

**CITY OF ALBANY, GEORGIA**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

Prepared by:

Derrick L. Brown  
Chief Financial Officer

# CITY OF ALBANY, GEORGIA

## ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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## **INTRODUCTORY SECTION**

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**City of Albany**  
**Post Office Box 447**  
**Albany, Georgia**  
**31702-0447**

December 28, 2021

To the Honorable Mayor and Members  
of the City Commission  
City of Albany, Georgia

I am pleased to submit the Annual Comprehensive Financial Report ("ACFR") for the City of Albany, Georgia (the "City") for the fiscal year ended June 30, 2021. The Finance Department is responsible for preparing this report. Management is responsible for the content of the report, accuracy of the presented data, and completeness and fairness of the presentation, including all disclosures. We believe the data, as presented, is accurate in all material respects. This belief is based on a comprehensive system of internal controls for this purpose. The objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. Therefore, it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activity of its various funds, and all disclosures necessary to enable the reader to gain maximum understanding of the City's financial affairs.

Mauldin & Jenkins, LLC, Certified Public Accountants, have issued an unqualified opinion on the City's financial statements for the fiscal year ended June 30, 2021. The independent auditor's report is located at the beginning of the financial section of this report.

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

## PROFILE OF GOVERNMENT

Situated in the Plantation Trace region, Albany is the primary trade center for Southwest Georgia. It is the county seat for Dougherty County, Georgia. Incorporated in 1853, the City lies at the head of the Flint River, 182 miles south of Atlanta and 95 miles north of Tallahassee, Florida. The City was laid out in 1836 by Alexander Shotwell and named for Albany, New York. As of the 2021 Census projections, the population of Albany was estimated at 69,952.<sup>1</sup>

The City has developed a diversified industrial economy, which includes companies such as Proctor & Gamble, MolsonCoors, Coats & Clark, Tara Foods, and Mars Chocolate North America. Also, the Marine Corps Logistics Base (“MCLB”) has established itself as a leader in the adoption of private sector business strategies to accomplish its mission. The chief farm products are cotton, peanuts, corn, and tobacco, and to a lesser extent, paper-shell pecans and forest products.

The City was originally incorporated by an Act of the General Assembly of Georgia on December 27, 1838 and has operated under the Commission-Manager form of government since January 14, 1924. The seven-member commission consists of a Mayor elected at large and six Commissioners elected on a ward basis. The Commission appoints the City Manager, City Clerk, Assistant City Clerk, City Attorney, Assistant City Attorney, Municipal Court Judge, City Solicitor, and Public Defender. The City Manager is the Chief Executive Officer charged with the enforcement of the laws and ordinances passed by the Commission. The Commission also appoints members to various Boards, Authorities and other Commissions.

This report includes all funds and account groups of the primary government (the “City of Albany”), as well as its component units. Component units are legally separate entities for which the primary government is financially accountable. The Chehaw Park Authority is an independent entity whose financial stability relates to the City’s financial health and, accordingly, it has been included as part of the City’s reporting entity. The Albany Utility Board provides oversight and recommendations for utility services including solid waste, sanitary sewers, storm water, water, gas, light and telecommunications. The City also provides a full range of services including police and fire protection, road maintenance, streets, recreational activities, and cultural events. In addition to these general governmental activities, the City has a transit system, cemetery, airport, civic center, municipal auditorium, and golf course.

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<sup>1</sup>Source: Census Bureau ([www.census.gov](http://www.census.gov))



## ECONOMIC CONDITION AND OUTLOOK

The City of Albany serves as the distribution, retail and wholesale trade, communication, and medical center for southwest Georgia, a seven-county area. The City of Albany is served by 14 public elementary schools, 7 public secondary schools, 1 career academy, 1 public alternative school, and several private schools.<sup>2</sup> The City also offers a range of post-secondary education and adult-learning opportunities:

1. Albany State University is a proud member institution of the University System of Georgia, offering a broad array of graduate, baccalaureate, associate, and specialist programs at its main campuses in Albany as well as strategically placed branch sites and online. The university prepares students to be effective contributors to a globally diverse society, where knowledge and technology create opportunities for personal and professional success.<sup>2</sup>
2. Albany Technical College is a unit of the Technical College System of Georgia, offering technical certificates of credit, diplomas and associate degrees to students who meet program completion criteria. The college is committed to providing higher education and life-long learning opportunities that promote self-sufficiency, economic development, and community growth and sustainability.<sup>2</sup>
3. Turner Job Corps Center serves the City of Albany as a tuition-free education and career technical training program to teach eligible young people the skills they need to become employable and independent and place them in meaningful jobs or further education.<sup>3</sup>

The lingering effects of COVID-19 have slowly begun to relinquish its grasp on the economy in the City of Albany. The ongoing construction of the Outdoor Network expansion, a \$22 million capital investment with 92 new jobs, is one example. The construction and opening of a Love's Truck Stop is another. The City also broke ground on two of its own projects in recent months: a new transit center, with a cost of \$13.6 million, and a new general aviation terminal and corporate hangar at a cost of \$15.3 million. Downtown redevelopment continues to be a high priority. Planning and architectural work has resumed on a \$13.6 million boutique hotel project downtown, with construction to begin in early 2022. The completed development will create 43 jobs with an annual payroll impact of over \$2.1 million. White boxing activities and marketing of vacant buildings are underway to maximize the City's downtown development opportunities.

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<sup>2</sup>Source: Albany Chamber of Commerce ([www.albanyga.com](http://www.albanyga.com))

<sup>3</sup>Source: Turner Job Corps Center ([www.turner.jobcorps.gov](http://www.turner.jobcorps.gov))

The City continues to work toward identifying and implementing innovative ways to continue the momentum for restoring the community's economic condition. To inspire economic growth, the City of Albany has an attractive public-private partnership program to promote the growth of new businesses in the area. The City's Long-Term Financial Planning Committee ("LTFPC") and the Albany-Dougherty Economic Development Commission ("EDC") work closely together to implement this program. Revolving Loan Funds and federal grants have also been established to further encourage growth.

## **FIVE-YEAR STRATEGIC AND FINANCIAL PLAN**

The City of Albany is committed to continually improve the efficiency and effectiveness of the organization. Strategic Planning includes developing a vision and mission, identifying the organization's external opportunities and threats, determining internal strengths and weaknesses, establishing both long-term and annual objectives, and choosing strategies to pursue. This phase of strategic management is accomplished through the development of a strategic plan. The City has adopted the following vision and mission statements:

### **Vision Statement**

*The City of Albany is a collaborative regional leader delivering exceptional services and enhancing quality of life, while fostering an atmosphere where citizens and businesses can thrive.*

### **Mission Statement**

*The City of Albany delivers fiscally responsible, highly dependable services to the citizens in the community and the region with integrity and professionalism.*

The City Commission also outlined six priorities during its strategic plan update:

- *Safe, Sustainable and Business Friendly*
- *Economic Development and Jobs*
- *Infrastructure and Asset Management*
- *Fiscal Responsibility*
- *Effective and Excellent Service Delivery*
- *Promotion of the City of Albany as a great place to live, work and play*

One of the practices that has continued from the past strategic plan is staff performance measurement. The City Manager, as well as senior management, believes that every employee should know how their employer rates their performance. The City also affirms that every employee should make a positive contribution to the organization. Each staff member's performance is documented and reviewed on an annual basis. The City is in the fourth year of its five-year strategic plan.

SPLOST V – The City of Albany and Dougherty County entered into an intergovernmental sales tax agreement, and in November 2004, voters approved the referendum to continue the 1% SPLOST. The amount to be collected from the sales and use tax between April 1, 2005 and March 31, 2011 was estimated to be \$108 million. Sixty-two percent, or \$65.9 million, of those funds was allocated for City administered projects and non-profit organizations. The City of Albany projects funded through SPLOST V included: \$6.7 million Civic Center debt retirement, \$2.5 million Civic Center infrastructure improvements, \$1.7 million airport improvements, \$6.6 million upgrade to the 800 MHz radio and tower, \$6.7 million for road improvements, \$3.4 million Public Safety equipment and training facility, \$5.1 million for the Recreation Master Plan and facility renovations, \$2.5 million traffic improvements and GIS aerial photography, and disparity study for \$350,000. Also included are projects for community organizations and other capital purchases and improvements: \$2 million to the Chehaw Wild Animal Park Authority, \$3.9 million for the Thronateeska Heritage Center improvements, \$4.0 million to the Albany Civil Rights Institute, and \$5.1 million for Riverfront Park. Most projects for this SPLOST series are complete. Therefore, spending should decrease until the end of this SPLOST series.

SPLOST VI – The City of Albany and Dougherty County entered into an intergovernmental sales tax agreement, and in November 2010, voters approved the referendum to continue the 1% SPLOST. The amount to be collected from the sales and use tax between April 1, 2011 and March 31, 2017 was estimated to be \$98 million. Sixty-four percent, or \$62.7 million, of those funds was to be used for City administered projects and non-profit organizations. The City of Albany projects to be funded through SPLOST VI included: \$4.3 million airport improvements, \$8.5 million sewer and stormwater improvements, \$13 million roadway and traffic improvements, \$1 million sidewalk replacements, \$3.2 million alley paving and improvements, \$11.9 million public safety equipment and upgrades, \$4.4 million transit improvements, and \$4.4 million recreational improvements. Also included are projects for community organizations and other capital purchases and improvements: \$2.1 million to the Chehaw Wild Animal Park Authority, \$2.1 million for the Thronateeska Heritage Center improvements, and \$3.3 million for the Senior Citizens Center.

SPLOST VII – The City of Albany and Dougherty County entered into an intergovernmental sales tax agreement, and in November 2016, voters approved the referendum to continue the 1% SPLOST. The amount to be collected from the sales and use tax between April 1, 2017 and March 31, 2023 is estimated to be \$92.5 million. Sixty-four percent, or \$59.2 million, of those funds are to be used for City administered projects and non-profit organizations. The City of Albany projects to be funded through SPLOST VII include: \$10 million street resurfacing, \$4.5 million alley paving, \$2.5 million sidewalks and streetscape, \$5.9 million sewer and stormwater improvements, \$6 million underground cable installation and street light upgrades, \$5.9 million public safety equipment and fire station, \$4.7 million recreational renovations, and \$4.8 million Aviation Terminal Building and Transportation Center. Also included are projects for community organizations and other capital purchases and improvements: \$1 million Chehaw Park Authority, \$650,000 Jefferson Street pool renovations, and \$425,00 for Thronateeska Heritage Center improvements.

Transportation Special Purpose Local Option Sales Tax (“TSPLOST”) – The City of Albany and Dougherty County entered into an intergovernmental sales tax agreement, and in March 2019, voters approved the referendum to add the 1% TSPLOST. The amount to be collected from the sales and use tax between July 1, 2019 and June 30, 2024 is estimated to be \$80 million. Sixty-seven percent, or \$53.6 million, of those funds are to be used for City administered projects and non-profit organizations. The City of Albany projects to be funded through TSPLOST include: \$20.9 million roadway improvements, \$5 million sidewalk installation, \$5 million alley paving, \$4.2 million multi-purpose trails, \$3.5 million airport improvements, \$700 thousand unpaved streets, \$265 thousand railroad crossing improvements, \$5 million intersection improvements, \$2.3 million roadway widening, \$500 thousand traffic calming devices, \$4.7 million traffic signals and pedestrian upgrades, \$550 thousand Traffic Control Center upgrades, and \$1 million downtown sidewalk improvements.

Total revenue generated in fiscal year 2021 for SPLOST programs was \$11.9 million with expenditures totaling \$12.0 million.

Total revenue generated in fiscal year 2021 for TSPLOST programs was \$11.0 million with expenditures totaling \$3.2 million.

A complete list of the projects and further details regarding the programs are available at [www.albanyga.gov](http://www.albanyga.gov).

## **FINANCIAL INFORMATION**

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

## **BUDGETARY CONTROL**

The City maintains budgetary controls, the objectives of which are to ensure compliance with Georgia law and administrative policy embodied in the annual appropriated budget duly approved by the City Commission in June of each year. Activities of the General Fund, Special Revenue Funds, and Proprietary Funds are included in the annual appropriated budget. Long-range capital projects funded by SPLOST are included in the formal operating budget. Encumbrance accounting is used to maintain adequate cost controls, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded.

## **CASH MANAGEMENT**

Cash temporarily idle during the year was invested in interest-bearing demand deposits, certificates of deposits, and U.S. Government securities with the assistance of board-approved, certified investment advisors. All investments are collateralized as required by law. The Pension Fund assets are invested in common stocks, corporate bonds, and U.S. Government securities. The City's investments, exclusive of the Pension Fund investments, are classified in the categories of lower credit risk as defined by the Governmental Accounting Standards Board and as required by the State of Georgia. All the Pension Fund investments are held in the name of the City's agents for the beneficial ownership of the City of Albany's Pension Plan.

## **OTHER INFORMATION**

Henry Gortatowsky willed to the City various properties from his estate in 1996. The funds remaining in the trust will go towards maintenance of these properties. The financial activity related to the Gortatowsky trust is reported as a special revenue fund.

## **INDEPENDENT AUDIT**

The financial statements have been prepared in compliance with governmental financial reporting guidelines issued by the Government Finance Officers Association of the United States and Canada ("GFOA") and generally accepted accounting principles applicable to governmental entities. The City requires an annual audit of all financial records and transactions of the City by an independent certified public accountant selected by the City's Mayor and Board of Commissioners. The accounting firm of Mauldin & Jenkins, LLC and their report on the basic financial statements and combined and individual fund statements and schedules is included in the financial section of this report. The auditor's reports on internal controls and compliance with applicable laws and regulations can also be found in this report.

## **AWARDS**

The GFOA awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Albany, Georgia for its annual comprehensive financial reports for 29 consecutive fiscal years from 1991 to 2020. The Certificate of Achievement is a prestigious national award, recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized annual comprehensive financial report, whose contents conform to program standards. Such an annual comprehensive financial report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement program requirements and we are submitting it to GFOA to determine its eligibility for another certificate award.

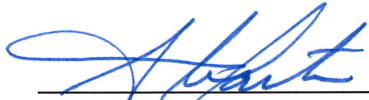
In addition, the City received the GFOA Distinguished Budget Award for the 29th consecutive year. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, an operations guide, a financial plan, and a communications device.

### **ACKNOWLEDGMENTS**

We wish to acknowledge the accomplishments of the Finance Department staff in the preparation of this report. This document is the culmination of months of hard work and dedication. Additionally, we would like to thank all City departments for their positive attitudes toward budgetary responsibility, as well as other related entities who maintain the daily financial records upon which this report is based. Finally, we would like to thank the Mayor and Board of City Commissioners for their valuable contribution in its guidance of the fiscal affairs and support of the financial operations of the City.

Most of all, we thank the citizens of Albany for their trust, unselfish community involvement, and belief in making Albany a great place to live, work and play. The accomplishments in the face of unrelenting challenges prove that we are forging "a strong path forward".

Respectfully submitted,



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Steven Carter, MBA, CGCIO  
City Manager



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Derrick L. Brown  
Chief Financial Officer



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Albany**  
**Georgia**

For its Comprehensive Annual  
Financial Report  
For the Fiscal Year Ended

June 30, 2020

*Christopher P. Morill*

Executive Director/CEO

**CITY OF ALBANY, GEORGIA**

**PRINCIPAL OFFICIALS  
JUNE 30, 2021**

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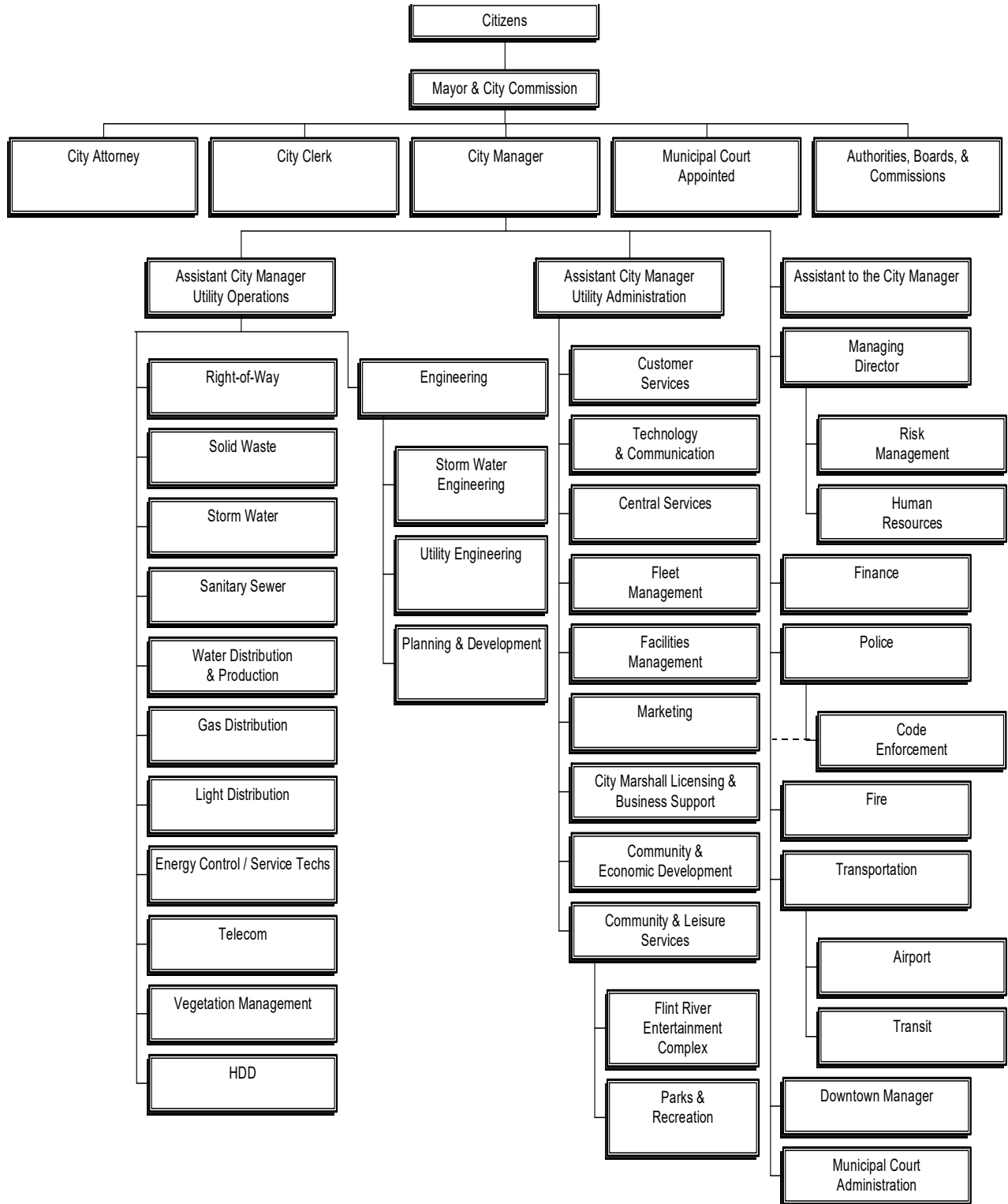
**ELECTED**

<b>Bo Dorough</b>	<b>At Large</b>	<b>Mayor</b>
<b>Jon B. Howard</b>	<b>Ward I</b>	<b>Commissioner</b>
<b>Matt Fuller</b>	<b>Ward II</b>	<b>Mayor Pro Tem/Commissioner</b>
<b>BJ Fletcher</b>	<b>Ward III</b>	<b>Commissioner</b>
<b>Chad E. Warbington</b>	<b>Ward IV</b>	<b>Commissioner</b>
<b>Robert B. Langstaff, Jr.</b>	<b>Ward V</b>	<b>Commissioner</b>
<b>Demetrius Young</b>	<b>Ward VI</b>	<b>Commissioner</b>

**STAFF**

<b>Steven Carter</b>	<b>City Manager</b>
<b>Derrick L. Brown</b>	<b>Chief Financial Officer</b>





## **FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

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**To the Honorable Mayor and Members  
of the City Commission  
City of Albany, Georgia**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the **City of Albany, Georgia** (the "City"), as of and for the fiscal year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City of Albany, Georgia's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditor's Responsibility***

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

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

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

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Albany, Georgia as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparisons for the General Fund, the Community Development Fund, and the Job Investment Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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**Other Matters*****Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis ("MD&A") (on pages 5 – 25), the Schedule of Changes in the City's Net Pension Liability and Related Ratios, Schedule of Employer Contributions, Schedule of Investment Returns, and the Other Post-Employment Benefit Plan Schedule of Changes in the City's Total OPEB Liability and Related Ratios (on pages 105 – 108) 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 introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedules of expenditures of Special Purpose Local Option Sales Tax ("SPLOST") and Transportation Special Purpose Local Option Sales Tax ("TSPLOST") proceeds are presented for purposes of additional analysis as required by the Official Code of Georgia Annotated §48-8-121, and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and is also not a required part of the basic financial statements.

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The combining and individual nonmajor fund financial statements and schedules, the schedule of expenditures of SPLOST and TSPLOST proceeds, and the schedule of expenditures of federal awards 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 combining and individual nonmajor fund financial statements and schedules, the schedule of expenditures of SPLOST and TSPLOST proceeds, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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 December 28, 2021, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Albany, Georgia's internal control over financial reporting and compliance.

*Mauldin & Jenkins, LLC*

Macon, Georgia  
December 28, 2021

# CITY OF ALBANY, GEORGIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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The City of Albany, Georgia's ("the City") Management's Discussion and Analysis ("MD&A") is designed to: (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the City's financial activity; (c) identify changes in the City's financial position; (d) identify any material deviations from the financial plan (the approved budget); and (e) identify individual fund issues or concerns.

The MD&A should be read in conjunction with the accompanying transmittal letter, the basic financial statements and the accompanying notes to those financial statements.

### FINANCIAL HIGHLIGHTS

#### Government-wide Financial Statements

- ❑ At the close of the fiscal year, the assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources by \$412,707,125. Of this amount, \$66,882,814 (16.2%) represents unrestricted net position and may be used to meet the City's ongoing obligations to citizens and creditors.
- ❑ At the close of the current fiscal year, the net position of the City's *business-type activities* was \$279,264,040. This represented an increase of \$20,568,924 (8.0%) over the prior year's net position for business-type activities.
- ❑ At the close of the current fiscal year, the net position of the City's *governmental activities* was \$133,443,085. This represented an increase of \$6,427,635 (5.1%) from the prior year's net position for governmental activities.

#### Fund Financial Statements

- ❑ The General Fund, the chief operating fund of the City, had a total fund balance of \$34,810,834 as of June 30, 2021. Of this amount, \$28,628,324 (82.2%) was unassigned.
- ❑ The General Fund had revenues of \$58,371,221 for the current fiscal year. Of this amount, \$17,242,515 (29.5%) was from property taxes, \$11,737,847 (20.1%) was from other taxes, and \$11,744,878 (20.1%) was from sales taxes.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

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### Debt Obligations

- ❑ Long-term debt obligations from primary governmental activities increased \$1,416,469 (1.2%) from \$117,495,900 at June 30, 2020, to \$118,912,369 at June 30, 2021.
- ❑ Long-term debt obligations from business type activities decreased \$9,159,729 (15.4%), from \$59,606,597 at June 30, 2020, to \$50,446,868 at June 30, 2021.

## OVERVIEW OF THE FINANCIAL STATEMENTS

The MD&A is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements include three components: (1) Government-wide financial statements; (2) Fund financial statements; and (3) Notes to the financial statements.

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

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

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (government 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, parks and recreation, and community development. The business-type activities of the City include sanitary sewer, solid waste, airport, water, gas, light, telecommunication, transit, stormwater, and Flint River Entertainment Complex. The government-wide statements split the internal service funds (workers' compensation, utility internal service fund, R3M fund, self-administered insurance fund, public employees' group health plan, and fleet management) into their share of functions in which they serve, either governmental or business-type.



## MANAGEMENT'S DISCUSSION AND ANALYSIS

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Component units are included in the basic financial statements and consist of legally separate entities for which the City is financially accountable and that have either the same governing board as the City or a governing board appointed by the City of Albany. The City has one discretely presented component unit: the Chehaw Park Authority. This unit is excluded from any activities or amounts presented in the "Primary Government".

The government-wide financial statements can be found on pages 26 – 30 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 three categories: governmental funds, proprietary funds and fiduciary 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 the 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 funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide reconciliation to the government-wide financial statements in order to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains four major governmental funds for financial reporting purposes. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, Community Development Fund, Job Investment Fund, and SPLOST Fund.

Other *nonmajor* governmental funds include: Nine Special Revenue Funds (Hotel/Motel Tax Fund, Grant Fund, Downtown Development Authority, Computer Aided Dispatch, Albany-Dougherty Inner City Authority, Gortatowsky Fund, and Tax Allocation District Fund); and two (2) of which are Capital Projects Funds (Public Improvement Fund and TSPLOST). Data on these nine nonmajor governmental funds is combined into a single, aggregated presentation in the financial statements. Individual fund data for each of these non-major governmental funds is provided in the nonmajor funds supplementary section of this report.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

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The City adopts an annual appropriated budget for its general, special revenue, debt service and enterprise funds. The report contains a "Statement of Revenues, Expenditures and Changes in Fund Balances – Budget Basis and Actual" for the General and Major Special Revenue Funds. However, additional budget information on the nonmajor funds is contained in the supplementary information. Note that capital additions that are not a part of a separate fund are budgeted for in the General Fund.

The governmental funds financial statements can be found on pages 31 – 37 of this report.

**Proprietary Funds.** Proprietary funds provide the same type of information as the government-wide financial statements, but in more detail. The proprietary fund financial statements provide separate information for major proprietary funds: Sanitary Sewer, Stormwater, Airport, Water, Light, Gas, and Transit.

The City maintains nine nonmajor proprietary funds. Three of the nonmajor proprietary funds are enterprise funds (Flint River Entertainment Complex, Solid Waste, and Telecommunications). These three enterprise funds collectively are reflected as "Nonmajor Enterprise Funds" on the Proprietary Funds financial statements. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements.

The remaining six nonmajor proprietary funds are internal service funds (Self-Administered Insurance Fund, Public Employees' Group Health Plan ("PEGHP") Fund, Workers' Compensation Fund, R3M Fund, Utility Internal Service Fund, and the Fleet Management Fund). These six internal service funds collectively are reflected as "Internal Service Funds" on the Proprietary Funds financial statements. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. Individual fund data for both the enterprise funds and the internal service funds is provided in the supplementary information section of this report.

The proprietary funds financial statements can be found at pages 38 – 43 of this report.

**Fiduciary Funds.** Fiduciary funds, which consist solely of trust and agency funds, are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are *not* included in the government-wide financial statements because the resources are *not* available to support the City's operations. The accounting used for fiduciary funds is much like that used for proprietary funds.

Details of the City's Pension Fund, a fiduciary fund, can be found on pages 44 and 45 of the report.

**Notes to the Basic Financial Statements.** The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements begin on page 46 of this report.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

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### GOVERNMENT-WIDE FINANCIAL ANALYSIS

A comparative analysis of government-wide information for fiscal years ended June 30, 2020 and June 30, 2021, are included in the MD&A.

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 by \$412,707,125 as of June 30, 2021.

As shown on Table 1, the largest portion of the City's net position, \$296.2 Million (71.8%), reflects its investment in capital assets less any related outstanding debt used to acquire those assets. 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 resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate liabilities. An additional portion of the City's net position, \$49.6 Million (12.0%), represents resources that are subject to external restrictions on how they may be used. The major restrictions on net position are funding source restrictions. The remaining balance of total net position of \$66.9 Million (16.2%) is unrestricted and may be used to meet the City's obligations to citizens and creditors in accordance with the finance-related legal requirements reflected in the City's fund structure.

