

CITY OF BROOKHAVEN, GEORGIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2019

Prepared by:
Finance Department

CITY OF BROOKHAVEN, GEORGIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019

TABLE OF CONTENTS

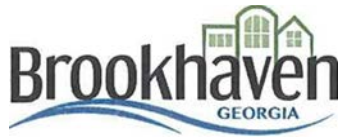
	Page Number
INTRODUCTORY SECTION (UNAUDITED)	
Letter of Transmittal.....	1-7
List of Principal Officials	8
Organizational Chart.....	9
Certificate of Achievement for Excellence in Financial Reporting	10
FINANCIAL SECTION	
Independent Auditor’s Report.....	11-13
Management’s Discussion and Analysis	14-27
Basic Financial Statements:	
Government-wide Financial Statements	
Statement of Net Position.....	28
Statement of Activities.....	29
Fund Financial Statements	
Balance Sheet – Governmental Funds.....	30
Statement of Revenues, Expenditures, and Changes in Fund	
Balances – Governmental Funds	31
Reconciliation of the Statement of Revenues, Expenditures, and Changes in	
Fund Balances of Governmental Funds to the Statement of Activities	32
Statement of Net Position – Proprietary Fund	33
Statement of Revenues, Expenses, and Changes in Fund Net	
Position – Proprietary Fund	34
Statement of Cash Flows – Proprietary Fund	35
Notes to Financial Statements	36-62
Required Supplementary Information:	
General Fund – Schedule of Revenues, Expenditures, and Changes in	
Fund Balances – Budget and Actual (GAAP Basis)	63 and 64
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Budget and Actual (GAAP Basis) – Grant Fund	65
Combining and Individual Fund Financial Statements and Schedules:	
Combining Balance Sheet – Nonmajor Governmental Funds.....	66
Combining Statement of Revenues, Expenditures, and Changes in Fund	
Balances – Nonmajor Governmental Funds.....	67
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Budget and Actual (GAAP Basis) – Confiscated Assets Fund	68
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Budget and Actual (GAAP Basis) – Special Tax District No. 1 Fund.....	69

CITY OF BROOKHAVEN, GEORGIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019

TABLE OF CONTENTS

	Page Number
FINANCIAL SECTION (CONTINUED)	
Combining and Individual Fund Financial Statements and Schedules (Continued):	
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Budget and Actual (GAAP Basis) – Hotel/Motel Tax Fund	70
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Budget and Actual (GAAP Basis) – Streetlight Fund	71
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Budget and Actual (GAAP Basis) – Emergency 911 Fund	72
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Budget and Actual (GAAP Basis) – Debt Service Fund	73
Schedule of Projects Constructed with Special Purpose Local Option Sales Tax Proceeds..	74
Balance Sheet– Component Unit – Development Authority	75
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Development Authority.....	76
STATISTICAL SECTION (UNAUDITED)	
Net Position by Component	77
Changes in Net Position	78 and 79
Fund Balances of Governmental Funds	80
Changes in Fund Balances of Governmental Funds.....	81
Assessed Value and Estimated Actual Value - All Taxable Property	82
Property Tax Rates - Direct and Overlapping Governments	83
Principal Taxpayers – Current and Six Years Ago.....	84
Property Tax Levies and Collections	85
Ratios of Outstanding Debt by Type	86
Direct and Overlapping Governmental Activities Debt	87
Legal Debt Margin Information	88
SPLOST Bond Revenue Coverage	89
Demographic and Economic Statistics.....	90
Principal Employers	91
Full Time Equivalent City Government Employees By Function	92
Operating Indicators By Function	93 and 94
Capital Assets Statistics By Function.....	95

INTRODUCTORY SECTION



May 29, 2020

The Citizens,
Honorable Mayor, Members of the City Council,
City Manager and Assistant City Manager
City of Brookhaven, Georgia

The Finance Department of the City of Brookhaven (the "City") is pleased to submit the Comprehensive Annual Financial Report of the City of Brookhaven, Georgia for the fiscal year ended December 31, 2019. The purpose of the report is to provide the Mayor, City Council, management, staff, the public and other interested parties with detailed information reflecting the City's financial condition.

THE REPORT

State law and local ordinances require that every general-purpose local government publish a complete set of audited financial statements each fiscal year. This report has been prepared in accordance with State statutes set forth in the Act providing uniform standards for audits of municipalities and counties within the State of Georgia, approved March 28, 1968 (p.464), and as amended by the Act approved April 21, 1968 (GA Laws 1977, p.883). Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City.

We believe the data is accurate in all material respects and is presented in a manner that fairly sets forth the financial position of the City of Brookhaven. We also believe all disclosures necessary to enable the reader to gain an understanding of the City's financial affairs have been included.

The management of the City of Brookhaven has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Brookhaven's financial statements in conformity with Generally Accepted Accounting Principles (GAAP) as applied to governmental units. Because the cost of internal controls should not outweigh their benefits, the City of Brookhaven's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. Management asserts that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Brookhaven's financial statements have been audited by Mauldin & Jenkins, LLC. The responsibility of the independent audit was to provide reasonable assurance that the financial statements of the City of Brookhaven for the fiscal year ended December 31, 2019 are free of material misstatements. 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 upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Brookhaven's financial statements for the fiscal year ended December 31, 2019 are fairly presented in conformity with GAAP. The auditors do not express an opinion on the effectiveness of the City's internal controls. However, they do provide a form of negative assurance as to the City's internal controls and compliance with applicable rules and regulations. The independent auditor's report is presented as the first component of the financial section of this report.

Also included in the report is the Management's Discussion and Analysis (MD&A) that provides a narrative introduction, overview, and analysis. The basic financial statements, including the accompanying notes, represent the core of the financial section. These financial statements present the financial condition of the City of Brookhaven as a single entity, as well as the individual funds that account for the City's various governmental and business-type activities.

PROFILE OF THE CITY

After a July 31, 2012 voter referendum, approving the establishment of the City of Brookhaven, the City officially became the largest city in DeKalb County, Georgia on December 17, 2012. Brookhaven is in the northeast suburbs of Atlanta and is bounded by the Fulton County line to its west, just south of interstate I-85 to its south, the City of Dunwoody at interstate I-285 to its north, and the City of Chamblee to its east. At 11.6 square miles, the area has developed rapidly over the past three decades, and is home to affluent neighborhoods, numerous work-play communities, scores of quality restaurants, quality shopping, and a large diverse international population.

Under the Charter, the Council is comprised of a Mayor and four Councilmembers who enact local legislation, determine policies, adopt the City's annual budget and millage rates. The Mayor and Councilmembers are elected for four-year terms with the Mayor and two Councilmembers alternating with the other two Councilmembers on odd-numbered years. The City Manager is appointed by the Mayor and confirmed by the City Council and is responsible for implementing the policies set forth by the Council, overseeing all City employees, and managing the day-to-day operations of the City.

The City provides a range of municipal services including general government, public safety (police), streets, parks and recreation, planning and zoning, code enforcement, and stormwater operations. Sanitation collection services, fire protection, and emergency medical services are provided to residents via an intergovernmental agreement with DeKalb County. DeKalb County also provides water and sewer services to all municipalities, within its borders, including Brookhaven.

The annual budget of the City of Brookhaven serves as the foundation for the City's financial planning and control. The budget is prepared by the City Manager, transmitted to the City Council by the Mayor, and adopted by the City Council in accordance with policies and procedures established by the Brookhaven Charter and council ordinances. The appropriated budget is prepared and presented by fund, department (e.g. police) or function (e.g. debt service), and major cost category (e.g., personnel services). All expenditures of the City are made in accordance with the adopted annual budget. The department level is the legal level of control enacted by the Brookhaven Code ordinance. Budgetary control is maintained at the individual expenditure account level by the review of all requisitions of estimated purchase amounts prior to the release of purchase orders to vendors. Transfers among expenditure accounts in one department may occur with the approval of the Finance Director. Transfers between operating departments may occur with the approval of the City Council. Transfers between funds accomplished via budget amendment must be approved by the City Council. Budget amendments, increasing or decreasing fund appropriations, must also be approved by the City Council.

Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For all governmental funds with appropriated annual budgets, this comparison is presented in the required supplementary information (RSI) or combining fund section of this report.

ECONOMIC CONDITION AND OUTLOOK

Some of the factors, which will contribute to the future growth and development of the City of Brookhaven, are listed below:

Improved Transportation System

The City of Brookhaven is home to a heavy rail rapid transit station operated by the Metropolitan Atlanta Rapid Transit Authority (MARTA). Opening in 1984, the Brookhaven station is a heavily travelled station with connections north and south. Transportation systems have a major impact on the growth and development of any community. With access to I-85 and I-285, the City's major local thoroughfares include Buford Highway (GA 13), Ashford Dunwoody Road, and Peachtree Road. Also, the City has paved over 46 lane-miles during the last three years, while a total of over 20,000 linear feet of new sidewalks have been added during the same period.

Redevelopment of Existing Land/Properties

With most of the land/property in the City developed, the City's growth has been redevelopment in nature. This redevelopment includes mixed-use (commercial and residential), medical campuses, multiple family residences, and larger, modern homes. With an estimated population of 54,145 (Source: U.S. Census Bureau), the Community Development Department continues to work with developers and builders on projects promoting live-work-play communities, bike and pedestrian mobility, and neighborhood character preservation. Continuous measures have been implemented to make the City of Brookhaven aesthetically pleasing for its citizens and business owners such as design standards and overlay districts.

Recent Economic Development

The City continues its growth through mixed-use development, zoning improvements, and business attraction and retention.

Emory University has announced its master plan for the Executive Park office park located on the City's Southern gateway near I-85. The master plan calls for over 2 million square feet of new development totaling \$1 billion in investment. The master plan will include a hospital, multi-family housing, and a hotel. As part of this effort, Emory University and the City of Brookhaven executed a Community Investment Agreement between the two organizations. The City's partnership with Emory places an emphasis on solving issues surrounding transit connectivity and alternate modes of transit for pedestrians and vehicles, and several other infrastructure priorities. The City plans to use the tax proceeds from the Emory Executive Park build-out to fund two pedestrian bridges - one over North Druid Hills and the other over I-85 – further enhancing the connectivity and prioritizing within the corridor.

Children's Healthcare of Atlanta (CHOA), recognized by US News and World Reports as one of the top pediatric hospitals in the country, opened its 300,000 square foot Center for Advanced Pediatrics in late summer of 2018, and is moving forward with construction plans to complete two new hospital towers, new parking facilities, and more medical offices at their site in Brookhaven. The facility was in the area annexed into the City in 2014, and is expected to service 300,000 patients annually, provide for ancillary health services, and treat children with complex and chronic illnesses. At completion, the new hospital and its supporting buildings will total \$1.3 billion in investment.

4004 Perimeter Summit, an 18-story, 355,000 square foot office tower in the Perimeter Parkway office development, is now home to the accounting firm Carr, Riggs, and Ingram. The firm is the building's first tenant and occupies ~50,000 square feet with over 200 employees. Perimeter Summit is an 83-acre master planned development in the northern, I-285 area of the city currently consisting of four office buildings providing a total of more than 1.3 million square feet of Class A office space, two hotels (Hyatt Regency and Hilton) and residential housing. The Perimeter Summit development has over 300 residential condominiums and almost 200 hotel rooms.

The City's Economic Development Department held its first Developers Day summit in September of 2019 in a continued effort to market the City's various commercial nodes to attract high quality employers and development, while employing strategic business retention and expansion efforts to support those businesses that currently call Brookhaven home. With the adoption of the Brookhaven Development Authority's Economic Development Strategic Plan in December of 2019, the Department aims to utilize this document to help define targets and priorities for the 2020 fiscal year and beyond.

Budgetary Controls

The City of Brookhaven maintains budgetary controls to ensure compliance with legal provisions of the annual appropriated budget approved by the City Council. Activities of the General Fund, Confiscated Funds, Special Tax District Fund, Hotel Motel Tax Fund, Streetlight Fund, E911 Fund, Grant Fund, Homestead Option Sales Tax Fund, Special Purpose Local Option Sales Tax Fund, Capital Project Fund, and Debt Service Fund are included in the annual appropriated budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is the department level.

A copy of the City of Brookhaven's annual budget can be obtained from the City of Brookhaven's Finance Department by calling (404) 637-0500. Copies of the annual budget or the various master plans can also be accessed through the respective department's web page at www.brookhavenga.gov.

Financial Policies

The City's Financial Management Policy guides management in the preparation of its annual budget and daily financial operations. The Policy provides standards for the use of contingencies, unexpected expenditures, the establishment of an unassigned fund balance reserve of 25% of annually budgeted following year expenditures in the General Fund, cash and investment management, grant management, purchasing policies, and internal control policies.

Internal accounting controls are business processes to provide reasonable assurance that the city is operating efficiently, reporting is reliable and that the City is in compliance with the applicable regulations and internal procedures as well as, preparing financial statements in conformity with Generally Accepted Accounting Principles (GAAP). The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived and the evaluation of costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above framework.

Long-Term Financial Planning

The City actively engages in multi-year financial planning. The City has developed several master plans including parks, transportation and sidewalks, and stormwater infrastructure. The 2019 budget funded substantial progress for execution. It is expected that work on these plans will be implemented over the subsequent ten-year (2020-2029) period. As part of the annual capital improvement program, future capital acquisitions and capital asset replacements are considered in the capital improvement plan. The City uses various data in forecasts for future operating and capital needs in the preparation of the City's annual budget document.

MAJOR INITIATIVES

The 33,385 sq. ft. Public Safety Building broke ground on September 13, 2019 and is expected to be completed in the first half of 2021. Located on the banks of the Peachtree Creek Greenway within the Briarwood Road trail head, this City-owned facility will meet the current and future needs of the Police Department and Municipal Court, while also providing budgetary savings by avoiding annual lease expenses of approximately \$240,000.

The Park Bond Capital Improvement Program (funded with a \$38.9 million G.O. bond issuance) began in earnest in early 2019 with the appointment of the Park Bond Citizen Oversight Committee. Since then, contracts have been awarded for City-wide invasive species removal, the Briarwood pool replacement, and Blackburn Park marquee fencing along Ashford Dunwoody Road. Please see the Park Bond Capital Program website for additional information. <https://www.brookhavenga.gov/parks-bond-ref>.

Peachtree Creek Greenway Project

The Peachtree Creek Greenway is a 12-mile multi-city trail project beginning just outside of I-285, in the City of Doraville, following the North Fork of Peachtree Creek to its confluence with the South Fork, and linking with regional trails including the Atlanta Beltline. Brookhaven is leveraging the project to provide transportation and recreation alternatives, while encouraging development facing the creek. Other Brookhaven plans call for a 2.7-mile multi-use trail and linear park featuring a series of paved multi-purpose and promenade trails near a revitalized corridor dotted with residences, offices, restaurants, bike rental stands, coffee shops, and picnic areas. Phase I of the Peachtree Greenway (Briarwood Road to North Druid Hills Road) opened in December 2019. Design for Phase II (North Druid Hills Road to the City of Atlanta line) is underway. Though land acquisition costs for Phase II are unknown at this time, the City was awarded grant funding from the Atlanta Regional Commission (ARC) of \$2,720,000 for construction of Phase II. This ARC grant calls for a City match of \$630,000, which will be funded from the hotel/motel tax revenue bond proceeds.

AWARDS AND ACKNOWLEDGMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) *Certificate of Achievement for Excellence in Financial Reporting (CAFR)* is the highest form of recognition for excellence in state and local government financial reporting. To be awarded a *Certificate of Achievement*, a government unit must publish an easily readable and efficiently organized CAFR whose contents conform to program standards. The document must satisfy both generally accepted accounting principles and applicable legal requirements. The City is submitting our fiscal year 2019 report expecting to receive the award for a fifth consecutive year.

I would first like to thank the Mayor and City Council for their support and adherence to the conservative approach that they have adopted for the City's financial management. I also would like to thank all members of the Finance Department as well as all other departments who

assisted with assembling the information presented in this report. I would like to acknowledge the City's auditors, Mauldin & Jenkins, LLC, with the assistance they provided in meeting the deadlines established for publication of the document.

Respectfully submitted,

Aleksandar Dimov

Aleksandar Dimov, CPA
Finance Director

CITY OF BROOKHAVEN, GEORGIA

LIST OF PRINCIPAL OFFICIALS

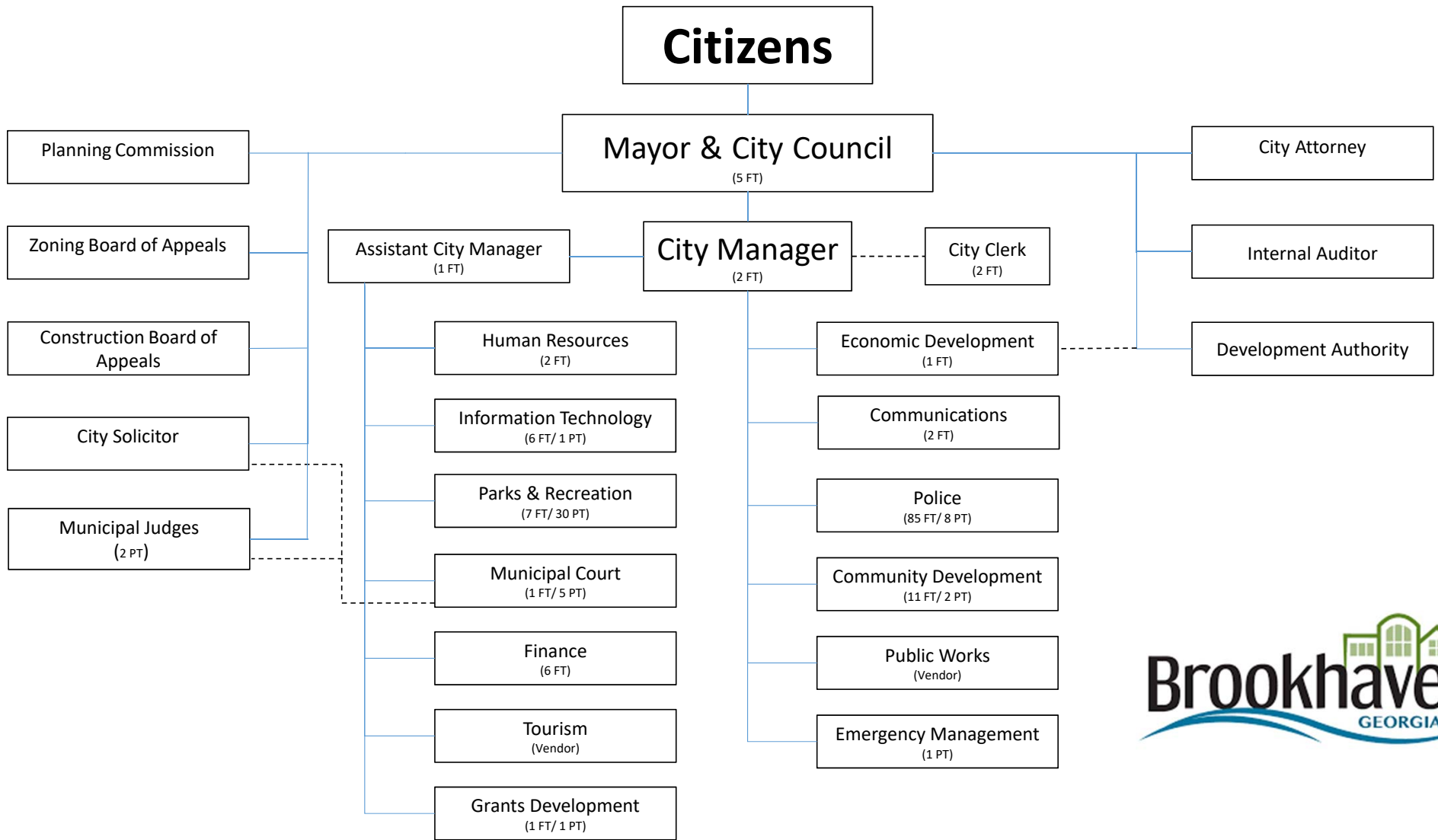
DECEMBER 31, 2019

LEGISLATIVE BRANCH

Mayor	John A. Ernst, Jr.
Council Member – District 1	Linley Jones
Council Member – District 2	John Park
Council Member – District 3	Madeleine Simmons
Council Member – District 4	Joe Gebbia

MANAGEMENT STAFF

City Manager	Christian Sigman
Asst. City Manager/CFO	Steve Chapman II
City Clerk	Susan Hiott
Director of Human Resources	Rick Stone
Director of Finance	Aleksandar Dimov
Communications Director	Burke Brennan
Director of Information Technology	Robert Mullis
Municipal Court Administrator	Shirley Archer
Police Chief	Gary Yandura
Director of Public Works	Hari Karikaran
Director of Parks & Recreation	Brian Borden
Director of Community Development	Patrice Ruffin
Director of Economic Development	Shirlynn Brownell



December 2019



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Brookhaven
Georgia**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

**The Honorable Mayor and Members
of the City Council of the
City of Brookhaven, Georgia**

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Brookhaven, Georgia (the "City")**, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Brookhaven Convention and Visitors Bureau, which represents 33 percent, 47 percent, and 48 percent, respectively, of the assets, net position, and revenues of the aggregate discretely presented component units. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Brookhaven Convention and Visitors Bureau, is based solely on the report of the other auditor. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinions

In our opinion, based on our report and the report of the other auditor, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of December 31, 2019, 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.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules and the schedule of expenditures of special purpose local option sales tax proceeds, as required by the Official Code of Georgia 48-8-121, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The introductory and statistical sections are also presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 29, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
May 29, 2020

CITY OF BROOKHAVEN, GEORGIA MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Brookhaven (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 year ended December 31, 2019. We encourage readers to consider the information presented in conjunction with the basic financial statements, notes, and supplementary information found in this report. This information taken collectively is designed to provide readers with an understanding of the City's finances.

