Capital Projects.

The **2009 SPLOST** fund consists of eleven separate projects. These projects include: greenway rehab/extension, installation of a well at Town Center Park, street resurfacing and improvements, storm drainage and system improvements, Buford Highway reconstruction and streetscape, implementation of the Pedestrian Bicycle Bike Plan, police sub-station, parking facilities, park enhancements, recreation projects, and a sign reflectivity program. The City has entered into an intergovernmental agreement with Gwinnett County allocating an expected $10,356,865 to be paid out as collected from the County, to the City, over a five-year period. As of June 30, 2013, the fund had a restricted fund balance of $5,479,077, 2009 SPLOST funds received and unspent, and an assigned balance of $1,552,764, general fund and non-major governmental funds transfer of resources. During fiscal year 2013, fund balance increased by $1,311,250. This increase is due to net SPLOST funds received ($2,118,078), motor vehicle title tax revenues ($67,075), non-major governmental funds transfer ($447,682), and investment earnings ($17,129) less funds from capital expenditures ($1,338,714). During fiscal year 2013, the majority of the capital expenditures were for street resurfacing ($671,836), Town Center well and irrigation ($153,110), police sub-station ($129,247), and Suwanee Creek Greenway Rehab ($149,328).

Other capital projects fund accounts for the local financial resources used for the purchase and construction of capital equipment, facilities, and community stabilization. As of June 30, 2013, the fund had nonspendable fund balance of $1,245,335 (redevelopment land held for resale), restricted fund balance of $167,921 (intergovernmental grant funding for road repairs), and assigned fund balance of $1,851,326. During fiscal year 2013, fund balance decreased by ($332,117). This decrease is due to planned capital outlay expenditures.

DEBT SERVICES

The debt service restricted fund balance was $1,347,866 as of June 30, 2013, all of which is restricted for future debt service payments.

PROPRIETARY FUNDS

The proprietary fund statements share the same focus as the government-wide statements, reporting both short-term and long-term financial activity. At the fiscal year end, the water and sewer fund had an operating income of $44,156 compared to an operating income of $8,103 in the prior year. Operating revenues increased by $35,542 due to an increase in the rate structure and removal of water ban restrictions that had been in place in fiscal year 2012 (which caused an increase in water consumption). Operating expenses decreased by $511. Changes in net position increased by $244,513, the majority of this increase was from a general fund transfer of $200,000, instead of income from operations.

GENERAL FUND BUDGETARY HIGHLIGHTS

Differences between the original budget ($12,002,440) and the final amended budget ($12,484,290) amounted to an overall increase of $481,850. Operational functions were increased by $96,900, or less than 1%. Capital transfers were increased by $400,000 and the operating transfer to the Tax Allocation District was decreased by ($15,050). Listed below is a summary of the additional capital transfers:

- $165,000 was added to other capital projects fund to provide local funding for facilities maintenance.
- $135,000 was added to other capital projects fund to provide local funding for stormwater projects.
- $100,000 was added to the local transfer to the water system for water system projects.

GENERAL FUND BUDGET COMPARISON

A detail budgetary comparison schedule for the fiscal year ended June 30, 2013 can be found on pages 32-33. The following chart is a summary of that schedule.

	Budget			Variance with Final Budget
	Original	Final	Actual	
Revenues, transfers, and other financing sources:				
Taxes	$ 9,327,750	$ 9,534,150	$ 9,489,870	$ (44,280)
Licenses and permits	485,200	535,200	648,686	113,486
Intergovernmental revenues	663,780	693,780	997,894	304,114
Charges for services	100,500	112,500	106,532	(5,968)
Fines and forfeitures	1,187,510	964,960	916,625	(48,335)
Investment income	45,000	45,000	23,020	(21,980)
Miscellaneous revenues	22,000	28,000	40,758	12,758
Other financing sources	170,700	170,700	195,553	24,853
Total	12,002,440	12,084,290	12,418,938	334,648
Expenditures and transfers out:				
Expenditures	9,926800	10,023,700	9,195,425	828,275
Transfer out	2,075,640	2,460,590	2,460,581	9
Total	12,002,440	12,484,290	11,656,006	828,284
Change in fund balance	$ -	$ (400,000)	$ 762.932	$ 1,162,932

During the year, general fund revenues exceeded budgetary projections and expenditures were less than budgetary estimates. Actual revenues and other financing sources were $334,648 higher than estimates, whereas expenditures were $828,275 lower than the final budgetary appropriations. Listed below are the major areas that expenditures were lower than appropriations.

- Salaries and benefits expenditures were $298,388 less than appropriations. This was due to vacancies and lower workers compensation rates and claims paid during the period than projected.
- Purchased professional services expenditures were $73,778 less than appropriations. The major consultant areas were development reviews, legal services and landscape maintenance.

- Other purchase services expenditures were $186,035 less than appropriations. This classification includes training, education, travel, printing, and dues and fees.
- Supplies expenditures were $86,685 less than appropriations. This was due to utilities and gasoline projections being higher than actual costs.
- Capital outlay expenditures were $142,368 less than appropriations. Equipment purchases were delayed and re-appropriated in the fiscal year 2014 budget.

CAPITAL ASSETS & DEBT ADMINISTRATION

Capital assets

On June 30, 2013, the City's investments in capital assets in both governmental and business-type activities amounted to $67,997,175, net of accumulated depreciation. This includes land, land improvements, buildings, machinery and equipment, park facilities, and infrastructure. The majority of the decrease in capital assets is due to annual depreciation of $2,627,080 and not the result of disposal of assets. The deletions to construction in progress represents transfers to buildings for the completed projects. The police substation and park shade structures were completed during fiscal year 2013.

Additional information on capital assets can be found in Note 6 on pages 49-50 of this report.

CAPITAL ASSETS-NET OF ACCUMULATED DEPRECIATION

	Governmental Activities		Business-type Activities		Total Primary Government	
	2013	2012	2013	2012	2013	2012
Land	$ 13,280,858	$ 13,280,858	$ 7,500	$ 7,500	$ 13,288,358	$ 13,288,358
Land improvements	2,219,811	2,281,123	1,361	1,608	2,221,172	2,282,731
Buildings	23,908,910	22,380,222	-	-	23,908,910	22,380,222
Water system	-	-	2,389,631	2,432,184	2,389,631	2,432,184
Machinery and equipment	1,681,105	1,565,835	19,440	21,197	1,700,545	1,587,032
Vehicles	483,991	547,410	-	-	483,991	547,410
Infrastructure	21,995,262	23,688,018	-	-	21,995,262	23,688,018
Construction in progress	2,009,306	2,860,931	-	-	2,009,306	2,860,931
Total	$ 65,579,243	$ 66,604,397	$ 2,417,932	$ 2,462,489	$ 67,997,175	$ 69,066,886

LONG-TERM DEBT

Long-term Debt

At the end of the current fiscal year, the City had total bonded debt outstanding of $19,560,000 comprised of general obligation debt ($14,465,000) backed by the full faith and credit of the City, and revenue bonds ($5,095,000) obligated through an intergovernmental agreement with the Urban Redevelopment Agency.

The City's total long-term bonds decreased by $780,000 or 3.8% during the current fiscal year. The City's bond rating is AA from S&P and AA+ from Fitch Rating. State statutes limit the amount of general obligation debt a government entity may issue up to 10% of its total assessed valuation. The current debt limit for the City is $110,191,990; current general obligation debt is below this limit with 11.90% of the legal debt limit used. Additional information regarding long-term debt can be found in Note 7 on pages 51-52 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Economists had feared that cuts in government spending would weaken any momentum experienced in recent quarters. The United States economy expanded at an annual rate of 1.7 percent during the second quarter of 2013 (calendar), which is double the rate expected. Home sales in June 2013 reached levels not experienced since 2008. In addition, consumer spending continues to grow as income levels also continue to increase. For the year, economic growth levels are still well below the annual rate of 2.5 experienced in 2012. Overall, the economic outlook for the United States economy is mixed. With a constantly changing economic climate, it is important that the City continue to monitor local, regional, and national economic trends. While slowing economic conditions and rising costs increase financial challenges for Suwanee and other similar communities, the City's past conservative financial policies coupled with strong past development patterns have helped to soften some of the financial difficulties.

Unemployment

Unemployment has been steadily improving since its peak in 2010. According to the U.S. Bureau of Labor Statistics, the national unemployment rate in June 2013 was 7.6 percent. Georgia is among several states that exceed the national average with a June 2013 unemployment rate of 8.6 percent. Gwinnett County is near the national average and is faring better than the state and metro Atlanta average with an unemployment rate of 7.9 percent. The Georgia Civilian Labor Force maintains unemployment rate estimates for each Census Tract within the state. Suwanee's census includes three tracts; Tracts 502.10, 502.12, and 502.13 had an unemployment rate of 5.6 percent in June 2013.

Building permits

Since 2000, Suwanee experienced moderate to accelerated growth in the construction of new housing units with an average of 207 housing starts per year (or 17 per month) from 2000 to 2008. Suwanee experienced a slowdown in the housing sector for four consecutive years (2006-2009). Following this decline, the City began to see gradual increases in permits issued with slight increases in 2010. New residential construction increased slightly again in 2012, with the average number of housing starts increasing from 4.9 homes per month in 2011 to 9.6 homes per month in 2012.

Active developments

There are six active developments in Suwanee that include a single family residential component. These projects are authorized for a total of 1,380 single family attached and detached housing units. Of these authorized 1,380 single family units 84 percent (1,153) are occupied houses while the remaining 16 percent (227 units) are unoccupied.

Housing values

According to Zillow, the average home sales price in Suwanee in June 2013 was $234,500. This increased by 4.1 percentage points from the previous quarter and by 18.9 percentage points from June 2012. Gwinnett County's average home sales price was $136,200 which increased by 13.5 percentage points over the past 12 months. Within Gwinnett County, Suwanee experienced the largest annual increase just ahead of Lawrenceville (16.4 percent) and Sugar Hill (16.1 percent). In June 2010 the average home sales price in Suwanee was $219,000.

General fund budget

The City takes a conservative approach on budgeting, placing emphasis on ensuring financial stability and long term sustainability. Suwanee recognizes the balancing of results (current services, new services, and capital projects) and resources (long term sustainability, debt and long term obligations, and the community's tax burden). The balancing of results to resources creates public value in city services. The fiscal year 2014 annual budget for the general fund is $12,164,990; this is a decrease of ($319,300) or 2.6% from the final amended 2013 budget. However, it is $508,984 higher than 2013 actual or 4 percent.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of Suwanee's finances to our citizens, taxpayers, customers, investors, creditors, and other interested parties. Questions concerning any of the information contained in this report, or requests for additional financial information, should be addressed to the Financial Services Director, 330 Town Center Avenue, Suwanee, Georgia 30024.

BASIC FINANCIAL STATEMENTS

Government-wide financial Statements
fUnd financial StatementS

STATEMENT OF NET POSITION
june 30, 2013

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 11,473,821	$ 352,657	$ 11,826,478
Investments	8,091,213	100,413	8,191,626
Receivables:			
Property taxes	302,137	-	302,137
Other	255,901	8,314	264,215
Due from other governments	360,031	-	360,031
Inventory land held for resale	1,245,335	-	1,245,335
Net pension asset	1,330,842	-	1,330,842
Restricted cash	-	3,485	3,485
Capital assets, nondepreciable	15,290,164	7,500	15,297,664
Capital assets, depreciable, net of accumulated depreciation	50,289,079	2,410,432	52,699,511
Total assets	88,638,523	2,882,801	91,521,324
DEFERRED OUTFLOW OF RESOURCES			
Deferred loss on refunding of bonds	342,751	-	342,751
LIABILITIES			
Current liabilities:			
Accounts payable	236,675	1,260	237,935
Retainage payable	50,125	-	50,125
Liabilities payable from restricted assets	-	3,485	3,485
Unearned revenue	100,625	-	100,625
Noncurrent liabilities:			
General obligation bonds due within one year	525,000	-	525,000
General obligation bonds due in more than one year	13,959,086	-	13,959,086
Revenue bonds due within one year	285,000	-	285,000
Revenue bonds due in more than one year	4,807,644	-	4,807,644
Compensated absences due within one year	86,172	-	86,172
Compensated absences due more than one year	183,116	-	183,116
Total liabilities	20,233,443	4,745	20,238,188
NET POSITION			
Net investment in capital assets	46,345,264	2,417,932	48,763,196
Restricted for:			
Capital projects	6,136,353	-	6,136,353
Debt service	1,347,866	-	1,347,866
Special programs	267,724	-	267,724
Unrestricted	14,650,624	460,124	15,110,748
Total net position	$ 68,747,831	$ 2,878,056	$ 71,625,887

The notes to the financial statements are an integral part of these statements.

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business Type	Total
Governmental activities:							
General government	$ 2,305,973	$ 214,416	$ -	$ -	$ (2,091,557)	$ -	$ (2,091,557)
Judicial	292,101	-	-	-	(292,101)	-	(292,101)
Public safety	3,967,481	1,046,161	985,388	346,963	(1,588,969)	-	(1,588,969)
Public works	4,373,999	-	-	1,759,621	(2,614,378)	-	(2,614,378)
Culture and recreation	903,031	33,695	130,572	446,590	(292,174)	-	(292,174)
Housing and development	1,043,376	443,094	-	-	(600,282)	-	(600,282)
Tourism and trade	223,291	-	-	-	(223,291)	-	(223,291)
Interest on long term debt	807,603	-	-	-	(807,603)	-	(807,603)
Total governmental activities	13,916,855	1,737,366	1,115,960	2,553,174	(8,510,355)	-	(8,510,355)
Business-type activities:							
Water and Sewer	109,558	153,714	-	-	-	44,156	44,156
Total	$ 14,026,413	$ 1,891,080	$ 1,115,960	$ 2,553,174	$ (8,510,355)	$ 44,156	$ (8,466,199)
General revenues:							
Taxes:							
Property taxes					$ 4,790,195	$ -	$ 4,790,195
Franchise fees					1,755,375	-	1,755,375
Alcoholic beverage tax					865,862	-	865,862
Business and occupation taxes					928,362	-	928,362
Hotel/motel taxes					442,293	-	442,293
Insurance premium taxes					764,988	-	764,988
Other taxes					54,437	-	54,437
Unrestricted investment earnings					31,708	357	32,065
Miscellaneous					37,579	-	37,579
Transfers					(200,000)	200,000	-
Total general revenues and transfers					9,470,799	200,357	9,671,156
Change in net position					960,444	244,513	1,204,957
Net position - beginning, as restated					67,787,387	2,633,543	70,420,930
Net position - ending					$ 68,747,831	$ 2,878,056	$ 71,625,887

The notes to the financial statements are an integral part of these statements.

GOVERNMENTAL FUNDS BALANCE SHEET
june 30, 2013

	General	Debt Service	2009 SPLOST	Other Capital Projects	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	$ 5,468,675	$ 340,535	$ 4,019,668	$ 1,300,813	$ 344,130	$ 11,473,821
Investments	2,951,723	1,007,331	2,720,264	897,406	514,489	8,091,213
Receivables:						
Property taxes	302,137	-	-	-	-	302,137
Due from other governments	-	-	360,031	-	-	360,031
Other	219,339	-	-	-	36,562	255,901
Due from other funds	16,000	-	-	-	-	16,000
Inventory land held for resale	-	-	-	1,245,335	-	1,245,335
Total assets	$ 8,957,874	$ 1,347,866	$ 7,099,963	$ 3,443,554	$ 895,181	$ 21,744,438
LIABILITIES						
Accounts payable	$ 91,906	$ -	$ 57,975	$ 52,653	$ 34,141	$ 236,675
Retainage payable	-	-	10,147	25,694	14,284	50,125
Due to other funds	-	-	-	-	16,000	16,000
Unearned revenue	-	-	-	100,625	-	100,625
Total liabilities	91,906	-	68,122	178,972	64,425	403,425
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue	276,346	-	-	-	-	276,346
Total deferred inflows of resources	276,346	-	-	-	-	276,346
FUND BALANCES						
Nonspendable	-	-	-	1,245,335	-	1,245,335
Restricted	-	1,347,866	5,479,077	167,921	758,789	7,753,653
Committed	4,054,997	-	-	-	-	4,054,997
Assigned						
Capital project funds	-	-	1,552,764	1,851,326	73,677	3,477,767
Unassigned	4,534,625	-	-	-	(1,710)	4,532,915
Total fund balances	8,589,622	1,347,866	7,031,841	3,264,582	830,756	21,064,667
Total liabilities, deferred inflows of resources and fund balances	$ 8,957,874	$ 1,347,866	$ 7,099,963	$ 3,443,554	$ 895,181	
Amounts reported for governmental activities in the statement of net position are different because:						
Net pension asset is not recorded in the governmental fund statements.						1,330,842
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.						65,579,243
Deferred outflows, deferred losses on bond refunding, are not financial resources and therefore are not reported in the governmental funds.						342,751
Deferred inflows in the governmental funds for unavailable revenue are susceptible to full accrual on the government wide statements.						276,346
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.						(19,846,018)
Net position of governmental activities						$ 68,747,831

The notes to the financial statements are an integral part of these statements.

GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

year ended june 30, 2013

	General	Debt Service	2009 SPLOST	Other Capital Projects	Other Governmental Funds	Total Governmental Funds
REVENUES						
Property taxes	$ 5,045,704	$ -	$ -	$ -	$ -	$ 5,045,704
Franchise taxes	1,755,375	-	-	-	-	1,755,375
Alcoholic beverage taxes	865,862	-	-	-	-	865,862
Business taxes	1,693,350	-	-	-	-	1,693,350
Hotel/motel taxes	-	-	-	-	442,293	442,293
Other taxes	129,579	-	67,075	-	-	196,654
Licenses and permits	648,686	-	-	-	-	648,686
Intergovernmental revenues	997,894	-	2,118,078	255,334	52,400	3,423,706
Charges for services	106,532	-	-	-	-	106,532
Fines and forfeitures	916,625	-	-	-	54,270	970,895
Investment income	23,020	4,668	17,129	3,143	1,993	49,953
Rental income	5,660	-	-	42,515	5,593	53,768
Contributions and donations	3,936	-	-	-	128,172	132,108
Miscellaneous revenue	31,162	-	-	6,885	-	38,047
Total revenues	12,223,385	4,668	2,202,282	307,877	684,721	15,422,933
EXPENDITURES						
Current:						
General government	2,089,026	-	-	131,023	-	2,220,049
Judicial	297,447	-	-	-	-	297,447
Public safety	3,987,609	-	-	-	19,574	4,007,183
Public works	1,656,227	-	-	-	24,719	1,680,946
Culture and recreation	270,055	-	-	-	152,260	422,315
Housing and development	895,061	-	-	154,136	23,357	1,072,554
Tourism and trade	-	-	-	-	223,291	223,291
Capital outlay	-	-	1,338,714	560,683	474,935	2,374,332
Debt service:						
Principal	-	780,000	-	-	-	780,000
Interest and fiscal charges	-	807,290	-	-	-	807,290
Total expenditures	9,195,425	1,587,290	1,338,714	845,842	918,136	13,885,407
Excess (deficiency) of revenues over (under) expenditures	3,027,960	(1,582,622)	863,568	(537,965)	(233,415)	1,537,526
OTHER FINANCING SOURCES (USES)						
Sale of capital assets	5,612	-	-	-	-	5,612
Transfers in	189,941	1,592,110	447,682	653,530	14,941	2,898,204
Transfers out	(2,460,581)	-	-	(447,682)	(189,941)	(3,098,204)
Total other financing sources (uses)	(2,265,028)	1,592,110	447,682	205,848	(175,000)	(194,388)
Net change in fund balances	762,932	9,488	1,311,250	(332,117)	(408,415)	1,343,138
FUND BALANCES - beginning of year	7,826,690	1,338,378	5,720,591	3,596,699	1,239,171	19,721,529
FUND BALANCES - end of year	$ 8,589,622	$ 1,347,866	$ 7,031,841	$ 3,264,582	$ 830,756	$ 21,064,667

The notes to the financial statements are an integral part of these statements.