At the end of the fiscal year ended June 30, 2021, the City reported positive balances in all three categories of net assets, both for the City as a whole as well as for its separate governmental and business-type activities.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

**TABLE 1**

**City of Albany  
Statement of Net Position - Primary Government**

	Governmental Activities		Business-Type Activities		Total	
	FY 2021	FY 2020	FY 2021	FY 2020	FY 2021	FY 2020
Current and Other Assets	<b>\$ 152,557,842</b>	\$ 140,478,130	<b>\$ 134,045,111</b>	\$ 106,040,821	<b>\$ 286,602,953</b>	\$ 246,518,951
Capital Assets	<b>113,053,063</b>	110,464,239	<b>219,458,034</b>	222,671,219	<b>332,511,097</b>	333,135,458
<b>TOTAL ASSETS</b>	<b><u>265,610,905</u></b>	<u>250,942,369</u>	<b><u>353,503,145</u></b>	<u>328,712,040</u>	<b><u>619,114,050</u></b>	<u>579,654,409</u>
<b>TOTAL DEFERED OUTFLOWS</b>	<b><u>14,036,556</u></b>	<u>14,130,276</u>	<b><u>4,434,118</u></b>	<u>7,082,001</u>	<b><u>18,470,674</u></b>	<u>21,212,277</u>
Current and Other Liabilities	<b>69,082,683</b>	18,331,384	<b>29,726,193</b>	23,044,933	<b>98,808,876</b>	41,376,317
Long-term Liabilities	<b>65,623,274</b>	113,424,748	<b>44,134,148</b>	53,193,435	<b>109,757,422</b>	166,618,183
<b>TOTAL LIABILITIES</b>	<b><u>134,705,957</u></b>	<u>131,756,132</u>	<b><u>73,860,341</u></b>	<u>76,238,368</u>	<b><u>208,566,298</u></b>	<u>207,994,500</u>
<b>TOTAL DEFERRED INFLOWS</b>	<b><u>11,498,419</u></b>	<u>7,771,000</u>	<b><u>4,812,882</u></b>	<u>860,557</u>	<b><u>16,311,301</u></b>	<u>8,631,557</u>
Net Position:						
Net Investment in Capital Assets	<b>94,138,901</b>	94,827,694	<b>202,081,561</b>	200,711,916	<b>296,220,462</b>	295,539,610
Restricted	<b>46,807,746</b>	33,425,202	<b>2,796,103</b>	2,796,103	<b>49,603,849</b>	36,221,305
Unrestricted (deficit)	<b>(7,503,562)</b>	(1,237,446)	<b>74,386,376</b>	55,187,097	<b>66,882,814</b>	53,949,651
<b>TOTAL NET POSITION</b>	<b><u>\$ 133,443,085</u></b>	<u>\$ 127,015,450</u>	<b><u>\$ 279,264,040</u></b>	<u>\$ 258,695,116</u>	<b><u>\$ 412,707,125</u></b>	<u>\$ 385,710,566</u>

## MANAGEMENT'S DISCUSSION AND ANALYSIS

In Table 1(a), the 2021 Statement of Net Position is compared to the results for the prior fiscal year. In Table 2(a), the 2020 and 2021 Statement of Activities for the primary government is compared. Revenues decreased by \$3.9 Million from 2020 to 2021, the total expenses for the same period decreased by \$1.5 Million.

**TABLE 1 (a)**

**City of Albany  
Comparison of Net Position for Primary Government  
Fiscal Years 2021 and 2020**

	<b>Total Primary Government FY 2021</b>	<b>Total Primary Government FY 2020</b>	<b>Increase (Decrease)</b>
Current and Other Assets	\$ 286,602,953	\$ 246,518,951	\$ 40,084,002
Capital Assets	332,511,097	333,135,458	(624,361)
<b>TOTAL ASSETS</b>	<b>\$ 619,114,050</b>	<b>\$ 579,654,409</b>	<b>\$ 39,459,641</b>
 <b>TOTAL DEFERED OUTFLOWS</b>	 <b>\$ 18,470,674</b>	 <b>\$ 21,212,277</b>	 <b>\$ (2,741,603)</b>
Current and Other Liabilities	\$ 98,808,876	\$ 41,376,317	\$ 57,432,559
Long-term Liabilities	109,757,422	166,618,183	(56,860,761)
<b>TOTAL LIABILITIES</b>	<b>\$ 208,566,298</b>	<b>\$ 207,994,500</b>	<b>\$ 571,798</b>
 <b>TOTAL DEFERRED INFLOWS</b>	 <b>\$ 16,311,301</b>	 <b>\$ 8,631,557</b>	 <b>\$ 7,679,744</b>
Net Position:			
Net Investment in Capital Assets	\$ 296,220,462	\$ 295,539,610	\$ 680,852
Restricted	49,603,849	36,221,305	13,382,544
Unrestricted (deficit)	66,882,814	53,949,651	12,933,163
<b>TOTAL NET POSITION</b>	<b>\$ 412,707,125</b>	<b>\$ 385,710,566</b>	<b>\$ 26,996,559</b>

## MANAGEMENT'S DISCUSSION AND ANALYSIS

**TABLE 2**

	Governmental Activities		Business-Type Activities		Total Primary Government	
	FY 2021	FY 2020	FY 2021	FY 2020	FY 2021	FY 2020
<b>Revenues</b>						
<u>Program Revenues:</u>						
Charges for Services	\$ 6,690,564	\$ 7,002,061	\$ 168,586,059	\$ 163,246,633	\$ 175,276,623	\$ 170,248,694
Operating Grants and Contributions	17,352,634	12,891,508	5,212,868	6,053,256	22,565,502	18,944,764
Capital Grants and Contributions	23,777,949	22,019,328	5,075,481	18,766,213	28,853,430	40,785,541
<u>General Revenues:</u>						
Property Taxes	17,635,505	16,293,710	-	-	17,635,505	16,293,710
Sales Taxes	11,033,618	10,982,040	-	-	11,033,618	10,982,040
Other Taxes	13,819,254	12,997,922	-	-	13,819,254	12,997,922
Investment Income	85,369	2,191,213	342,485	1,040,711	427,854	3,231,924
Gain on Sale or Disposal of Capital Assets	-	-	219,335	267,586	219,335	267,586
<b>TOTAL REVENUES</b>	<b>90,394,893</b>	<b>84,377,782</b>	<b>179,436,228</b>	<b>189,374,399</b>	<b>269,831,121</b>	<b>273,752,181</b>
<b>Expenses</b>						
General Government	22,605,390	21,577,043	-	-	22,605,390	21,577,043
Judicial	1,332,921	1,265,512	-	-	1,332,921	1,265,512
Public Safety	45,934,096	38,635,968	-	-	45,934,096	38,635,968
Public Works	10,061,742	12,068,924	-	-	10,061,742	12,068,924
Parks and Recreation	8,562,860	7,718,895	-	-	8,562,860	7,718,895
Community Development	7,396,675	6,487,192	-	-	7,396,675	6,487,192
Community Service	454,521	482,403	-	-	454,521	482,403
Interest on Long-Term Debt	664,294	572,980	-	-	664,294	572,980
Sewer	-	-	12,821,898	15,126,247	12,821,898	15,126,247
Solid Waste	-	-	9,592,518	10,393,972	9,592,518	10,393,972
Airport	-	-	3,734,791	3,468,943	3,734,791	3,468,943
Water	-	-	10,370,117	11,478,768	10,370,117	11,478,768
Gas	-	-	12,967,660	12,362,981	12,967,660	12,362,981
Light	-	-	78,586,950	84,723,184	78,586,950	84,723,184
Telecommunications	-	-	3,110,467	3,300,730	3,110,467	3,300,730
Transit	-	-	7,082,565	6,122,921	7,082,565	6,122,921
Storm Water	-	-	4,749,578	5,642,321	4,749,578	5,642,321
Civic Center	-	-	2,805,519	2,920,522	2,805,519	2,920,522
<b>TOTAL EXPENSES</b>	<b>97,012,499</b>	<b>88,808,917</b>	<b>145,822,063</b>	<b>155,540,589</b>	<b>242,834,562</b>	<b>244,349,506</b>
<b>Increase/(decrease) Before Transfers</b>	<b>(6,617,606)</b>	<b>(4,431,135)</b>	<b>33,614,165</b>	<b>33,833,810</b>	<b>26,996,559</b>	<b>29,402,675</b>
Transfers	13,045,241	1,997,910	(13,045,241)	(1,997,910)	-	-
<b>CHANGE IN NET POSITION</b>	<b>6,427,635</b>	<b>(2,433,225)</b>	<b>20,568,924</b>	<b>31,835,900</b>	<b>26,996,559</b>	<b>29,402,675</b>
<b>Net Position - Beg. of Year</b>	<b>127,015,450</b>	<b>129,448,675</b>	<b>258,695,116</b>	<b>226,859,216</b>	<b>385,710,566</b>	<b>356,307,891</b>
<b>Net Position - End of Year</b>	<b>\$ 133,443,085</b>	<b>\$ 127,015,450</b>	<b>\$ 279,264,040</b>	<b>\$ 258,695,116</b>	<b>\$ 412,707,125</b>	<b>\$ 385,710,566</b>

## MANAGEMENT'S DISCUSSION AND ANALYSIS

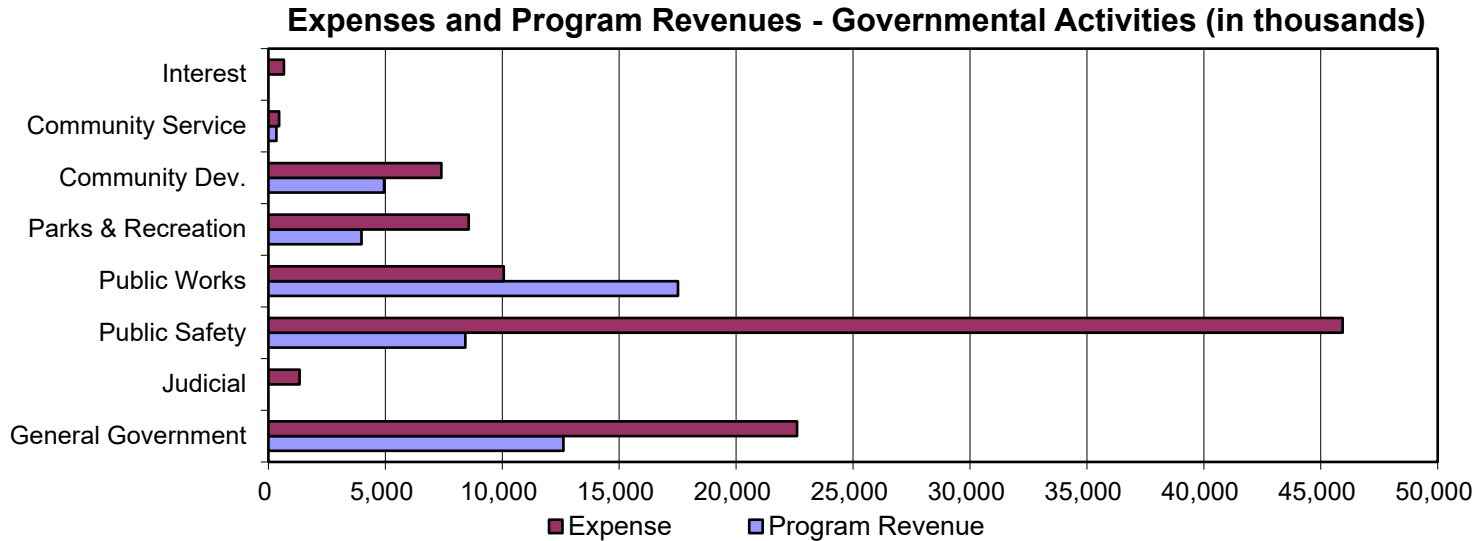
TABLE 2 (a)

City of Albany			
Comparison of Statement of Activities for Primary Government			
Fiscal Years 2021 and 2020			
	Total Primary Government Activities - 2021	Total Primary Government Activities - 2020	Increase (Decrease)
<b>Revenues</b>			
<u>Program Revenues:</u>			
Charges for Services	\$ 175,276,623	\$ 170,248,694	\$ 5,027,929
Operating Grants and Contributions	22,565,502	18,944,764	3,620,738
Capital Grants and Contributions	28,853,430	40,785,541	(11,932,111)
<u>General Revenues:</u>			
Property taxes	17,635,505	16,293,710	1,341,795
Sales taxes	11,033,618	10,982,040	51,578
Other taxes	13,819,254	12,997,922	821,332
Investment income	427,854	3,231,924	(2,804,070)
Gain on Sale or Disposal of Capital Assets	219,335	267,586	(48,251)
<b>TOTAL REVENUES</b>	<b>269,831,121</b>	<b>273,752,181</b>	<b>(3,921,060)</b>
<b>Expenses</b>			
General government	22,605,390	21,577,043	1,028,347
Judicial	1,332,921	1,265,512	67,409
Public safety	45,934,096	38,635,968	7,298,128
Public works	10,061,742	12,068,924	(2,007,182)
Parks and recreation	8,562,860	7,718,895	843,965
Community development	7,396,675	6,487,192	909,483
Community service	454,521	482,403	(27,882)
Interest on long-term debt	664,294	572,980	91,314
Sewer	12,821,898	15,126,247	(2,304,349)
Solid waste	9,592,518	10,393,972	(801,454)
Airport	3,734,791	3,468,943	265,848
Water	10,370,117	11,478,768	(1,108,651)
Gas	12,967,660	12,362,981	604,679
Light	78,586,950	84,723,184	(6,136,234)
Telecommunications	3,110,467	3,300,730	(190,263)
Transit	7,082,565	6,122,921	959,644
Storm water	4,749,578	5,642,321	(892,743)
Civic Center	2,805,519	2,920,522	(115,003)
<b>TOTAL EXPENSES</b>	<b>242,834,562</b>	<b>244,349,506</b>	<b>(1,514,944)</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ 26,996,559</b>	<b>\$ 29,402,675</b>	<b>\$ (2,406,116)</b>

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### Governmental Activities

Governmental Activities increased the City's net position by \$6,427,635. Revenues from governmental activities totaled \$90,394,893; with operating grants (19.2%), capital grants and contributions (26.3%), property taxes (19.5%), other taxes (15.3%), sales taxes (12.2%), and charges for services (7.4%) contributing to the City's revenues. Expenses for governmental activities were \$97,012,499, of which 49.3% was supported from program revenues and 43.9% from general revenues. Expenses for Public Safety (47.3%), General Government (23.3%), Public Works Admin and Streets (10.4%) make-up 81.0% of the total expense for governmental activities.

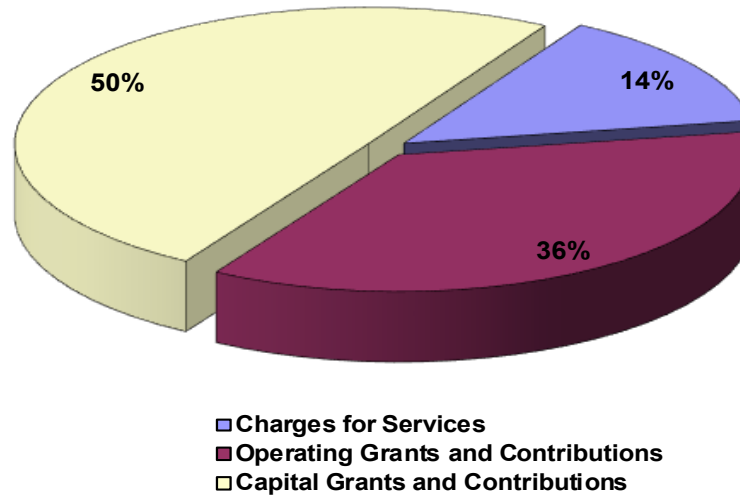




## MANAGEMENT'S DISCUSSION AND ANALYSIS

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### Governmental Activities - Breakout of Program Revenue



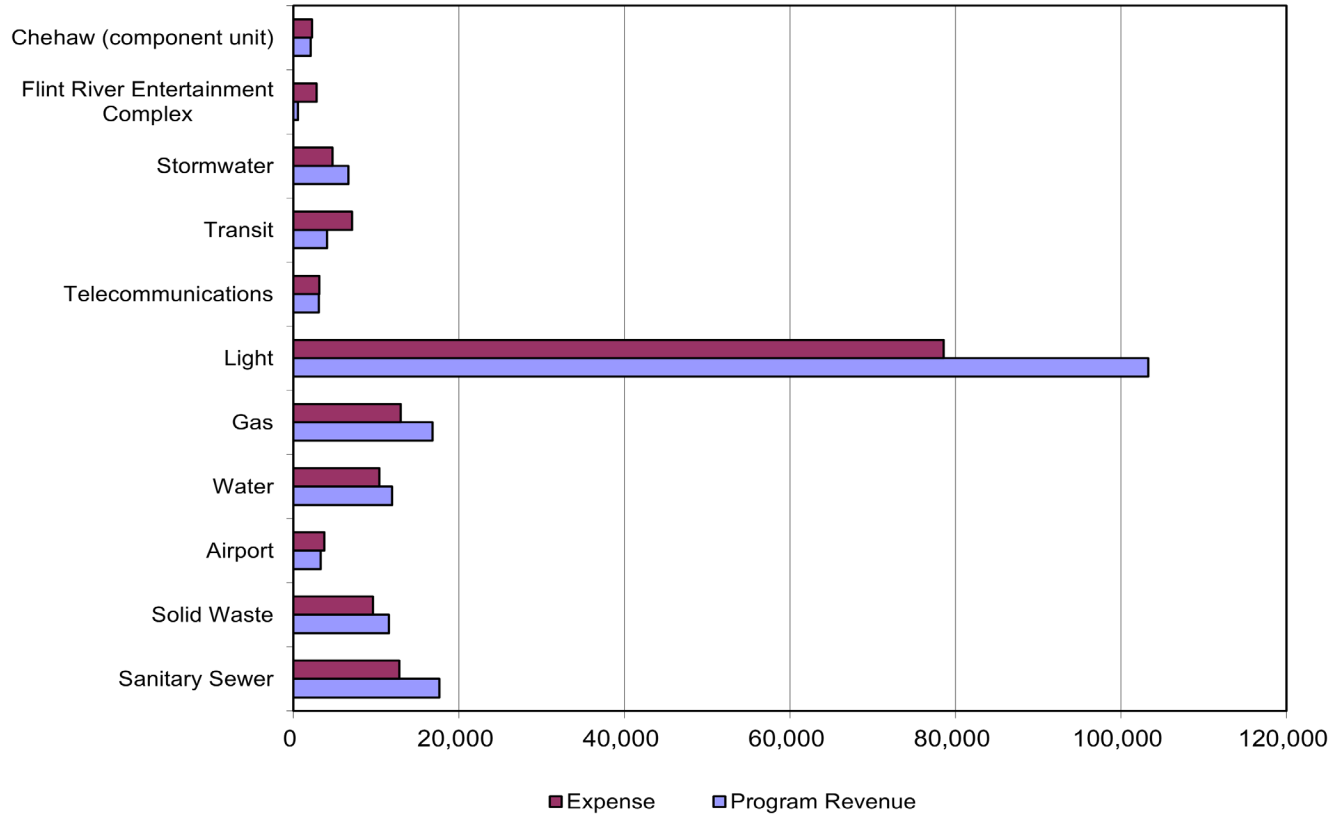
### Business-type Activities

Business-type activities increased the City's net assets by \$20,568,924. As of June 30, 2021, total business-type net assets were \$279,264,040 of which \$202,081,561 was invested in capital assets; \$2,796,103 was restricted; and \$74,386,376 was unrestricted.

Revenues totaled \$179,436,228 with 99.7% of revenues coming from Program Revenues. (See chart "Business-Type Activities – Breakout by Revenues"). Total expenses were \$145,822,063. The largest expenses were Light (53.9%) and Gas (8.9%).

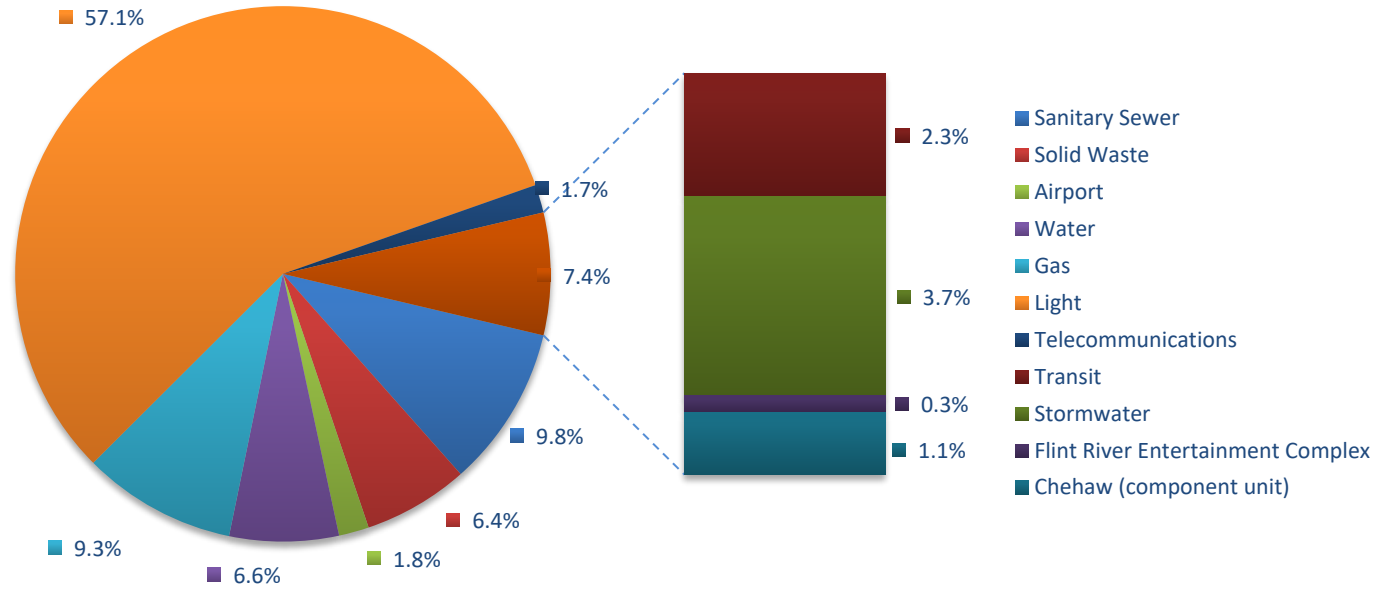
# MANAGEMENT'S DISCUSSION AND ANALYSIS

Expenses and Program Revenues - Business Type Activities (in thousands)



## MANAGEMENT'S DISCUSSION AND ANALYSIS

### Business Type Activity - Breakout by Revenues



### FINANCIAL ANALYSIS OF THE FUND FINANCIAL STATEMENTS

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, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

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As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$128,150,117 an increase of \$16,563,788 in comparison from the prior year. \$26,001,147 (20.3%) constituted unassigned fund balance, which is available for spending at the government's discretion. The remaining \$102,148,970 of the fund balance (79.7%) is divided as follows: \$222,949 is non-spendable due to being in a form such as, inventory or prepaid items; \$55,068,470 is legally restricted by an outside authority or a legal agreement, such as SPLOST or loans; and a combined total of \$46,857,551 is either assigned or committed for future use by the government.

The General Fund is the chief operating fund of the City. As of June 30, 2021, the *unassigned* fund balance in the general fund was \$28,628,324; the total fund balance was \$34,810,834, an increase of \$4,309,381 compared to 2020.

The General Fund's liquidity can be measured by comparing both the *fund balance available for spending (committed, assigned, and unassigned)* and total fund balance to *total fund expenditures*. Available fund balance represents 58.4% of the total general fund expenditures, while total fund balance represents 58.8% of that same amount. When *transfers out* are added to *expenditures*, the available fund balance represents 49.6% of expenditures plus transfers, while the total fund balance represents 49.9% of this amount.

The general fund had the following transfers in (increases) and transfers out (decreases):

Transfers in From Other Funds (\$15,591,086) represent transfers from the sewer, stormwater, solid waste, water, gas, telecommunications, and light funds.

Funding for component units (\$882,000) represents an agreed payment to Chehaw Park Authority, a separate component unit of the City. The funds are used by Chehaw Park Authority to subsidize the operation of the park. This amount is included as parks and recreation expenditures.

Other transfers out represent General Fund support of the following funds during the fiscal year: transit, grant, R3M, computer-aided dispatch, Flint River Entertainment Complex, DDA, public improvement, sewer, risk, hotel/motel, and fleet funds.

During the fiscal year ended June 30, 2021, the City's General Fund balance increased by \$4,309,381. The following contributed to the change:

- ❑ Actual revenues were \$7,798,559 over budget, while expenditures were \$4,532,218 under budget.
- ❑ The General Fund transferred an additional \$1.1 Million into the Transit Fund to reduce its interfund receivable.
- ❑ The General Fund transferred \$2.4 Million into the Capital Improvement Fund for the future repayment of capital needs.
- ❑ The General Fund transferred \$500 Thousand into the Telecom Fund to reduce its interfund receivable.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

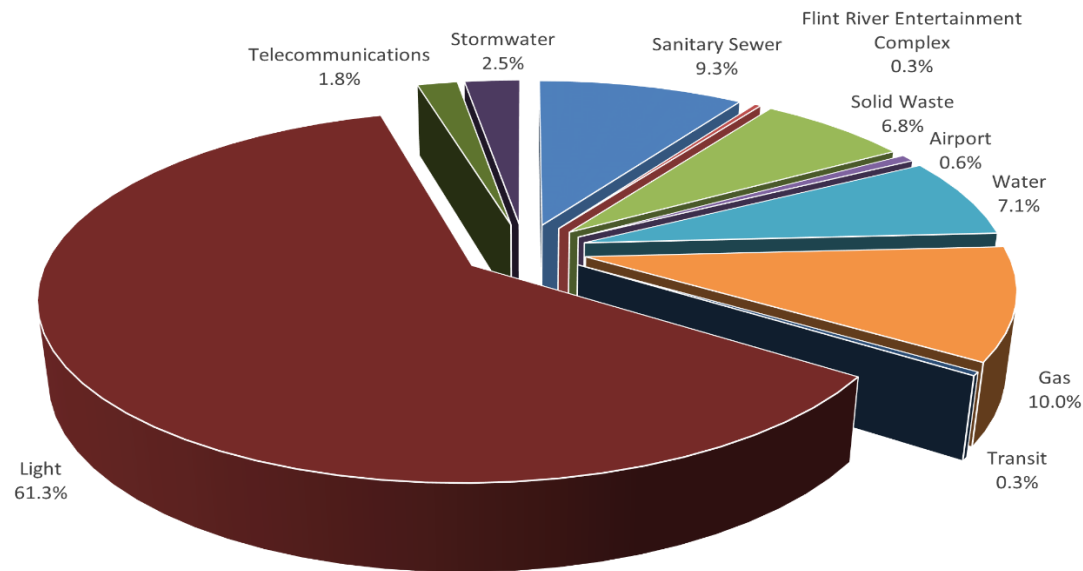
- ❑ The General Fund transferred \$430 Thousand into the Fleet Fund to reduce its interfund receivable.
- ❑ The General Fund transferred \$2 Million into the Risk Fund to reduce its interfund receivable.

During the fiscal year ended June 30, 2021, the City's Community Development and SPLOST Fund balances increased by \$275,350 and \$3,624,323, respectively.

### Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. For the fiscal year ended June 30, 2021, the proprietary funds had total operating revenues of \$180.9 Million. Based on revenues, the largest proprietary fund is the Light Fund (61.3%) followed by the Gas Fund (10.0%). See chart below for an overview of revenue by proprietary fund.

Proprietary Funds - Analysis of Operating Revenue by Fund



## MANAGEMENT'S DISCUSSION AND ANALYSIS

The change in net position for Proprietary Funds was \$20,568,924 representing an 8.0% increase from the prior year's adjusted net position balance of \$258,695,116. The net change was the result of the following:

Proprietary funds	Change in Net Position
Sanitary sewer fund	\$ 1,904,624
Stormwater	1,532,409
Airport fund	(461,857)
Water	287,416
Light	14,890,218
Gas	1,773,890
Transit	(2,569,204)
Nonmajor enterprise funds	(459,767)
GASB adjustment	3,671,195
<b>Total Change in Net Position</b>	<b>\$ 20,568,924</b>

The Light Fund received a large MEAG refund during fiscal year 2021 in the amount of \$3 Million. This refund is due to savings that the power supplier incurred throughout the year, as well as debt restructuring. This was not shown as a reduction in cost of goods sold, but instead was presented as unbudgeted revenue. In addition, the City also received FEMA and GEMA funding from the Hurricane Michael disaster reimbursement at the end of the fiscal year in the amount of \$4.8 Million. There was a total of \$8 Million in non-operating revenue that was not budgeted or incurred from operations. The power supply costs came in \$6.6 Million under budget due to the decrease in consumption and the off-system sales.

The Sewer Fund received the final reimbursement of the GEFA-financed, SPLOST-funded east and westside interceptor project that has a total overall cost of \$15 Million. The portion of the capital contribution recognized in fiscal year 2021 was nearly \$2 Million.

Stormwater Fund was also the recipient of prior year expense disaster recovery money during fiscal year 2021. The total amount received and recognized was \$2.4 Million.

