# CITY OF TUCKER, GEORGIA

## ANNUAL COMPREHENSIVE FINANCIAL REPORT

**FOR THE YEAR**
**ENDED JUNE 30, 2025**

**Prepared by:**
**Finance Department**

**Submitted by:**
**John McHenry**
**City Manager**

**CITY OF TUCKER, GEORGIA**
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

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# INTRODUCTORY SECTION

# City of Tucker

December 31, 2025

Honorable Frank Auman, Mayor,
Members of the City Council, and
Citizens of Tucker, Georgia

Ladies and Gentlemen:

The Annual Comprehensive Financial Report (ACFR) for the City of Tucker, Georgia (City), for the fiscal year ended June 30, 2025, is submitted herewith. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with City management. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and account groups of the City. The report has been prepared in accordance with generally accepted accounting principles. All disclosures necessary to enable an interested reader to gain an understanding of the government's financial activities have been included.

The City's financial statements have been audited by Nichols, Cauley & Associates, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Tucker for the year ended June 30, 2025, are free of material misstatement. The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Tucker's financial statements for the year ended June 30, 2025, are fairly presented in conformity with Generally Accepted Accounting Principles (GAAP). The independent auditor's report is presented as the first component of the financial section of the report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

**PROFILE OF THE GOVERNMENT**

The City of Tucker was incorporated in 2016 and will celebrate 10 years since the referendum was passed to incorporate in 2025. The City is positioned in northeastern DeKalb County and is situated between the City of Stone Mountain to the south, Gwinnett County to the north and Interstate 285 to the west. A city of "sevens", Tucker's downtown is seven miles from a handful of neighboring cities, as well as being home to the seven Tucker Cluster schools. Although not incorporated as a city until 2016, Tucker has been on the map and in the hearts of residents for over a century. Tucker is one of the newer cities in the state of Georgia, voted into cityhood in November of 2015 by nearly three-quarters of the voters.

The City of Tucker covers more than 20.4 square miles with a population of over 37,239 residents. Tucker is home to two major community improvement districts (CIDs), the Tucker Northlake CID and Tucker Summit CID, representing hundreds of businesses ranging from sole proprietorships to multi-national corporations. These CIDs work to maintain and enhance the look of Tucker's commercial corridors, while also funding transportation improvements within their boundaries. Primary retail centers in Tucker include Briarcliff Village, Cofer Crossing, Hugh Howel Marketplace, Northlake Festival, Northlake Mall, and Tucker Meridian. Within Tucker there are approximately 3,043 licensed businesses.

Tucker boasts major wholesale trade employers including Ricoh USA, Inc as Tucker's largest employer with over 780 workers on staff. Major health care employers include Quest Diagnostics Clinical and Emory Healthcare with both hospital and office presences. The City is also well known as an industrial and manufacturing hub for Dekalb County with major employers like PepsiCo, Hormel Foods Corporation, and Inland Seafood calling Tucker home. The crown jewel of the city is Henderson Park, which consists of 125 acres and is one of the largest parks in Dekalb County. It features six soccer fields, four tennis courts, three playgrounds, two picnic pavilions, several miles of hiking trails surrounding a lake, a community garden and a native plant and wildlife walking trail.

Policymaking and legislative authority of the government is vested in the Mayor and six council members, who are elected by the people every four years on a non-partisan ballot. Council members are elected by district, and the Mayor is elected at-large by popular vote. The Mayor and council members serve until their successors are qualified and certified. Terms of office begin after the certification of the election and swearing into office. Elections are held every two years for three of the council members, utilizing staggered terms. Two council members are elected to represent each of Tucker's three districts, while the Mayor is elected to represent the entire City. The terms for council members from District 1 Post 1, District 2 Post 1 and District 3 Post 1, as well as for the mayor, are set to expire in January 2026, while terms for District 1 Post 2, District 2 Post 2 and District 3 Post 2 will expire in January 2027. The term for the Mayor is set to expire in January 2026. The number of successive terms an individual may hold a position as a council member is limited to two terms. The number of successive terms an individual may hold a position as Mayor is limited to three terms.

The legislative authority of the government of the City of Tucker, except as otherwise specifically provided in the City Charter, shall be vested in the City Council, of which the Mayor is a voting member and possesses all the executive powers granted to the government under the constitution and laws of the State of Georgia and the City of Tucker charter. The City Manager maintains all the administrative powers granted to the government under the constitution and laws of the State of Georgia and the City's charter.

The City is empowered to levy a property tax on both real and personal property located within its boundaries and is qualified to levy all other taxes granted to municipalities within the State of Georgia. The city provides a range of services including Planning and Zoning, Code Enforcement, Occupational Tax and Alcohol Licenses, Parks and Recreation, Building and Development permitting and inspections, Public Works services that include maintenance of highways, streets, sidewalks, and other infrastructure as well as Stormwater maintenance and construction. At the conclusion of this initial nine-Year transition period, services such as police and fire protection, water and sewer services, and sanitation services continue to be provided by DeKalb County.

The annual budget serves as the foundation for the city's financial plan and assists in the control of the financial stability and health of the government. The Mayor and Council are required to adopt a final budget for the upcoming fiscal year beginning July 1 on or before the last day of the fiscal year ending on June 30th. The budget is prepared by fund, function, and department. From day one, the budgeting process has included performance management initiatives as established by the Council. Amounts in this budget may be re-allocated within the same fund by approval of the City Manager, so long as the total budgeted amounts do not exceed the approved appropriations by fund. Budget amendments do occur over the fiscal year due to shifting priorities and fluctuating capital project costs that must be approved by the Mayor and Council when total appropriation in a fund changes.

**LOCAL ECONOMY**

Tucker, one of the newer cities in the State of Georgia, is also one of its most diverse business settings. The City's resident base consists of a mix of lifelong residents, young professionals moving to the Atlanta area and everything in between. The common thread is that they, by and large, enjoy shopping locally. Whether at Main Street businesses or at one of Tucker's commercial power centers, residents support Tucker's array of retailers.

Home to more than 37,239 people, Tucker has a significant footprint in northeastern DeKalb County. Covering almost 21 square miles, Tucker's biggest businesses are the ones where residents may never walk through the doors. CSM Bakery, Steel Mart, and many other players in the B-to-B community are creators of thousands of jobs. In addition, Tucker is home to medical innovators like Emory Spine Center, large corporations like PepsiCo, and small family-owned businesses like Matthews Cafeteria.

One of Tucker's biggest strengths is its location. Situated both inside and outside the Perimeter, Tucker is convenient to downtown Atlanta and surrounding areas, and just a 20-minute drive from the world's busiest airport, Hartsfield-Jackson International. The City's real estate values have consistently increased since 2016 with the average percentage of nearly eight percent over the last nine years. Values remained strong in 2024. The median income and median home value remain well above the county and state averages, while still having pockets of affordability.

**LONG TERM FINANCIAL PLANNING**

As detailed within the following financial statements, the City's policy is to maintain a minimum General Fund balance reserve of 25% of next year's operating expenditures, more than meeting Federal requirements for reserves. Excess fund balances over reserve requirements will be used in subsequent periods for pay-as-you-go capital projects.

To facilitate the provision of city services, the government is committed to a consistent fee structure for business taxes and permitting. The City relies on franchise fees, business taxes, excise taxes and permitting fees to fund many city services. The City receives support from a millage rate that was assessed for the first time directly by the City of Tucker on the 2020 tax statements as services grew. Stormwater maintenance receives support through a stormwater utility fee and special services such as streetlighting, traffic calming, and parking receive support through special assessment fees collected annually with property taxes.

## MAJOR INITIATIVES FOR THE YEAR

Tucker residents overwhelmingly acknowledged the need for a change to its roadway maintenance and stormwater services delivery. A public works referendum was passed on November 8, 2022, to bring public works and stormwater responsibilities into the City of Tucker from Dekalb County. These services officially began July 1, 2023. Contracts were awarded for Public Works Administration, Road Repairs and Maintenance Services, Right of Way Maintenance, repairs and maintenance to traffic signals, road signs and road markings, and Stormwater Repairs and Maintenance. A complete Stormwater Inventory Assessment contract was awarded that is expected to be completed soon. Significant work has been completed during the fiscal year to fill overdue public works maintenance needs and address years of deferred maintenance. Work will continue to complete major repairs in the years to come.

The current fiscal year saw continued major renovations and additions to Parks and Recreation facilities, areas, trails, and signage. Fitzgerald Field was completed to fulfill a priority identified by residents in the Parks and Recreation Comprehensive Plan for a Youth Sports Complex. The multi-million-dollar project includes water, sewer, and stormwater infrastructure improvements, a football field (practice/games), a multipurpose turf field, a multipurpose natural field, 2 baseball fields, 2 concession facilities, and restrooms on all fields. There is new parking with improved accessibility throughout the park with sidewalks and natural walking areas. A new ADA accessible playground will be added in 2025. Construction was completed on a maintenance facility to enable relocation of the Parks maintenance there. Construction is nearing completion on the new Tucker Town Green in downtown Tucker. This park will serve as the city's gathering space for events, concerts, movies, and family activities. New parking will be added with accessibility throughout the park with a connection by sidewalk to Main Street, water features, play areas, visitors plaza with shade added, and a pavilion/performance area with walking areas. The grand opening is expected in November 2025. A major renovation/improvement project to Johns Homestead Park was underway in FY2025. Funding for this project is provided with a Georgia Outdoor Stewardship Program Grant and matching city funds and is being used to replace the failing dams at Twin Brothers Lake. In addition to the new dams, there will be new access, parking, and improved trails. This project will restore proper drainage from the surrounding wetlands and lakes heading downstream, which will provide an improved environment for the wildlife in and around this historic park. Lake Erin in Henderson Park is a Category 1 dam according to criteria established by the Georgia Environmental Protection Divisions' Safe Dams Program. Construction began to rebuild the Lake Erin dam to bring it into updated compliance. The project includes a new outlet structure, spillway, and dam to comply with EPD's Safe Dams requirements.

Many engineering and design contracts for road projects were underway: Design for two separate Idlewood road roundabouts, MIB intersection improvements (multiple locations), MIB @ US78, Brockett Road @ Lawrenceville Hwy intersection improvements, Northlake Parkway @ Lawrenceville Hwy intersection improvements and Lewis Road @ Rock Mountain Blvd. Construction contracts were awarded for Richardson Street and MIB @ Hugh Howell Intersection Improvement. In addition, there were many engineering and design contracts underway for upcoming trail and sidewalk projects: Southfork Peachtree Greenway Trail, Tucker Northlake Trail, Montreal Rd Sidewalk, Montreal Industrial Way Sidewalk, and Old Norcross Rd Sidewalk. Construction was completed on the Hugh Howell Road Phase 2 Trail and a multimillion-dollar initiative for resurfacing was completed on roads identified in the Pavement Condition Analysis Study.

## INITIATIVES FOR FUTURE YEARS

The plans and studies completed and initiated this year are being utilized to help determine projects for upcoming years. Information gathered through studies and public participation meetings helped drive projects and improvements to the Parks and Recreation facilities, improvements for traffic and trails for increased connectivity, and areas of growth and opportunity for the city.

Deferred public works maintenance will be prioritized and key repairs completed within the coming year. A service delivery model to eliminate long-deferred needs will be developed to get the City on a more normal level of meeting current maintenance needs and ultimately take the City on to focusing on preventive maintenance. Major stormwater repairs and improvements will be undertaken after comprehensive studies to verify the existence and age of stormwater infrastructure are completed.

Plans are in development for the construction of two roundabouts in Tucker that will improve safety and the flow of traffic at two major intersections. There are plans to make major improvements at other large intersections in Tucker. Design and construction for additional sections of the Tucker Trail is an ongoing, long-term project that will provide a finished total of 32 miles of bicycle and pedestrian facilities that will connect the commercial area of downtown Tucker to surrounding neighborhoods, parks, schools, and existing trails.

A Capital Improvement Plan Policy was approved and implemented in FY2025. A balanced CIP is in development for the upcoming fiscal year. The purpose of the plan is to promote consistency and continuity in decision making related to capital improvement planning and to set the general parameters within which capital spending decisions are made.

## FINANCIAL POLICIES

In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: 1) the safety of assets against loss from unauthorized use or disposal and 2) the reliability of financial records for preparing financial statements in conformity with generally accepted accounting principles. The concept of reasonable assurance recognizes that: 1) the cost of a control should not exceed the benefits likely to be derived; and 2) the evaluation of costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above framework.

***Single Audit*** – As a recipient of federal and state financial assistance, the City is also responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. This internal control structure is subject to periodic evaluation for weaknesses by management and internal staff.

As part of the City's annual single audit, required in conformity with provisions of Title *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), tests are made to determine the adequacy of the internal control structure, including that portion related to federal financial assistance programs as well as to determine tat the City has complied with applicable laws and regulations.

***Budgetary Controls*** - The City maintains budgetary controls to ensure compliance with legal provisions of the annual appropriated budget approved by the City Council. Activities of the general fund, special revenue funds, and enterprise fund are included in the annual appropriated budget. A project length budget will be utilized for capital project funds. The official level of city budget control (the level on which expenditures may not legally exceed appropriations) for each legally adopted annual operating budget is the department level within each fund. Administrative transfers of appropriations within a fund may be authorized by the City Manager to meet unforeseen needs if the total budgeted amounts do not exceed Mayor and Council approved appropriations by fund. The City's budget procedures, together with such procedures for discretely presented component units, are more fully explained in the accompanying notes to the financial statements.

**OTHER INFORMATION**

***Awards and Achievements*** – The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its annual comprehensive financial report for the year ended June 30, 2024. This was the seventh consecutive year that the government achieved this prestigious award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and legal requirements.

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

***Acknowledgments*** - The preparation of the report could not have been accomplished without the efficient and dedicated efforts of the Finance Department, the auditors for the City, and the cooperation of City staff in various departments. Our sincere appreciation is extended to everyone for their contributions made in the preparation of this report.

Respectfully submitted,

John McHenry
City Manager

Beverly Hilton
Finance Director

# CITY OF TUCKER, GEORGIA
# PRINCIPAL OFFICIALS
# JUNE 30, 2025

## City Council

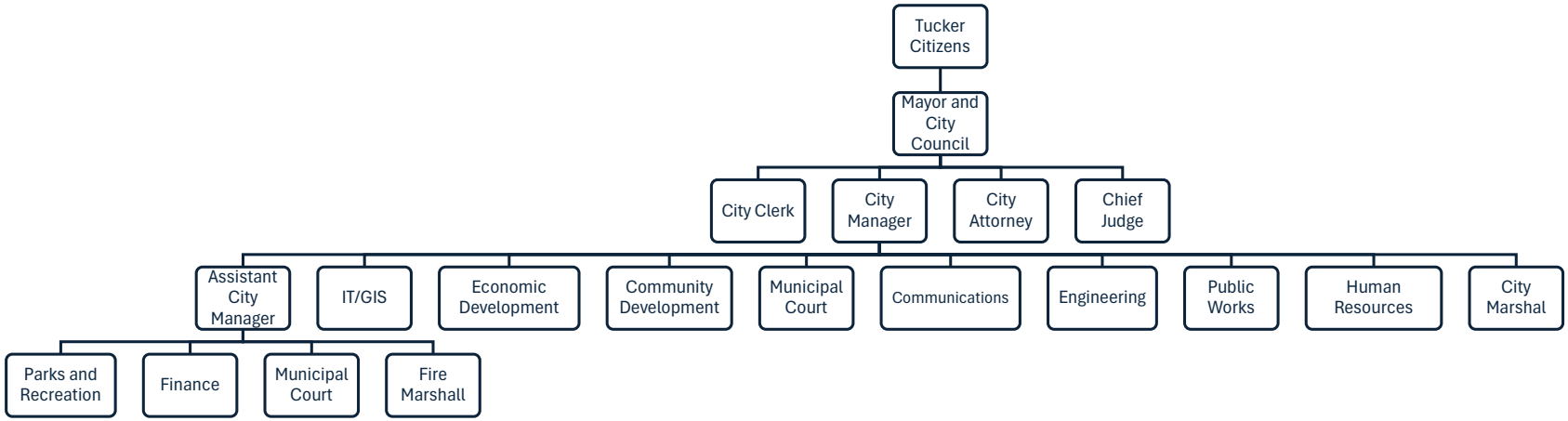
| | |
|---|---|
| Frank Auman | Mayor |
| Amy Trocchi | Council Member, District 3-Post 2 |
| Alexis Weaver | Council Member, District 3-Post 1 |
| Vinh Nguyen | Council Member, District 2- Post 2 |
| Cara Schroeder | Mayor Pro Tem, District 2-Post 1 |
| Virginia Rece | Council Member, District 1-Post 2 |
| Roger W. Orlando | Council Member, District 1-Post 1 |

## City Administration

John McHenry
City Manager

| | |
|---|---|
| Derrick Turner | Deputy City Manager |
| Bonnie Warne | City Clerk |
| Ted Baggett | City Attorney |
| Beverly Hilton | Finance Director |
| Joseph Blackwell | IT Director |
| Lolita Brown | Human Resources Director |
| Sonja Szubski | Communications Director |
| Danielle Greene | Court Operations Director |
| Erica Rocker | Economic Development Director |
| Ken Hildebrandt | City Engineer |
| Ishri Shankar | Public Works Director |
| Courtney Smith | Community Development Director |
| Rip Robertson | Parks and Recreation Director |

# CITY OF TUCKER, GEORGIA
# ORGANIZATIONAL CHART
# JUNE 30, 2025



Government Finance Officers Association

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

**City of Tucker**
**Georgia**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

# FINANCIAL SECTION

# INDEPENDENT AUDITOR'S REPORT

The Honorable Frank Auman, Mayor
Members of the City Council
City of Tucker, Georgia

## Report on the Audit of the Financial Statements

### *Opinion*

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 Tucker, Georgia (the City), as of and for the year ended June 30, 2025 and the related notes to the financial statements, which collectively comprise the City of Tucker, Georgia's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements 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 Tucker, Georgia as of June, 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### *Basis for Opinion*

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

### *Responsibilities of Management for the Financial Statements*

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

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

***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS and GAS, we:

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

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

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 5-14 and 38 be presented to supplement the basic financial statements. The referenced supplements are located on the pages indicated in the Table of Contents. 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.