FINANCIAL HIGHLIGHTS

- The assets of the City exceeded its liabilities and deferred inflows of resources at the close of the fiscal period by \$131,989,302. Of this amount, unrestricted net position of \$31,902,807 is available to meet the ongoing obligations of the government.
- As of the close of the fiscal period, the City's governmental funds reported combined ending fund balances of \$83,839,170.
- The City has increased the overall net position by \$7,037,484 in 2019.

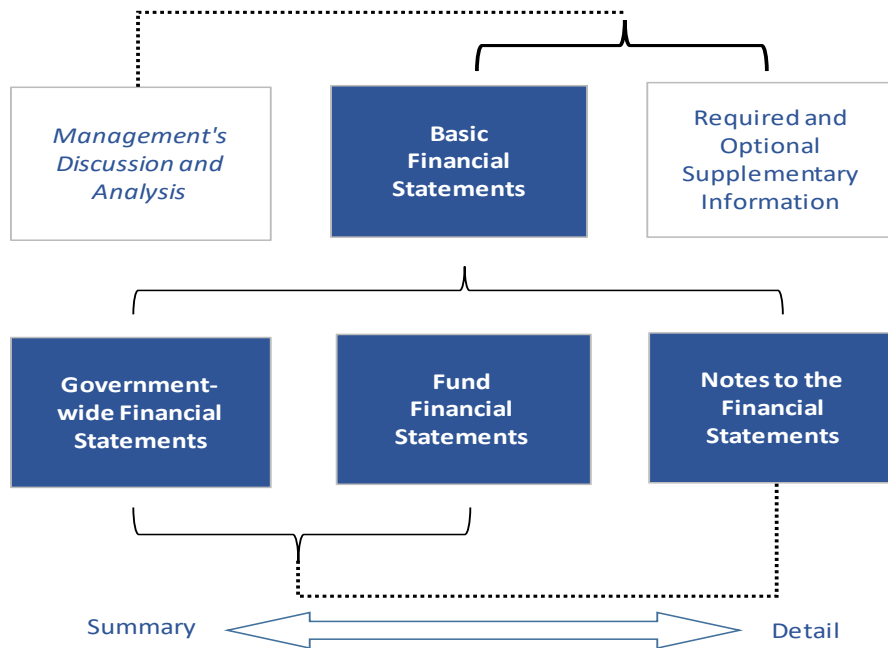
OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report is comprised of four segments as dictated by generally accepted accounting principles (GAAP); *management's discussion and analysis* (this section), the *basic financial statements*, *required supplementary information* and *other supplementary information*. The basic financial statements include two kinds of statements that present different views of the City and are comprised of the following four components:

- 1) Government-wide financial statements
- 2) Fund financial statements
- 3) Notes to the financial statements
- 4) Other supplementary information in addition to the basic financial statements

The aforementioned financial statements focus on both the City as a whole (government-wide) and on the major individual funds. The following graph shows the relationship between the Comprehensive Annual Financial Report (CAFR) and the basic financial statements and the Required Supplementary information ("RSI").

Relationship Between Comprehensive Annual
Financial Report (CAFR)
and
Basic Financial Statements and Required
Supplementary Information (RSI)



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

The Statement of Net Position presents information on all of the City's assets, liabilities and deferred inflows of resources, with the difference between them 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 most recent fiscal period. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cashflows. Thus, revenues and expenses are reported in this statement for some items that will only result in cashflows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Major Features of the City of Brookhaven's Government-wide and Fund Financial Statements

	Fund Statements		
	Government-wide Statements	Governmental Funds	Proprietary Funds
Scope	Entire City government	Activities of the City that are not proprietary, such as police, zoning, and parks	Activities the City operates similar to private business; stormwater utility
Required financial statements	* Statement of net position * Statement of activities	* Balance sheet * Statement of revenues, expenditures, and changes in fund balance	* Statement of net position * Statement of revenues, expenses, and changes in net position * Statement of cash flows
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included	All assets and liabilities, both financial and capital, short-term and long-term
Type of inflow/outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid

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

The government-wide financial statements contain not only the City itself (known as the primary government), but also a legally separate development authority and a legally separate convention and visitors bureau for which the City is financially accountable. Financial information for these component units is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 28 and 29 of this report.

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

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

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

The City maintains four major governmental funds. The City's major governmental funds are the General, Special Purpose Local Option Sales Tax (SPLOST), Capital Projects and Grant. 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 these major funds.

The City adopts an annual appropriated budget for its general and special revenue funds. A project length budget is adopted for the capital project fund. A budgetary comparison statement has been provided for the general fund and special revenue funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 30 through 32 of this report.

Proprietary Funds. Under GASB Statement No. 34, governments report two types of proprietary funds if applicable. The City maintains one proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its stormwater fund. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The proprietary fund financial statements can be found on pages 33 through 35 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 36 through 62 of this report.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the budgetary comparison schedule for the general fund and major special revenue funds 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 budget. Required supplementary information can be found on pages 63 through 65 of this report.

The combining fund financial statements for the nonmajor governmental funds are presented immediately following the required supplementary information. They can be found on pages 66 and 67 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

City of Brookhaven, Georgia Net Position

	Governmental Activities		Business-type Activities		Total Primary Government	
	2019	2018	2019	2018	2019	2018
Assets:						
Current assets	\$ 90,723,111	\$ 61,684,601	\$ 1,514,546	\$ 1,255,330	\$ 92,237,657	\$ 62,939,931
Capital assets, net	106,461,405	88,548,400	8,498,288	8,227,377	114,959,693	96,775,777
Total assets	<u>197,184,516</u>	<u>150,233,001</u>	<u>10,012,834</u>	<u>9,482,707</u>	<u>207,197,350</u>	<u>159,715,708</u>
Liabilities						
Current liabilities	6,301,332	4,346,103	1,099	7,720	6,302,431	4,353,823
Long-term liabilities	68,453,519	30,410,067	-	-	68,453,519	30,410,067
Total liabilities	<u>74,754,851</u>	<u>34,756,170</u>	<u>1,099</u>	<u>7,720</u>	<u>74,755,950</u>	<u>34,763,890</u>
Deferred inflow of resources	452,098	-	-	-	452,098	-
Total deferred inflow of resources	<u>452,098</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>452,098</u>	<u>-</u>
Net Position						
Net investment in capital assets	79,892,779	83,202,488	8,498,288	8,227,377	88,391,067	91,429,865
Restricted	11,695,428	2,720,707	-	-	11,695,428	2,720,707
Unrestricted	30,389,360	29,553,636	1,513,447	1,247,610	31,902,807	30,801,246
Total net position	<u>\$ 121,977,567</u>	<u>\$ 115,476,831</u>	<u>\$ 10,011,735</u>	<u>\$ 9,474,987</u>	<u>\$ 131,989,302</u>	<u>\$ 124,951,818</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceeded liabilities and deferred inflows of resources by \$131,989,302 at the close of the most recent fiscal year.

By far the largest portion of the City's net position 67.0% reflects its investment in capital assets (e.g. land, buildings, machinery and equipment, and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position \$11,695,428 represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position \$31,902,807 or 24.1% may be used to meet the City's ongoing obligations to citizens and creditors.

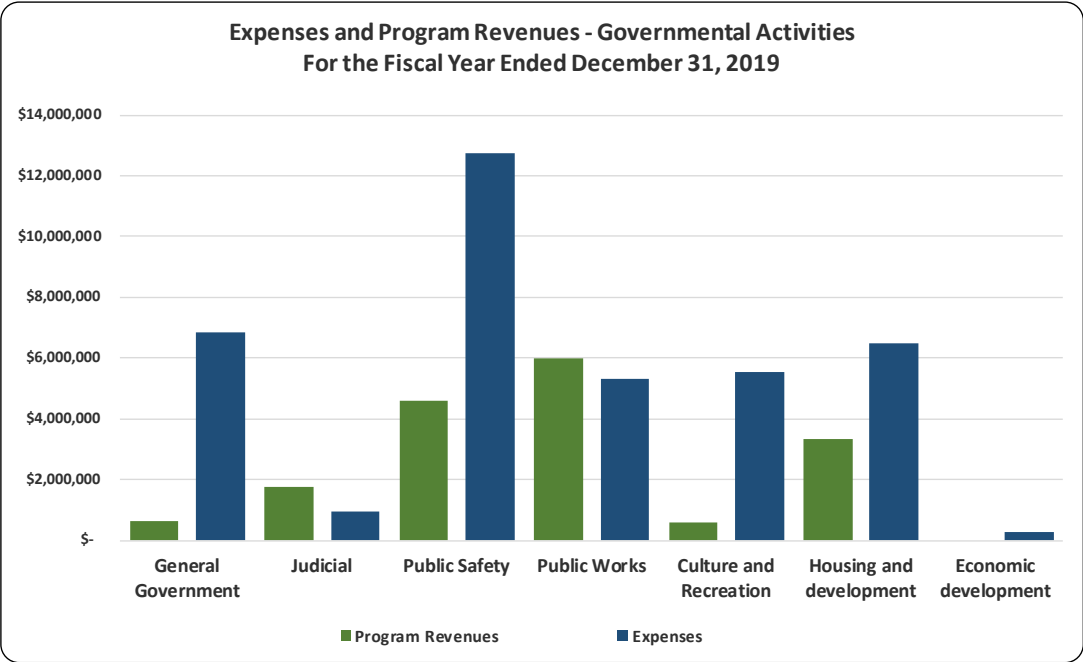
At the end of the current year, the City is able to report positive balances in all three categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities.

Governmental Activities. Governmental activities increased the City of Brookhaven’s net position by \$6,500,736, thereby accounting for 92.4% of the total increase in the net position of the City. Key elements of this increase are shown in detail in the table on the following page.

City of Brookhaven, Georgia						
Change in Net Position						
	Governmental Activities		Business-type Activities		Total Primary Government	
	2019	2018	2019	2018	2019	2018
Revenues						
Program revenues:						
Charges for services	\$ 8,215,657	\$ 8,884,860	\$ 2,018,424	\$ 1,999,107	\$ 10,234,081	\$ 10,883,967
Capital grants & contributions	8,717,845	6,366,880	-	-	8,717,845	6,366,880
General revenues:						
Property taxes	13,873,420	10,090,399	-	-	13,873,420	10,090,399
Sales taxes	-	1,631,933	-	-	-	1,631,933
Hotel/Motel tax	3,753,577	3,758,787	-	-	3,753,577	3,758,787
Franchise taxes	4,001,898	2,661,917	-	-	4,001,898	2,661,917
Business tax	5,818,439	5,834,215	-	-	5,818,439	5,834,215
Alcohol and excise taxes	1,792,340	1,688,504	-	-	1,792,340	1,688,504
Unrestricted						
Investment earnings	1,101,288	181,473	24,488	-	1,125,776	181,473
Miscellaneous	220,442	276,355	-	-	220,442	276,355
Gain on sale of capital assets	-	9,331,635	-	-	-	9,331,635
Total revenues	47,494,906	50,706,958	2,042,912	1,999,107	49,537,818	52,706,065
Expenses:						
General government	6,849,657	6,374,028	-	-	6,849,657	6,374,028
Judicial	926,444	552,602	-	-	926,444	552,602
Public safety	12,734,669	11,808,133	-	-	12,734,669	11,808,133
Public works	5,325,777	5,163,842	-	-	5,325,777	5,163,842
Housing and development	6,471,942	4,869,152	-	-	6,471,942	4,869,152
Culture and recreation	5,533,860	4,205,797	-	-	5,533,860	4,205,797
Economic development	287,647	316,878	-	-	287,647	316,878
Interest on long-term debt	2,821,100	708,232	-	-	2,821,100	708,232
Stormwater	-	-	1,549,238	1,429,534	1,549,238	1,429,534
Total expenses	40,951,096	33,998,664	1,549,238	1,429,534	42,500,334	35,428,198
Transfers	(43,074)	200,000	43,074	(200,000)	-	-
Changes in net position	6,500,736	16,908,294	536,748	369,573	7,037,484	17,277,867
Net position, beginning of year	115,476,831	98,568,537	9,474,987	9,105,414	124,951,818	107,673,951
Net position, end of year	\$ 121,977,567	\$ 115,476,831	\$ 10,011,735	\$ 9,474,987	\$ 131,989,302	\$ 124,951,818

- Capital Grants and Contributions are up \$2,350,965 or 36.9% due primarily to the SPLOST revenues collected in 2019. In 2018, the City received SPLOST funds for nine months only.

- Property tax revenues for 2019 were \$3,783,021 greater than those of 2018. This 37.5% increase was primarily due to the new City bond tax collections.
- The City did not receive any HOST sales tax in 2019 which is a decrease of \$1,631,933 compared to 2018. HOST sales tax was replaced by revenue from Special Purpose Local Option Sales Tax (SPLOST) in 2018, which is dedicated to capital improvements.
- Franchise fees for the City increased by \$1,339,981 or 50.3%. The increase was primarily due to Atlanta Gas Light not paying in 2018 due to an overpayment in prior years. The overpayment in prior periods was earned and recognized in 2019.
- The City’s unrestricted investment earnings increased by \$919,815 due to favorable interest rates.
- There was no activity in the gain on sale of capital assets category in 2019. In 2018 the City made an exchange with Children’s Healthcare of Atlanta (CHOA) on Tullie Road and Tullie Circle for \$10,000,000 which resulted in a gain on the exchange of capital assets in the amount of \$9,331,635. The City abandoned these roads and made a Community Investment Agreement with CHOA.

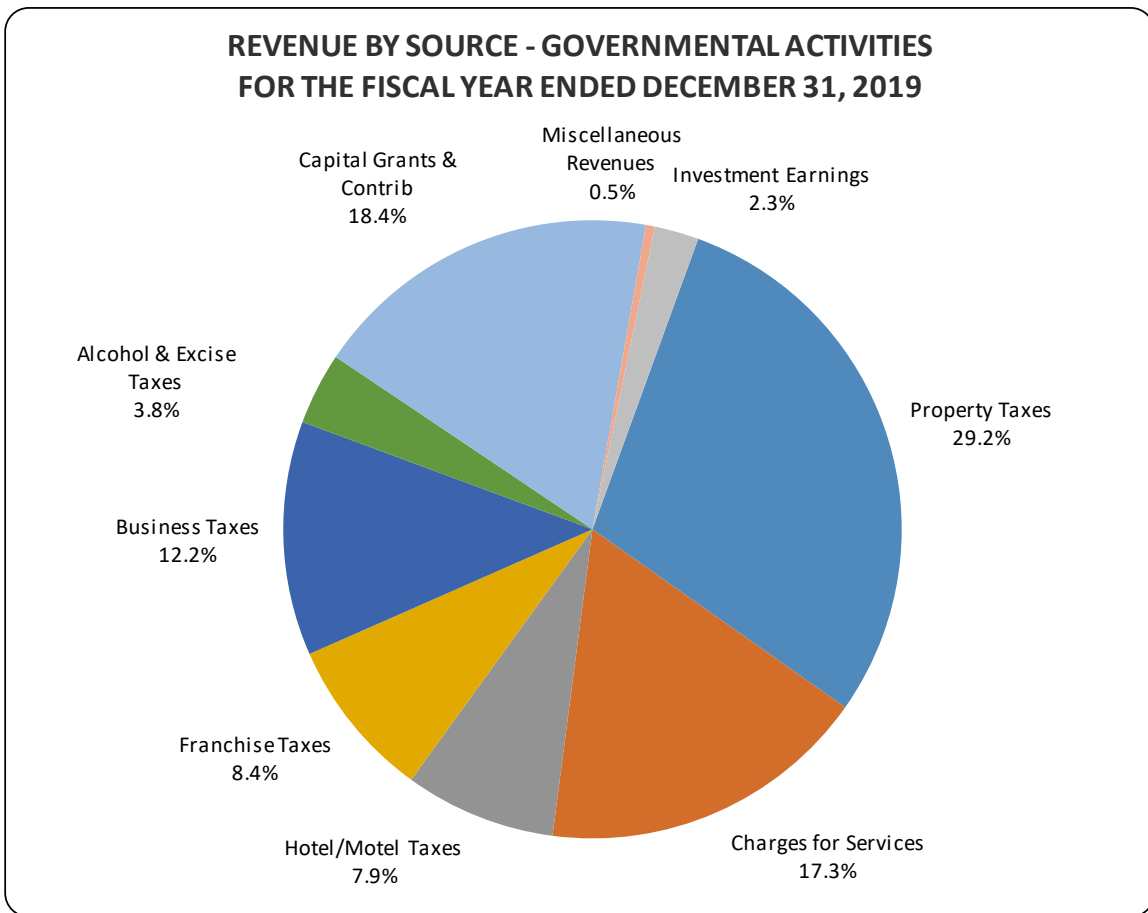


The increase in governmental activities expenses of \$6,952,432 is attributed to the following major changes:

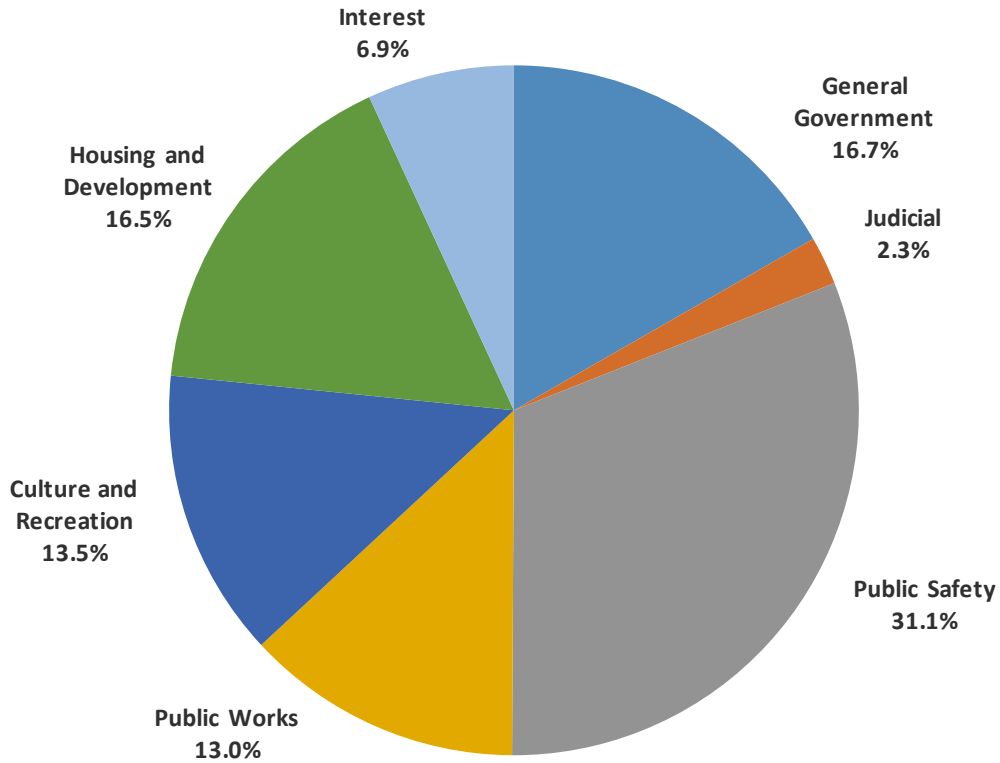
- In 2019, the expenses for public safety increased by \$926,536 or 7.8% over the 2018 expenses. This change was primarily due to Council approved salary increase for public safety City employees.