The Gas Fund had an increase in fund balance due to a variety of factors, but one major contributor was the \$700 Thousand refund from MGAG's year-end settlement. The Gas Fund budgeted to have an increase in fund balance of \$1.4 Million during fiscal year 2021 in order to invest in future capital needs.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Transit Fund traditionally budgets to lose the depreciation expense for the fiscal year (\$898 Thousand). With the pension adjustment of over \$700 Thousand, depreciation exceeding budget by \$283 Thousand, and a net loss on the sale of transit buses of \$600 Thousand, all of these factors led to the larger than expected loss during fiscal year 2021.

### GENERAL FUND BUDGETARY HIGHLIGHTS

The difference between the budgeted revenues and expenditures equal the net effect of the transfers in and out between other funds. Because of the many unknown impacts related to the COVID-19 pandemic, the City was conservative in estimating sales tax revenues. The City's overall revenues were 15.4% over the budgeted amount due to sale tax revenue recovery and Coronavirus Relief Funding of \$3.7 Million. The City's expenditures were 7.1% under budget. This was the result of the City aggressively monitoring costs and a higher than usual amount of vacant positions that remained unfilled during the year.

**TABLE 3**

**City of Albany  
General Fund**

**Statement of Revenues and Expenditures - Budget and Actual  
For the Fiscal Year Ended June 30, 2021**

	<b>General Fund</b>			
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance</b>
<b>Revenues</b>				
Property taxes	\$ 15,695,529	\$ 15,695,529	\$ 17,242,515	\$ 1,546,986
Sales taxes	9,186,247	9,186,247	11,744,878	2,558,631
Other taxes	10,730,510	10,730,510	11,737,847	1,007,337
Licenses and permits	1,138,543	1,138,543	1,101,617	(36,926)
Intergovernmental	12,281,861	12,281,861	15,787,677	3,505,816
Charges for services	350,500	350,500	439,644	89,144
Fines and forfeitures	1,033,578	1,033,578	782,618	(250,960)
Interest income	-	-	(805,834)	(805,834)
Other	155,894	155,894	340,259	184,365
<b>TOTAL REVENUES</b>	<b>\$ 50,572,662</b>	<b>\$ 50,572,662</b>	<b>\$ 58,371,221</b>	<b>\$ 7,798,559</b>
<b>Expenditures</b>				
General government	\$ 13,568,378	\$ 13,568,378	\$ 11,982,196	\$ 1,586,182
Judicial	1,572,128	1,572,128	1,322,625	249,503
Public safety	36,288,500	36,288,500	34,542,243	1,746,257
Public works	4,663,172	4,663,172	4,304,688	358,484
Parks and recreation	7,169,647	7,169,647	6,580,334	589,313
Community svc(Subsidized agencies)	457,000	457,000	454,521	2,479
<b>TOTAL EXPENDITURES</b>	<b>\$ 63,718,825</b>	<b>\$ 63,718,825</b>	<b>\$ 59,186,607</b>	<b>\$ 4,532,218</b>

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### CAPITAL ASSET AND DEBT ADMINISTRATION

**Capital Assets.** The City's investment in capital assets for its governmental and business-type activities as of June 30, 2021, amounts to \$332,511,097, (net of accumulated depreciation). This investment in capital assets includes land, buildings and improvements, equipment and vehicles, infrastructure, and construction in progress. Additional information on the City's capital assets can be found in Note 5 on pages 68 – 70 of this report.

**TABLE 4**

<b>City of Albany</b>			
<b>Capital assets (net of depreciation)</b>			
<b>June 30, 2021</b>			
	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
Capital assets not being depreciated:			
Land	\$ 15,617,807	\$ 14,294,298	\$ 29,912,105
Construction in Progress	15,281,048	10,513,281	25,794,329
<b>Total assets not depreciated</b>	<b>30,898,855</b>	<b>24,807,579</b>	<b>55,706,434</b>
Capital assets being depreciated:			
Buildings and improvements	78,115,947	172,992,923	251,108,870
Equipment and vehicles	33,672,951	73,380,694	107,053,645
Infrastructure	88,351,422	177,282,350	265,633,772
<b>Total assets depreciated</b>	<b>200,140,320</b>	<b>423,655,967</b>	<b>623,796,287</b>
Less accumulated depreciation:			
Buildings and improvements	36,218,098	85,312,148	121,530,246
Equipment and vehicles	21,502,548	47,986,999	69,489,547
Infrastructure	60,265,466	95,706,365	155,971,831
<b>Total accumulated depreciation</b>	<b>117,986,112</b>	<b>229,005,512</b>	<b>346,991,624</b>
<b>Total assets depreciated, net</b>	<b>82,154,208</b>	<b>194,650,455</b>	<b>276,804,663</b>
<b>Capital assets, net</b>	<b>\$ 113,053,063</b>	<b>\$ 219,458,034</b>	<b>\$ 332,511,097</b>



## MANAGEMENT'S DISCUSSION AND ANALYSIS

**Long-term Debt.** At the end of the current fiscal year, the City's total long-term debt outstanding is \$169.4 Million – a decrease of \$7.7 Million over the previous year. Of this amount, \$11.5 Million is due within one year. Net Pension Liability (45.8%), OPEB Liabilities (23.6%), Certificates of Participation (5.9%) and Revenue Bonds (1.9%) make up \$131 Million of the total. The remaining \$38.4 Million is comprised of notes payable, general obligation bonds, manufactured gas plant, and compensated absences. Additional information regarding the City's long-term debt can be found in Note 6 pages 71 – 83.

**TABLE 5**

**City of Albany  
Long-term Debt Obligations  
For the Fiscal Year Ended June 30, 2021**

	<u>Balance at June 30, 2021</u>	<u>Percentage of Total</u>	<u>Due Within One Year</u>
<b><u>Governmental Activities</u></b>			
Bonds payable	\$ 960,000	0.6%	\$ 310,000
Notes payable	1,100,000	0.6%	344,000
Notes from direct borrowings	14,761,795	8.7%	956,708
Certificates of participation	10,000,000	5.9%	-
OPEB Liability	40,016,829	23.6%	-
Net Pension Liability	48,120,179	28.4%	-
Compensated absences	3,953,566	2.3%	3,558,208
Governmental long-term liabilities	<u>\$ 118,912,369</u>		<u>\$ 5,168,916</u>
<b><u>Business-Type Activities</u></b>			
Bonds Payable:			
Revenue bonds	\$ 3,295,000		\$ 1,230,000
Add deferred amounts Unamortized premium	-		-
Total bonds payable	3,295,000	1.9%	1,230,000
Financed purchase from direct borrowing	12,725,000	7.5%	3,043,000
Notes from direct borrowing	1,351,918	0.8%	79,604
Manufactured gas plant	1,383,888	0.8%	-
Net pension liability	29,513,712	17.4%	-
Compensated absences	2,177,350	1.3%	1,960,116
Business-Type long-term liabilities	<u>50,446,868</u>		<u>6,312,720</u>
<b>Total primary government liabilities</b>	<u>\$ 169,359,237</u>		<u>\$ 11,481,636</u>

## MANAGEMENT’S DISCUSSION AND ANALYSIS

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The General Obligation Bonds relate to bonds issued for the Albany-Dougherty Inner City Authority (“ADICA”). The Revenue Bonds relate to sewer system revenue bonds issued in 2007 and 2011 and Water Revenue Bonds issued in 2005. The Certificates of Participation represent the City’s purchase of equipment and vehicles from the Georgia Municipal Association Pooled Bond Funds. The Notes Payable represents the City’s obligations to the U.S. Department of Housing and Urban Development for the development of the Hilton Garden Inn and Conference Center. Compensated absences represent the City’s obligation for accrued vacation and sick leave.

### Bond Ratings

The following are the financial strength ratings the City has received from Moody’s Investors Service, Inc. and S&P (if available):

	<u>Moody’s</u>	<u>S&amp;P</u>
ADICA Bonds	A-3	-
Water Revenue Bonds	A-3	-

### ECONOMIC FACTORS AND NEXT YEAR’S BUDGET

The attached report provides a variety of economic data that can be used to assess the current and long-term expected economic health of the City. Specifically, the report includes data related to property tax values; property tax rates; property tax levies and collections; special assessment billings and collections; commercial and residential construction activity; bank deposits; principal manufacturing and non-manufacturing employers; assessed and actual real property values; and similar information.

The City is affected by the same economic conditions that influence the State of Georgia and the nation as a whole. The long-term impacts of the pandemic on local businesses and consumer habits are yet to be determined. These factors and economic conditions were taken into account in developing the City’s prior year budget. However, a review of the detailed economic information is useful in assessing specific aspects of the City’s economy.

With the opening of the economy as COVID-19 vaccines are distributed on a widescale basis, there have been small signs of economic recovery and reasons for cautious optimism. Different variants of the virus have the potential to up-end the progress that’s been seen, but the City is poised to address any slowdown with utility expansion and continued economies of scale.

The City adopted a five-year strategic plan in 2018 and updated its financial policies in 2021 to assist with its long-term success. The adoption of the TSPLOST referendum and seeking non-traditional revenue sources, such as grants, continues to assist the City in the investment into infrastructure.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

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### REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the City of Albany's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the City of Albany, Chief Financial Officer, 222 Pine Avenue, Room 460, Albany, Georgia 31701.

# CITY OF ALBANY, GEORGIA

## STATEMENT OF NET POSITION JUNE 30, 2021

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Chehaw Park Authority
<b>ASSETS</b>				
Cash and cash equivalents	\$ 40,683,508	\$ 82,585,994	\$ 123,269,502	\$ 434,352
Investments	82,848,816	24,513,410	107,362,226	-
Taxes receivable	279,075	-	279,075	-
Accounts receivable, net of allowances	5,873,779	25,931,779	31,805,558	819
Notes receivable	7,182,294	-	7,182,294	-
Inventories	216,069	4,241,386	4,457,455	9,919
Internal balances	8,259,637	(8,259,637)	-	-
Due from other governments	4,746,196	1,651,337	6,397,533	134,653
Prepaid items	6,880	25,551	32,431	-
Restricted assets:				
Investments	-	3,355,291	3,355,291	-
Fair value of interest rate swap agreement	2,461,588	-	2,461,588	-
Capital assets:				
Non-depreciable	30,898,855	24,807,579	55,706,434	1,283,104
Depreciable, net of accumulated depreciation	82,154,208	194,650,455	276,804,663	6,763,424
Total assets	265,610,905	353,503,145	619,114,050	8,626,271
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred charge on refunding	18,312	-	18,312	-
Net difference between projected and actual earnings on pension plan investments - pension	957,624	587,343	1,544,967	-
Differences between expected and actual experience of economic/demographic (gains) losses - pension	170,248	104,419	274,667	-
Differences between expected and actual experience of economic/demographic (gains) losses - OPEB	193,423	-	193,423	-
Change in assumptions - pension	2,363,373	1,449,536	3,812,909	-
Change in assumptions - OPEB	6,595,280	-	6,595,280	-
City contributions subsequent to the measurement date - pension	3,738,296	2,292,820	6,031,116	-
Total deferred outflows of resources	14,036,556	4,434,118	18,470,674	-

(Continued)

# CITY OF ALBANY, GEORGIA

## STATEMENT OF NET POSITION JUNE 30, 2021

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Chehaw Park Authority
<b>LIABILITIES</b>				
Accounts payable	\$ 7,903,515	\$ 9,019,164	\$ 16,922,679	\$ 83,362
Retainage payable	371,403	4,555	375,958	-
Accrued expenses	3,764,241	366,793	4,131,034	47,678
Claims payable	3,229,067	-	3,229,067	-
Due to other governments	74,893	-	74,893	-
Unearned revenues	450,469	10,897,196	11,347,665	-
Line of credit	-	-	-	50,729
Advance payments and customer deposits	-	388,943	388,943	20,163
Payable from restricted assets:				
Current maturities of long-term debt	-	1,230,000	1,230,000	-
Customer deposits	-	2,736,822	2,736,822	-
Certificates of participation, due in more than one year	10,000,000	-	10,000,000	-
Bonds payable, due within one year	310,000	-	310,000	-
Bonds payable, due in more than one year	650,000	2,065,000	2,715,000	-
Notes payable, due within one year	1,300,708	79,604	1,380,312	-
Notes payable, due in more than one year	14,561,087	1,272,314	15,833,401	202,020
Capital leases payable, due within one year	-	3,043,000	3,043,000	-
Capital leases payable, due in more than one year	-	9,682,000	9,682,000	-
Compensated absences payable, due within one year	3,558,208	1,960,116	5,518,324	-
Compensated absences payable, due in more than one year	395,358	217,234	612,592	-
Net pension liability, due in more than one year	48,120,179	29,513,712	77,633,891	-
Total OPEB liability, due in more than one year	40,016,829	-	40,016,829	-
Other long-term liabilities - manufactured gas plant	-	1,383,888	1,383,888	-
Total liabilities	134,705,957	73,860,341	208,566,298	403,952

(Continued)

# CITY OF ALBANY, GEORGIA

## STATEMENT OF NET POSITION JUNE 30, 2021

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Chehaw Park Authority
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Accumulated increase in fair value of hedging derivative	\$ 2,461,588	\$ -	\$ 2,461,588	\$ -
Differences between expected and actual experience of economic/demographic (gains)/losses - pension	7,847,091	4,812,882	12,659,973	-
Change in assumptions - OPEB	1,189,740	-	1,189,740	-
Total deferred inflows of resources	11,498,419	4,812,882	16,311,301	-
<b>NET POSITION</b>				
Net investment in capital assets	94,138,901	202,081,561	296,220,462	8,046,528
Restricted for:				
Federal programs	2,024,276	-	2,024,276	-
Promotion of tourism	78,352	-	78,352	-
Public safety	-	-	-	-
Gortatowsky endowment	9,925	-	9,925	-
Capital projects	44,695,193	-	44,695,193	-
Debt service	-	2,796,103	2,796,103	-
Unrestricted (deficit)	(7,619,429)	74,386,376	66,766,947	175,791
Total net position	\$ 133,327,218	\$ 279,264,040	\$ 412,591,258	\$ 8,222,319

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

**CITY OF ALBANY, GEORGIA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenue and Changes in Net Position			Component Unit Chehaw Park Authority
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Total	
					Governmental Activities	Business-type Activities		
Primary Government								
Governmental Activities:								
General government	\$ 22,605,390	\$ 1,447,415	\$ 11,037,199	\$ 131,940	\$ (9,988,836)	\$ -	\$ (9,988,836)	\$ -
Judicial	1,332,921	-	-	-	(1,332,921)	-	(1,332,921)	-
Public safety	46,115,280	2,519,671	4,785,867	1,115,496	(37,694,246)	-	(37,694,246)	-
Public works	9,919,575	1,253,588	512,352	15,634,905	7,481,270	-	7,481,270	-
Parks and recreation	8,562,860	278,433	180,700	3,520,387	(4,583,340)	-	(4,583,340)	-
Community development	7,357,658	1,191,457	720,649	3,036,732	(2,408,820)	-	(2,408,820)	-
Community service	454,521	-	-	338,489	(116,032)	-	(116,032)	-
Interest on long-term debt	664,294	-	-	-	(664,294)	-	(664,294)	-
Total governmental activities	<u>97,012,499</u>	<u>6,690,564</u>	<u>17,236,767</u>	<u>23,777,949</u>	<u>(49,307,219)</u>	<u>-</u>	<u>(49,307,219)</u>	<u>-</u>
Business-type Activities:								
Sanitary sewer	12,821,898	15,660,522	-	1,988,104	-	4,826,728	4,826,728	-
Solid waste	9,592,518	11,526,728	-	-	-	1,934,210	1,934,210	-
Airport	3,734,791	1,039,835	-	2,250,158	-	(444,798)	(444,798)	-
Water	10,370,117	11,934,273	-	-	-	1,564,156	1,564,156	-
Gas	12,967,660	16,835,323	-	-	-	3,867,663	3,867,663	-
Light	78,586,950	103,295,038	-	9,561	-	24,717,649	24,717,649	-
Telecommunication	3,110,467	3,057,456	-	-	-	(53,011)	(53,011)	-
Transit	7,082,565	545,708	2,798,844	743,846	-	(2,994,167)	(2,994,167)	-
Storm water	4,749,578	4,216,105	2,414,024	8,900	-	1,889,451	1,889,451	-
Civic center	2,805,519	475,071	-	74,912	-	(2,255,536)	(2,255,536)	-
Total business-type activities	<u>145,822,063</u>	<u>168,586,059</u>	<u>5,212,868</u>	<u>5,075,481</u>	<u>-</u>	<u>33,052,345</u>	<u>33,052,345</u>	<u>-</u>
Total primary government	<u>\$ 242,834,562</u>	<u>\$ 175,276,623</u>	<u>\$ 22,449,635</u>	<u>\$ 28,853,430</u>	<u>(49,307,219)</u>	<u>33,052,345</u>	<u>(16,254,874)</u>	<u>-</u>
Component Unit:								
Chehaw Park Authority	\$ 2,247,487	\$ 954,460	\$ 1,106,178	\$ 16,600	-	-	-	(170,249)
Total component unit	<u>\$ 2,247,487</u>	<u>\$ 954,460</u>	<u>\$ 1,106,178</u>	<u>\$ 16,600</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(170,249)</u>

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	Net (Expenses) Revenue and Changes in Net Position			
	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Chehaw Park Authority
General revenues:				
Property taxes	17,635,505	-	17,635,505	-
Sales taxes	11,033,618	-	11,033,618	-
Franchise taxes	1,674,610	-	1,674,610	-
Business taxes	1,782,967	-	1,782,967	-
Insurance premium tax	6,218,999	-	6,218,999	-
Alcoholic beverage tax	1,395,230	-	1,395,230	-
Hotel/Motel tax	2,081,407	-	2,081,407	-
Other taxes	666,041	-	666,041	-
Investment income	85,369	342,485	427,854	-
Gain on sale of capital assets	-	219,335	219,335	12,662
Transfers	13,045,241	(13,045,241)	-	-
Total general revenues and transfers	<u>55,618,987</u>	<u>(12,483,421)</u>	<u>43,135,566</u>	<u>12,662</u>
Change in net position	6,311,768	20,568,924	26,880,692	(157,587)
Net position, beginning of year	127,015,450	258,695,116	385,710,566	8,379,906
Net position, end of year	<u>\$ 133,327,218</u>	<u>\$ 279,264,040</u>	<u>\$ 412,591,258</u>	<u>\$ 8,222,319</u>

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



**CITY OF ALBANY, GEORGIA**

**BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2021**

	<u>General Fund</u>	<u>Community Development Fund</u>	<u>Job Investment Fund</u>	<u>SPLOST Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>						
Cash and cash equivalents	\$ 7,121,628	\$ 1,980,142	\$ -	\$ 12,192,641	\$ 17,834,522	\$ 39,128,933
Investments	14,116,619	-	22,705,644	22,173,820	14,731,605	73,727,688
Receivables, net of allowance:						
Taxes	270,004	-	-	-	9,071	279,075
Accounts	1,199,637	161,851	-	-	231,627	1,593,115
Notes	-	6,455,963	500,000	-	-	6,955,963
Interest	107,670	-	118,661	-	-	226,331
Due from other funds	14,492,625	-	102,875	-	9,360	14,604,860
Due from other governments	1,211,714	117,058	-	2,140,340	1,277,084	4,746,196
Inventories	216,069	-	-	-	-	216,069
Prepaid items	5,581	-	-	-	1,299	6,880
Advance to other funds	5,043,603	-	1,630,925	-	-	6,674,528
Total assets	<u>\$ 43,785,150</u>	<u>\$ 8,715,014</u>	<u>\$ 25,058,105</u>	<u>\$ 36,506,801</u>	<u>\$ 34,094,568</u>	<u>\$ 148,159,638</u>
<b>LIABILITIES AND FUND BALANCES</b>						
<b>LIABILITIES</b>						
Accounts payable	\$ 2,798,679	\$ 123,375	\$ -	\$ 320,408	\$ 450,509	\$ 3,692,971
Accrued liabilities	3,529,490	81,132	-	-	119,760	3,730,382
Retainage payable	-	3,847	-	345,089	-	348,936
Due to other funds	2,179,145	26,421	-	-	635,629	2,841,195
Due to other governments	62,219	-	-	-	12,674	74,893
Unearned revenues	404,783	6,455,963	-	-	45,686	6,906,432
Advances from other funds	-	-	-	-	2,414,712	2,414,712
Total liabilities	<u>8,974,316</u>	<u>6,690,738</u>	<u>-</u>	<u>665,497</u>	<u>3,678,970</u>	<u>20,009,521</u>

(Continued)

**CITY OF ALBANY, GEORGIA**

**BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2021**

	<u>General Fund</u>	<u>Community Development Fund</u>	<u>Job Investment Fund</u>	<u>SPLOST Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
<b>FUND BALANCES</b>						
Non-spendable:						
Inventories	\$ 216,069	\$ -	\$ -	\$ -	\$ -	\$ 216,069
Prepaid items	5,581	-	-	-	1,299	6,880
Restricted						
Federal community development programs	-	2,024,276	-	-	-	2,024,276
Promotion of tourism	-	-	-	-	78,352	78,352
Gortatowsky endowment	-	-	-	-	9,925	9,925
Capital projects	-	-	-	35,841,304	17,114,613	52,955,917
Committed						
Advance to other funds	5,043,603	-	1,630,925	-	-	6,674,528
Inner city development	-	-	-	-	286,508	286,508
Economic development	-	-	23,427,180	-	-	23,427,180
Capital projects	-	-	-	-	15,552,078	15,552,078
Assigned						
City cemetery	707,301	-	-	-	-	707,301
Keep Albany-Dougherty Beautiful	209,956	-	-	-	-	209,956
Unassigned	<u>28,628,324</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,627,177)</u>	<u>26,001,147</u>
Total fund balances	<u>34,810,834</u>	<u>2,024,276</u>	<u>25,058,105</u>	<u>35,841,304</u>	<u>30,415,598</u>	<u>128,150,117</u>
Total liabilities and fund balances	<u>\$ 43,785,150</u>	<u>\$ 8,715,014</u>	<u>\$ 25,058,105</u>	<u>\$ 36,506,801</u>	<u>\$ 34,094,568</u>	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.	113,053,063
Long-term note receivable are not available to pay for current period expenditures and, therefore, are deferred in the governmental funds.	6,455,963
Deferred outflows of resources are not available to pay for current period expenditures and therefore, are not reported in governmental funds	14,018,244
Internal service funds are used by management to charge the costs of risk management to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.	(269,555)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(118,927,916)
Deferred inflows of resources are not due and payable in the current period and, therefore, are not reported in the governmental funds	<u>(9,036,831)</u>

Net position of governmental activities

\$ 133,443,085

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

## CITY OF ALBANY, GEORGIA

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	General Fund	Community Development Fund	Job Investment Fund	SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues:</b>						
Property taxes	\$ 17,242,515	\$ -	\$ -	\$ -	\$ 392,990	\$ 17,635,505
Sales taxes	11,744,878	-	-	-	-	11,744,878
Other taxes	11,737,847	-	-	-	2,081,407	13,819,254
Licenses and permits	1,101,617	-	-	-	-	1,101,617
Intergovernmental	15,787,677	2,086,063	-	11,940,576	11,725,827	41,540,143
Charges for services	439,644	770,311	-	-	1,705,675	2,915,630
Fines and forfeitures	782,618	-	-	-	-	782,618
Investment income (loss)	(805,834)	890	218,874	199,442	616,089	229,461
Other	340,259	996,219	-	1,106,129	234,107	2,676,714
Total revenues	58,371,221	3,853,483	218,874	13,246,147	16,756,095	92,445,820
<b>Expenditures:</b>						
Current:						
General government	11,982,196	-	-	-	-	11,982,196
Judicial	1,322,625	-	-	-	-	1,322,625
Public safety	34,542,243	-	-	-	2,394,076	36,936,319
Public works	4,304,688	-	-	-	-	4,304,688
Parks and recreation	6,580,334	-	-	-	10,697	6,591,031
Community development	-	4,155,107	200,000	-	2,459,196	6,814,303
Community service	454,521	-	-	-	-	454,521
Capital outlay	-	-	-	11,974,772	7,625,898	19,600,670
Debt service:						
Principal	-	25,000	-	238,207	300,000	563,207
Interest	-	24,871	-	83,201	522,695	630,767
Total expenditures	59,186,607	4,204,978	200,000	12,296,180	13,312,562	89,200,327
Excess (deficiency) of revenues over (under) expenditures	(815,386)	(351,495)	18,874	949,967	3,443,533	3,245,493

(Continued)

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<u>General Fund</u>	<u>Community Development Fund</u>	<u>Job Investment Fund</u>	<u>SPLOST Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
<b>Other financing sources (uses):</b>						
Proceeds from sale of capital assets	\$ 118,948	\$ 236,848	\$ -	\$ -	\$ -	\$ 355,796
Issuance of note payable	-	-	-	2,674,356	-	2,674,356
Transfers in	15,591,086	389,997	-	-	5,215,328	21,196,411
Transfers out	<u>(10,585,267)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(323,000)</u>	<u>(10,908,267)</u>
Total other financing sources, net	<u>5,124,767</u>	<u>626,845</u>	<u>-</u>	<u>2,674,356</u>	<u>4,892,328</u>	<u>13,318,296</u>
 Net change in fund balances	 4,309,381	 275,350	 18,874	 3,624,323	 8,335,861	 16,563,789
<b>Fund balances, beginning of year</b>	<u>30,501,453</u>	<u>1,748,926</u>	<u>25,039,231</u>	<u>32,216,981</u>	<u>22,079,737</u>	<u>111,586,328</u>
<b>Fund balances, end of year</b>	<u><u>\$ 34,810,834</u></u>	<u><u>\$ 2,024,276</u></u>	<u><u>\$ 25,058,105</u></u>	<u><u>\$ 35,841,304</u></u>	<u><u>\$ 30,415,598</u></u>	<u><u>\$ 128,150,117</u></u>

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

# CITY OF ALBANY, GEORGIA

## RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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

Net change in fund balances - total governmental funds	\$ 16,563,789
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.	2,140,765
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.	(389,109)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.	(2,101,408)
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. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(2,122,502)
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.	(5,257,158)
Internal service funds are used by management to charge the costs of insurance to individual funds. The net revenue or loss of certain activities of internal service funds is reported with governmental activities.	(2,406,742)
Change in net position of governmental activities	<u>\$ 6,427,635</u>

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

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
BUDGET (GAAP) BASIS AND ACTUAL  
GENERAL FUND AND MAJOR SPECIAL REVENUE FUNDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	General Fund				Community Development Fund				Job Investment Fund		
	Original Budget	Final Budget	Actual	Variance	Original Budget	Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Revenues:</b>											
Property taxes	\$ 15,695,529	\$ 15,695,529	\$ 17,242,515	\$ 1,546,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales taxes	9,186,247	9,186,247	11,744,878	2,558,631	-	-	-	-	-	-	-
Other taxes	10,730,510	10,730,510	11,737,847	1,007,337	-	-	-	-	-	-	-
Licenses and permits	1,138,543	1,138,543	1,101,617	(36,926)	-	-	-	-	-	-	-
Intergovernmental	12,281,861	12,281,861	15,787,677	3,505,816	1,854,130	2,377,367	2,086,063	(291,304)	-	-	-
Charges for services	350,500	350,500	439,644	89,144	911,813	911,813	770,311	(141,502)	-	-	-
Fines and forfeitures	1,033,578	1,033,578	782,618	(250,960)	-	-	-	-	-	-	-
Investment income (loss)	-	-	(805,834)	(805,834)	-	-	890	890	-	218,874	218,874
Other	155,894	155,894	340,259	184,365	942,975	942,975	996,219	53,244	-	-	-
<b>Total revenues</b>	<b>50,572,662</b>	<b>50,572,662</b>	<b>58,371,221</b>	<b>7,798,559</b>	<b>3,708,918</b>	<b>4,232,155</b>	<b>3,853,483</b>	<b>(378,672)</b>	<b>-</b>	<b>218,874</b>	<b>218,874</b>
<b>Expenditures:</b>											
<b>Current</b>											
General government:											
Legislative	721,675	721,675	715,701	5,974	-	-	-	-	-	-	-
Administrative	1,391,278	1,391,278	1,120,019	271,259	-	-	-	-	-	-	-
Human resources	1,776,670	1,776,670	1,680,570	96,100	-	-	-	-	-	-	-
Procurement and materials	567,847	567,847	546,902	20,945	-	-	-	-	-	-	-
Materials management	334,299	334,299	272,791	61,508	-	-	-	-	-	-	-
Finance	2,832,016	2,832,016	2,653,289	178,727	-	-	-	-	-	-	-
Treasury	319,095	319,095	314,103	4,992	-	-	-	-	-	-	-
Information technology	3,500,294	3,500,294	2,874,915	625,379	-	-	-	-	-	-	-
Risk management	562,814	562,814	530,630	32,184	-	-	-	-	-	-	-
Planning and development services	1,562,390	1,562,390	1,273,276	289,114	-	-	-	-	-	-	-
<b>Total general government</b>	<b>13,568,378</b>	<b>13,568,378</b>	<b>11,982,196</b>	<b>1,586,182</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Judicial:											
Municipal court	919,133	919,133	811,387	107,746	-	-	-	-	-	-	-
City attorney	652,995	652,995	511,238	141,757	-	-	-	-	-	-	-
<b>Total judicial</b>	<b>1,572,128</b>	<b>1,572,128</b>	<b>1,322,625</b>	<b>249,503</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Public safety:											
Police	21,193,792	21,193,792	19,521,965	1,671,827	-	-	-	-	-	-	-
Fire	14,689,963	14,689,963	14,622,736	67,227	-	-	-	-	-	-	-
Marshal division	365,681	365,681	363,679	2,002	-	-	-	-	-	-	-
SWAT Team	39,064	39,064	33,863	5,201	-	-	-	-	-	-	-
<b>Total public safety</b>	<b>36,288,500</b>	<b>36,288,500</b>	<b>34,542,243</b>	<b>1,746,257</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