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Tucker, Georgia's basic financial statements. The combining and individual fund statements and schedules and special report section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

***Other Information***

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises the introductory and statistical sections but does not include basic the financial statements and our auditor's report thereon. Our opinions on basic the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed,

we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 31, 2025 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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's internal control over financial reporting and compliance.

Nichols, Cauley & Associates, LLC

Kennesaw, Georgia
December 31, 2025

As management of the City of Tucker (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

The City, which was incorporated by a voter approved referendum on November 3, 2015, commenced operations pursuant to the election of a mayor and council on March 1, 2016. The City's first fiscal period was for ten months and ended December 31, 2016. Pursuant to the passage of an ordinance in May 2017, the City Council changed the City's fiscal year-end from December 31st to June 30th, and thus the year ended June 30, 2025, is the City's eighth full twelve (12) month fiscal year. For purposes of comparison in this discussion and analysis, certain comparisons will be between fiscal year ended June 30, 2025, and the fiscal year ended June 30, 2024.

**Financial Highlights**

- The assets of the City exceeded their liabilities at the close of the fiscal year by $74,519,730 (total net position), which represents an increase of $14,125,651 or 23.39% from the prior year end balance. Of the total net position, $36,511,668 (unrestricted net position) is available to meet the ongoing obligations of the government.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $45,388,478. This represents an increase of $5,385,074 or 13.46% from the prior year.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. In addition to the basic statements, this report contains other supplementary information, including combining statements for non-major funds, and a statistical section. Comparative data is presented as applicable.

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

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

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

In the Statement of Net Position and the Statement of Activities, the City is divided into two kinds of activities:

- Governmental activities – Most of the City's basic services are reported here, including general government, judicial, public works, culture and recreation, and community development. Property taxes, occupational taxes, excise taxes, and franchise fees finance most of these activities.
- Business-type activities – The City charges a fee to customers to help recover all or most of the cost of certain services it provides. The City's stormwater system is reported here.

The government-wide financial statements can be found on pages 15 and 16 of this report.

**Fund financial statements:** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund financial statements focus on the City's most significant funds rather than the City as a whole. Major funds are separately reported while all others are combined into a single, aggregated presentation. Individual fund data for non-major funds are provided in the form of combining statements in a later section of the report. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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

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

The City maintains ten governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Special Purpose Local Option Sales Tax (SPLOST 1 and SPLOST 2), and Capital Projects Fund. Data from the other funds is combined into a single, aggregate presentation. Individual fund data for each of these non-major funds is provided in the form of combining statements elsewhere in this report. The City's nonmajor funds include the Downtown Development Authority Fund, Tree Fund, ARPA Fund, Rental Car Tax Fund, Hotel/Motel Tax Fund, and Grant Fund.

The City adopts an annual appropriated budget for all its funds, except capital project funds for which project length budgets are adopted. A budgetary comparison schedule has been provided for the General Fund and each of the special revenue funds as required supplementary information. Budget to actual comparisons for other governmental-type funds are provided in individual schedules elsewhere in this report.

The basic governmental fund financial statements can be found on pages 17 through 20 of this report.

***Proprietary Fund*** An enterprise fund is used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City maintains one proprietary fund: Stormwater.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the Stormwater Fund.

The basic proprietary fund financial statements can be found on pages 21 through 23 of this report.

**Notes to the Basic Financial Statements:** The financial statements include notes that explain some of the information in the financial statements and provide information that is more detailed. The notes are essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes for the financial statements can be found on pages 24 through 37 of this report.

**Other information:** In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* such as the budgetary comparison schedules as presented on a generally accepted accounting principal basis in this section. These schedules are intended to demonstrate the City's compliance with the legally adopted and amended budgets.

The City reports major funds in the basic financial statements, combining, and individual fund statements and schedules for non-major funds are presented following the notes to the financial statement on pages 39 through 46 of this report. Required supplementary information can be found on page 38 of this report.

**Government-wide Financial Analysis**

The following table provides a summary of the City's governmental and business-type net position for the fiscal year. As noted earlier, net position may serve as a useful indicator of a government's financial position over time. In the City's case, assets exceeded liabilities by $74,519,730 representing a $14,125,651 or 23.39% increase over the prior fiscal period

The net position of the governmental activities is comprised of investments in capital assets of $18,948,819, amounts restricted for culture and recreation of $1,766,140, public works of $170,307, and amounts restricted for capital projects of $17,122,796. The remaining portion of the governmental activities' net position represents an unrestricted net position of $34,542,885, which is available to meet the ongoing obligations of the government. This amount represents 119.66% of fiscal year 2025 expenses.

The net position of the business-type activities will not be available until the Annual Comprehensive Financial Report for FY2026 is compiled. Capital assets will include stormwater infrastructure, net of accumulated depreciation. The complete inventory of all infrastructure including stormwater was still under development for the MOU between Dekalb County and the City of Tucker at the time of this reporting. The final agreement will be reached at the conclusion of the Lake Erin Dam remediation project.

For more detailed information, see the Statement of Net Position on page 15 of the financial statements and the notes to the financial statements.

**Summary of Net Position**

| | Governmental Activities | | Business-type Activities | | Total | | Increase | % Change |
|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 | (Decrease) | 2025-2024 |
| **Assets** | | | | | | | | |
| Current assets | $ 55,281,890 | $ 53,396,956 | $ 2,217,341 | $ 1,733,728 | $ 57,499,231 | $ 55,130,684 | $ 2,368,547 | 4.30 % |
| Capital assets, net of accumulated depreciation | 24,839,832 | 17,397,288 | - | - | 24,839,832 | 17,397,288 | 7,442,544 | 42.78 |
| Total assets | 80,121,722 | 70,794,244 | 2,217,341 | 1,733,728 | 82,339,063 | 72,527,972 | 9,811,091 | 13.53 |
| **Liabilities** | | | | | | | | |
| Current liabilities | 4,461,877 | 8,343,511 | 248,558 | 379,499 | 4,710,435 | 8,723,010 | (4,012,575) | (46.00) |
| Long-term liabilities | 3,108,898 | 3,410,883 | - | - | 3,108,898 | 3,410,883 | (301,985) | (8.85) |
| Total liabilities | 7,570,775 | 11,754,394 | 248,558 | 379,499 | 7,819,333 | 12,133,893 | (4,314,560) | (35.56) |
| **Net Position** | | | | | | | | |
| Investment in capital assets | 18,948,819 | 13,917,551 | - | - | 18,948,819 | 13,917,551 | 5,031,268 | 36.15 |
| Restricted | 19,059,243 | 9,696,835 | - | - | 19,059,243 | 9,696,835 | 9,362,408 | 96.55 |
| Unrestricted | 34,542,885 | 35,425,464 | 1,968,783 | 1,354,229 | 36,511,668 | 36,779,693 | (268,025) | (0.73) |
| Total net position | $ 72,550,947 | $ 59,039,850 | $ 1,968,783 | $ 1,354,229 | $ 74,519,730 | $ 60,394,079 | $ 14,125,651 | 23.39 % |

## Changes in Net Position

The City's total revenues before transfers were $42,991,956 in fiscal year 2025. Expenses before transfers were $28,866,305 for the same period. Governmental and business-type activities combined provided a $14,673,800 increase in net position.

### Governmental Activities

Governmental activities revenues, before transfers, were $39,474,072 and included $2,272,165 in charges for services, operating grants and contributions of $3,507,547, and capital grants and contributions of $10,262,494. The total change in net position for governmental activities from 2024 to 2025 is $2,357,196 or 20.14%. The most influential factor of this change in net position is the increase in occupational tax billing and collections of $1,001,938 or 22.67%. The additional revenue from Tucker businesses for occupational tax is attributed to having streamlined processes that allowed dedication to collection of delinquent taxes. Charges for services are comprised of recreational activity fees, license and permit revenue, and fines and forfeitures. Charges for services increased $2,714 or 11.96%. Increased number and participation in parks and recreation programs provided much of the increase over the previous year. Franchise taxes increased $368,423 or 10.38%. The biggest decrease was for unrestricted investment earnings of $530,866 or 31.42%. This decrease was attributed to declining bank balances from large capital expenditures and a decrease in interest rates. The largest governmental activities expenditures were for public works of $8,867,093 and for culture and recreation of $6,983,228.

### Business-type Activities

Business-type activity revenue, before transfers, was $2,969,735 and consisted entirely of charges for services. Business-type expenses were contracted services of $1,185,938, stormwater repairs and maintenance of $1,628,988, and operating supplies of $88,404.

The table below shows the summary of the changes in net position during the year.

**Summary of Changes in Net Position**

| | Governmental Activities | | Business-type Activities | | Total | | Increase | % Change |
|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 | (Decrease) | 2025-2024 |
| Revenues: | | | | | | | | |
| Program revenues: | | | | | | | | |
| Charges for services | $ 2,272,165 | $ 2,269,451 | $ 2,969,735 | $ 1,360,656 | $ 5,241,900 | $ 3,630,107 | $ 1,611,793 | 44.40 % |
| Operating grants and contributions | 3,507,547 | 5,778,840 | - | - | 3,507,547 | 5,778,840 | (2,271,293) | (39.30) |
| Capital grants and contributions | 10,262,494 | 9,164,164 | - | - | 10,262,494 | 9,164,164 | 1,098,330 | 11.99 |
| General: | | | | | | | | |
| Property taxes | 7,516,182 | 7,702,489 | - | - | 7,516,182 | 7,702,489 | (186,307) | (2.42) |
| Business taxes | 5,422,163 | 4,420,225 | - | - | 5,422,163 | 4,420,225 | 1,001,938 | 22.67 |
| Insurance premium taxes | 3,915,026 | 3,699,776 | - | - | 3,915,026 | 3,699,776 | 215,250 | 5.82 |
| Excise taxes | 811,885 | 884,773 | - | - | 811,885 | 884,773 | (72,888) | (8.24) |
| Hotel/Motel taxes | 1,112,306 | 1,114,594 | - | - | 1,112,306 | 1,114,594 | (2,288) | (0.21) |
| Franchise taxes | 3,918,297 | 3,549,874 | - | - | 3,918,297 | 3,549,874 | 368,423 | 10.38 |
| Auto rental tax | 58,430 | 63,547 | - | - | 58,430 | 63,547 | (5,117) | (8.05) |
| Unrestricted investment earnings | 1,158,751 | 1,689,617 | - | - | 1,158,751 | 1,689,617 | (530,866) | (31.42) |
| Miscellaneous revenues | 66,975 | 32,995 | - | - | 66,975 | 32,995 | 33,980 | 100.00 |
| Transfers | (548,149) | (1,993,047) | 548,149 | 1,993,047 | - | - | - | 100.00 |
| Total Revenues | 39,474,072 | 38,377,298 | 3,517,884 | 3,353,703 | 42,991,956 | 41,731,001 | 1,260,955 | 3.02 |
| Expenses | | | | | | | | |
| General government | 6,921,736 | 5,453,156 | - | - | 6,921,736 | 5,453,156 | 1,468,580 | 26.93 |
| Judicial | 661,957 | 496,076 | - | - | 661,957 | 496,076 | 165,881 | 33.44 |
| Public works | 8,867,093 | 11,647,226 | - | - | 8,867,093 | 11,647,226 | (2,780,133) | (23.87) |
| Culture and recreation | 6,983,228 | 8,450,938 | - | - | 6,983,228 | 8,450,938 | (1,467,710) | (17.37) |
| Community development | 2,429,882 | 2,620,899 | - | - | 2,429,882 | 2,620,899 | (191,017) | (7.29) |
| Interest | 99,079 | - | | | 99,079 | - | | |
| Stormwater | - | - | 2,903,330 | 1,999,474 | 2,903,330 | 1,999,474 | 903,856 | 100.00 |
| Total Expenses | 25,962,975 | 28,668,295 | 2,903,330 | 1,999,474 | 28,866,305 | 30,667,769 | (1,801,464) | (5.87) |
| Changes in Net Position before Transfers | 14,059,246 | 11,702,050 | 614,554 | (638,818) | 14,673,800 | 11,063,232 | 3,062,419 | |
| Transfers | (548,149) | (1,993,047) | 548,149 | 1,993,047 | - | - | - | - % |
| Net position, beginning of year | 59,039,850 | 49,330,847 | 1,354,229 | - | 60,394,079 | 49,330,847 | | |
| Net position, end of year | $ 72,550,947 | $ 59,039,850 | $ 2,516,932 | $ 1,354,229 | $ 75,067,879 | $ 60,394,079 | | |

## Financial Analysis of the City's Funds

**Governmental Fund.** The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. Particularly, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year. The table below summarizes governmental revenues for fiscal year 2025 and 2024.

**City of Tucker Governmental Revenues, Expenditures and Changes in Fund Balances**

| | Governmental Funds | | Dollar | |
|---|---|---|---|---|
| | June 30 2025 | June 30 2024 | Increase (Decrease) | Percent |
| Revenues | | | | |
| Taxes | $ 22,380,419 | $ 21,027,412 | $ 1,353,007 | 6.43 % |
| Licenses and permits | 1,105,889 | 1,142,367 | (36,478) | (3.19) |
| Fines and forfeitures | 496,744 | 589,637 | (92,893) | (15.75) |
| Charges for service | 1,170,478 | 962,413 | 208,065 | 21.62 |
| Intergovernmental | 11,952,449 | 13,399,324 | (1,446,875) | (10.80) |
| Contributions | 884,021 | 1,240,007 | (355,986) | (28.71) |
| Investment Earnings | 1,488,588 | 1,689,617 | (201,029) | (11.90) |
| Other | 66,975 | 32,995 | 33,980 | 100.00 |
| Total revenues | 39,545,563 | 40,083,772 | (538,209) | (1.34) |
| Expenditures | | | | |
| General government | 6,943,659 | 6,292,916 | 650,743 | 10.34 |
| Judicial | 763,097 | 534,375 | 228,722 | 42.80 |
| Public works | 10,534,172 | 15,089,743 | (4,555,571) | (30.19) |
| Culture and recreation | 5,731,743 | 4,195,808 | 1,535,935 | 36.61 |
| Community Development | 2,378,071 | 2,197,686 | 180,385 | 8.21 |
| Capital Outlay | 6,892,622 | 3,622,404 | 3,270,218 | 90.28 |
| Debt Service: | | | | |
| Principal | 577,287 | 91,951 | 485,336 | 527.82 |
| Interest | 99,079 | 10,325 | 88,754 | 859.60 |
| Total expenditures | 33,919,730 | 32,035,208 | 1,884,522 | 5.88 |
| Excess of revenues over expenditures | 5,625,833 | 8,048,564 | (2,422,731) | (30.10) |
| Proceeds from financed purchase | 307,390 | 202,750 | 104,640 | 51.61 |
| Transfers in | 22,066,227 | 11,994,319 | 10,071,908 | 83.97 |
| Transfers out | (22,614,376) | (13,987,366) | (8,627,010) | 61.68 |
| | (240,759) | (1,790,297) | 1,549,538 | (86.55) |
| Net change in fund balance | 5,385,074 | 6,258,267 | (873,193) | (13.95) |
| Fund balance, beginning of year | 40,003,404 | 33,745,137 | 6,258,267 | 18.55 |
| Fund balance, end of year | $ 45,388,478 | 40,003,404 | $ 5,385,074 | 13.46 % |

As of the end of the current fiscal year, the City's governmental funds reported a combined ending fund balance of $45,388,478 an increase of $5,385,074 or 13.46%, primarily related to increased property tax revenue and charges for service. Of this balance, $32,233,198 is restricted by law or contractual agreement; and $13,155,280 is considered unassigned and can be used to meet the near-term operating needs of the city.

Total governmental revenues were $39,545,563 in fiscal year 2025 compared to $40,083,772 for fiscal year 2024. Investment earnings decreased by $201,029 due to a decline in investment interest rates over the year, contributions and donations decreased by $355,986 due to fewer expenditure reimbursements from cooperative agreements and intergovernmental revenue decreased by $1,446,875 due to a decline in related ARPA expenditures.

Taxes increased overall by $1,353,007 or 6.43%. The largest contribution to that increase came from the increase of Occupational Tax revenue collections that included delinquent amounts from prior years. Fines and forfeitures saw a decrease of $92,893 due to a decline in the number of court cases. Charges for services increased $208,065 or 21.62% from increased participation of additional Parks and Recreation programming.

Total governmental expenditures have increased $1,884,522 or 5.88%. General government expenditures increased $650,743 or 10.34%; Judicial increased $228,722 or 42.80%; Public Works decreased $4,555,571 or 30.19%. Culture and Recreation increase of $1,535,935 or 36.61% can largely be attributed to additional programming; Capital Outlay expenditures increased $3,270,218 or 90.28% due to large capital projects completed and underway during the year.