- Housing and development expenses increased by \$1,602,790 or 32.9% from those for 2018. This difference is principally attributed to the hotel/motel revenue collections from prior periods transferred to the Brookhaven Convention and Visitors Bureau.
- Cultural and recreation activities increased by \$1,328,063 or 31.6% in 2019. This resulted from an increase in general operating expenses due to the expansion of park infrastructure.
- Interest on long-term debt increased by \$2,112,868 compared to 2018. The increase was primarily due to the first principal payment of the 2018 SPLOST GO Bonds issued for the construction of a new public safety building.

The charts below denote the source of the City’s governmental revenues and expenses.



**EXPENSES BY FUNCTION - GOVERNMENTAL ACTIVITIES
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019**



Business-Type Activities. Business-type activities increased the City’s net position by \$536,748, thereby accounting for 7.6% of the total increase in the net position of the City. The sole business-type activity is its stormwater operations, which are accounted for in its Stormwater Fund. This fund is used to facilitate the repair, maintenance, and improvements to the City’s stormwater facilities.

	Stormwater Fund Operations					
	Operating Revenues		Operating Expenses		Income from Operations	
	2019	2018	2019	2018	2019	2018
Fund:						
Stormwater	\$2,018,424	\$1,999,107	\$1,549,238	\$1,429,534	\$469,186	\$569,573
Totals	\$2,018,424	\$1,999,107	\$1,549,238	\$1,429,534	\$469,186	\$569,573

The revenues for the Stormwater Fund increased by \$19,317 or 1.0% from the previous year. Although the City took over stormwater services from DeKalb County during incorporation of the City in 2012, efforts continue to define the elements of the stormwater program.

Stormwater assessment fees (computed based on a property's impervious surface area) were \$2,018,424; representing virtually all of the revenue in the fund. Depreciation on the capital assets accounted for 12.9% of the operating expenses.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balance of \$83,839,170.

General Government Fund Balance		Purpose	2019	2018	Diff.
Non-spendable "inherently non-expendable" such as deposits or inventory		Prepaid Expenses	\$ 579,256	\$ 701,740	\$ (122,484)
	Restricted External "legal limitations" on use		Streetlighting	297,391	327,538
		Law Enforcement	986,929	690,401	296,528
		Public Safety	-	12,073,120	(12,073,120)
		Public Works	197,257	140,541	56,716
		Tourism (Hotel Motel)	-	1,513,801	(1,513,801)
		Multi-modal transportation projects	-	12,577,699	(12,577,699)
		Capital Projects	51,191,153	-	51,191,153
		Debt Service	577,691	-	577,691
		Police Donations	45,732	30,928	14,804
		Debt Service	3,067,712	1,615,613	1,452,099
Committed "Self-imposed" limitations on use		Brookhaven Heights Purchase	1,100,000	-	1,100,000
	Assigned Limitations resulting from "intended use"		HOST	545,069	113,127
		Subsequent year's budget: appropriation of fund balance	340,880	731,443	(390,563)
		Capital Projects	10,779,757	14,922,706	(4,142,949)
		Development Authority Loan	650,000	-	650,000
		Future Capital Improvements	3,264,105	1,867,906	1,396,199
		Tree Conservation	53,312	54,837	(1,525)
		Sidewalk bank	405,719	74,674	331,045
		Public safety	271,829	174,961	96,868
		Public works	-	200,000	(200,000)
Unassigned "Residual" net resources			General Fund	9,485,378	9,761,810
TOTALS FOR GOVERNMENTAL FUNDS			<u>\$ 83,839,170</u>	<u>\$ 57,572,845</u>	<u>\$ 26,266,325</u>

General Fund. The general fund is the primary operating fund of the City. At the end of the current fiscal period, unassigned fund balance was \$9,458,378 while total fund balance was \$15,786,882. This balance includes \$441,756 in prepaid expenses and \$45,732 in police donations as restricted fund balance, and \$1,100,000 as committed fund balance for the purchase of land in the Brookhaven Heights neighborhood. Additionally, \$4,714,016 was assigned for other purposes. This includes \$650,000 loan to the Brookhaven Development Authority for land purchase, \$3,264,105 for future capital improvements, \$53,312 for tree conservation, \$405,719 for the sidewalk bank, and \$340,880 for subsequent year's budget. The fund balance increased \$2,170,439 over the prior year primarily from an increase in property taxes which were up \$1.2 million, due to real property valuation increases and change in State law effective July 1st, 2019, increasing City's TAVT allocation to 65%. Court fines were up \$0.5 million mainly due to efforts to improve pedestrian safety and traffic enforcement, which also contributed to the overall increase in fund balance. The primary use of the fund balance will be for future capital improvements capital. The Unassigned

Reserve accounts for 34% of FY 2020 approved budgetary expenditures which is above the 25% target set by the City's fund balance policy as approved by the City Council.

Special Purpose Local Option Sales Tax Fund (SPLOST). The SPLOST fund was set up to account for receipt of SPLOST sales tax revenues and associated expenditures for capital improvements. Included in the fund balance is \$137,500 in prepaid interest expenditures. In 2018 \$12 million was issued through bond proceeds to be used for the construction of a Public Safety Building. The City recognized \$7,755,244 (\$7,549,333 in intergovernmental revenues, and \$205,911 in investment income), while a total of \$6,198,532 was expended on SPLOST projects found on page 74 of this report.

Capital Projects Fund. The Capital Projects Fund was set up to capture the costs related to major projects that include, public safety, public works and recreation. The projects were funded using transfers from other funds, as well as, proceeds from issuance of revenue bonds in 2019. There was \$16.0 million spent on capital outlay with the bulk of the expenditures used for street paving, sidewalk projects, and park improvements. The total fund balance remains at \$48.3 million at the end of 2019 to be used for ongoing and future capital projects.

Grant Fund. The Grant Fund was established to account for federally and state funded projects managed by the City. During the current year, the City received a total of \$537,761 in intergovernmental revenues. \$420,186 of the total intergovernmental revenue was a state LMIG grant from the Georgia Department of Transportation used for street resurfacing. Total expenditures amounted for \$68,644 and covered activities for the safe neighborhoods projects which is a program that focuses on the reduction of violent gangs and gun crime. Additionally, \$612,986 were transferred to other funds the majority of which funded street resurfacing utilizing revenue from the state LMIG grant. The fund balance decreased by \$143,284 due to unavailable grant revenues.

GENERAL FUND BUDGETARY HIGHLIGHTS

The City utilized a conservative approach focusing on core services and accounting for the unknown while creating the budget. Emphasis was given to ensuring financial stability for the current period as well as long-term stability.

The City employs an annual mid-year budget process in order to re-align appropriations made during the annual budget process with significant unexpected trends. This ensures adjustments facilitating appropriations to be in alignment with expected resources. Throughout the year the City funded several purchases using fund balance to maintain a balanced budget.

The General Fund 2019 actual revenues were \$2.6 million or 9.6% greater than the amended budget. This variance is principally attributed to the \$815.3 thousand in building permit revenues, including more than anticipated revenues from charges for services of \$384.4 thousand, fines and forfeitures \$313.9 thousand, and intergovernmental revenue \$250.1 thousand. The 2019 expenditures were \$2.7 million or 9.3% less than the amended budget. No departments exceeded their appropriations for 2019. Details of the original general fund budget and the amended budget are contained on pages 63 and 64 of this report.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets. The City's investment in capital assets for its governmental and business-type activities at December 31, 2019, amounts to \$114,959,693 (net of accumulated depreciation). This investment in capital assets includes land, structures, vehicles, as well as infrastructure assets such as streets, curbs, sidewalks, culverts and drainage ponds. The majority of the infrastructure assets were transferred to the City from DeKalb County. The City continues to work on projects and improvements.

The following table summarizes the capital assets (net of depreciation) for governmental activities, business-type activities and the total for the primary government.

City of Brookhaven, Georgia
Capital Assets
 (Net of depreciation)

	Governmental Activities		Business-type Activities		Totals	
	2019	2018	2019	2018	2019	2018
Land	\$ 20,874,942	\$ 16,893,382	\$ 251,800	\$ 251,800	\$ 21,126,742	\$ 17,145,182
Construction in progress	15,771,835	4,795,172	153,661	32,555	15,925,496	4,827,727
Improvements	10,653,918	7,690,498	-	-	10,653,918	7,690,498
Buildings	1,331,436	1,250,566	-	-	1,331,436	1,250,566
Machinery and equipment	2,194,197	2,077,925	-	-	2,194,197	2,077,925
Infrastructure	55,635,077	55,840,857	-	-	55,635,077	55,840,857
Stormwater infrastructure	-	-	8,092,827	7,943,022	8,092,827	7,943,022
Totals	<u>\$ 106,461,405</u>	<u>\$ 88,548,400</u>	<u>\$ 8,498,288</u>	<u>\$ 8,227,377</u>	<u>\$ 114,959,693</u>	<u>\$ 96,775,777</u>

Additional information on the City's capital assets can be found in note 6 on pages 52 and 53 of this report.

Long-Term Debt. At December 31, 2019, the City's long-term debt amounted to \$68,453,519. Park Bonds, Parks General Obligation Bonds, Public Facilities Authority Revenue Bonds, Special Purpose Local Option Sales Tax (SPLOST) General Obligation Bonds, Notes Payable and any accrued compensated absences in the amount of \$880,439 make up these debt obligations. At the end of the fiscal year direct placement bonds amounted to \$10,000,000 and all of it resulted from the SPLOST General Obligation Bonds issuance. Additionally, direct borrowings amounted for \$4,579,212 at the end of 2019 and all resulted from loan discussed in the paragraph below.

In 2017 the City took out a Georgia Environmental Finance Authority (GEFA) loan in the amount of \$5.2 million for the purchase of greenspace near the Peachtree DeKalb Airport utilizing a low interest rate loan acquired through the Clean Water State Revolving Fund. The principal balance at the end of 2019 was \$4.6 million.

The City issued three bonds, the Parks General Obligation Bonds, the Public Facilities Authority Revenue Bonds, and the SPLOST General Obligation Bonds in the amount of \$38.9 million, \$12.6 million, and \$12 million respectively. The Parks Bonds were issued to finance the cost of City Council approved Parks and Recreational Master Plans and other related park amenities, equipment and real and personal property useful or desirable in connection therewith. The Public Facilities Authority Revenue Bonds were issued for the construction of the Peachtree Creek Greenway project, Phase I. The SPLOST General Obligation Bonds were issued to build the public safety/municipal court building.

Additional information on the City's long-term debt can be found in note 7 on pages 53 through 57 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The City's management and elected officials considered many factors when adopting the budget for the fiscal year ending December 31, 2020.

- The City has an operating millage rate cap of 3.35 mills that is set by City Charter. The 2020 budget was prepared using the same rate as in FY 2019 of 2.740 mills. In 2019 the City added debt service millage rate of 0.680 mills to fund the Park Bonds that were approved on the voter ballot in November 2018.
- The 2020 preliminary consolidation and evaluation of digest report provided by DeKalb County anticipates a 11.3% net tax increase in the City operating tax digest and 6.8% net tax decrease in the debt service tax digest over 2019.
- The City sees the biggest challenge in the upcoming budget year as continuing to strive to provide excellent customer service to citizens, while executing on completion of budgeted capital improvements throughout the City. Another major challenge in the FY 2020 budget year would be the projected significant reduction in revenue collected due to the COVID-19 pandemic.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Brookhaven's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, City of Brookhaven, 4362 Peachtree Road, Brookhaven, Georgia, 30319, or by calling (404) 637-0500.

CITY OF BROOKHAVEN, GEORGIA

**STATEMENT OF NET POSITION
DECEMBER 31, 2019**

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Convention and Visitors Bureau	Development Authority
ASSETS					
Cash and cash equivalents	\$ 50,074,694	\$ 1,443,429	\$ 51,518,123	\$ 1,682,006	\$ 2,110,889
Investments	33,613,979	-	33,613,979	-	-
Accounts receivable	3,151,016	58,871	3,209,887	-	-
Property taxes receivable	650,714	-	650,714	-	-
Due from other governments	952,340	-	952,340	216,567	-
Due from component unit	343,462	-	343,462	-	-
Intergovernmental receivable from component unit	1,369,896	-	1,369,896	-	-
Internal balances	(12,246)	12,246	-	-	-
Prepaid items	579,256	-	579,256	10,925	-
Security deposit	-	-	-	6,328	-
Real estate held for development	-	-	-	-	1,712,370
Capital assets:					
Nondepreciable	36,646,777	405,461	37,052,238	-	-
Depreciable, net of accumulated depreciation	69,814,628	8,092,827	77,907,455	-	-
Total assets	197,184,516	10,012,834	207,197,350	1,915,826	3,823,259
LIABILITIES					
Accounts payable	2,974,671	1,099	2,975,770	14,669	1,000
Retainage payable	919,539	-	919,539	-	-
Due to primary government	-	-	-	-	343,462
Accrued liabilities	2,049,731	-	2,049,731	13,832	-
Unearned revenue	357,391	-	357,391	-	-
Compensated absences, due within one year	880,439	-	880,439	-	-
Direct placement bonds payable, due within one year	2,000,000	-	2,000,000	-	-
Direct placement bonds payable, due in more than one year	8,000,000	-	8,000,000	-	-
Bonds payable, due within one year	310,000	-	310,000	-	-
Bonds payable, due in more than one year	52,683,868	-	52,683,868	-	-
Intergovernmental payable - primary government, due within one year	-	-	-	-	171,237
Intergovernmental payable - primary government, due in more than one year	-	-	-	-	1,198,659
Note payable from direct borrowing, due within one year	244,162	-	244,162	-	-
Note payable from direct borrowing, due in more than one year	4,335,050	-	4,335,050	-	-
Total liabilities	74,754,851	1,099	74,755,950	28,501	1,714,358
DEFERRED INFLOWS OF RESOURCES					
Unearned revenue - intergovernmental	452,098	-	452,098	-	-
NET POSITION					
Net investment in capital assets	79,892,779	8,498,288	88,391,067	-	-
Restricted for streetlight service	307,875	-	307,875	-	-
Restricted for law enforcement	1,065,407	-	1,065,407	-	-
Restricted for police donations	45,732	-	45,732	-	-
Restricted for public works	395,298	-	395,298	-	-
Restricted for debt service	613,956	-	613,956	-	-
Restricted for capital projects	9,267,160	-	9,267,160	-	-
Unrestricted	30,389,360	1,513,447	31,902,807	1,887,325	2,108,901
Total net position	\$ 121,977,567	\$ 10,011,735	\$ 131,989,302	\$ 1,887,325	\$ 2,108,901

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

CITY OF BROOKHAVEN, GEORGIA

**STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2019**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
Primary government:				
Governmental activities:				
General government	\$ 6,849,657	\$ 643,698	\$ -	\$ -
Judicial	926,444	1,774,371	-	-
Public safety	12,734,669	1,633,572	-	2,956,714
Public works	5,325,777	331,045	-	5,673,331
Housing and development	6,471,942	3,336,286	-	-
Culture and recreation	5,533,860	496,685	-	87,800
Economic development	287,647	-	-	-
Interest and fiscal charges	2,821,100	-	-	-
Total governmental activities	<u>40,951,096</u>	<u>8,215,657</u>	<u>-</u>	<u>8,717,845</u>
Business-type activities:				
Stormwater	1,549,238	2,018,424	-	-
Total primary government	<u>\$ 42,500,334</u>	<u>\$ 10,234,081</u>	<u>\$ -</u>	<u>\$ 8,717,845</u>
Component units:				
Convention and Visitors Bureau	\$ 1,538,150	\$ -	\$ 1,642,190	\$ -
Development Authority	82,264	1,814,378	-	-
Total component units	<u>\$ 1,620,414</u>	<u>\$ 1,814,378</u>	<u>\$ 1,642,190</u>	<u>\$ -</u>

General revenues:
Property taxes
Hotel/Motel taxes
Franchise taxes
Business taxes
Alcohol & excise taxes
Unrestricted investment earnings
Miscellaneous revenues
Transfers
 Total general revenues and transfers
Change in net position
Net position, beginning of year, restated
Net position, end of year