(Continued)

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
BUDGET (GAAP) BASIS AND ACTUAL  
GENERAL FUND AND MAJOR SPECIAL REVENUE FUNDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	General Fund				Community Development Fund				Job Investment Fund		
	Original Budget	Final Budget	Actual	Variance	Original Budget	Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Expenditures (Continued):</b>											
Current											
Public works:											
Engineering	\$ 3,672,817	\$ 3,672,817	\$ 3,346,986	\$ 325,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street maintenance	990,355	990,355	957,702	32,653	-	-	-	-	-	-	-
Total public works	<u>4,663,172</u>	<u>4,663,172</u>	<u>4,304,688</u>	<u>358,484</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Parks and recreation:											
Administration	733,533	733,533	515,917	217,616	-	-	-	-	-	-	-
Parks	2,591,496	2,591,496	2,394,326	197,170	-	-	-	-	-	-	-
Park development and management	3,002,651	3,002,651	2,897,341	105,310	-	-	-	-	-	-	-
Turner Golf Course	841,967	841,967	772,750	69,217	-	-	-	-	-	-	-
Total parks and recreation	<u>7,169,647</u>	<u>7,169,647</u>	<u>6,580,334</u>	<u>589,313</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Community development	-	-	-	-	4,501,889	5,620,431	4,155,107	1,465,324	200,000	200,000	-
Community service, various subsidized agencies	457,000	457,000	454,521	2,479	-	-	-	-	-	-	-
Debt service:											
Principal	-	-	-	-	300,000	25,070	25,000	70	-	-	-
Interest	-	-	-	-	23,929	24,929	24,871	58	-	-	-
Total debt service	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>323,929</u>	<u>49,999</u>	<u>49,871</u>	<u>128</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>63,718,825</u>	<u>63,718,825</u>	<u>59,186,607</u>	<u>4,532,218</u>	<u>4,825,818</u>	<u>5,670,430</u>	<u>4,204,978</u>	<u>1,465,452</u>	<u>200,000</u>	<u>200,000</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(13,146,163)</u>	<u>(13,146,163)</u>	<u>(815,386)</u>	<u>12,330,777</u>	<u>(1,116,900)</u>	<u>(1,438,275)</u>	<u>(351,495)</u>	<u>1,086,780</u>	<u>(200,000)</u>	<u>18,874</u>	<u>218,874</u>
<b>Other financing sources (uses):</b>											
Proceeds from sale of capital assets	-	-	118,948	118,948	5,000	5,000	236,848	231,848	-	-	-
Appropriation of fund balance	-	-	-	-	1,111,900	1,433,275	-	(1,433,275)	200,000	-	(200,000)
Transfers in	16,380,261	16,380,261	15,591,086	(789,175)	-	-	389,997	389,997	-	-	-
Transfers out	(3,234,098)	(3,234,098)	(10,585,267)	(7,351,169)	-	-	-	-	-	-	-
Total other financing sources (uses)	<u>13,146,163</u>	<u>13,146,163</u>	<u>5,124,767</u>	<u>(8,021,396)</u>	<u>1,116,900</u>	<u>1,438,275</u>	<u>626,845</u>	<u>(811,430)</u>	<u>200,000</u>	<u>-</u>	<u>(200,000)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>4,309,381</u>	<u>\$ 4,309,381</u>	<u>\$ -</u>	<u>\$ -</u>	<u>275,350</u>	<u>\$ 275,350</u>	<u>\$ -</u>	<u>18,874</u>	<u>\$ 18,874</u>
<b>Fund balance, beginning of year</b>			<u>30,501,453</u>				<u>1,748,926</u>			<u>25,039,231</u>	
<b>Fund balance, end of year</b>			<u>\$ 34,810,834</u>				<u>\$ 2,024,276</u>			<u>\$ 25,058,105</u>	

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

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
JUNE 30, 2021**

	<b>Sanitary Sewer Fund</b>	<b>Stormwater Fund</b>	<b>Airport Fund</b>	<b>Water Fund</b>	<b>Light Fund</b>	<b>Gas Fund</b>	<b>Transit Fund</b>	<b>Nonmajor Enterprise Funds</b>	<b>Total</b>	<b>Internal Service Funds</b>
<b>ASSETS</b>										
<b>CURRENT ASSETS</b>										
Cash	\$ 14,012,044	\$ 2,170,584	\$ 641,760	\$ 5,237,406	\$ 44,401,364	\$ 7,290,756	\$ 55	\$ 4,331,809	\$ 78,085,778	\$ 6,054,791
Investments	2,092,860	-	-	684,945	12,046,571	2,948,725	-	1,072,960	18,846,061	14,788,477
Restricted investments	2,796,103	-	-	559,188	-	-	-	-	3,355,291	-
Accounts receivable, net of allowances	2,693,736	712,362	799,677	2,200,953	15,256,162	988,165	-	2,590,217	25,241,272	4,971,171
Inventories	14,144	-	-	551,850	1,930,887	128,622	-	310,669	2,936,172	1,305,214
Prepaid items	-	-	-	-	-	-	-	-	-	25,551
Due from other governments	-	1,808	-	-	-	-	1,649,529	-	1,651,337	-
Due from other funds	-	-	799,930	-	-	68,546	-	359,484	1,227,960	1,741,722
Total current assets	<u>21,608,887</u>	<u>2,884,754</u>	<u>2,241,367</u>	<u>9,234,342</u>	<u>73,634,984</u>	<u>11,424,814</u>	<u>1,649,584</u>	<u>8,665,139</u>	<u>131,343,871</u>	<u>28,886,926</u>
<b>NON-CURRENT ASSETS</b>										
Capital assets:										
Non-depreciable	80,300	6,966,745	3,501,787	799,761	5,770,208	133,012	2,260,435	4,866,831	24,379,079	1,265,668
Depreciable, net of accumulated depreciation	<u>57,706,884</u>	<u>15,302,698</u>	<u>42,799,312</u>	<u>20,865,978</u>	<u>20,900,676</u>	<u>3,978,124</u>	<u>8,644,825</u>	<u>13,808,509</u>	<u>184,007,006</u>	<u>10,643,449</u>
Total non-current assets	<u>57,787,184</u>	<u>22,269,443</u>	<u>46,301,099</u>	<u>21,665,739</u>	<u>26,670,884</u>	<u>4,111,136</u>	<u>10,905,260</u>	<u>18,675,340</u>	<u>208,386,085</u>	<u>11,909,117</u>
Total assets	<u>79,396,071</u>	<u>25,154,197</u>	<u>48,542,466</u>	<u>30,900,081</u>	<u>100,305,868</u>	<u>15,535,950</u>	<u>12,554,844</u>	<u>27,340,479</u>	<u>339,729,956</u>	<u>40,796,043</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>										
Net difference between projected and actual earnings on pension plan investments	71,822	46,285	20,749	47,881	44,689	30,325	62,246	49,477	373,474	215,465
Differences between expected and actual experience of economic/demographic gains	12,769	8,229	3,689	8,512	7,945	5,391	11,066	8,796	66,397	38,306
Assumption changes	177,253	114,230	51,206	118,169	110,291	74,840	153,619	122,108	921,716	531,759
City contributions subsequent to the measurement date	<u>280,372</u>	<u>180,684</u>	<u>80,996</u>	<u>186,915</u>	<u>174,454</u>	<u>118,379</u>	<u>242,989</u>	<u>193,145</u>	<u>1,457,934</u>	<u>841,116</u>
Total deferred outflows of resources	<u>542,216</u>	<u>349,428</u>	<u>156,640</u>	<u>361,477</u>	<u>337,379</u>	<u>228,935</u>	<u>469,920</u>	<u>373,526</u>	<u>2,819,521</u>	<u>1,626,646</u>

(Continued)



**CITY OF ALBANY, GEORGIA**

**STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
JUNE 30, 2021**

	<b>Sanitary Sewer Fund</b>	<b>Stormwater Fund</b>	<b>Airport Fund</b>	<b>Water Fund</b>	<b>Light Fund</b>	<b>Gas Fund</b>	<b>Transit Fund</b>	<b>Nonmajor Enterprise Funds</b>	<b>Total</b>	<b>Internal Service Funds</b>
<b>LIABILITIES</b>										
<b>CURRENT LIABILITIES</b>										
Payable from current assets:										
Accounts payable	\$ 319,579	\$ 67,567	\$ 78,634	\$ 411,824	\$ 5,906,250	\$ 633,256	\$ 38,094	\$ 1,031,587	\$ 8,486,791	\$ 4,742,917
Retainage payable	4,555	-	-	-	-	-	-	-	4,555	22,467
Accrued liabilities	13,052	-	-	8,354	-	-	-	-	21,406	345,387
Due to other funds	4,936,895	1,315,458	-	192,229	266,146	128,718	2,389,246	2,697,949	11,926,641	2,806,706
Claims payable	-	-	-	-	-	-	-	-	-	3,229,067
Current portion - notes payable	-	-	-	79,604	-	-	-	-	79,604	-
Current portion - capital lease payable	-	-	-	-	3,043,000	-	-	-	3,043,000	-
Current portion - compensated absences	291,932	184,583	71,909	157,209	185,563	92,711	101,655	125,014	1,210,576	749,540
Advance payments and customer deposits	-	-	-	-	-	-	-	388,943	388,943	-
Unearned revenue	10,199,253	-	641,760	-	-	-	56,183	-	10,897,196	-
	<u>15,765,266</u>	<u>1,567,608</u>	<u>792,303</u>	<u>849,220</u>	<u>9,400,959</u>	<u>854,685</u>	<u>2,585,178</u>	<u>4,243,493</u>	<u>36,058,712</u>	<u>11,896,084</u>
Payable from restricted assets:										
Revenue bonds payable, current	770,000	-	-	460,000	-	-	-	-	1,230,000	-
Total current liabilities	<u>16,535,266</u>	<u>1,567,608</u>	<u>792,303</u>	<u>1,309,220</u>	<u>9,400,959</u>	<u>854,685</u>	<u>2,585,178</u>	<u>4,243,493</u>	<u>37,288,712</u>	<u>11,896,084</u>
<b>NON-CURRENT LIABILITIES</b>										
Revenue bonds payable, net of current portion	-	-	-	2,065,000	-	-	-	-	2,065,000	-
Capital lease payable, net of current portion	-	-	-	-	9,682,000	-	-	-	9,682,000	-
Compensated absences, net of current portion	32,067	20,509	7,804	17,468	20,618	10,301	11,295	13,890	133,952	83,282
Customer deposits	-	-	-	-	-	-	-	-	-	2,736,822
Notes payable	-	-	-	1,272,314	-	-	-	-	1,272,314	-
Other long-term liabilities	-	-	-	-	-	1,383,888	-	-	1,383,888	-
Advance from other funds	-	-	-	-	-	-	-	4,259,816	4,259,816	-
Net pension liability	3,609,014	2,325,809	1,042,604	2,406,010	2,245,608	1,523,806	3,127,812	2,486,209	18,766,872	10,827,040
Total non-current liabilities	<u>3,641,081</u>	<u>2,346,318</u>	<u>1,050,408</u>	<u>5,760,792</u>	<u>11,948,226</u>	<u>2,917,995</u>	<u>3,139,107</u>	<u>6,759,915</u>	<u>37,563,842</u>	<u>13,647,144</u>
Total liabilities	<u>20,176,347</u>	<u>3,913,926</u>	<u>1,842,711</u>	<u>7,070,012</u>	<u>21,349,185</u>	<u>3,772,680</u>	<u>5,724,285</u>	<u>11,003,408</u>	<u>74,852,554</u>	<u>25,543,228</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>										
Differences between expected and actual experience of economic/demographic losses										
	588,532	379,276	170,021	392,354	366,198	248,491	510,061	405,432	3,060,365	1,765,596
Total deferred inflows of resources	<u>588,532</u>	<u>379,276</u>	<u>170,021</u>	<u>392,354</u>	<u>366,198</u>	<u>248,491</u>	<u>510,061</u>	<u>405,432</u>	<u>3,060,365</u>	<u>1,765,596</u>

(Continued)

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
JUNE 30, 2021**

	<u>Sanitary Sewer Fund</u>	<u>Stormwater Fund</u>	<u>Airport Fund</u>	<u>Water Fund</u>	<u>Light Fund</u>	<u>Gas Fund</u>	<u>Transit Fund</u>	<u>Nonmajor Enterprise Funds</u>	<u>Total</u>	<u>Internal Service Funds</u>
<b>NET POSITION</b>										
Net investment in capital assets	\$ 57,012,629	\$ 22,269,443	\$ 46,301,099	\$ 17,788,821	\$ 13,945,884	\$ 4,111,136	\$ 10,905,260	\$ 18,675,340	\$ 191,009,612	\$ 11,909,117
Restricted for:										
Debt service	2,796,103	-	-	-	-	-	-	-	2,796,103	-
Unrestricted (deficit)	(635,324)	(1,059,020)	385,275	6,010,371	64,981,980	7,632,578	(4,114,842)	(2,370,175)	70,830,843	3,204,748
Total net position	<u>\$ 59,173,408</u>	<u>\$ 21,210,423</u>	<u>\$ 46,686,374</u>	<u>\$ 23,799,192</u>	<u>\$ 78,927,864</u>	<u>\$ 11,743,714</u>	<u>\$ 6,790,418</u>	<u>\$ 16,305,165</u>	264,636,558	<u>\$ 15,113,865</u>
Adjustment to reflect consolidation of internal service fund activities related to enterprise funds									14,627,482	
Net position of business type activities									<u>\$ 279,264,040</u>	

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

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION  
PROPRIETARY FUNDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<u>Sanitary Sewer Fund</u>	<u>Stormwater Fund</u>	<u>Airport Fund</u>	<u>Water Fund</u>	<u>Light Fund</u>	<u>Gas Fund</u>	<u>Transit Fund</u>	<u>Nonmajor Enterprise Funds</u>	<u>Total</u>	<u>Internal Service Funds</u>
<b>Operating revenues:</b>										
Charges for services	\$ 15,658,377	\$ 4,216,105	\$ 1,039,835	\$ 11,934,273	\$ 94,916,511	\$ 16,081,119	\$ 537,260	\$ 15,055,663	\$ 159,439,143	\$ 38,012,538
Other	2,145	-	-	-	8,378,527	754,204	8,448	3,592	9,146,916	599,646
Total operating revenues	<u>15,660,522</u>	<u>4,216,105</u>	<u>1,039,835</u>	<u>11,934,273</u>	<u>103,295,038</u>	<u>16,835,323</u>	<u>545,708</u>	<u>15,059,255</u>	<u>168,586,059</u>	<u>38,612,184</u>
<b>Operating expenses:</b>										
Personnel costs	3,636,670	1,862,400	1,193,229	2,004,058	3,116,679	1,539,420	3,101,457	2,179,477	18,633,390	10,272,777
General and administrative	-	-	-	-	-	-	-	-	-	3,807,599
Supplies	389,962	150,463	14,498	957,063	1,120,559	212,061	7,952	210,735	3,063,293	687,834
Operating services and charges	4,981,811	1,852,080	569,662	5,196,623	71,830,194	11,258,938	2,040,952	10,944,627	108,674,887	3,813,315
Maintenance and repairs	1,495,747	823,542	280,385	135,229	357,138	66,171	827,229	1,106,030	5,091,471	718,702
Depreciation and amortization	2,738,263	1,184,543	1,697,749	2,256,215	1,859,729	338,959	1,182,145	1,411,213	12,668,816	544,615
Claims and damages	-	-	-	-	-	-	-	-	-	20,470,087
Total operating expenses	<u>13,242,453</u>	<u>5,873,028</u>	<u>3,755,523</u>	<u>10,549,188</u>	<u>78,284,299</u>	<u>13,415,549</u>	<u>7,159,735</u>	<u>15,852,082</u>	<u>148,131,857</u>	<u>40,314,929</u>
Operating income (loss)	<u>2,418,069</u>	<u>(1,656,923)</u>	<u>(2,715,688)</u>	<u>1,385,085</u>	<u>25,010,739</u>	<u>3,419,774</u>	<u>(6,614,027)</u>	<u>(792,827)</u>	<u>20,454,202</u>	<u>(1,702,745)</u>
<b>Non-operating revenues (expenses):</b>										
Investment income	-	-	1,096	37,471	229,273	29,104	-	18,069	315,013	82,822
Interest expense and fiscal charges	(47,297)	-	-	(129,998)	(416,133)	-	-	-	(593,428)	-
Intergovernmental - operating grants	-	2,414,024	-	-	-	-	2,798,844	-	5,212,868	-
Gain (loss) on sale of capital assets	28,305	(24,896)	2,577	8,142	23,012	6,101	(597,867)	53,132	(501,494)	87,936
Total non-operating revenues (expenses)	<u>(18,992)</u>	<u>2,389,128</u>	<u>3,673</u>	<u>(84,385)</u>	<u>(163,848)</u>	<u>35,205</u>	<u>2,200,977</u>	<u>71,201</u>	<u>4,432,959</u>	<u>170,758</u>
Income (loss) before capital contributions and transfers	<u>2,399,077</u>	<u>732,205</u>	<u>(2,712,015)</u>	<u>1,300,700</u>	<u>24,846,891</u>	<u>3,454,979</u>	<u>(4,413,050)</u>	<u>(721,626)</u>	<u>24,887,161</u>	<u>(1,531,987)</u>
<b>Capital contributions:</b>										
Intergovernmental - capital grants	-	-	2,250,158	-	-	-	690,246	-	2,940,404	-
Other capital contributions	1,988,104	8,900	-	-	9,561	-	53,600	74,912	2,135,077	19,671
Total capital contributions	<u>1,988,104</u>	<u>8,900</u>	<u>2,250,158</u>	<u>-</u>	<u>9,561</u>	<u>-</u>	<u>743,846</u>	<u>74,912</u>	<u>5,075,481</u>	<u>19,671</u>
<b>Transfers:</b>										
Transfers in	-	1,256,473	-	-	-	-	1,100,000	1,426,173	3,782,646	2,979,501
Transfers out	(2,482,557)	(465,169)	-	(1,013,284)	(9,966,234)	(1,681,089)	-	(1,239,226)	(16,847,559)	(202,732)
Total transfers	<u>(2,482,557)</u>	<u>791,304</u>	<u>-</u>	<u>(1,013,284)</u>	<u>(9,966,234)</u>	<u>(1,681,089)</u>	<u>1,100,000</u>	<u>186,947</u>	<u>(13,064,913)</u>	<u>2,776,769</u>
Change in net position	<u>1,904,624</u>	<u>1,532,409</u>	<u>(461,857)</u>	<u>287,416</u>	<u>14,890,218</u>	<u>1,773,890</u>	<u>(2,569,204)</u>	<u>(459,767)</u>	<u>16,897,729</u>	<u>1,264,453</u>
<b>Net position, beginning of year</b>	<u>57,268,784</u>	<u>19,678,014</u>	<u>47,148,231</u>	<u>23,511,776</u>	<u>64,037,646</u>	<u>9,969,824</u>	<u>9,359,622</u>	<u>16,764,932</u>		<u>13,849,412</u>
<b>Net position, end of year</b>	<u>\$ 59,173,408</u>	<u>\$ 21,210,423</u>	<u>\$ 46,686,374</u>	<u>\$ 23,799,192</u>	<u>\$ 78,927,864</u>	<u>\$ 11,743,714</u>	<u>\$ 6,790,418</u>	<u>\$ 16,305,165</u>		<u>\$ 15,113,865</u>
Adjustment to reflect consolidation of internal service fund activities related to enterprise funds									3,671,195	
Change in net position of business-type activities									<u>\$ 20,568,924</u>	

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

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<u>Sanitary Sewer Fund</u>	<u>Stormwater Fund</u>	<u>Airport Fund</u>	<u>Water Fund</u>	<u>Light Fund</u>	<u>Gas Fund</u>	<u>Transit Fund</u>	<u>Nonmajor Enterprise Funds</u>	<u>Total</u>	<u>Internal Service Funds</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>										
Receipts from customers	\$ 25,097,866	\$ 5,033,509	\$ 1,348,682	\$ 11,392,554	\$ 102,249,301	\$ 17,059,980	\$ 545,708	\$ 14,974,697	\$ 177,702,297	\$ 12,604,349
Receipts from other funds	-	-	-	-	-	-	-	-	-	21,689,675
Payments to suppliers	(9,220,980)	(4,068,484)	(2,191,288)	(4,883,548)	(71,977,481)	(9,226,490)	(2,754,783)	(10,666,842)	(114,989,896)	(2,046,029)
Payments to employees	(3,547,353)	(1,782,921)	(1,033,849)	(1,995,096)	(2,966,684)	(1,361,766)	(2,282,164)	(2,452,153)	(17,421,986)	(9,521,094)
Claims paid	-	-	-	-	-	-	-	-	-	(20,062,922)
Premiums paid	-	-	-	-	-	-	-	-	-	219,748
Net cash provided by (used in) operating activities	<u>12,329,533</u>	<u>(817,896)</u>	<u>(1,876,455)</u>	<u>4,513,910</u>	<u>27,305,136</u>	<u>6,471,724</u>	<u>(4,491,239)</u>	<u>1,855,702</u>	<u>45,290,415</u>	<u>2,883,727</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>										
Advance from other funds	-	-	-	-	-	-	-	(473,426)	(473,426)	-
Transfers in	-	1,256,473	-	-	-	-	1,100,000	1,426,173	3,782,646	2,979,501
Transfers out	(2,482,557)	(465,169)	-	(1,013,284)	(9,966,234)	(1,681,089)	-	(1,239,226)	(16,847,559)	(202,732)
Payments for environmental remediation obligation	-	-	-	-	-	(139,112)	-	-	(139,112)	-
Operating grants received	-	2,414,024	-	-	-	-	2,798,844	-	5,212,868	-
Net cash provided by (used in) non-capital financing activities	<u>(2,482,557)</u>	<u>3,205,328</u>	<u>-</u>	<u>(1,013,284)</u>	<u>(9,966,234)</u>	<u>(1,820,201)</u>	<u>3,898,844</u>	<u>(286,479)</u>	<u>(8,464,583)</u>	<u>2,776,769</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>										
Acquisition and construction of capital assets	(1,443,983)	(2,091,117)	(374,073)	(1,193,519)	(2,175,050)	(86,978)	(104,238)	(1,004,215)	(8,473,173)	(1,235,535)
Principal paid on bonds	(745,000)	-	-	(440,000)	-	-	-	-	(1,185,000)	-
Principal paid on notes payable	-	-	-	(78,499)	-	-	-	-	(78,499)	-
Principal paid on capital leases	-	-	-	-	(2,955,000)	-	-	-	(2,955,000)	-
Interest paid	(48,447)	-	-	(131,452)	(416,133)	-	-	-	(596,032)	-
Capital grants received	-	-	2,250,158	-	-	-	690,246	-	2,940,404	-
Proceeds from sale of assets	69,396	278,931	17,877	5,189	14,851	6,101	6,387	99,394	498,126	114,358
Net cash provided by (used in) capital and related financing activities	<u>(2,168,034)</u>	<u>(1,812,186)</u>	<u>1,893,962</u>	<u>(1,838,281)</u>	<u>(5,531,332)</u>	<u>(80,877)</u>	<u>592,395</u>	<u>(904,821)</u>	<u>(9,849,174)</u>	<u>(1,121,177)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>										
Proceeds from sales of investments	15,451,748	-	-	4,621,288	2,921,949	19,011,714	-	-	42,006,699	-
Purchases of investments	(11,414,551)	-	-	(4,237,947)	-	(18,817,853)	-	404,921	(34,065,430)	(1,913,288)
Interest on investments	-	-	1,096	37,471	229,273	29,104	-	18,069	315,013	82,822
Net cash provided by (used in) investing activities	<u>4,037,197</u>	<u>-</u>	<u>1,096</u>	<u>420,812</u>	<u>3,151,222</u>	<u>222,965</u>	<u>-</u>	<u>422,990</u>	<u>8,256,282</u>	<u>(1,830,466)</u>
<b>Increase in cash and cash equivalents</b>	<b>11,716,139</b>	<b>575,246</b>	<b>18,603</b>	<b>2,083,157</b>	<b>14,958,792</b>	<b>4,793,611</b>	<b>-</b>	<b>1,087,392</b>	<b>35,232,940</b>	<b>2,708,853</b>
<b>Cash and cash equivalents:</b>										
Beginning of year	2,295,905	1,595,338	623,157	3,154,249	29,442,572	2,497,145	55	3,244,417	42,852,838	3,345,938
End of year	<u>\$ 14,012,044</u>	<u>\$ 2,170,584</u>	<u>\$ 641,760</u>	<u>\$ 5,237,406</u>	<u>\$ 44,401,364</u>	<u>\$ 7,290,756</u>	<u>\$ 55</u>	<u>\$ 4,331,809</u>	<u>\$ 78,085,778</u>	<u>\$ 6,054,791</u>
<b>Classified as:</b>										
Cash	\$ 14,012,044	\$ 2,170,584	\$ 641,760	\$ 5,237,406	\$ 44,401,364	\$ 7,290,756	\$ 55	\$ 4,331,809	\$ 78,085,778	\$ 6,054,791
	<u>\$ 14,012,044</u>	<u>\$ 2,170,584</u>	<u>\$ 641,760</u>	<u>\$ 5,237,406</u>	<u>\$ 44,401,364</u>	<u>\$ 7,290,756</u>	<u>\$ 55</u>	<u>\$ 4,331,809</u>	<u>\$ 78,085,778</u>	<u>\$ 6,054,791</u>

(Continued)

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<b>Sanitary Sewer Fund</b>	<b>Stormwater Fund</b>	<b>Airport Fund</b>	<b>Water Fund</b>	<b>Light Fund</b>	<b>Gas Fund</b>	<b>Transit Fund</b>	<b>Nonmajor Enterprise Funds</b>	<b>Total</b>	<b>Internal Service Funds</b>
<b>NON-CASH INVESTING, CAPITAL AND FINANCING ACTIVITIES</b>										
Contributions of capital assets from outside sources	\$ -	8,900	\$ -	\$ -	\$ 9,561	\$ -	\$ -	\$ -	\$ 18,461	\$ -
Contributions of capital assets from governmental activities	1,988,104	-	-	-	-	-	53,600	74,912	2,116,616	19,671
Contributions of capital assets (to) from other proprietary funds	(8,614)	-	15,000	2,953	-	-	-	-	9,339	-
	<u>\$ 1,979,490</u>	<u>\$ 8,900</u>	<u>\$ 15,000</u>	<u>\$ 2,953</u>	<u>\$ 9,561</u>	<u>\$ -</u>	<u>\$ 53,600</u>	<u>\$ 74,912</u>	<u>\$ 2,144,416</u>	<u>\$ 19,671</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:</b>										
Operating income (loss)	\$ 2,418,069	\$ (1,656,923)	\$ (2,715,688)	\$ 1,385,085	\$ 25,010,739	\$ 3,419,774	\$ (6,614,027)	\$ (792,827)	\$ 20,454,202	\$ (1,702,745)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:										
Depreciation	2,738,263	1,184,543	1,697,749	2,256,215	1,859,729	338,959	1,182,145	1,411,213	12,668,816	544,615
Increase in internal investment pool	-	-	-	-	-	-	-	-	-	(2,125,925)
(Increase) decrease in accounts receivable	(761,909)	(131,567)	2,168,065	(541,719)	(1,045,737)	224,657	-	(905,085)	(993,295)	(3,361,709)
(Increase) decrease in inventories	(2,060)	-	-	(18,639)	71,507	(24,555)	-	(19,876)	6,377	(394,259)
Decrease in due from other governments	-	948,971	-	-	-	-	4,158,489	-	5,107,460	-
Decrease in due from other funds	-	-	-	-	-	2,188,487	-	740,848	2,929,335	3,921,668
Decrease in net difference between expected and actual experience of economic/demographic (gains)/loss	494,950	319,464	3,816	328,820	310,109	212,150	445,692	334,736	2,449,737	1,498,606
Decrease in contributions subsequent to the measurement date	123,769	77,278	22,189	88,245	66,311	36,398	112,942	116,409	643,541	302,517
Decrease in assumption changes	203,746	128,961	46,070	141,234	116,687	71,074	8,308	169,721	885,801	546,385
Increase (decrease) in accounts payable and other liabilities	(146,656)	(117,426)	(1,312,877)	(5,594)	(238,233)	170,987	(170,056)	(217,364)	(2,037,219)	3,322,343
Increase in retainage payable	4,555	-	-	-	-	-	-	-	4,555	22,467
Increase in claims payable	-	-	-	-	-	-	-	-	-	553,203
Increase (decrease) in due to other funds	(2,209,299)	(1,124,973)	(1,854,123)	1,429,600	1,497,136	(24,239)	(3,863,691)	1,772,414	(4,377,175)	1,229,137
Increase (decrease) in unearned revenues	10,199,253	-	(5,095)	-	-	-	-	79,679	10,273,837	-
Increase (decrease) in net pension liability	(752,282)	(457,996)	(70,918)	(563,383)	(352,610)	(146,477)	251,213	(854,357)	(2,946,810)	(1,514,497)
Increase (decrease) in net difference between projected and actual earnings on pension plan investments	19,134	11,772	144,357	14,046	9,498	4,509	(2,254)	20,191	221,253	41,921
Net cash provided by (used in) operating activities	<u>\$ 12,329,533</u>	<u>\$ (817,896)</u>	<u>\$ (1,876,455)</u>	<u>\$ 4,513,910</u>	<u>\$ 27,305,136</u>	<u>\$ 6,471,724</u>	<u>\$ (4,491,239)</u>	<u>\$ 1,855,702</u>	<u>\$ 45,290,415</u>	<u>\$ 2,883,727</u>

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

**CITY OF ALBANY, GEORGIA**

**STATEMENT OF FIDUCIARY NET POSITION  
PENSION TRUST FUND  
JUNE 30, 2021**

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<b>ASSETS</b>	
Cash	\$ 2,487,191
Investments at fair value:	
Equity securities	48,263,433
Government securities	14,269,066
Corporate bonds	19,625,630
Other	50,967,830
Total investments	<u>133,125,959</u>
Interest receivable	<u>313,240</u>
Total assets	<u>135,926,390</u>
 <b>NET POSITION</b>	
Restricted for pension benefits	<u><u>\$ 135,926,390</u></u>

**The notes to the financial statements are an integral part of this statement.**

## CITY OF ALBANY, GEORGIA

### STATEMENT OF CHANGES IN FIDUCIARY NET POSITION PENSION TRUST FUND FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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**ADDITIONS:**

## Contributions:

Employer contributions	\$ 6,031,119
Employee contributions	<u>2,363,325</u>
Total contributions	<u>8,394,444</u>

## Investment earnings:

Interest and dividends	5,516,411
Net increase in fair value of investments	<u>23,112,597</u>
	28,629,008
Less investment expense	<u>656,052</u>
Net investment income	<u>27,972,956</u>

Total additions 36,367,400

**DEDUCTIONS:**

Benefit payments	15,031,806
Administrative expense	<u>106,518</u>

Total deductions 15,138,324

Change in net position 21,229,076

**NET POSITION, BEGINNING OF YEAR**

114,697,314

**NET POSITION, END OF YEAR**

\$ 135,926,390

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

# CITY OF ALBANY, GEORGIA

## NOTES TO FINANCIAL STATEMENTS JUNE 30, 2021

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Albany, Georgia (the “City”) have been prepared in conformity with generally accepted accounting principles (“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.