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

year ended june 30, 2013

Amounts reported for governmental activities in the statement of activities are different because:				
Net change in fund balances-total governmental funds			$	1,343,138
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the fund statements. Revenues earned that are deferred in governmental funds due to availability criteria.				(373,634)
Governmental Funds report capital outlay as expenditures. However, in the Government-Wide Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of capital assets recorded in the current period.				
	Additions	$ 1,711,904		
	Net effect of deletions	(3,153)		
	Depreciation expense	(2,733,905)		(1,025,154)
The governmental funds report bond proceeds as an other financing source, while repayment of bond principal is reported as an expenditure.				
	Principal payment			780,000
The current year's increase in the net pension asset is accrued while reducing net expenses of the functions only on the government wide statements.				281,431
Governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are accrued and amortized in the statement of activities. This amount is the net effect of these differences.				
	Amortization of:			
	Premium/Discount	$ 1,500		
	Loss on Refunding	(32,549)		(31,049)
Long-term compensated absences are reported in the Government-Wide Statement of Activities, but they do not require the use of current financial resources. Therefore, long-term compensated absences are not reported as expenditures in Governmental Funds. This is the change in compensated absence payable.				(14,288)
Change in net position of governmental activities			$	960,444

The notes to the financial statements are an integral part of these statements.

GENERAL FUND - STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

year ended june 30, 2013

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes:				
Property taxes	$ 4,859,240	$ 5,025,650	$ 5,045,704	$ 20,054
Franchise taxes	1,875,510	1,875,510	1,755,375	(120,135)
Alcoholic beverage taxes	843,500	843,500	865,862	22,362
Business taxes	1,696,500	1,736,490	1,693,350	(43,140)
Other taxes	53,000	53,000	129,579	76,579
Total taxes	9,327,750	9,534,150	9,489,870	(44,280)
Licenses and permits:				
Alcoholic beverage fees	175,000	175,000	181,000	6,000
Business licenses	37,000	37,000	33,416	(3,584)
Building permits	273,200	323,200	434,270	111,070
Total licenses and permits	485,200	535,200	648,686	113,486
Intergovernmental revenues:				
State grants	-	16,000	16,442	442
Local grants	663,780	677,780	981,452	303,672
Total intergovernmental revenues	663,780	693,780	997,894	304,114
Charges for services:				
Planning and development fees	19,000	19,000	8,824	(10,176)
Public safety services	66,500	78,500	75,266	(3,234)
Special events	15,000	15,000	22,442	7,442
Total charges for services	100,500	112,500	106,532	(5,968)
Fines and forfeitures	1,187,510	964,960	916,625	(48,335)
Investment income	45,000	45,000	23,020	(21,980)
Rental income	7,000	7,000	5,660	(1,340)
Contributions and donations	5,000	5,000	3,936	(1,064)
Miscellaneous revenue	10,000	16,000	31,162	15,162
Total revenues	11,831,740	11,913,590	12,223,385	309,795
EXPENDITURES				
Current:				
General Government:				
Governing body	133,890	133,890	132,953	937
Legislative committees	8,750	7,750	3,626	4,124
Chief executive	407,290	418,290	400,012	18,278
General administration	285,470	288,970	239,682	49,288
Financial administration	680,120	681,120	656,243	24,877
Accounting	36,500	35,500	35,500	-
Law	60,000	36,000	34,174	1,826
Data processing	197,950	239,450	207,078	32,372
General government building and plant	270,720	293,720	248,633	45,087
Public information	137,160	141,810	131,125	10,685
Total general government	$ 2,217,850	$ 2,276,500	$ 2,089,026	$ 187,474

The notes to the financial statements are an integral part of these statements.

(continued)

GENERAL FUND - STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL
year ended june 30, 2013 (continued)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
EXPENDITURES (continued)				
Judicial	$ 375,740	$ 372,240	$ 297,447	$ 74,793
Public safety:				
Police administration	373,970	384,880	365,540	19,340
Criminal investigation	265,120	234,520	196,409	38,111
Patrol	2,532,220	2,526,320	2,418,894	107,426
Records and identification	130,540	133,040	71,664	61,376
Police training	142,390	153,390	135,350	18,040
Special detail services	50,000	47,000	35,340	11,660
Police stations and buildings	171,350	171,350	159,710	11,640
Police substation and training center	54,050	49,450	34,493	14,957
Dispatcher	482,560	530,650	477,222	53,428
Public relations	89,940	95,440	92,987	2,453
Total public safety	4,292,140	4,326,040	3,987,609	338,431
Public Works:				
Public works administration	1,615,990	1,622,290	1,570,082	52,208
Paved streets	84,890	84,890	54,945	29,945
Storm drainage	43,500	43,500	31,200	12,300
Special detail services	7,250	7,250	-	7,250
Total public works	1,751,630	1,757,930	1,656,227	101,703
Culture and recreation:				
Special facilities and activities	117,500	119,000	103,760	15,240
Park areas	161,900	176,100	166,295	9,805
Total culture and recreation	279,400	295,100	270,055	25,045
Housing and development:				
Protective inspection administration	139,800	141,700	118,302	23,398
Planning and zoning	436,960	433,060	405,124	27,936
Code enforcement	37,630	31,630	26,462	5,168
Economic development and assistance	297,040	315,740	297,365	18,375
Downtown Suwanee	98,610	73,760	47,808	25,952
Total housing and development	1,010,040	995,890	895,061	100,829
Total expenditures	9,926,800	10,023,700	9,195,425	828,275
Excess of revenues over expenditures	1,904,940	1,889,890	3,027,960	1,138,070
OTHER FINANCING SOURCES (USES):				
Transfer in	165,700	165,700	189,941	24,241
Transfer out	(2,075,640)	(2,460,590)	(2,460,581)	9
Sale of capital assets	5,000	5,000	5,612	612
Total other financing sources (uses)	(1,904,940)	(2,289,890)	(2,265,028)	24,862
Net change in fund balances	-	(400,000)	762,932	1,162,932
FUND BALANCES - beginning of year	7,826,690	7,826,690	7,826,690	-
FUND BALANCES - end of year	$ 7,826,690	$ 7,426,690	$ 8,589,622	$ 1,162,932

The notes to the financial statements are an integral part of these statements.

PROPRIETARY FUNDS
STATEMENT OF NET POSITION
june 30, 2013

		Major Enterprise Fund Water & Sewer Fund
ASSETS		
Current assets:		
Cash and cash equivalents	$	352,657
Investments		100,413
Receivables:		
Accounts		8,314
Total current assets		461,384
Noncurrent assets:		
Restricted assets:		
Cash and cash equivalents		3,485
Capital assets, nondepreciable		7,500
Capital assets, depreciable, net of accumulated depreciation		2,410,432
Total noncurrent assets		2,421,417
Total assets		2,882,801
LIABILITIES		
Current liabilities:		
Accounts payable		1,260
Total current liabilities		1,260
Noncurrent Liabilities:		
Payable from restricted assets:		
Customer deposits payable		3,485
Total liabilities		4,745
NET POSITION		
Investment in capital assets		2,417,932
Unrestricted		460,124
Total net position	$	2,878,056

The notes to the financial statements are an integral part of these statements.

PROPRIETARY FUNDS STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION

year ended june 30, 2013

	Major Enterprise Fund Water & Sewer Fund
OPERATING REVENUES	
Water and sewer charges	$ 153,714
Total operating revenues	153,714
OPERATING EXPENSES	
Salaries and benefits	21,574
Contracted services	18,798
Supplies	18,079
Depreciation	51,107
Total operating expenses	109,558
Operating income (loss)	44,156
NONOPERATING REVENUES (EXPENSES)	
Investment income	357
Total nonoperating revenues (expenses)	357
Income (loss) before transfers	44,513
Transfer in	200,000
Change in net position	244,513
Total net position- beginning of year	2,633,543
Total net position - ending	$ 2,878,056

The notes to the financial statements are an integral part of these statements.

PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS
year ended june 30, 2013

	Major Enterprise Fund Water & Sewer Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	$ 153,881
Payments to employees	(21,573)
Payments to suppliers for goods and services	(37,038)
Net cash provided (used) by operating activities	95,270
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Payments from other fund	280
Transfer from other fund	200,000
Net cash provided by noncapital financing activities	200,280
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition of capital asset	(6,550)
Net cash used by capital and related financing activities	(6,550)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	357
Net cash provided by investing activities	357
Net increase in cash and cash equivalents	289,357
Cash and cash equivalents - beginning	167,198
Cash and cash equivalents - ending	$ 456,555
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 44,156
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation	51,107
Change in assets and liabilities	
(Increase) decrease in accounts receivable	373
Increase (decrease) in accounts payable not related to a capital assets	(161)
Increase (decrease) in customer deposits	(205)
Net cash provided (used) by operating activities	$ 95,270

The notes to the financial statements are an integral part of these statements.

FIDUCIARY FUND STATEMENT OF FIDUCIARY ASSETS AND LIABILITIES

june 30, 2013

	Agency Fund
ASSETS	
Cash and cash equivalents	$ 224,079
Total assets	224,079
LIABILITIES	
Due to others	224,079
Total liabilities	$ 224,079

The notes to the financial statements are an integral part of these statements.


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NOTES TO THE FINANCIAL STATEMENTS

NOTES TO THE FINANCIAL STATEMENTS

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NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Suwanee (the "City"), have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the City are described below:

A. Reporting Entity

The City operates under a Council-Manager form of government and provides the following services to its citizens: public safety (police), public works, recreation and parks, planning and zoning, building inspection, code enforcement, community development, municipal court services, and general and administrative services. The City also provides water services to a portion of the City's residents.

As required by accounting principles generally accepted in the United States of America, the financial statements of the reporting entity include those of the City (the primary government) and its component units. The component unit discussed below is included in the City's reporting entity because of the significance of its operational and financial relationships with the City. In conformity with GASB Statement No. 14, "The Financial Reporting Entity", as amended by GASB Statement No. 39, "Determining Whether Certain Organizations Are Component Units", and GASB Statement No. 61, "The Financial Reporting Enitity", the component unit's financial statements have been included as a blended component unit.

Blended component units, although also legally separate entities, are in substance part of the City's operations; data from this unit is combined with the data of the City of Suwanee.

> The Urban Redevelopment Agency of the City of Suwanee was established as a legally separate entity on August 22, 2002. The five (5) members of the Urban Redevelopment Agency are appointed by the Mayor and City Council and they may also be removed by the Mayor and City Council. The Urban Redevelopment Agency provides a means to issue revenue bonds for development within the City. Although it is legally separate from the City, the Urban Redevelopment Agency is reported as if it were a part of the primary government because its sole purpose is to finance the City's acquisition of property within the City's redevelopment district.

The Urban Redevelopment Agency of the City of Suwanee financial information is maintained by the City's Finance Department. However, separate financial statements will not be prepared.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component unit. (For the most part, the effect of interfund activity has been removed from these statements). Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities. Governmental activities, which are normally 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. Likewise, the primary government is reported separately from discretely presented component units if there are any reported. The statement of net position will include noncurrent assets



and noncurrent liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets.

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 considered program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It is used to account for and report all financial resources traditionally associated with government, which are not accounted for and reported in another fund.

The **Debt Service Fund** accounts for and reports financial resources that are restricted to principal and interest expenditures.

The **2009 Special Purpose Local Option Sales Tax (SPLOST) Fund** accounts for and reports financial resources that are restricted or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets. Funding is provided by a restricted one-cent special local option sales tax approved by voters in 2008, restricted federal funds, and local assigned funds.

The **Other Capital Projects Fund** accounts for and reports financial resources that are assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets. Funding is provided from local assigned funds.

The City aggregates other nonmajor governmental funds in a single column in the fund financial statements.

The City reports the following major enterprise fund:

The **Water and Sewer Fund** accounts for the operation of the water system including all revenues from sources applicable to the system's operations and all expenses of the operation.

Additionally, the City reports the following fund types:

The **Agency Fund** is used to account for assets held by the City's Municipal Court until they can be disbursed to other parties.

C. Measurement Focus and Basis of Accounting

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. The fiduciary fund financial statements report on the accrual

NOTE 1
SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(continued)

basis of accounting yet the agency funds have no measurement focus. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flow. Property taxes are recognized as revenues in the year for which they are levied. Other taxes are recognized predominately when the underlying transaction occurs. 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 for current obligations. For this purpose, the government 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, intergovernmental grants, and investment income associated with the current fiscal period are all considered to be susceptible to accrual and 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.

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

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 enterprise fund are charges for goods and services provided. Operating expenses of the enterprise fund include the cost of these goods 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.

D. Deferred Outflow/Inflow of Resources

The City implemented GASB Statement No. 63, "Financial Reporting of Deferred Outllows of Resources, Deferred Inflows of Resources, and Net Position", and Statement No. 65, "Items Previously Reported as Assets and Liabilities," as of July 1, 2012. These new standards establish accounting and financial reporting for deferred outflows/inflows of resources and the concept of net position as the residual of all other elements presented in a statement of net position.

Deferred outlfows of resources represent a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports the deferred charge ($342,751) on

refunding reported in the government-wide statement of net position. The deferred charge on refunding resulted from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Deferred inflows of resources represent an acquisition of net position 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 one type of deferred inflow-unavailable revenue, which arise only under a modified accrual basis of accounting and qualifies for reporting in this category on the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes, as these amounts are deferred and will be recognized as an inflow of resources in the period that the amounts become available.

E. Cash and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the City to invest in: obligations of the United States, the State of Georgia and other political subdivisions of the State of Georgia, and other states; prime banker's acceptances; repurchase agreements; and the State of Georgia Office of State Treasurer Georgia Fund-1 Liquidity Pool. The City's investments are reported at fair value, based on quoted market prices.

F. Interfund Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

G. Prepaid Items

Payments made to vendors for services that will benefit periods beyond the balance sheet date are recorded as prepaid assets and are recoginzed as expenditures when consumed (consumption method).

H. Inventory Land Held for Resale

Land held for resale is valued at the lower of cost or market. The current value for inventory land held for resale is the purchase price of the property. Additional costs for demolition were expended, since these costs are not anticipated to be recovered.

NOTE 1
SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(continued)

I. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities column in the government wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $1,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

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

Assets	Years
Land improvements	50
Buildings	50
Public domain infrastructure	50 – 100
System infrastructure	10 – 40
Machinery, equipment and vehicles	3 - 30

J. Compensated Absences

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

K. Long-Term Obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are accrued and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as expenses in the year of issuance.

In the fund financial statements, governmental funds recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.



L. Net Position

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources in government-wide financial statements and proprietary fund financial statements, which utilizes the economic resources measurement focus. Net position in the statement of net position is distinguished between amounts invested in capital assets (net of any related debt), amounts that are restricted for use by third parties or outside requirements, and amounts that are unrestricted.

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.

M. Use of Estimates

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

N. Fund Balance

GASB Statement Number 54, "Fund Balance Reporting and Governmental Fund Type Definitions," shifts the focus of fund balance reporting from the concept of availability of fund resources to the extent a government is bound to constraints on the specific purposes for which the funds can be spent. In the governmental fund financial statements, fund balance is reported in five classifications.

1. **Nonspendable**. Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally contractually required to be maintained intact. The City has $1,245,335 in inventory land held for resale that is considered nonspendable fund balance.
2. **Restricted.** Restricted fund balance encompasses the net fund resources subject to externally enforceable legal restrictions. Such restrictions would include 1) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or 2) imposed by law through constitutional provisions or enabling legislation. The City has the following restricted fund balances:
   - Debt Service Fund - $1,347,866 externally imposed by bond covenant for debt.
   - 2009 SPLOST Fund - $5,479,077 externally imposed by laws or regulations of other governments for capital projects.
   - Other Capital Projects Fund - $167,921 externally imposed by laws or regulations of other governments for capital projects.
   - Other Governmental Funds - $758,789 externally imposed by grantors and laws or regulations of other governments. Of this amount, $489,355 is for capital projects, $147,426 for public safety, $89,306 for economic development, and $32,702 for cultural and recreation.

NOTE 1
SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(continued)

3. **Committed.** Fund blances are reported as committed when they can be used only for specific purposes pursuant to contraints imposed by formal action of the City Council through the adoption of a resolution. Only the City Council, through a resolution, may modify or rescind the commitment. The City has committed $4,054,997 in the general fund by resolution adopted on June 25, 2013 for stabilization. The stabilization account consists of a minimum of four months of general fund expenditures and transfers.

   If it becomes necessary for the City to draw funds from the stabilization account, a new resolution will need to be adopted to authorize any use, the City will develop a plan to replenish the account to the minimum level from net revenue surpluses in subsequent fiscal year(s) until the balance is restored to the minimum level. It is the goal of the City Council to authorize use of the stabilization account only in instances where unassigned fund balance is no longer available and the need to access the account is not expected to routinely occur.

4. **Assigned.** Assigned fund balance includes the portion of fund balance that reflects the City's intended use of resources. Such intent is established by formal action of the City Council, including an allocation of resources by approved budget adjustment, and City Council has not delegated the ability to assign fund balance to any member of management. Modifications require action by the City Council. These funds are expended last after all other revenue sources have been depleted. The City has the following assigned fund balances:
   - 2009 SPLOST Fund - $1,552,764 assigned by City Council for capital projects appropriation.
   - Other Capital Funds - $1,851,326 assigned by City Council for capital projects appropriation.
   - Other Governmental Funds - $73,677 assigned by City Council for capital projects appropriation.

5. **Unassigned.** Unassigned includes fund balance that has not been reported in any other classification. The City has $4,532,915 in unassigned general fund balance.

Suwanee has a revenue spending policy that provides for resources to be used in the following hierarchy: bond proceeds, federal funds, state funds, and local funds. For the purpose of the fund balance classification expenditures are to be spent from restricted fund balance first, followed in order by committed, assigned and unassigned. Suwanee considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. Committed, assigned, or unassigned amounts are also considered to have been spent when an expenditure has been incurred.

O. Restatement of 2012 Net Position

In conformity with GAAP, as set forth in GASB Statement No. 65, "Items Previously Recognized as Assets and Liabilities," 2012 governmentwide net position have been restated for governmental activities to record the effect of removing unamortized bond issuance costs from the statement of net position and treating the issuance costs as if they had been expensed in the year incurred.

Restatement affected the beginning net position in the government wide, governmental activities, as follows:

2012 Net position, as previously reported	$	67,953,786
Effect of removing unamortized bond costs from the Statement of Position		(166,399)
2012 Net position, as restated	$	67,787,387

Additionally, the City previously reported the City of Suwanee Downtown Development Authority (DDA) as a discretely presented component unit. Due to the implementation of GASB standard 61, which changed the requirements for reporting component units, the City no longer reports the DDA as a component unit on the CIty's financial statements. As a result a restatement of beginning net position is required for the discretely presented component unit as follows:

2012 Net position, as previously reported	$	393,609
Effect of removing the DDA		(393,609)
2012 Net position, as restated	$	-

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

Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds and net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that "long-term liabilities are not due and payable in the current period and therefore are not reported in the funds." The details of this $19,846,018 difference are as follows:

Compensated absences payable	$	269,288
Bonds payable		19,576,730
Net adjustment to reduce fund balance – total governmental funds to arrive at net position – governmental activities	$	19,846,018

NOTE 3 LEGAL COMPLIANCE -BUDGETS

Budgets and Budgetary Accounting

The City of Suwanee, Georgia follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The City's annual budget is prepared based on anticipated revenues and appropriated expenditures. Revenue anticipation is designed to help ensure fiscal responsibility and maintain a balanced budget. Budgeting is the responsibility of the Mayor and the City Council members, with assistance provided by the City Manager and his designated staff persons.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to June 30, the budget is legally enacted by passage of an ordinance.
4. The budget was originally adopted on June 26, 2012. The level of legal budgetary control is at the department level. Council approval is required to increase or decrease the total budget of any department.
5. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are adopted for the General Fund, Special Revenue Funds, and Debt Service Funds. Project length budgets are adopted for all Capital Projects Funds.

Material supplementary budgetary changes were made to increase transfer out by ($384,950). These funds were transferred to provide funding for fiscal year 2014 capital improvement program. Transfer of these local funds provided the necessary resources to maintain the current capital projects budgets for fiscal year 2014.

Encumbrance accounting is employed in governmental funds. Encumbrances (e.g., purchase orders, contracts) outstanding at year end do not constitute expenditures or liabilities because the commitments will be reappropriated and honored during the subsequent year. At June 30, 2013, there were no outstanding encumbrances.