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

**Net (Expenses) Revenues and
Changes in Net Position**

Primary Government			Component Units	
Governmental Activities	Business-Type Activities	Total	Convention and Visitors Bureau	Development Authority
\$ (6,205,959)	\$ -	\$ (6,205,959)	\$ -	\$ -
847,927	-	847,927	-	-
(8,144,383)	-	(8,144,383)	-	-
678,599	-	678,599	-	-
(3,135,656)	-	(3,135,656)	-	-
(4,949,375)	-	(4,949,375)	-	-
(287,647)	-	(287,647)	-	-
(2,821,100)	-	(2,821,100)	-	-
<u>(24,017,594)</u>	<u>-</u>	<u>(24,017,594)</u>	<u>-</u>	<u>-</u>
-	469,186	469,186	-	-
<u>(24,017,594)</u>	<u>469,186</u>	<u>(23,548,408)</u>	<u>-</u>	<u>-</u>
-	-	-	104,040	-
-	-	-	-	1,732,114
<u>-</u>	<u>-</u>	<u>-</u>	<u>104,040</u>	<u>1,732,114</u>
13,873,420	-	13,873,420	-	-
3,753,577	-	3,753,577	-	-
4,001,898	-	4,001,898	-	-
5,818,439	-	5,818,439	-	-
1,792,340	-	1,792,340	-	-
1,101,288	24,488	1,125,776	7,567	223
220,442	-	220,442	-	-
(43,074)	43,074	-	-	-
<u>30,518,330</u>	<u>67,562</u>	<u>30,585,892</u>	<u>7,567</u>	<u>223</u>
6,500,736	536,748	7,037,484	111,607	1,732,337
115,476,831	9,474,987	124,951,818	1,775,718	376,564
<u>\$ 121,977,567</u>	<u>\$ 10,011,735</u>	<u>\$ 131,989,302</u>	<u>\$ 1,887,325</u>	<u>\$ 2,108,901</u>

CITY OF BROOKHAVEN, GEORGIA

**BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019**

ASSETS	General Fund	SPLOST Fund	Capital Projects Fund	Grant Fund	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	\$ 12,228,254	\$ 6,725,098	\$ 23,233,364	\$ 786,658	\$ 7,101,320	\$ 50,074,694
Investments	1,992,544	6,138,948	25,482,487	-	-	33,613,979
Accounts receivable	2,937,366	-	13,756	-	199,894	3,151,016
Taxes receivable, net of allowance	233,079	-	-	-	417,635	650,714
Due from other funds	18,207	-	1,490,090	-	33,709	1,542,006
Due from component unit	343,462	-	-	-	-	343,462
Intergovernmental receivable	-	729,688	-	222,652	-	952,340
Prepaid items	441,756	137,500	-	-	-	579,256
Total assets	\$ 18,194,668	\$ 13,731,234	\$ 50,219,697	\$ 1,009,310	\$ 7,752,558	\$ 90,907,467
LIABILITIES						
Accounts payable	\$ 1,562,374	\$ -	\$ 1,025,072	\$ -	\$ 387,225	\$ 2,974,671
Retainage payable	-	-	919,539	-	-	919,539
Accrued liabilities	340,565	-	-	-	-	340,565
Due to other funds	943	1,339,479	-	161,914	51,916	1,554,252
Unearned revenue	357,391	-	-	-	-	357,391
Total liabilities	2,261,273	1,339,479	1,944,611	161,914	439,141	6,146,418
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - property taxes	146,513	-	-	-	125,227	271,740
Unavailable revenue - intergovernmental	-	-	-	198,041	-	198,041
Unearned revenue - intergovernmental	-	-	-	452,098	-	452,098
Total deferred inflows of resources	146,513	-	-	650,139	125,227	921,879
FUND BALANCES						
Fund balances:						
Nonspendable:						
Prepaid items	441,756	137,500	-	-	-	579,256
Restricted:						
Law enforcement	-	-	-	-	986,929	986,929
Streetlight service	-	-	-	-	297,391	297,391
Police donations	45,732	-	-	-	-	45,732
Public works	-	-	-	197,257	-	197,257
Capital projects	-	12,254,255	38,936,898	-	-	51,191,153
Debt service	-	-	-	-	577,691	577,691
Committed:						
Debt service	-	-	-	-	3,067,712	3,067,712
Brookhaven heights land purchase	1,100,000	-	-	-	-	1,100,000
Assigned:						
Future capital improvements	3,264,105	-	-	-	-	3,264,105
Subsequent year's budget, appropriations of fund balance	340,880	-	-	-	-	340,880
Tree fund activities	53,312	-	-	-	-	53,312
Sidewalk bank	405,719	-	-	-	-	405,719
Development Authority loan for land purchase	650,000	-	-	-	-	650,000
HOST activities	-	-	-	-	545,069	545,069
Public safety	-	-	-	-	271,829	271,829
Capital projects	-	-	9,338,188	-	1,441,569	10,779,757
Unassigned	9,485,378	-	-	-	-	9,485,378
Total fund balances	15,786,882	12,391,755	48,275,086	197,257	7,188,190	83,839,170
Total liabilities, deferred inflows of resources, and fund balances	\$ 18,194,668	\$ 13,731,234	\$ 50,219,697	\$ 1,009,310	\$ 7,752,558	

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

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.	106,461,405
Long-term intergovernmental receivable is not due and payable in the current period and, therefore, is not reported in the governmental funds.	1,369,896
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(70,162,685)
Some revenues are not available in the current period and, therefore, are not reported in the governmental funds.	469,781
Net position of governmental activities	<u>\$ 121,977,567</u>

The accompanying notes are an integral part of these statements.

CITY OF BROOKHAVEN, GEORGIA

**STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019**

	General Fund	SPLOST Fund	Capital Projects Fund	Grant Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:						
Property taxes	\$ 10,047,541	\$ -	\$ -	\$ -	\$ 3,638,880	\$ 13,686,421
Hotel/Motel taxes	-	-	-	-	3,753,577	3,753,577
Franchise taxes	4,001,898	-	-	-	-	4,001,898
Alcohol excise taxes	1,323,470	-	-	-	-	1,323,470
Business taxes	5,818,439	-	-	-	-	5,818,439
Excise taxes	468,870	-	-	-	-	468,870
Licenses and permits	4,199,025	-	-	-	-	4,199,025
Intergovernmental	556,318	7,549,333	-	537,761	-	8,643,412
Charges for services	929,095	-	-	-	1,313,166	2,242,261
Fines and forfeitures	1,538,857	-	-	-	235,514	1,774,371
Contributions	41,168	-	-	-	-	41,168
Interest earned	223,489	205,911	877,743	585	56	1,307,784
Miscellaneous	61,327	-	-	-	117,947	179,274
Total revenues	29,209,497	7,755,244	877,743	538,346	9,059,140	47,439,970
Expenditures:						
Current:						
General government	6,736,648	-	5,000	-	-	6,741,648
Judicial	922,688	-	-	-	-	922,688
Public safety	9,526,968	170	357,414	64,444	2,024,673	11,973,669
Public works	1,669,956	-	710,113	-	450,706	2,830,775
Recreation	3,146,376	-	1,288,570	-	-	4,434,946
Housing and development	3,302,095	-	-	-	3,156,492	6,458,587
Economic development	289,495	-	-	-	-	289,495
Capital outlay	988,087	6,198,362	16,000,810	4,200	715,948	23,907,407
Debt service:						
Principal	-	-	-	-	2,556,999	2,556,999
Interest	-	-	-	-	760,926	760,926
Issuance cost	-	-	760,934	-	-	760,934
Total expenditures	26,582,313	6,198,532	19,122,841	68,644	9,665,744	61,638,074
Excess (deficiency) of revenues over (under) expenditures	2,627,184	1,556,712	(18,245,098)	469,702	(606,604)	(14,198,104)
Other financing sources (uses):						
Transfers in	1,407,591	-	15,015,517	-	3,499,654	19,922,762
Transfers out	(1,867,906)	(2,363,917)	(431,942)	(612,986)	(14,689,085)	(19,965,836)
Issuance of bonds	-	-	38,855,000	-	-	38,855,000
Issuance of bond premium	-	-	1,619,123	-	-	1,619,123
Proceeds from sale of capital assets	3,570	-	-	-	29,810	33,380
Total other financing sources (uses)	(456,745)	(2,363,917)	55,057,698	(612,986)	(11,159,621)	40,464,429
Net change in fund balances	2,170,439	(807,205)	36,812,600	(143,284)	(11,766,225)	26,266,325
Fund balances, beginning of year	13,616,443	13,198,960	11,462,486	340,541	18,954,415	57,572,845
Fund balances, end of year	\$ 15,786,882	\$ 12,391,755	\$ 48,275,086	\$ 197,257	\$ 7,188,190	\$ 83,839,170

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

CITY OF BROOKHAVEN, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2019

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

Net change in fund balances - total governmental funds	\$ 26,266,325
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period.	19,644,537
The effect of capital asset disposals is to decrease net position.	(31,532)
The payment received on long-term intergovernmental receivable provides current financial resources to governmental funds, but has no effect on net position.	(330,104)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.	385,040
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the effect of these differences in the treatment of long-term debt.	(37,826,286)
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.	<u>(1,607,244)</u>
Change in net position - governmental activities	<u>\$ 6,500,736</u>

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

CITY OF BROOKHAVEN, GEORGIA

**STATEMENT OF NET POSITION
 PROPRIETARY FUND
 DECEMBER 31, 2019**

ASSETS	Stormwater Fund
CURRENT ASSETS	
Cash	\$ 1,443,429
Accounts receivable, net of allowance	58,871
Due from other funds	12,246
Total current assets	<u>1,514,546</u>
NONCURRENT ASSETS	
Capital assets, non-depreciable	405,461
Capital assets, depreciable	9,255,954
Accumulated depreciation	<u>(1,163,127)</u>
Total capital assets, net	<u>8,498,288</u>
Total assets	<u>10,012,834</u>
LIABILITIES	
CURRENT LIABILITIES	
Accounts payable and accrued liabilities	<u>1,099</u>
Total current liabilities	<u>1,099</u>
NET POSITION	
Investment in capital assets	8,498,288
Unrestricted	<u>1,513,447</u>
Total net position	<u>\$ 10,011,735</u>

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

CITY OF BROOKHAVEN, GEORGIA

**STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Stormwater Fund
OPERATING REVENUE	
Stormwater fees	\$ 2,018,424
Total operating revenues	<u>2,018,424</u>
OPERATING EXPENSES	
Cost of services	1,349,618
Depreciation	<u>199,620</u>
Total operating expenses	<u>1,549,238</u>
Operating income	469,186
NON-OPERATING REVENUES	
Interest income	<u>24,488</u>
Income before transfers	493,674
Transfers in	<u>43,074</u>
Change in net position	536,748
Total net position, beginning	<u>9,474,987</u>
Total net position, ending	<u>\$ 10,011,735</u>

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

CITY OF BROOKHAVEN, GEORGIA

**STATEMENT OF CASH FLOWS
 PROPRIETARY FUND
 FOR THE YEAR ENDED DECEMBER 31, 2019**

	Stormwater Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 2,005,614
Payments to suppliers	(1,342,571)
Net cash provided by operating activities	<u>663,043</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets	(470,531)
Net cash used in capital and related financing activities	<u>(470,531)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Transfer in from other funds	43,074
Net cash provided by noncapital financing activities	<u>43,074</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	24,488
Net cash provided by investing activities	<u>24,488</u>
Net change in cash	260,074
Cash, beginning of year	<u>1,183,355</u>
Cash, end of year	<u><u>\$ 1,443,429</u></u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating income	\$ 469,186
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	199,620
Change in assets and liabilities:	
Increase in accounts receivable	(564)
Increase in due from other funds	(12,246)
Decrease in prepaid items	13,668
Decrease in accounts payable	(6,621)
Net cash provided by operating activities	<u><u>\$ 663,043</u></u>

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

CITY OF BROOKHAVEN, GEORGIA

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2019

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

The City, which was incorporated in 2012, operates under a charter adopted December 17, 2012, as a municipal corporation governed by an elected mayor and a four-member council. The government provides such services as police protection, cultural and recreational activities, community development and public works.

The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable.

Blended Component Units

The Brookhaven Government Finance Corporation (the "BGFC") has been included as a blended component unit in the accompanying financial statements. The City appoints the four member board. Although it is legally separate from the City, its sole purpose is to finance construction and acquisitions of the City. The debt and assets of the BGFC have been reported as a form of the City's debt and assets and all debt service activity is reported as debt service activity of the City. Separate financial statements for the BGFC are not prepared. The City reports the BGFC as a debt service fund.

The Brookhaven Public Facilities Authority (the "BPFA") has been included as a blended component unit in the accompanying financial statements. All members of the City Council serve as members for the Authority. Although it is legally separate from the City, its sole purpose is to serve as a financing partner for major City developments. The debt and assets of the BPFA have been reported as a form of the City's debt and assets and all activity is reported as activity of the City. Separate financial statements for the BPFA are not prepared. The City reports the BPFA as a capital project fund.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Discretely Presented Component Units

The Brookhaven Convention and Visitors Bureau (the "CVB") has been included as a discretely presented component unit in the accompanying financial statements. The CVB was formed in September 2015 as an organization exempt from federal income tax under Internal Revenue Code Section 501(c)(6). The CVB was formed to develop strategies and initiatives for promoting Brookhaven as a preferred destination for tourism. The City has the ability to impose its will on the CVB by significantly influencing the activities performed by the organization. The CVB's financial statements can be obtained by writing to Explore Brookhaven, 705 Town Boulevard, Suite R430, Brookhaven, Georgia 30319.

The Brookhaven Development Authority (the "DA") has been included as a discretely presented component unit in the accompanying financial statements. The DA is a public body corporate and politic organized under the Development Authorities Law OCGA 36-62-1, as amended, and pursuant to a resolution of the City Council adopted on April 9, 2013. The DA was formed to promote trade, commerce, industry and employment opportunities with the City. The DA operates under the direction of the City's Economic Development Director and meets on an as-needed basis. There are seven positions available on the DA's Board of Directors, and members are appointed by the City of Brookhaven's Mayor and Council. Members serve four year terms. The City has the ability to impose its will on the Development Authority by significantly influencing the activities performed by the organization. Separate financial statements for the Development Authority are not prepared.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. The statement of net position includes non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, any interfund services provided and used are not eliminated as this process would distort the direct costs and program revenues reported in the various functions.

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

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

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

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

In accounting and reporting for its proprietary operations, the City applies all Governmental Accounting Standards Board (GASB) pronouncements. The City applies GASB Statement No. 62, *Codification of Accounting and Financial Reporting Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Statement No. 62 incorporated into the GASB's authoritative literature certain accounting and financial reporting guidance on or before November 30, 1989.

In accordance with GASB Statement No. 34, major individual governmental funds are reported as separate columns in the fund financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **SPLOST Fund** is used to account for the special purpose local option sales tax revenue collected and payments made for capital project expenditures of those funds for major capital projects.

The **Capital Projects Fund** is used to account for the expenditures of money for major capital projects.

The **Grant Fund** is used to account for federal and state funded initiatives and projects that are restricted for the specific purposes of those initiatives and projects.

The City reports the following major proprietary fund:

The **Stormwater Fund** is used to account for the charges and expenses of maintaining the City's stormwater infrastructure.

Additionally, the City reports the following fund types:

The **Special Revenue Funds** are used to account for specific revenues which are either legally restricted or committed to expenditures for particular purposes.

The **Debt Service Fund** is used to account for the resources accumulated and payments made for principal and interest on long term debt of the City.

The **Capital Projects Funds** are used to account for the expenditures of money for major capital projects. These funds are general in nature and may be used to finance any capital project that the City Council designates.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Budgets

Formal budgetary accounting is employed as a management control device for the general fund, special revenue funds, debt service fund, and capital projects funds of the City. The governmental funds budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. 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. The City adopts project length budgets for the Capital Projects Funds. During the fiscal year ended December 31, 2019, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedules.

All unencumbered budget appropriations lapse at the end of each year.

E. Cash and Cash Equivalents and Investments

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

Certificates of deposit are non-participating interest earning investment contracts and are valued at cost. All other investments are recorded at fair value. Increases or decreases in the fair value during the year are recognized as a component of interest income.

F. Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

G. Interfund Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds are reported as "due to/from other funds."

H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2019, are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Capital Assets

Capital assets, which include improvements, machinery and equipment, and infrastructure assets, are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The City has reported all infrastructure that it currently owns and has a responsibility for maintaining. Donated capital assets are recorded at estimated acquisition value at the date of donation.

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

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

Improvements	15-40 years
Buildings	50 years
Machinery and equipment	3-20 years
Infrastructure	7-60 years

J. Deferred Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from taxes and intergovernmental revenues as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The governmental funds balance sheet and the government wide statement of net position will report deferred inflows of resources for unearned revenues. The City reports unearned revenues from voluntary exchange transactions for resources received before time requirements are met but after all other eligibility requirements have been met.

NOTES TO FINANCIAL STATEMENTS

K. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation benefits. There is no liability for non-vesting accumulated rights to receive sick pay benefits since the City does not have a policy to pay any amounts when employees separate from service with the City. All vacation pay is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements. Based on historical data collected by the City, the City deems it appropriate to classify the entire compensated absence balance as short term.

L. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums are deferred and amortized over the term of the bonds using the effective interest method. Bond payables are reported net of the applicable premium.

In the fund financial statements, governmental fund types recognize the face amount of the debt issued as other financing sources and the repayment of debt as debt service expenditures. Issuance costs are expenses when incurred.

M. Fund Equity

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Fund Equity (Continued)

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

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

Fund balances are classified as follows:

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

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

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

Assigned – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. The Fund Balance Policy, as adopted by the City Council, delegates the authority to the City manager or his or her designee to assign fund balance for particular purposes.

Unassigned – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the general fund.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Fund Equity (Continued)

The City's policy is to obtain and then maintain a minimum General Fund fund balance reserve equal to three months (25%) of annual budgeted expenditures.

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

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

The City applies restricted resources first to fund outlays for which both restricted and unrestricted net position is available.

N. Use of Estimates

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Real Estate Held for Development

The City's real estate held for development consists of a real estate property held by the Development Authority. This property is held with the intention of future development within the City's downtown area and is not held for income or profit purposes. As such, this asset is recorded at cost.

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

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

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this \$70,162,685 difference are as follows:

Bonds payable, net	\$ (62,993,868)
Notes payable	(4,579,212)
Accrued interest payable	(1,709,166)
Compensated absences (i.e., vacation)	<u>(880,439)</u>
Net adjustment to reduce <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	
	<u>\$ (70,162,685)</u>

B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net change in fund balances – total governmental funds and change in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$19,644,537 difference are as follows:

Capital outlay	\$ 23,153,624
Depreciation expense	<u>(3,509,087)</u>
Net adjustment to increase <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	
	<u>\$ 19,644,537</u>

NOTES TO FINANCIAL STATEMENTS

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

B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities (Continued)

Another element of the reconciliation states “the issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt. The details of this \$37,826,286 difference are as follows:

Principal payments	\$ 2,556,999
Amortization of bond premiums	90,838
Issuance of bonds	(38,855,000)
Issuance of bond premium	<u>(1,619,123)</u>
Net adjustment to decrease <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	<u>\$ (37,826,286)</u>

Another element of the reconciliation states that “some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$1,607,244 difference are as follows:

Compensated absences	\$ (217,166)
Accrued interest	<u>(1,390,078)</u>
Net adjustment to decrease <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	<u>\$ (1,607,244)</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 3. LEGAL COMPLIANCE – BUDGETS

A. Budgets and Budgetary Accounting

The budget is officially adopted by the governing body prior to the beginning of its fiscal year, or a resolution authorizing the continuation of necessary and essential expenditures to operate the City will be adopted. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level, within the fund.

Transfers of appropriations within a department budget or within a non-departmental expenditure category require only the approval of the Finance Director. 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.