#### A. The Financial Reporting Entity

The City was created by a legislative act of the State of Georgia in 1838. The City is a municipal corporation which operates under the mayor-commission form of government with an appointed City Manager. The City provides the following services and operations as authorized by its charter: public safety (police and fire); public works; airport; civic center, municipal auditorium; transit system; recreation; parks; cemetery; animal control; emergency management; sanitary sewer; water; gas and light; stormwater; telecommunications; and solid waste.

The City is authorized to own, use and operate a system of water works, electric lights and gas works. The City, through an act of the Georgia Legislature, provides for a Utility Board (the “Board”) answerable to and directly supervised by the City Manager. The Mayor of the City of Albany has a voice in all proceedings before the Board, and has a vote in all matters and proceedings, but no veto. The Board consists of four members appointed by the City of Albany Commission from the citizens of the City of Albany. Citizen members of the Board are appointed for a term of two years.

As required by GAAP, the financial statements of the reporting entity include those of the City (the primary government) and its component units. The component units discussed below are included in the City’s reporting entity because of the significance of their operational and financial relationships with the City.



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### A. The Financial Reporting Entity (Continued)

##### Blended Component Units

**Albany Dougherty Inner City Authority (“ADICA”)** – ADICA’s public purpose is to finance and provide capital projects and services to promote improvements and redevelopment of the City of Albany and Dougherty County. The City Commission appoints the seven members of ADICA’s Board of Directors. Budget requests for ADICA are submitted to the Commission for approval, with the City Commission possessing authority to revise ADICA’s budget. ADICA’s primary purpose is to provide financing for the City’s construction projects. The City, however, does not participate in the selection or monitoring of management. Separate financial statements are not prepared for ADICA.

**Albany Downtown Development Authority (“DDA”)** – The DDA is charged with the responsibility of revitalizing and redeveloping the Central Business District by financing projects to promote trade, commerce, industry and employment opportunities. The City Commission appoints the seven members of the DDA’s Board of Directors and the members of the Board must be taxpayers residing in Dougherty County and at least four directors must be owners or operators of downtown businesses. A member of the County Board of Commissioners can also be appointed to serve on the DDA. The City is able impose its will on the DDA by influencing its programs and activities and the debt of the DDA is expected to be repaid by the City. The DDA is bound on the north by Roosevelt Avenue, the western bank of the Flint River, on the south by Whitney Avenue, and on the west by Madison Street. Separate financial statements are not prepared for the DDA.

##### Discretely Presented Component Unit

**Chehaw Park Authority (“Chehaw Park”)** – Chehaw Park provides a variety of family oriented activities including a wild animal park and other exhibits to the citizens of Albany, Georgia. The City Commission appoints all members of the Chehaw Park Board of Directors. The City provides a significant operating subsidy to Chehaw Park, primarily to finance the operations of the park. Complete financial statements for the Chehaw Park Authority can be obtained from Chehaw Park, 105 Chehaw Park Road, Albany, Georgia 31701.

## NOTES TO FINANCIAL STATEMENTS

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### 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. For the most part, the effect of interfund activity has been removed from these statements. Exceptions to this general rule are charges between the City's proprietary funds and various other functions of the government. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities. *Governmental activities*, which are normally supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from the *discretely presented component unit*.

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

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

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### 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 and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period with the exception of grant revenues, for which the revenue recognition period is extended to 180 days. Expenditures are generally 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.

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 **Community Development Fund** (special revenue fund) accounts for the financial resources received from the Department of Housing and Urban Development and loan programs which are restricted and committed to be used for the operations of various community development grant programs.

The **Job Investment Fund** (special revenue fund) accounts for revenues received from Municipal Electric Authority of Georgia committed for expenditures related to economic development.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The **SPLOST Fund** (capital projects fund) accounts for construction or acquisition of major capital facilities financed by Special Purpose Local Option Sales Tax proceeds.

The City reports the following major proprietary funds:

The **Sanitary Sewer Fund** accounts for the provision of sewer services to the residents of the City.

The **Stormwater Fund** accounts for the provision of stormwater services to the residents of the City.

The **Airport Fund** accounts for the construction, operations, and maintenance of the Albany-Dougherty County Airport and runways.

The **Water Fund** accounts for the water utility operations provided to the residents of the City.

The **Light Fund** accounts for the electricity operations provided to the residents of the City.

The **Gas Fund** accounts for the gas operations provided to the residents of the City.

The **Transit Fund** accounts for the transit service provided to the residents of the City.

The City also reports the following fund types:

**Special Revenue Funds** account for specific revenues that are legally restricted or committed to expenditures for particular purposes.

**Capital Project Funds** account for resources provided for acquisition, construction or renovation of major capital facilities.

**Internal Service Funds** account for general liability, group health, workers' compensation claims, maintenance and long-term care of buildings and infrastructure, fleet management, and utility activities.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The ***Pension Trust Fund*** accounts for the activities of the City of Albany Pension Plan, which accumulates resources for pension benefit payments to qualified employees.

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

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 principle operating revenues of the enterprise funds and internal service funds are charges for goods and services provided. Operating expenses of the enterprise funds and internal service funds include the cost of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

#### D. Budgets and Budgetary Accounting

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Budget requests are completed in March of each year.
2. Proposed budgets are reviewed and prepared by the City Manager and the Finance Committee for submission to the Mayor and the City Commission in May.
3. Public hearings on the proposed budget are held in June. Individual amendments were not material in relation to the original appropriations.
4. The budget is legally adopted by the Mayor and City Commission in June of each year.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### D. Budgets and Budgetary Accounting (Continued)

5. The City's budget amendment/budget transfer process is regulated by the Official Code of Georgia Annotated ("O.C.G.A.") and local policies. The legal level of budgetary control (the level at which expenditures may not exceed appropriations) for annual budgets is at the fund/department level. Any increase in appropriation in any fund or department, whether accomplished through a change in anticipated revenues in any fund or through a transfer of appropriations among departments, shall require the approval of the Board of Commissioners. The City Commission made no supplemental budget appropriations during the year.
6. The City's Budget Officer can approve budget transfers up to \$10,000 without the City Manager's approval, except that no transfers can be made between the salaries budget and the operations budget. Budget transfers in excess of \$10,000 must be approved by the City Manager.
7. Annual appropriated budgets are legally adopted on a basis consistent with GAAP for the General Fund and Special Revenue Funds. Sufficient budgetary control is achieved through restrictions included in the various grant agreements. Annual operating budgets are prepared for each Enterprise and Internal Service Fund for planning, control, cost allocation, and evaluation purposes.
8. Revenues and expenditures of the Capital Projects Funds are budgeted on a project basis and are, therefore, excluded from presentation in the financial statements.

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve the portion of the applicable appropriation, is employed as an extension of formal budgetary integration in the General Fund, Special Revenue Funds, and Capital Project Funds. Encumbrances outstanding at year-end are reported as assignments of fund balances since they do not constitute expenditures or liabilities. Unencumbered appropriations lapse at the end of the year. Encumbrances are re-appropriated in the following year, except for encumbrances in the Capital Project Funds, which are continuing. Encumbrances do not represent GAAP expenditures. At June 30, 2021, there were no encumbrances outstanding.

The Tax Allocation District Fund reported deficit fund balance of \$2,627,177 at June 30, 2021. This deficit is intended to be eliminated through future tax revenues and PILOT payments.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **E. Cash and Cash Equivalents**

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

#### **F. Investments**

The City only invests in repurchase agreements when collateralized by U.S. government or agency obligations.

Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national securities market are valued at the last reported sales price on the last business day of the City's fiscal year. Mortgages are valued on the basis of future principal and interest payments, and are discounted at prevailing interest rates for similar instruments. The fair value of real estate investments is based on independent appraisals. Investments that do not have an established market are reported at estimated fair values.

In accordance with authorized investment laws, investments in the Pension Trust Fund consist of common stocks, mutual funds, corporate bonds, and U.S. government securities. Investments in the Pension Trust Fund are reported at fair value. Cash deposits are reported at carrying amount which reasonably estimates fair value.

#### **G. Inventory**

Inventory in Proprietary Funds is valued at the lower of cost or market (first-in, first-out method). Inventory in the General Fund, which is valued at cost (first-in, first-out method) consists of expendable supplies held for consumption. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### H. Receivables/Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances". Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

#### I. Prepaid Items

Certain payments made to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are accounted for using the consumption method.

#### J. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, dams, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. In accordance with GASB 34, the City has elected to include infrastructure acquired or constructed prior to June 30, 1980. Governmental (general) capital assets are recorded as expenditures in the governmental funds and capitalized at cost in the government-wide statement of net position. The City's capitalization threshold is \$5,000 for all assets other than infrastructure. The capitalization threshold for infrastructure assets (roads, bridges, etc.) is \$100,000.



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### J. Capital Assets (Continued)

Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at estimated acquisition value at the date of the donation. Donated works of art and similar items, as well as capital assets received in a service concession arrangement are reported at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend useful lives are expensed as incurred. Major outlays for capital assets and major improvements are capitalized as projects are constructed.

Capital assets of the primary government and component units are depreciated using the straight-line method over the following estimated useful lives:

Buildings and improvements	20 – 50 years
Infrastructure	15 – 50 years
Plant facilities	20 – 50 years
Equipment and vehicles	5 – 20 years

#### K. Compensated Absences

City employees accrue vacation in different amounts, according to whether they work 40-hour weeks or 56-hour weeks. Employees can accrue a maximum of 552 hours of vacation, depending on whether the employee works a 40-hour or 56-hour week and whether the employee is exempt or nonexempt. These days can be taken either through time off or by payment upon termination. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements. Employees earn sick leave in proportion to actual hours worked. Sick leave, however, is not paid upon termination if termination is by manner other than death or retirement. Maximum accumulation of sick leave is 1,008 hours.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### L. Long-Term Obligations

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

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

#### M. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category other than pension related items discussed below. The item, a deferred charge on refunding, is reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### M. Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of net position and the balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one item that qualifies for reporting in this category other than pension related items discussed below. The item, an effective hedge, is reported as a deferred inflow of resources in the government-wide statement of net position. The effective hedge results from the change in fair value of a swap agreement related to the certificates of participation. The amount is deferred and will mature on June 1, 2028, at the same time as the certificates of participation.

The City also has items related to the recording of changes in its net pension and total OPEB liabilities, which are reported in the government-wide and proprietary fund statements of net position. Certain changes in the net pension and total OPEB liability are recognized as pension and OPEB expense over time instead of all being recognized in the year of occurrence. Experience gains or losses result from periodic studies by the City's actuary which adjust the net pension liability and total OPEB liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into plan expense over the expected remaining service lives of plan members. Changes in actuarial assumptions which adjust the net pension liability and the total OPEB liability are also recorded as deferred outflows of resources or deferred inflows of resources and are amortized into plan expense over the expected remaining service lives of plan members. The difference between projected investment return on pension investments and actual return on those investments is also deferred and amortized against plan expense over a five year period. Finally, any contribution made by the City to the pension or OPEB plan before year-end but subsequent to the measurement date of the net pension liability or total OPEB liability are reported as deferred outflows of resources and will be recognized as a reduction of the liability in the subsequent fiscal year.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### N. Fund Equity

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

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

- **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 the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Commission through the adoption of a resolution. Only the City Commission may modify or rescind the commitment.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Commission has authorized the City Manager to assign fund balances.
- **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the general fund. Negative unassigned fund balances may be reported in all funds.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### N. Fund Equity (Continued)

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

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

#### O. Management Estimates

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

#### P. Tax Abatement Agreements

GASB Statement No. 77, *Tax Abatement Disclosures* requires the City to disclose information for any tax abatement agreements either entered into by the City, or agreements entered into by other governments that reduce the City’s tax revenues. As of June 30, 2021, the City did not have any such agreements, either entered into by the City or by other governments that exceeded the quantitative threshold for disclosure.

## NOTES TO FINANCIAL STATEMENTS

### 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 funds 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 governmental funds.” The details of this difference are as follows:

Notes payable	\$ (15,861,795)
Bonds payable	(960,000)
Unamortized refunding charge	18,312
Certificates of participation	(10,000,000)
Compensated absences	(3,953,566)
Net pension liability	(48,120,179)
Other post-employment benefit obligation	(40,016,829)
Accrued interest payable	<u>(33,859)</u>
Net adjustment to reduce <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (118,927,916)</u></u>

Another element of that reconciliation explains that “deferred outflows of resources are not due and payable in the current period and, therefore, are not reported in the governmental funds”. The details of this difference are as follows:

City contributions subsequent to the measurement date	\$ 3,738,296
Differences between expected and actual experience - Pension	170,248
Difference in expected and actual earnings on investments - Pension	957,624
Assumption changes - Pension	2,363,373
Assumption changes - OPEB	6,595,280
Differences between expected and actual experience - OPEB	<u>193,423</u>
Net adjustment to increase <i>fund balances - total governmental funds</i> to arrive at <i>net position of governmental activities</i>	<u><u>\$ 14,018,244</u></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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes 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 useful lives and reported as depreciation expense.” The details of this difference are as follows:

Capital outlay	\$ 8,029,969
Depreciation expense	(5,889,204)
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$ 2,140,765

Another element of that reconciliation states that “The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.” The details of this differences are as follows:

Transfers of capital assets to business-type activities	\$ (19,672)
Disposals of capital assets	(369,437)
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$ (389,109)

## 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 that reconciliation explains that “The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.” The details of this difference are as follows:

Issuance of note payable	\$ (2,674,356)
Principal repayment - general obligation bonds	300,000
Principal repayment - notes payable	263,207
Amortization of loss on defeasance of bonds	<u>(11,353)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ (2,122,502)</u></u>

Another element of that reconciliation explains 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 difference are as follows:

Compensated absences	\$ (96,731)
Accrued interest	(22,174)
Change in other post-employment benefit obligation and related deferred inflows and outflows of resources	(1,625,962)
Change in net pension and related deferred inflows and outflows of resources	<u>(3,512,291)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ (5,257,158)</u></u>



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 3. DEPOSITS AND INVESTMENTS

**Credit risk** – State statutes authorize the City to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. government; obligations fully insured or guaranteed by the U.S. government or by a government agency of the United States; obligations of any corporation of the U.S. government; prime bankers' acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. The City has no formal credit risk policy other than to only invest in obligations authorized by state statutes.

**Interest rate risk** – The City has a formal investment policy that limits investment maturities as to not exceed a portfolio average of four years to stated maturity.

**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. At June 30, 2021, the City did not have any balances exposed to custodial credit risk as uninsured and uncollateralized as defined by GASB pronouncements.

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

**Fair Value Measurements** – The City categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

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

## NOTES TO FINANCIAL STATEMENTS

### NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

The City has the following recurring fair value measurements at June 30, 2021:

	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Fair Value</b>
U.S. treasuries and agencies	\$ 11,397,525	\$ 91,059,268	\$ -	\$ 102,456,793
	<u>\$ 11,397,525</u>	<u>\$ 91,059,268</u>	<u>\$ -</u>	
Investments recorded at cost:				
Guaranteed Investment Contract				8,260,724
				<u>\$ 110,717,517</u>

The City's pension plan has the following recurring fair value measurements at June 30, 2021:

	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Fair Value</b>
U.S. treasuries and agencies	\$ 7,957,476	\$ 6,311,590	\$ -	\$ 14,269,066
Equity securities	48,263,433	-	-	48,263,433
Mutual funds	50,967,830	-	-	50,967,830
Corporate bonds	-	19,625,630	-	19,625,630
	<u>\$ 107,188,739</u>	<u>\$ 25,937,220</u>	<u>\$ -</u>	<u>\$ 133,125,959</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

At June 30, 2021, the City had the following investments (in thousands):

Investment Type	Fair Value	Investment Maturities (in Years)						Rating	
		Less than 1	1 - 5	6 - 10	11 - 15	16 - 20	21 - 25		26 - 30
Entity wide:									
Government securities	\$ 1,942	\$ 304	\$ 1,354	\$ -	\$ -	\$ 284	\$ -	\$ -	AAA
Government securities	100,515	8,412	91,893	210	-	-	-	-	AA+
Guaranteed Inv. Contract	8,261	-	-	8,261	-	-	-	-	AA-
	<u>110,718</u>	<u>8,716</u>	<u>93,247</u>	<u>8,471</u>	<u>-</u>	<u>284</u>	<u>-</u>	<u>-</u>	
Pension Trust Fund:									
Government securities	9,210	-	2,280	5,530	-	-	658	742	AAA
Government securities	5,059	80	-	539	159	106	903	3,272	AA+
Common stock	46,638	46,638	-	-	-	-	-	-	N/A
Preferred stock	1,625	1,625	-	-	-	-	-	-	N/A
Mutual funds	50,968	50,968	-	-	-	-	-	-	N/A
Corporate bonds	297	-	-	-	-	-	297	-	A
Corporate bonds	1,672	-	1,672	-	-	-	-	-	AA
Corporate bonds	1,599	-	1,599	-	-	-	-	-	AAA
Corporate bonds	548	-	548	-	-	-	-	-	B-
Corporate bonds	797	-	338	459	-	-	-	-	B
Corporate bonds	696	-	696	-	-	-	-	-	B+
Corporate bonds	2,250	-	2,250	-	-	-	-	-	BB
Corporate bonds	178	-	178	-	-	-	-	-	BB+
Corporate bonds	3,738	663	3,075	-	-	-	-	-	BBB
Corporate bonds	653	-	-	-	-	653	-	-	BBB-
Corporate bonds	7,198	-	4,475	2,723	-	-	-	-	NR
	<u>133,126</u>	<u>99,974</u>	<u>17,111</u>	<u>9,251</u>	<u>159</u>	<u>759</u>	<u>1,858</u>	<u>4,014</u>	
	<u>\$ 243,844</u>	<u>\$ 108,690</u>	<u>\$ 110,358</u>	<u>\$ 17,722</u>	<u>\$ 159</u>	<u>\$ 1,043</u>	<u>\$ 1,858</u>	<u>\$ 4,014</u>	

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 4. RECEIVABLES

#### A. Property Taxes

Property taxes were levied on September 18, 2020 on the January 1, 2020 assessed value of all real and personal property including mobile homes and motor vehicles located within the City. Tax bills were mailed on October 18, 2020, and payable before December 20, 2020. The lien date for unpaid taxes was March 19, 2021. After that date, an interest penalty of 18% applies. Property tax revenues are recognized when levied to the extent they result in current receivables.

The City is permitted by the Municipal Finance Law of the state to levy taxes up to \$20.00 per \$1,000 of assessed valuation for general government services other than the payment of principal and interest on long-term debt and in unlimited amounts for the payment of principal and interest on long-term debt. A tax rate of 9.688 mills was levied during fiscal year 2021 for the City (mill equals \$1 per thousand dollars of assessed value).

Gross property taxes receivable at June 30, 2021 in the General Fund and the Nonmajor Governmental Funds were \$1,428,894 and \$12,631, respectively. An allowance of \$1,158,890 and \$3,560 in the General Fund and the Nonmajor Governmental Funds, respectively, has been established for taxes in dispute and taxes that will not be collected for the year ended June 30, 2021, resulting in a net receivable for property taxes of \$270,004 and \$9,071, respectively.

#### B. Sales Taxes

The City and Dougherty County jointly levy a 1% local option sales tax, of which the proceeds are split, 60% City and 40% Dougherty County. The proceeds are collected by the State of Georgia and remitted to the City. The tax law requires an offsetting reduction in property tax during each subsequent year of assessment equal to the amount of sales tax revenue received in the prior year. In addition, there is an additional 1% SPLOST and TSPLOST which was passed by referendums in 2004 (SPLOST V), 2010 (SPLOST VI), 2016 (SPLOST VII), and 2019 (TSPLOST). The proceeds are split 64% City and 36% Dougherty County for SPLOST and 67% City and 33% Dougherty County for TSPLOST. The proceeds from these sales tax programs are used to finance various capital projects. The City administers its own programs. LOST, SPLOST and TSPLOST taxes due from other governments at June 30, 2021, were \$953,470, \$2,140,340 and \$977,478, respectively.

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 4. RECEIVABLES (CONTINUED)**

**C. Accounts Receivable**

Accounts receivable of the primary government consisted of the following at June 30, 2021:

	<b>General Fund</b>	<b>Community Development Fund</b>	<b>Nonmajor Governmental Funds</b>	<b>Sanitary Sewer Fund</b>	<b>Stormwater Fund</b>	<b>Airport Fund</b>
Gross receivables	\$ 1,233,003	\$ 161,851	\$ 270,186	\$ 2,880,988	\$ 826,191	\$ 799,677
Less allowance for doubtful accounts	(33,366)	-	(38,559)	(187,252)	(113,829)	-
<b>Net receivables</b>	<b>\$ 1,199,637</b>	<b>\$ 161,851</b>	<b>\$ 231,627</b>	<b>\$ 2,693,736</b>	<b>\$ 712,362</b>	<b>\$ 799,677</b>

	<b>Water Fund</b>	<b>Light Fund</b>	<b>Gas Fund</b>	<b>Nonmajor Business-type Funds</b>	<b>Internal Service Funds</b>
Gross receivables	\$ 2,368,262	\$ 16,653,438	\$ 1,152,532	\$ 2,844,117	\$ 5,398,767
Less allowance for doubtful accounts	(167,309)	(1,397,276)	(164,367)	(253,900)	(427,596)
<b>Net receivables</b>	<b>\$ 2,200,953</b>	<b>\$ 15,256,162</b>	<b>\$ 988,165</b>	<b>\$ 2,590,217</b>	<b>\$ 4,971,171</b>

**D. Notes Receivable**

Notes receivable of the primary government consist of community development loans to individuals and businesses, where financing has been provided by various federal and state grants. Notes receivable in the Job Investment Fund consist of loans to businesses as incentives to revitalize the downtown area of the City.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 5. CAPITAL ASSETS

The City's capital asset activity for the fiscal year ended June 30, 2021, was as follows:

	<u>Balance June 30, 2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>Balance June 30, 2021</u>
<b>Governmental activities</b>					
Capital assets not being depreciated:					
Land	\$ 15,617,807	\$ -	\$ -	\$ -	\$ 15,617,807
Construction in progress	13,074,149	4,104,317	(119,529)	(1,777,889)	15,281,048
Total assets not depreciated	<u>28,691,956</u>	<u>4,104,317</u>	<u>(119,529)</u>	<u>(1,777,889)</u>	<u>30,898,855</u>
Capital assets being depreciated:					
Buildings and improvements	78,035,446	374,486	(293,985)	-	78,115,947
Equipment and vehicles	31,275,340	3,724,479	(1,360,863)	33,995	33,672,951
Infrastructure	86,265,394	283,492	(81,344)	1,883,880	88,351,422
Total assets depreciated	<u>195,576,180</u>	<u>4,382,457</u>	<u>(1,736,192)</u>	<u>1,917,875</u>	<u>200,140,320</u>
Accumulated depreciation:					
Buildings and improvements	(34,136,256)	(2,231,598)	149,756	-	(36,218,098)
Equipment and vehicles	(20,347,375)	(2,636,481)	1,260,603	220,705	(21,502,548)
Infrastructure	(59,320,266)	(1,021,125)	75,925	-	(60,265,466)
Total accumulated depreciation	<u>(113,803,897)</u>	<u>(5,889,204)</u>	<u>1,486,284</u>	<u>220,705</u>	<u>(117,986,112)</u>
Total assets depreciated, net	<u>81,772,283</u>	<u>(1,506,747)</u>	<u>(249,908)</u>	<u>2,138,580</u>	<u>82,154,208</u>
Governmental activities capital assets, net	<u>\$ 110,464,239</u>	<u>\$ 2,597,570</u>	<u>\$ (369,437)</u>	<u>\$ 360,691</u>	<u>\$ 113,053,063</u>

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 5. CAPITAL ASSETS (CONTINUED)**

	<u>Balance June 30, 2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>Balance June 30, 2021</u>
<b>Business-type activities</b>					
Capital assets not being depreciated:					
Land	\$ 14,294,298	\$ -	\$ -	\$ -	\$ 14,294,298
Construction in progress	25,170,229	5,514,861	-	(20,171,809)	10,513,281
Total assets not depreciated	<u>39,464,527</u>	<u>5,514,861</u>	<u>-</u>	<u>(20,171,809)</u>	<u>24,807,579</u>
Capital assets being depreciated:					
Buildings and improvements	157,420,936	423,410	(6,014)	15,154,591	172,992,923
Equipment and vehicles	73,357,062	4,613,385	(5,669,481)	1,079,728	73,380,694
Infrastructure	172,667,021	1,053,500	-	3,561,829	177,282,350
Total assets depreciated	<u>403,445,019</u>	<u>6,090,295</u>	<u>(5,675,495)</u>	<u>19,796,148</u>	<u>423,655,967</u>
Accumulated depreciation:					
Buildings and improvements	(81,579,938)	(3,732,962)	752	-	(85,312,148)
Equipment and vehicles	(48,604,678)	(3,827,815)	4,666,199	(220,705)	(47,986,999)
Infrastructure	(90,053,711)	(5,652,654)	-	-	(95,706,365)
Total accumulated depreciation	<u>(220,238,327)</u>	<u>(13,213,431)</u>	<u>4,666,951</u>	<u>(220,705)</u>	<u>(229,005,512)</u>
Total assets depreciated, net	<u>183,206,692</u>	<u>(7,123,136)</u>	<u>(1,008,544)</u>	<u>19,575,443</u>	<u>194,650,455</u>
Business-type activities capital assets, net	<u>\$ 222,671,219</u>	<u>\$ (1,608,275)</u>	<u>\$ (1,008,544)</u>	<u>\$ (596,366)</u>	<u>\$ 219,458,034</u>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 5. CAPITAL ASSETS (CONTINUED)

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

Governmental activities:	
General government	\$ 578,694
Public safety	2,583,173
Public works	1,400,313
Culture and recreation	879,974
Community development	447,050
Total depreciation expense - governmental activities	<u>\$ 5,889,204</u>
Business-type activities:	
Sanitary sewer	\$ 2,738,263
Stormwater	1,184,543
Airport	1,697,749
Water	2,256,215
Light	1,859,729
Gas	338,959
Transit	1,182,145
Civic Center	486,650
Solid waste	420,786
Telecommunication	503,777
Utility Internal Service Fund	355,982
Fleet Management Fund	188,633
Total depreciation expense - business-type activities	<u>\$ 13,213,431</u>



## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. LONG-TERM DEBT

The following is a summary of long-term debt activity for the fiscal year ended June 30, 2021:

	<b>Balance, June 30, 2020</b>	<b>Additions</b>	<b>Reductions</b>	<b>Balance, June 30, 2021</b>	<b>Due Within One Year</b>
<b>Governmental activities</b>					
General obligation bonds	\$ 1,260,000	\$ -	\$ 300,000	\$ 960,000	\$ 310,000
Notes payable	1,125,000	-	25,000	1,100,000	344,000
Notes from direct borrowings	12,325,646	2,674,356	238,207	14,761,795	956,708
Certificates of participation	10,000,000	-	-	10,000,000	-
OPEB liability	33,716,278	7,788,724	1,488,173	40,016,829	-
Compensated absences	3,856,835	3,580,817	3,484,086	3,953,566	3,558,208
Net pension liability	55,212,141	11,252,306	18,344,268	48,120,179	-
Governmental activity long-term liabilities	<u>\$ 117,495,900</u>	<u>\$ 25,296,203</u>	<u>\$ 23,879,734</u>	<u>\$ 118,912,369</u>	<u>\$ 5,168,916</u>
<b>Business-type activities</b>					
Revenue bonds	\$ 4,480,000	\$ -	\$ 1,185,000	\$ 3,295,000	\$ 1,230,000
Financed purchases from direct borrowings	15,680,000	-	2,955,000	12,725,000	3,043,000
Notes from direct borrowings	1,430,417	-	78,499	1,351,918	79,604
Manufactured gas plant liability	1,523,000	-	139,112	1,383,888	-
Compensated absences	2,437,961	1,931,304	2,191,915	2,177,350	1,960,116
Net pension liability	34,055,219	6,882,315	11,423,822	29,513,712	-
Business-type activity long-term liabilities	<u>\$ 59,606,597</u>	<u>\$ 8,813,619</u>	<u>\$ 17,973,348</u>	<u>\$ 50,446,868</u>	<u>\$ 6,312,720</u>

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 6. LONG-TERM DEBT (CONTINUED)**

The government-wide statement of net position includes \$1,230,000 of bonds payable due within one year for business-type activities in liabilities payable from restricted assets. The remaining amount of \$2,065,000 is displayed as bonds payable, due in more than one year, on that same statement.