NOTE 4 DEPOSITS AND INVESTMENTS

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. State statutes require all deposits and 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. As of June 30, 2013 the City has no uncollateralized deposits.

Investments. At June 30, 2013, the City's investments consisted solely of certificates of deposit which do not qualify as cash equivalents under the City's policy. All certificates of deposit are covered under the custodial credit risk – deposit footnote above.

NOTE 5 RECEIVABLES

The City receives property tax assessments from Gwinnett County. Tax bills were levied on all real and personal property as of January 1, 2012 and were mailed to taxpayers on October 1, 2012. The due date for these taxes was December 20, 2012, and after that date, both penalty and interest are accrued until the taxes are collected. The lien date was January 1, 2013. Receivables are recorded when taxes are levied and billed (October 1).

Receivables at June 30, 2013 for the City's individual major funds and nonmajor funds in the aggregate are as follows. There is no allowance for uncollectible accounts related to these receivables.

	General	2009 SPLOST	Other Governmental Funds	Water and Sewer	Total
Receivables					
Property taxes	$ 302,137	$ -	$ -	$ -	$ 302,137
Due from other governments	-	360,031	-	-	360,031
Other	219,339	-	36,562	8,314	264,215
Net total receivables	$ 521,476	$ 360,031	$ 36,562	$ 8,314	$ 926,383

NOTE 6 CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2013 is as follows:

	Beginning Balances	Increases	Decreases	Transfer	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	$ 13,280,858	$ -	$ -	$ -	$ 13,280,858
Construction in progress	2,860,931	1,172,804	-	(2,024,429	2,009,306
Total	16,141,789	1,172,804	-	(2,024,429)	15,290,164
Capital assets, being depreciated:					
Land improvements	2,870,793	84,419	(3,980)	-	2,951,232
Buildings and improvements	24,789,463	-	-	2,024,429	26,813,892
Machinery and equipment	2,673,939	310,038	(64,838)	-	2,919,139
Vehicles	1,564,041	64,820	(92,267)	-	1,536,594
Infrastructure	41,156,401	79,823	-	-	41,236,224
Total	73,054,637	539,100	(161,085)	2,024,429	75,457,081
Less accumulated depreciation for:					
Land improvements	589,670	143,655	(1,904)	-	731,421
Buildings and improvements	2,409,241	495,741	-	-	2,904,982
Machinery and equipment	1,108,104	194,393	(64,463)	-	1,238,034
Vehicles	1,016,631	127,537	(91,565)	-	1,052,603
Infrastructure	17,468,383	1,772,579	-	-	19,240,962
Total	22,592,029	2,733,905	(157,932)	-	25,168,002
Total capital assets, being depreciated, net	50,462,608	(2,194,805)	3,153	2,024,429	50,289,079
Governmental activities capital assets, net	$ 66,604,397	$ (1,022,001)	$ 3,153	$ -	$ 65,579,243

Business capital assets activity for the year ended June 30, 2013 is as follows:

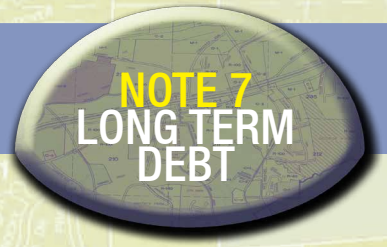
NOTE 6 CAPITAL ASSETS

(continued)

	Beginning Balances	Increases	Decreases	Ending Balance
Business-type activities/Water and Sewer fund:				
Capital assets, not being depreciated:				
Land	$ 7,500	$ -	$ -	$ 7,500
Total	7,500	-	-	7,500
Capital assets, being depreciated:				
Land improvements	4,944	-	-	4,944
Machinery and equipment	34,566	-	-	34,566
Water system	3,011,107	6,550	-	3,017,657
Total	3,050,617	6,550	-	3,057,167
Less accumulated depreciation for:				
Land improvements	3,336	247	-	3,583
Machinery and equipment	13,369	1,757	-	15,126
Water system	578,923	49,103	-	628,026
Total	595,628	51,107	-	646,735
Total capital assets, being depreciated, net	2,454,989	(44,557)	-	2,410,432
Business-type activities capital assets, net	$ 2,462,489	$ (44,557)	$ -	$ 2,417,932

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

Governmental activities	
General government	$ 161,181
Judicial	2,711
Public safety	207,352
Public works	1,864,284
Culture and recreation	480,716
Housing and development	17,661
Total depreciation expenses-governmental activities	$ 2,733,905



The following is a summary of long-term debt activity for the year ended June 30, 2013.

	Beginning Balances	Additions	Reductions	Ending Balances	Due Within One Year
Governmental activities					
Bonds payable					
General obligation bonds	$ 14,970,000	$ -	$ (505,000)	$ 14,465,000	$ 525,000
Add: Issuance Premium	20,899	-	(1,813)	19,086	-
Total general obligation bonds payable	14,990,899	-	(506,813)	14,484,086	525,000
Revenue bonds	5,370,000	-	(275,000)	5,095,000	285,000
Less: Issuance discount	(2,669)	-	313	(2,356)	-
Total revenue bonds payable	5,367,331	-	(274,687)	5,092,644	285,000
Compensated absences	255,000	226,066	(211,778)	269,288	86,172
Governmental activities long term liabilities	$ 20,613,230	$ 226,066	$ (993,278)	$ 19,846,018	$ 896,172

Due to implementation of GASB 65, the deferred losses on refunding of bonds are no longer reported net of bonds payable. Therefore, their values have been removed from the table above.

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

2006 General Obligation Refunding Series. The 2006 general obligation refunding bonds in the amount of $15,250,000, were issued to advance refund a portion of the City's 2002 general obligation bond series, maturing January 2013 through 2032, the aggregate principal amount of $14,110,000. After the effect of refunding and defeasance of the refunding, the City had an outstanding balance of $17,195,000 in aggregate principal amount of the 2002 general obligation bonds and 2006 general obligation refunding bonds. The weighted average interest rate of the 2002 general obligation bonds is approximately 4.20% and the weighted average interest rate of the 2006 general obligation refunding bonds is approximately 5.15%. The City has determined that refunding the 2002 general obligation bonds will reduce the City's total debt service payments by approximately $1,019,146 on aggregate basis and by approximately $775,588 on a net present value basis, economic gain.

The bonds, maturing in January 2032, have interest rates that range from 4.0% to 4.3%. The amount of general obligation bonds outstanding at June 30, 2013 is $14,465,000.

NOTE 7 LONG TERM DEBT

(continued)

The debt service requirements to maturity on the general obligation refunding bonds are as follows:

Year ending June 30,	Principal	Interest
2014	$ 525,000	$ 593,811
2015	545,000	571,074
2016	570,000	547,380
2017	590,000	522,730
2018	610,000	497,993
2019 - 2023	3,445,000	2,093,658
2024 - 2028	4,180,000	1,311,200
2029 - 2032	4,000,000	352,365
Total	$ 14,465,000	$ 6,490,211

Revenue Bonds

2006 Urban Redevelopment Revenue Bonds. During fiscal year 2007, the City issued $6,620,000 in revenue bonds to finance the cost of a new City Hall. The bonds, maturing in January 2027, have interest rate that range from 3.50% to 3.85%. The amount of revenue bonds outstanding at June 30, 2013 is $5,095,000.

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

Year ending June 30,	Principal	Interest
2014	$ 285,000	$ 186,148
2015	295,000	176,173
2016	305,000	165,848
2017	320,000	155,173
2018	330,000	143,973
2019- 2023	1,835,000	534,789
2024 - 2027	1,725,000	167,718
Total	$ 5,095,000	$ 1,529,822

NOTE 8 INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

1. The composition of interfund transfers for the year ended June 30, 2013 is as follows:

Transfer In	Transfer Out	Amount
General fund	Non-major governmental funds	$ 189,941
Debt service fund	General fund	1,592,110
2009 SPLOST fund	Other capital projects fund	447,682
Other capital projects fund	General fund	653,530
Non-major governmental funds	General fund	14,941
Water and Sewer fund	General fund	200,000
		$ 3,098,204

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that the statute or budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, and (3) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

2. Interfund receivable and payable balances as of June 30, 2013, are as follows:

Due to	Due From		Amount
General fund	Non-major governmental funds	$	16,000

Interfund receivables and payables result from timing differences related to year end transactions which normally clear within one month.

NOTE 9 JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the ten (10) county Atlanta area, is a member of the Atlanta Regional Commission (Regional Development Commission - RDC) and is required to pay annual dues thereto. During its fiscal year ended June 30, 2013, the City's membership dues were paid by Gwinnett County, Georgia. The City did not pay any annual dues. Membership in an RDC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the RDC in Georgia.

The RDC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of an RDC. Separate financial statements may be obtained from:

Atlanta Regional Commission
Office of Financial Services Manager
40 Courtland Street NE
Atlanta, GA 30303

NOTE 10 PENSION PLAN

Effective November 1, 2005, the City changed its retirement program for full time employees from a 401(a) defined contribution plan, the **City of Suwanee Money Purchase Pension Plan**, to a defined benefit plan, the **Georgia Municipal Association Employee Pension Plan for the City of Suwanee.** Employees hired or rehired on or after November 1, 2005 automatically participate in the defined benefit plan. Current employees hired before November 1, 2005 had a choice of remaining in the 401(a) plan or electing to participate in the defined benefit plan. Employees that remained in the 401(a) plan will continue to receive contributions under the terms of the 401(a) plan.

Defined Contribution Plan

The City of Suwanee Money Purchase Pension Plan, a defined contribution plan is administered by an insurance company, the Principal Financial Group. A participant is covered after ninety (90) days of service. The City is required to contribute 5% of annual covered payroll, with 100% of these funds going into a fixed-rate savings account. The City's total payroll for the fiscal year was $4,690,530, including $436,090 of payroll covered by this plan. Contributions by the City totaled $21,804 for the fiscal year ended June 30, 2013. Plan provisions and contribution requirements are established by City ordinance and may be amended by the Suwanee City Council.

The employee vesting schedule for the 401 (a) plan is as follows:

Less than 2 years	0%	4 years	60%
2 years	20%	5 years	80%
3 years	40%	6 years	100%

Defined Benefit Plan

Employees electing to participate in the **Georgia Municipal Association Employee Pension Plan for the City of Suwanee**, (the GMA plan), ceased contributions to the 401(a) plan on November 1, 2005 and all related, subsequent contributions were made to the GMA plan. Prior full time service with the City was counted for eligibility for retirement and death benefits for vesting. The City contributed 20% of full time service with the City before November 1, 2005 towards the amount of benefits payable under the plan. Employees may use their funds in the 401(a) plan to purchase some or all of the remaining past service to increase the amount of benefits payable under the plan. The GMA plan currently requires an annual employee contribution of 2% and a City contribution of 3.29%. However, the City has elected to contribute at a higher rate of 11% for employer contributions. This rate was determined by a separate actuarial study that was performed in 2005 to provide for an even level of funding year to year and to prevent large fluctuation of pension contributions from year to year. Due to this difference in required contribution and contributions actual paid by the City, the statement of net position reports a net pension asset of $1,330,842.

The GMA plan board elected to change the valuation schedule from November 1 to January 1 to assist the plan members with their financial forecasting and budgeting process. Commencing with the 2010 valuation, the annual contribution rate will not change until the commencement of a new fiscal year.

The GMA plan provides retirement, disability, and death benefits to plan participates and beneficiaries. The GMA Plan is an agent multiple-employer pension plan, administered by The Segal Company. The City Council, in its role as the Plan Sponsor, has the sole authority to amend the provisions, including specific benefit provisions and contribution requirements, of the GMA Plan, as provided in the Plan document. Benefits are provided by the GMA plan whereby retirees receive 1.5% multiplied by the average of the five highest years of regular earnings multiplied by the total credited years of service. GMA issued a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street SW, Atlanta, Georgia 30303, or by calling (404) 688-0472.

Membership

At June 30, 2013, the Plan consisted of the following:	
Retired participants and beneficiaries currently receiving benefits	2
Terminated participants and beneficiaries entitled to benefits, but not yet receiving benefits	14
Active participants	83
Total	99

Funding Policy. The City is required to contribute an actuarially determined amount annually to the Plan's trust. The plan's contribution amount is determined using actuarial methods and assumptions approved by the GMA Plan of trustees and meets or exceeds the minimum contribution requirement contained in the State of Georgia statutes. However, as noted above, the City has chosen to contribute at a higher rate of 11% instead of the plan's contribution amount of 3.29%. This excess funding does not represent any additional postemployment benefit obligation to the City.

Annual Pension Cost. The City's annual pension cost and net pension obligation for the current year were determined as follows:

Annual required contribution	$	117,418
Interest on net pension asset		(18,117)
Adjustment of net pension asset		18,117
Annual pension cost		117,418
Actual contributions to plan		398,849
Increase in net pension assets[(1)]		281,431
Net pension asset as of July 1, 2012		1,049,411
Net pension asset as of June 30, 2013	$	1,330,842

NOTE:
(1) Increase in net pension assets equals the Actual contributions to plan less the Annual pension cost.

NOTE 10 PENSION PLAN

(continued)

Fiscal Year Beginning	Annual Pension Costs (APC)	Actual City Contribution	Percentage of APC Contributed	Net Pension Asset
7/1/2010	$ 161,429	$ 372,947	231%	$ 811,258
7/1/2011	151,635	389,788	257%	1,049,411
7/1/2012	117,418	398,849	340%	1,330,842

Basis of Most Recent Valuation	
Valuation date	January 1, 2013
Actuarial cost method	Aggregate: Because the aggregate method does not identify or separately amortize unfunded actuarial liabilities, information about funded status and funding progress has been prepared using the entry age actuarial cost method for that purpose and the information presented is intended to serve as a surrogate for the funded status and funding progress of the plan.
Amortization method	n/a – Aggregate method does not identify or separately amortize unfunded actuarial accrued liabilities.
Remaining amortization period	n/a
Asset valuation method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amount that the value exceeds or is less than the market value at year end. The actuarial value is adjusted, if necessary, to be within 50% of market value in 2009, 44% of market value for 2010, 38% of market value for 2011, 32% of market value for 2012, and 26% of market value for 2013.
Actuarial assumptions:	
Investment rate of return	7.75%
Projected salary increases	4.25%
Cost of living adjustments	0.00%
Expected annual inflation	3.50%

Schedule of Funding Progress

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability* (AAL)(b)	Unfunded/(Surplus) AAL (UAAL) (b) – (a)	Funded Ratio (a)/(b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ** ((b)-(a))/(c)
01/01/2013	$ 4,586,068	$ 2,756,786	$ (1,829,282)	166.36%	$ 3,504,150	-52.20%

* Calculated under the Entry Age actuarial cost method.
** Not less than zero

The required schedule of funding progress immediately following the notes to the financial statements presents multi-year trend information about whether the actuarial value of the assets is increasing or decreasing over time relative to the actuarial accrued liability.

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 January 1, 2013.

NOTE 11 RISK MANAGEMENT

The City is exposed to various risks of losses related to: torts, thefts 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 pool's 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 pool's 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 worker's 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 (3) years have not exceeded insurance coverage.

NOTE 12 COMMITMENTS AND CONTINGENCIES

Contractual Commitments:

In addition to the liabilities enumerated in the balance sheet at June 30, 2013, the City has contractual commitments on uncompleted contracts of approximately $200,132 for the following projects: $27,260 for Town Center Park well irrigation, $37,905 Brushy Creek Trail design, $35,000 Rembrance (911 sculpture), and $99,967 demolation contract.

Litigation:

The City is involved in several pending lawsuits in the normal course of the City's business. 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.

Grant Contingencies:

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



The City believes it is in compliance with OCGA Section 36-81-7 related to the disbursement of hotel/motel taxes collected. Obligated collections were $442,293 as reported in the City's Hotel/Motel Tax Fund. Expenditures and transfers totaled $413,232 leaving a fund balance of $89,306 to be used for tourism and trade.

REQUIRED SUPPLEMENTARY INFORMATION

Required Supplementary Information Schedule of Funding Progress (unaudited)

Actuarial Valuation Date		Actuarial Value of Assets (a)		Actuarial Accrued Liability(1) (AAL) (b)	Funding Ratio (a)/(b)		Unfunded/ (Surplus) AAL(UAAL) (b) – (a)		Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b) – (a))/(c)
1/1/2011	$	3,266,897	$	1,949,742	167.55%	$	(1,317,155)	$	3,398,142	-38.76%
1/1/2012		3,882,828		2,394,788	162.14%		(1,488,040)		3,538,106	-42.06%
1/1/2013		4,586,068		2,756,786	166.36%		(1,829,282)		3,504,150	-52.20%

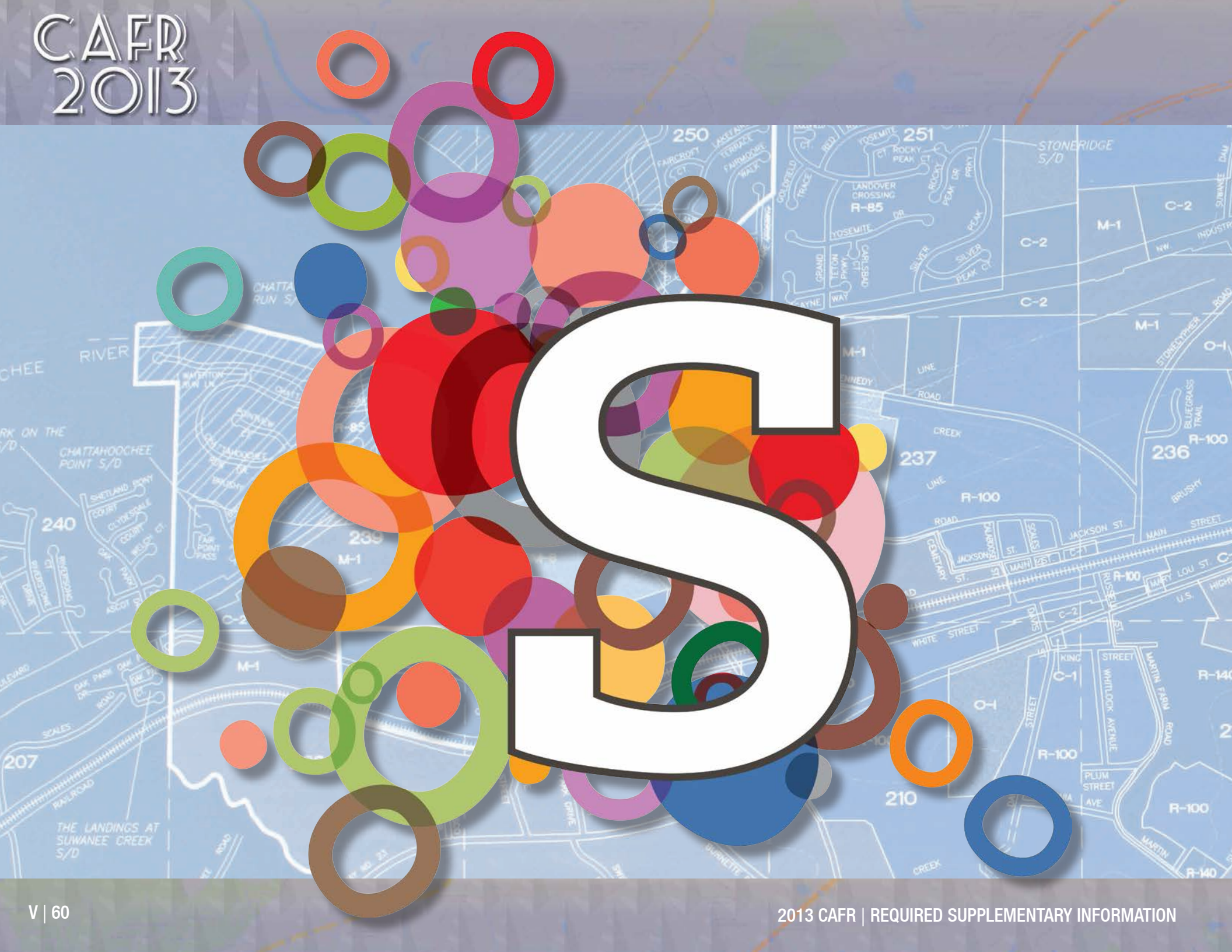
NOTE:

(1) Calculated under the Entry Age actuarial cost method.