***General Fund***

The general fund is the chief operating fund of the City. At the end of the current fiscal year, the total fund balance was $13,555,382 which is a decrease of $7,415,778 or 35.36%. As a measure of liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. The unassigned fund balance on June 30, 2025, was $13,555,382 and represents 80.20% of total general fund expenditures.

Total General Fund revenues have increased $1,290,242 or 5.51%. Taxes increased overall by $1,360,412 or 6.85% over the prior year. Franchise taxes increased $368,423 or 10.37% over prior year. This was attributed by increases in Electric and Natural Gas Franchise fees that offset decreases in TV Cable and Telephone Franchise Fees. Business taxes increased $1,005,338 or 22.26% due to improved delinquent account collections. Insurance Premium tax increased $249,246 or 7.57% over prior year due to climbing insurance premiums. Excise Tax on alcohol decreased $72,888 or 8.23% over prior year. The increase in charges for services of $161,785 or 30.10% are from increases in program fees and rents and royalties. Licenses and permits revenue was down $36,478 or 3.19% due to a decrease in the number of new building permits issued over prior year. Fines and forfeitures decreased by 15.75% to $496,744 due to the decrease in traffic court cases from fiscal year 24. Investment earnings decreased by 10.05% to $1,098,075 due to the decline in interest rates on investment accounts.

Total general fund expenditures increased $2,454,313 or 16.99%. General government expenditures increased $1,848,299 or 36.76%; judicial increased $203,299 or 38.04%; public works decreased $890,110 or 22.87%; culture and recreation increased $523,532 or 15.80%; and community development increased $195,203 or 12.38%. Merit salary increases with increased costs for benefits, costs for adding 10 vehicles, city hall renovations, and contractual agreements for capital project management were notable increases in costs in general government. Judicial increases resulted from additional staff being added to municipal court. Public works contracts for repairs and maintenance declined over prior year. Culture and recreation had increases due to additional seasonal staff needed to accommodate increased summer camp programming. Community development increases were a result of contracted services for a housing study.

**City of Tucker General Fund Revenues, Expenditures and Changes in Fund Balances**

| | June 30 2025 | June 30 2024 | Dollar Increase (Decrease) | Percent |
|---|---|---|---|---|
| Revenues | | | | |
| Taxes | $ 21,209,683 | $ 19,849,271 | $ 1,360,412 | 6.85 % |
| Licenses and permits | 1,105,889 | 1,142,367 | (36,478) | (3.19) |
| Fines and forfeitures | 496,744 | 589,637 | (92,893) | (15.75) |
| Charges for service | 699,232 | 537,447 | 161,785 | 30.10 |
| Intergovernmental | 3,000 | 2,500 | - | - |
| Contributions | 15,609 | 30,000 | (14,391) | (47.97) |
| Investment earnings | 1,098,075 | 1,220,748 | (122,673) | (10.05) |
| Other | 66,975 | 32,995 | 33,980 | 100.00 |
| Total revenues | 24,695,207 | 23,404,965 | 1,290,242 | 5.51 |
| Expenditures | | | | |
| General government | 6,876,668 | 5,028,369 | 1,848,299 | 36.76 |
| Judicial | 737,674 | 534,375 | 203,299 | 38.04 |
| Public works | 3,001,935 | 3,892,045 | (890,110) | (22.87) |
| Culture and recreation | 3,837,306 | 3,313,774 | 523,532 | 15.80 |
| Community development | 1,772,173 | 1,576,970 | 195,203 | 12.38 |
| Debt service: | | | | |
| Principal | 577,287 | 91,951 | 485,336 | 527.82 |
| Interest | 99,079 | 10,325 | 88,754 | 859.60 |
| Total expenditures | 16,902,122 | 14,447,809 | 2,454,313 | 16.99 |
| Excess of revenues over expenditures | 7,793,085 | 8,957,156 | (1,164,071) | (13.00) |
| Proceeds from financed purchase | 307,390 | 202,750 | 104,640 | 51.61 |
| Transfers in | 2,502,820 | 5,250,900 | (2,748,080) | (52.34) |
| Transfers out | (18,019,073) | (8,382,648) | (9,636,425) | 114.96 |
| | (15,208,863) | (2,928,998) | (12,279,865) | 419.25 |
| Net change in fund balance | (7,415,778) | 6,028,158 | (13,443,936) | (223.02) |
| Fund balance, beginning of year | 20,971,160 | 14,943,002 | 6,028,158 | 40.34 |
| Fund balance, end of year | $ 13,555,382 | $ 20,971,160 | $ (7,415,778) | (35.36) % |

***SPLOST Funds***

In April 2018, the City began receiving proceeds of a sales tax levied in DeKalb County (SPLOST 1), which have been used by the City for the exclusive purpose of capital outlay projects in accordance with a voter approved sales tax referendum in 2017. Proceeds were received monthly, and the levy concluded March 2024 in fiscal year 2024. For the year ending June 30, 2025, the

City expended $4,067,839 of proceeds received for roads and drainage, multi modal improvements, and park and recreation facilities. There has been a total of $34,243,072 of SPLOST funds received from SPLOST1 for these improvements.

In April 2024, the City began receiving proceeds of a new sales tax levied in Dekalb County (SPLOST 2), which will be used by the City for the exclusive purpose of capital projects in accordance with a voter approved sales tax referendum. Proceeds are received monthly, and the levy is anticipated to continue until March 2030. For the year ending June 30, 2025, the City received a total of $6,851,859. In addition to SPLOST 2 proceeds, there was an additional $673,699 grant funds received, $5,049,068 of transfers from other funds, and $60,676 of interest earnings for use on Roads and Drainage, Sidewalks and Trails, Stormwater, and Parks and Recreation projects. Expenditures for FY2025 included $611,420 for Roads and Drainage projects, $217,672 for Sidewalk and Trail projects, $175,782 for Parks and Recreation projects, and $548,149 was transferred to the Stormwater fund for Stormwater projects. There has been a total of $1,690,422 expended since FY2024.

***Capital Projects Fund***

At the end of the fiscal year, the Capital Projects Fund had a fund balance of $13,526,509. The Fund received transfers of $10,656,886 from the General Fund, $201,254 from the Hotel Motel Fund, and $1,400,000 from the ARPA Fund. Other revenues included $552,589 of grant funds and a donation of $115,000 from Dekalb County. Expenditures over FY2025 were $124,472 for general government projects, $25,423 for judicial, $2,635,676 for public works projects, $6,380,027 for parks and recreation projects, and $60,961 for community development projects. The most notable expenditures for the Tucker Town Green of $4,563,313 and Fitzgerald park of $1,196,722.

**American Rescue Plan Act (ARPA) Fund**

In fiscal year 2024, the City of Tucker received a total of $2,074,147 for ARPA related expenditures. Funds have been transferred to general government services under program guidelines under the standard allowance of $1,959,521. Other eligible expenditures incurred in the ARPA fund in fiscal year 2024 were $64,826 for public works projects, $47,082 for stormwater projects, and $2,718 for parks and recreation projects. The total expenditures of $3,474,147 included a transfer of $1,400,000 to the Capital Fund for a donation received from Dekalb County for the Lake Erin Project that used Capital Funds as match and not ARPA funds. All ARPA funds have been obligated and expended as of June 30, 2025.

**Non-Major Governmental Funds**

The remaining non major funds of the City are as follows:

Special Revenue Funds

- Hotel Motel Tax Fund – Levied at a rate of 8%. Taxes received were $1,112,306; a decrease of $2,288 or 0.02%.
- Rental Car Excise Tax Fund-Levied at a rate of 3%. Taxes received were $58,430; a decrease of $5,117 or 8.05%.
- Special Assessment Street Lights-Fees collected for street light maintenance and use in special districts.
- Special Assessment Traffic Calming-Fees collected for traffic calming maintenance in special districts.
- Grant Fund – Georgia Outdoor Stewardship Program Grant through the Georgia Department of Natural Resources.

**Proprietary Funds Overview.** The City's proprietary fund statements share the same focus and the government-wide statements, reporting both short-term and long-term information about financial status. The City operates one enterprise fund. The change in net position of the proprietary fund for FY2025 was up by $614,554.

The stormwater fund is a specialized financial account used by municipalities to manage and allocate resources for the planning, maintenance, and improvement of stormwater management systems. This fund is crucial for addressing issues related to stormwater runoff, which can lead to flooding, erosion, and water pollution.

**General Fund Budgetary Highlights**

The General Fund budget versus actual comparison can be found on page 38. For fiscal year 2024, the City had an overall favorable budget variance of $647,511.

Total revenues were $366,533 less than the final amended budget. Taxes had a surplus of $1,381,973 over the original budget and a deficit of $287,877 below the final amended budget. Total general fund revenue had a surplus of $1,880,487 over the original budget and a deficit of $366,533 below the final amended budget.

Total expenditure was $1,014,064 less than the final amended budget. The favorable budget variance involves differences from budgeted expenditures in city management, IT/GIS, and engineering to actual expenditures. Expenditures in the general fund were $3,369,296 less than originally budgeted. The largest variance was a surplus of $366,868 in engineering. This was a result of the budget amendment effective January 1, 2025.

**Capital Asset and Debt Administration**

***Capital Assets*** The City's investment in capital assets for its governmental activities as of June 30, 2025, amounts to $24,839,832 (net of accumulated depreciation). This represents an increase of $7,442,544 or 42.78% over the prior year. The largest increase in fiscal year 2025 was construction in progress for the Fitzgerald Sports Complex and Tucker Town Green. Additional information on the City's capital assets can be found in note 5 on page 32 of this report.

***Long-term Debt*** On June 30, 2025, the City had long term debt of $3,108,898. This debt is related to compensated absences, lease liability, and a financed purchase. The current portion of this long-term debit is $550,629 and is due within one year. Additional information on the City's long-term debt can be found in note 6 on page 33 of this report.

**Economic Factors and Next Year's Budgets and Rates**

All these factors were considered in preparing the city's budget for the 2026 fiscal year.

- Sustainability of Existing Services – the city has deployed a philosophy of budgetary evaluation which reviews the needs of the City to the standard which realizes that services and associated costs should not be appropriated if they are not justified as long-term goals of the organization. This philosophy is solidified during the budget process, with a multi-year financial outlook that provides the conduit to evaluate government priorities, realign and diversify revenue structures, and provide the data for decision making for continued financial success.
- Cost of government – The City has a 2.036 millage rate for FY26 based on taking over Parks and Recreation and Public Works from the County.

**Requests for Information**

This financial report is designed to provide a general overview of the City of Tucker's finances for all those with an interest in the city's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Department of Finance, City of Tucker, 1975 Lakeside Parkway, Suite 350, Tucker, Georgia, 30084, or by calling 678-597-9040.

**CITY OF TUCKER, GEORGIA**
**STATEMENT OF NET POSITION**
**JUNE 30, 2025**

| | Primary Government | | |
|---|---|---|---|
| | Governmental Activities | Business-type Activities | Total |
| **Assets** | | | |
| Cash and cash equivalents | $ 47,385,204 | $ 2,167,589 | $ 49,552,793 |
| Receivables, net | 5,849,603 | - | 5,849,603 |
| Internal balances | (49,752) | 49,752 | - |
| Due from other governments | 1,895,185 | 0 | 1,895,185 |
| Prepaid items | 201,650 | - | 201,650 |
| Capital assets, non-depreciable | 12,631,956 | - | 12,631,956 |
| Capital assets, depreciable (net of accumulated depreciation and amortization) | 12,207,876 | - | 12,207,876 |
| **Total Assets** | 80,121,722 | 2,217,341 | 82,339,063 |
| **Liabilities** | | | |
| **Current Liabilities** | | | |
| Accounts payable and other current liabilities | 4,461,877 | 248,558 | 4,710,435 |
| Noncurrent liabilities | | | |
| Due within one year | | | |
| Long-term obligations | 550,629 | - | 550,629 |
| Due in more than one year | | | |
| Long-term obligations | 2,558,269 | - | 2,558,269 |
| **Total Liabilities** | 7,570,775 | 248,558 | 7,819,333 |
| **Net Position** | | | |
| Net investment in capital assets | 18,948,819 | - | 18,948,819 |
| Restricted for: | | | |
| Public works | 170,307 | - | 170,307 |
| Culture and recreation | 1,766,140 | - | 1,766,140 |
| Capital projects | 17,122,796 | - | 17,122,796 |
| Unrestricted | 34,542,885 | 1,968,783 | 36,511,668 |
| **Total Net Position** | $ 72,550,947 | $ 1,968,783 | $ 74,519,730 |

See accompanying notes to the basic financial statements

# CITY OF TUCKER, GEORGIA
# STATEMENT OF ACTIVITIES
# FOR THE FISCAL YEAR ENDED JUNE 30, 2025

| Function/Program | Expenses | Program Revenues: Charges for Services | Program Revenues: Operating Grants and Contributions | Program Revenues: Capital Grants and Contributions | Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities | Primary Government: Business-type Activities | Primary Government: Total |
|---|---|---|---|---|---|---|---|
| **Primary Government** | | | | | | | |
| **Governmental Activities** | | | | | | | |
| General government | $ 6,921,736 | $ 859,847 | $ 3,477,147 | $ - | $ (2,584,742) | $ - | $ (2,584,742) |
| Judicial | 661,957 | - | 30,400 | - | (631,557) | - | (631,557) |
| Public works | 8,867,093 | - | - | 6,746,225 | (2,120,868) | - | (2,120,868) |
| Culture and recreation | 6,983,228 | 668,732 | - | 3,516,269 | (2,798,227) | - | (2,798,227) |
| Community development | 2,429,882 | 743,586 | - | - | (1,686,296) | - | (1,686,296) |
| Interest | 99,079 | - | - | - | (99,079) | - | (99,079) |
| **Total Governmental Activities** | 25,962,975 | 2,272,165 | 3,507,547 | 10,262,494 | (9,920,769) | - | (9,920,769) |
| **Business-type Activities** | | | | | | | |
| Stormwater | 2,903,330 | 2,969,735 | - | - | - | 66,405 | 66,405 |
| **Total Business-type Activities** | 2,903,330 | 2,969,735 | - | - | - | 66,405 | 66,405 |
| | | | | | | - | |
| **Total Primary Government** | $ 28,866,305 | $ 5,241,900 | $ 3,507,547 | $ 10,262,494 | (9,920,769) | 66,405 | (9,854,364) |
| General Revenues | | | | | | | |
| Property taxes | | | | | 7,516,182 | - | 7,516,182 |
| Business taxes | | | | | 5,422,163 | - | 5,422,163 |
| Insurance premium tax | | | | | 3,915,026 | - | 3,915,026 |
| Alcoholic taxes | | | | | 811,885 | - | 811,885 |
| Hotel, motel tax | | | | | 1,112,306 | - | 1,112,306 |
| Franchise taxes | | | | | 3,918,297 | - | 3,918,297 |
| Auto rental tax | | | | | 58,430 | - | 58,430 |
| Unrestricted investment earnings | | | | | 1,158,751 | - | 1,158,751 |
| Miscellaneous | | | | | 66,975 | - | 66,975 |
| Transfers | | | | | (548,149) | 548,149 | - |
| **Total General Revenues and Transfers** | | | | | 23,431,866 | 548,149 | 23,980,015 |
| **Change in Net Position** | | | | | 13,511,097 | 614,554 | 14,125,651 |
| **Net Position Beginning of Year** | | | | | 59,039,850 | 1,354,229 | 60,394,079 |
| **Net Position End of Year** | | | | | $ 72,550,947 | $ 1,968,783 | $ 74,519,730 |

See accompanying notes to the basic financial statements

**CITY OF TUCKER, GEORGIA**
**BALANCE SHEET**
**GOVERNMENTAL FUNDS**
**JUNE 30, 2025**

| | General Fund | SPLOST Fund | Capital Projects Fund | Other Governmental Funds | Total Governmental Funds |
|---|---|---|---|---|---|
| **Assets** | | | | | |
| Cash and cash equivalents | $ 28,314,750 | $ 17,170,529 | $ 590,557 | $ 1,309,368 | $ 47,385,204 |
| Receivable, net | 5,751,668 | - | - | 97,935 | 5,849,603 |
| Due from other funds | 61,094 | 67,010 | 13,770,476 | 183,864 | 14,082,444 |
| Due from other governments | 6,005 | 620,306 | 111,923 | 1,156,951 | 1,895,185 |
| Prepaid items | 191,862 | - | 9,788 | - | 201,650 |
| Total assets | $ 34,325,379 | $ 17,857,845 | $ 14,482,744 | $ 2,748,118 | $ 69,414,086 |
| **Liabilities, Deferred Inflows of Resources, and Fund Balances** | | | | | |
| **Liabilities** | | | | | |
| Accounts payable | $ 1,067,472 | $ 1,266,281 | $ 536,449 | $ 565,890 | $ 3,436,092 |
| Retainage payable | - | 142,175 | 419,786 | 70,895 | 632,856 |
| Accrued liabilities | 392,929 | - | - | - | 392,929 |
| Due to other funds | 13,997,861 | 45,546 | - | 88,789 | 14,132,196 |
| Total liabilities | 15,458,262 | 1,454,002 | 956,235 | 725,574 | 18,594,073 |
| **Deferred Inflows of Resources** | | | | | |
| Unavailable revenue - tax revenue | 5,311,735 | - | - | - | 5,311,735 |
| Unavailable revenue - intergovernmental revenue | - | 33,703 | - | 86,097 | 119,800 |
| Total deferred inflows of resources | 5,311,735 | 33,703 | - | 86,097 | 5,431,535 |
| **Fund Balances** | | | | | |
| Nonspendable | 191,862 | - | 9,788 | - | 201,650 |
| Restricted | 208,240 | 16,370,140 | - | 1,936,447 | 18,514,827 |
| Assigned | - | - | 13,516,721 | - | 13,516,721 |
| Unassigned | 13,155,280 | - | - | - | 13,155,280 |
| Total fund balances | 13,555,382 | 16,370,140 | 13,526,509 | 1,936,447 | 45,388,478 |
| **Total Liabilities, Deferred Inflows of Resources and Fund Balances** | $ 34,325,379 | $ 17,857,845 | $ 14,482,744 | $ 2,748,118 | $ 69,414,086 |