For governmental activities, compensated absences are liquidated by the General, Computer Aided Dispatch, Community Development and Grant Funds. For governmental activities, the net pension liability and other post-employment benefit obligations are liquidated by the General Fund.

For business-type activities, compensated absences and the net pension liability are liquidated by the Water, Gas, Stormwater, Telecommunications, Light, Solid Waste, Transit, Sanitary Sewer, and Airport Funds.

**A. Governmental Activities**

**General Obligation Bonds**

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. These bonds are direct and general obligations of the City either directly or through leases and/or intergovernmental agreements with ADICA. General obligation bonds have been issued for general government activities and are reported in the governmental column of the government-wide statements. The outstanding issue was as follows:

	<b>Interest Rates</b>	<b>Balance June 30, 2021</b>
2012 ADICA Refunding Revenue Issue	2.00% - 3.125%	\$ 960,000

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 6. LONG-TERM DEBT (CONTINUED)

#### A. Governmental Activities (Continued)

##### General Obligation Bonds (Continued)

During the fiscal year ended June 30, 2012, the City issued bonds through the ADICA in the amount of \$3,440,000. The bonds bear interest ranging from 2.00% to 3.125% with final maturity in 2024.

The proceeds from the sale of the bonds were used for the purpose of: i) refunding all of the outstanding ADICA Revenue Bonds, Series 2009,(ii) the cost of acquiring, constructing, developing, and equipping various capital outlay projects located within the City, and iii) paying all or a portion of the costs of issuance of the bonds.

The bonds are limited obligations of ADICA, payable solely from payments to be made by the City pursuant to an intergovernmental contract between ADICA and the City. The City's obligation under the contract to make payments to ADICA, at times and in amounts sufficient to enable ADICA to pay the principal of and interest on the bonds, is absolute and unconditional, is secured by a pledge of the City's full faith and credit and taxing powers and will not expire so long as any of the bonds remain outstanding and unpaid. The City intends to make its payments under the contract from the General Fund of the City and, to the extent such funds are insufficient, will levy an ad valorem tax on all property in the City subject to such tax in order to make such payments to ADICA; provided, however, that the tax for such purpose does not exceed three mills per dollar upon the assessed value of the taxable property of the City.

The difference between the requisition price and the net carrying amount of the old debt amounted to \$181,366. The advance refunding charge was deferred and is being amortized over the shorter life of the new debt as a component of interest expense. At June 30, 2021, the unamortized balance was \$18,312.

The ADICA Series 2012 bonds maturing on or after March 1, 2016 may be redeemed prior to maturity, at ADICA's option in whole or in part on or after March 1, 2015, at a redemption price equal to the outstanding principal amount of the bonds to be redeemed plus accrued interest thereon to the date of redemption.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 6. LONG-TERM DEBT (CONTINUED)

#### A. Governmental Activities (Continued)

##### General Obligation Bonds (Continued)

General obligation bonds debt service requirements to maturity are as follows:

Fiscal Year Ending June 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 310,000	\$ 28,593	\$ 338,593
2023	320,000	19,913	339,913
2024	330,000	10,313	340,313
	<u>\$ 960,000</u>	<u>\$ 58,819</u>	<u>\$ 1,018,819</u>

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 6. LONG-TERM DEBT (CONTINUED)**

**A. Governmental Activities (Continued)**

**Notes Payable**

The U.S. Department of Housing and Urban Development has issued to the City, a Section 108 Guaranteed Loan for the purpose of providing subordinated debt financing for the development of the Albany Hilton Garden Inn Hotel and Conference Center. The City's Section 108 Guaranteed Loan outstanding at June 30, 2021, is as follows:

	<b>Original Amount</b>	<b>Interest Rates</b>	<b>Balance June 30, 2021</b>
HUD Section 108 Loan, B-02-MC-13-0001	\$ 5,500,000	2.00% – 5.00%	\$ 1,100,000
Total			\$ 1,100,000

Notes payable debt service requirements to maturity are as follows:

<b>Fiscal Year Ending June 30,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2022	\$ 344,000	\$ 40,769	\$ 384,769
2023	344,000	24,557	368,557
2024	344,000	8,209	352,209
2025	68,000	-	68,000
	\$ 1,100,000	\$ 73,535	\$ 1,173,535

**Notes from Direct Borrowings**

In March 2018, the City entered into an agreement with the Georgia Environmental Finance Authority to finance a project to rehabilitate the west side and east side interceptor sewers and related appurtenances in the amount of \$15,000,000. The loan has an interest rate of .65%. Payments of \$87,484 are made each month beginning April 1, 2021 through March 1, 2036. As of June 30, 2021, the outstanding balance was \$14,761,795.

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 6. LONG-TERM DEBT (CONTINUED)**

**A. Governmental Activities (Continued)**

**Notes from Direct Borrowings (Continued)**

Debt service requirements to maturity, are as follows:

<b>Fiscal Year Ending June 30,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2022	\$ 956,708	\$ 93,105	\$ 1,049,813
2023	962,945	86,868	1,049,813
2024	969,223	80,590	1,049,813
2025	975,542	74,271	1,049,813
2026	981,902	67,911	1,049,813
2027 – 2031	5,006,368	242,696	5,249,064
2032 – 2036	4,909,107	77,504	4,986,611
	<u>\$ 14,761,795</u>	<u>\$ 722,945</u>	<u>\$ 15,484,740</u>

**Certificates of Participation**

In June 1998, the City entered into a lease pool agreement with the Georgia Municipal Association (the "Association"). The funding of the lease pool was provided by the issuance of \$150,126,000 Certificates of Participation by the Association. The Association passed the net proceeds through to the participating municipalities with the City's participation totaling \$10,000,000. The lease pool agreement with the Association provides that the City owns their portion of the assets invested by the pool and is responsible for the payment of their portion of the principal and interest of the Certificates of Participation. The principal is due in a lump sum payment on June 1, 2028. Interest is payable at a rate of 4.75% each year. The City draws from the investment to lease equipment from the Association. The lease pool agreement requires the City to make lease payments back into its investment account to fund the principal and interest requirements of the 1998 GMA Certificates of Participation.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. LONG-TERM DEBT (CONTINUED)

#### A. Governmental Activities (Continued)

##### Certificates of Participation (Continued)

Annual debt service requirements are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2022	\$ -	\$ 475,000	\$ 475,000
2023	-	475,000	475,000
2024	-	475,000	475,000
2025	-	475,000	475,000
2026	-	475,000	475,000
2027 – 2028	10,000,000	475,000	10,475,000
	\$ 10,000,000	\$ 2,850,000	\$ 12,850,000

As part of the issuance of the certificates of participation, the City entered into an interest rate swap agreement. Under the Swap Agreement, the City is required to pay: i) a semi-annual (and beginning July 1, 2003, a monthly) floating rate of interest based on the Securities Industry and Financial Markets Association (“SIFMA”) Municipal Swap Index (plus a 31 basis points spread) to, or on behalf of, the Swap Counterparty (the “Swap Payment”); and the Swap Counterparty will pay to, or on behalf of, the City a semi-annual payment based on a rate equal to the fixed rate on the certificates of participation (4.75%) times a notional amount specified in the Swap Agreement, but generally equal to the outstanding unpaid principal portion of such Contract, less the amount originally deposited in the Reserve Fund relating to the Contract, and ii) a one-time Swap Premium to be paid on the effective date of the Swap Agreement. The semi-annual payments from the Swap Counterparty with respect to the City are structured, and expected, to be sufficient to make all interest payments due under the Contract, and related distributions of interest on the Certificates.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 6. LONG-TERM DEBT (CONTINUED)

#### A. Governmental Activities (Continued)

##### Certificates of Participation (Continued)

Monthly interest payments between the City, the holders of the Certificates of Participation, and the Swap Counterparty can be made in net settlement form as part of this agreement. Under the Swap Agreement, the City's obligation to pay floating payments to the Swap Counterparty in any calendar year may not exceed an amount equal to the SIFMA Municipal Swap Index plus 5% to be determined on the first business day of December in the preceding year. This agreement matures on June 1, 2028, at the same time of the certificates of participation. This derivative qualifies as a market hedge.

In the unlikely event that the Swap Counterparty becomes insolvent, or fails to make payments as specified in the Swap Agreement, the City would be exposed to credit risk in the amount of the Swap's fair value. To minimize this risk, the City executed this agreement with counterparties of appropriate credit strength, with the counterparty being rated Aa1 by Moody's. At June 30, 2021, the floating rate being paid by the City is 0.30%, and the fair value of this agreement was \$2,461,588, a decrease of \$731,170 from the fair value at the end of the previous fiscal year. The fair value of the hedge was determined using settlement prices at the end of the day on June 30, 2021 based on the derivative contract.

This fair value is reported as an asset in the statement of net position. As this derivative is an effective hedge, qualifying for hedge accounting, the inflow from the hedge (any change in fair value from inception until fiscal year end) is deferred and reported as deferred revenue in the statement of net position.



## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. LONG-TERM DEBT (CONTINUED)

#### B. Business-type Activities

##### Revenue Bonds

The City also issues revenue bonds where the City pledges sanitary sewer and water revenues derived from acquired or constructed assets to pay for operations of the related activity and debt service. These revenues are pledged for to satisfy the debt service of the related obligation for the length of the outstanding balance. Revenue bonds have been issued for business-like activities and are reported in the business-type column of the government-wide statements. Principal and interest are payable from enterprise fund revenue. Revenue bonds outstanding at June 30, 2021, are as follows:

	Interest Rates	Balance June 30, 2021
2011 Sewerage System Revenue Bonds	3.39%	\$ 770,000
2005 Water Revenue Bonds	3.97%	2,525,000
		\$ 3,295,000

##### \$6,730,000 Sewerage System Revenue Bonds, Series 2011

On April 8, 2011, the City issued \$6,730,000 in Sewerage System Revenue Bonds, Series 2011 with an interest rate of 3.39% and final maturity in 2022. Proceeds of the bonds were used to 1) effect a current refunding of Sewerage System Revenue Bonds, Series 2001, and 2) pay expenses related to the issuance and sale of the Series 2011 bonds.

The difference between the requisition price and the net carrying amount of the old debt amounted to \$591,331. The advance refunding charge was deferred and is being amortized over the shorter life of the new debt as a component of interest expense.

Interest expense related to the Series 2011 Bonds for the year ended June 30, 2021, was \$26,103. All interest incurred was expensed.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. LONG-TERM DEBT (CONTINUED)

#### B. Business-type Activities (Continued)

##### Note from Direct Borrowing (Continued)

Future minimum payments on the GEFA loan as of June 30, 2021 are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2022	\$ 79,604	\$ 18,417	\$ 98,021
2023	80,725	17,297	98,022
2024	81,863	16,158	98,021
2025	83,017	15,005	98,022
2026	84,186	13,835	98,021
2027 – 2031	439,063	51,045	490,108
2032 – 2036	470,879	19,228	490,107
2037	32,581	95	32,676
	\$ 1,351,918	\$ 151,080	\$ 1,502,997

#### Environmental Corrective Action Liability

The City controls a real estate site formerly known as the Albany Manufactured Gas Plant (the "Plant"). The Plant previously used a method of manufacturing gas from coal that interfered with the environment. The City is therefore subject to environmental laws and regulations and is exposed to liabilities and compliance costs arising from the past disposal of hazardous waste from the past manufacturing of gas. The City has contracted with an engineering and construction firm to prepare a compliance status report for the Georgia Environmental Protection Division. The compliance status report was completed and filed with the Georgia Environmental Protection Division in June 2008.

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 6. LONG-TERM DEBT (CONTINUED)**

**B. Business-type Activities (Continued)**

**Financed Purchase from Direct Borrowing**

In December 2018, the City entered into a financed purchase agreement in the amount of \$18,300,000 to finance the purchase of advanced meter infrastructure equipment for the utility system. Annual principal and interest payments began December 1, 2019 and are required until maturity on December 1, 2024 at an interest rate of \$2.93%. Interest only payments are due June 1<sup>st</sup> of each year.

Future minimum payments on the financed purchase agreement as of June 30, 2021 are as follows:

<b>Fiscal Year Ending June 30,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2022	\$ 3,043,000	\$ 328,263	\$ 3,371,263
2023	3,133,000	237,784	3,370,784
2024	3,227,000	144,610	3,371,610
2025	3,322,000	48,667	3,370,667
	<u>\$ 12,725,000</u>	<u>\$ 759,324</u>	<u>\$ 13,484,324</u>

**Note from Direct Borrowing**

In October 2016, the City entered into an agreement with the Georgia Environmental Finance Authority to finance improvements to Water Tank #12 in the amount of \$1,709,026. The loan has an interest rate of 1.40%. Payments of \$8,168 are made each month beginning November 1, 2016 through October 1, 2036. As of June 30, 2021, the outstanding principal balance was \$1,351,918. This GEFA loan was for the Water Tank #12, not the sewer lines (which were described in the other direct borrowings in the amount of \$15 million).

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 6. LONG-TERM DEBT (CONTINUED)**

**B. Business-type Activities (Continued)**

**Note from Direct Borrowing (Continued)**

Future minimum payments on the GEFA loan as of June 30, 2021 are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2022	\$ 79,604	\$ 18,417	\$ 98,021
2023	80,725	17,297	98,022
2024	81,863	16,158	98,021
2025	83,017	15,005	98,022
2026	84,186	13,835	98,021
2027 – 2031	439,063	51,045	490,108
2032 – 2036	470,879	19,228	490,107
2037	32,581	95	32,676
	<u>\$ 1,351,918</u>	<u>\$ 151,080</u>	<u>\$ 1,502,997</u>

**Environmental Corrective Action Liability**

The City controls a real estate site formerly known as the Albany Manufactured Gas Plant (the “Plant”). The Plant previously used a method of manufacturing gas from coal that interfered with the environment. The City is therefore subject to environmental laws and regulations and is exposed to liabilities and compliance costs arising from the past disposal of hazardous waste from the past manufacturing of gas. The City has contracted with an engineering and construction firm to prepare a compliance status report for the Georgia Environmental Protection Division. The compliance status report was completed and filed with the Georgia Environmental Protection Division in June 2008.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 6. LONG-TERM DEBT (CONTINUED)

#### B. Business-type Activities (Continued)

##### Environmental Corrective Action Liability (Continued)

The Georgia Environmental Protection Division approved the compliance status report and recommended corrective action to bring the Plant into compliance. During the fiscal year ended June 30, 2013, the City completed the requirements of the corrective action plan. The total cost of this corrective action plan was anticipated to range from \$2,000,000 to \$10,000,000. This estimate was subject to revision due to price increases or reductions, changes in technology, or changes in applicable laws or regulations. Costs incurred during the current fiscal year were \$139,112, with total incurred costs to date of \$1,489,675. The liability has been reduced by these costs, resulting in a liability of \$1,383,888 recorded on the statement of net position, reported as an other long-term liability. The City has recovered approximately \$874,000 from insurance to offset the liability. Additional recovery amounts, if any, are unknown.

#### C. Blended Component Unit – Albany Dougherty Inner City Authority (“ADICA”)

##### Conduit Debt

From time to time, ADICA has issued revenue bonds to provide financial assistance to both private and public sector entities for the acquisition and construction of commercial facilities deemed to be of public interest. ADICA is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. Four series of bond issuances have occurred from November 1, 2003 to June 30, 2021, totaling \$73,346,505. The total amount of bonds outstanding at June 30, 2021 was \$68,741,530.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of June 30, 2021, was as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Community Development Fund	\$ 26,421
General Fund	Nonmajor Governmental Funds	532,754
General Fund	Sanitary Sewer Fund	4,907,321
General Fund	Stormwater Fund	1,287,335
General Fund	Transit	2,389,246
General Fund	Nonmajor Enterprise Funds	2,611,388
General Fund	Internal Service Fund - Fleet Management	949,157
General Fund	Internal Service Fund - Utility	1,789,003
Job Investment Fund	Nonmajor Governmental Funds	102,875
Nonmajor Governmental Funds	General Fund	9,360
Airport Fund	General Fund	799,930
Gas Fund	Internal Service Fund - Fleet Management	68,546
Nonmajor Enterprise Funds	General Fund	359,484
Internal Service Fund - Public Emp Group Health Fund	General Fund	1,010,371
Internal Service Fund - Utility	Sanitary Sewer Fund	29,574
Internal Service Fund - Utility	Stormwater Fund	28,123
Internal Service Fund - Utility	Water Fund	192,229
Internal Service Fund - Utility	Light Fund	266,146
Internal Service Fund - Utility	Gas Fund	128,718
Internal Service Fund - Utility	Nonmajor Enterprise Funds	86,561
		<u>\$ 17,574,542</u>

Advances to/from other funds:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Job Investment Fund	Nonmajor Governmental Funds	\$ 1,630,925
General Fund	Nonmajor Enterprise Fund	4,259,816
General Fund	Nonmajor Governmental Funds	783,787
		<u>\$ 6,674,528</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

The outstanding balances between funds result mainly 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. Advances to/from other funds represent amounts not expected to be repaid within one year from the date of the financial statements.

The composition of interfund transfers during the fiscal year ended June 30, 2021, were as follows:

Transfers Out	Transfers In						Total	
	General Fund	Community Development Fund	Nonmajor Governmental Funds	Stormwater Fund	Transit Fund	Nonmajor Enterprise Fund		Internal Service Funds
General Fund	\$ -	\$ 187,265	\$ 5,215,328	\$ -	\$ 1,100,000	\$ 1,103,173	\$ 2,979,501	\$ 10,585,267
Nonmajor Governmental Funds	-	-	-	-	-	323,000	-	323,000
Sanitary Sewer Fund	1,226,084	-	-	1,256,473	-	-	-	2,482,557
Water Fund	1,013,284	-	-	-	-	-	-	1,013,284
Light Fund	9,966,234	-	-	-	-	-	-	9,966,234
Gas Fund	1,681,089	-	-	-	-	-	-	1,681,089
Stormwater Fund	465,169	-	-	-	-	-	-	465,169
Nonmajor Enterprise Funds	1,239,226	-	-	-	-	-	-	1,239,226
Internal Service Funds	-	202,732	-	-	-	-	-	202,732
<b>Total</b>	<b>\$ 15,591,086</b>	<b>\$ 389,997</b>	<b>\$ 5,215,328</b>	<b>\$ 1,256,473</b>	<b>\$ 1,100,000</b>	<b>\$ 1,426,173</b>	<b>\$ 2,979,501</b>	<b>\$ 27,958,558</b>

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

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. RETIREMENT PLANS

#### A. Defined Contribution Plan

The City maintains a defined contribution pension plan, the City of Albany Retirement Savings Plan (the "Savings Plan"), which was established by the City on January 1, 1998 to provide reasonable retirement security for its "Senior Management Employees". The Savings Plan is administered by Nationwide Retirement Solutions. At June 30, 2021, there were 14 active participants. The City is required to contribute 12% of each Savings Plan participant's compensation. Savings Plan participants may contribute 5% of their compensation. Savings Plan provisions and contribution requirements are established by and may be amended by the City of Albany Board of Commissioners. For the year ended June 30, 2021, the City contributed \$175,509 and there were no employee contributions.

#### B. Defined Benefit Plan

##### Plan Description

The City maintains a single-employer defined benefit pension plan, the City of Albany Pension Plan (the "Plan"). The funding methods and determination of benefits payable were established by the legislative acts creating the Plans, as amended, and in general, provide that pension funds are to be accumulated from City contributions and income from the investment of accumulated funds. The Plan is administered by a board of trustees, which includes the Mayor, the Chief Financial Officer, two members appointed by the Board of Commissioners, four members elected from active and retired employees, and two members selected from the metropolitan Albany area. Separate financial statements are not issued for the Plan.

Individuals who were employed by the City prior to January 1, 1982, and who elected to remain in the Plan as then constituted are covered under the "old plan rules". All employees hired on or after January 1, 1982, are covered by the provisions of the "new plan rules". The Plan provides pension, death and disability benefits.

Under the "old plan rules", members may normally retire after obtaining 25 years of service or age 65 with at least five years of service. Early retirement is possible if the member is within five years of his or her normal retirement date and has completed at least five years of service. For employees hired after April 1, 2010, the five years of service is replaced with ten years of service. Benefits are calculated at 1.75% of the member's average monthly salary multiplied by the employee's years of service at normal retirement date. Additionally, the members received a 1.50% per year cost-of-living increase in their pensions each year through June 30, 2012.



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. RETIREMENT PLANS (CONTINUED)

#### B. Defined Benefit Plan (Continued)

##### Plan Description (Continued)

The Plan has been amended to discontinue the automatic annual post-retirement cost of living adjustment payment for all future and current retirees in the Plan. The change was effective for benefit payments commencing July 1, 2012. The Board may, in its discretion, grant ad hoc increases in the future if specific funding parameters are met.

The average monthly salary is defined as the sum of the participants' reported total compensation in the three years of employment out of the last five years of employment that produce the highest average, divided by 36. Unless a joint and survivor annuity option is elected by the member, the pension benefits will continue for the lifetime of the member with no residual payments to any beneficiaries. For early retirement, the pension payment is reduced by 5% for each year early retirement precedes normal retirement. Vesting changes from 100% after ten years to 50% after five years, increasing 10% per year to 100% after ten years of participation.

Under the "new plan rules", members may retire after obtaining 30 years of service or the attainment of age 60 with five years of service. Early retirement is possible if members are within five years of their normal retirement date, and have completed at least five years of service. For employees hired after April 1, 2010, the five years of service is replaced with ten years of service. Benefits are calculated in the same manner as under the old plan, but at 1.5%. Additionally, the members can receive a cost-of-living increase, subject to Pension Board approval. All other provisions of the old plan are applicable to the new plan. All modifications to the Plan must be supported by actuarial analysis and must be adopted by at least five members of the Board of Trustees.

##### Participant Data

Membership in the Plan as of July 1, 2020, the most recent actuarial valuation date, is as follows:

Inactive plan members (or beneficiary) currently receiving benefits	975
Inactive plan members entitled to but not yet receiving benefits	213
Active plan members	947
Total membership	<u><u>2,135</u></u>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. RETIREMENT PLANS (CONTINUED)

#### B. Defined Benefit Plan (Continued)

##### Summary of Significant Accounting Policies

The financial statements of the Plan are prepared on the accrual basis of accounting. Contributions from the employers are recognized when due and a formal commitment to provide the contributions has been made. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plan. Investment income is recognized by the Plan when earned. Gains and losses on sales and exchanges are recognized on the trade date.

There are no investments in, loans to, or leases with parties related to the Plan.

##### Contribution Requirements

The City's funding policy is to contribute a percentage of covered employee payroll as developed in the actuarial valuation for the Plan. Section 47-20 of the Georgia Code sets forth the funding standards for state and local government pension plans. Effective July 1, 2007, employees were required to make contributions to the Plan as follows: General Employees – 4% of annual covered payroll; Public Safety Employees – 7% of annual covered payroll. The City is required to contribute the remaining amounts necessary to finance the coverage of their employees through periodic contributions at actuarially determined rates. The actuarial determined contribution amount is the sum of the annual normal cost (determined under the entry age normal method) and the amortization of the unfunded actuarial accrued liability as a level percentage of future payroll. Effective July 1, 2019 the City made contributions to the Plan as follows: General Employees – 15% of annual covered payroll; Public Safety Employees – 12% of annual covered payroll. Administrative costs of the Plan are financed through investment income. Actual contributions to the Plan were \$8,394,444.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. RETIREMENT PLANS (CONTINUED)

#### B. Defined Benefit Plan (Continued)

The Statement of Fiduciary Net Position for the Employee Pension Trust Plan for the year ended June 30, 2021, is presented below.

<b>ASSETS</b>	<b>Employee Pension Trust</b>
Cash	\$ 2,487,191
Investments:	
Equity securities	48,263,433
Government securities	14,269,066
Corporate bonds	19,625,630
Other	50,967,830
Interest receivable	313,240
Total assets	<u>135,926,390</u>
<b>NET POSITION</b>	
Restricted for pension benefits	<u>\$ 135,926,390</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 8. RETIREMENT PLANS (CONTINUED)

#### B. Defined Benefit Plan (Continued)

The Statement of Changes in Fiduciary Net Position for the Employee Pension Trust Plan for the year ended June 30, 2021, is presented below.

	<b>Employee Pension Trust</b>
<b>ADDITIONS</b>	
Contributions:	
Employer	\$ 6,031,119
Employee	2,363,325
Total contributions	8,394,444
Investment earnings:	
Interest and dividends	5,516,411
Net increase in fair value of investments	23,112,597
Less investment expense	656,052
Net investment income	27,972,956
Total additions	36,367,400
<b>DEDUCTIONS</b>	
Benefits payments	15,031,806
Administrative expenses	106,518
Total deductions	15,138,324
Change in net position	21,229,076
<b>NET POSITION, BEGINNING OF YEAR</b>	114,697,314
<b>NET POSITION, END OF YEAR</b>	<b>\$ 135,926,390</b>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. RETIREMENT PLANS (CONTINUED)

#### B. Defined Benefit Plan (Continued)

##### Net Pension Liability

The total pension liability was determined by an actuarial valuation as of July 1, 2020.