The assumptions used in the preparations of the above schedules are disclosed in Note 10 to the financial statements.

Complete financial statements for Suwanee's Defined Benefit Plan can be obtained at the following address:

CITY OF SUWANEE
Human Resource Department
330 Town Center Avenue
Suwanee, Georgia 30024


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GOVERNMENTAL FUNDS

SPECIAL REVENUE

Suwanee Day	The purpose of the Suwanee Day Festival is to provide a high-quality family festival for the citizens of Suwanee. The festival is self-funded whereby it generates sponsorship dollars to offset the cost of the festival. These funds are restricted by contribution requirements from sponsors.
Public Art	The City Council-appointed Public Arts Commission was established to work with and encourage developers to include public art or support public art as a component of new projects and to create programs that bring and promote public art in Suwanee. The Suwanee Public Arts Partnership, a volunteer-based organization, was launched to raise funds for and build community awareness of public art initiatives. These funds are restricted by contribution requirements from sponsors.
Confiscated Assets	Georgia law allows police agencies to file for seizure of property related to illegal substances or activities. These funds must be used, under federal and state law, to purchase police equipment. Suwanee participates in the Federal Drug Task Force and the Joint Gwinnett Municipal Drug Task Force. These task forces provide the participants a percentage of the amount of funds/property seized. Currently, Suwanee has one police officer assigned to each of these task forces.
Community Garden	Suwanee's Community Garden, Harvest Farm, was established in 2010 to offer residents and members of the community the opportunity to enjoy nature, build community, learn about gardening and grow fresh produce. Contributions to this fund include plot rental fees and donations received from corporations, individuals, and citizen groups. These funds are restricted by plot rental agreements and contribution requirements from sponsors.
Hotel/Motel Tax	This fund accounts for the accommodation taxes collected from the 7% Hotel/Motel tax. These revenues are collected on a monthly basis from each hotel or motel in Suwanee. By state law, the City is required to spend 57% of the collections on programs and initiatives that promote tourism.

CAPITAL PROJECTS

2005 SPLOST	The special purpose local option sales tax (splost) fund accounts for the financial resources provided from a one-cent special local option sales tax approved by Gwinnett County voters in 2004.
Cemetery	The cemetery fund was created to implement landscaping and other infrastructure improvements to Suwanee's small cemeteries as outlined in the 2009 Cemetery Preservation Assessment. Phases of this study will be implemented over the next three to five years as funding allows. Cemeteries included in the study were Jackson Street, Shadowbrook, and Sims Lake.
Tax Allocation District	Suwanee's Tax Allocation District (TAD) was created to revitalize Suwanee's commercial district along I-85, Suwanee's Gateway, through capital investment. Funds obtained through the creation of a tax allocation district will ignite additional private investment and growth.

NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
june 30, 2013

	SPECIAL REVENUE					
	Suwanee Day	Public Art	Confiscated Assets	Community Garden	Hotel/Motel Tax	Total
ASSETS						
Cash and cash equivalents	$ 290	$ 5,976	$ 86,959	$ 26,726	$ 86,885	$ 206,836
Investments	-	-	60,467	-	-	60,467
Receivables:						
Other	-	-	-	-	36,562	36,562
Total assets	$ 290	$ 5,976	$ 147,426	$ 26,726	$ 123,447	$ 303,865
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ -	$ -	$ -	$ -	$ 34,141	$ 34,141
Retainage payable	-	-	-	-	-	-
Due to other funds	2,000	-	-	-	-	2,000
Total liabilities	2,000	-	-	-	34,141	36,141
Fund Balances:						
Restricted	-	5,976	147,426	26,726	89,306	269,434
Assigned	-	-	-	-	-	-
Unassigned	(1,710)	-	-	-	-	(1,710)
Total fund balances	(1,710)	5,976	147,426	26,726	89,306	267,724
Total liabilities and fund balances	$ 290	$ 5,976	$ 147,426	$ 26,726	$ 123,447	$ 303,865

CAPITAL PROJECTS

	2005 SPLOST	Cemetery	Tax Allocation District	Total	Total Non-major Governmental Funds
ASSETS					
Cash and cash equivalents	$ 65,126	$ 71,291	$ 877	$ 137,294	$ 344,130
Investments	301,701	-	152,321	454,022	514,489
Receivables:					
Other	-	-	-	-	36,562
Total assets	$ 366,827	$ 71,291	$ 153,198	$ 591,316	$ 895,181
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	$ -	$ -	$ -	$ -	$ 34,141
Retainage payable	14,284	-	-	14,284	14,284
Due to other funds	-	-	14,000	14,000	16,000
Total liabilities	14,284	-	14,000	28,284	64,425
Fund Balances:					
Restricted	350,157	-	139,198	489,355	758,789
Assigned	2,386	71,291	-	73,677	73,677
Unassigned	-	-	-	-	(1,710)
Total fund balances	352,543	71,291	139,198	563,032	830,756
Total liabilities and fund balances	$ 366,827	$ 71,291	$ 153,198	$ 591,316	$ 895,181

NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
year ended june 30, 2013

	SPECIAL REVENUE					
	Suwanee Day	Public Art	Confiscated Assets	Community Garden	Hotel/Motel Tax	Total
REVENUES						
Hotel/motel taxes	$ -	$ -	$ -	$ -	$ 442,293	$ 442,293
Intergovernmental revenues	-	2,400	-	-	-	2,400
Fines and forfeitures	-	-	54,270	-	-	54,270
Investment income	-	-	208	8	5	221
Rental income	-	-	-	5,593	-	5,593
Contributions and donations	98,432	29,740	-	-	-	128,172
Total revenues	98,432	32,140	54,478	5,601	442,298	632,949
EXPENDITURES						
Current:						
Public safety	-	-	19,574	-	-	19,574
Public works	-	-	-	-	-	-
Culture and recreation	102,550	47,112	-	2,598	-	152,260
Housing and development	-	-	-	-	-	-
Tourism and trade	-	-	-	-	223,291	223,291
Capital outlay	-	-	-	-	-	-
Total expenditures	102,550	47,112	19,574	2,598	223,291	395,125
Excess of revenues over (under) expenditures	(4,118)	(14,972)	34,904	3,003	219,007	237,824
OTHER FINANCING SOURCES (USES)						
Transfer in	-	-	-	10,000	-	10,000
Transfer out	-	-	-	-	(189,941)	(189,941)
Total other financing sources (uses)	-	-	-	10,000	(189,941)	(179,941)
Net change in fund balances	(4,118)	(14,972)	34,904	13,003	29,066	57,883
FUND BALANCES - beginning of year	2,408	20,948	112,522	13,723	60,240	209,841
FUND BALANCES - end of year	$ (1,710)	$ 5,976	$ 147,426	$ 26,726	$ 89,306	$ 267,724

CAPITAL PROJECTS

	2005 SPLOST	Cemetery	Tax Allocation District	Total	Total Non-major Governmental Funds
REVENUES					
Hotel/motel taxes	$ -	$ -	$ -	$ -	$ 442,293
Intergovernmental	50,000	-	-	50,000	52,400
Fines and forfeitures	-	-	-	-	54,270
Investment income	1,116	-	656	1,772	1,993
Rental income	-	-	-	-	5,593
Contributions and donations	-	-	-	-	128,172
Total revenues	51,116	-	656	51,772	684,721
EXPENDITURES					
Current:					
Public Safety	-	-	-	-	19,574
Public works	-	24,719	-	24,719	24,719
Culture and recreation	-	-	-	-	152,260
Housing and development	-	-	23,357	23,357	23,357
Tourism and trade	-	-	-	-	223,291
Capital outlay	474,935	-	-	474,935	474,935
Total expenditures	474,935	24,719	23,357	523,011	918,136
Excess of revenues over (under) expenditures	(423,819)	(24,719)	(22,701)	(471,239)	(233,415)
OTHER FINANCING SOURCES (USES)					
Transfer in	-	-	4,941	4,941	14,941
Transfer out	-	-	-	-	(189,941)
Total other financing sources (uses)	-	-	4,941	4,941	(175,000)
Net change in fund balances	(423,819)	(24,719)	(17,760)	(466,298)	(408,415)
FUND BALANCES - beginning of year	776,362	96,010	156,958	1,029,330	1,239,171
FUND BALANCES - end of year	$ 352,543	$ 71,291	$ 139,198	$ 563,032	$ 830,756

SPECIAL REVENUE FUNDS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
budget and actual-year ended june 30, 2013

SUWANEE DAY

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Investment income	$ 250	$ 250	$ -	$ (250)
Contributions and donations	96,750	107,350	98,432	(8,918)
Total revenues	97,000	107,600	98,432	(9,168)
EXPENDITURES				
Current:				
Culture and recreation	97,000	107,600	102,550	5,050
Total expenditures	97,000	107,600	102,550	5,050
Excess of revenues over (under) expenditures	-	-	(4,118)	(4,118)
Net change in fund balances	-	-	(4,118)	(4,118)
FUND BALANCES - beginning of year	2,408	2,408	2,408	-
FUND BALANCES - end of year	$ 2,408	$ 2,408	$ (1,710)	$ (4,118)

PUBLIC ART

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	$ -	$ -	$ 2,400	$ 2,400
Contributions and donations	50,500	50,500	29,740	(20,760)
Total revenues	50,500	50,500	32,140	(18,360)
EXPENDITURES				
Current:				
Culture and recreation	50,500	50,500	47,112	3,388
Total expenditures	50,500	50,500	47,112	3,388
Excess of revenues over (under) expenditures	-	-	(14,972)	(14,972)
Net change in fund balances	-	-	(14,972)	(14,972)
FUND BALANCES - beginning of year	20,948	20,948	20,948	-
FUND BALANCES - end of year	$ 20,948	$ 20,948	$ 5,976	$ (14,972)

CONFISCATED ASSETS

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Fines and forfeitures	$ 80,000	$ 80,000	$ 54,270	$ (25,730)
Investment income	250	250	208	(42)
Total revenues	80,250	80,250	54,478	(25,772)
EXPENDITURES				
Current:				
Public safety	80,250	80,250	19,574	60,676
Total expenditures	80,250	80,250	19,574	60,676
Excess of revenues over (under) expenditures	-	-	34,904	34,904
Net change in fund balances	-	-	34,904	34,904
FUND BALANCES - beginning of year	112,522	112,522	112,522	-
FUND BALANCES - end of year	$ 112,522	$ 112,522	$ 147,426	$ 34,904

COMMUNITY GARDEN

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Investment income	$ 20	$ 20	$ 8	$ (12)
Rental Income	5,600	5,600	5,593	(7)
Contributions and donations	1,000	1,000	-	(1,000)
Total revenues	6,620	6,620	5,601	(1,019)
EXPENDITURES				
Current:				
Culture and recreation	6,620	6,620	2,598	4,022
Total expenditures	6,620	6,620	2,598	4,022
Excess of revenues over (under) expenditures	-	-	3,003	3,003
OTHER FINANCING SOURCES (USES)				
Transfer in	-	10,000	10,000	-
Net change in fund balances	-	10,000	13,003	3,003
FUND BALANCES - beginning of year	13,723	13,723	13,723	-
FUND BALANCES - end of year	$ 13,723	$ 23,723	$ 26,726	$ 3,003

SPECIAL REVENUE FUNDS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
budget and actual-year ended june 30, 2013



	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Hotel/motel taxes	$ 385,130	$ 437,130	$ 442,293	$ 5,163
Investment income	-	-	5	5
Total revenues	385,130	437,130	442,298	5,168
EXPENDITURES				
Current:				
Tourism and trade	219,430	257,130	223,291	33,839
Total expenditures	219,430	257,130	223,291	33,839
Excess of revenues over (under) expenditures	165,700	180,000	219,007	39,007
OTHER FINANCING SOURCES (USES)				
Transfer out	(165,700)	(180,000)	(189,941)	(9,941)
Net change in fund balances	-	-	29,066	29,066
FUND BALANCES - beginning of year	60,240	60,240	60,240	-
FUND BALANCES - end of year	$ 60,240	$ 60,240	$ 89,306	$ 29,066

DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
budget and actual-year ended june 30, 2013



	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Investment income	$ 4,000	$ 4,000	$ 4,668	$ 668
Total revenues	4,000	4,000	4,668	668
EXPENDITURES				
Debt Service:				
Principal retirement	780,000	780,000	780,000	-
Interest	812,110	812,110	807,290	4,820
Fiscal agent fees	4,000	4,000	-	4,000
Total expenditures	1,596,110	1,596,110	1,587,290	8,820
Excess of revenues over (under) expenditures	(1,592,110)	(1,592,110)	(1,582,622)	9,488
OTHER FINANCING SOURCES				
Transfer in	1,592,110	1,592,110	1,592,110	-
Total other financing sources	1,592,110	1,592,110	1,592,110	-
Net change in fund balances	-	-	9,488	9,488
FUND BALANCES - beginning of year	1,338,378	1,338,378	1,338,378	-
FUND BALANCES - end of year	$ 1,338,378	$ 1,338,378	$ 1,347,866	$ 9,488

SPLOST 2005

Description	Original Estimated Cost	Current Estimated Cost	Prior Years	Current Year	Total
Roads, Streets & Bridges	$ 4,642,660	$ 4,972,857	$ 4,424,643	$ 283,453	$ 4,708,096
Recreational Facilities	900,000	1,031,364	916,577	101,583	1,018,160
Public Safety Facilities and Equipment	1,054,400	1,158,067	1,158,067	-	1,158,067
	$ 6,597,060	$ 7,162,288	$ 6,499,287	$ 385,036	$ 6,884,323

Amounts reported for 2005 SPLOST current year expenditures are different because:	
Current year expenditures	$ 385,036
Capital Outlay using local funds	89,899
Total 2005 SPLOST expenditures (1)	$ 474,935

NOTE:

(1) Reconciliation to the non-major governmental funds combining statement of revenues, expenditures, and changes in fund balances, page 65.

SPLOST 2009

Description	Original Estimated Cost	Current Estimated Cost	Prior Years	Current Year	Total
Administrative Buildings	$ 118,780	$ 80,802	$ 80,802	$ -	$ 80,802
Recreational Facilities	2,256,827	1,930,958	690,556	302,438	992,994
Parking Facilities	2,256,780	2,035,585	63,237	-	63,237
Public Safety Facilities and Equipment	1,781,710	1,532,302	1,370,997	129,247	1,500,244
Roads, Streets & Bridges	5,463,953	4,777,218	40,507	526,005	566,512
	$ 11,878,050	$ 10,356,865	$ 2,246,099	$ 957,690	$ 3,203,789

Amounts reported for 2009 SPLOST current year expenditures are different because:	
Current year expenditures	$ 957,690
Capital Outlay using local funds	381,024
Total 2009 SPLOST expenditures (1)	$ 1,338,714

NOTE:

(1) Reconciliation to the statement of governmental funds statement of revenues, expenditures, and changes in fund balances, page 30.

		O.C.G.A. Reference:		
1	Indicate UCOA Fund Type Used to Account for 9-1-1 Activity (choose one): _____ Special Revenue Fund _____ Enterprise Fund __X__ General Fund Expenditures (UCOA Activity 3800)			
2	Wireless service supplier cost recovery charges (identify each supplier individually on lines below - attach list, if necessary) _____ _____	46-5-134(e)	$ $	_____ _____
3	Emergency telephone equipment, including necessary computer hardware, software, and data base provisioning, addressing, and nonrecurring costs of establishing a 9-1-1 system:			
3a	Lease costs	46-5-134(f)(1)(A)	$	
3b	Purchase costs	46-5-134(f)(1)(A)	$	
3c	Maintenance costs	46-5-134(f)(1)(A)	$	
4	Rates associated with the service suppliers 9-1-1 service and other service suppliers recurring charges	46-5-134(f)(1)(B)	$	
5	Employees hired by the local government solely for the operation and maintenance of the emergency 9-1-1 system and employees who work as directors as defined in O.C.G.A. §46-5-138.2			
5a	Salaries and wages	46-5-134(f)(1)(C)	$	248,332
5b	Employee benefits	46-5-134(f)(1)(C)	$	100,404
6	Cost of training of employees who work as dispatchers or directors	46-5-134(f)(1)(D)	$	
7	Office supplies of the public safety answering points used directly in providing emergency 9-1-1 system services	46-5-134(f)(1)(E)	$	1,963
8	Building used as a public safety answering point:			
8a	Lease costs	46-5-134(f)(1)(F)	$	
8b	Purchase costs	46-5-134(f)(1)(F)	$	6,924
9	Computer hardware and software used at a public safety answering point, including computer assisted dispatch systems and automatic vehicle location systems:			
9a	Lease costs	46-5-134(f)(1)(G)	$	106,334
9b	Purchase costs	46-5-134(f)(1)(G)	$	
9c	Maintenance costs	46-5-134(f)(1)(G)	$	
10	Supplies directly related to providing emergency 9-1-1 system services, including the cost of printing emergency 9-1-1 public education materials	46-5-134(f)(1)(H)	$	391
11	Logging recorders used at a public safety answering point to record telephone and radio traffic:			
11a	Lease costs	46-5-134(f)(1)(I)	$	
11b	Purchase costs	46-5-134(f)(1)(I)	$	
11c	Maintenance costs	46-5-134(f)(1)(I)	$	2,949

(continued)

(Continued)

		O.C.G.A. Reference:		
12	Insurance purchased to insure against risks and liability in the operation and maintenance of the 9-1-1 system on behalf of the local government or on behalf of employees hired by the local government solely for the operation and maintenance of the 9-1-1 system and employees who work as directors	46-5-134(f)(2)(B)(i)	$	
13	Mobile communications vehicle and equipment, if the primary purpose and designation of such vehicle is to function as a backup 9-1-1 system center			
13a	Lease costs	46-5-134(f)(2(B)(ii)	$	
13b	Purchase costs	46-5-134(f)(2(B)(ii)	$	
13c	Maintenance costs	46-5-134(f)(2(B)(ii)	$	
14	Allocation of indirect costs associated with supporting the 9-1-1 system center and operations as identified and outlined in an indirect cost allocation plan approved by the local governing authority that is consistent with the costs allocated within the local government to both governmental and business-type activities	46-5-134(f)(2)(B)(iii)	$	
15	Mobile public safety voice and data equipment, geo-targeted test messaging alert systems, or towers necessary to carry out the function of 9-1-1 system operations			
15a	Lease costs	46-5-134(f)(2(B)(iv)	$	
15b	Purchase costs	46-5-134(f)(2(B)(iv)	$	
15c	Maintenance costs	46-5-134(f)(2(B)(iv)	$	
16	Public safety voice and data communications systems located in the 9-1-1 system facility that further the legislative intent of providing the highest level of emergency response service on a local, regional, and state-wide basis, including equipment and associated hardware and software that supports the use of public safety wireless voice and data communication systems			
16a	Lease costs	46-5-134(f)(2(B)(v)	$	9,925
16b	Purchase costs	46-5-134(f)(2(B)(v)	$	
16c	Maintenance costs	46-5-134(f)(2(B)(v)	$	
17	Other expenditures not included in Lines 2 through 16 above. Identify by object and purpose.			
18	Total Expenditures (total of all amounts reported on Lines 2 through 17 above)		$	477,222

I have reviewed the information presented in this report and certify that it is accurate and correct. I further certify that the 9-1-1 funds were expended in compliance with the expenditure requirements specified in the Official Code of Georgia Annotated (OCGA), ection 46-5-134. I understand that, in accordance with OCGA Section 46-5-134 (m) (2), any local government which makes expenditures not in compliance with this Code section may be held liable for pro rata reimbursement to telephone and wireless telecommunications subscribers of amounts improperly expended. Further, the noncompliant local government shall be solely financially responsible for the reimbursement and for any costs associated with the reimbursement. Such reimbursement shall be accomplished by the service providers abating the imposition of the 9-1-1 charges and 9-1-1 wireless enhanced charges until such abatement equals the total amount of the rebate.

Signature of Chief Elected Official James M Burnette **Date** 12/05/2013

Print Name of Chief Elected Official Jimmy Burnette

Title of Chief Elected Official Mayor

Signature of Chief Financial Officer Amie Sakmar **Date** 12/05/2013

Print Name of Chief Financial Officer Amie Sakmar


AGENCY
FUND

AGENCY FUND

Municipal Court Fund - Accounts for the collection of various fines and forfeitures (mostly traffic violations) which are disbursed to other parties.