B. Excess Expenditures Over Appropriations

For the year ended December 31, 2019, the following funds and departments had actual expenditures in excess of their appropriations:

Grant Fund		
Public safety	\$	64,444
Capital outlay		4,200

These expenditures in excess of appropriations were funded by lower than budgeted other financing uses.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. DEPOSITS AND INVESTMENTS

Custodial Credit Risk – Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. Government, or bonds of public authorities, counties or municipalities of the State of Georgia. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of December 31, 2019, the City's deposits were insured and/or collateralized as defined by state statutes and GASB pronouncements. As of December 31, 2019, the City had deposits with two (2) financial institutions collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer, and requires participation banks holding deposits of public funds to pledge collateral at varying rates depending on the tier assigned by the State. Additionally, the City had deposits with two (2) financial institutions that were collateralized by pledged securities, as defined above, such that all of the City's bank balances were insured and/or collateralized as defined by GASB and required by State Statutes.

Credit Risk. State statutes authorize the City to invest in U.S. Government obligations; US Government agency obligations; obligations of the State of Georgia; obligations of other counties; municipal corporations and political subdivisions of the State of Georgia, which are rated "AA" or better by Moody's Investor Service, Inc.; negotiable certificates of deposit issued by any bank of trust company organized under the laws of any state of the United States of America or any national banking association; repurchase agreements when collateralized by the U.S. Government or agency obligations; and pooled investment programs sponsored by the State of Georgia for the investment of local government funds. Investments are stated at fair value, based on quoted market prices.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

Categorization of Investments.

As of December 31, 2019, the City had the following investments:

Amounts as presented on the entity wide statement of net position:

Cash and cash equivalents	\$ 51,518,123
Investments	33,613,979
Total	\$ 85,132,102
Cash deposited with financial institutions	\$ 78,120,232
United States treasury notes	7,011,870
	\$ 85,132,102

As of December 31, 2019, the City's investments had the following credit rating and maturity:

Investment	Credit Rating	Amount	Weighted Average Maturity (Years)
Certificates of deposit	N/A	\$ 26,602,110	.10
United States treasury notes	AAA	7,011,870	0.51
Total		\$ 33,613,980	

Fair Value Measurements. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The City's United States Treasury Notes investments are classified as Level 1 within the fair value hierarchy. The City's certificates of deposit are nonparticipating interest-earning investment contracts and, accordingly, are recorded at cost.

NOTES TO FINANCIAL STATEMENTS

NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1. The City contracts with DeKalb County to bill and collect City of Brookhaven property taxes. The taxes are levied by August 1 based on the assessed value of property as listed on the previous January 1 and are due on November 15 of each year, with a lien date of January 1 of the following year. Property taxes are recorded as receivables and unavailable revenues when assessed. Revenues are recognized when available.

Receivables at December 31, 2019, for the City's individual major funds and aggregate nonmajor funds, including any applicable allowances for uncollectible accounts, are as follows:

	<u>General Fund</u>	<u>SPLOST Fund</u>	<u>Capital Projects Fund</u>	<u>Grant Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Stormwater</u>
Receivables:						
Accounts	\$ 2,937,366	\$ -	\$ 13,756	\$ -	\$ 199,894	\$ 103,032
Taxes	265,938	-	-	-	447,447	-
Intergovernmental	-	729,688	-	222,652	-	-
Total receivables	<u>3,203,304</u>	<u>729,688</u>	<u>13,756</u>	<u>222,652</u>	<u>647,341</u>	<u>103,032</u>
Less allowance for uncollectibles	<u>(32,859)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(29,812)</u>	<u>(44,161)</u>
Net total receivable	<u><u>\$ 3,170,445</u></u>	<u><u>\$ 729,688</u></u>	<u><u>\$ 13,756</u></u>	<u><u>\$ 222,652</u></u>	<u><u>\$ 617,529</u></u>	<u><u>\$ 58,871</u></u>

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NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS

Capital asset activity for the City for the year ended December 31, 2019 is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Governmental activities:					
Capital assets, not being depreciated					
Land	\$ 16,893,382	\$ 5,606,560	\$ (1,700,000)	\$ 75,000	\$ 20,874,942
Construction in progress	4,795,172	16,566,653	-	(5,589,990)	15,771,835
Total	<u>21,688,554</u>	<u>22,173,213</u>	<u>(1,700,000)</u>	<u>(5,514,990)</u>	<u>36,646,777</u>
Capital assets, being depreciated:					
Improvements	9,947,705	227,087	-	3,686,466	13,861,258
Buildings	3,953,205	-	-	180,036	4,133,241
Machinery and equipment	9,277,062	753,324	(301,857)	153,160	9,881,689
Infrastructure	65,267,525	-	-	1,495,328	66,762,853
Total	<u>88,445,497</u>	<u>980,411</u>	<u>(301,857)</u>	<u>5,514,990</u>	<u>94,639,041</u>
Less accumulated depreciation for:					
Improvements	(2,257,207)	(950,133)	-	-	(3,207,340)
Buildings	(2,702,639)	(99,166)	-	-	(2,801,805)
Machinery and equipment	(7,199,137)	(758,680)	270,325	-	(7,687,492)
Infrastructure	(9,426,668)	(1,701,108)	-	-	(11,127,776)
Total	<u>(21,585,651)</u>	<u>(3,509,087)</u>	<u>270,325</u>	<u>-</u>	<u>(24,824,413)</u>
Capital assets, net depreciation	<u>66,859,846</u>	<u>(2,528,676)</u>	<u>(31,532)</u>	<u>5,514,990</u>	<u>69,814,628</u>
Governmental activities capital assets, net	<u>\$ 88,548,400</u>	<u>\$ 19,644,537</u>	<u>\$ (1,731,532)</u>	<u>\$ -</u>	<u>\$ 106,461,405</u>

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Business-type activities:				
Capital assets, not being depreciated				
Land	\$ 251,800	\$ -	\$ -	\$ 251,800
Construction in progress	32,555	470,531	(349,425)	153,661
Total	<u>284,355</u>	<u>470,531</u>	<u>(349,425)</u>	<u>405,461</u>
Capital assets, being depreciated:				
Infrastructure	8,906,529	-	349,425	9,255,954
Less accumulated depreciation for:				
Infrastructure	(963,507)	(199,620)	-	(1,163,127)
Capital assets, net depreciation	<u>7,943,022</u>	<u>(199,620)</u>	<u>349,425</u>	<u>8,092,827</u>
Business-type activities capital assets, net	<u>\$ 8,227,377</u>	<u>\$ 270,911</u>	<u>\$ -</u>	<u>\$ 8,498,288</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

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

Governmental activities:	
General government	\$ 65,194
Public safety	611,049
Public works	1,741,219
Recreation	1,087,994
Housing and development	3,631
Total depreciation expense - governmental activities	<u>\$ 3,509,087</u>
Business-type activities:	
Stormwater	<u>\$ 199,620</u>

NOTE 7. LONG-TERM DEBT

A. Primary Government

The following is a summary of long-term debt activity of the City for the year ended December 31, 2019:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Direct placement					
Bonds payable	\$ 12,000,000	\$ -	\$ (2,000,000)	\$ 10,000,000	\$ 2,000,000
Bonds payable	12,640,000	38,855,000	(315,000)	51,180,000	310,000
Plus: premium	285,583	1,619,123	(90,838)	1,813,868	-
Total bonds payable	<u>24,925,583</u>	<u>40,474,123</u>	<u>(2,405,838)</u>	<u>62,993,868</u>	<u>2,310,000</u>
Note payable					
from direct borrowing	4,821,211	-	(241,999)	4,579,212	244,162
Compensated absences	<u>663,273</u>	<u>813,572</u>	<u>(596,406)</u>	<u>880,439</u>	<u>880,439</u>
Governmental activity long-term liabilities	<u>\$ 30,410,067</u>	<u>\$ 41,287,695</u>	<u>\$ (3,244,243)</u>	<u>\$ 68,453,519</u>	<u>\$ 3,434,601</u>

For governmental activities, compensated absences are liquidated by the General Fund. Based on historical data collected by the City, the City deems it appropriate to classify the entire compensated absence balance as current.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

A. Primary Government (Continued)

Bonds payable

In May 2018, the City issued \$12,000,000 of direct placement Sales Tax Bonds for the purpose of financing capital projects improvements. The issuance of these bonds was approved by a Special Purpose Local Option Sales Tax (SPLOST) referendum in November 2017. Pursuant to Georgia Law, these bonds will be repaid with the proceeds of a one percent sales tax. Principal payments on the bonds are due annually commencing on July 1, 2019 until maturity July 1, 2024. Interest payments on the bonds are due semiannually commencing on January 1, 2019 until maturity at an interest rate of 2.75%.

The sales and use tax proceeds received by the City in any year in which the bonds are outstanding must first be used to make debt service payments, and then may be used for City projects. Failure by the City to make debt service payments constitutes an event of default, however there are no acceleration clauses associated with the bonds.

The total debt service requirements to maturity for the City's direct placement bonds payable are as follows:

Year ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 2,000,000	\$ 275,000	\$ 2,275,000
2021	2,000,000	220,000	2,220,000
2022	2,000,000	165,000	2,165,000
2023	2,000,000	110,000	2,110,000
2024	2,000,000	55,000	2,055,000
Total	<u>\$ 10,000,000</u>	<u>\$ 825,000</u>	<u>\$ 10,825,000</u>

In October 2018, the Brookhaven Public Facilities Authority issued \$12,640,000 of Series 2018 Revenue Bonds for the purpose of financing the construction of the multi-modal transportation system of trails, parks, and other facilities. Principal payments are due annually commencing on July 1, 2019 until maturity July 1, 2042. Interest payments are due semi-annually commencing on January 1, 2019 until maturity at an interest rate ranging from 3.00 – 5.00%.

The bonds are payable from and secured by ad valorem taxes levied by the City based on the dedicated millage rate authorized by law. Failure by the City to make contract payments to the Public Facilities Authority constitutes an event of default, however there are no acceleration clauses associated with the bonds.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

A. Primary Government (Continued)

Bonds payable (Continued)

In January 2019, the City issued \$38,855,000 of Series 2019 General Obligation Bonds for the purpose of financing capital project improvements, specifically parks and recreational master plans as well as other related park amenities, equipment and real property. Principal payments are due annually commencing on July 1, 2020 until maturity July 1, 2049. Interest payments are due semi-annually commencing on January 1, 2020 until maturity at an interest rate ranging from 3.00 – 5.00%.

The bonds are payable from and secured by ad valorem taxes levied by the City based on the dedicated millage rate authorized by law. Failure by the City to make contract payments on the bonds constitutes an event of default, however there are no acceleration clauses associated with the bonds.

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

Year ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 310,000	\$ 2,526,310	\$ 2,836,310
2021	940,000	1,900,581	2,840,581
2022	990,000	1,853,581	2,843,581
2023	1,035,000	1,804,081	2,839,081
2024	1,095,000	1,752,331	2,847,331
2025-2029	6,585,000	7,868,405	14,453,405
2030-2034	8,530,000	6,294,793	14,824,793
2035-2039	10,750,000	4,776,306	15,526,306
2040-2044	11,155,000	2,804,900	13,959,900
2045-2049	9,790,000	1,051,575	10,841,575
Total	<u>\$ 51,180,000</u>	<u>\$ 32,632,863</u>	<u>\$ 83,812,863</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

A. Primary Government (Continued)

Note payable from Direct Borrowing

On May 1, 2017, the City issued a note payable to borrow a total of \$5,700,000 from the Georgia Environmental Finance Authority (GEFA) for the purpose of acquiring a greenspace at the Peachtree DeKalb Airport. Additionally, the agreement with GEFA included a principal forgiveness component equal to approximately 8.77% of the face value of the note, or \$500,000. Principal and interest payments totaling \$23,660 are paid each month beginning June 1, 2017 through May 1, 2037 at an interest rate of .89%.

The total debt service requirements to maturity for the City's note payable from direct borrowing is as follows:

Year ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 244,162	\$ 39,761	\$ 283,923
2021	246,344	37,579	283,923
2022	248,545	35,377	283,922
2023	250,766	33,156	283,922
2024	253,007	30,915	283,922
2025-2029	1,299,357	120,255	1,419,612
2030-2034	1,358,462	61,150	1,419,612
2035-2037	678,569	7,574	686,143
Total	<u>\$ 4,579,212</u>	<u>\$ 365,767</u>	<u>\$ 4,944,979</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

B. Discretely Presented Component Unit – Development Authority

The following is a summary of long-term debt activity for the year ended December 31, 2019:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Intergovernmental payable - primary government	\$ 1,541,133	\$ -	\$ (171,237)	\$ 1,369,896	\$ 171,237
Total intergovernmental payable	<u>\$ 1,541,133</u>	<u>\$ -</u>	<u>\$ (171,237)</u>	<u>\$ 1,369,896</u>	<u>\$ 171,237</u>

Intergovernmental payable from Direct Borrowing

The City of Brookhaven has issued a no-interest loan to the Brookhaven Development Authority in the amount of \$1,712,370 for the sale of real property previously purchased by the City. The property was acquired by the Development Authority for strategic economic development purposes within the City. Payments are due annually through December 2027. The outstanding balance on the loan as of December 31, 2019 is \$1,369,896. This amount is also recorded as an intergovernmental receivable by the City at December 31, 2019.

NOTES TO FINANCIAL STATEMENTS

NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of December 31, 2019, is as follows:

Due to/from other funds:

<u>Receivable fund</u>	<u>Payable fund</u>	<u>Amount</u>
General Fund	Nonmajor governmental funds	\$ 18,207
Capital Projects Fund	General Fund	885
Capital Projects Fund	SPLOST Fund	1,339,479
Capital Projects Fund	Grant Fund	149,726
Stormwater Fund	General Fund	58
Stormwater Fund	Grant Fund	12,188
Nonmajor governmental funds	Nonmajor governmental funds	33,709
		<u>\$ 1,554,252</u>

These balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. The balance between the SPLOST Fund and the Capital Projects Fund relates to supplemental funding of allowable SPLOST projects.

Interfund transfers:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
General Fund	Nonmajor governmental funds	\$ 1,407,591
Capital Projects Fund	General Fund	1,867,906
Capital Projects Fund	Nonmajor governmental funds	12,577,699
Capital Projects Fund	Grant Fund	569,912
Stormwater Fund	Grant Fund	43,074
Nonmajor governmental funds	Capital Projects Fund	431,942
Nonmajor governmental funds	SPLOST Fund	2,363,917
Nonmajor governmental funds	Nonmajor governmental funds	703,795
		<u>\$ 19,965,836</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations, and (3) move SPLOST proceeds to the nonmajor governmental funds to fund debt service as allowed in the referendum.

Due to/from primary government and component unit:

<u>Receivable</u>	<u>Payable</u>	<u>Amount</u>
General Fund	Brookhaven Development Authority	\$ 343,462

NOTES TO FINANCIAL STATEMENTS

NOTE 9. OPERATING LEASES

The government leases the office facilities (city hall, police station and municipal court) under non-cancelable operating leases. The City accrues rent expense in an amount such that the total rent expense under the lease is recognized ratably over the lease term. The lease expense on the city hall facility and the police station/municipal court were \$347,959 and \$244,997, respectively for the year ended December 31, 2019.

The future minimum lease payments for these leases are as follows:

<u>Year Ending December 31,</u>	<u>City Hall</u>	<u>Police Station/ Municipal Court</u>	<u>Total</u>
2020	\$ 318,912	\$ 238,812	\$ 557,724
2021	326,885	244,836	571,721
2022	335,057	251,016	586,073
2023	343,433	257,364	600,797
2024	352,019	-	352,019
Total lease payments	<u>\$ 1,676,306</u>	<u>\$ 992,028</u>	<u>\$ 2,668,334</u>

NOTE 10. COMMITMENTS AND CONTINGENT LIABILITIES

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

The City has entered several 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 an operating contract for which the City is continually monitoring its outsourcing needs as compared to providing services in-house. Currently, these contracts are approximately \$4.7 million annually. The contracts were bid for four annual service periods and run through the year ending December 31, 2021.

As of December 31, 2019, construction commitments on uncompleted contracts were \$25,010,939.

NOTES TO FINANCIAL STATEMENTS

NOTE 11. DEFINED CONTRIBUTION PENSION PLAN

The City of Brookhaven offers two Retirement Plans for City employees. The 401(a) and 457 plan are defined contribution plans established by Brookhaven for all full-time employees. City Council has the authority to establish and amend the plan provisions as well as the contribution for the plan. For the 457 plan, The City matches employee contributions at a two to one (2:1) rate up to a maximum of 10%. Employees are eligible on the first day of the month, following thirty days of employment and are fully vested after twelve months. At December 31, 2019 there were 110 employees participating in the plan who contributed \$800,221 while the City's contributions totaled \$827,660.

The City also contributes the Social Security withholding amount (6.2% for 2019) to a social security replacement 401(a) plan for each eligible employee. All participants are fully vested in their social security replacement plan at all times. At December 31, 2019 there were 129 employees participating in the plan with total contributions from the City of \$600,888.

NOTE 12. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities around the Metropolitan Atlanta Georgia area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto, which DeKalb County has paid on behalf of the City of Brookhaven. Membership in ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organization structure of ARC. ARC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 40 Courtland Street NE, Atlanta, Georgia 30303.

NOTE 13. HOTEL/MOTEL LODGING TAX

The City has levied an 8% lodging tax. The Official Code of Georgia Annotated 48-13-51 requires that all lodging taxes levied of 3% or more be expended or obligated contractually for the promotion of tourism, conventions, or trade shows. During the year ended December 31, 2019, the City received \$3,753,577 in hotel/motel taxes. Of this amount, \$3,155,992, or 84%, was used for the promotion of tourism, conventions, or trade shows. The City also remitted to the Brookhaven Convention and Visitors Bureau all residual fund balance from prior years for the aforementioned purposes such that there was a zero ending fund balance for the Hotel/Motel Fund as of December 31, 2019.

NOTES TO FINANCIAL STATEMENTS

NOTE 14. RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City carries commercial insurance for these risks of losses. There have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the previous three years.

NOTE 15. TAX ABATEMENTS

For the year ended December 31, 2019, City property tax revenues were reduced by \$276,960 under agreements entered into by the DeKalb County Development Authority and Brookhaven Development Authority. Under the agreements, taxes on both real property and personal property are reduced based on investments made by the corporation to whom the incentives were offered as long as the corporation meets certain investment targets.

<u>Company</u>	<u>Taxes Owed</u>	<u>Taxes Paid</u>	<u>Taxes Appealed</u>	<u>Amount Abated</u>	<u>Abatement Ends</u>
Town Brookhaven	\$ 260,883	\$ 151,406	\$ 11,754	\$ 97,723	2020-2024
Perimeter Summit	95,352	76,758	-	18,594	2026
Seven-Oaks	31,236	10,933	-	20,303	2030
The Prelude at Clairmont	159,243	71,129	16,246	71,868	2021
Perimeter Summit- Office Building	80,556	10,271	1,813	68,472	2032
	<u>\$ 627,270</u>	<u>\$ 320,497</u>	<u>\$ 29,813</u>	<u>\$ 276,960</u>	

NOTES TO FINANCIAL STATEMENTS

NOTE 16. CHANGE IN REPORTING ENTITY

The City has determined that the Brookhaven Development Authority and the Brookhaven Convention and Visitors Bureau are required to be reported as discretely presented component units of the City.

The impact of the change in reporting entities on beginning net position and fund balance is as follows:

	Development Authority
Fund balance as previously reported	\$ -
Change in reporting entity	1,917,697
Fund balance as restated	\$ 1,917,697

	Development Authority
Net position as previously reported	\$ -
Change in reporting entity	376,564
Net position as restated	\$ 376,564

	Convention and Visitors Bureau
Net position as previously reported	\$ -
Change in reporting entity	1,775,718
Net position as restated	\$ 1,775,718

NOTE 17. SUBSEQUENT EVENTS

In February 2020, the City of Brookhaven and the Brookhaven Development Authority (DA) entered into an intergovernmental agreement in which the City has agreed to loan the DA \$650,000 to supplement the DA's purchase of real property that will be used for economic development purposes. Annual installments of \$81,250 are payable to the City on December 15, beginning in 2021 and concluding in 2027.