**Actuarial assumptions** – The following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75%
Salary increases, including inflation	3.25%, including inflation
Investment rate of return	7.75%, net of investment expense, including inflation

Mortality rates were based on the GAM 1994 Mortality Table for Annuitants and beneficiaries of Annuitants, set forward two years for males and females for the period after service retirement. For disabled annuitants, mortality rates were based on the RP-2000 Mortality Table set forward three years for males and females.

**Long-term expected rate of return** – The long-term expected rate of return on Plan investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of Plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8. RETIREMENT PLANS (CONTINUED)**

**B. Defined Benefit Plan (Continued)**

The target asset allocation and most recent best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Growth Equity Managers	14.5%	6.9%
Core Equity Managers	14.5%	6.6%
Value Equity Managers	14.5%	6.5%
International Equity Managers	11.5%	6.7%
Convertible Securities	22.5%	4.3%
Investment Grade Fixed Income	22.5%	1.3%
Total	<u>100.0%</u>	

**Discount rate** – The discount rate used to measure the total pension liability was 7.75%. The projection of cash flows used to determine the discount rate assumed that both the City’s and the plan member contributions will be made at the current contribution rates. Projected future benefit payments for all current plan members were projected through the year 2112. Based on those assumptions, the fiduciary net position of the City’s pension plan was projected to be sufficient in all future years to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability and a municipal bond rate was not used in determining the discount rate.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. RETIREMENT PLANS (CONTINUED)

#### B. Defined Benefit Plan (Continued)

***Sensitivity of the net pension liability to changes in the discount rate*** – The following table presents the net pension liability of the Plan, calculated using the discount rate of 7.75%, as well as what the Plan’s net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.75%) or 1-percentage-point higher (8.75%) than the current rate:

	<b>1% Decrease 6.75%</b>	<b>Current Discount Rate 7.75%</b>	<b>1% Increase 8.75%</b>
	<u>                    </u>	<u>                    </u>	<u>                    </u>
City's Net Pension Liability	\$ 96,940,871	\$ 77,633,891	\$ 61,132,338

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of July 1, 2020, and the current sharing pattern of costs between employer and employee.

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8. RETIREMENT PLANS (CONTINUED)**

**B. Defined Benefit Plan (Continued)**

**Changes in the net pension liability of the City** – The changes in the components of the net pension liability of the City for the year ended June 30, 2021, were as follows:

	<u>Total Pension Liability (TPL)</u>	<u>Fiduciary Net Position (FNP)</u>	<u>Net Pension Liability (NPL)</u>
Balances at July 1, 2020	\$ 203,617,422	\$ 114,350,062	\$ 89,267,360
Changes for the year:			
Service cost	2,784,337	-	2,784,337
Interest	15,209,475	-	15,209,475
Difference between expected and actual experience	(14,547,786)	-	(14,547,786)
Contributions - employer	-	5,972,962	(5,972,962)
Contributions - employee	-	2,299,031	(2,299,031)
Net investment income	-	6,868,111	(6,868,111)
Benefit payments, including refunds of employee contributions	(14,732,243)	(14,732,243)	-
Administrative expense	-	(60,609)	60,609
Net changes	<u>(11,286,217)</u>	<u>347,252</u>	<u>(11,633,469)</u>
Balances at June 30, 2021	<u>\$ 192,331,205</u>	<u>\$ 114,697,314</u>	<u>\$ 77,633,891</u>

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



**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8. RETIREMENT PLANS (CONTINUED)**

**B. Defined Benefit Plan (Continued)**

**Pension Expense and Deferred Inflows and Outflows of Resources Related to Pensions**

For the year ended June 30, 2021, the City recognized pension expense of \$9,372,832. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Net difference between projected and actual earnings on pension plan investments	\$ 1,544,967	\$ -
Changes of assumptions	3,812,909	-
Difference in projected and actual experience	274,667	12,659,973
City contributions subsequent to the measurement date	6,031,116	-
Total	\$ 11,663,659	\$ 12,659,973

City contributions subsequent to the measurement date of \$6,031,116 for the Plan are deferred outflows of resources and will be recognized as a reduction of the net pension liability in the City's fiscal year ending June 30, 2022. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year Ending June 30,</b>	<b>Amount</b>
2022	\$ (452,807)
2023	(2,518,605)
2024	(2,702,231)
2025	(1,353,787)
Total	\$ (7,027,430)

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 9. COMMITMENTS AND CONTINGENT LIABILITIES

The City has active construction projects as of June 30, 2021. The projects include street construction and resurfacing, building renovations, and street light upgrades. As of June 30, 2021, the City has contractual commitments on uncompleted construction contracts of approximately \$8,070,000.

The City is involved in a number of legal matters, which either have or could result in litigation. The nature of the lawsuits varies considerably. The City has accrued amounts related to litigation where an outcome unfavorable to the City is probable and the amount can be estimated.

The City is contingently liable for a \$1,300,000 loan from a local financial institution to the Payroll Development Authority. The loan was paid off during the year ended June 30, 2021.

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

Additionally, the City is an electric utility participant in the Municipal Electric Authority of Georgia ("MEAG"). MEAG is a public corporation and an instrumentality of the State of Georgia created to supply electricity to local government electric distribution systems. As provided by state law, MEAG establishes rates and charges so as to produce revenues sufficient to cover its costs, including debt service, but it may not operate any of its projects for profit unless any such profits inure to the benefit of the public.

As of June 30, 2021, the City is obligated to purchase all of its bulk power supply requirements from MEAG for a period not to exceed 50 years. The City has agreed to purchase all of its future power and energy requirements in excess of that received by the City through the Southeastern Power Administration at prices intended to cover the operating costs of the systems and to retire any debt incurred by MEAG. In the event that revenues are insufficient to cover all costs and retire the outstanding debt, the participants have guaranteed a portion of the unpaid debt based on their individual entitlement shares of the output and services of generating units acquired or constructed by MEAG. In addition, in the event of discontinued service to a participant in default, the City would be obligated to purchase additional power subject to contractual limitations. Payments to MEAG are made monthly based on KWH usage. The total payments under these contracts amounted to \$60,559,347 in 2021.

At June 30, 2021, the outstanding debt of MEAG was approximately \$7.2 billion. The City's guarantee varies by individual projects undertaken by MEAG and totals approximately \$422 million at June 30, 2021.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 10. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. It is the policy of the City not to purchase commercial insurance for the risks of losses to which it is exposed for long-term disability claims. The City does purchase commercial insurance for claims in excess of coverage provided by its self-insurance for risks of losses to which it is exposed for workmen's compensation and group accident, health, dental and major medical coverage. Settled claims in the past three years have not exceeded the coverages.

The Workers' Compensation Fund (an Internal Service Fund) was established to account for and finance uninsured risks of loss for workers' compensation. This fund provides coverage for up to a maximum claim of \$400,000. The City purchases commercial coinsurance for claims in excess of coverage provided by the fund and for all other risks of loss up to \$3,000,000. Unpaid claims are expected to be paid within one year, therefore, considered current obligations of the City.

Changes in the balances of workers' compensation claims liabilities during the past two years are as follows:

	<b>June 30, 2021</b>	June 30, 2020
Unpaid claims, beginning of year	\$ 537,592	\$ 640,260
Incurred claims and changes in estimates	864,692	1,152,008
Claim payments	(1,209,959)	(1,254,676)
Unpaid claims, end of year	\$ 192,325	\$ 537,592

The Public Employees Group Health Fund (an Internal Service Fund) was established to account for and finance its uninsured risks of loss for group health and major medical insurance. Participants include the primary government. The Public Employee Group Health Fund provides coverage for up to a maximum claim of \$200,000. The City purchases commercial coinsurance for claims in excess of coverage provided by this fund and for all other risks of loss. Unpaid claims are expected to be paid within one year and, therefore, the entire balance is considered a current liability.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 10. RISK MANAGEMENT (CONTINUED)

Changes in the balances of the group health and major medical claims liabilities during the past two years are as follows:

	<b>June 30, 2021</b>	June 30, 2020
Unpaid claims, beginning of year	<b>\$ 982,272</b>	\$ 580,000
Incurred claims and changes in estimates	<b>12,234,535</b>	13,504,356
Claim payments	<b>(12,008,565)</b>	(13,102,084)
Unpaid claims, end of year	<b><u>\$ 1,208,242</u></b>	<b><u>\$ 982,272</u></b>

The City is accounting for and financing its uninsured risks of loss for all claims liability for which the City is exposed through the Self-Administered Insurance Fund (an Internal Service Fund). Changes in the balances of the claims liability during the past two years are as follows:

	<b>June 30, 2021</b>	June 30, 2020
Unpaid claims, beginning of year	<b>\$ 1,156,000</b>	\$ 1,783,500
Incurred claims and changes in estimates	<b>7,861,293</b>	3,413,200
Claim payments	<b>(7,188,793)</b>	(4,040,700)
Unpaid claims, end of year	<b><u>\$ 1,828,500</u></b>	<b><u>\$ 1,156,000</u></b>

Operations are charged for estimated claims as incurred for medical insurance. Estimated losses on claims of other self-insurance are charged to expense in the period the loss is determinable. The City does not currently utilize an actuary in estimating claims in the areas of general liability or long-term disability. Actual estimates for incurred but not reported claims are recorded as expenses in the Public Employee Group Health Fund, Self-Administered Insurance Fund, and Workers' Compensation Fund. These are the only areas in which the City feels claims can be reasonably estimated. Unpaid claims are expected to be paid within one year, therefore, considered current obligations of the City.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 11. RELATED ORGANIZATION**

The City's governing board is responsible for all of the board appointments of the Albany Housing Authority. However, the City has no further accountability for this organization.

### **NOTE 12. HOTEL/MOTEL LODGING TAX**

The City has levied an 8% lodging tax. The City allocates funding to the Convention & Visitors Bureau for the use of promotion of the City. For the fiscal year ended June 30, 2021, \$2,081,407 of hotel/motel tax was collected, and \$2,027,000, was remitted to the Convention & Visitors Bureau.

### **NOTE 13. JOINT VENTURE**

Under Georgia law, the City, in conjunction with other cities and counties in the eight-county west central Georgia area, is a member of the Southwest Georgia Regional Commission ("RC") and is required to pay annual dues thereto. During its year ended June 30, 2021, the City paid \$43,538 in such dues. Membership in an RC is required by the O.C.G.A. § 50-8-34 which provides for the organizational structure of the RC in Georgia. The RC Board membership includes the chief elected official of each county and municipality of the area. O.C.G.A. § 50-8-39.1 provides that the member governments are liable for any debts or obligations of an RC. Separate financial statements may be obtained from:

Southwest Georgia Regional Commission  
P. O. Box 346  
Camilla, Georgia 31730

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 14. OTHER POST-EMPLOYMENT BENEFITS

#### Plan Description

The City maintains a single employer defined benefit other post-employment benefit plan. The City of Albany Other Post-Employment Benefits Plan (the "OPEB Plan"), which includes retirees from the City, is administered by a board of trustees, which includes the Mayor, the Chief Financial Officer, two members appointed by the Board of Commissioners, four members elected from active and retired employees, and two members selected from the metropolitan Albany area. In accordance with a City ordinance, the City's personnel policy provides that all employees who retire under early, normal or disability retirement provisions are eligible for confirmed health care benefits provided by the City. A separate, audited GAAP-basis post-employment benefit plan report is not available for the OPEB Plan.

Retirees under age 65 participate in the self-insured, Pre-65 Retiree Plan. Retirees pay 50% of the rate which is set by the City. At age 65, retired employees are removed from the City's group health plan. Retirees who retired before January 1, 2013, became Medicare eligible before January 1, 2013, and provide evidence of Part B enrollment will be reimbursed a portion of their Medicare Part B premium (known as the "Medicare Part B Stipend"). Retirees who cover their dependents will pay 50% of the rate which is set by the City for the dependent coverage. Spouse coverage in the Pre-65 Retiree Plan ends when the spouse attains age 65. Spouses covered as dependents during the retiree's lifetime are not eligible for the Medicare Part B Stipend. Upon the retiree's death, a surviving spouse may continue coverage in the Pre-65 Retiree Plan until age 65. Upon the death of a retiree who was receiving the Medicare Part B Stipend, the surviving spouse will receive the Medicare Part B Stipend after the retiree's death.

Retirees also receive life insurance benefits from the City. Effective January 1, 2009, retirees receive life insurance coverage equal to the amount provided to them by the City as an active employee. This amount remains in effect until the retiree reaches age 65. At age 65, the amount is reduced to 65% of the pre-65 amount and is further reduced at age 70 to 50% of the pre-65 amount. For retirees who retired prior to January 1, 2009, the amount of coverage in effect at the time of the plan change was grandfathered and does not change as the retiree ages. Spouses of retirees receive \$10,000 of life insurance from the City. This amount remains in effect until the retiree reaches age 65. At age 65, the amount is reduced to \$6,500 and is further reduced at age 70 to \$5,000. For the surviving spouses of retirees who retired prior to January 1, 2009, the amount of coverage in effect at the time of the plan change was grandfathered. The amount of coverage provided to the spouse does not change and remains in effect after the retiree's death.

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 14. OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)**

**Plan Description (Continued)**

Membership in the OPEB Plan as of the most recent actuarial valuation date, June 30, 2019, is as follows:

Active employees	939
Inactive members or beneficiaries currently receiving benefits	<u>745</u>
Total membership	<u><u>1,684</u></u>

**Contributions**

The City has elected to fund the OPEB Plan on a “pay as you go” basis. Plan members, once retired, pay a portion of the group insurance rate which is set by the City. The City contributes the current year benefit costs of the Plan which are not paid by the retiree. For the year ended June 30, 2021, the City contributed \$776,887 for the pay as you go benefits for the OPEB Plan.

**Total OPEB Liability of the City**

The City’s total OPEB liability (“TOL”) is based upon an actuarial valuation performed as of June 30, 2019. An expected TOL is determined as of June 30, 2019, the prior measurement date, using standard roll back techniques. The roll back calculation begins with the TOL, as of the measurement date, adds the actual benefit payments for the year, deducts interest at the discount rate for the year, and then subtracts the annual normal cost (also called the service cost).

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 14. OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

#### Actuarial Assumptions

The TOL in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement:

Discount Rate	2.21%
Healthcare Cost Trend Rate Pre-Medicare	7.00% for 2019 decreasing to an ultimate rate of 4.50% by 2026
Medicare Part B Stipend	0.00%
Inflation Rate	2.75%
Real wage growth	0.50%
Wage inflation	3.25%
Participation rate	Pre-65, non-disabled - 50%; Pre-65, disabled - 100%; Life insurance - 100%; Spouse Health Plan - 35%

The mortality table for active and healthy annuitants is the GAM-1994 gender-distinct table, set forward two years. The mortality table for disabled retirees is the RP-2000 Disabled gender-distinct, set forward three years.

#### Discount Rate

The discount rate used to measure the TOL was 2.21%. This rate was based on the Bond Buyer General Obligation 20-year Municipal Bond Index published the last week of June 2020.



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 14. OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

#### Changes in the Total OPEB Liability of the City

The changes in the TOL of the City for the year ended June 30, 2021, were as follows:

	<b>Total OPEB Liability</b>
Balance as of June 30, 2019	<u>\$ 33,716,278</u>
Changes for the year:	
Service cost	893,986
Interest on TOL and cash flow	1,154,251
Changes of assumptions	5,740,487
Benefits paid	<u>(1,488,173)</u>
Net changes	<u>6,300,551</u>
Balance as of June 30, 2020	<u><u>\$ 40,016,829</u></u>

The required schedule of changes in the City's TOL and related ratios immediately following the notes to the financial statements presents multi-year trend information about the TOL.

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 14. OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)**

**Sensitivity of the Total OPEB Liability to Changes in the Discount Rate**

The following presents the TOL of the City, as well as what the City's TOL would be if it were calculated using a discount rate that is 1-percentage point lower (1.21%) or 1-percentage point higher (3.21%) than the current discount rate:

	<b>1% Decrease 1.21%</b>	<b>Current Discount Rate 2.21%</b>	<b>1% Increase 3.21%</b>
Total OPEB Liability	\$ 45,449,757	\$ 40,016,829	\$ 35,458,989

**Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate**

The following presents the TOL of the City, as well as what the City's TOL would be if it were calculated using the healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current rate:

	<b>1% Decrease</b>	<b>Current Discount Rate</b>	<b>1% Increase</b>
Total OPEB Liability	\$ 36,603,781	\$ 40,016,829	\$ 44,105,145

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 14. OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)**

**OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

For the year ended June 30, 2021, the City recognized OPEB expense of \$3,114,135. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<b>Deferred Resources</b>	<b>Deferred Resources</b>
Difference in projected and actual experience	\$ 193,423	\$ -
Changes of Assumptions	6,595,280	1,189,740
Total	\$ 6,788,703	\$ 1,189,740

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<b>Year Ending June 30,</b>		
2022	\$	1,065,898
2023		1,089,959
2024		1,422,234
2025		1,378,510
2026		642,362
	\$	5,598,963

**REQUIRED SUPPLEMENTARY INFORMATION**

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**CITY OF ALBANY, GEORGIA**

**REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS  
DEFINED BENEFIT PENSION PLAN  
FOR THE FISCAL YEAR ENDED JUNE 30,**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
<b>Total Pension Liability - Beginning of Year</b>	<b>\$ 203,617,422</b>	\$ 200,729,602	\$ 198,119,376	\$ 178,257,598	\$ 175,702,339	\$ 169,373,602	\$ 165,074,003
Service Cost	2,784,337	2,584,071	2,410,521	2,231,964	2,072,533	2,012,167	2,215,323
Interest on the Total Pension Liability	15,209,475	14,987,547	15,269,752	14,405,323	14,514,514	14,016,505	13,724,868
Changes of Benefit Terms	-	-	-	-	-	-	-
Difference between Expected and Actual Experience	(14,547,786)	-	(4,119,996)	1,582,590	-	3,271,492	-
Changes of Assumptions	-	-	3,544,902	15,407,604	-	-	-
Benefit Payments	(14,002,151)	(13,916,857)	(13,626,011)	(13,215,951)	(13,312,191)	(12,142,282)	(11,114,494)
Refunds of Contributions	(730,092)	(766,941)	(868,942)	(549,752)	(719,597)	(829,146)	(526,098)
Net Change in Total Pension Liability	<u>(11,286,217)</u>	2,887,820	2,610,226	19,861,778	2,555,259	6,328,736	4,299,599
<b>(a) Total Pension Liability - End of Year</b>	<b>192,331,205</b>	203,617,422	200,729,602	198,119,376	178,257,598	175,702,338	169,373,602
<b>Plan Fiduciary Net Position - Beginning of Year</b>	<b>114,350,062</b>	113,740,163	113,181,642	106,372,752	114,837,182	118,681,219	104,280,508
Contributions - Employer	5,972,962	5,350,424	5,230,307	5,437,013	4,481,018	4,413,592	4,714,664
Contributions - Employee	2,299,031	2,311,564	2,265,807	2,342,732	2,295,605	2,270,553	2,332,768
Net Investment Income	6,868,111	7,734,121	7,582,229	12,823,332	(1,140,321)	2,471,086	19,395,817
Benefit Payments, including refund of contributions	(14,732,243)	(14,683,798)	(14,494,953)	(13,765,703)	(14,031,788)	(12,971,428)	(11,990,923)
Administrative Expenses	(60,609)	(102,412)	(24,869)	(28,460)	(68,944)	(28,956)	(51,615)
Other	-	-	-	(24)	-	39,161	-
Net Change in Plan Fiduciary Net Position	<u>347,252</u>	609,899	558,521	6,808,890	(8,464,430)	(3,805,992)	14,400,711
<b>(b) Plan Fiduciary Net Position - End of Year</b>	<b>114,697,314</b>	114,350,062	113,740,163	113,181,642	106,372,752	114,875,227	118,681,219
<b>City's Net Pension Liability (a) - (b)</b>	<b>\$ 77,633,891</b>	\$ 89,267,360	\$ 86,989,439	\$ 84,937,734	\$ 71,884,846	\$ 60,827,111	\$ 50,692,383
<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	<b>59.64%</b>	56.16%	56.66%	57.13%	59.67%	65.38%	70.07%
<b>Covered Payroll</b>	<b>\$ 44,314,760</b>	\$ 45,800,527	\$ 44,683,441	\$ 43,894,718	\$ 44,071,111	\$ 44,376,707	\$ 43,658,122
<b>Net Pension Liability as a Percentage of the Covered Payroll</b>	<b>175.19%</b>	194.90%	194.68%	193.50%	163.11%	137.07%	116.11%

\*Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

**CITY OF ALBANY, GEORGIA**

**REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF EMPLOYER CONTRIBUTIONS  
DEFINED BENEFIT PENSION PLAN  
FOR THE FISCAL YEAR ENDED JUNE 30,**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Actuarially determined employer contribution	\$ <b>6,031,119</b>	\$ 5,972,962	\$ 5,350,424	\$ 5,230,307	\$ 5,437,013	\$ 4,481,018	\$ 4,413,592	\$ 4,339,414	\$ 4,520,878	\$ 4,372,222
Actual employer contributions	<b>6,031,119</b>	5,972,962	5,350,424	5,230,307	5,437,013	4,481,018	4,413,592	4,339,414	4,520,878	4,372,222
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ <b>46,154,562</b>	\$ 44,314,760	\$ 45,800,527	\$ 44,683,441	\$ 43,894,718	\$ 44,071,111	\$ 44,376,707	\$ 43,658,122	\$ 43,647,641	\$ 43,482,571
Actual contributions as a percentage of covered payroll	<b>13.07%</b>	13.48%	11.68%	11.71%	12.39%	10.17%	9.95%	9.94%	10.36%	10.06%

**Methods and Assumptions for Actuarially Determined Contribution:**

Valuation Date	July 1, 2020
Actuarial Cost Method	Entry Age Normal
Actuarial Asset Valuation Method	5-Year Smoothed Fair Value
Amortization Method	Level Percent of Pay
Single Equivalent Amortization Period	25-Year Closed Period
Actuarial Assumptions:	
Investment rate of return	7.75% net of investment expenses
Projected salary increases	3.25% including inflation
Expected annual inflation	2.75%

**Changes of Assumptions**

None

**CITY OF ALBANY, GEORGIA**

**REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF INVESTMENT RETURNS  
DEFINED BENEFIT PENSION PLAN  
FOR THE FISCAL YEAR ENDED JUNE 30,**

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<b>Fiscal Year</b>	<b>Annual Money-Weighted Rate of Return</b>
2021	25.04%
2020	6.78%
2019	6.68%
2018	12.29%
2017	-1.03%
2016	2.13%
2015	18.60%

*\*Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.*

# CITY OF ALBANY, GEORGIA

## REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS DEFINED BENEFIT PENSION PLAN FOR THE FISCAL YEAR ENDED JUNE 30,

	2021	2020	2019	2018
<b>Total OPEB Liability - Beginning of Year</b>	<b>\$ 33,716,278</b>	<b>\$ 29,943,480</b>	<b>\$ 29,754,318</b>	<b>\$ 31,787,147</b>
Service Cost	893,986	736,065	761,134	834,413
Interest	1,154,251	1,133,815	1,049,439	930,513
Difference between Expected and Actual Experience	-	299,991	-	-
Changes of Assumptions	5,740,487	2,907,154	(1,065,138)	(2,038,499)
Benefit Payments	(1,488,173)	(1,304,227)	(556,273)	(1,759,256)
<b>Net Change in Total OPEB Liability</b>	<b>6,300,551</b>	<b>3,772,798</b>	<b>189,162</b>	<b>(2,032,829)</b>
<b>Total OPEB Liability - End of Year</b>	<b>\$ 40,016,829</b>	<b>\$ 33,716,278</b>	<b>\$ 29,943,480</b>	<b>\$ 29,754,318</b>
<b>Covered Payroll</b>	<b>40,850,567</b>	<b>40,850,567</b>	<b>43,894,718</b>	<b>43,894,718</b>
<b>Total OPEB Liability as a Percentage of Covered Payroll</b>	<b>97.96%</b>	<b>82.54%</b>	<b>68.22%</b>	<b>67.79%</b>

*\*Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.*



**CITY OF ALBANY, GEORGIA**  
**NONMAJOR GOVERNMENTAL FUNDS**

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**Special Revenue Funds**

- Hotel/Motel Tax Fund** - To account for the collection and disbursement of hotel-motel tax revenue.
- Grant Fund** - To account for grant revenues and expenditures related to various short lived projects.
- Downtown Development Authority** - To account for the activities of the Albany Downtown Development Authority related to downtown projects in the central business district.
- Computer Aided Dispatch Fund** - To account for activities related to enhanced "911" services. Financing is provided from program charges. Revenues are expended for capital assets and system operations.
- ADICA** - To account for the activities of the Albany-Dougherty Inner City Authority related to inner city development.
- Gortatowsky Fund** - To account for resources provided by the estate of Henry Gortatowsky which are to be used for permanent improvements of a municipal park and/or recreation center.
- Tax Allocation District Fund** - To account for revenues and expenditures related to the City tax allocation district.

**Capital Projects Funds**

- TSPLOST Fund** - To account for the construction and acquisition of major capital facilities financed by the Transportation Special Purpose Local Option Sales Tax proceeds.
- Public Improvement Fund** - To account for the construction and financing of public improvements and services from general governmental resources and GMA Lease activity.