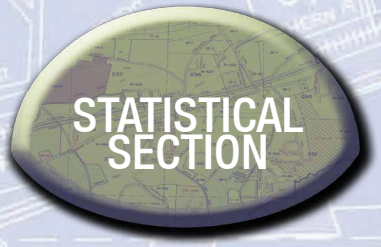
AGENCY FUND-STATEMENT OF CHANGES IN FIDUCIARY ASSETS AND LIABILITIES

year ended june 30, 2013



	Balance June 30, 2012	Increases	Decreases	Balance June 30, 2013
ASSETS				
Cash and cash equivalents	$ 85,511	$ 1,663,733	$ 1,525,165	$ 224,079
Total assets	85,511	1,663,733	1,525,165	224,079
LIABILITIES				
Due to others	85,511	1,663,733	1,525,165	224,079
Total liabilities	$ 85,511	$ 1,663,733	$ 1,525,165	$ 224,079

STATISTICAL SECTION



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

The statistical section provides users with additional historical perspective, content, and detail to assist in understanding the information in the financial statements, notes to financial statements, required supplementary information, and for assessing the City's economic condition.

Financial Trends.....S-2
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.....S-12
These schedules contain information to help the reader assess the City's most significant local revenue source, property taxes.

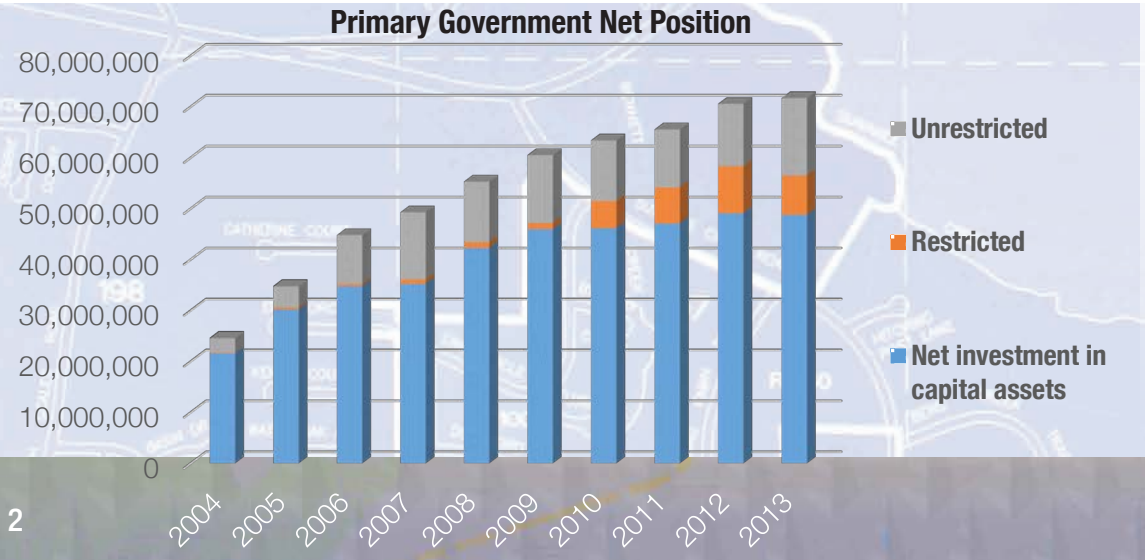
Debt Capacity.....S-16
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information.....S-19
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating nformation.....S-21
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 government provides and the activities it performs.

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

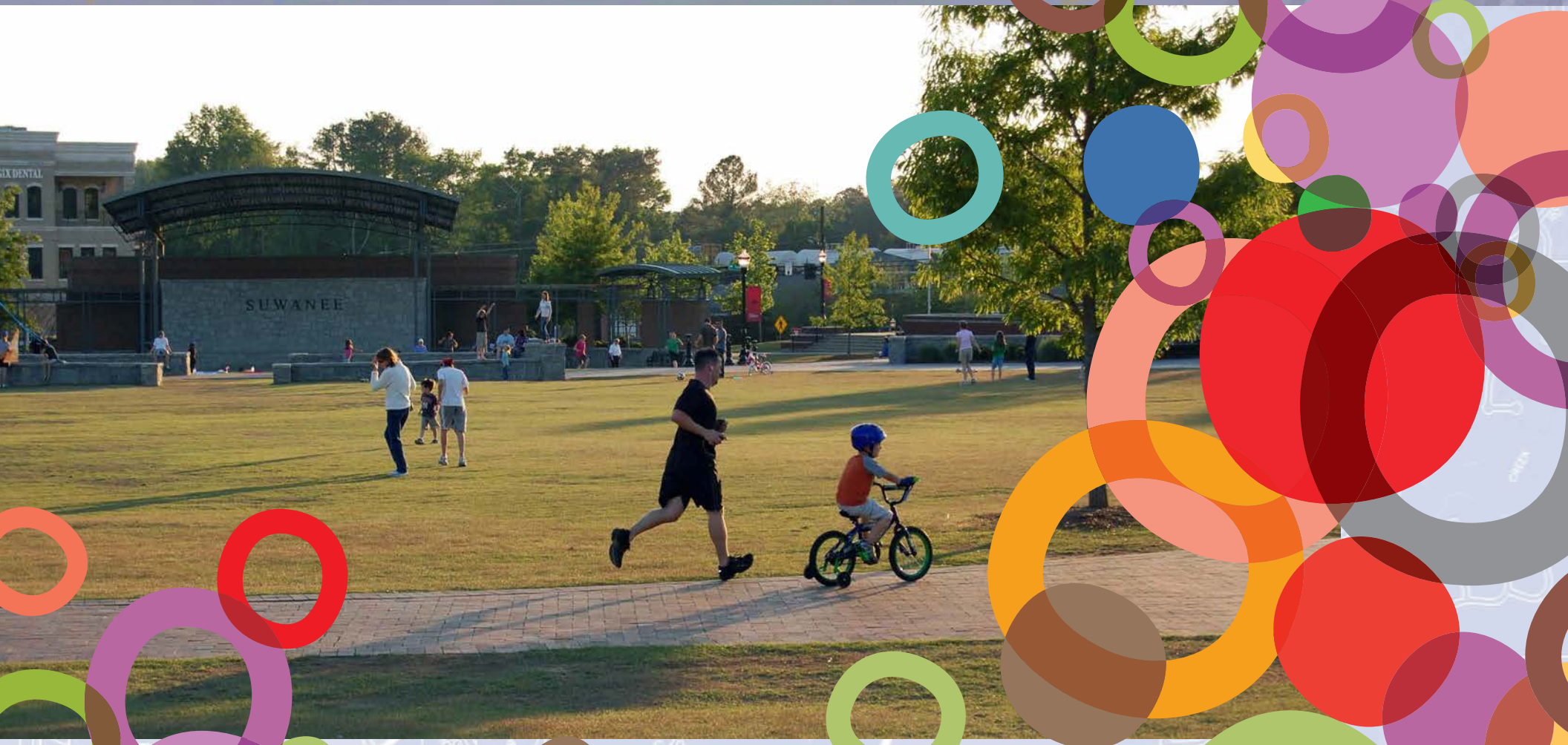
	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Governmental activities [1]										
Net investment in capital assets	$ 19,798,930	$ 28,249,009	$ 33,073,810	$ 33,646,308	$ 40,607,100	$ 44,325,054	$ 44,567,430	$ 44,574,711	$ 46,621,467	$ 46,345,264
Restricted	119,246	412,328	431,859	896,330	1,187,335	1,201,842	5,324,060	7,106,408	9,258,180	7,751,943
Unrestricted	2,834,037	4,286,986	9,364,267	12,900,880	11,627,299	13,062,447	11,357,212	11,402,670	12,074,139	14,650,624
Total governmental activities net position	22,752,213	32,948,323	42,869,936	47,443,518	53,421,734	58,589,343	61,248,702	63,083,789	67,953,786	68,747,831
Business-type activities [2]										
Net investment in capital assets	1,870,458	2,095,895	1,843,832	1,679,987	1,654,001	1,636,320	1,600,503	2,493,896	2,462,489	2,417,932
Unrestricted	40,893	(212,792)	91,143	168,686	238,701	307,676	566,975	(18,533)	171,054	460,124
Total business-type activities net position	1,911,351	1,883,103	1,934,975	1,848,673	1,892,702	1,943,996	2,167,478	2,475,363	2,633,543	2,878,056
Primary government										
Net investment in capital assets	21,669,388	30,344,904	34,917,642	35,326,295	42,261,101	45,961,374	46,167,933	47,068,607	49,083,956	48,763,196
Restricted	119,246	412,328	431,859	896,330	1,187,335	1,201,842	5,324,060	7,106,408	9,258,180	7,751,943
Unrestricted	2,874,930	4,074,194	9,455,410	13,069,566	11,866,000	13,370,123	11,924,187	11,384,137	12,245,193	15,110,748
Total primary government net position	$ 24,663,564	$ 34,831,426	$ 44,804,911	$ 49,292,191	$ 55,314,436	$ 60,533,339	$ 63,416,180	$ 65,559,152	$ 70,587,329	$ 71,625,887



NOTES:

(1) 2005 Unrestricted net position growth is due to the 2004 special purpose local option sales tax (SPLOST) revenue received from Gwinnett County for future construction projects. Growth in 2008 and 2009 is related to the construction of the New City Hall. Growth in 2010 is related to the 2009 SPLOST revenue received from Gwinnett County for future construction projects. In 2012, the growth in restricted net position is due to a court order supersedeas sum restriction of $2,276,207 for the Settles Bridge Farm appeal. This court ordered restriction was removed in fiscal year 2013.

(2) Business-type activities growth in 2010 net position is due to the GEFA construction loan for $480,044. In accordance with Title VII of Division A of the American Recovery and Reinvestment Act of 2009 (ARRA), GEFA agrees to forgive 40% of each principal and interest payment due on the loan. In fiscal year 2011, the City closed the 2010 GEFA construction loan and paid the remaining 60% balance due on the loan. The City also paid the balance of a 2007 GEFA loan, thereby eliminating all notes payable from the business type activities.


SUWANEE

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

	Fiscal Year				
	2004	2005	2006	2007	2008
Expenses					
Governmental activities:					
General government	$ 1,202,975	$ 1,385,716	$ 1,464,204	$ 1,772,717	$ 2,139,085
Judicial	213,200	236,030	273,744	338,893	375,035
Public safety	2,384,653	2,643,854	2,800,988	3,117,470	3,364,444
Public works [1]	1,334,086	1,742,494	1,697,500	3,139,104	3,005,155
Culture and recreation	146,780	185,431	359,366	445,790	523,503
Housing and development [2]	641,826	1,166,798	811,030	1,030,864	1,172,061
Tourism and trade	134,362	184,247	95,361	106,490	150,132
Interest on long-term debt	980,909	943,654	890,884	984,469	1,001,643
Total governmental activities expenses	7,038,791	8,488,224	8,393,077	10,935,797	11,731,058
Business-type activities:					
Water and sewer	71,267	102,649	89,076	221,391	121,573
Total business-type activities expenses	71,267	102,649	89,076	221,391	121,573
Total primary government expenses	$ 7,110,058	$ 8,590,873	$ 8,482,153	$ 11,157,188	$ 11,852,631
Program revenues					
Governmental activities:					
Charge for services:					
General government	$ 164,643	$ 157,176	$ 153,187	$ 191,775	$ 181,725
Public safety	977,670	1,049,768	1,099,754	1,598,134	1,398,958
Public works	376	118	3,428	-	-
Culture and recreation	-	-	-	44,603	40,017
Housing and development [3]	298,109	842,076	1,222,129	958,265	940,952
Operating grants and contributions [4]	1,685,783	70,721	112,663	15,878	56,104
Capital grants and contributions [5]	2,258,052	10,352,655	7,591,307	3,746,820	3,855,487
Total governmental activities program revenues	5,384,633	12,472,514	10,182,468	6,555,475	6,473,243
Business-type activities:					
Charge for services:					
Water and sewer	56,849	73,964	103,714	97,296	93,405
Capital grants and contributions [6]	-	-	-	-	-
Total business-type activities program revenues	56,849	73,964	103,714	97,296	93,405
Total primary government program revenues	$ 5,441,482	$ 12,546,478	$ 10,286,182	$ 6,652,771	$ 6,566,648
Net (expense)/revenue					
Governmental activities	$ (1,654,158)	$ 3,984,290	$ 1,789,391	$ (4,380,322)	$ (5,257,815)
Business-type activities	(14,418)	(28,685)	14,638	(124,095)	(28,168)
Total primary government net expenses	$ (1,668,576)	$ 3,955,605	$ 1,804,029	$ (4,504,417)	$ (5,285,983)

(continued)

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

	Fiscal Year				
	2009	2010	2011	2012	2013
Expenses					
Governmental activities:					
General government	$ 2,126,146	$ 2,099,857	$ 2,322,019	$ 2,700,781	$ 2,305,973
Judicial	381,887	313,015	292,492	301,056	292,101
Public safety	3,524,548	3,664,152	3,820,293	3,534,734	3,967,481
Public works [1]	3,663,485	3,288,472	3,571,459	3,420,275	4,373,999
Culture and recreation	464,973	404,798	986,196	865,504	903,031
Housing and development [2]	959,983	854,357	836,946	856,126	1,043,376
Tourism and trade	379,703	313,034	206,151	201,986	223,291
Interest on long-term debt	964,856	924,622	882,684	842,818	807,603
Total governmental activities expenses	12,465,581	11,862,307	12,918,240	12,723,280	13,916,855
Business-type activities:					
Water and sewer	163,963	127,954	131,913	110,069	109,558
Total business-type activities expenses	163,963	127,954	131,913	110,069	109,558
Total primary government expenses	$ 12,629,544	$ 11,990,261	$ 13,050,153	$ 12,833,349	$ 14,026,413
Program revenues					
Governmental activities:					
Charge for services:					
General government	$ 192,180	$ 186,490	$ 187,156	$ 214,742	$ 214,416
Public safety	1,119,116	1,388,226	1,315,848	1,209,555	1,046,161
Public works	-	-	-	-	-
Culture and recreation	13,260	11,086	19,363	32,111	33,695
Housing and development [3]	183,967	167,414	262,091	420,085	443,094
Operating grants and contributions [4]	101,024	105,380	136,876	2,160,502	1,115,960
Capital grants and contributions [5]	5,000,464	2,138,237	2,572,310	3,156,081	2,553,174
Total governmental activities program revenues	6,610,011	3,996,833	4,493,644	7,193,076	5,406,500
Business-type activities:					
Charge for services:					
Water and sewer	64,658	62,501	97,113	118,172	153,714
Capital grants and contributions [6]	-	-	192,018	-	-
Total business-type activities program revenues	64,658	62,501	289,131	118,172	153,714
Total primary government program revenues	$ 6,674,669	$ 4,059,334	$ 4,782,775	$ 7,311,248	$ 5,560,214
Net (expense)/revenue					
Governmental activities	$ (5,855,570)	$ (7,865,474)	$ (8,424,596)	$ (5,530,204)	$ (8,510,355)
Business-type activities	(99,305)	(65,453)	157,218	8,103	44,156
Total primary government net expenses	$ (5,954,875)	$ (7,930,927)	$ (8,267,378)	$ (5,522,101)	$ (8,466,199)

(continued)

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

(continued)

	Fiscal Year				
	2004	2005	2006	2007	2008
General revenues and other changes in net position					
Governmental activities:					
Taxes					
Property taxes	$ 3,410,401	$ 3,525,468	$ 3,892,897	$ 4,553,033	$ 5,371,353
Franchise fees	618,509	714,216	851,466	982,694	1,521,682
Alcoholic beverage taxes	601,034	646,093	759,968	799,075	794,986
Other taxes	1,363,554	1,592,896	1,720,586	1,894,874	1,976,529
Rental Income	-	-	-	-	-
Unrestricted investment earnings	249,547	236,064	368,047	741,932	911,384
Miscellaneous	-	30,272	18,397	18,696	42,697
Transfers	-	-	(36,400)	(36,400)	(70,600)
Special item gain on sale of capital asset [7]	-	1,445,096	557,261	-	688,000
Total governmental activities	6,243,045	8,190,105	8,132,222	8,953,904	11,236,031
Business-type activities:					
Unrestricted investment earnings	71	437	834	1,393	1,597
Transfers	-	-	36,400	36,400	70,600
Total business-type activities	71	437	37,234	37,793	72,197
Total primary government	$ 6,243,116	$ 8,190,542	$ 8,169,456	$ 8,991,697	$ 11,308,228
Change in net position					
Governmental activities	$ 4,588,887	$ 12,174,395	$ 9,921,613	$ 4,573,582	$ 5,978,216
Business-type activities	(14,347)	(28,248)	51,872	(86,302)	44,029
Total primary government	$ 4,574,540	$ 12,146,147	$ 9,973,485	$ 4,487,280	$ 6,022,245

NOTES:

(1) Public works increase from fiscal year 2006 forward is due to depreciation expense of donated infrastructure.

(2) Fiscal year 2005 large increase in housing and development was due to start up funding for the DDA of $420,000. Fiscal year 2007 and 2008 increases were due to several comprehensive plans that were started during fiscal year 2007 and completed in fiscal year 2008.

(3) License and permit fees significantly increased during 2005 thru 2008 due to rapid development. This activity significantly slowed down during fiscal years 2009 and 2010. Building activities are expected to maintain at the fiscal year 2011 level over the next four years.

(4) Operating grants and contributions increase in fiscal year 2012 is due to a negotiated intergovernmental payment for the settlement of service delivery strategy lawsuit with Gwinnett County.

(5) Capital grants and contributions large increases reported in fiscal year 2005 and 2006 is due to donations of infrastructure by developers and annexed properties. Due to the slow growth in construction, no donated infrastructure was reported in fiscal year 2010. In fiscal year 2005, the City entered into an intergovernmental agreement with Gwinnett County for the 2004 special purpose local option sales tax. In total the City will be allocated $6,597,000 over the next four years (fiscal years 2005 - 2009). In fiscal year 2010, a new 2009 sales tax program was started. The City should receive $10,356,865 over the next five years (fiscal years 2010 - 2015).

(6) Business-type capital grants and contributions for fiscal year 2011 is due to the American Recovery and Reinvestment Act of 2009 (ARRA), whereby 40% of the loan and principal payments were forgiven.

(7) During fiscal year 2005, 2006, and 2008 the City sold 4 tracks of land resulting in a gain of $1,445,096 in 2005, $557,261 in 2006, and $688,000 in 2008.