See accompanying notes to the basic financial statements

**CITY OF TUCKER, GEORGIA**
**RECONCILIATION OF THE BALANCE SHEET OF**
**GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION**
**JUNE 30, 2025**

Amounts reported for governmental activities in the statement of net position are different because:

| | | |
|---|---|---|
| Total fund balances - governmental funds | $ | 45,388,478 |
| Capital assets used in governmental activities are not financial resources, and, therefore, are not reported in the funds. | | 24,839,832 |
| Other long-term assets are not available to pay for current period expenditures, and therefore, are unavailable in the funds: | | |
| Revenues earned but unavailable | | 5,431,535 |
| Long-term liabilities are not due and payable in the current period and therefore, are not reported in the funds: | | |
| Lease liability | | (2,655,046) |
| Financed purchase | | (270,619) |
| Accrued compensated absences | | (183,233) |
| Net position of governmental activities | $ | 72,550,947 |

See accompanying notes to the basic financial statements

**CITY OF TUCKER, GEORGIA**
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**
**GOVERNMENTAL FUNDS**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | General Fund | SPLOST Fund | Capital Projects Fund | Other Governmental Funds | Total Governmental Funds |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Taxes | $ 21,209,683 | $ - | $ - | $ 1,170,736 | $ 22,380,419 |
| Licenses and permits | 1,105,889 | - | - | - | 1,105,889 |
| Intergovernmental | 3,000 | 6,851,859 | 552,589 | 4,545,001 | 11,952,449 |
| Charges for services | 699,232 | - | - | 471,246 | 1,170,478 |
| Fines and forfeitures | 496,744 | - | - | - | 496,744 |
| Investment earnings | 1,098,075 | 390,513 | - | - | 1,488,588 |
| Contributions and donations | 15,609 | 868,412 | - | - | 884,021 |
| Other | 66,975 | - | - | - | 66,975 |
| Total revenues | 24,695,207 | 8,110,784 | 552,589 | 6,186,983 | 39,545,563 |
| **Expenditures** | | | | | |
| Current: | | | | | |
| General government | 6,876,668 | - | 66,991 | - | 6,943,659 |
| Judicial | 737,674 | - | 25,423 | - | 763,097 |
| Public works | 3,001,935 | 4,132,233 | 2,676,737 | 723,267 | 10,534,172 |
| Culture and recreation | 3,837,306 | - | 312,886 | 1,581,551 | 5,731,743 |
| Community development | 1,772,173 | - | 118,441 | 487,457 | 2,378,071 |
| Capital outlay | - | 940,480 | 5,952,142 | - | 6,892,622 |
| Debt Service | | | | | |
| Principal retirement | 577,287 | - | - | - | 577,287 |
| Interest and fiscal charges | 99,079 | - | - | - | 99,079 |
| Total expenditures | 16,902,122 | 5,072,713 | 9,152,620 | 2,792,275 | 33,919,730 |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | 7,793,085 | 3,038,071 | (8,600,031) | 3,394,708 | 5,625,833 |
| **Other Financing Sources (Uses)** | | | | | |
| Proceeds from financed purchase | 307,390 | - | - | - | 307,390 |
| Transfers in | 2,502,820 | 5,049,468 | 12,144,299 | 2,369,640 | 22,066,227 |
| Transfers out | (18,019,073) | (548,149) | - | (4,047,154) | (22,614,376) |
| Total other financing sources (uses) | (15,208,863) | 4,501,319 | 12,144,299 | (1,677,514) | (240,759) |
| **Net Change in Fund Balances** | (7,415,778) | 7,539,390 | 3,544,268 | 1,717,194 | 5,385,074 |
| **Fund Balances Beginning of Year** | 20,971,160 | 8,830,750 | 9,982,241 | 219,253 | 40,003,404 |
| **Fund Balances End of Year** | $ 13,555,382 | $ 16,370,140 | $ 13,526,509 | $ 1,936,447 | $ 45,388,478 |

See accompanying notes to the basic financial statements

**CITY OF TUCKER, GEORGIA**
**RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

Amounts reported for governmental activities in the statement of activities are different because:

| | | |
|---|---|---|
| Net changes in fund balances - total governmental funds | | $ 5,385,074 |
| Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. When assets are sold or retired, the difference between the sales proceeds, if any, and the net book value of the assets is reported in the statement of activities as a gain or loss. | | |
| Depreciation/amortization expense | (1,600,407) | |
| Capital outlays | 9,042,951 | 7,442,544 |
| The net effect of revenue in the statement of activities that do not provide current financial resources are not reported as a revenue in the funds. | | 381,494 |
| The issuance of long-term debt provides current financial resources and the repayment of principal on long-term obligations consumes current financial resources in the governmental funds. Governmental funds report the effect of premiums, discounts, and similar items when obligations are issued, whereas these amounts are deferred and amortized in the statement of activities. | | |
| Issuance of debt | (307,390) | |
| Lease liability payments | 426,756 | |
| Financed purchase payments | 36,771 | |
| Subscription liability payments | 113,760 | 269,897 |
| Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. | | |
| Accrued compensated absences | | 32,088 |
| **Change in net position of governmental activities** | | $ 13,511,097 |

See accompanying notes to the basic financial statements

**CITY OF TUCKER, GEORGIA**
**STATEMENT OF NET POSITION**
**PROPRIETARY FUNDS**
**JUNE 30, 2025**

| | Major Storm Water |
|---|---|
| **Assets** | |
| Current assets: | |
| Cash and cash equivalents | $ 2,167,589 |
| Due from other funds | 49,752 |
| Total current assets | 2,217,341 |
| **Total Assets** | 2,217,341 |
| **Liabilities** | |
| Current liabilities: | |
| Accounts payable | 248,558 |
| **Total Liabilities** | 248,558 |
| **Net Position** | |
| Unrestricted | 1,968,783 |
| **Total Net Position** | $ 1,968,783 |

See accompanying notes to the basic financial statements

**CITY OF TUCKER, GEORGIA**
**STATEMENT OF REVENUES, EXPENSES**
**AND CHANGES IN NET POSITION**
**PROPRIETARY FUNDS**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | Major Storm Water |
|---|---|
| **Operating Revenues** | |
| Charges for services | $ 2,940,679 |
| Other | 29,056 |
| Total operating revenues | 2,969,735 |
| **Operating Expenses** | |
| Public Works | 2,903,330 |
| Total operating expenses | 2,903,330 |
| Operating profit | 66,405 |
| Profit before transfers | 66,405 |
| **Transfers** | |
| Transfers in | 548,149 |
| Total transfers | 548,149 |
| **Change in net position** | 614,554 |
| **Net Position Beginning of Year** | 1,354,229 |
| **Net Position End of Year** | $ 1,968,783 |

See accompanying notes to the basic financial statements

**CITY OF TUCKER, GEORGIA**
**STATEMENT OF CASH FLOWS**
**PROPRIETARY FUNDS**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | | Major Storm Water |
|---|---|---|
| **Cash Flows from Operating Activities** | | |
| Cash received from services provided | $ | 2,969,735 |
| Cash payments for goods and services | | (2,946,624) |
| **Net Cash Provided by (Used in) Operating Activities** | | 23,111 |
| **Cash Flows from Noncapital Financing Activities** | | |
| Transfers in | | 548,149 |
| **Net Cash Provided by (Used in) Noncapital Financing Activities** | | 548,149 |
| **Net Increase (Decrease) in Cash and Cash Equivalents** | | 571,260 |
| **Cash and Cash Equivalents Beginning of Year** | | 1,596,329 |
| **Cash and Cash Equivalents End of Year** | $ | 2,167,589 |
| **Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities** | | |
| **Operating Income (Loss)** | $ | 66,405 |
| **(Increase) Decrease in:** | | |
| Due from other funds | | 87,647 |
| **Increase (Decrease) in:** | | |
| Accounts payable | | (130,941) |
| **Net Cash Provided by (Used in) Operating Activities** | $ | 23,111 |

See accompanying notes to the basic financial statements

The accounting methods and procedures adopted by the City of Tucker, Georgia, conform to generally accepted accounting principles (GAAP) in the United States of America as applied to governmental entities. The following notes to the financial statements are an integral part of the City's Annual Comprehensive Financial Report.

## (1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### A. Reporting Entity

The City, which was incorporated by a voter approved referendum on November 3, 2015, commenced operations pursuant to the election of a mayor and council on March 1, 2016. Policy-making and legislative authority are vested in the Mayor and City Council which consists of six council members and the Mayor. The government provides such services as general government administration, judicial services through its municipal court, community development, public works, and culture and recreation.

### 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 activities of the primary government. The statement of net position includes non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City’s capital assets and changes in long-term liabilities, including lease liabilities. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

Major individual governmental funds are reported as separate columns in the fund financial statements.

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

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers all 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 a payment is due.

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

The government reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

SPLOST Fund – The Special Purpose Local Option Sales Tax Fund (SPLOST) accounts are used to account for the proceeds of a sales tax levied in DeKalb County, which will be used by the City for the exclusive purpose of capital outlay projects in accordance with the voter approved sales tax referendum.

Capital Projects Fund - Capital Projects Funds are used to account for financial resources that are restricted for the acquisition or construction of major capital facilities.

The government reports the following major proprietary funds:

Stormwater Enterprise Fund - This fund was established to account for the activities of the City's rainwater runoff. Revenues to this fund come from user charges.

Additionally, the government reports the following fund types:

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

D. Budgets and Budgetary Accounting

An operating budget is legally required to be adopted each fiscal year for all funds. Annual operating budgets are adopted for the General Fund and each special revenue fund each fiscal year through passage of an annual budget ordinance and amended as required. Project length budgets are adopted for the Capital Projects Fund.

The governmental funds budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Actual GAAP expenditures and revenues in the General Fund have been adjusted to the budgetary basis for comparison within this report. Proceeds from and capital outlay related to subscription based information technology arrangements are not budgeted and debt service expenditures are budgeted at the department level in the General Fund.

The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level, within the fund. Transfers of appropriations within a department budget or within a non-departmental expenditure category require only the approval of the City Manager. Increases in appropriations in a departmental budget or in a non-departmental expenditure category, require approval of the governing body in the form of amendments to the budget ordinance.

All appropriations lapse at fiscal year-end. Encumbrance accounting – under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation – is not employed by the City.

E. Cash and Investments

The City's cash and cash equivalents includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City.

Investments are stated at fair value. Fair value of the external investment pool, Georgia Fund I, is equal to the value of the pool shares. The Office of the State Treasurer is the oversight agency for Georgia Fund I.

See Note 2 for additional information regarding Cash and Investments.

F. Short-Term / Long-Term Interfund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds."

Any residual balances outstanding in the governmental activities are reported in the government-wide financial statements as "internal balances."

See Note 4 for additional information regarding Interfund Receivables/Payables.

G. Prepaid Items

Payments made to vendors for services that will benefit periods beyond the fiscal year are recorded as prepaid items. The consumption method is used to account for prepaid items within the City's Funds.

H. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental columns in the government-wide financial statements.

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are reported at acquisition value on the date donated.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. The capitalization threshold for capital assets is $5,000.

Depreciation has been provided over the estimated useful lives using the straight-line method. Depreciation has been calculated on a percentage basis or estimated useful life as follows:

| | Governmental Activities |
|---|---|
| Buildings and improvements | 15 years |
| Equipment | 5-10 years |
| Vehicles | 7 years |
| Infrastructure | 25 years |
| Leasehold improvements | 7-10 years |
| Right-to-use lease asset, buildings | 15 years |
| Intangible assets | 5-15 years |

See Note 5 for additional information regarding Capital Assets.

I. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused paid time off. All paid time off is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements. At termination, employees are paid for one half of any accumulated but unused paid time off. See Note 6 for additional information regarding Compensated Absences.

J. Leases

*Lessee*

The City of Tucker is a lessee for a building lease. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments:

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option prices that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position. See Note 5 and 6 for additional information regarding Leases.

K. Deferred Inflows of Resources

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item which arises only under a modified accrual basis of

accounting that qualifies for reporting in this category. Accordingly, this item, unavailable revenue is only reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and insurance premium taxes as these amounts are deferred and will be recognized as inflow of resources in the period in which the amounts become available.

L. Nature and Purpose of Classifications of Fund Balance

In the governmental fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Amounts that are restricted to specific purposes either by a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments or b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the City Council through an ordinance are classified as committed fund balances. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (adoption of another ordinance) to remove or revise the limitation. Amounts that are constrained by the City's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances. The City Council has by ordinance authorized the City's Finance Director to assigned fund balance. Nonspendable fund balances include amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

The City uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents or contracts that prohibit doing this. Additionally, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

See Note 8 for additional information regarding Fund Balance.

M. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred inflows of resources, 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.

## (2) CASH AND INVESTMENTS

*Custodial Credit Risk −Deposits*

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The City reduces its exposure to this risk by requiring deposits to be collateralized in accordance with State law. As of June 30, 2025, the City was not exposed to custodial credit risk.

As of June 30, 2025, the City had the following investments that are included in the custodial credit risk discussion above related to deposits:

| Type of Investment | Rating | Investment Maturities (in Years) | | | | Total |
|---|---|---|---|---|---|---|
| | | Less than 1 | 1 - 5 | 6 - 10 | More than 10 | |
| Primary Government | | | | | | |
| Georgia Fund 1 | AAAf | $ 9,174,032 | $ - | $ - | $ - | $ 9,174,032 |
| Total Primary Government | | $ 9,174,032 | $ - | $ - | $ - | $ 9,174,032 |

The City considers amounts held at Georgia Fund 1 to be cash equivalents for financial statement presentation.

## (3) RECEIVABLES

Receivables at June 30, 2025 for the government's individual major funds and the nonmajor and other funds in the aggregate consist of the following:

| | Taxes and Fines | Other | Allowance for Uncollectibles | Net Receivables |
|---|---|---|---|---|
| General Fund | $ 5,751,036 | $ 632 | $ - | $ 5,751,668 |
| Non-major Governmental Funds | 97,935 | - | - | 97,935 |
| Total | $ 5,848,971 | $ 632 | $ - | $ 5,849,603 |

## (4) INTERFUND RECEIVABLES, ADVANCES AND TRANSFERS

Interfund receivable and payable balances for the fiscal year ended June 30, 2025 are summarized as follows:

| | Receivable Fund | | | | | |
|---|---|---|---|---|---|---|
| Payable Fund | General Fund | SPLOST Fund | Capital Projects Fund | Nonmajor Governmental Funds | Stormwater Fund | Total |
| General Fund | $ - | $ 67,010 * | $ 13,742,781 | $ 183,864 | $ 4,206 | $ 13,997,861 |
| SPLOST Fund | - | - | - | - | 45,546 | 45,546 |
| Nonmajor Governmental Funds | 61,094 | - | 27,695 | - | - | 88,789 |
| Total | $ 61,094 | $ 67,010 | $ 13,770,476 | $ 183,864 | $ 49,752 | $ 14,132,196 |

*SPLOST amounts due from General Fund relates to allocation of interest earned on cash accounts, due to SPLOST Fund.

Generally, outstanding balances between funds reported as "due to/from other funds" include outstanding charges by one fund to another for services or goods, subsidy commitments outstanding at year-end, and other miscellaneous receivables/payables between funds. These balances are expected to be repaid within one year.

| | Transfers In Fund | | | | | |
|---|---|---|---|---|---|---|
| Transfers Out Fund | General Fund | SPLOST Fund | Capital Projects Fund | Nonmajor Governmental Funds | Stormwater Fund | Total |
| General Fund | $ - | $ 5,049,468 | $ 10,599,965 | $ 2,369,640 | $ - | $ 18,019,073 |
| SPLOST | - | - | - | - | 548,149 | 548,149 |
| Nonmajor Governmental Funds | 2,502,820 | | 1,544,334 | - | - | 4,047,154 |
| Total | $ 2,502,820 | $ 5,049,468 | $ 12,144,299 | $ 2,369,640 | $ 548,149 | $ 22,614,376 |

Transfers are used to move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them.