In March 2020, the City issued \$15,000,000 of Sales Tax Bonds for the purpose of financing capital projects improvements. The issuance of these bonds was approved by a Special Purpose Local Option Sales Tax (SPLOST) referendum in November 2017. Pursuant to Georgia Law, these bonds will be repaid with the proceeds of a one percent sales tax. Principal payments on the bonds are due annually commencing on May 1, 2020 until maturity May 1, 2024 at an interest rate of .82%.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF BROOKHAVEN, GEORGIA

**GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues:				
Property taxes	\$ 9,859,260	\$ 9,859,260	\$ 10,047,541	\$ 188,281
Franchise taxes	4,263,579	4,263,579	4,001,898	(261,681)
Alcohol excise taxes	1,093,754	1,093,754	1,323,470	229,716
Business taxes	5,598,192	5,598,192	5,818,439	220,247
Excise taxes	305,348	305,348	468,870	163,522
Licenses and permits	3,383,765	3,383,765	4,199,025	815,260
Intergovernmental	-	306,237	556,318	250,081
Charges for services	544,650	544,650	929,095	384,445
Fines and forfeitures	1,225,000	1,225,000	1,538,857	313,857
Contributions	-	-	41,168	41,168
Interest earned	30,000	30,000	223,489	193,489
Miscellaneous	37,000	37,000	61,327	24,327
Total revenues	<u>26,340,548</u>	<u>26,646,785</u>	<u>29,209,497</u>	<u>2,562,712</u>
Expenditures:				
Current:				
General government:				
Mayor and council	311,110	275,150	265,521	9,629
District 1 (1)	21,165	22,165	21,162	1,003
District 2 (1)	28,780	29,780	29,204	576
District 3 (1)	36,210	37,310	37,292	18
District 4 (1)	29,435	30,435	30,213	222
Mayor (1)	-	45,960	45,193	767
City manager	841,100	845,100	844,619	481
City clerk	338,850	342,850	312,686	30,164
Finance and administration	2,148,303	2,148,303	1,957,751	190,552
Legal	560,000	560,000	559,438	562
Data processing	1,570,735	1,595,616	1,589,916	5,700
Human resources	287,150	292,150	291,177	973
Public information	562,385	562,385	503,051	59,334
Contingency	2,285,953	1,456,853	249,425	1,207,428
Total general government	<u>9,021,176</u>	<u>8,244,057</u>	<u>6,736,648</u>	<u>1,507,409</u>
Judicial	<u>866,900</u>	<u>950,900</u>	<u>922,688</u>	<u>28,212</u>
Public safety:				
Police	2,496,828	2,774,276	2,731,983	42,293
Police patrol	5,002,486	5,457,486	5,334,374	123,112
Police CID	1,486,271	1,469,271	1,460,611	8,660
Total public safety	<u>8,985,585</u>	<u>9,701,033</u>	<u>9,526,968</u>	<u>174,065</u>
Public works	<u>1,565,900</u>	<u>1,839,988</u>	<u>1,669,956</u>	<u>170,032</u>
Recreation				
Parks and recreation administration	621,277	1,010,813	913,339	97,474
Park operations	1,728,850	1,678,050	1,578,086	99,964
Recreation programming	528,150	498,150	489,000	9,150
Aquatics	272,850	232,850	165,951	66,899
Total recreation	<u>3,151,127</u>	<u>3,419,863</u>	<u>3,146,376</u>	<u>273,487</u>

(1) - Represents charter mandated salaries and benefits

Continued

CITY OF BROOKHAVEN, GEORGIA

**GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
Housing and development				
Community development	642,913	687,913	562,223	125,690
Planning and zoning	456,275	350,775	272,526	78,249
Land development	541,904	596,404	485,112	111,292
Building	1,054,409	1,054,409	1,028,292	26,117
Code enforcement	526,488	526,488	511,551	14,937
Fire	165,321	171,321	146,108	25,213
Tree Conservation	5,000	8,000	6,925	1,075
Tourism	290,000	294,000	289,358	4,642
Total housing and development	<u>3,682,310</u>	<u>3,689,310</u>	<u>3,302,095</u>	<u>387,215</u>
Economic development	<u>159,850</u>	<u>331,087</u>	<u>289,495</u>	<u>41,592</u>
Capital Outlay	<u>197,700</u>	<u>1,136,327</u>	<u>988,087</u>	<u>148,240</u>
Total expenditures	<u>27,630,548</u>	<u>29,312,565</u>	<u>26,582,313</u>	<u>2,730,252</u>
Excess (deficiency) of revenues over expenditures	(1,290,000)	(2,665,780)	2,627,184	5,292,964
Other financing sources (uses):				
Transfers in	1,350,000	1,350,000	1,407,591	57,591
Transfers out	(60,000)	(1,927,906)	(1,867,906)	60,000
Proceeds from sales of capital assets	-	-	3,570	3,570
Total other financing sources (uses)	<u>1,290,000</u>	<u>(577,906)</u>	<u>(456,745)</u>	<u>121,161</u>
Net change in fund balance	-	(3,243,686)	2,170,439	5,414,125
Fund balance, beginning of year	<u>13,616,443</u>	<u>13,616,443</u>	<u>13,616,443</u>	<u>-</u>
Fund balance, end of year	<u>\$ 13,616,443</u>	<u>\$ 10,372,757</u>	<u>\$ 15,786,882</u>	<u>\$ 5,414,125</u>

CITY OF BROOKHAVEN, GEORGIA

**GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues:				
Intergovernmental	\$ 3,023,760	\$ 3,023,760	\$ 537,761	\$ (2,485,999)
Interest	-	-	585	585
Total revenues	<u>3,023,760</u>	<u>3,023,760</u>	<u>538,346</u>	<u>(2,485,414)</u>
Expenditures:				
Public safety	-	-	64,444	(64,444)
Capital outlay	-	-	4,200	(4,200)
Total expenditures	<u>-</u>	<u>-</u>	<u>68,644</u>	<u>(68,644)</u>
Excess of revenues over expenditures	3,023,760	3,023,760	469,702	(2,554,058)
Other financing uses:				
Transfers out	(3,023,760)	(3,023,760)	(612,986)	2,410,774
Total other financing uses	<u>(3,023,760)</u>	<u>(3,023,760)</u>	<u>(612,986)</u>	<u>2,410,774</u>
Net change in fund balances	-	-	(143,284)	(143,284)
Fund balances, beginning of year	<u>340,541</u>	<u>340,541</u>	<u>340,541</u>	<u>-</u>
Fund balances, end of year	<u>\$ 340,541</u>	<u>\$ 340,541</u>	<u>\$ 197,257</u>	<u>\$ (143,284)</u>

NONMAJOR GOVERNMENTAL FUNDS

Confiscated Assets Fund – To account for the use of the City's share of monies that have been forfeited through the court system and are restricted for law enforcement purposes.

Special Tax District No. 1 Fund – To account for the cost of providing public safety services in the Special Tax District created by the City, which is restricted by City ordinance.

Hotel/Motel Tax Fund – To account for the 8% lodging tax levied in the City, which is restricted by State law.

Streetlight Fund – To account for special assessments to defray the costs of operating, maintaining and repairing the street lighting system in the City and are restricted for these purposes.

Emergency 911 Fund – To account for the monthly 911 charges that are required to be spent on the cost of providing emergency 911 services as restricted by State law.

Vehicle Capital Project Fund – To account for the resources needed to purchase vehicles for the City's fleet. These amounts are assigned by City Council.

Homestead Option Sales Tax Fund – To account for locally funded acquisition and construction of major capital projects financed by homestead option sales tax funds.

The **Public Facilities Authority Fund** – To account for construction of capital projects and a financing partner for major City developments.

Debt Service Fund – To account for the debt service expenditures of the City.

CITY OF BROOKHAVEN, GEORGIA

**COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2019**

ASSETS	Special Revenue Funds					Capital Projects Funds			Debt Service Fund	Total Nonmajor Governmental Funds
	Confiscated Assets Fund	Special Tax District No. 1 Fund	Hotel/Motel Tax Fund	Streetlight Fund	E-911 Fund	Vehicle Capital Project Fund	Homestead Option Sales Tax Fund	Public Facilities Authority Fund		
Cash and cash equivalents	\$ 427,622	\$ 559,253	\$ -	\$ 327,731	\$ 88,232	\$ 1,562,916	\$ 545,069	\$ -	\$ 3,590,497	\$ 7,101,320
Accounts receivable	-	-	-	-	199,894	-	-	-	-	199,894
Taxes receivable, net of allowance	-	78,532	268,482	13,159	-	-	-	-	57,462	417,635
Due from other funds	-	-	-	-	-	-	-	-	33,709	33,709
Total assets	\$ 427,622	\$ 637,785	\$ 268,482	\$ 340,890	\$ 288,126	\$ 1,562,916	\$ 545,069	\$ -	\$ 3,681,668	\$ 7,752,558
LIABILITIES										
Accounts payable	\$ -	\$ -	\$ 216,566	\$ 33,015	\$ 16,297	\$ 121,347	\$ -	\$ -	\$ -	\$ 387,225
Due to other funds	-	-	51,916	-	-	-	-	-	-	51,916
Total liabilities	-	-	268,482	33,015	16,297	121,347	-	-	-	439,141
DEFERRED INFLOWS OF RESOURCES										
Unavailable revenue - property taxes	-	78,478	-	10,484	-	-	-	-	36,265	125,227
Total deferred inflows of resources	-	78,478	-	10,484	-	-	-	-	36,265	125,227
FUND BALANCES										
Restricted:										
Law enforcement	427,622	559,307	-	-	-	-	-	-	-	986,929
Streetlight service	-	-	-	297,391	-	-	-	-	-	297,391
Debt service	-	-	-	-	-	-	-	-	577,691	577,691
Committed - debt service	-	-	-	-	-	-	-	-	3,067,712	3,067,712
Assigned:										
Public safety	-	-	-	-	271,829	-	-	-	-	271,829
HOST activities	-	-	-	-	-	-	545,069	-	-	545,069
Capital projects	-	-	-	-	-	1,441,569	-	-	-	1,441,569
Total fund balances	427,622	559,307	-	297,391	271,829	1,441,569	545,069	-	3,645,403	7,188,190
Total liabilities, deferred inflows of resources and fund balances	\$ 427,622	\$ 637,785	\$ 268,482	\$ 340,890	\$ 288,126	\$ 1,562,916	\$ 545,069	\$ -	\$ 3,681,668	\$ 7,752,558

CITY OF BROOKHAVEN, GEORGIA

**COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Special Revenue Funds					Capital Projects Funds			Total Nonmajor Governmental Funds	
	Confiscated Assets Fund	Special Tax District No. 1 Fund	Hotel/Motel Tax Fund	Streetlight Fund	E-911 Fund	Vehicle Capital Project Fund	Homestead Option Sales Tax Fund	Public Facilities Authority Fund		Debt Service Fund
Revenues										
Property taxes	\$ -	\$ 937,818	\$ -	\$ 420,559	\$ -	\$ -	\$ -	\$ -	\$ 2,280,503	\$ 3,638,880
Hotel/Motel taxes	-	-	3,753,577	-	-	-	-	-	-	3,753,577
Charges for services	-	-	-	-	1,313,166	-	-	-	-	1,313,166
Miscellaneous	-	67,957	-	-	-	49,990	-	-	-	117,947
Fines and forfeitures	235,514	-	-	-	-	-	-	-	-	235,514
Interest earned	56	-	-	-	-	-	-	-	-	56
Total revenues	<u>235,570</u>	<u>1,005,775</u>	<u>3,753,577</u>	<u>420,559</u>	<u>1,313,166</u>	<u>49,990</u>	<u>-</u>	<u>-</u>	<u>2,280,503</u>	<u>9,059,140</u>
Expenditures										
Current:										
Public safety	7,775	800,000	-	-	1,216,298	600	-	-	-	2,024,673
Public works	-	-	-	450,706	-	-	-	-	-	450,706
Housing and development	-	-	3,155,992	-	-	-	-	-	500	3,156,492
Capital outlay	137,042	-	-	-	-	578,906	-	-	-	715,948
Debt service:										
Principal	-	-	-	-	-	-	-	-	2,556,999	2,556,999
Interest	-	-	-	-	-	-	-	-	760,926	760,926
Total expenditures	<u>144,817</u>	<u>800,000</u>	<u>3,155,992</u>	<u>450,706</u>	<u>1,216,298</u>	<u>579,506</u>	<u>-</u>	<u>-</u>	<u>3,318,425</u>	<u>9,665,744</u>
Excess (deficiency) of revenues over (under) expenditures	<u>90,753</u>	<u>205,775</u>	<u>597,585</u>	<u>(30,147)</u>	<u>96,868</u>	<u>(529,516)</u>	<u>-</u>	<u>-</u>	<u>(1,037,922)</u>	<u>(606,604)</u>
Other Financing Sources (Uses)										
Transfers in	-	-	-	-	-	-	431,942	-	3,067,712	3,499,654
Transfers out	-	-	(2,111,386)	-	-	-	-	(12,577,699)	-	(14,689,085)
Proceeds from sales of capital assets	-	-	-	-	-	29,810	-	-	-	29,810
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>(2,111,386)</u>	<u>-</u>	<u>-</u>	<u>29,810</u>	<u>431,942</u>	<u>(12,577,699)</u>	<u>3,067,712</u>	<u>(11,159,621)</u>
Net change in fund balances	90,753	205,775	(1,513,801)	(30,147)	96,868	(499,706)	431,942	(12,577,699)	2,029,790	(11,766,225)
Fund balances, beginning of year	<u>336,869</u>	<u>353,532</u>	<u>1,513,801</u>	<u>327,538</u>	<u>174,961</u>	<u>1,941,275</u>	<u>113,127</u>	<u>12,577,699</u>	<u>1,615,613</u>	<u>18,954,415</u>
Fund balances, end of year	<u>\$ 427,622</u>	<u>\$ 559,307</u>	<u>\$ -</u>	<u>\$ 297,391</u>	<u>\$ 271,829</u>	<u>\$ 1,441,569</u>	<u>\$ 545,069</u>	<u>\$ -</u>	<u>\$ 3,645,403</u>	<u>\$ 7,188,190</u>

CITY OF BROOKHAVEN, GEORGIA

**CONFISCATED ASSETS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues:				
Fines and forfeitures	\$ 50,000	\$ 50,000	\$ 235,514	\$ 185,514
Interest	-	-	56	56
Total revenues	<u>50,000</u>	<u>50,000</u>	<u>235,570</u>	<u>185,570</u>
Expenditures:				
Public safety	64,900	64,900	7,775	57,125
Capital outlay	114,000	170,672	137,042	33,630
Total expenditures	<u>178,900</u>	<u>235,572</u>	<u>144,817</u>	<u>90,755</u>
Net change in fund balances	(128,900)	(185,572)	90,753	276,325
Fund balances, beginning of year	<u>336,869</u>	<u>336,869</u>	<u>336,869</u>	<u>-</u>
Fund balances, end of year	<u>\$ 207,969</u>	<u>\$ 151,297</u>	<u>\$ 427,622</u>	<u>\$ 276,325</u>

CITY OF BROOKHAVEN, GEORGIA

**SPECIAL TAX DISTRICT NO. 1 FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues:				
Property taxes	\$ 1,105,749	\$ 1,105,749	\$ 937,818	\$ (167,931)
Miscellaneous	-	-	67,957	67,957
Total revenues	<u>1,105,749</u>	<u>1,105,749</u>	<u>1,005,775</u>	<u>(99,974)</u>
Expenditures:				
Public safety	1,105,749	1,105,749	800,000	305,749
Total expenditures	<u>1,105,749</u>	<u>1,105,749</u>	<u>800,000</u>	<u>305,749</u>
Net change in fund balances	-	-	205,775	205,775
Fund balances, beginning of year	<u>353,532</u>	<u>353,532</u>	<u>353,532</u>	<u>-</u>
Fund balances, end of year	<u>\$ 353,532</u>	<u>\$ 353,532</u>	<u>\$ 559,307</u>	<u>\$ 205,775</u>

CITY OF BROOKHAVEN, GEORGIA

**HOTEL/MOTEL TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 3,600,000	\$ 3,753,579	\$ 3,753,577	\$ (2)
Total revenues	<u>3,600,000</u>	<u>3,753,579</u>	<u>3,753,577</u>	<u>(2)</u>
Expenditures:				
Housing and development	1,575,000	3,155,992	3,155,992	-
Total expenditures	<u>1,575,000</u>	<u>3,155,992</u>	<u>3,155,992</u>	<u>-</u>
Excess of revenues over expenditures	2,025,000	597,587	597,585	(2)
Other financing uses:				
Transfers out	(2,025,000)	(2,111,388)	(2,111,386)	2
Total other financing uses	<u>(2,025,000)</u>	<u>(2,111,388)</u>	<u>(2,111,386)</u>	<u>2</u>
Net change in fund balances	-	(1,513,801)	(1,513,801)	-
Fund balances, beginning of year	1,513,801	1,513,801	1,513,801	-
Fund balances, end of year	<u>\$ 1,513,801</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

CITY OF BROOKHAVEN, GEORGIA

**STREETLIGHT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Budget</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 435,616	\$ 435,616	\$ 420,559	\$ (15,057)
Total revenues	<u>435,616</u>	<u>435,616</u>	<u>420,559</u>	<u>(15,057)</u>
Expenditures:				
Public works	450,000	454,000	450,706	3,294
Total expenditures	<u>450,000</u>	<u>454,000</u>	<u>450,706</u>	<u>3,294</u>
 Net change in fund balances	 (14,384)	 (18,384)	 (30,147)	 (11,763)
 Fund balances, beginning of year	 <u>327,538</u>	 <u>327,538</u>	 <u>327,538</u>	 <u>-</u>
 Fund balances, end of year	 <u>\$ 313,154</u>	 <u>\$ 309,154</u>	 <u>\$ 297,391</u>	 <u>\$ (11,763)</u>

CITY OF BROOKHAVEN, GEORGIA

**E-911 FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Budget</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Charges for services	\$ 1,075,000	\$ 1,160,000	\$ 1,313,166	\$ 153,166
Total revenues	<u>1,075,000</u>	<u>1,160,000</u>	<u>1,313,166</u>	<u>153,166</u>
Expenditures:				
Public safety	1,075,000	1,225,000	1,216,298	8,702
Total expenditures	<u>1,075,000</u>	<u>1,225,000</u>	<u>1,216,298</u>	<u>8,702</u>
Net change in fund balances	-	(65,000)	96,868	161,868
Fund balances, beginning of year	<u>174,961</u>	<u>174,961</u>	<u>174,961</u>	<u>-</u>
Fund balances, end of year	<u>\$ 174,961</u>	<u>\$ 109,961</u>	<u>\$ 271,829</u>	<u>\$ 161,868</u>