(continued)

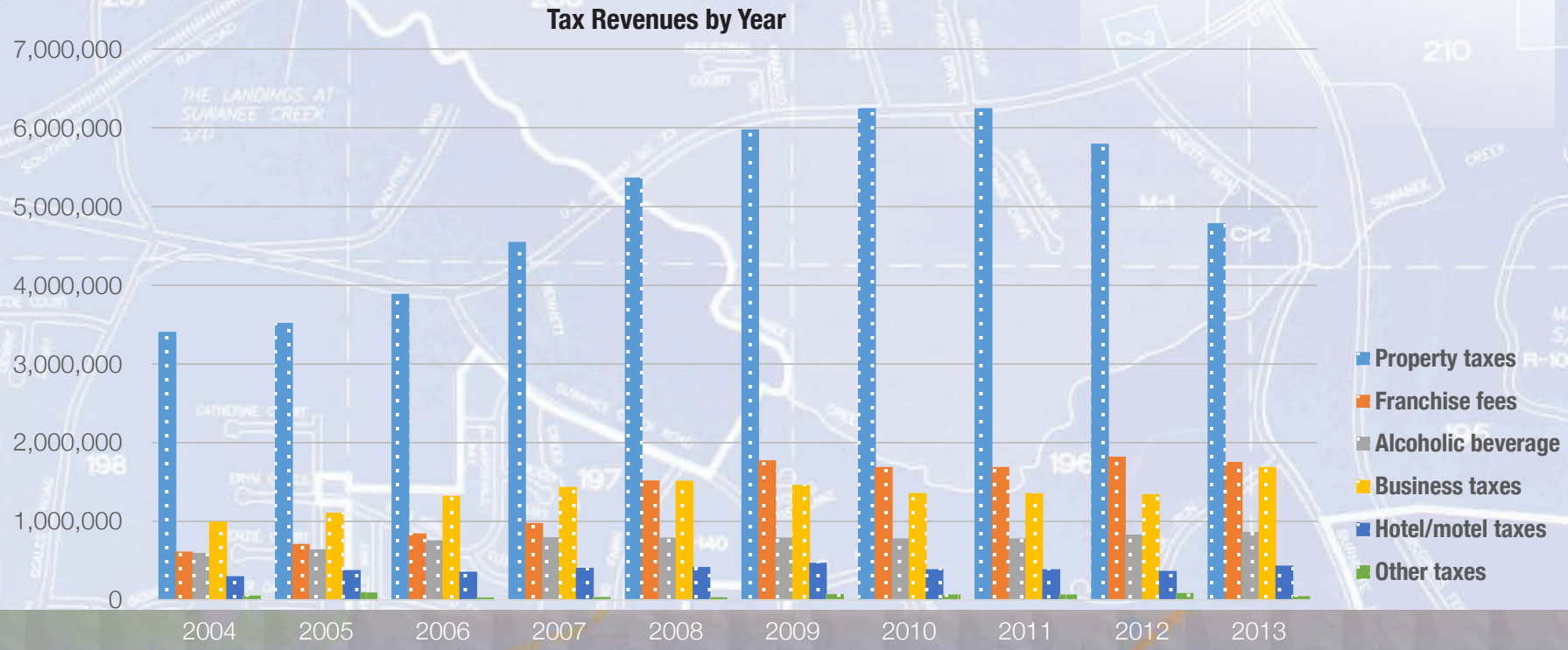
	Fiscal Year				
	2009	2010	2011	2012	2013
General revenues and other changes in net position					
Governmental activities:					
Taxes					
Property taxes	$ 5,984,107	$ 6,254,003	$ 5,801,792	$ 5,568,706	$ 4,790,195
Franchise fees	1,777,986	1,694,211	1,825,464	1,897,907	1,755,375
Alcoholic beverage taxes	795,413	784,189	836,438	881,679	865,862
Other taxes	2,019,643	1,826,442	1,812,445	2,083,173	2,190,080
Rental Income	175,000	-	-	-	-
Unrestricted investment earnings	373,582	231,739	105,368	56,663	31,708
Miscellaneous	47,448	21,699	28,176	62,073	37,579
Transfers	(150,000)	(287,450)	(150,000)	(150,000)	(200,000)
Special item gain on sale of capital asset [7]	-	-	-	-	-
Total governmental activities	11,023,179	10,524,833	10,259,683	10,400,201	9,470,799
Business-type activities:					
Unrestricted investment earnings	599	1,485	667	77	357
Transfers	150,000	287,450	150,000	150,000	200,000
Total business-type activities	150,599	288,935	150,667	150,077	200,357
Total primary government	$ 11,173,778	$ 10,813,768	$ 10,410,350	$ 10,550,278	$ 9,671,156
Change in net position					
Governmental activities	$ 5,167,609	$ 2,659,359	$ 1,835,087	$ 4,869,997	$ 960,444
Business-type activities	51,294	223,482	307,885	158,180	244,513
Total primary government	$ 5,218,903	$ 2,882,841	$ 2,142,972	$ 5,028,177	$ 1,204,957

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

Fiscal Year	Property Taxes	Franchise Fees	Alcoholic Beverage Taxes	Business Taxes	Hotel/Motel Taxes	Other Taxes	Total
2004	$ 3,410,401	$ 618,509	$ 601,034	$ 997,542	$ 305,757	$ 60,255	$ 5,993,498
2005	3,525,468	714,216	646,093	1,111,413	383,905	97,578	6,478,673
2006	3,892,897	851,466	759,968	1,325,263	361,321	34,002	7,224,917
2007	4,553,033	982,694	799,075	1,438,956	412,667	43,251	8,229,676
2008	5,371,353	1,521,682	794,986	1,517,270	421,497	37,762	9,664,550
2009	5,984,107	1,777,986	795,413	1,465,980	475,888	77,775	10,577,149
2010	6,254,003	1,694,211	784,189	1,360,254	393,156	73,032	10,558,845
2011	5,801,792	1,825,464	836,438	1,347,872	373,400	91,173	10,276,139
2012	5,568,706	1,897,907	881,679	1,648,831	417,319	17,023	10,431,465
2013 (1)	4,790,195	1,755,375	865,862	1,693,350	442,293	54,437	9,601,512

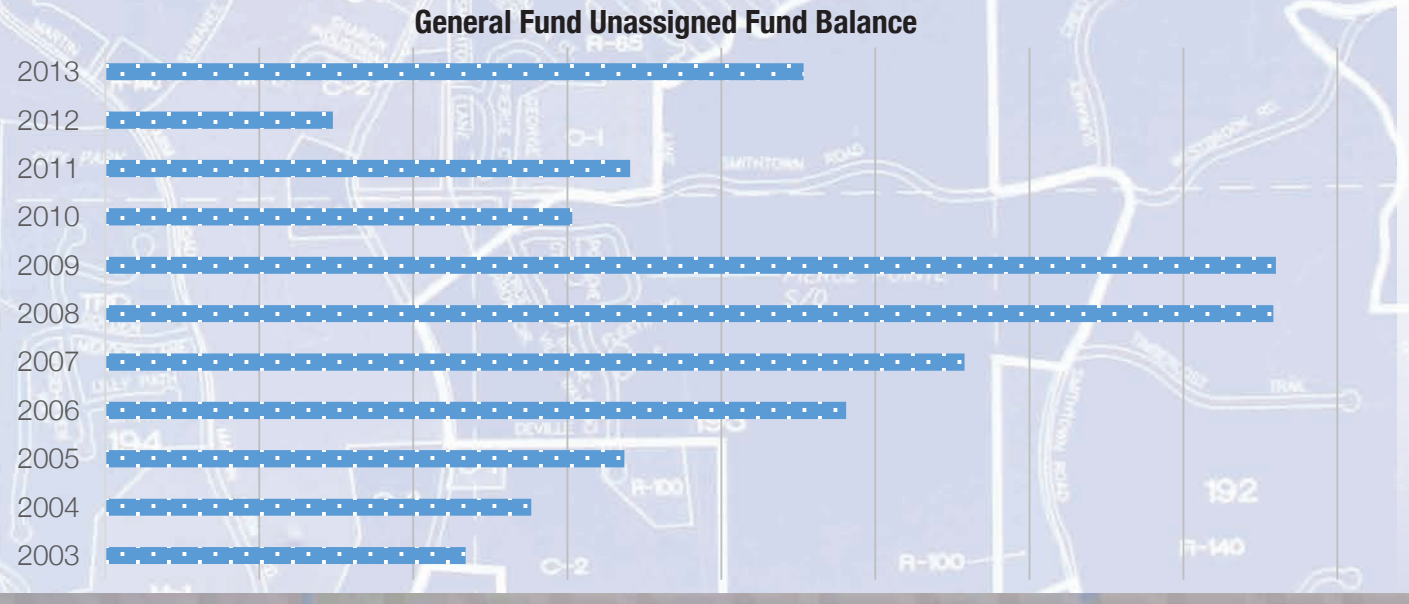
NOTES:

(1) Property tax revenue decrease in fiscal year 2013 is due to a reduction in the millage rate and not a decline of property values.



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

	Fiscal Year									
	2004	2005	2006	2007 [1]	2008 [2]	2009	2010 [3]	2011 [4]	2012 [5]	2013 [6]
General fund										
Nonspendable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 71,057	$ -
Restricted	-	-	-	-	-	-	-	-	2,276,207	-
Committed	-	-	-	-	-	-	4,122,132	3,948,073	4,000,813	4,054,997
Assigned	-	-	-	-	-	-	-	222,520	-	-
Unassigned	2,766,402	3,372,190	4,811,236	5,580,537	7,585,561	7,602,716	3,034,066	3,408,881	1,478,613	4,534,625
Total general fund	2,766,402	3,372,190	4,811,236	5,580,537	7,585,561	7,602,716	7,156,198	7,579,474	7,826,690	8,589,622
All other governmental funds										
Nonspendable	-	-	-	-	-	-	-	-	-	1,245,335
Restricted	4,683,849	4,936,628	6,022,560	14,696,502	11,044,085	5,056,712	5,324,060	7,106,408	6,981,973	7,753,653
Assigned reported in:										
Capital projects funds	-	1,361,902	2,366,254	3,421,677	3,554,015	2,766,928	2,921,975	2,857,086	4,912,866	3,477,767
Unassigned reported in:	-	-	-	-	-	-	-	-	-	(1,710)
Total all other governmental funds	4,683,849	6,298,530	8,388,814	18,118,179	14,598,100	7,823,640	8,246,035	9,963,494	11,894,839	12,475,045
Total all governmental funds	$ 7,450,251	$ 9,670,720	$ 13,200,050	$ 23,698,716	$ 22,183,661	$ 15,426,356	$ 15,402,233	$ 17,542,968	$ 19,721,529	$ 21,064,667



NOTES:

(1) During fiscal year 2007, the Urban Redevelopment Authority (URA) issued $6,620,000 in revenue bonds for the construction of the new City Hall at the Town Center URA property site.

(2) In fiscal year 2008, general fund revenues exceeded budgetary projections and planned property acquisitions were not made. Capital projects decrease in fund balance is due to expenditures for construction of the new City Hall, Sims Lake Park, and the Pedestrian Bridge projects.

(3) In fiscal year 2010, the City early implemented GASB 54 and adopted a new fund balance policy. The City also transferred $1,565,000 to capital projects for land purchases.

(4) Restricted fund balance increase in fiscal year 2011 is due to 2009 SPLOST revenues received for capital projects but not expended.

(5) In 2012, the growth in restricted fund balance is due to a court order supersedeas sum restriction of $2,276,207 for the Settles Bridge Farm appeal. The increase in restricted fund balance reduces the unassigned balance. Assigned capital projects fund balance increased due to an intergovernmental payment from Gwinnett County that has been assigned for future capital projects.

(6) In fiscal year 2013, the court ordered supersedeas sum restriction was removed by the court.

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

	Fiscal Year					
	2004	2005	2006	2007	2008	2009
Revenues						
Taxes	$ 5,729,646	$ 6,568,233	$ 6,964,788	$ 8,294,787	$ 9,691,558	$ 10,519,134
Licenses and permits	427,549	944,046	1,295,038	1,112,874	1,057,705	368,872
Intergovernmental revenues [1]	2,236,158	1,246,165	1,791,220	2,404,446	1,839,454	2,409,230
Charges for services	68,244	124,957	121,907	252,617	227,015	111,630
Fines and forfeitures [2]	929,865	980,134	1,061,554	1,427,286	1,276,932	1,028,021
Investment income	249,547	236,064	368,047	741,932	911,384	373,583
Rental Income	-	-	-	-	-	4,375
Contributions and donations	232,061	107,259	107,765	89,459	120,792	101,024
Miscellaneous	15,140	25,982	18,397	18,696	35,147	47,448
Total revenues	9,888,210	10,232,840	11,728,716	14,342,097	15,159,987	14,963,317
Expenditures						
General government	1,195,145	1,269,468	1,425,760	1,790,183	1,819,852	1,968,513
Judicial	218,740	236,046	293,230	336,751	380,788	387,298
Public safety	2,376,153	2,614,816	2,857,796	3,263,380	3,352,436	3,616,191
Public works	617,473	855,276	727,045	945,779	1,244,904	1,508,438
Culture and recreation	109,103	213,019	252,213	397,830	408,287	350,835
Housing and development	623,757	1,158,423	820,148	1,043,695	1,186,880	1,031,681
Tourism and trade	134,362	184,247	95,361	106,490	150,132	379,703
Capital outlay [3]	7,218,559	1,121,063	1,279,304	1,593,194	7,090,436	10,678,581
Debt service: [4]						
Principal	551,608	1,697,556	429,648	460,637	737,594	779,215
Interest and fiscal charges	980,909	943,655	890,884	973,937	1,001,255	964,483
Bond issuance costs	-	-	-	260,392	-	-
Total expenditures	14,025,809	10,293,569	9,071,389	11,172,268	17,372,564	21,664,938
Excess of revenues over (under) expenditures	(4,137,599)	(60,729)	2,657,327	3,169,829	(2,212,577)	(6,701,621)
Other financing sources (uses)						
Proceeds from capital lease	94,266	68,725	133,403	139,247	72,573	94,316
Transfer in	1,865,619	4,196,919	2,897,396	2,688,110	2,952,926	4,192,169
Transfer out	(1,865,619)	(4,196,919)	(2,933,796)	(2,724,510)	(3,023,526)	(4,342,169)
Sale of capital assets	-	4,422	-	-	7,550	-
Bond proceeds [5]	-	-	-	6,620,000	-	-
Refunded bonds issued [6]	-	-	-	15,250,000	-	-
Bond premium	-	-	-	31,216	-	-
Bond discount	-	-	-	(4,660)	-	-
Payment to refunded bond escrow agent	-	-	-	(14,670,566)	-	-
Total other financing sources (uses)	94,266	73,147	97,003	7,328,837	9,523	(55,684)
Special item - Sale of land	-	2,208,051	775,000	-	688,000	-
Net change in fund balances	$ (4,043,333)	$ 2,220,469	$ 3,529,330	$ 10,498,666	$ (1,515,054)	$ (6,757,305)
Total non capital expenditures [7]	$ 5,198,535	$ 6,540,086	$ 6,552,674	$ 8,559,028	$ 8,641,844	$ 8,680,600
Debt service as a percentage of non capital expenditures	29.5%	40.4%	20.2%	19.8%	20.1%	20.1%

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

	Fiscal Year			
	2010	2011	2012	2013
Revenues				
Taxes	$ 10,151,444	$ 10,431,766	$ 10,446,731	$ 9,999,238
Licenses and permits	349,965	441,763	613,838	648,686
Intergovernmental revenues [1]	2,120,383	2,042,536	4,186,284	3,423,706
Charges for services	64,237	72,455	106,325	106,532
Fines and forfeitures [2]	1,334,381	1,257,885	1,147,017	970,895
Investment income	258,468	127,186	73,733	49,953
Rental Income	22,134	32,502	50,982	53,768
Contributions and donations	96,504	121,672	123,460	132,108
Miscellaneous	21,699	25,529	37,904	38,047
Total revenues	14,419,215	14,553,294	16,786,274	15,422,933
Expenditures				
General government	1,907,235	2,191,393	2,275,762	2,220,049
Judicial	334,362	298,827	310,091	297,447
Public safety	3,664,123	3,830,303	3,896,084	4,007,183
Public works	1,392,588	1,464,606	1,621,691	1,680,946
Culture and recreation	264,219	372,874	375,405	422,315
Housing and development	857,222	871,702	953,767	1,072,554
Tourism and trade	313,034	206,151	201,986	223,291
Capital outlay [3]	3,735,144	1,370,219	3,217,098	2,374,332
Debt service: [4]				
Principal	784,861	775,959	765,795	780,000
Interest and fiscal charges	924,263	882,340	842,489	807,290
Bond issuance costs	-	-	-	-
Total expenditures	14,177,051	12,264,374	14,460,168	13,885,407
Excess of revenues over (under) expenditures	242,164	2,288,920	2,326,106	1,537,526
Other financing sources (uses)				
Proceeds from capital lease	-	-	-	-
Transfer in	4,461,099	3,365,144	2,783,515	2,898,204
Transfer out	(4,748,549)	(3,515,144)	(2,933,515)	(3,098,204)
Sale of capital assets	21,165	1,815	2,455	5,612
Bond proceeds [5]	-	-	-	-
Refunded bonds issued [6]	-	-	-	-
Bond premium	-	-	-	-
Bond discount	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	-
Total other financing sources (uses)	(266,285)	(148,185)	(147,545)	(194,388)
Special item - Sale of land	-	-	-	-
Net change in fund balances	$ (24,121)	$ 2,140,735	$ 2,178,561	$ 1,343,138
Total non capital expenditures [7]	$ 10,542,012	$ 10,342,579	$ 9,985,369	$ 12,173,503
Debt service as a percentage of non capital expenditures	16.2%	16.0%	16.1%	13.0%

NOTES:

(1) In fiscal year 2004, the large increase in Intergovernmental funds is due to receiving $1,404,392 in Federal Transportation funds for phase III of the Suwanee Greenway Trail System. In fiscal year 2005, the City entered into an intergovernmental agreement with Gwinnett County for the 2004 special purpose local option sales tax. In total the City will be allocated $6,597,000 over four years. In fiscal year 2010, a new 2009 sales tax program was started. The City should receive $10,356,865 over the next five years. Intergovernmental payments increased in fiscal year 2012 due to a negotiated intergovernmental payment for the settlement of the service delivery strategy lawsuit with Gwinnett County.

(2) Fines and forfeitures increased in 2007 due to the new red light camera program started in the fourth quarter of fiscal year 2006.

(3) During fiscal year 2002 and 2003, the City purchased over 200 acres of open/green space for park lands. In fiscal year 2004, the City completed phase III of the Suwanee Greenway and completed construction of three new parks. The large increase in capital outlay for 2008 is due to three major construction projects; the new City Hall, Sims Lake Park, and Pedestrian Bridge projects.

(4) In March of 2002, the City issued $17.6 million in General Obligation Bonds. The first bond principal and interest payment was deferred nine months, causing a large interest payment in fiscal year 2003. In fiscal year 2005, the City paid off the Urban Redevelopment loan.

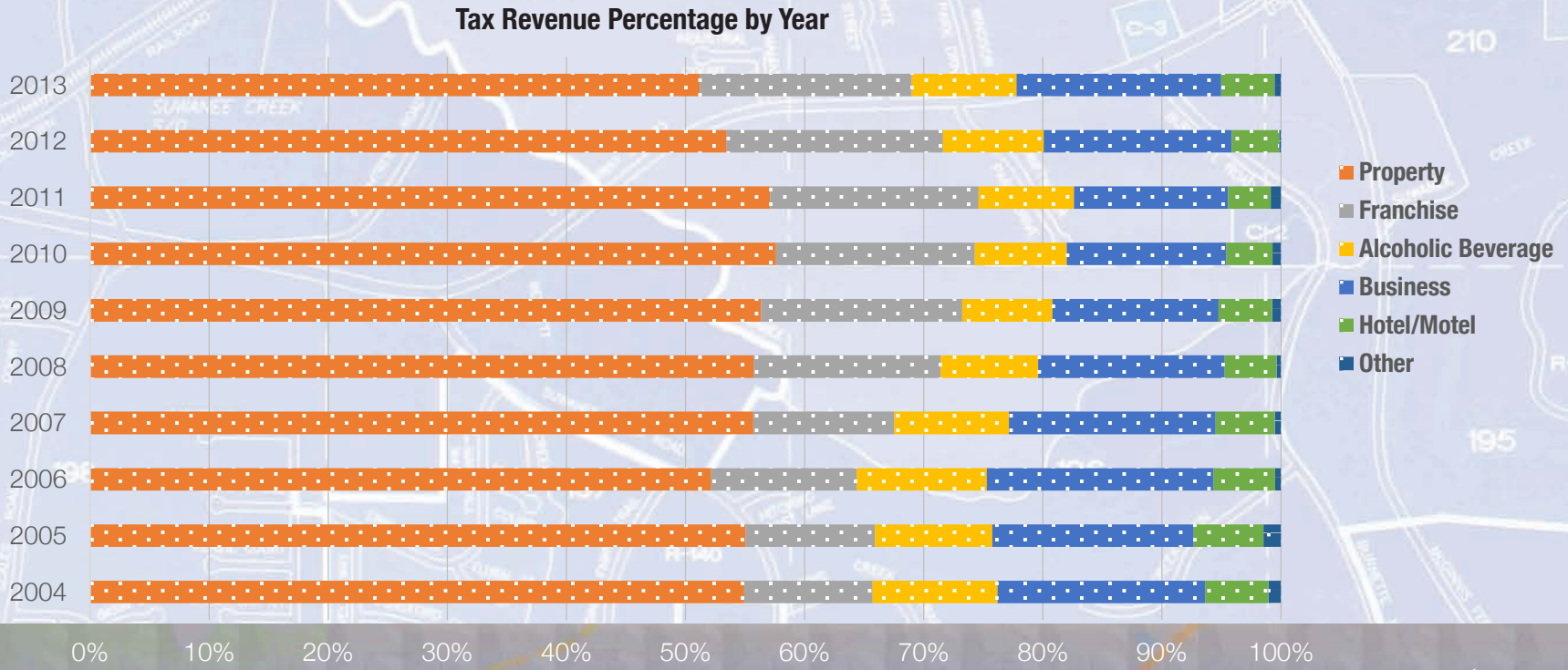
(5) In fiscal year 2007, the URA issued $6,620,000 in revenue bonds for the construction of the new City Hall at the URA property site.