## (5) CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2025 was as follows:

| | Beginning Balance | Increases | Decreases | Ending Balance |
|---|---|---|---|---|
| Capital assets, not being depreciated: | | | | |
| Land and improvements | $ 4,184,504 | $ - | $ - | $ 4,184,504 |
| Construction in progress | 4,273,847 | 6,512,183 | (2,338,578) | 8,447,452 |
| Total capital assets, not being depreciated: | 8,458,351 | 6,512,183 | (2,338,578) | 12,631,956 |
| Capital assets, being depreciated: | | | | |
| Buildings and improvements | 2,598,480 | 1,163,080 | - | 3,761,560 |
| Equipment | 1,203,821 | 275,386 | - | 1,479,207 |
| Vehicles | 352,345 | 307,390 | - | 659,735 |
| Infrastructure | 726,870 | 1,730,457 | - | 2,457,327 |
| Leasehold improvements | 4,151,771 | 1,393,033 | - | 5,544,804 |
| Lease assets - buildings | 4,111,136 | - | - | 4,111,136 |
| Subscription-based information technology arrangement assets | 369,387 | - | (369,387) | - |
| Total capital assets being depreciated | 13,513,810 | 4,869,346 | (369,387) | 18,013,769 |
| Less accumulated depreciation for: | | | | |
| Buildings and improvements | (765,587) | (227,587) | - | (993,174) |
| Equipment | (953,852) | (143,907) | - | (1,097,759) |
| Vehicles | (164,669) | (79,610) | - | (244,279) |
| Infrastructure | (31,099) | (98,293) | - | (129,392) |
| Leasehold improvements | (1,169,413) | (476,523) | - | (1,645,936) |
| Lease assets - buildings | (1,234,626) | (460,727) | - | (1,695,353) |
| Subscription-based information technology arrangements | (255,627) | (113,760) | 369,387 | - |
| Total accumulated depreciation | (4,574,873) | (1,600,407) | 369,387 | (5,805,893) |
| Total capital assets, being depreciated, net | 8,938,937 | 3,268,939 | - | 12,207,876 |
| Governmental activities capital assets, net | $ 17,397,288 | $ 9,781,122 | $ (2,338,578) | $ 24,839,832 |

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

| | |
|---|---|
| Governmental activities: | |
| General government | $ 831,667 |
| Public works, including depreciation of general infrastructure assets | 29,075 |
| Culture and recreation | 722,100 |
| Community development | 17,565 |
| Total depreciation/amortization expense – governmental activities | $ 1,600,407 |

## (6) LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations for the year ended June 30, 2025:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|---|---|---|---|---|---|
| **Governmental activities:** | | | | | |
| Lease liability | $ 3,081,802 | $ - | $ (426,756) | $ 2,655,046 | $ 447,365 |
| Financed purchase | - | 307,390 | (36,771) | 270,619 | 57,456 |
| Subscription liability | 113,760 | - | (113,760) | - | - |
| Compensated absences | 215,321 | - | (32,088) * | 183,233 | 45,808 |
| Governmental activity Long-term obligations | $ 3,410,883 | $ 307,390 | $ (609,375) | $ 3,108,898 | $ 550,629 |

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

For Governmental Activities, the compensated absences are typically liquidated in the General Fund.

*Leases*

*City as a Lessee*

In July 2020, the City entered into a lease agreement as lessee for the use of a building as City Hall for a term of eleven (11) years. The initial lease liability was recorded in the amount of $3,908,386. As of June 30, 2025, the value of the lease liability was $2,584,293. The City is required to make variable monthly principal and interest payments from $32,988 to $41,194. The lease has an interest rate of 3.25%, the prime rate at commencement of the lease. The building has a useful life equal to the remaining lease term of six years and the value of the right-to-use asset as of the end of the current fiscal year was $3,875,816 less accumulated amortization of $1,563,354.

In July 2023, the City entered into a lease agreement as lessee for the use of a building as office, distribution and storage purpose for a term of thirty six(36) months. The initial lease liability was recorded in the amount of $202,750. As of June 30, 2025, the value of the lease liability was $70,753. The City is required to make variable monthly principal and interest payments for $6,333. The lease has an interest rate of 8.25%, the prime rate at commencement of the lease. The building has a useful life equal to the remaining lease term of twenty-four months and the value of the right-to-use asset as of the end of the current fiscal year was $235,320 less accumulated amortization of $131,999.

| Year Ending June 30, | Principal | Interest | Total |
|---|---|---|---|
| 2026 | $ 447,365 | $ 63,329 | $ 510,694 |
| 2027 | 397,079 | 50,663 | 447,742 |
| 2028 | 418,510 | 40,491 | 459,001 |
| 2029 | 440,707 | 29,775 | 470,482 |
| 2030 | 463,688 | 18,495 | 482,183 |
| 2031 | 487,697 | 6,629 | 494,326 |
| Total | $ 2,655,046 | $ 209,382 | $ 2,864,428 |

*Financed Purchases (Direct Borrowings/Placements)*

In October 2024, the City entered into an vehicle lease for $307,390 for a term of sixty (60) months. The initial financed purchase liability was recorded in the amount of $307,390. As of June 30, 2025, the value of the financed purchase was $270,619. The City is required to make monthly principal and interest payments for $5,787. The lease has an interest rate of 4.95%, the prime rate at commencement of the lease. The value of the right-to-use asset as of the end of the current fiscal year was $307,390, less accumulated amortization of $36,771.

| Year Ending June 30, | Principal | Interest | Total |
|---|---|---|---|
| 2026 | $ 57,456 | $ 11,994 | $ 69,450 |
| 2027 | 60,338 | 9,111 | 69,449 |
| 2028 | 63,365 | 6,084 | 69,449 |
| 2029 | 66,544 | 2,905 | 69,449 |
| 2030 | 22,916 | 235 | 23,151 |
| Total | $ 270,619 | $ 30,329 | $ 300,948 |

*Subscriptions*

The City has entered into subscription based information technology arrangements (SBITA) involving desktop and server software subscriptions, electronic software delivery services, location-based analytical software, and public asset management software. As of June 30, 2025, the city fully paid off the subscription liability.

## (7) COMMITMENTS AND CONTINGENCIES

*A. Litigation*

The City of Tucker is a defendant in various lawsuits at June 30, 2025. The outcome of these lawsuits is not presently determinable.

*B. Contractual Commitments*

The City has entered into two (2) public/private contractual partnerships for outsourced services and operations. Through these contracts with private companies, an array of operational services are provided via outsourcing. These contracts are operating contracts for which the City is continually monitoring its outsourcing needs as compared to providing services in-house. The City has also entered into various construction contracts for various capital projects throughout the City. Currently, these contracts total approximately $4.0 million subject to annual negotiation and appropriation.

## (8) FUND BALANCE

The composition of the City's fund balances is as follows:

| | General Fund | SPLOST Fund | Capital Projects Fund | Nonmajor Governmental Funds | Total |
|---|---|---|---|---|---|
| Nonspendable: | | | | | |
| Prepaids | $ 191,862 | $ - | $ 9,788 | $ - | $ 201,650 |
| Restricted for: | | | | | |
| Public works | - | - | - | 170,307 | 170,307 |
| Culture and recreation | - | - | - | 1,766,140 | 1,766,140 |
| Community development | 208,240 | - | - | - | 208,240 |
| Capital projects | - | 16,370,140 | - | - | 16,370,140 |
| Assigned for capital projects | - | - | 13,516,721 | - | 13,516,721 |
| Unassigned | 13,155,280 | - | - | - | 13,155,280 |
| | $ 13,555,382 | $ 16,370,140 | $ 13,526,509 | $ 1,936,447 | $ 45,388,478 |

## (9) HOTEL/MOTEL LODGING TAX

The City has levied an occupancy tax of 8% for the rent of a guest room at a hotel or motel in the City as authorized by the Official Code of Georgia Annotated (O.C.G.A.) §48-13-51. For the year ended June 30, 2025, the City collected $1,112,306 in hotel/motel tax revenues. Of this amount, $1,112,306 or 100%, was expended or transferred out to other funds for the promotion of tourism, conventions or trade shows in accordance with the provisions of O.C.G.A §48-13-51.

## (10) MOTOR VEHICLE EXCISE TAX

The City has levied an excise tax on the rental of motor vehicles. The Official Code of Georgia Annotated §48-13-93 requires that all motor vehicle excise taxes be expended or obligated contractually, in accordance with state law, for promotion of tourism or the acquisition, construction, renovating, improving, maintenance and equipping of pedestrian walkways, installation of traffic lights, and street lights associated with public safety facilities or public improvements for sports and recreational facilities. During the fiscal year ended June 30, 2025, the City received $58,430 in motor vehicle excise taxes. Of this amount, $58,430, or 100%, was used for these purposes.

## (11) DEFINED COMPENSATION PLAN

The City of Tucker's Internal Revenue Code Section 457 and 401(a) Plans are deferred compensation plans and qualify as a defined contribution pension plan. The Plans are administered by Ascension. The City contributes to the 401(a) for those employees that elect the plan as a social security replacement. The City contributes 10% for those employees. Additionally, the City will match up to 4% of base income as contributions for full-time employees. Plan provisions and contribution requirements are established and may be amended by the City Council. At June 30, 2025, there were 72 plan members enrolled in the 401(a) plan and 45 members enrolled in the 457 plan. During the year ending June 30, 2025, employee contributions were $185,813 and employer contributions were $486,206 for both plans.

## (12) RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Interlocal Risk Management Agency Property and Liability Insurance Fund, a public entity risk pool currently operating as common risk management and insurance programs for member local governments.

As part of this risk pool, 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. The fund is 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.

The City carries commercial insurance for other risks of losses. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the past three years.

## (13) JOINT VENTURE

Under Georgia law, the City in conjunction with other cities and counties in the ten county Atlanta region is a member of the Atlanta Regional Commission (ARC). Membership in an RC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the RC in Georgia. The RC Board membership includes the officials of political subdivisions and private citizens representing districts with the Atlanta region. OCGA 50-8-3.1 provides that the member governments are liable for any debts or obligations of an RC. Separate financial statements may be obtained from Atlanta Regional Commission, 229 Peachtree Street #100, Atlanta, GA 30303.

## (14) EXCESS OF EXPENDITURES OVER APPROPRIATIONS

The following funds had expenditures in excess of appropriations for the fiscal year June 30, 2025:

| | Final Budget | Actual | Variance With Final Budget |
|---|---|---|---|
| General fund | | | |
| General government: | | | |
| Legal services | $ 266,600 | $ 266,964 | $ (364) |

# REQUIRED SUPPLEMENTARY INFORMATION

**CITY OF TUCKER, GEORGIA**
**GENERAL FUND**
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**
**(BUDGETARY BASIS)**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | Budget | | | Variance With Final |
|---|---|---|---|---|
| | Original | Final | Actual | Budget |
| **Revenues** | | | | |
| Taxes | $ 19,827,710 | $ 21,497,560 | $ 21,209,683 | $ (287,877) |
| Licenses and permits | 1,195,300 | 1,122,000 | 1,105,889 | (16,111) |
| Intergovernmental | 2,500 | 3,000 | 3,000 | - |
| Charges for services | 469,600 | 707,200 | 699,232 | (7,968) |
| Fines and forfeitures | 606,000 | 497,000 | 496,744 | (256) |
| Investment earnings | 1,000,000 | 1,100,000 | 1,098,075 | (1,925) |
| Contributions and donations | 20,000 | 34,500 | 15,609 | (18,891) |
| Other | 1,000 | 407,890 | 374,365 | (33,525) |
| Total revenues | 23,122,110 | 25,369,150 | 25,002,597 | (366,553) |
| **Expenditures** | | | | |
| **Current:** | | | | |
| General government: | | | | |
| City council | 203,564 | 213,912 | 190,287 | 23,625 |
| City management | 1,204,107 | 1,034,988 | 793,710 | 241,278 |
| City clerk | 357,248 | 314,747 | 309,518 | 5,229 |
| Legal services | 331,600 | 266,600 | 266,964 | (364) |
| Facilities and buildings | 1,517,717 | 725,280 | 723,760 | 1,520 |
| Communications | 917,674 | 804,500 | 790,681 | 13,819 |
| IT/GIS | 1,194,962 | 1,118,222 | 984,951 | 133,271 |
| Human resources | 165,524 | 175,220 | 171,003 | 4,217 |
| General operations | 258,960 | 648,184 | 614,230 | 33,954 |
| Finance | 892,571 | 886,821 | 870,415 | 16,406 |
| Engineering | 1,299,096 | 1,528,017 | 1,161,149 | 366,868 |
| Judicial: | | | | |
| Municipal court | 731,584 | 747,249 | 737,674 | 9,575 |
| Public works: | | | | |
| Public works administration | 969,280 | 705,200 | 622,722 | 82,478 |
| Highways and streets | 1,545,000 | 1,062,500 | 1,051,756 | 10,744 |
| Roadways and walkways | 925,000 | 700,000 | 686,052 | 13,948 |
| Street lighting | 514,485 | 15,000 | 14,390 | 610 |
| Special events | 258,595 | 244,975 | 239,856 | 5,119 |
| Code enforcement | 434,662 | 395,856 | 387,159 | 8,697 |
| Culture and recreation: | | | | |
| Parks and recreation | 4,037,702 | 3,650,741 | 3,598,663 | 52,078 |
| Pools | 271,740 | 248,100 | 238,643 | 9,457 |
| Community development: | | | | |
| Economic development | 281,323 | 212,354 | 210,076 | 2,278 |
| Planning and zoning | 397,118 | 382,091 | 378,098 | 3,993 |
| Community development | 675,505 | 552,436 | 459,253 | 93,183 |
| Downtown development | 140,100 | 119,100 | 117,209 | 1,891 |
| Protective inspections | 748,301 | 612,427 | 607,537 | 4,890 |
| Debt service: | | | | |
| Principal retirement | - | 452,587 | 577,287 | (124,700) |
| Interest and fiscal charges | - | 99,079 | 99,079 | - |
| Total expenditures | 20,273,418 | 17,916,186 | 16,902,122 | 1,014,064 |
| **Excess (Deficiency) of Revenues Under Expenditures** | 2,848,692 | 7,452,964 | 8,100,475 | 647,511 |
| **Other Financing Sources (Uses):** | | | | |
| Transfers in | 3,451,271 | 2,476,571 | 2,502,820 | 26,249 |
| Transfers out | (11,528,155) | (18,246,153) | (18,019,073) | 227,080 |
| Total other financing sources (uses) | (8,076,884) | (15,769,582) | (15,516,253) | 253,329 |
| **Net Change in Fund Balances** | $ (5,228,192) | $ (8,316,618) | (7,415,778) | $ 900,840 |
| **Fund Balances at Beginning of Year** | | | 20,971,160 | |
| **Fund Balances at End of Year** | | | $ 13,555,382 | |

# COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

**CITY OF TUCKER, GEORGIA**
**COMBINING BALANCE SHEET**
**NONMAJOR GOVERNMENTAL FUNDS**
**JUNE 30, 2025**

| | Special Revenue Funds | | | | | | Total Nonmajor Governmental Funds |
|---|---|---|---|---|---|---|---|
| | Special Assessment Street Lights Fund | Special Assessment Traffic Calming Fund | Rental Car Tax Fund | Hotel Motel Tax Fund | ARPA Grant Fund | Grant Fund | |
| **Assets** | | | | | | | |
| Cash and cash equivalents | $ 16,582 | $ 29,070 | $ - | $ 73,642 | $ - | $ 1,190,074 | $ 1,309,368 |
| Receivables, net | - | - | 5,705 | 92,230 | - | - | 97,935 |
| Due from other funds | 176,364 | - | - | - | - | 7,500 | 183,864 |
| Due from other governments | - | - | - | - | - | 1,156,951 | 1,156,951 |
| Total assets | $ 192,946 | $ 29,070 | $ 5,705 | $ 165,872 | $ - | $ 2,354,525 | $ 2,748,118 |
| **Liabilities, Deferred Inflows of Resources, and Fund Balances** | | | | | | | |
| **Liabilities** | | | | | | | |
| Accounts payable | $ 51,709 | $ - | $ - | $ 82,788 | $ - | $ 431,393 | $ 565,890 |
| Retainage payable | - | - | - | - | | 70,895 | 70,895 |
| Due to other funds | - | - | 5,705 | 83,084 | - | - | 88,789 |
| Total liabilities | 51,709 | - | 5,705 | 165,872 | - | 502,288 | 725,574 |
| **Deferred Inflows of Resources** | | | | | | | |
| Unavailable revenue - intergovernmental revenue | - | - | - | - | - | 86,097 | 86,097 |
| Total deferred inflows of resources | - | - | - | - | - | 86,097 | 86,097 |
| **Fund Balances** | | | | | | | |
| Restricted | 141,237 | 29,070 | - | - | - | 1,766,140 | 1,936,447 |
| Total Fund Balances | 141,237 | 29,070 | - | - | - | 1,766,140 | 1,936,447 |
| **Total Liabilities, Deferred Inflows of Resources, and Fund Balances** | $ 192,946 | $ 29,070 | $ 5,705 | $ 165,872 | $ - | $ 2,354,525 | $ 2,748,118 |

**CITY OF TUCKER, GEORGIA**
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**
**NONMAJOR GOVERNMENTAL FUNDS**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | Special Revenue Funds | | | | | | Total Nonmajor Governmental Funds |
|---|---|---|---|---|---|---|---|
| | Special Assessment Street Lights Fund | Special Assessment Traffic Calming Fund | Rental Car Tax Fund | Hotel Motel Tax Fund | ARPA Grant Fund | Grant Fund | |
| **Revenues** | | | | | | | |
| Taxes | $ - | $ - | $ 58,430 | $ 1,112,306 | $ - | $ - | $ 1,170,736 |
| Intergovernmental | - | - | - | - | 3,474,147 | 1,070,854 | 4,545,001 |
| Charges for services | 451,085 | 20,161 | - | - | - | - | 471,246 |
| **Total revenues** | 451,085 | 20,161 | 58,430 | 1,112,306 | 3,474,147 | 1,070,854 | 6,186,983 |
| **Expenditures** | | | | | | | |
| Current: | | | | | | | |
| Public works | 611,359 | - | - | - | 111,908 | - | 723,267 |
| Culture and recreation | - | - | - | - | 2,718 | 1,578,833 | 1,581,551 |
| Community development | - | - | - | 487,457 | - | - | 487,457 |
| **Total expenditures** | 611,359 | - | - | 487,457 | 114,626 | 1,578,833 | 2,792,275 |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | (160,274) | 20,161 | 58,430 | 624,849 | 3,359,521 | (507,979) | 3,394,708 |
| **Other Financing Sources (Uses)** | | | | | | | |
| Transfers in | 176,000 | - | - | - | - | 2,193,640 | 2,369,640 |
| Transfers out | - | - | (68,300) | (619,333) | (3,359,521) | - | (4,047,154) |
| **Total other financing sources (uses)** | 176,000 | - | (68,300) | (619,333) | (3,359,521) | 2,193,640 | (1,677,514) |
| **Net Change in Fund Balances** | 15,726 | 20,161 | (9,870) | 5,516 | - | 1,685,661 | 1,717,194 |
| **Fund Balances Beginning of Year** | 125,511 | 8,909 | 9,870 | (5,516) | - | 80,479 | 219,253 |
| **Fund Balances End of Year** | $ 141,237 | $ 29,070 | $ - | $ - | $ - | $ 1,766,140 | $ 1,936,447 |