CITY OF BROOKHAVEN, GEORGIA

**DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues:				
Taxes	\$ -	\$ -	\$ 2,280,503	\$ 2,280,503
Total revenues	-	-	2,280,503	2,280,503
Expenditures:				
Current:				
Capital outlay	-	-	500	(500)
Debt service:				
Principal	2,557,000	2,557,000	2,556,999	1
Interest	765,950	765,950	760,926	5,024
Total expenditures	3,322,950	3,322,950	3,318,425	4,525
Deficiency of revenues over expenditures	(3,322,950)	(3,322,950)	(1,037,922)	2,275,978
Other financing sources:				
Transfers in	3,039,000	3,039,000	3,067,712	28,712
Total other financing sources	3,039,000	3,039,000	3,067,712	28,712
Net change in fund balances	(283,950)	(283,950)	2,029,790	2,304,690
Fund balances, beginning of year	1,615,613	1,615,613	1,615,613	-
Fund balances, end of year	\$ 1,331,663	\$ 1,331,663	\$ 3,645,403	\$ 2,304,690

CITY OF BROOKHAVEN, GEORGIA

**SCHEDULE OF PROJECTS CONSTRUCTED WITH
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS
FOR THE YEAR ENDED DECEMBER 31, 2019**

PROJECT	ORIGINAL ESTIMATED COST	REVISED ESTIMATED COST	PRIOR YEARS	CURRENT YEAR	TOTAL	ESTIMATED PERCENT COMPLETE
SPLOST:						
Pavement management	\$ 14,000,000	\$ 14,000,000	\$ 2,941,810	\$ 1,852,433	\$ 4,794,243	34.24 %
Existing capital asset maintenance	7,078,569	7,078,569	653,079	1,001,840	1,654,919	23.38
Transportation improvements	11,111,889	11,111,889	203,686	2,655,053	2,858,739	25.73
Public safety facilities and equipment	15,000,000	15,000,000	564,796	689,206	1,254,002	8.36
Total SPLOST	\$ 47,190,458	\$ 47,190,458	\$ 4,363,371	\$ 6,198,532	\$ 10,561,903	

COMPONENT UNIT

CITY OF BROOKHAVEN, GEORGIA

BALANCE SHEET
COMPONENT UNIT - DEVELOPMENT AUTHORITY
DECEMBER 31, 2019

ASSETS	
Cash	\$ 2,110,889
Land held for redevelopment	<u>1,712,370</u>
Total assets	<u><u>\$ 3,823,259</u></u>
 LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts payable	\$ 1,000
Due to primary government	<u>343,462</u>
Total liabilities	<u>344,462</u>
 FUND BALANCE	
Unassigned	<u>3,478,797</u>
Total liabilities and fund balance	<u><u>\$ 3,823,259</u></u>

CITY OF BROOKHAVEN, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
COMPONENT UNIT - DEVELOPMENT AUTHORITY
FOR THE YEAR ENDED DECEMBER 31, 2019

REVENUES	
Charges for services	\$ 1,814,378
Interest	<u>223</u>
Total revenues	<u>1,814,601</u>
EXPENDITURES	
Housing and development	82,264
Debt service-principal	<u>171,237</u>
Total expenditures	<u>253,501</u>
Net change in fund balance	<u>1,561,100</u>
FUND BALANCE, beginning of year, restated	<u>1,917,697</u>
FUND BALANCE, end of year	<u><u>\$ 3,478,797</u></u>

STATISTICAL SECTION

This part of the City of Brookhaven’s comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City’s overall financial health.

	<u>Page</u>
Financial Trends	77
These schedules contain trend information to help the reader understand how the City’s financial performance and well-being have changed over time.	
Revenue Capacity	82
These schedules contain information to help the reader assess the City’s most significant local revenue source, property tax.	
Debt Capacity	86
These schedules present information to help the reader assess the affordability of the City’s current levels of outstanding debt and the City’s ability to issue additional debt in the future.	
Demographic and Economic Information	90
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City’s financial activities take place.	
Operating Information	92
These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial report relates to the services the City provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial report for the relevant year. Note that 2013 was the first year of operations.

CITY OF BROOKHAVEN, GEORGIA

**NET POSITION BY COMPONENT
LAST SEVEN YEARS
(accrual basis of accounting)**

	2019	2018	2017	2016	2015	2014	2013
Governmental activities							
Net investment in capital assets	\$ 79,892,779	\$ 83,202,488	\$ 72,013,003	\$ 64,370,907	\$ 65,484,793	\$ 66,691,916	\$ 60,658,099
Restricted	11,695,428 ⁽¹⁾	2,720,707	2,724,544	2,405,177	2,202,746	1,573,334	1,428,776
Unrestricted	30,389,360	29,553,636	23,830,990	19,974,759	13,305,139	9,000,585	3,551,798
Total governmental activities net position	<u>\$ 121,977,567</u>	<u>\$ 115,476,831</u>	<u>\$ 98,568,537</u>	<u>\$ 86,750,843</u>	<u>\$ 80,992,678</u>	<u>\$ 77,265,835</u>	<u>\$ 65,638,673</u>
Business-type activities							
Investment in capital assets	\$ 8,498,288	\$ 8,227,377	\$ 7,412,334	\$ 7,146,150	\$ 6,860,091	\$ 6,825,621	\$ 6,487,443
Unrestricted	1,513,447	1,247,610	1,693,080	1,864,710	1,805,995	1,349,322	1,079,849
Total business-type activities net position	<u>\$ 10,011,735</u>	<u>\$ 9,474,987</u>	<u>\$ 9,105,414</u>	<u>\$ 9,010,860</u>	<u>\$ 8,666,086</u>	<u>\$ 8,174,943</u>	<u>\$ 7,567,292</u>
Primary government							
Net investment in capital assets	\$ 88,391,067	\$ 91,429,865	\$ 79,425,337	\$ 71,517,057	\$ 72,344,884	\$ 73,517,537	\$ 67,145,542
Restricted	11,695,428	2,720,707	2,724,544	2,405,177	2,202,746	1,573,334	1,428,776
Unrestricted	31,902,807	30,801,246	25,524,070	21,839,469	15,111,134	10,349,907	4,631,647
Total primary government net position	<u>\$ 131,989,302</u>	<u>\$ 124,951,818</u>	<u>\$ 107,673,951</u>	<u>\$ 95,761,703</u>	<u>\$ 89,658,764</u>	<u>\$ 85,440,778</u>	<u>\$ 73,205,965</u>

(1) Additional SPLOST collections not spent.

CITY OF BROOKHAVEN, GEORGIA

**CHANGES IN NET POSITION
LAST SEVEN YEARS
(accrual basis of accounting)**

	2019	2018	2017	2016	2015	2014	2013
Expenses							
Governmental activities:							
General government	\$ 6,849,657	\$ 6,374,028	\$ 5,896,748	\$ 5,101,706	\$ 4,525,493	\$ 5,211,523	\$ 3,942,196
Judicial	926,444	552,602	580,297	584,753	601,508	508,592	468,589
Public safety	12,734,669	11,808,133	11,552,258	10,595,386	11,301,632	7,876,343	6,324,863
Public works	5,325,777	5,163,842	6,628,883	4,295,145	4,225,043	5,614,702	3,070,672
Housing and development	6,471,942	4,869,152	4,644,383	3,736,194	2,898,485	2,442,100	1,272,777
Culture and recreation	5,533,860	4,205,797	5,695,736	4,423,411	3,506,276	1,766,940	595,935
Community development	287,647	316,878	-	146,983	146,642	76,515	11,794
Interest and fiscal charges	2,821,100 ⁽¹⁾	708,232	95,950	28,226	61,895	101,252	81,633
Total governmental activities expenses	<u>40,951,096</u>	<u>33,998,664</u>	<u>35,094,255</u>	<u>28,911,804</u>	<u>27,266,974</u>	<u>23,597,967</u>	<u>15,768,459</u>
Business-type activities:							
Stormwater	1,549,238	1,429,534	1,853,950	1,488,786	1,122,485	1,206,891	441,792
Total business-type activities expenses	<u>1,549,238</u>	<u>1,429,534</u>	<u>1,853,950</u>	<u>1,488,786</u>	<u>1,122,485</u>	<u>1,206,891</u>	<u>441,792</u>
Total primary government expenses	<u>\$ 42,500,334</u>	<u>\$ 35,428,198</u>	<u>\$ 36,948,205</u>	<u>\$ 30,400,590</u>	<u>\$ 28,389,459</u>	<u>\$ 24,804,858</u>	<u>\$ 16,210,251</u>
Program Revenues							
Governmental activities:							
Charges for services:							
General government	\$ 643,698	\$ 549,408	\$ 142,787	\$ 530,353	\$ 836,595	\$ 499,051	\$ 438,665
Judicial	1,774,371	1,242,168	979,400	1,332,434	1,395,173	1,354,603	359,364
Public safety	1,633,572	1,323,529	1,320,894	1,538,695	771,697	356,111	1,700
Public works	331,045	74,674	-	-	412,402	429,769	362,219
Housing and development	3,336,286	5,228,029	3,150,238	2,995,110	1,523,186	2,237,592	1,652,368
Culture and recreation	496,685	467,052	327,876	470,656	240,247	127,830	26,856
Capital grants and contributions	8,717,845	6,366,880	2,492,933	326,032	400,655	2,147,621	-
Total governmental activities program revenues	<u>16,933,502</u>	<u>15,251,740</u>	<u>8,414,128</u>	<u>7,193,280</u>	<u>5,579,955</u>	<u>7,152,577</u>	<u>2,841,172</u>
Business-type activities:							
Charges for services:							
Stormwater	2,018,424	1,999,107	1,988,504	1,581,760	1,613,628	1,538,632	1,466,735
Capital grants and contributions	-	-	-	251,800	-	275,910	-
Total business-type activities program revenues	<u>2,018,424</u>	<u>1,999,107</u>	<u>1,988,504</u>	<u>1,833,560</u>	<u>1,613,628</u>	<u>1,814,542</u>	<u>1,466,735</u>
Total primary government program revenues	<u>\$ 18,951,926</u>	<u>\$ 17,250,847</u>	<u>\$ 10,402,632</u>	<u>\$ 9,026,840</u>	<u>\$ 7,193,583</u>	<u>\$ 8,967,119</u>	<u>\$ 4,307,907</u>

(continued)

CITY OF BROOKHAVEN, GEORGIA

**CHANGES IN NET POSITION
LAST SEVEN YEARS
(accrual basis of accounting)**

	2019	2018	2017	2016	2015	2014	2013
Net (expense)/revenue							
Governmental activities	\$ (24,017,594)	\$ (18,746,924)	\$ (26,680,127)	\$ (21,718,524)	\$ (21,687,019)	\$ (16,445,390)	\$ (12,927,287)
Business-type activities	469,186	569,573	134,554	344,774	491,143	607,651	1,024,943
Total primary government net expense	<u>\$ (23,548,408)</u>	<u>\$ (18,177,351)</u>	<u>\$ (26,545,573)</u>	<u>\$ (21,373,750)</u>	<u>\$ (21,195,876)</u>	<u>\$ (15,837,739)</u>	<u>\$ (11,902,344)</u>
General Revenues and Other Changes in Net Position							
Governmental activities:							
Property taxes	\$ 13,873,420	\$ 10,090,399	\$ 9,454,749	\$ 7,684,986	\$ 6,516,128	\$ 6,594,450	\$ 5,747,333
Sales taxes	-	(2) 1,631,933	6,691,614	6,911,336	5,738,333	6,360,077	5,201,601
Hotel/Motel taxes	3,753,577	3,758,787	2,948,420	1,950,677	1,918,124	1,646,793	1,296,841
Franchise taxes	4,001,898	2,661,917	4,630,027	4,111,311	4,398,368	3,056,603	1,472,669
Business taxes	5,818,439	5,834,215	5,367,889	5,008,501	5,352,681	4,584,705	1,761,762
Alcohol & excise taxes	1,792,340	1,688,504	1,468,069	1,396,966	1,109,297	881,643	741,592
Insurance premium	-	-	-	-	-	-	57,663
Unrestricted investment earnings	1,101,288	181,473	43,259	9,677	3,166	4,782	2,607
Miscellaneous	220,442	276,355	424,329	403,235	377,765	73,955	30,986
Gain on sale of capital asset	-	9,331,635	7,429,465	-	-	-	-
Special item - donation of infrastructure at incorporation	-	-	-	-	-	-	62,252,906
Transfers	(43,074)	200,000	40,000	-	-	-	-
Total governmental activities	<u>30,518,330</u>	<u>35,655,218</u>	<u>38,497,821</u>	<u>27,476,689</u>	<u>25,413,862</u>	<u>23,203,008</u>	<u>78,565,960</u>
Business-type activities:							
Special item - donation of infrastructure at incorporation	-	-	-	-	-	-	6,542,349
Unrestricted investment earnings	24,488	-	-	-	-	-	-
Transfers	43,074	(200,000)	(40,000)	-	-	-	-
Total business-type activities	<u>67,562</u>	<u>(200,000)</u>	<u>(40,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,542,349</u>
Total primary government	<u>\$ 30,585,892</u>	<u>\$ 35,455,218</u>	<u>\$ 38,457,821</u>	<u>\$ 27,476,689</u>	<u>\$ 25,413,862</u>	<u>\$ 23,203,008</u>	<u>\$ 85,108,309</u>
Change in Net Position							
Governmental activities	\$ 6,500,736	\$ 16,908,294	\$ 11,817,694	\$ 5,758,165	\$ 3,726,843	\$ 6,757,618	\$ 65,638,673
Business-type activities	536,748	369,573	94,554	344,774	491,143	607,651	7,567,292
Total primary government	<u>\$ 7,037,484</u>	<u>\$ 17,277,867</u>	<u>\$ 11,912,248</u>	<u>\$ 6,102,939</u>	<u>\$ 4,217,986</u>	<u>\$ 7,365,269</u>	<u>\$ 73,205,965</u>

(1) The City began making debt service payments on SPLOST, Revenue and General Obligation bonds in 2019.

(2) The HOST program collections ended in 2018.

CITY OF BROOKHAVEN, GEORGIA

**FUND BALANCES OF GOVERNMENTAL FUNDS
LAST SEVEN YEARS
(modified accrual basis of accounting)**

	2019	2018	2017	2016	2015	2014	2013
General fund							
Nonspendable:							
Prepaid items	\$ 441,756	\$ 502,823	\$ 697,283	\$ 431,443	\$ 425,023	\$ 227,320	\$ 165,450
Restricted:							
Streetlight service	-	-	-	-	368,189	415,981	377,994
Law enforcement	45,732	30,928	30,928	31,569	-	-	-
Committed:							
Brookhaven heights land purchase	1,100,000	-	-	-	-	-	-
Assigned:							
Tree fund activities	53,312	54,837	43,969	21,369	27,086	-	-
Future capital improvements	3,264,105	1,867,906	933,953	933,953	-	-	-
Assigned for subsequent year budget	340,880	731,443	173,719	550,043	-	-	-
Development Authority loan for land purchase	650,000	-	-	-	-	-	-
Sidewalk bank	405,719	74,674	-	-	-	-	-
Capital projects	-	592,022	-	-	-	-	-
Unassigned	9,485,378	9,761,810	8,565,833	6,253,311	4,553,079	1,104,971	(108,876)
Total general fund	<u>\$ 15,786,882</u>	<u>\$ 13,616,443</u>	<u>\$ 10,445,685</u>	<u>\$ 8,221,688</u>	<u>\$ 5,373,377</u>	<u>\$ 1,748,272</u>	<u>\$ 434,568</u>
All other governmental funds							
Nonspendable:							
Prepaid items	\$ 137,500	\$ 198,917	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted:							
Law enforcement	986,929	690,401	300,353	194,165	21,665	13,748	-
E-911 operations	-	-	-	167,434	54,460	54,460	-
Capital projects	51,191,153 (1)	-	-	-	-	-	-
Public safety	-	12,073,120	-	-	-	-	-
Tourism	-	1,513,801	1,485,020	1,660,476	1,758,432	1,089,145	543,839
Streetlight service	297,391	327,538	335,582	337,995	-	-	506,943
Public works	197,257	140,541	562,446	-	-	-	-
Debt service	577,691	-	-	-	-	-	-
Multi-modal transportation projects	- (2)	12,577,699	-	-	-	-	-
Committed:							
Debt service	3,067,712	1,615,613	1,194,763	-	-	-	-
Assigned:							
HOST activities	545,069	113,127	1,661,404	9,486,486	8,699,500	7,115,659	3,740,069
Capital projects	10,779,757	14,330,684	10,975,319	3,028,983	-	-	-
Public works	-	200,000	-	-	-	-	-
Public safety	271,829	174,961	286,966	-	-	-	-
Unassigned	-	-	-	(76,521)	(288,119)	-	-
Total all other governmental funds	<u>\$ 68,052,288</u>	<u>\$ 43,956,402</u>	<u>\$ 16,801,853</u>	<u>\$ 14,799,018</u>	<u>\$ 10,245,938</u>	<u>\$ 8,273,012</u>	<u>\$ 4,790,851</u>

(1) The City issued Series 2019 General Obligation Bonds in 2019.

(2) The City spent remaining bond proceeds on its outstanding Revenue Bonds in 2019.

CITY OF BROOKHAVEN, GEORGIA

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

	2019	2018	2017	2016	2015	2014	2013
Revenues							
Property taxes	\$ 13,686,421	\$ 10,093,068	\$ 9,425,609	\$ 8,100,863	\$ 7,515,590	\$ 6,627,845	\$ 5,682,476
Sales taxes	-	(4)	1,631,933	6,691,614	5,738,333	6,360,077	5,201,601
Hotel/Motel taxes	3,753,577	3,758,787	2,948,420	1,950,677	1,918,124	1,646,793	1,296,841
Franchise taxes	4,001,898	(3)	2,661,917	4,630,027	4,111,311	3,961,934	2,050,890
Alcohol excise taxes	1,323,470	1,155,312	1,138,944	1,089,937	818,244	810,836	741,592
Business taxes	5,818,439	5,834,215	5,367,889	5,008,501	5,352,681	4,584,705	1,761,762
Excise taxes	468,870	533,192	329,125	307,029	291,053	70,807	57,663
Licenses and permits	4,199,025	5,745,897	3,207,348	3,445,759	2,043,013	2,667,375	2,033,031
Intergovernmental	8,643,412	(2)	2,492,933	(1)	316,032	300,655	-
Charges for services	2,242,261	1,896,795	1,734,627	2,206,972	1,847,239	1,030,145	442,827
Fines and forfeitures	1,774,371	1,242,168	979,220	1,214,517	1,289,048	1,307,436	359,364
Contributions	41,168	134,271	37,239	74,283	137,658	30,250	-
Interest earned	1,307,784	261,940	43,259	9,677	3,166	4,782	2,607
Miscellaneous	179,274	242,084	387,090	328,952	240,107	43,705	36,936
Total revenues	47,439,970	41,377,992	39,413,344	35,075,846	31,456,845	27,535,687	19,089,369
Expenditures							
General government	6,741,648	6,324,000	5,775,672	4,740,681	4,420,143	5,107,867	4,129,445
Judicial	922,688	555,029	576,361	565,815	582,977	489,077	478,426
Public safety	11,973,669	10,914,971	10,505,639	9,342,980	8,978,542	7,256,316	8,167,651
Public works	2,830,775	2,758,917	4,562,868	2,093,179	2,176,941	2,757,346	1,139,744
Culture and recreation	4,434,946	3,179,824	5,426,618	2,633,492	2,266,481	1,734,171	595,935
Housing and development	6,458,587	4,859,290	4,631,453	3,713,479	2,883,570	2,443,380	1,259,431
Community development	-	-	-	-	100,560	76,515	11,794
Economic development	289,495	316,878	-	-	-	-	-
Capital outlay	23,907,407	(5)	16,378,130	12,933,727	3,778,129	2,097,406	917,693
Debt service							
Principal	2,556,999	(6)	494,368	664,080	773,391	672,157	35,840
Interest	760,926	48,977	40,656	33,309	65,968	105,587	22,879
Issuance cost	760,934	347,884	57,000	-	-	-	-
Total expenditures	61,638,074	46,178,268	45,174,074	27,674,455	25,975,070	22,739,822	16,758,838
Excess (deficiency) of revenues over (under) expenditures	(14,198,104)	(4,800,276)	(5,760,730)	7,401,391	5,481,775	4,795,865	2,330,531
Other financing sources (uses)							
Proceeds from sale of capital assets	33,380	10,000,000	4,747,562	-	-	-	21,915
Issuance of financed purchase	-	-	-	-	116,256	-	2,872,973
Issuance of note payable	-	-	5,200,000	-	-	-	-
Issuance of bonds	38,855,000	24,640,000	-	-	-	-	-
Issuance of bonds premium	1,619,123	285,583	-	-	-	-	-
Transfers in	19,922,762	11,156,025	20,105,500	5,475,295	2,292,461	1,734,906	2,459,475
Transfers out	(19,965,836)	(10,956,025)	(20,065,500)	(5,475,295)	(2,292,461)	(1,734,906)	(2,459,475)
Total other financing sources (uses)	40,464,429	35,125,583	9,987,562	-	116,256	-	2,894,888
Net change in fund balances	\$ 26,266,325	\$ 30,325,307	\$ 4,226,832	\$ 7,401,391	\$ 5,598,031	\$ 4,795,865	\$ 5,225,419
Debt service as a percentage of noncapital expenditures	8.62%	0.89%	2.18%	3.09%	3.35%	3.65%	0.45%

(1) Intergovernmental revenues increased during 2017 as a result of additional State funding for road improvements.