(6) During fiscal year 2007, the City refunded a portion of the 2002 general obligation bond series.

(7) The total amount of non capital expenditures excludes amounts that are reported in governmental funds as capital outlay as a separate capital outlay line item and the amounts that are included within the functional expenditure categories.

GENERAL GOVERNMENT TAX REVENUE BY SOURCE
LAST TEN FISCAL YEARS
modified accrual basis of accounting

Fiscal Year	Property Taxes	Franchise Fees	Alcoholic Beverage Taxes	Business Taxes	Hotel/Motel Taxes	Other Taxes	Total
2004	$ 3,146,549	$ 618,509	$ 601,034	$ 997,542	$ 305,757	$ 60,255	$ **5,729,646**
2005	3,615,028	714,216	646,093	1,111,413	383,905	97,578	**6,568,233**
2006	3,632,768	851,466	759,968	1,325,263	361,321	34,002	**6,964,788**
2007	4,618,144	982,694	799,075	1,438,956	412,667	43,251	**8,294,787**
2008	5,398,361	1,521,682	794,986	1,517,270	421,497	37,762	**9,691,558**
2009	5,926,092	1,777,986	795,413	1,465,980	475,888	77,775	**10,519,134**
2010	5,846,602	1,694,211	784,189	1,360,254	393,156	73,032	**10,151,444**
2011	5,957,419	1,825,464	836,438	1,347,872	373,400	91,173	**10,431,766**
2012	5,583,972	1,897,907	881,679	1,648,831	417,319	17,023	**10,446,731**
2013	5,045,704	1,755,375	865,862	1,693,350	442,293	196,654	**9,999,238**



ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

last ten calendar years

Calendar Year	Real Property		Personal Property		Less Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value [2]
	Residential Property	Commercial Property	Motor Vehicle	Other [1]					
2003	$ 271,224,790	$ 261,460,110	$ 37,014,660	$ 23,780	$ 15,026,160	$ 554,697,180	5.89	$ 1,386,742,950	40%
2004	297,238,210	309,531,654	37,110,630	33,880	17,319,720	626,594,654	5.81	1,566,486,635	40%
2005	313,871,478	347,844,146	36,509,110	25,290	16,549,490	681,700,534	5.77	1,704,251,335	40%
2006	381,837,510	419,657,837	36,827,660	62,720	20,575,480	817,810,247	5.77	2,044,525,618	40%
2007	489,632,600	479,933,633	43,015,330	62,720	28,238,160	984,406,123	5.77	2,461,015,308	40%
2008	522,795,234	531,603,102	47,323,460	46,560	30,126,440	1,071,641,916	5.77	2,679,104,790	40%
2009	520,627,280	633,975,788	50,619,070	41,480	30,550,320	1,174,713,298	5.77	2,936,783,245	40%
2010	486,407,830	582,302,567	44,682,260	47,560	29,172,760	1,084,267,457	5.70	2,710,668,643	40%
2011	481,932,370	589,573,770	46,381,880	15,360	31,418,600	1,086,484,780	5.65	2,716,211,950	40%
2012	466,024,650	621,163,070	46,637,900	3,040	31,908,760	1,101,919,900	4.93	2,754,799,750	40%

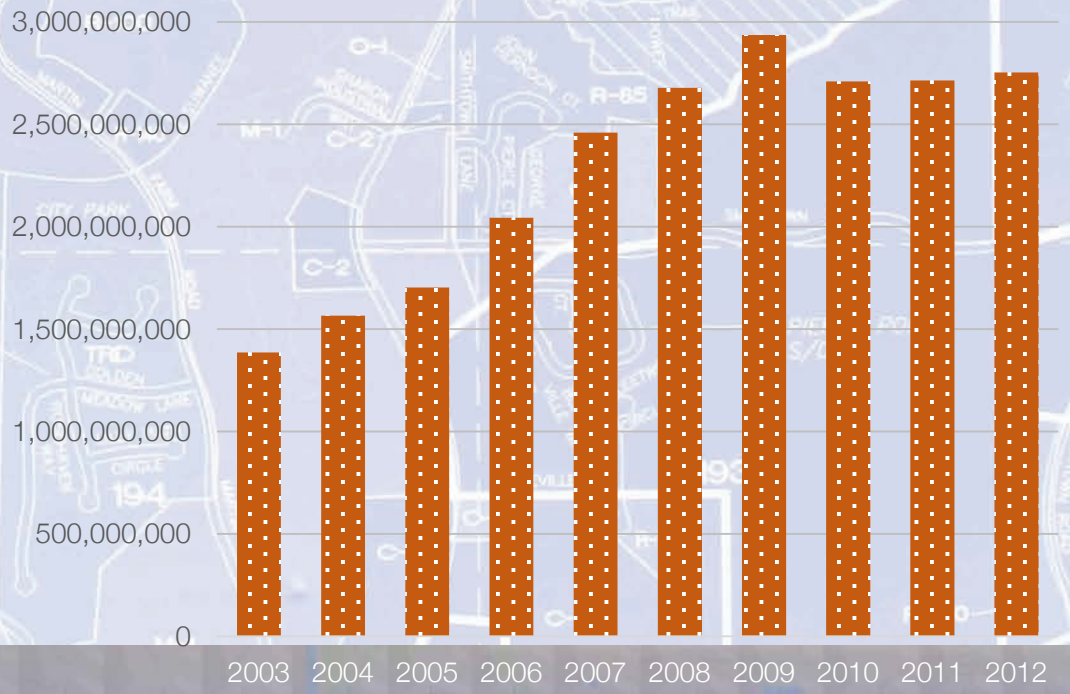
Source: Consolidated Digest Reports provided by Gwinnett County Tax Commissioner's Office.

NOTES:

(1) Includes mobile homes, timber, and heavy equipment.

(2) Gwinnett County assesses property at 40% of actual value for all types of real and personal property.

Estimated Taxable Value 2003-2012



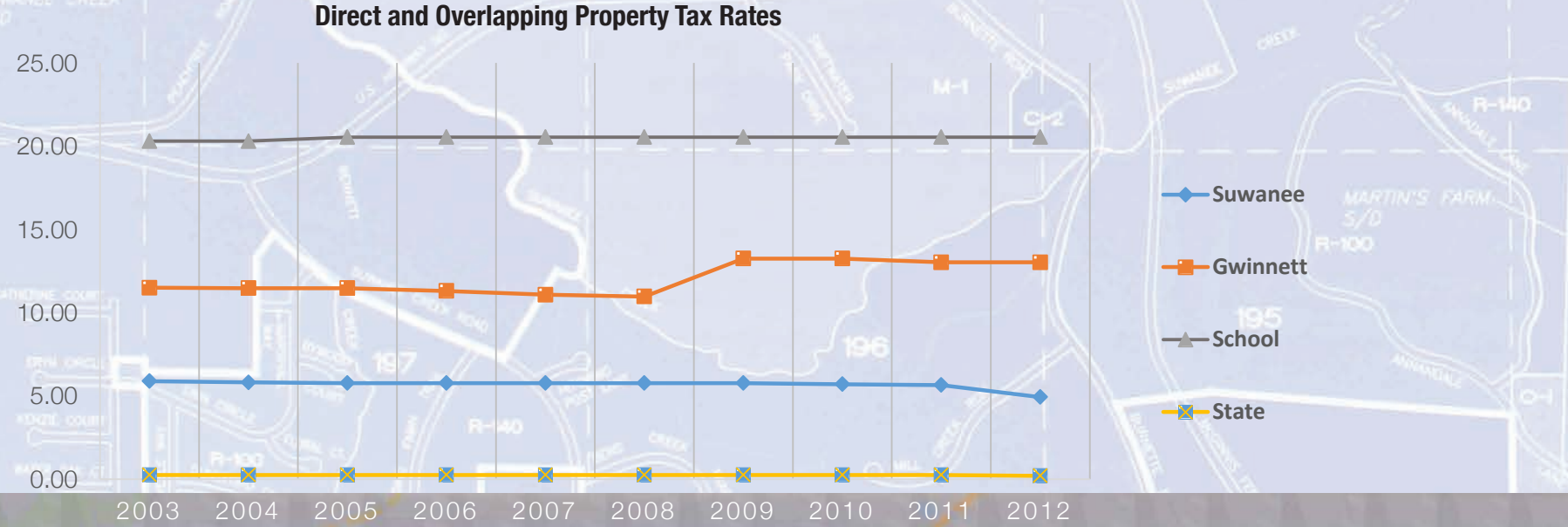
Millage Rate 2003-2012



PROPERTY TAX RATES DIRECT AND OVERLAPPING GOVERNMENTS
last ten fiscal years

Calendar Year	City of Suwanee Millage				Overlapping Rates									Total Direct & Overlapping Rates
					Gwinnett County Millage					Gwinnett County School Board Millage			State	
	Operating	Debt Service	Capital	Total	Operating	Debt Service	Fire Protection	Recreation	Total	Operations	Debt Service	Total		
2003	2.50	2.94	0.45	5.89	8.29	0.49	1.87	0.85	11.50	18.87	1.43	20.30	0.25	37.94
2004	2.50	2.79	0.52	5.81	8.27	0.49	1.87	0.84	11.47	18.87	1.43	20.30	0.25	37.83
2005	3.18	2.25	0.34	5.77	10.14	0.49	-	0.84	11.47	19.25	1.30	20.55	0.25	38.04
2006	3.18	1.87	0.72	5.77	10.00	0.48	-	0.82	11.30	19.25	1.30	20.55	0.25	37.87
2007	3.73	2.04	-	5.77	9.81	0.47	-	0.80	11.08	19.25	1.30	20.55	0.25	37.65
2008	4.09	1.68	-	5.77	9.72	0.46	-	0.79	10.97	19.25	1.30	20.55	0.25	37.54
2009	3.84	1.93	-	5.77	11.78	0.47	-	1.00	13.25	19.25	1.30	20.55	0.25	39.82
2010	3.89	1.81	-	5.70	11.78	0.47	-	1.00	13.25	19.25	1.30	20.55	0.25	39.75
2011	3.89	1.76	-	5.65	11.78	0.24	-	1.00	13.02	19.25	1.30	20.55	0.25	39.47
2012	3.15	1.78	-	4.93	11.78	0.24	-	1.00	13.02	19.25	1.30	20.55	0.20	38.70

Source: Gwinnett County Tax Commissioner website

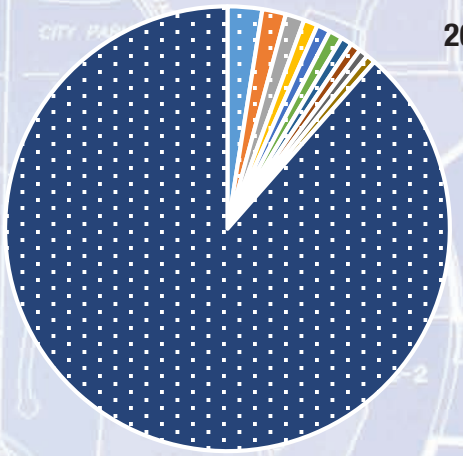


PRINCIPAL PROPERTY TAXPAYERS
current and ten years ago

Taxpayer	2012 Taxable Assessed Value	2012 Rank	2012 Percentage of Total City Taxable Assessed Value	2003 Taxable Assessed Value	2003 Rank	2003 Percentage of Total City Taxable Assessed Value
AMLI Residential Properties LP	$ 27,720,080	1	2.5%			
Hewlett Packard Company	18,927,100	2	1.7%			
Landmark at Grand Oasis LP	15,144,180	3	1.4%			
Flowers Bakery of Suwanee	11,297,840	4	1.0%			
Carlyle Centennial Suwanee Station LP	10,842,920	5	1.0%			
Wal-Mart	10,735,650	6	1.0%			
Google	8,996,920	7	0.8%			
Ecosphere Corporation	8,244,890	8	0.7%			
Lowes Home Centers, Inc.	7,334,930	9	0.7%			
James Campbell Company LLC	7,308,000	10	0.7%			
CRLP McGinnis Ferry Road LLC				$ 16,060,630	1	2.9%
California State Teachers Retirement System				11,343,880	2	2.0%
Motorola, Inc.				6,670,800	3	1.2%
AMB-SCG Georgia LLC				6,635,640	4	1.2%
Gwinnett Prado, LP				5,125,810	5	0.9%
Mrs. Smith Bakeries, LLC				5,072,660	6	0.9%
AMB Property LP				4,770,570	7	0.9%
Continental Dynamics Corporation				4,518,800	8	0.8%
Patillo Collier LLC				3,809,080	9	0.7%
Georgia Power Company				3,797,179	10	0.7%
Totals	$ 126,552,510		11.5%	$ 67,805,049		12.2%

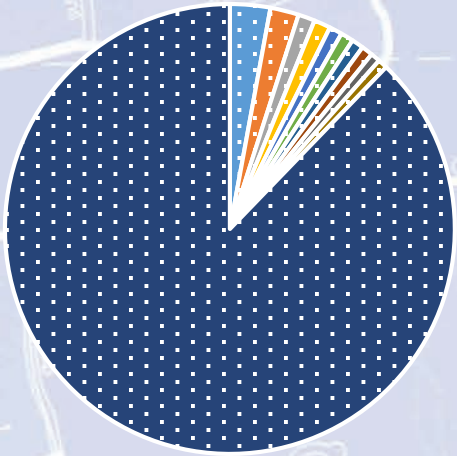
NOTES:

Source: 2012 and 2003 Tax Digest.



2012 Principal Property Taxpayers

- AMLI Residential Properties LP
- Hewlett Packard Company
- Landmark at Grand Oasis LP
- Flowers Bakery of Suwanee
- Carlyle Centennial Suwanee Station LP
- Wal-Mart
- Google Inc.
- Ecosphere Corporation
- Lowes Home Centers Inc.
- James Campbell Company LLC
- All Other Taxpayers



2003 Principal Property Taxpayers

- CRLP McGinnis Ferry Road LLC
- California State Teachers Retirement System
- Motorola, Inc.
- AMB-SCG Georgia LLC
- Gwinnett Prado LP
- Mrs. Smith Bakeries, LLC
- AMB Property LP
- Coninental Dynamics Corporation
- Patillo Collier LLC
- Georgia Power
- All Other Taxpayers

PROPERTY TAX LEVIES AND COLLECTIONS
last ten fiscal years

Fiscal Year Ended [1]	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collection to Date		Outstanding Delinquent Taxes [2]	Outstanding Delinquent Taxes as Percentage of Current Levy [2]
		Amount	Percentage of Levy		Amount	Percentage of Levy		
2004	$ 2,909,099	$ 2,875,854	$ 98.9%	$ 33,245	$ 2,909,099	100.0%	$ 162,072	5.6%
2005	3,291,780	3,255,174	98.9%	36,606	3,291,780	100.0%	132,844	4.0%
2006	3,518,199	3,266,243	92.8%	250,700	3,516,943	100.0%	354,740	10.1%
2007	4,296,745	4,201,861	97.8%	93,136	4,294,997	99.9%	272,965	6.4%
2008	5,113,824	4,948,534	96.8%	149,722	5,098,256	99.7%	247,824	4.8%
2009	5,655,551	5,441,113	96.2%	185,732	5,626,845	99.5%	311,371	5.5%
2010	5,972,640	5,467,352	91.5%	449,609	5,916,961	99.1%	739,476	12.4%
2011	5,568,361	5,323,252	95.6%	179,056	5,502,308	99.4%	592,526	10.6%
2012	5,192,082	5,056,083	97.4%	79,177	5,135,260	98.9%	547,264	10.5%
2013	4,498,518	4,422,212	98.3%	-	4,422,212	98.3%	302,137	6.7%

NOTES:

(1) Relates to preceding calendar year digest.

(2) These columns are presented to satisfy continuing disclosure requirements for the 2002 general obligation bond issue and the 2006 general obligation refunding issue. Liens are filed on outstanding property accounts in June of each year. Outstanding amount ties to all property taxes outstanding at fiscal year end.

Sources:

Consolidated Digest Reports provided by Gwinnett County Tax Commissioner.

City of Suwanee Finance Department, property tax billed and collection reports.

Ratio of outstanding debt by type - last ten fiscal years

Fiscal Year	Governmental Activities			Business-type Activities Note Payable [3]	Total Primary Government	Percentage of Personal Income [4]	Per Capita [4]
	General Obligation Bonds [1]	Revenue Bonds [2]	Capital Leases				
2004	$ 17,065,000	$ 1,259,830	$ 178,171	$ 57,833	$ 18,560,834	6.03%	$ 1,845
2005	16,740,000	-	134,170	106,685	16,980,855	4.85%	1,462
2006	16,405,000	-	172,925	367,384	16,945,309	4.30%	1,301
2007	17,195,000	6,620,000	201,535	381,562	24,398,097	4.86%	1,639
2008	16,795,000	6,390,000	166,514	368,250	23,719,764	4.83%	1,562
2009	16,370,000	6,150,000	146,615	354,392	23,021,007	4.54%	1,504
2010	15,920,000	5,900,000	61,754	679,449	22,561,203	4.38%	1,468
2011	15,455,000	5,640,000	10,795	-	21,105,795	4.58%	1,364
2012	14,970,000	5,370,000	-	-	20,340,000	4.07%	1,302
2013	14,465,000	5,095,000	-	-	19,560,000	3.79%	1,247

NOTES:

(1) During fiscal year 2002, the City issued $17.69 million in general obligation bonds to finance the costs of acquiring and improving land to be used for greenspace, passive parks, and recreational areas. In fiscal year 2007, the City refinanced a portion of the 2002 series.

(2) During fiscal year 2003, the Urban Redevelopment Authority (URA) issued $1.46 million in revenue bonds to finance the costs of acquiring and improving land to be used for the future City Hall location. In fiscal year 2005, these bonds were paid in full. In fiscal year 2007, the URA issued $6,620,000 in revenue bonds to finance the cost of the new City Hall.

(3) The City entered into a construction line of credit with the Georgia Environmental Facilities Authority (GEFA) for improvements to the City's water system. During fiscal year 2007, the construction loan was closed and converted to an amortizing loan. In fiscal year 2010, the City was awarded a GEFA construction loan for $480,044. In accordance with Title VII of Division A of the American Recovery and Reinvestment Act of 2009 (ARRA), GEFA agrees to forgive 40% of each principal and interest payment due on the loan.

(4) The schedule of Demographic and Economic Statistics on page S-19 provides information on personal income and population.

RATIO OF GENERAL BONDED DEBT OUTSTANDING
last ten fiscal years

Fiscal Year	Governmental Activities							Business -type Activities Note Payable
	General Obligation Bond	Less: Amount Available in Debt Service Fund	Total	Percentage of Estimated Actual Taxable Value of Property [1]	Per Capita [2]	Revenue Bonds	Lease Payable	
2004	$ 17,065,000	$ 119,246	$ 16,945,754	1.22%	$ 1,684	$ 1,259,830	$ 178,171	$ 57,833
2005	16,740,000	412,328	16,327,672	1.04%	1,405	-	134,170	106,685
2006	16,405,000	431,859	15,973,141	0.94%	1,227	-	172,925	367,384
2007	17,195,000	896,330	16,298,670	0.80%	1,095	6,620,000	201,535	381,562
2008	16,795,000	1,187,335	15,607,665	0.63%	1,028	6,390,000	166,514	368,250
2009	16,370,000	1,201,842	15,168,158	0.57%	991	6,150,000	146,615	354,392
2010	15,920,000	1,217,068	14,702,932	0.50%	957	5,900,000	61,754	679,449
2011	15,455,000	1,329,495	14,125,505	0.52%	913	5,640,000	10,795	-
2012	14,970,000	1,338,378	13,631,622	0.50%	872	5,370,000	-	-
2013	14,465,000	1,347,866	13,117,134	0.48%	836	5,095,000	-	-

NOTES:
(1) Details of estimated actual taxable value of property can be found on page S-13.
(2) Details of population data can be found on page S-19.