# CITY OF TUCKER, GEORGIA
# SPECIAL ASSESSMENT STREETLIGHTS FUND
# SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
# FOR THE FISCAL YEAR ENDED JUNE 30, 2025

| | Budget | Actual | Variance With Final Budget |
|---|---|---|---|
| **Revenues** | | | |
| Charges for services | $ 435,515 | $ 451,085 | $ 15,570 |
| Total revenues | 435,515 | 451,085 | 15,570 |
| **Expenditures:** | | | |
| Current: | | | |
| Public works | 611,515 | 611,359 | 156 |
| Total expenditures | 611,515 | 611,359 | 156 |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | (176,000) | (160,274) | 15,726 |
| **Other Financing Sources (Uses)** | | | |
| Transfers in | 176,000 | 176,000 | - |
| Total other financing sources (uses) | 176,000 | 176,000 | - |
| **Net Change in Fund Balances** | $ - | 15,726 | $ 15,726 |
| **Fund Balances Beginning of Year** | | 125,511 | |
| **Fund Balances End of Year** | | $ 141,237 | |

# CITY OF TUCKER, GEORGIA
# SPECIAL ASSESSMENT TRAFFIC CALMING FUND
# SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
# FOR THE FISCAL YEAR ENDED JUNE 30, 2025

| | Budget | Actual | Variance With Final Budget |
|---|---|---|---|
| **Revenues** | | | |
| Charges for services | $ 19,500 | $ 20,161 | $ 661 |
| Total revenues | 19,500 | 20,161 | 661 |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | 19,500 | 20,161 | 661 |
| **Net Change in Fund Balances** | $ 19,500 | 20,161 | $ 661 |
| **Fund Balances Beginning of Year** | | 8,909 | |
| **Fund Balances End of Year** | | $ 29,070 | |

**CITY OF TUCKER, GEORGIA**
**RENTAL CAR TAX FUND**
**SCHEDULE OF REVENUES, EXPENDITURES, AND**
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | Budget | Actual | Variance With Final Budget |
|---|---|---|---|
| **Revenues** | | | |
| Taxes | $ 58,430 | $ 58,430 | $ - |
| Total revenues | 58,430 | 58,430 | - |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | 58,430 | 58,430 | - |
| **Other Financing Sources (Uses)** | | | |
| Transfers out | (68,300) | (68,300) | - |
| Total other financing sources (uses) | (68,300) | (68,300) | - |
| **Net Change in Fund Balances** | $ (9,870) | (9,870) | $ - |
| **Fund Balances Beginning of Year** | | 9,870 | |
| **Fund Balances End of Year** | | $ - | |

**CITY OF TUCKER, GEORGIA**
**HOTEL/MOTEL TAX FUND**
**SCHEDULE OF REVENUES, EXPENDITURES, AND**
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | Budget | Actual | Variance With Final Budget |
|---|---|---|---|
| **Revenues** | | | |
| Taxes | $ 1,112,500 | $ 1,112,306 | $ (194) |
| Total revenues | 1,112,500 | 1,112,306 | (194) |
| **Expenditures:** | | | |
| Current: | | | |
| Community development | 487,800 | 487,457 | 343 |
| Total expenditures | 487,800 | 487,457 | 343 |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | 624,700 | 624,849 | 149 |
| **Other Financing Sources (Uses)** | | | |
| Transfers out | (619,400) | (619,333) | 67 |
| Total other financing sources (uses) | (619,400) | (619,333) | 67 |
| **Net Change in Fund Balances** | $ 5,300 | 5,516 | $ 216 |
| **Fund Deficit Beginning of Year** | | (5,516) | |
| **Fund Balances End of Year** | | $ - | |

**CITY OF TUCKER, GEORGIA**
**ARPA GRANT FUND**
**SCHEDULE OF REVENUES, EXPENDITURES, AND**
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | Budget | Actual | Variance With Final Budget |
|---|---|---|---|
| **Revenues** | | | |
| Intergovernmental | $ 3,474,147 | $ 3,474,147 | $ - |
| Total revenues | 3,474,147 | 3,474,147 | - |
| **Expenditures:** | | | |
| Current: | | | |
| Public works | 176,826 | 111,908 | 64,918 |
| Culture and recreation | 2,718 | 2,718 | - |
| Total expenditures | 179,544 | 114,626 | 64,918 |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | 3,294,603 | 3,359,521 | 64,918 |
| **Other Financing Sources (Uses)** | | | |
| Transfers out | (3,294,658) | (3,359,521) | (64,863) |
| Total other financing sources (uses) | (3,294,658) | (3,359,521) | (64,863) |
| **Net Change in Fund Balances** | $ (55) | - | $ 55 |
| **Fund Balances Beginning of Year** | | - | |
| **Fund Balances End of Year** | | $ - | |

**CITY OF TUCKER, GEORGIA**
**GRANT FUND**
**SCHEDULE OF REVENUES, EXPENDITURES, AND**
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | Budget | Actual | Variance With Final Budget |
|---|---|---|---|
| **Revenues** | | | |
| Intergovernmental | $ 2,552,631 | $ 1,070,854 | $ (1,481,777) |
| Total revenues | 2,552,631 | 1,070,854 | (1,481,777) |
| **Expenditures:** | | | |
| Current: | | | |
| Culture and recreation | 4,733,328 | 1,578,833 | 3,154,495 |
| Total expenditures | 4,733,328 | 1,578,833 | 3,154,495 |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | (2,180,697) | (507,979) | 1,672,718 |
| **Other Financing Sources (Uses)** | | | |
| Transfers in | 2,193,640 | 2,193,640 | - |
| Total other financing sources (uses) | 2,193,640 | 2,193,640 | - |
| **Net Change in Fund Balances** | $ 12,943 | 1,685,661 | $ 1,672,718 |
| **Fund Balances Beginning of Year** | | 80,479 | |
| **Fund Balances End of Year** | | $ 1,766,140 | |

# STATISTICAL SECTION

The Statistical Section includes selected financial and general information presented on a multi-year comparative basis. The statistics are used to provide detailed date on the physical, economic, social and political characteristics of the City government. They are intended to provide financial report users with a broader and more complete understanding of the government and its financial affairs than is possible from basic financial statements.

# CITY OF TUCKER, GA
# STATISTICAL SECTION

This part of the City's Annual Comprehensive Financial Report presents detailed information as a context for understanding the financial statements, note disclosures, required supplementary information as well as the overall financial position of the City.

Financial Trends

These schedules contain trend information to help the user understand how the City's financial performance has changed over time.

Revenue Capacity

These schedules contain information to help the user assess the City's major revenue source, business and occupational taxes.

The accompanying tables do not include a schedule of the City's rates with regard to business licenses (taxes) due to the significant number of potential rates that could be charged to an applicant seeking a business license. To obtain a business license from the City, applicants must provide information on their estimated gross receipts (less allowable deductions such as sales, use, and/or excise taxes, out of state sales, etc.) which are then multiplied by the tax rate for the applicant's business as determined by the North American Industry Classification System (NAICS). The list of complete NAICS codes can be obtained from the United States Census Bureau by going to: https://www.census.gov/eos/www/naics/

Debt Capacity

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

Demographic and Economic Information

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

Operating Information

These schedules contain staffing, key operating and capital statistics comparisons to help the user understand how the information in the city's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report. This is the City's sixth full year of financial statements. For comparison purposes, schedules presented only include information beginning with fiscal year 2018.

# CITY OF TUCKER, GEORGIA

## GOVERNMENT - WIDE NET POSITION
## LAST EIGHT FISCAL YEARS
**(accrual basis of accounting)**

| | Fiscal Year Ended June 30, | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
| Governmental activities: | | | | | | | | |
| Net investment in capital assets | $ 18,948,819 | $ 13,917,551 | $ 10,615,841 | $ 10,207,486 | $ 7,123,727 (1) | $ 5,589,411 | $ 3,087,202 | $ 1,449,915 |
| Restricted | 19,059,243 | 9,317,230 | 10,118,894 | 8,683,176 | 5,853,013 | 4,127,684 | 3,063,178 | 1,707,992 |
| Unrestricted | 34,542,885 | 35,805,069 | 28,596,112 | 24,422,893 | 20,665,108 (2) | 14,582,466 | 12,894,626 | 10,720,340 |
| Total governmental activities net position | $ 72,550,947 | $ 59,039,850 | $ 49,330,847 | $ 43,313,555 | $ 33,641,848 | $ 24,299,561 | $ 19,045,006 | $ 13,878,247 |
| Business-type activities: | | | | | | | | |
| Net investment in capital assets | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Restricted | - | - | - | - | - | - | - | - |
| Unrestricted | 1,968,783 | 1,354,229 | - | - | - | - | - | - |
| Total business-type activities net position | $ 1,968,783 | $ 1,354,229 | $ - | $ - | $ - | $ - | $ - | $ - |
| Total primary government | $ 74,519,730 | $ 60,394,079 | $ 49,330,847 | $ 43,313,555 | $ 33,641,848 | $ 24,299,561 | $ 19,045,006 | $ 13,878,247 |

**NOTES:**

Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

(1) The fiscal year 2021 ending balance was restated in fiscal year 2022 due to prior period adjustments to capital assets.

(2) The fiscal year 2021 ending balance was restated due to the implementation of GASB 87.

# CITY OF TUCKER, GEORGIA

## CHANGES IN NET POSITION-TOTAL
## LAST EIGHT FISCAL YEARS
**(accrual basis of accounting)**

| | Fiscal Year Ended June 30, | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
| **Expenses** | | | | | | | | |
| Governmental activities: | | | | | | | | |
| General government | $ 6,921,736 | $ 4,961,206 | $ 4,679,242 | $ 6,807,636 | $ 7,681,726 | $ 7,861,329 | $ 5,631,402 | $ 4,424,087 |
| Judicial | 661,957 | 496,076 | 404,210 | 380,713 | 451,089 | 50,649 | 44,108 | 5,750 |
| Public works | 8,867,093 | 11,647,226 | 12,555,995 | 6,692,656 | 5,200,552 | 6,407,736 | 6,514,636 | 100,145 |
| Culture and recreation | 6,983,228 | 8,450,938 | 4,357,985 | 1,261,782 | 2,531,986 | 2,546,583 | 1,629,557 | 380,684 |
| Community development | 2,429,882 | 2,620,899 | 2,628,628 | 2,449,288 | 2,375,084 | 554,814 | 672,181 | 498,622 |
| Interest | 99,079 | 491,950 | 196,591 | - | - | - | - | - |
| Total governmental activities expenses | 25,962,975 | 28,668,295 | 24,822,651 | 17,592,075 | 18,240,437 | 17,421,111 | 14,491,884 | 5,409,288 |
| Business-type activities: | | | | | | | | |
| Stormwater | $ 2,903,330 | $ 1,999,474 | $ - | $ - | $ - | $ - | $ - | $ - |
| Total Business-type activities expenses | 2,903,330 | 1,999,474 | - | - | - | - | - | - |
| Primary government | | | | | | | | |
| Total primary government expenses | $ 28,866,305 | $ 30,667,769 | $ 24,822,651 | $ 17,592,075 | $ 18,240,437 | $ 17,421,111 | $ 14,491,884 | $ 5,409,288 |
| **Program revenues** | | | | | | | | |
| Governmental activities: | | | | | | | | |
| Charges for services: | | | | | | | | |
| General government | $ 859,847 | $ 962,280 | $ 1,065,492 | $ 934,469 | $ 852,251 | $ 438,897 | $ 771,566 | $ 434,978 |
| Culture and recreation | 668,732 | 533,607 | 517,251 | 343,545 | 259,096 | 206,469 | - | - |
| Community development | 743,586 | 773,564 | 1,163,326 | 612,531 | 899,629 | 1,290,723 | 589,166 | 589,166 |
| Operating grants and contributions: | | | | | | | | |
| General government | 3,477,147 | 5,778,840 | 3,290,298 | 2,455,578 | 4,127,920 | - | - | - |
| Judicial | 30,400 | | | | | | | |
| Community development | - | - | - | - | 345,702 | - | - | - |
| Public Works | - | - | 32,311 | - | - | - | - | - |
| Capital grants and contributions: | | | | | | | | |
| General government | - | 1,000 | | | | | | |
| Public works | 6,746,225 | 6,888,914 | 5,440,445 | 4,743,061 | 5,725,408 | 4,915,118 | 7,122,784 | 1,541,559 |
| Culture and recreation | 3,516,269 | 2,274,250 | 2,280,958 | 2,043,652 | 503,690 | 909,063 | 579,539 | 1,038,200 |
| Total governmental activities program revenues | 16,042,206 | 17,212,455 | 13,790,081 | 11,132,836 | 12,713,696 | 7,760,270 | 9,063,055 | 3,603,903 |
| Total program revenues | $ 16,042,206 | $ 17,212,455 | $ 13,790,081 | $ 11,132,836 | $ 12,713,696 | $ 7,760,270 | $ 9,063,055 | $ 3,603,903 |
| Net (expense)/revenue | | | | | | | | |
| Governmental activities | $ (9,920,769) | $ (11,455,840) | $ (11,032,570) | $ (6,459,239) | $ (5,526,741) | $ (9,660,841) | $ (5,428,829) | $ (1,805,385) |
| **General Revenues and Other Changes in Net Position** | | | | | | | | |
| Governmental activities: | | | | | | | | |
| Sales taxes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 355,793 |
| Property taxes | 7,516,182 | 7,702,489 | 3,107,080 | 3,218,232 | 2,753,419 | 2,279,547 | - | - |
| Business taxes | 5,422,163 | 4,420,225 | 4,132,132 | 4,211,785 | 4,534,675 | 3,439,804 | 3,268,123 | 3,461,176 |
| Insurance premium taxes | 3,915,026 | 3,699,776 | 3,397,268 | 2,900,022 | 2,891,992 | 2,764,146 | 2,381,149 | 2,795,288 |
| Alcoholic taxes | 811,885 | 884,773 | 864,898 | 729,505 | 678,823 | 656,404 | 624,835 | 636,033 |
| Hotel / Motel taxes | 1,112,306 | 1,114,594 | 1,329,668 | 1,241,290 | 904,765 | 946,994 | 1,159,842 | 1,134,169 |
| Franchise taxes | 3,918,297 | 3,549,874 | 3,416,314 | 3,661,175 | 2,609,515 | 3,013,321 | 3,024,213 | 2,467,828 |
| Auto rental tax | 58,430 | 63,547 | - | - | - | - | - | - |
| Unrestricted investment earnings | 1,158,751 | 1,689,617 | 802,502 | 43,401 | 58,360 | 168,987 | 95,666 | - |
| Miscellaneous | 66,975 | 32,995 | - | 125,536 | 540,820 | 1,646,193 | 41,760 | 11,838 |
| Transfers | (548,149) | (1,993,047) | - | - | - | - | - | - |
| Total governmental activities revenues | 23,431,866 | 21,164,843 | 17,049,862 | 16,130,946 | 14,972,369 | 14,915,396 | 10,595,588 | 10,862,125 |
| Business-type activities: | | | | | | | | |
| Stormwwater Utility Fees | $ 2,969,735 | $ 1,360,656 | $ - | $ - | $ - | $ - | $ - | $ - |
| Transfers | 548,149 | 1,993,047 | - | - | - | - | - | - |
| Total Business-type activities revenues | 3,517,884 | 3,353,703 | - | - | - | - | - | - |
| Total primary government | $ 26,949,750 | $ 24,518,546 | $ 17,049,862 | $ 16,130,946 | $ 14,972,369 | $ 14,915,396 | $ 10,595,588 | $ 10,862,125 |
| **Change in Net Position** | | | | | | | | |
| Governmental activities | $ 13,511,097 | $ 9,709,003 | $ 6,017,292 | $ 9,671,707 | $ 9,445,628 | $ 5,254,555 | $ 5,166,759 | $ 9,056,740 |
| Business-type activities | 614,554 | 1,354,229 | - | - | - | - | - | - |
| Total primary government | $ 14,125,651 | $ 11,063,232 | $ 6,017,292 | $ 9,671,707 | $ 9,445,628 | $ 5,254,555 | $ 5,166,759 | $ 9,056,740 |

**NOTES:**
Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

# CITY OF TUCKER, GEORGIA

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

| | Fiscal Year Ended June 30, | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
| **General Fund** | | | | | | | | |
| Nonspendable | $ 191,862 | $ 257,981 | $ 162,414 | $ 150,525 | $ 152,491 | $ 95,955 | $ 41,161 | $ 48,378 |
| Restricted | 208,240 | - | 194,240 | - | - | - | - | 463,926 |
| Unassigned | 13,155,280 | 20,713,179 | 14,586,348 | 15,573,537 | 11,757,219 | 6,621,734 | 5,365,778 | 6,114,571 |
| **Total General Fund** | $ 13,555,382 | $ 20,971,160 | $ 14,943,002 | $ 15,724,062 | $ 11,909,710 | $ 6,717,689 | $ 5,406,939 | $ 6,626,875 |
| **All Other Governmental Funds** | | | | | | | | |
| Nonspendable | $ 9,788 | $ 9,788 | $ 6,300 | $ - | $ - | $ - | $ - | $ - |
| Restricted | 18,306,587 | 9,055,519 | 9,582,796 | 8,526,960 | 5,553,472 | 3,556,559 | 2,848,239 | 1,244,066 |
| Assigned | 13,516,721 | 9,972,453 | 9,213,039 | 4,480,086 | 3,804,509 (1) | 3,104,944 | 2,981,825 | - |
| Unassigned | - | (5,516) | - | - | - | - | - | - |
| **Total All Other Governmental Funds** | $ 31,833,096 | $ 19,032,244 | $ 18,802,135 | $ 13,007,046 | $ 9,357,981 | $ 6,661,503 | $ 5,830,064 | $ 1,244,066 |

**NOTES:**

Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

(1) The fiscal year 2021 fund balance for the Capital Projects Fund was restated in fiscal year 2022 to implement GASB 87 and remove the accrued rent previously reported.