(2) Intergovernmental revenues increased during 2018 as a result of the new SPLOST program.

(3) Franchise tax revenues decreased during 2018 as a result of an overpayment in prior years by Atlanta Gas Light, but increased in 2019 as Atlanta Gas Light remitted 2019 franchise revenues to the City after correction on overpayment calculation.

(4) The HOST program collections ended in 2018.

(5) The City incurred significant capital outlay expenditures on the Peachtree Creek Greenway project in 2019.

(6) The City began making principal payments on its outstanding SPLOST and Revenue Bonds in 2019.

CITY OF BROOKHAVEN, GEORGIA

**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE - ALL TAXABLE PROPERTY
LAST SEVEN YEARS**

Fiscal Year	Real Property			Personal Property	
	Residential	Commercial	Industrial	Motor Vehicle	Other (1)
2013	\$ 1,523,386,393	\$ 649,523,762	\$ 12,668,560	\$ -	\$ 72,178,713
2014	1,733,667,148	750,897,616	13,633,280	82,633,320	200,673,125
2015	2,060,648,765	864,293,618	20,659,330	67,891,300	218,557,894
2016	2,180,835,535	1,092,206,786	19,896,863	47,578,450	150,094,412
2017	2,318,323,246	1,215,555,686	21,372,467	40,040,890	158,162,722
2018	2,511,412,782	1,559,080,844	30,815,467	22,420,340	157,409,307
2019	2,731,917,283	1,883,878,228	36,157,554	16,582,860	147,905,844

Source: Georgia Department of Revenue

(1) Includes aircraft, boats, equipment and other miscellaneous personal property.

<u>Public Utility</u>	<u>Less: Tax Exempt Property</u>	<u>Total Taxable Assessed Value</u>	<u>Total Direct Tax Rate</u>	<u>Estimated Actual Taxable Value</u>	<u>Assessed Value as a Percentage of Actual Value</u>
\$ -	\$ 254,330,508	\$ 2,003,426,920	2.850	\$ 5,008,567,300	40%
14,644,304	432,899,327	2,363,249,466	2.795	5,908,123,665	40%
17,710,345	646,602,506	2,603,158,746	2.740	6,507,896,865	40%
20,281,585	728,901,965	2,781,991,666	2.740	6,954,979,165	40%
24,103,976	760,277,266	3,017,281,721	2.740	7,543,204,303	40%
26,441,934	824,190,700	3,483,389,974	2.740	8,708,474,935	40%
27,904,818	874,002,733	3,970,343,854	2.740	9,925,859,635	40%

CITY OF BROOKHAVEN, GEORGIA

**PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
(Per \$1000 of Assessed Value)
LAST SEVEN YEARS**

Calendar Year	City of Brookhaven			DeKalb County					DeKalb County Schools Millage	State	Total Direct & Overlapping Rates
	Operating Millage	Debt Service Millage	Total City Millage	Operating Millage	Debt Service Millage	Fire District Millage	Hospital Millage	Total County Millage			
2013	2.850	-	2.850	10.710	1.920	2.820	0.800	16.250	23.980	0.150	43.230
2014	2.795	-	2.795	8.220	1.680	2.870	0.800	13.570	23.900	0.100	40.365
2015	2.740	-	2.740	10.390	0.640	2.750	0.890	14.670	23.730	0.050	41.190
2016	2.740	-	2.740	8.760	0.490	2.570	0.740	12.560	23.730	-	39.030
2017	2.740	-	2.740	8.693	0.794	3.080	0.740	13.307	23.280	-	39.327
2018	2.740	-	2.740	9.638	0.733	2.687	0.726	13.784	23.180	-	39.704
2019	2.740	0.680	3.420	9.304	0.953	2.709	0.648	13.614	23.080	-	40.114

Source: DeKalb County Tax Commissioner

The City's operating legal millage rate is capped at 3.35.

CITY OF BROOKHAVEN, GEORGIA

**PRINCIPAL TAXPAYERS
CURRENT AND SIX YEARS AGO**

Taxpayer	2019			2013		
	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value
Development Auth of DeKalb County	\$ 63,501,762	1	1.60 %	\$ 20,196,001	4	1.01 %
BOF GA Lenox Park LLC	57,093,505	2	1.44			
Goodwynn Multifamily, LLC	38,255,781	3	0.96	19,620,000	5	0.98
20 Perimeter Summit, LLC	36,906,530	4	0.93	27,118,720	3	1.35
Perimeter Summit Parcel 2 LP	35,036,000	5	0.88			
3450 Blair Circle LLC	32,500,158	6	0.82			
AT&T Mobility, LLC	31,544,634	7	0.79	35,585,501	1	1.78
Development Auth of DeKalb County	29,958,361	8	0.75			
Lion Gables Realty LP	29,600,000	9	0.75			
CWS SGARR Brookhaven LLC	27,857,908	10	0.70			
CRAFT LLC				31,234,985	2	1.56
50 Lincoln Court, LLC				16,400,000	6	0.82
Post Glen, LLC				15,760,000	7	0.79
Mid America Apartments LP				14,344,520	8	0.72
BIR Lenox, LLC				13,800,000	9	0.69
Manufacturers Life Insurance				12,320,200	10	0.61
	<u>\$ 382,254,639</u>		<u>9.63 %</u>	<u>\$ 206,379,927</u>		<u>10.30 %</u>

Source: DeKalb County Tax Commissioner

CITY OF BROOKHAVEN, GEORGIA
PROPERTY TAX LEVIES AND COLLECTIONS
LAST SEVEN YEARS

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2013	\$ 5,595,364	\$ 5,501,908	98.3%	\$ 89,525	\$ 5,591,433	99.93%
2014	6,373,661	6,299,520	98.8%	68,403	6,367,923	99.91%
2015	7,054,126	6,975,703	98.9%	65,197	7,040,900	99.81%
2016	8,004,716	7,848,448	98.0%	156,268	8,004,716	100.00%
2017	8,802,942	8,641,016	98.2%	159,123	8,800,139	99.97%
2018	10,261,690 (1)	9,942,376	96.9%	300,488	10,242,864	99.82%
2019	12,659,916	12,304,135	97.2%	106,792	12,410,927	98.03%

Source: DeKalb County Tax Commissioner

(1) 2018 Tax Levy was adjusted to reflect billing adjustments made by DeKalb County.

CITY OF BROOKHAVEN, GEORGIA

**RATIOS OF OUTSTANDING DEBT BY TYPE
LAST SEVEN YEARS**

Fiscal Year	Governmental Activities					Total	Percentage of Personal Income (1)	Per Capita (1)
	Financed Purchases From Direct Borrowings	Revenue Bonds Payable	Direct Placement SPLOST Bonds Payable	General Obligation Bonds Payable	Notes Payable From Direct Borrowings			
2013	\$ 2,872,973	\$ -	\$ -	\$ -	\$ -	\$ 2,872,973	0.09%	\$ 61
2014	2,200,816	-	-	-	-	2,200,816	0.06%	44
2015	1,553,050	-	-	-	-	1,553,050	0.04%	30
2016	779,659	-	-	-	-	779,659	0.03%	15
2017	254,512	-	-	-	5,061,067	5,315,579	0.13%	101
2018	-	12,925,583	-	12,000,000	4,821,211	29,746,794	1.18%	556
2019	-	12,595,990	10,000,000	40,397,878	4,579,212	67,573,080	2.19%	1,248

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

CITY OF BROOKHAVEN, GEORGIA

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
DECEMBER 31, 2019**

<u>Governmental Unit</u>	<u>Net Governmental Activities Debt Outstanding</u>	<u>Percentage Applicable to City of Brookhaven (1)</u>	<u>Amount Applicable to City of Brookhaven</u>
Debt repaid with property taxes:			
DeKalb County	\$ 276,934,000	13.89%	\$ 38,466,133
Fulton-DeKalb Hospital Authority	14,680,000	13.89%	2,039,052
DeKalb County Board of Education	194,485,000	13.89%	27,013,967
Total overlapping debt	<u>486,099,000</u>		<u>67,519,151</u>
City direct debt	<u>67,573,080</u>	100.00%	<u>67,573,080</u>
Total direct and overlapping debt	<u>\$ 553,672,080</u>		<u>\$ 135,092,231</u>

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 business of the City of Brookhaven, Georgia. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

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

CITY OF BROOKHAVEN, GEORGIA

**LEGAL DEBT MARGIN INFORMATION
CURRENT YEAR
(amounts expressed in thousands)**

	<u>Fiscal Year</u>
	<u>2019</u>
Debt Limit	\$ 484,435
Total Net Debt Applicable to Limit	<u>40,398</u>
Legal Debt Margin	<u>\$ 444,037</u>
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	8.34%
Assessed Value	\$ 3,970,344
Add Back: Exempt Real Property	<u>874,003</u>
Total Assessed Value	4,844,347
Debt Limit (10% of Total Assessed Value)	484,435
Debt Applicable to Limit:	
General Obligation Debt	40,398
Less: Amount Set Aside for Repayment of General Obligation Debt	<u>(614)</u>
Total Net Debt Applicable to Limit	<u>39,784</u>
Legal Debt Margin	<u>\$ 444,651</u>

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

Note: The City had no General Obligation debt in prior years.

CITY OF BROOKHAVEN, GEORGIA

**SPLOST BOND REVENUE COVERAGE
LAST TWO FISCAL YEARS**

<u>Fiscal Year</u>	<u>Gross Revenue (1)</u>	<u>Operating Expenditures</u>	<u>Net Revenue Available for Debt Service</u>	<u>Debt Service Requirements (2)</u>			<u>Bond Coverage Ratio</u>
				<u>Principal</u>	<u>Interest</u>	<u>Total</u>	
2018	\$ 5,562,331	\$ 4,363,371	\$ 1,198,960	\$ -	\$ -	\$ -	-
2019	7,755,244	6,198,532	1,556,712	2,000,000	363,917	2,363,917	66%

(1) Total revenues include interest.

(2) Represents principal and interest for SPLOST bonds only.

CITY OF BROOKHAVEN, GEORGIA

**DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST SEVEN YEARS**

Fiscal Year	Population (1)	Personal Income (in thousands)	Per Capita Personal Income (1b)	Median Age (1)	School Enrollment (2)	Unemployment Rate (3)
2013	47,253	\$ 3,288,667	\$ 69,597	32.8	7,591	6.2%
2014	50,181	3,408,093	67,916	33.3	7,903	4.5%
2015	51,910	3,596,169	69,277	33.6	8,117	N/A
2016	52,444	2,582,710	71,743	33.4	7,804	3.4%
2017	52,382	4,131,002	78,863	34.1	7,910	4.1%
2018	53,518	2,521,661	47,118	33.4	8,198	2.1%
2019	54,145	3,086,319	57,001	34.1	7,932	1.8%

(1) Source: U.S. Census Bureau

(1b) Source: BEA.gov Regional Bearfacts

(2) Source: DeKalb County Schools

(3) Source: Bureau of Labor Statistics for regional data

N/A - Not Available

CITY OF BROOKHAVEN, GEORGIA
PRINCIPAL EMPLOYERS
CURRENT YEAR AND FOUR YEARS AGO

<u>Employer</u>	<u>2019</u>			<u>2015</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
AT&T Services, Inc.	2,110	1	4.64 %	1,430	2	9.90 %
IG Services, LLC	1,314	2	2.89			
AT&T Mobility Services, LLC	1,241	3	2.73	1,606	1	11.12
Publix Super Markets	600	4	1.32			
KARNA, LLC	342	5	0.75			
GEMALTO, Inc.	327	6	0.72			
ABM	200	7	0.44			
MARSHALLS	189	8	0.42			
Insight Global, LLC	182	9	0.40	270	9	1.87
Dixie Q	153	10	0.34			
Cox Communications				1,142	3	7.90
Verizon Telematics, Inc.				629	4	4.35
Crawford and Company				554	5	3.83
SAP America, Inc.				454	6	3.14
Kroger Company				387	7	2.68
United Healthcare Services				372	8	2.57
NDC Health Corporation				251	10	1.74
	<u>6,658</u>		<u>14.63 %</u>	<u>7,095</u>		<u>49.11 %</u>

Source: 2019 and 2015 individual employer's business filings.

Note: Data prior to 2015 is not available.

CITY OF BROOKHAVEN, GEORGIA

**FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST SEVEN YEARS**

Function	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
General government	24	24	26	21	12	9	7
Judicial	1	3	3	5	7	4	1
Public safety							
Police officers	72	74	76	75	75	59	57
Civilians	11	8	8	11	6	6	6
Public works	-	-	-	-	2	-	-
Culture and recreation	7	10	7	11	10	7	-
Housing and development	11	12	11	12	11	7	3
Total	<u>126</u>	<u>131</u>	<u>131</u>	<u>135</u>	<u>123</u>	<u>92</u>	<u>74</u>

Source: City of Brookhaven Human Resources Department

CITY OF BROOKHAVEN, GEORGIA

OPERATING INDICATORS BY FUNCTION LAST SEVEN YEARS

Function	2019	2018	2017	2016	2015	2014	2013
General Government							
Ordinances approved	78	57	47	26	38	63	68
Resolutions	40	68	45	35	36	31	38
Open records requests	473	477	408	346	349	261	140
Information system service calls	1,742	2,786	2,165	2,168	2,921	2,312	N/A
Facebook "likes"	6,799	6,002	4,136	4,153	1,837	N/A	N/A
Constant contact (eBlast)	4,291	3,927	3,277	3,161	2,516	2,338	1,716
Judicial							
Municipal court							
Case filings:	8,648	7,194	5,146	5,848	9,148	10,512	5,338
City Code	310	830	789	867	922	730	819
Misdemeanors	777	30	11	27	39	211	349
Parking	173	245	113	254	261	156	3
Traffic	7,388	6,089	4,233	4,700	7,926	9,415	4,167
Number of Court Dockets	100	103	105	119	175	257	103
Number of Defendants on Docket	5,577	5,146	6,559	4,751	6,582	10,403	3,282
Public Safety							
Police							
Calls for service	94,046	80,827	46,512	54,000	59,494	N/A	N/A
Custodial arrests	3,061	2,278	1,868	2,271	2,177	1,116	427
Traffic citations issued	8,395	6,815	8,757	5,559	8,070	8,324	3,753
Average response time (all calls)	7m11s	6m11s	6m33s	6m15s	7m20s	7m18s	N/A
Average response time (high priority calls)	3m53s	4m20s	4m34s	4m12s	3m58s	3m40s	N/A
Public Works							
Lane-miles paved	6.9	13.8	26.1	9.4	20.2	20.2	N/A
Linear feet new sidewalks	1,387	13,900	4,810	4,330	2,610	5,230	N/A
Street maintenance work orders completed	369	288	478	267	133	229	132
Stormwater work orders completed	192	190	130	160	134	84	50
Signal/sign work orders completed	170	137	199	235	235	182	23
Right-of-way work orders completed	178	77	139	110	61	129	62

Continued

CITY OF BROOKHAVEN, GEORGIA

OPERATING INDICATORS BY FUNCTION LAST SEVEN YEARS

Function	2019	2018	2017	2016	2015	2014	2013
Culture and Recreation							
Park acres maintained	335	332	276	271	224	224	224
Program participants	9,091	10,515	7,283	2,866	2,949	2,666	40
Aquatics program participants	53,872	20,683	11,589	8,851	10,499	N/A	N/A
Athletic program participants	12,602	7,498	6,715	6,775	6,775	4,013	N/A
Community Development							
Special land use permits (SLUPS)	1	7	6	3	12	6	2
Variances	55	74	72	68	74	79	54
Code enforcement inspections	13,948	5,169	6,271	6,620	7,751	8,905	N/A
Building inspections	11,507	10,946	10,490	9,254	8,905	15,697	998
Development inspections	3,593	3,201	4,150	4,084	2,511	2,653	N/A
Tree removal permits	539	538	419	378	265	115	N/A
Land disturbance permits issued	38	44	36	28	20	9	N/A
Plat reviews	67	58	56	66	58	31	N/A
Plats approved	16	15	26	21	19	15	N/A

Source: Various City departments

N/A: Not Available

CITY OF BROOKHAVEN, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION LAST SEVEN YEARS

Function	2019	2018	2017	2016	2015	2014	2013
General Government							
Buildings (1)	1	1	1	1	1	1	1
Vehicles	-	-	-	-	1	1	1
Judicial							
Building (1)	1	1	1	1	1	1	1
Public Safety							
Police stations (1)	1	1	1	1	1	1	1
Police substations	1	1	1	1	1	1	1
Police vehicles	101	97	65	65	60	54	49
Patrol zones	6	6	6	6	10	10	10
Public Works							
Miles of streets (lane miles)	260.4	120.0	120.0	120.0	119.2	117.4	117.4
Miles of sidewalks	76.0	70.0	67.4	66.5	64.6	63.0	63.0
Number of traffic signals	51	51	51	50	50	47	47
Miles of storm sewer	113	113	113	113	113	113	113
Culture and Recreation							
Parks acreage	335	332	332	271	224	224	224
Parks	18	15	14	14	11	11	11
Tennis courts	28	28	28	28	30	30	30
Soccer fields	2	2	2	2	2	2	2
Baseball/Softball fields	14	14	14	14	14	14	14
Multipurpose fields	3	5	5	5	5	5	5
Community centers	3	2	2	2	3/2	3/2	3/2
Swimming pools	3	3	3	3	3	3	3
Vehicles	3	3	2	2	2	2	2
Housing and Development							
Vehicles	7	6	5	5	3	1	-

Source: Various City departments

(1) Reflects building operating lease