Direct and overlapping governmental activities debt as of June 30, 2013

Jurisdiction	Gross Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Direct Debt:			
City of Suwanee General Obligation Bonds	$ 14,465,000	100.00%	$ 14,465,000
Overlapping Debt: [1]			
Gwinnett County General Obligation Bonds	46,385,000	4.62%	2,142,987
Gwinnett County Board of Education	807,440,000	4.62%	37,303,728
Total Overlapping Debt	853,825,000		39,446,715
Total Direct General Obligation and Overlapping Debt	$ 868,290,000		$ 53,911,715

NOTES:
(1) The percentage of overlapping debt chargeable to property in the City is calculated by dividing the net M&O assessed value of property in the City by the net M&O assessed value of property in the overlapping entity.

Sources:
Gwinnett County Comprehensive Annual Financial Report for December 31, 2012.
Gwinnett County Board of Education, June 30, 2013.

Debt Per Capita 2004-2013



LEGAL DEBT MARGIN INFORMATION
last ten fiscal years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Assessed value of all taxable property	$ 554,697,180	$ 626,594,654	$ 681,700,534	$ 817,810,247	$ 984,406,123	$ 1,071,641,916	$ 1,174,713,298	$ 1,084,267,457	$ 1,086,484,780	$ 1,101,919,900
Debt limit: 10% of assessed value	55,469,718	62,659,465	68,170,053	81,781,025	98,440,612	107,164,192	117,471,330	108,426,746	108,648,478	110,191,990
Total net debt applicable to limit	16,945,754	16,327,672	15,973,141	16,298,670	15,607,665	15,168,158	14,702,932	14,125,505	13,631,622	13,117,134
Legal debt margin	$ 38,523,964	$ 46,331,793	$ 52,196,912	$ 65,482,355	$ 82,832,947	$ 91,996,034	$ 102,768,398	$ 94,301,241	$ 95,016,856	$ 97,074,856
Total net debt applicable to the limit as a percentage of debt limit	30.55%	26.06%	23.43%	19.93%	15.85%	14.15%	12.52%	13.03%	12.55%	11.90%

Legal Debt Margin Calculation for Fiscal Year 2013	
Assessed value	$ 1,101,919,900
Debt limit: 10% of total assessed value	110,191,990
Debt applicable to limit	
General obligation bond	14,465,000
Less: Amount set aside for repayment of general obligation debt	1,347,866
Total net debt applicable to limit	13,117,134
Legal debt margin	$ 97,074,856

NOTES:

Under Georgia financing laws, the City's outstanding general obligation debt should not exceed 10 percent of the total assessed property value and may be offset by amounts set aside for repaying the general obligation bonds.

DEMOGRAPHIC AND ECONOMIC STATISTICS
last ten fiscal years

Fiscal Year	Population [1]	Personal Income [2]	Per Capita Personal Income	Unemployment Rate [3]	Residential Construction Value [4]	Commercial Construction Value [4]
2004	10,061	$ 307,564,770	$ 30,570	4.3%	$ 16,150,315	$ 17,122,370
2005	11,617	350,113,146	30,138	4.8%	54,164,261	20,788,787
2006	13,022	394,267,094	30,277	4.5%	72,932,181	25,619,202
2007	14,883	502,156,972	31,186	3.9%	56,535,984	172,569,393
2008	15,186	490,644,474	32,309	4.1%	35,471,399	91,217,370
2009	15,305	507,559,715	33,163	3.7%	17,641,225	72,360,272
2010	15,368	515,242,936	33,527	3.9%	7,997,527	3,137,027
2011	15,479	490,343,762	31,678	4.0%	12,322,129	17,788,046
2012	15,624	499,764,888	31,987	5.6%	15,110,337	12,864,539
2013	15,683	515,359,063	32,861	5.6%	26,684,558	7,725,320

Sources:

(1) City of Suwanee Planning Department Fiscal Year 2004- 2013.

(2) Bureau of Economic Analysis.

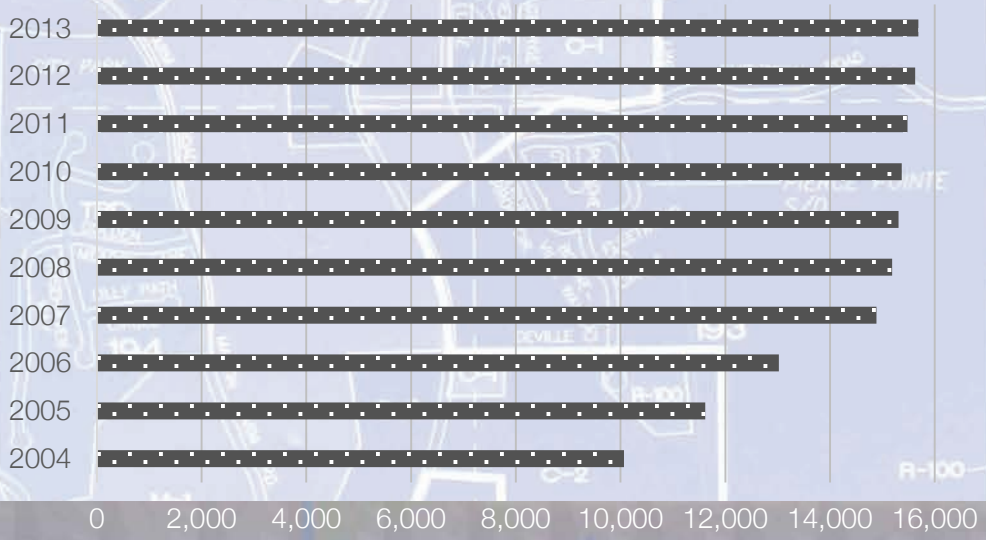
(3) Georgia Department of Labor, not seasonally adjusted.

(4) City of Suwanee Planning and Development Permit Summary Calendar Year.

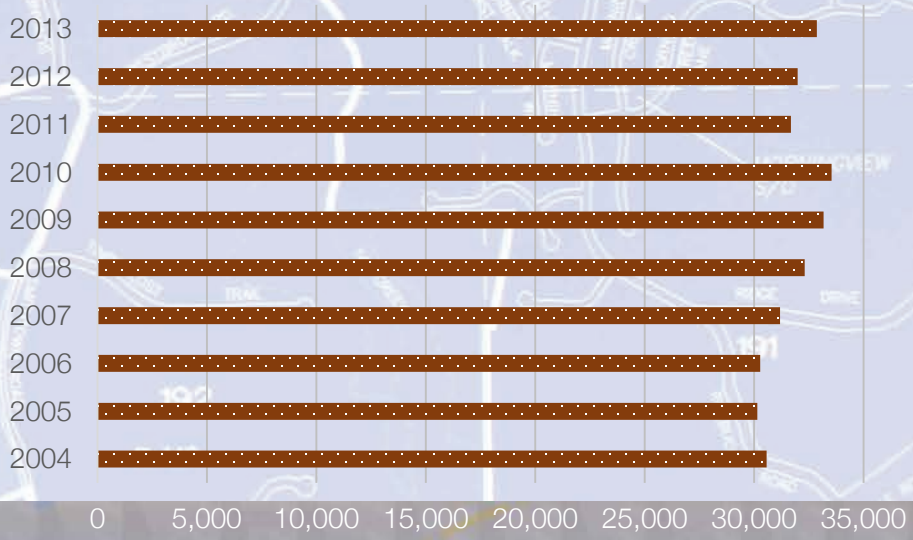
NOTE:

Population estimates fiscal years 2004-2009 have been restated to reflect the 2010 United States census.

Population Changes 2004-2013



Per Capita Personal Income 2004-2013



PRINCIPAL EMPLOYERS
current year and ten years ago

Employer	2013			2003		
	Employees	Rank	% of Total City Employment	Employees	Rank	% of Total City Employment
Southeastern Freight Lines, Inc.	400	1	3.88%	360	2	5.83%
Wal-Mart	335	2	3.25%	379	1	6.14%
Meggit Training Systems, Inc.	324	3	3.14%			
Staffing Solutions Southeast	270	4	2.62%			
Dish Network/Echosphere Corporation	250	5	2.42%	350	3	5.67%
3-Mentors, Inc.	250	6	2.42%			
Bay/Dean LLC	250	7	2.42%			
Flowers Bakers	180	8	1.75%			
Kroger Company	178	9	1.73%	126	8	2.04%
Publix Supermarkets [1]	155	10	1.50%	270	6	4.37%
Cracker Barrel Old County Store, Inc.				134	7	2.17%
Mrs. Smith's/Schwans Bakery Operations LLC				330	4	5.34%
Systemax-Global Computer Supplies, Inc. [2]				300	5	4.86%
Klockner Namasco Corporation				100	9	1.62%
State Farm Insurance Company				100	9	1.62%

NOTES:

(1) Publix Supermarket closed one store in fiscal year 2007. Previously, they had two stores open in Suwanee.

(2) Systemax-Global Computer Supplies moved outside of the Suwanee city limits in 2005.

Source:
City of Suwanee Business License Division.

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
last ten fiscal years

Function	Full-time Equivalent Employees as of June 30, 2013									
	2004	2005	2006	2007	2008	2009 (1)	2010 (2)	2011 (3)	2012	2013
General Government										
Chief Executive	3	3	4	4	4	3	3	3	3	3
General Administration	2	3	2	2	2	2	2	2	2	2
Financial Administration	5	5	5	5	7	7	7	8	8	8
Public Information	-	-	-	1	1	1	1	1	1	1
Judicial	2	2	3	4	4	3	3	3	3	3
Public Safety										
Police Administration	3	3	3	3	3	3	3	3	3	3
Criminal Investigation	2	3	3	3	4	4	4	3	3	4
Patrol	23	23	22	23	24	26	25	28	28	28
Records and Identification	1	1	1	1	1	1	1	1	1	1
Police Training	-	-	-	-	-	-	1	1	1	1
Dispatcher	6	6	7	7	7	7	7	7	7	7
Public Relations	1	1	1	1	1	1	1	1	1	1
Targeted Police	1	2	2	2	2	2	2	-	-	-
Public Works	7	8	9	10	13	15	15	15	15	15
Housing and Development										
Protective Inspection	4	4	4	4	4	1	1	1	1	1
Planning & Zoning	3	3	4	4	4	5	5	5	5	5
Economic Development	1	1	1	1	2	3	3	4	4	4
Total	**64**	**68**	**71**	**75**	**83**	**84**	**84**	**86**	**86**	**87**

NOTES:

(1) In fiscal year 2009, the Administrative Secretary position was moved from Chief Executive to Planning & Zoning and the Public Works & Inspection Director was moved to Public Works from Protective Inspection. One position in Judicial and two positions in Protective Inspections were eliminated in fiscal year 2009.

(2) In fiscal year 2010, one police sergeant position was moved from patrol to police training.

(3) In fiscal year 2011, one police Lieutenant position was moved from Criminal Investigation to Patrol and employees in Targeted Police were also moved to the Patrol division.

Source:
City of Suwanee Payroll Department.

OPERATING INDICATORS BY FUNCTION
last ten years

Function	Calendar Year									
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
General government										
Business licenses issued	1,319	1,219	1,376	1,501	1,563	1,687	1,721	1,720	1,775	1,754
Number of parcels and improvements	6,902	7,260	7,854	9,018	10,950	11,693	11,859	11,897	12,004	12,297
Judicial										
Cases processed	8,979	8,945	11,860	11,102	12,447	9,680	12,411	14,883	13,089	7,874
Non-jury trials	*	*	325	300	240	288	335	319	462	154
Jury trials	*	*	130	80	98	84	171	220	370	355
Warrants issued	250	321	510	347	242	205	180	236	297	212
Police										
Calls for service	26,845	26,668	27,125	25,076	28,153	37,511	39,453	41,964	43,926	33,511
Traffic accidents	1,085	1,099	1,140	1,223	1,219	1,141	1,113	1,158	1,086	1,157
Part I offenses	368	445	416	408	511	633	528	505	452	443
Traffic citations	8,377	9,981	11,407	10,650	10,271	10,627	11,715	12,865	11,797	7,678
Public works										
Work orders	*	*	3,699	3,780	4,176	4,690	6,151	3,685 (1)	5,294	5,175
Street overlay (lane miles)	1.14	1.26	1.73	1.16	4.91	3.85	1.51	-	3.88	6.63
Hours of litter pick-up service provided	499	434	516	538	645	791	585	605	985	876
Culture and recreation										
Number of annual city- sponsored events	13	16	14	16	25	21	17	21	17	33
Number of annual non-city sponsored events	*	2	10	8	7	11	15	16	16	16
Suwanee Day attendance	10,000	30,000	30,000	28,000	40,000	42,000	8,000	40,000	45,000	50,000
Protective Inspection										
Number of residential permits	117	295	557	460	184	101	65	108	173	200
Number of total construction permits	384	538	793	686	538	359	174	224	242	284
Number of sign permits	214	210	250	292	380	373	255	268	295	324
Planning and Zoning										
Zoning certification letters	17	24	29	25	29	12	7	6	12	10
Rezoning cases processed	22	13	14	18	11	2	1	5	5	5
Special use permits processed	6	4	2	4	6	10	2	5	5	2
Variances processed	11	16	13	16	24	17	7	6	7	6
Development review	29	24	35	40	52	26	6	9	19	28
Development permits	26	21	26	34	25	14	6	9	8	14
Water										
Average daily consumption in gallons	40,970	45,128	46,848	48,508	46,817	48,739	43,306	44,625	46,257	45,863

* Detailed information not available.

(1) Overhauled work order system-some work orders combined.

Source:
Various City departments

CAPITAL ASSETS STATISTICS BY FUNCTION
last ten years

Function	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
General Administration										
Vehicles	2	2	2	2	2	1	1	1	1	1
Police										
Patrol Units	24	27	26	30	32	39	41	40	41	30
Other Police Vehicles	4	4	5	4	4	4	4	4	4	15
Public Works										
Vehicles	6	5	6	8	10	11	15	15	16	17
Street (miles) [1]	44	44	54	59	60	60	62	63	62	62
Streetlights	609	620	710	710	791	835	855	911	928	968
Culture and Recreation										
Acreage	226	233	233	246	293	342	366	372	372	372
Park sites	12	13	13	15	15	15	15	15	15	15
Public Art	3	3	5	4	4	5	5	7	11	14
Water										
Water mains (miles)	5.5	5.5	5.5	5.5	6.5	6.5	6.5	6.8	6.8	6.8
Storage capacity [2]	60,000	60,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Housing and development										
Vehicles	4	5	5	5	5	5	5	4	4	4

NOTES:

(1) In FY 2012 the newly adopted SDS (service delivery strategy) between the County and City(ies) resulted in a slight adjustment in street mileage maintained.

(2) In 2006 the City completed major renovations and improvements to the water system.

Source:
Various City departments

SCHEDULE OF INSURANCE IN FORCE
June 30, 2013

Type of Insurance	Coverage	Liability Limit	Company(2)	Policy Number	Policy Period From	Policy Period To	Annual Premium
LIABILITY							
General Liability	Damages of bodily injury or property caused by an occurrence	$1,000,000 limit each claim with a $5,000,000 aggregate $1,000 deductible	GIRMA	SU-3	05/01/12	04/30/13	$ 32,686
Public Officials Liability	Employment practices Zoning Claims	$1,000,000 limit each claim with a $5,000,000 aggregate $1,000 deductible	GIRMA	SU-3	05/01/12	04/30/13	77,014
Automobile Liability	Damages of bodily injury or property caused by an occurrence	$1,000,000 combined single limit $1,000 deductible	GIRMA	SU-3	05/01/12	04/30/13	50,735
Law Enforcement Liability	False arrest/wrongful imprisonment Assault & Battery	$1,000,000 limit each claim no aggregate limit $1,000 deductible	GIRMA	SU-3	05/01/12	04/30/13	20,383
PROPERTY							
Property Including Equipment	Blanket building & content Business interruption Property in Transit	$20,386,119 total insured value building & content replacement cost	GIRMA	SU-3	05/01/12	04/30/13	$ 11,081
Boiler & Machinery	Blanket building & content	$20,386,119 total insured value building & content replacement cost	GIRMA	SU-3	05/01/12	04/30/13	3,539
Environment Impairment Liability	Pollution coverage	combined single limit $1,000,000 with a $2,000,000 aggregate / per occurrence deductible $1,000	GIRMA	SU-3	05/01/12	04/30/13	23,033
OTHER CASUALTY							
Workers Compensation Self Insurance Fund	While Working		GMA	Cust # 312	01/01/12	12/31/12	$ 151,784
Automobile Physical Damage	All risks for scheduled City vehicles only	Automatic coverage for vehicles up to $100,000 deductible $1,000	GIRMA	SU-3	05/01/12	04/30/13	10,814
Crime Coverage	Public employee dishonesty per loss	$500,000 limit with $1,000 deductible	GIRMA	SU-3	05/01/12	04/30/13	1,377
OTHER INSURANCE							
Employee Life Insurance	Basic Life	2 times annual salary, up to $200,000	Mutual of Omaha	GOOO-AGDS	07/01/12	06/30/13	$ 16,822
Dependent Life Insurance	Basic Life	$5,000 coverage for the spouse (if covered by medical plan) $2,500 coverage for each child (if covered by medical plan)	Mutual of Omaha	GOOO-AGDS	07/01/12	06/30/13	(3)
Long Term Disability	90 day elimination period 60% benefit up to $5,000, until age 65	N/A	Mutual of Omaha	GOOO-AGDS	07/01/12	06/30/13	12,116
Short Term Disability	1st day accident/8th day illness 13 week/ 60% weekly compensation up to $1000	N/A	Mutual of Omaha	GOOO-AGDS	07/01/12	06/30/13	13,916
Medical	1st of the month following 30 days - Open Access Plus - In Network	Lifetime Maximum - Unlimited $500 individual / $1,500 family deductible in network 100% covered after deductible met; some copays still apply	CIGNA OAPIN	00607884	07/01/12	06/30/13	852,417
	1st of the month following 30 days - Open Access Plus - Out of Network	Lifetime Maximum - Unlimited $1,000 ind. / $3,000 family deductible out of network $5,000 ind. / $15,000 family maximum out of pocket 70% covered after deductible met; some copays still apply	CIGNA OAP	00607884	07/01/12	06/30/13	(4)
	1st of the month following 30 days- High Deductible Health Plan (HSA)	Lifetime Maximum - Unlimited In and out of Network $2,500 ind. / $5,000 family deductible in network $5,000 ind. / $10,000 family deductible out of network out of pocket annual maximum $3,000 ind. / $6,000 in network; $12,000 ind. / $24,000 out of network	CIGNA HSA	00607884	07/01/12	06/30/13	(4)
Dental	Employee and Family	$1,500 Max benefit per person per year $1,500 Ortho Benefit	Ameritas	010-038603	07/01/12	06/30/13	70,282

NOTES:

(1) This schedule has been included to satisfy continuing bond disclosure requirements for the 2002 General Obligation bond issue.

(2) Georgia Interlocal Risk Management Agency (GIRMA) Georgia Municipal Association (GMA)

(3) Total cost paid for by the employee.

(4) Premiums for OAP out of network and HSA are included together under the OAP premiums total.

Sources:

City of Suwanee Human Resource Department

COMPLIANCE SECTION

MAULDIN & JENKINS
CERTIFIED PUBLIC ACCOUNTANTS, LLC

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 *GOVERMENT AUDITING STANDARDS*

Honorable Mayor and Members
Of the City Council
City of Suwanee
Suwanee, 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, each major fund, and the aggregate remaining fund information of the **City of Suwanee, Georgia** (the "City") as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 16, 2013. Our report includes a reference to the changes in accounting principle resulting from the implementation of Governmental Accounting Standards Board (GASB) Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position,* and Statement No. 65, *Items Previously Reported as Assets and Liabilities*.

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") to determine the audit procedures that are appropriate in the circumstances for the purpose 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.

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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 entity'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 charges 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 our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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 determination of financial statement amounts. 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 no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

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 result of that testing, and not to provide an opinion on the effectiveness of the entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Atlanta, Georgia
December 16, 2013





City of Suwanee, 330 Town Center Ave. Suwanee, GA 30024
suwanee.com