# CITY OF TUCKER, GEORGIA

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

| | Fiscal Year Ended June 30, | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
| **Revenues** | | | | | | | | |
| Taxes | $ 22,380,419 | $ 21,027,412 | $ 15,870,091 | $ 16,742,425 | $ 14,252,310 | $ 12,793,811 | $ 10,509,692 | $ 7,457,896 |
| Licenses and permits | 1,105,889 | 1,142,367 | 1,549,055 | 991,511 | 1,488,523 | 1,659,719 | 1,063,354 | 901,976 |
| Intergovernmental | 11,952,449 | 13,399,324 | 10,357,025 | 9,242,291 | 10,702,720 | 5,284,185 | 7,384,623 | 1,541,559 |
| Charges for services | 1,170,478 | 962,413 | 517,571 | 357,179 | 259,096 | 209,969 | 231,153 | 110,924 |
| Fines and forfeitures | 496,744 | 589,637 | 679,443 | 541,855 | 263,357 | 66,321 | 66,225 | 11,244 |
| Investment earnings | 1,488,588 | 1,689,617 | 802,502 | 43,401 | 58,360 | 168,987 | 95,665 | - |
| Contributions and donations | 884,021 | 1,240,007 | 356,303 | 118,138 | 534,649 | 264,039 | 41,760 | 11,713 |
| Miscellaneous | 66,975 | 32,995 | - | 7,398 | 6,171 | 1,382,234 | - | 125 |
| Total revenues | 39,545,563 | 40,083,772 | 30,131,990 | 28,044,198 | 27,565,186 | 21,829,265 | 19,392,472 | 10,035,437 |
| **Expenditures** | | | | | | | | |
| General government | 6,943,659 | 5,800,966 | 3,739,383 | 6,281,690 | 8,303,092 | 9,571,455 | 6,776,692 | 4,467,071 |
| Judicial | 763,097 | 534,375 | 404,210 | 380,713 | 451,089 | 50,649 | 44,108 | 5,750 |
| Public works | 10,534,172 | 15,089,743 | 12,820,524 | 6,692,656 | 6,435,900 | 6,407,736 | 6,514,636 | 63,285 |
| Culture and recreation | 5,731,743 | 4,195,808 | 3,446,695 | 4,071,303 | 3,418,525 | 3,103,973 | 2,018,793 | 557,940 |
| Community development | 2,378,071 | 2,197,686 | 2,639,802 | 2,444,049 | 2,365,325 | 553,263 | 672,181 | 498,622 |
| Capital Outlay | 6,892,622 | 3,622,404 | 1,445,592 | 313,087 | - | - | - | - |
| Principal | 577,287 | 491,889 | 634,488 | 252,998 | - | - | - | - |
| Interest | 99,079 | 102,337 | 196,591 | 144,283 | - | - | - | 36,860 |
| Total expenditures | 33,919,730 | 32,035,208 | 25,327,285 | 20,580,779 | 20,973,931 | 19,687,076 | 16,026,410 | 5,629,528 |
| Excess of revenues over expenditures | 5,625,833 | 8,048,564 | 4,804,705 | 7,463,419 | 6,591,255 | 2,142,189 | 3,366,062 | 4,405,909 |
| **Other Financing Sources (Uses)** | | | | | | | | |
| Proceeds from financed purchase | 307,390 | 202,750 | 209,322 | - | - | - | - | - |
| Transfers in | 22,066,227 | 11,994,319 | 16,207,927 | 6,438,411 | 4,723,131 | 7,304,555 | 8,315,327 | 791,888 |
| Transfers out | (22,614,376) | (13,987,366) | (16,207,927) | (6,438,411) | (4,723,131) | (7,304,555) | (8,315,327) | (791,888) |
| Total other financing sources (uses) | (240,759) | (1,790,297) | 209,322 | - | - | - | - | - |
| Net change in fund balances | $ 5,385,074 | $ 6,258,267 | $ 5,014,027 | $ 7,463,419 | $ 6,591,255 | $ 2,142,189 | $ 3,366,062 | $ 4,405,909 |
| Debt service as a percentage of noncapital expenditures | 2.72% | 2.15% | 3.46% | 2.22% | 0.00% | 0.00% | 0.00% | 0.65% |

**NOTES:**
Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

# CITY OF TUCKER, GEORGIA

## GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
## LAST EIGHT FISCAL YEARS

**(modified accrual basis of accounting)**

| Fiscal Year | Property Tax (1) | Franchise Fees | Excise Taxes | Business Taxes | Hotel/Motel Tax | Insurance Premium Tax |
|---|---|---|---|---|---|---|
| 2025 | $ 7,516,182 | $ 3,918,297 | $ 811,885 | $ 5,422,163 | $ 1,112,306 | $ 3,915,026 |
| 2024 | 7,702,489 | 3,549,874 | 948,320 | 4,420,225 | 1,114,594 | 3,291,910 |
| 2023 | 3,107,080 | 3,416,314 | 864,898 | 4,132,132 | 1,329,668 | 3,019,999 |
| 2022 | 3,242,019 | 4,549,338 | 729,505 | 4,211,785 | 1,241,290 | 2,768,487 |
| 2021 | 2,744,898 | 2,708,352 | 678,824 (2) | 4,534,675 | 904,765 | 2,680,797 |
| 2020 | 2,240,441 | 2,931,054 | 575,972 | 3,439,804 | 946,994 | 2,540,008 |
| 2019 | 1,763,630 | 2,813,263 | 528,878 | 3,256,208 | 1,159,842 | 2,390,575 |
| 2018 | - | 2,123,778 | 525,127 | 3,438,564 | 1,134,169 | 5,950 |

**NOTES:**
Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

(1) Includes all Ad Valorem Taxes: Property Tax, Motor Vehicle Tax, Title Ad Valorem Tax, Intangible Tax, Real Estate Transfer Tax, and Penalties/Interest.
(2) 2021 revised to include Rental Motor Vehicle Excise Tax.

# CITY OF TUCKER, GEORGIA

## TAXABLE ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
## LAST EIGHT DIGEST YEARS

| | Amounts | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Calendar Year (1) | Residential Property | Commercial Property | Industrial Property | Other (2) | Motor Vehicle | Public Utility | Less: Tax Exempt Real Property | Total Taxable Assessed Value (3) | Total Direct Tax Rate (4) | Estimated Actual Taxable Value | Assessed Value as a Percentage of Actual Value |
| 2024 | $ 1,816,958,485 | $ 1,045,868,019 | $ 827,353,772 | $ 135,800 | $ 8,413,930 | $ 50,757,180 | $ 671,554,035 | $ 3,077,933,151 | 2.096 | $ 7,694,832,878 | 40% |
| 2023 | 1,690,036,643 | 994,739,916 | 685,520,093 | - | 9,185,840 | 51,434,348 | 608,543,457 | 2,822,511,249 | 2.284 | 7,056,278,123 | 40% |
| 2022 | 1,441,223,433 | 889,375,838 | 584,168,024 | - | 9,556,920 | 52,697,828 | 462,491,450 | 2,514,530,593 | 0.848 | 6,286,326,483 | 40% |
| 2021 | 1,215,809,750 | 805,458,076 | 518,987,740 | - | 9,425,570 | 51,956,133 | 302,238,645 | 2,299,398,624 | 0.900 | 5,748,496,560 | 40% |
| 2020 | 1,103,859,367 | 777,838,572 | 423,500,801 | 24,537 | 12,839,800 | 12,867,606 | 235,007,245 | 2,095,923,438 | 0.900 | 5,239,808,595 | 40% |
| 2019 | 1,075,931,640 | 728,518,422 | 392,101,160 | 50,098 | 16,660,920 | 7,256,225 | 239,383,897 | 1,981,134,568 | 0.900 | 4,952,836,420 | 40% |
| 2018 | 967,080,531 | 665,567,956 | 380,685,945 | 2,213 | 18,858,550 | - | 259,507,957 | 1,772,687,238 | - | 4,431,718,095 | 40% |
| 2017 | 894,178,678 | 598,210,615 | 350,275,968 | - | 26,631,760 | - | 220,993,904 | 1,648,303,117 | - | 4,120,757,793 | 40% |
| 2016 | 862,534,518 | 509,988,982 | 306,540,295 | - | - | - | 61,277,075 | 1,617,786,720 | - | 4,044,466,800 | 40% |

**NOTES:**

Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

(1) Property Taxes are levied in August of calendar year. Revenue is recognized in fiscal year of levy.

(2) Prior years corrected to include Heavy Duty Equipment in Other column to balance with consolidaton summary. Conservaton Use added.

(3) All property is assessed at 40% of fair market value.

(4) Tax Rates expressed in rate per $1,000.

**Source:** Tax Digest provided by the Dekalb County Tax Commissioners Office and Georgia Department of Revenue website (2016-2018)

# CITY OF TUCKER, GEORGIA

## PRINCIPAL BUSINESS AND OCCUPATION TAXPAYERS
## 2024 and 2018
**(unaudited)**

| 2024 | | | | 2018 | | | |
|---|---|---|---|---|---|---|---|
| **Business and Occupation Taxpayer** | **Revenue** | **Rank** | **Percentage of Total Revenue** | **Business and Occupation Taxpayer** | **Revenue** | **Rank** | **Percentage of Total Revenue** |
| Laboratory Corporation | $ 333,772 | 1 | 7.55% | Quest Diagnostics, Inc | $ 198,539 | 1 | 5.75% |
| Quest Diagnostics Clinical | 245,118 | 2 | 5.55% | AMEC Foster Wheeler Kamtech, Inc. | 102,159 | 2 | 2.96% |
| Sam's Club #6409 | 146,129 | 3 | 3.31% | Sam's Club #6409 | 87,890 | 3 | 2.54% |
| Hormel Foods Sales | 142,129 | 4 | 3.22% | Williams Plant Service | 78,378 | 4 | 2.27% |
| Brand Vaughan Lumber Company | 90,605 | 5 | 2.05% | Carolina Handling LLC | 70,478 | 5 | 2.04% |
| Star Importers & Wholesalers Inc | 88,924 | 8 | 2.01% | Williams Specialty Service | 66,404 | 6 | 1.92% |
| Cali Kulture | 82,553 | 5 | 1.87% | AMEC Foster Wheeler E&C Services, Inc. | 48,203 | 7 | 1.40% |
| Wood Group USA, Inc. | 51,904 | 7 | 1.17% | LMI Systems, Inc. | 42,053 | 8 | 1.22% |
| Steelmart, Inc. | 50,133 | 9 | 1.13% | Brightview Landscape Development | 39,109 | 9 | 1.13% |
| Walmart Store #2584 | 43,966 | 10 | 0.99% | BMC East LLC | 36,688 | 10 | 1.06% |
| Total Principal Taxpayers | 1,275,233 | | 28.85% | Total Principal Taxpayers | 769,901 | | 22.28% |
| Other Business and Occupation Taxpayers | 3,144,992 | | 71.15% | Other Business and Occupation Taxpayers | 2,685,324 | | 77.72% |
| Total Business and Occupation Taxes | $ 4,420,225 | | 100.00% | Total Business and Occupation Taxes | $ 3,455,225 (1) | | 100.00% |

**NOTES:**
Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.
(1) FY2018 Annual Comprehensive Financial Report as presented for period of July 1, 2017 through June 30, 2018

**Source:** City of Tucker Occupational Tax

# CITY OF TUCKER, GEORGIA

## RATIO OF TOTAL DEBT OUTSTANDING BY TYPE
## LAST TWO FISCAL YEARS

| | Governmental Activities | | | | | | |
|---|---|---|---|---|---|---|---|
| June 30, | Lease Liability | Financed Purchase | Subscription Liability (2) | Total | Percentage of Personal Income | Estimated Population (1) | Per Capita (1) |
| 2025 | $ 2,655,046 | $ 270,619 | $ - | $ 2,925,665 | $ 0.14% | 37,239 | 71 |
| 2024 | 3,081,802 | - | 113,760 | 3,195,562 | 0.17% | 38,719 | 83 |
| 2023 | 3,278,990 | - | 1,767,610 | 5,046,600 | 0.33% | 36,969 | 137 |
| 2022 | 3,598,466 | - | - | 3,598,466 | 0.19% | 37,767 | 95 |

**Source:**
(1) U.S. Bureau of Labor Statistics
(2) FY2024 subscription liability restated

# CITY OF TUCKER. GEORGIA

## DIRECT AND OVERLAPPING PROPERTY TAX RATES
## LAST TEN DIGEST YEARS
**(per $1,000 of Assessed Value)**

| | | Overlapping Rates (1) | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | City of Tucker | DeKalb County | | | | | | | | | | School District | State of Georgia | Total |
| Calendar | Operating | Operating | | | Designated Services | | Police | | Bond (Debt) | | Dekalb | Operating | General | Direct & |
| Year (2) | Millage | Millage | Hospital | Fire | Parks (3) | Street/Road (4) | Basic | Non-Basic | Countywide | Unincorp | Total | Millage | Millage | Overlapping Rates |
| 2016 | 0.000 | 8.760 | 0.740 | 2.570 | 0.400 | 1.900 | 5.480 | 0.470 | 0.480 | 0.010 | 20.810 | 23.080 | 0.000 | 43.890 |
| 2017 | 0.000 | 8.693 | 0.740 | 3.080 | 0.931 | 1.480 | 4.046 | 1.046 | 0.427 | 0.367 | 20.810 | 23.080 | 0.000 | 43.890 |
| 2018 | 0.000 | 9.638 | 0.726 | 2.687 | 1.349 | 0.880 | 3.810 | 0.987 | 0.328 | 0.405 | 20.810 | 23.080 | 0.000 | 43.890 |
| 2019 | 0.000 | 9.327 | 0.668 | 2.729 | 0.000 | 0.831 | 3.847 | 0.996 | 0.363 | 0.591 | 19.352 | 23.180 | 0.000 | 42.532 |
| 2020 | 0.900 | 9.366 | 0.642 | 2.792 | 0.000 | 0.983 | 4.544 | 0.435 | 0.354 | 0.555 | 19.671 | 23.280 | 0.000 | 43.851 |
| 2021 | 0.900 | 9.108 | 0.356 | 2.996 | 0.000 | 0.583 | 6.078 | 0.592 | 0.000 | 0.504 | 20.217 | 23.080 | 0.000 | 44.197 |
| 2022 | 0.848 | 8.988 | 0.476 | 3.159 | 0.000 | 0.966 | 5.042 | 0.491 | 0.000 | 0.490 | 19.612 | 23.080 | 0.000 | 43.540 |
| 2023 | 2.284 | 9.209 | 0.379 | 2.837 | 0.000 | 0.306 | 5.833 | 0.626 | 0.000 | 0.479 | 19.669 | 22.980 | 0.000 | 44.933 |
| 2024 | 2.096 | 9.496 | 0.506 | 2.865 | 0.000 | 0.000 | 5.819 | 0.625 | 0.000 | 0.465 | 19.776 | 22.880 | 0.000 | 44.752 |

**NOTES:**
Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.
(1) Overlapping rates are those of Dekalb County, Dekalb County School System and the State of Georgia that apply to property owners withing the City of Tucker
(2) Property Taxes are levied in August of calendar year. Revenue is recognized in fiscal year of levy (e.g. 2024 property tax recognized in FY25)
(3) Tucker began collecting the Designated tax for Parks in 2020. Parks in the city limits of Tucker were transferred from Dekalb in 2019.
(4) Tucker began collecting the Designated tax for Street/Road in 2023 for 6 months. First full year of collections began in 2024.

**Source:** Dekalb County, Georgia Comprehensive Annual Financial Report

# CITY OF TUCKER, GEORGIA

## DEMOGRAPHIC AND ECONOMIC STATISTICS
## LAST EIGHT FISCAL YEARS

| Fiscal Period | Population (1) | Personal Income (amounts expressed in thousands) (1) | Per Capita Personal Income (1) | Median Age (1) | School Enrollment (2) | Unemployment Rate (3) |
|---|---|---|---|---|---|---|
| 2025 (4) | 37,239 | $ 1,861,466 | $ 49,987 | 43.3 | 6,435 | 3.4 % |
| 2024 | 38,719 | 1,915,506 | 49,472 | 41.1 | 6,397 | 5.2 % |
| 2023 | 36,969 | 1,541,385 | 41,694 | 45.2 | 6,653 | 2.9 % |
| 2022 | 37,767 | 1,845,749 | 48,872 | 41.8 | 6,329 | 2.9 % |
| 2021 | 37,205 | 1,488,274 | 40,002 | 44.4 | 5,302 | 4.8 % |
| 2020 | 36,385 | 1,408,245 | 38,704 | 43.5 | 5,296 | 3.6 % |
| 2019 | 36,206 | 1,323,402 | 36,552 | 40.6 | 5,349 | 3.5 % |
| 2018 | 36,653 | 1,386,070 | 37,816 | 41.5 | 3,426 | 2.0 % |

**NOTES:**
Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

**Source:**
(1) U. S. Census Bureau
(2) Various school websites
(3) Georgia Department of Labor-Dekalb County
(4) Infographic data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, ACS

# CITY OF TUCKER, GEORGIA

## PRINCIPAL PROPERTY TAXPAYERS
## CURRENT TAX DIGEST YEAR AND EIGHT YEARS PRIOR

| | 2024 (1) | | | 2016 | | |
|---|---|---|---|---|---|---|
| Principal Taxpayer | Taxable Assessed Value | Rank | Percentage of Total Taxable Assessed Value | Principal Taxpayer | Taxable Assessed Value | Rank | Percentage of Total Taxable Assessed Value |
| AIGP 13TEN LLC | $ 35,840,000 | 1 | 1.16% | Bell Oaks LLC | $ 14,212,840 | 1 | 0.67% |
| PAC GREEN PARK LLC | 26,200,000 | 2 | 0.85% | ECM Tucker llc | 13,124,000 | 2 | 0.62% |
| TUCKER MERIDIAN LLC | 18,700,000 | 3 | 0.61% | Lankmark at Mountain View LLC | 12,712,000 | 3 | 0.60% |
| THE POINTE ATLANTA APARTMENTS | 18,227,200 | 4 | 0.59% | Arium Station 29 LLC | 7,879,886 | 4 | 0.37% |
| SCG BR HUGH HOWELL LP | 17,921,920 | 5 | 0.58% | Weems Road Property Owner LLC | 7,229,840 | 5 | 0.34% |
| MRP FIVE OAKS APARTMENTS LLC | 17,360,000 | 6 | 0.56% | At Tucker Ga LLC | 6,426,000 | 6 | 0.30% |
| DEVELOPMENT AUTHORITY OF DEKALB | 15,240,360 | 7 | 0.50% | Development Authority of | 6,090,000 | 7 | 0.29% |
| GRAPHIC PACKAGING INTERNATIONAL LLC | 14,959,567 | 8 | 0.49% | CFI ERI Lavista Apartments LLC | 6,080,000 | 8 | 0.29% |
| REGENCY RETAIL PARTNERSHIP LP | 14,445,200 | 9 | 0.47% | Regency Retail Partnership LP | 6,080,000 | 9 | 0.29% |
| HORMEL FOODS CORPORATION | 14,433,265 | 10 | 0.47% | VIF II Lakeside LLC | 5,984,000 | 10 | 0.28% |
| Total Principal Taxpayers | 193,327,512 | | 6.28% | Total Principal Taxpayers | 85,818,566 | | 4.07% |
| All Other Taxpayers | 2,884,605,639 | | 93.72% | All Other Taxpayers | 1,130,299,596 | | 95.93% |
| Total | $ 3,077,933,151 | | 100.00% | Total | $ 1,216,118,162 | | 100.00% |

**NOTES:**
Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.
(1) Taxes levied in August 2024 are the economic resources used to fund expenditures in fiscal year 2025.

**Source:** Dekalb County Tax Commissioners Office

# CITY OF TUCKER, GEORGIA

## PRINCIPAL EMPLOYERS
## 2025 and 2018
**(unaudited)**

| 2025 | | | | 2018 | | | |
|---|---|---|---|---|---|---|---|
| **Employer** | **Employees (1)** | **Rank** | **Percentage of Total City Employment** | **Employer** | **Employees (1)** | **Rank** | **Percentage of Total City Employment** |
| Ricoh USA, Inc. | 780 | 1 | 2.90% | Quest Diagnostics, Inc | 1,000 | 1 | 12.14% |
| Quest Diagnostics Clinical | 548 | 2 | 2.04% | AMEC Foster Wheeler Power & Process | 500 | 2 | 6.07% |
| Pepsico | 413 | 3 | 1.54% | Macy's Logistic & Operations | 450 | 3 | 5.46% |
| Firstclass Healthcare | 400 | 4 | 1.49% | Inland Seafood Inc | 436 | 4 | 5.29% |
| Hormel Foods Corporation | 358 | 5 | 1.33% | Hormel Foods Corp | 375 | 5 | 4.55% |
| Inland Seafood | 335 | 6 | 1.25% | LabCorp | 350 | 6 | 4.25% |
| Flowers Baking Co Tucker LLC | 316 | 7 | 1.18% | Ricoh Americas Corp | 350 | 7 | 4.25% |
| Graphic Packaging International | 288 | 8 | 1.07% | CSM Bakery Solutions, LLC | 300 | 8 | 3.64% |
| Macy's Corp. Services | 243 | 9 | 0.90% | Emory Univ Orthopaedics & Spine Hospital | 300 | 9 | 3.64% |
| Tucker Rehabilitation and Nursing Center | 224 | 10 | 0.83% | Walmart | 300 | 10 | 3.64% |
| Total Principal Employers | 3,905 | | 14.53% | Total Principal Employers | 4,361 | | 52.94% |
| Other Employers | 22,966 | | 85.47% | Other Employers | 3,876 | | 47.06% |
| Total Employers | 26,871 | | 100.00% | Total Employers | 8,237 | | 100.00% |

**NOTES:**
Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.
(1) Information reported in Individual Employer's Business License Filing
(2) Ten years of data is not available due to the incorporation date of the City of Tucker.

**Source:** City of Tucker Occupational Tax

# CITY OF TUCKER, GEORGIA

## FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
## LAST SEVEN FISCAL YEARS
**(unaudited)**

| | Fiscal Year Ended June 30, | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Function** | **2025** | **2024** | **2023** | **2022** | **2021** | **2020** | **2019** | **2018** |
| City Manager/ Assistant City Manager (1) | 4 | 3 | 3 | 1 | 1 | 1 | 3 | 3 |
| City Clerk/ Receptionist (2) | 2 | 2 | 2 | 2 | 3 | 3 | 1 | 1 |
| Finance/ Licensing | 7 | 6 | 5 | 4 | 5 | 5 | 4 | 3 |
| Municipal Court | 4 | 3 | 3 | 3 | 2 | - | - | - |
| IT/ GIS | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Human Resources | 1 | 1 | 1 | - | - | - | - | - |
| Culture and Recreation (3) | 21 | 20 | 16 | 6 | 6 | 5 | 3 | 5 |
| Economic Development | 2 | 2 | 2 | 3 | 2 | 2 | 1 | 1 |
| Communications | 5 | 5 | 6 | 6 | 5 | 5 | 3 | 3 |
| Community Development/ Planning-Zoning | 5 | 5 | 4 | 4 | 4 | 3 | 3 | 3 |
| Code Enforcement | 3 | 4 | 3 | 3 | 3 | 3 | 2 | 2 |
| Building/Land Development | 5 | 5 | 4 | 4 | 4 | 3 | 3 | 3 |
| Engineering (4) | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Public Works (5) | 5 | 4 | - | - | - | - | - | - |
| **Total** | 71 | 66 | 55 | 42 | 41 | 36 | 29 | 30 |

**NOTES:**
Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

Full time Employees in Departments of City Manager, City Clerk, Finance, IT/GIS Director, Human Resources, Municipal Court, Parks and Recreation, Community Development Director, and the Economic Development Director are City Employees. The remaining Departments are staffed through contractual agreements with CHRM Hill/Jacobs, Interdev, LLC, and Lowe Engineers, LLC.
(1) Assistant City Manager is included in Economic Development, costs split equally among two departments. Moved to City Manager Department 100% in 2023.
(2) Receptionist previously listed as City Employee is listed as contracted in 2022 and included in Communications as Citizen Responder.
(3) Culture and Recreation reflects 9 Full-Time and 14 Part-Time employees (7 FTE) in 2023. 12 Full-Time and 16 Part-Time (8 FTE) in 2024.
(4) Engineering has been staffed through a contractual agreement with CHRM Hill/Jacobs since 2016. Years 2023 and prior have been restated to add these positions.
(5) Public Works Department began in fiscal year 2024 and is staffed through a contractural agreement with Lowe Engineers, LLC.

**Source:** City of Tucker Human Resources

# CITY OF TUCKER, GEORGIA

## OPERATING INDICATORS BY FUNCTION
## LAST EIGHT FISCAL YEARS
**(unaudited)**

| | Fiscal Year Ended June 30, | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Function** | **2025** | **2024** | **2023** | **2022** | **2021** | **2020** | **2019** | **2018** |
| General government | | | | | | | | |
| Ordinances approved | 24 | 22 | 25 | 32 | 18 | 30 | 30 | 27 |
| Court cases (Added Traffic Court in FY21) | 2910 | 3775 | 4401 | 4506 | 2468 | 590 | 266 | 114 |
| Police | | | | | | | | |
| Calls for Service | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Part 1 Crimes Reported | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Traffic citation issued | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Physical Arrest | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Fire (1) | | | | | | | | |
| Incident responses | * | * | * | * | * | * | * | * |
| Average response time | * | * | * | * | * | * | * | * |
| Fire Safety programs conducted | * | * | * | * | * | * | * | * |
| inspection conducted | * | * | * | * | * | * | * | * |
| Public works (2) | | | | | | | | |
| Average days to repair pothole | 67 | 125 | * | * | * | * | * | * |
| Community Development | | | | | | | | |
| New building permits issued | 1,187 | 732 | 1,160 | 1,300 | 1,374 | 223 | 366 | - |
| Parcels annexed | - | - | - | - | - | 35 | 5 | 18 |
| Culture and Recreation | | | | | | | | |
| Annual program registrants | 6,163 | 7,529 | 7,688 | 6,084 | 4,041 | 1,300 | 750 | 750 |

**NOTES:**

Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

(1) Fire functions are included in an intergovernmental agreement with Dekalb County.

(2)Prior to FY2023, Public Works functions were included in an intergovernmental agreement with Dekalb County.

**Sources:** Various City and County departments.

# CITY OF TUCKER, GEORGIA

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

| | Fiscal Year Ended June 30, | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Function/Program** | **2025** | **2024** | **2023** | **2022** | **2021** | **2020** | **2019** | **2018 (1)** |
| General Government | | | | | | | | |
| Buildings | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - |
| Land (acres) | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 |
| Vehicles | 11 | 1 | 1 | - | - | - | - | - |
| Parks - active and passive | | | | | | | | |
| Buildings | 1 | 1 | 1 | 1 | 1 | 1 | - | - |
| Vehicles | 8 | 8 | 7 | 6 | 5 | 4 | 2 | - |
| Park acreage | 314 | 314 | 314 | 314 | 312 | 312 | 312 | 290 |
| Greenway and walking trails (miles) | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 |
| Athletic fields | 13 | 13 | 13 | 9 | 9 | 9 | 9 | 9 |
| Swimming pools | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 |
| Tennis courts | 8 | 8 | 8 | 6 | 6 | 6 | 4 | 4 |
| Recreation buildings | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Playgrounds/Fitness Court | 8 | 8 | 8 | 8 | 6 | 6 | 6 | 6 |
| Picnic shelters/restrooms | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 |

**NOTES:**

Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

(1) During Fiscal year 2018, the City of Tucker took over contributed land parcels from Dekalb County.

**Source:** Tucker Finance Department

# CITY OF TUCKER, GEORGIA

## PROPERTY TAX LEVIES AND COLLECTIONS
## LAST SIX FISCAL YEARS

| Tax Digest Year (1)(3) | Taxes Levied | Collected within the Fiscal Year of the Levy | | Collections in Subsequent Fiscal Years | Total Collections to Date | |
|---|---|---|---|---|---|---|
| | | Amount | Percentage of Levy | | Amount | Percentage of Levy |
| 2024 | $ 6,011,604 | $ 5,925,950 | 98.58% | - | $ 5,925,950 | |
| 2023 (4) | 5,741,153 | 4,717,227 | 82.17% | 1,017,311 | 5,734,538 | 99.88% |
| 2022 | 2,032,206 | 2,004,167 | 98.62% | 22,359 | 2,026,526 | 99.72% |
| 2021 | 1,990,896 | 1,972,090 | 99.06% | 13,199 | 1,985,289 | 99.72% |
| 2020 (2) | 1,858,787 | 1,834,516 | 98.69% | 19,264 | 1,853,780 | 99.73% |
| 2019 | 1,710,856 | 1,681,249 | 98.27% | 24,372 | 1,705,621 | 99.69% |

**NOTES:**

Ten full years of data not available. City incorporated in 2016. First full year with ACFR was 2018.

(1) Real and Personal Property Taxes levied beginning in calendar year 2019.

(2) Tucker began collecting the Designated tax for Parks in 2020. Parks in the city limits of Tucker were transferred from Dekalb in 2019.

(3) Property Taxes are levied in August. Revenue is recognized in fiscal year of levy (e.g. August 2021 Tax Digest Year recognized in FY22)

(4) Tucker began collecting the Designated tax for Public Works in 2023.

**Source:** Dekalb County Tax Commissioner

# CITY OF TUCKER, GEORGIA

## DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
## AS OF JUNE 30, 2025

| Governmental Unit | Debt Outstanding | Estimated Percentage Applicable (1) | Estimated Share of Overlapping Debt |
|---|---|---|---|
| Direct Debt: | | | |
| Lease Liability | $ 2,655,046 | 100 % | $ 2,655,046 |
| Financed Purchase | 270,619 | 100 % | 270,619 |
| Total Direct Debt | $ 2,925,665 | | $ 2,925,665 |
| Overlapping Debt: | | | |
| DeKalb County: | | | |
| General Obligation Bonds | 90,595,000 | 7.15 % | 6,477,543 |
| Fulton-DeKalb Hospital Authority Bonds | 27,935,000 | 7.15 % | 1,997,353 |
| Building Authority | 5,120,000 | 7.15 % | 366,080 |
| Public Safety & Judicial Facilities Auth. | 27,020,000 | 7.15 % | 1,931,930 |
| Urban Redevelopment Authority | 3,345,000 | 7.15 % | 239,168 |
| Certificates of Participation | 3,985,000 | 7.15 % | 284,928 |
| Lease Liabilities | 10,983,000 | 7.15 % | 785,285 |
| SBITA Liabilities | 17,238,000 | 7.15 % | 1,232,517 |
| Financed Purchases | 2,442,000 | 7.15 % | 174,603 |
| Notes Payable | 9,931,000 | 7.15 % | 710,067 |
| Total Overlapping Debt | $ 198,594,000 | | $ 14,199,471 |
| Total Direct and Overlapping Debt | $ 201,519,665 | | $ 17,125,136 |

Source: Assessed value data used to estimate applicable percentages and debt outstanding obtained from Dekalb County's Finance Department.

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

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

# SPECIAL REPORTS SECTION

**CITY OF TUCKER, GEORGIA**
**1 PERCENT SALES TAX**
**SCHEDULE OF PROJECTS CONSTRUCTED WITH SPECIAL SALES TAX PROCEEDS**
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

| | Year Approved | Original and Current Estimated Cost | Actual SPLOST Revenue Received | Other Revenue for Projects | Amount Expended Prior Years | Amount Expended Current Year | Total Amount Expended to Date | Project Completed This Year | Estimated Completion Date | Project Behind Schedule | Project Underfunded | Excess Funds |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SPLOST I Projects** | | | | | | | | | | | | |
| Roads and Drainage | 2017 | $ 19,500,000 | $ 22,257,997 | $ 1,678,904 | $ 20,175,932 | $ 1,589,122 | $ 21,765,054 | No | 2025 | No | No | $ - |
| Multi Modal Improvements | 2017 | 6,000,000 | 6,848,614 | 727,141 | 4,122,512 | 1,714,018 | 5,836,530 | No | 2025 | No | No | - |
| Park and Recreation Facilities | 2017 | 4,500,000 | 5,136,461 | 119,806 | 4,331,058 | 764,699 | 5,095,757 | No | 2025 | No | No | - |
| **TOTAL** | | **$ 30,000,000** | **$ 34,243,072** | **$ 2,525,851** | **$ 28,629,502** | **$ 4,067,839** | **$ 32,697,341** | | | | | **$ -** |
| **SPLOST II Projects** | | | | | | | | | | | | |
| Road Improvement and Resurfacing | 2023 | $ 20,231,879 | $ 3,941,896 | $ 1,477,092 | $ - | $ 611,420 | $ 611,420 | No | 2030 | No | No | $ - |
| Trails, Sidewalks, and Bikeways | 2023 | 13,634,527 | 2,656,495 | 2,800,691 | - | 217,672 | 217,672 | No | 2030 | No | No | - |
| Parks Capital Outlay | 2023 | 6,597,352 | 685,547 | 1,445,385 | - | 175,782 | 175,782 | No | 2030 | No | No | - |
| Stormwater Infrastructure | 2023 | 3,518,588 | 1,285,401 | - | 137,399 | 548,149 | 685,548 | No | 2030 | No | No | - |
| **TOTAL** | | **$ 43,982,346** | **$ 8,569,339** | **$ 5,723,168** | **$ 137,399** | **$ 1,553,023** | **$ 1,690,422** | | | | | **$ -** |