# CITY OF ALBANY, GEORGIA

## BUDGETARY COMPLIANCE

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### **Special Revenue Funds**

- Combining Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual

**CITY OF ALBANY, GEORGIA**

**NONMAJOR GOVERNMENTAL FUNDS  
COMBINING BALANCE SHEET  
JUNE 30, 2021**

	Special Revenue Funds						Capital Projects Funds		Total	
	Hotel/ Motel Tax Fund	Grant Fund	Downtown Development Authority	Computer Aided Dispatch	ADICA	Gortatowsky Fund	Tax Allocation District Fund	TSPLOST Fund		Public Improvement Fund
<b>ASSETS</b>										
Cash	\$ -	\$ 42,434	\$ 135,369	\$ 1,149,819	\$ 152,238	\$ -	\$ -	\$ 16,258,292	\$ 96,370	\$ 17,834,522
Investments	-	-	-	414,390	-	20,622	-	-	14,296,593	14,731,605
Receivables, net of allowance:										
Taxes	-	-	-	-	-	-	9,071	-	-	9,071
Accounts	231,627	-	-	-	-	-	-	-	-	231,627
Due from other funds	-	-	-	-	-	-	-	9,360	-	9,360
Due from other governments	-	299,606	-	-	-	-	-	977,478	-	1,277,084
Prepaid items	-	-	1,299	-	-	-	-	-	-	1,299
<b>Total assets</b>	<b>\$ 231,627</b>	<b>\$ 342,040</b>	<b>\$ 136,668</b>	<b>\$ 1,564,209</b>	<b>\$ 152,238</b>	<b>\$ 20,622</b>	<b>\$ 9,071</b>	<b>\$ 17,245,130</b>	<b>\$ 14,392,963</b>	<b>\$ 34,094,568</b>
<b>LIABILITIES AND FUND BALANCES</b>										
<b>LIABILITIES</b>										
Accounts payable	\$ -	\$ 79,904	\$ -	\$ 1,213	\$ -	\$ 10,697	\$ -	\$ -	\$ 358,695	\$ 450,509
Accrued liabilities	-	-	1,099	-	-	-	118,661	-	-	119,760
Advances from other funds	-	-	-	-	-	-	2,414,712	-	-	2,414,712
Due to other funds	153,275	248,962	-	-	-	-	102,875	130,517	-	635,629
Due to other governments	-	12,674	-	-	-	-	-	-	-	12,674
Unearned revenues	-	500	-	-	-	-	-	-	45,186	45,686
<b>Total liabilities</b>	<b>153,275</b>	<b>342,040</b>	<b>1,099</b>	<b>1,213</b>	<b>-</b>	<b>10,697</b>	<b>2,636,248</b>	<b>130,517</b>	<b>403,881</b>	<b>3,678,970</b>
<b>FUND BALANCES (DEFICIT)</b>										
Nonspendable - prepaid items	-	-	1,299	-	-	-	-	-	-	1,299
Restricted:										
Promotion of tourism	78,352	-	-	-	-	-	-	-	-	78,352
Gortatowsky endowment	-	-	-	-	-	9,925	-	-	-	9,925
Capital projects	-	-	-	-	-	-	-	17,114,613	-	17,114,613
Committed:										
Inner city projects	-	-	134,270	-	152,238	-	-	-	-	286,508
Capital projects	-	-	-	1,562,996	-	-	-	-	13,989,082	15,552,078
Unassigned (deficit)	-	-	-	-	-	-	(2,627,177)	-	-	(2,627,177)
<b>Total fund balances (deficit)</b>	<b>78,352</b>	<b>-</b>	<b>135,569</b>	<b>1,562,996</b>	<b>152,238</b>	<b>9,925</b>	<b>(2,627,177)</b>	<b>17,114,613</b>	<b>13,989,082</b>	<b>30,415,598</b>
<b>Total liabilities and fund balances</b>	<b>\$ 231,627</b>	<b>\$ 342,040</b>	<b>\$ 136,668</b>	<b>\$ 1,564,209</b>	<b>\$ 152,238</b>	<b>\$ 20,622</b>	<b>\$ 9,071</b>	<b>\$ 17,245,130</b>	<b>\$ 14,392,963</b>	<b>\$ 34,094,568</b>

**CITY OF ALBANY, GEORGIA**

**NONMAJOR GOVERNMENTAL FUNDS  
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	Special Revenue Funds						Capital Projects Funds		Total	
	Hotel/ Motel Tax Fund	Grant Fund	Downtown Development Authority	Computer Aided Dispatch	ADICA	Gortatowsky Fund	Tax Allocation District Fund	TSPLOST Fund		Public Improvement Fund
<b>Revenues:</b>										
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 392,990	\$ -	\$ -	\$ 392,990
Other taxes	2,081,407	-	-	-	-	-	-	-	-	2,081,407
Intergovernmental	-	487,490	-	235,962	-	-	-	11,002,375	-	11,725,827
Charges for services	-	-	-	1,674,465	31,210	-	-	-	-	1,705,675
Other revenues:										
Investment income	-	-	-	7,058	24	179	-	44,894	563,934	616,089
Other income	-	-	25,187	-	59,244	-	-	149,676	-	234,107
Total revenues	2,081,407	487,490	25,187	1,917,485	90,478	179	392,990	11,196,945	563,934	16,756,095
<b>Expenditures:</b>										
Current:										
Public safety	-	272,912	-	2,121,164	-	-	-	-	-	2,394,076
Parks and recreation	-	-	-	-	-	10,697	-	-	-	10,697
Community development	2,027,000	355,130	29,265	-	27,366	-	20,435	-	-	2,459,196
Capital outlay	-	-	-	-	-	-	-	3,225,334	4,400,564	7,625,898
Debt service:										
Principal	-	-	-	-	-	-	300,000	-	-	300,000
Interest	-	-	-	-	-	-	36,550	653	485,492	522,695
Total expenditures	2,027,000	628,042	29,265	2,121,164	27,366	10,697	356,985	3,225,987	4,886,056	13,312,562
Excess (deficiency) of revenues over (under) expenditures	54,407	(140,552)	(4,078)	(203,679)	63,112	(10,518)	36,005	7,970,958	(4,322,122)	3,443,533
<b>Other financing sources (uses):</b>										
Transfers in	268,593	140,552	50,000	211,195	-	-	-	-	4,544,988	5,215,328
Transfers out	(323,000)	-	-	-	-	-	-	-	-	(323,000)
Total other financing sources (uses)	(54,407)	140,552	50,000	211,195	-	-	-	-	4,544,988	4,892,328
Net change in fund balances	-	-	45,922	7,516	63,112	(10,518)	36,005	7,970,958	222,866	8,335,861
<b>Fund balances (deficit), beginning of year</b>	78,352	-	89,647	1,555,480	89,126	20,443	(2,663,182)	9,143,655	13,766,216	22,079,737
<b>Fund balances (deficit), end of year</b>	\$ 78,352	\$ -	\$ 135,569	\$ 1,562,996	\$ 152,238	\$ 9,925	\$ (2,627,177)	\$ 17,114,613	\$ 13,989,082	\$ 30,415,598

**CITY OF ALBANY, GEORGIA**

**NONMAJOR GOVERNMENTAL FUNDS  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
BUDGET (GAAP) BASIS AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	Special Revenue Funds					
	Hotel/Motel Tax Fund			Computer Aided Dispatch Fund		
	Original and Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Revenues</b>						
Taxes	\$ 2,350,000	\$ 2,081,407	\$ (268,593)	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	1,479,183	235,962	(1,243,221)
Charges for services	-	-	-	400,000	1,674,465	1,274,465
Investment income	-	-	-	-	7,058	7,058
Other income	-	-	-	-	-	-
Total revenues	<u>2,350,000</u>	<u>2,081,407</u>	<u>(268,593)</u>	<u>1,879,183</u>	<u>1,917,485</u>	<u>38,302</u>
<b>Expenditures</b>						
Current:						
Public safety	-	-	-	2,592,877	2,121,164	471,713
Public works	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Community development	2,027,000	2,027,000	-	-	-	-
Debt service	-	-	-	-	-	-
Total expenditures	<u>2,027,000</u>	<u>2,027,000</u>	<u>-</u>	<u>2,592,877</u>	<u>2,121,164</u>	<u>471,713</u>
Excess (deficiency) of revenues over (under) expenditures	<u>323,000</u>	<u>54,407</u>	<u>(268,593)</u>	<u>(713,694)</u>	<u>(203,679)</u>	<u>510,015</u>
<b>Other financing sources (uses)</b>						
Appropriation of fund balance	-	-	-	502,499	-	502,499
Transfers in	-	268,593	268,593	211,195	211,195	-
Transfers out	(323,000)	(323,000)	-	-	-	-
Total other financing sources (uses)	<u>(323,000)</u>	<u>(54,407)</u>	<u>268,593</u>	<u>713,694</u>	<u>211,195</u>	<u>502,499</u>
Net change in fund balances	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>\$ -</u>	<u>7,516</u>	<u>\$ 7,516</u>
<b>Fund balances (deficit), beginning of year</b>		<u>78,352</u>			<u>1,555,480</u>	
<b>Fund balances (deficit), end of year</b>		<u>\$ 78,352</u>			<u>\$ 1,562,996</u>	

(Continued)

**CITY OF ALBANY, GEORGIA**

**NONMAJOR GOVERNMENTAL FUNDS  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
BUDGET (GAAP) BASIS AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	Special Revenue Funds					
	Grant Fund			Downtown Development Authority		
	Original and Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Revenues</b>						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	878,218	487,490	(390,728)	-	-	-
Charges for services	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Other income	-	-	-	28,897	25,187	(3,710)
Total revenues	<u>878,218</u>	<u>487,490</u>	<u>(390,728)</u>	<u>28,897</u>	<u>25,187</u>	<u>(3,710)</u>
<b>Expenditures</b>						
Current:						
Public safety	342,680	272,912	69,768	-	-	-
Public works	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Community development	611,429	355,130	256,299	78,897	29,265	49,632
Debt service	-	-	-	-	-	-
Total expenditures	<u>954,109</u>	<u>628,042</u>	<u>326,067</u>	<u>78,897</u>	<u>29,265</u>	<u>49,632</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(75,891)</u>	<u>(140,552)</u>	<u>(64,661)</u>	<u>(50,000)</u>	<u>(4,078)</u>	<u>45,922</u>
<b>Other financing sources (uses)</b>						
Appropriation of fund balance	-	-	-	-	-	-
Transfers in	75,891	140,552	64,661	50,000	50,000	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	<u>75,891</u>	<u>140,552</u>	<u>64,661</u>	<u>50,000</u>	<u>50,000</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>\$ -</u>	<u>45,922</u>	<u>\$ 45,922</u>
<b>Fund balances (deficit), beginning of year</b>		-			89,647	
<b>Fund balances (deficit), end of year</b>		<u>\$ -</u>			<u>\$ 135,569</u>	

(Continued)

**CITY OF ALBANY, GEORGIA**

**NONMAJOR GOVERNMENTAL FUNDS  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
BUDGET (GAAP) BASIS AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	Special Revenue Funds					
	Tax Allocation District Fund			Gortatowsky Fund		
	Original and Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Revenues</b>						
Taxes	\$ 422,135	\$ 392,990	\$ (29,145)	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-
Investment income	-	-	-	-	179	179
Other income	-	-	-	-	-	-
Total revenues	<u>422,135</u>	<u>392,990</u>	<u>(29,145)</u>	<u>-</u>	<u>179</u>	<u>179</u>
<b>Expenditures</b>						
Current:						
Public safety	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Parks and recreation	-	-	-	20,500	10,697	9,803
Community development	56,172	20,435	35,737	-	-	-
Debt service	336,468	336,550	(82)	-	-	-
Total expenditures	<u>392,640</u>	<u>356,985</u>	<u>35,655</u>	<u>20,500</u>	<u>10,697</u>	<u>9,803</u>
Excess (deficiency) of revenues over (under) expenditures	<u>29,495</u>	<u>36,005</u>	<u>6,510</u>	<u>(20,500)</u>	<u>(10,518)</u>	<u>9,982</u>
<b>Other financing sources (uses)</b>						
Appropriation of fund balance	(29,495)	-	29,495	20,500	-	(20,500)
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	<u>(29,495)</u>	<u>-</u>	<u>29,495</u>	<u>20,500</u>	<u>-</u>	<u>(20,500)</u>
Net change in fund balances	<u>\$ -</u>	<u>36,005</u>	<u>\$ 36,005</u>	<u>\$ -</u>	<u>(10,518)</u>	<u>\$ (10,518)</u>
<b>Fund balances (deficit), beginning of year</b>		<u>(2,663,182)</u>			<u>20,443</u>	
<b>Fund balances (deficit), end of year</b>		<u>\$ (2,627,177)</u>			<u>\$ 9,925</u>	

(Continued)

**CITY OF ALBANY, GEORGIA**

**NONMAJOR GOVERNMENTAL FUNDS  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
BUDGET (GAAP) BASIS AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<b>Special Revenue Fund</b>		
	<b>ADICA</b>		
	<b>Original and Final Budget</b>	<b>Actual</b>	<b>Variance</b>
<b>Revenues</b>			
Taxes	\$ -	\$ -	\$ -
Intergovernmental	-	-	-
Charges for services	34,897	31,210	(3,687)
Investment income	-	24	24
Other income	-	59,244	59,244
Total revenues	<u>34,897</u>	<u>90,478</u>	<u>55,581</u>
<b>Expenditures</b>			
Current:			
Public safety	-	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Community development	49,897	27,366	22,531
Debt service	-	-	-
Total expenditures	<u>49,897</u>	<u>27,366</u>	<u>22,531</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(15,000)</u>	<u>63,112</u>	<u>78,112</u>
<b>Other financing sources (uses)</b>			
Appropriation of fund balance	15,000	-	(15,000)
Transfers in	-	-	-
Transfers out	-	-	-
Total other financing sources	<u>15,000</u>	<u>-</u>	<u>(15,000)</u>
Net change in fund balances	<u>\$ -</u>	<u>63,112</u>	<u>\$ 63,112</u>
<b>Fund balances (deficit), beginning of year</b>		<u>89,126</u>	
<b>Fund balances (deficit), end of year</b>		<u>\$ 152,238</u>	



# CITY OF ALBANY, GEORGIA

## NONMAJOR ENTERPRISE FUNDS

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**Flint River Entertainment  
Complex Fund**

- To account for the operations of the James H. Gray Civic Center and the City's municipal auditorium. All activities necessary to provide such services are accounted for in this fund.

**Solid Waste Fund**

- To account for the provisions of solid waste collection and disposal services to the residents of the City.

**Telecommunications Fund**

- To finance and account for the cost of providing telecommunication services to customers of the City. All activities necessary to provide such services are accounted for in this fund.

**CITY OF ALBANY, GEORGIA**  
**NONMAJOR ENTERPRISE FUNDS**  
**COMBINING STATEMENT OF NET POSITION**  
**JUNE 30, 2021**

	<u>Flint River Entertainment Complex Fund</u>	<u>Solid Waste Fund</u>	<u>Telecommunications Fund</u>	<u>Totals</u>
<b>ASSETS</b>				
<b>CURRENT ASSETS</b>				
Cash	\$ 258,534	\$ 2,935,170	\$ 1,138,105	\$ 4,331,809
Investments	-	1,072,960	-	1,072,960
Accounts receivable, net of allowances	119,422	2,347,130	123,665	2,590,217
Inventories	-	-	310,669	310,669
Due from other funds	359,484	-	-	359,484
Total current assets	<u>737,440</u>	<u>6,355,260</u>	<u>1,572,439</u>	<u>8,665,139</u>
<b>NON-CURRENT ASSETS</b>				
Capital assets				
Non-depreciable	2,849,761	907,035	1,110,035	4,866,831
Depreciable, net of accumulated depreciation	<u>5,691,495</u>	<u>2,096,997</u>	<u>6,020,017</u>	<u>13,808,509</u>
Total non-current assets	<u>8,541,256</u>	<u>3,004,032</u>	<u>7,130,052</u>	<u>18,675,340</u>
Total assets	<u>9,278,696</u>	<u>9,359,292</u>	<u>8,702,491</u>	<u>27,340,479</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Net difference between projected and actual earnings on pension plan investments	-	39,901	9,576	49,477
Differences between expected and actual experience of economic/demographic gains	-	7,094	1,702	8,796
Assumption Changes	-	98,474	23,634	122,108
City contributions subsequent to the measurement date	-	155,762	37,383	193,145
Total deferred outflows of resources	<u>-</u>	<u>301,231</u>	<u>72,295</u>	<u>373,526</u>

(Continued)

**CITY OF ALBANY, GEORGIA**  
**NONMAJOR ENTERPRISE FUNDS**  
**COMBINING STATEMENT OF NET POSITION**  
**JUNE 30, 2021**

	<u>Flint River Entertainment Complex Fund</u>	<u>Solid Waste Fund</u>	<u>Telecommunications Fund</u>	<u>Totals</u>
<b>LIABILITIES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts payable	\$ 347,443	\$ 647,100	\$ 37,044	\$ 1,031,587
Current portion - compensated absences	-	99,138	25,876	125,014
Due to other funds	-	2,238,304	459,645	2,697,949
Advanced payments and customer deposits	388,943	-	-	388,943
Total current liabilities	<u>736,386</u>	<u>2,984,542</u>	<u>522,565</u>	<u>4,243,493</u>
<b>LONG-TERM LIABILITIES</b>				
Compensated absences, net of current portion	-	11,015	2,875	13,890
Advance from other funds	-	-	4,259,816	4,259,816
Net pension liability	-	2,005,007	481,202	2,486,209
Total long-term liabilities	<u>-</u>	<u>2,016,022</u>	<u>4,743,893</u>	<u>6,759,915</u>
Total liabilities	<u>736,386</u>	<u>5,000,564</u>	<u>5,266,458</u>	<u>11,003,408</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Differences between expected and actual experience of economic/demographic gains	-	326,962	78,470	405,432
Total deferred inflows of resources	<u>-</u>	<u>326,962</u>	<u>78,470</u>	<u>405,432</u>
<b>NET POSITION</b>				
Investment in capital assets	8,541,256	3,004,032	7,130,052	18,675,340
Unrestricted (deficit)	1,054	1,328,965	(3,700,194)	(2,370,175)
Total net position	<u>\$ 8,542,310</u>	<u>\$ 4,332,997</u>	<u>\$ 3,429,858</u>	<u>\$ 16,305,165</u>

**CITY OF ALBANY, GEORGIA**  
**NONMAJOR ENTERPRISE FUNDS**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<b>Flint River Entertainment Complex Fund</b>	<b>Solid Waste Fund</b>	<b>Telecommunications Fund</b>	<b>Totals</b>
Charges for services	\$ 475,071	\$ 11,523,136	\$ 3,057,456	\$ 15,055,663
Other	-	3,592	-	3,592
Total operating revenues	<u>475,071</u>	<u>11,526,728</u>	<u>3,057,456</u>	<u>15,059,255</u>
<b>Operating expenses</b>				
Personnel costs	-	1,729,572	449,905	2,179,477
Supplies	-	114,801	95,934	210,735
Operating services and charges	2,311,901	6,665,643	1,967,083	10,944,627
Maintenance and repairs	670	1,085,528	19,832	1,106,030
Depreciation	486,650	420,786	503,777	1,411,213
Total operating expenses	<u>2,799,221</u>	<u>10,016,330</u>	<u>3,036,531</u>	<u>15,852,082</u>
Operating income (loss)	<u>(2,324,150)</u>	<u>1,510,398</u>	<u>20,925</u>	<u>(792,827)</u>
<b>Non-operating revenues (expenses)</b>				
Investment income	86	17,983	-	18,069
Gain (loss) on sale of assets	(5,261)	44,460	13,933	53,132
Total non-operating revenues (expenses)	<u>(5,175)</u>	<u>62,443</u>	<u>13,933</u>	<u>71,201</u>
Income (loss) before capital contributions and transfers	<u>(2,329,325)</u>	<u>1,572,841</u>	<u>34,858</u>	<u>(721,626)</u>

(Continued)

**CITY OF ALBANY, GEORGIA**  
**NONMAJOR ENTERPRISE FUNDS**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<b>Flint River Entertainment Complex Fund</b>	<b>Solid Waste Fund</b>	<b>Telecommunications Fund</b>	<b>Totals</b>
<b>Capital contributions</b>				
Other capital contributions	\$ 74,912	\$ -	\$ -	\$ 74,912
Total capital contributions	<u>74,912</u>	<u>-</u>	<u>-</u>	<u>74,912</u>
<b>Transfers</b>				
Transfers in	926,173	-	500,000	1,426,173
Transfers out	-	(979,693)	(259,533)	(1,239,226)
Total transfers	<u>926,173</u>	<u>(979,693)</u>	<u>240,467</u>	<u>186,947</u>
Change in net position	(1,328,240)	593,148	275,325	(459,767)
<b>Total net position, beginning of year</b>	<u>9,870,550</u>	<u>3,739,849</u>	<u>3,154,533</u>	<u>16,764,932</u>
<b>Total net position, end of year</b>	<u>\$ 8,542,310</u>	<u>\$ 4,332,997</u>	<u>\$ 3,429,858</u>	<u>\$ 16,305,165</u>

**CITY OF ALBANY, GEORGIA**  
**NONMAJOR ENTERPRISE FUNDS**  
**COMBINING STATEMENT OF CASH FLOWS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	Flint River Entertainment Complex Fund	Solid Waste Fund	Telecommunications Fund	Totals
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	\$ 1,218,862	\$ 10,776,098	\$ 2,979,737	\$ 14,974,697
Payments to suppliers	(2,693,076)	(5,952,634)	(2,021,132)	(10,666,842)
Payments to employees	-	(2,034,388)	(417,765)	(2,452,153)
Net cash provided by (used in) operating activities	<u>(1,474,214)</u>	<u>2,789,076</u>	<u>540,840</u>	<u>1,855,702</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>				
Advance from other funds	-	-	(473,426)	(473,426)
Transfers in	926,173	-	500,000	1,426,173
Transfers out	-	(979,693)	(259,533)	(1,239,226)
Net cash provided by (used in) noncapital financing activities	<u>926,173</u>	<u>(979,693)</u>	<u>(232,959)</u>	<u>(286,479)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Acquisition and construction of capital assets	-	(765,721)	(238,494)	(1,004,215)
Proceeds from sale of capital assets	-	85,461	13,933	99,394
Net cash used in capital and related financing activities	<u>-</u>	<u>(680,260)</u>	<u>(224,561)</u>	<u>(904,821)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Sale of investments	-	404,921	-	404,921
Interest on investments	86	17,983	-	18,069
Net cash provided by investing activities	<u>86</u>	<u>422,904</u>	<u>-</u>	<u>422,990</u>
<b>Increase (decrease) in cash and cash equivalents</b>	<b>(547,955)</b>	<b>1,552,027</b>	<b>83,320</b>	<b>1,087,392</b>
<b>Cash and cash equivalents:</b>				
Beginning of year	<u>806,489</u>	<u>1,383,143</u>	<u>1,054,785</u>	<u>3,244,417</u>
End of year	<u>\$ 258,534</u>	<u>\$ 2,935,170</u>	<u>\$ 1,138,105</u>	<u>\$ 4,331,809</u>

(Continued)

**CITY OF ALBANY, GEORGIA**  
**NONMAJOR ENTERPRISE FUNDS**  
**COMBINING STATEMENT OF CASH FLOWS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<u>Flint River Entertainment Complex Fund</u>	<u>Solid Waste Fund</u>	<u>Telecommunications Fund</u>	<u>Totals</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:</b>				
Operating income (loss)	\$ (2,324,150)	\$ 1,510,398	\$ 20,925	\$ (792,827)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation	486,650	420,786	503,777	1,411,213
Increase in account receivable	(76,736)	(750,630)	(77,719)	(905,085)
Increase in inventories	-	-	(19,876)	(19,876)
Decrease in due from other funds	740,848	-	-	740,848
Decrease in contributions subsequent to the measurement date	-	102,200	14,209	116,409
Decrease in net difference between expected and actual experience of economic/demographic (gains) losses	-	268,285	66,451	334,736
Decrease in assumption changes	-	144,717	25,004	169,721
Increase (decrease) in accounts payable and other liabilities	(380,505)	241,193	(78,052)	(217,364)
Increase in due to other funds	-	1,612,769	159,645	1,772,414
Increase in advanced payments and customer deposits	79,679	-	-	79,679
Decrease in net pension liability	-	(778,798)	(75,559)	(854,357)
Increase in net difference between projected and actual earnings on pension plan investments	-	18,156	2,035	20,191
Net cash provided by (used in) operating activities	<u>\$ (1,474,214)</u>	<u>\$ 2,789,076</u>	<u>\$ 540,840</u>	<u>\$ 1,855,702</u>
<b>NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES</b>				
Contributions of capital assets from outside sources	\$ 74,912	\$ -	\$ -	\$ 74,912
Total noncash investing, capital, and financing activities	<u>\$ 74,912</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 74,912</u>

# CITY OF ALBANY, GEORGIA

## INTERNAL SERVICE FUNDS

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- Self-Administered Insurance Fund** - To account for the funding of self-insurance and payment of claims and judgments against the City.
- Public Employees' Deposit Fund** - To account for employer and employee contributions to be used for the payment of employee health claims.
- Workers' Compensation Fund** - To account for the accumulation of resources for future workers' compensation claims.
- R3M (Repair, Renovate, and Replace) Fund** - To account for the maintenance and long-term care of City-owned buildings and infrastructure that do not qualify as capital expenses.
- Utility Fund** - To account for the accumulation of resources for administrative services related to utility activities of the City.
- Fleet Management Fund** - To account for the fleet management by providing maintenance and repairs for the City-owned vehicles and equipment.



**CITY OF ALBANY, GEORGIA**

**INTERNAL SERVICE FUNDS  
COMBINING STATEMENT OF NET POSITION  
JUNE 30, 2021**

	<b>Self-Administered Insurance Fund</b>	<b>Public Employees' Deposit Fund</b>	<b>Workers' Compensation Fund</b>	<b>R3M Fund</b>	<b>Utility Fund</b>	<b>Fleet Management Fund</b>	<b>Totals</b>
<b>ASSETS</b>							
<b>CURRENT ASSETS</b>							
Cash	\$ 42,687	\$ 1,458,769	\$ 53,119	\$ -	\$ 4,500,216	\$ -	\$ 6,054,791
Investments	4,803,096	386,230	3,931,802	2,739,119	2,928,230	-	14,788,477
Accounts receivable	3,387,289	771,360	122,015	-	690,507	-	4,971,171
Inventory	-	-	-	-	-	1,305,214	1,305,214
Prepaid items	-	-	-	-	-	25,551	25,551
Due from other funds	-	1,010,371	-	-	731,351	-	1,741,722
	<u>8,233,072</u>	<u>3,626,730</u>	<u>4,106,936</u>	<u>2,739,119</u>	<u>8,850,304</u>	<u>1,330,765</u>	<u>28,886,926</u>
<b>NON-CURRENT ASSETS</b>							
Capital assets							
Non-depreciable	-	837,168	-	-	428,500	-	1,265,668
Depreciable, net of accumulated depreciation	-	-	-	-	5,884,984	4,758,465	10,643,449
Total non-current assets	-	837,168	-	-	6,313,484	4,758,465	11,909,117
Total assets	<u>8,233,072</u>	<u>4,463,898</u>	<u>4,106,936</u>	<u>2,739,119</u>	<u>15,163,788</u>	<u>6,089,230</u>	<u>40,796,043</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>							
Net difference between projected and actual earnings on pension plan investments	-	1,596	-	-	172,372	41,497	215,465
Differences between expected and actual experience of economic/demographic gains	-	284	-	-	30,645	7,377	38,306
Assumption changes	-	3,939	-	-	425,407	102,413	531,759
City contributions subsequent to the measurement date	-	6,230	-	-	672,893	161,993	841,116
Total deferred outflows of resources	-	<u>12,049</u>	-	-	<u>1,301,317</u>	<u>313,280</u>	<u>1,626,646</u>

(Continued)

**CITY OF ALBANY, GEORGIA**  
**INTERNAL SERVICE FUNDS**  
**COMBINING STATEMENT OF NET POSITION**  
**JUNE 30, 2021**

	<u>Self-Administered Insurance Fund</u>	<u>Public Employees' Deposit Fund</u>	<u>Workers' Compensation Fund</u>	<u>R3M Fund</u>	<u>Utility Fund</u>	<u>Fleet Management Fund</u>	<u>Totals</u>
<b>LIABILITIES</b>							
<b>CURRENT LIABILITIES</b>							
Accounts payable	\$ 3,642,703	\$ 567,841	\$ -	\$ 262,467	\$ 252,677	\$ 17,229	\$ 4,742,917
Retainage payable	-	22,467	-	-	-	-	22,467
Accrued liabilities	-	-	-	-	333,097	12,290	345,387
Claims payable	1,828,500	1,208,242	192,325	-	-	-	3,229,067
Current portion - compensated absences	-	-	-	-	620,487	129,053	749,540
Due to other funds	-	-	-	-	1,789,003	1,017,703	2,806,706
Total current liabilities	<u>5,471,203</u>	<u>1,798,550</u>	<u>192,325</u>	<u>262,467</u>	<u>2,995,264</u>	<u>1,176,275</u>	<u>11,896,084</u>
<b>NON-CURRENT LIABILITIES</b>							
Compensated absences, net of current portion	-	-	-	-	68,943	14,339	83,282
Customer deposits	-	-	-	-	2,736,822	-	2,736,822
Net pension liability	-	80,200	-	-	8,661,632	2,085,208	10,827,040
Total long-term liabilities	<u>-</u>	<u>80,200</u>	<u>-</u>	<u>-</u>	<u>11,467,397</u>	<u>2,099,547</u>	<u>13,647,144</u>
Total liabilities	<u>5,471,203</u>	<u>1,878,750</u>	<u>192,325</u>	<u>262,467</u>	<u>14,462,661</u>	<u>3,275,822</u>	<u>25,543,228</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Differences between expected and actual experience of economic/demographic losses	-	13,079	-	-	1,412,477	340,040	1,765,596
Total deferred inflows of resources	<u>-</u>	<u>13,079</u>	<u>-</u>	<u>-</u>	<u>1,412,477</u>	<u>340,040</u>	<u>1,765,596</u>
<b>NET POSITION</b>							
Investment in capital assets	-	837,168	-	-	6,313,484	4,758,465	11,909,117
Unrestricted (deficit)	2,761,869	1,746,950	3,914,611	2,476,652	(5,723,517)	(1,971,817)	3,204,748
Total net position	<u>\$ 2,761,869</u>	<u>\$ 2,584,118</u>	<u>\$ 3,914,611</u>	<u>\$ 2,476,652</u>	<u>\$ 589,967</u>	<u>\$ 2,786,648</u>	<u>\$ 15,113,865</u>

**CITY OF ALBANY, GEORGIA**

**INTERNAL SERVICE FUNDS  
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<b>Self-Administered Insurance Fund</b>	<b>Public Employees' Deposit Fund</b>	<b>Workers' Compensation Fund</b>	<b>R3M Fund</b>	<b>Utility Fund</b>	<b>Fleet Management Fund</b>	<b>Totals</b>
<b>Operating revenues</b>							
Charges for services	\$ 6,265,215	\$ 14,934,898	\$ 1,477,293	\$ -	\$ 12,538,343	\$ 2,796,789	\$ 38,012,538
Other	26,128	-	406,146	-	-	167,372	599,646
Total operating revenues	<u>6,291,343</u>	<u>14,934,898</u>	<u>1,883,439</u>	<u>-</u>	<u>12,538,343</u>	<u>2,964,161</u>	<u>38,612,184</u>
<b>Operating expenses</b>							
Personnel costs	-	-	-	-	8,335,395	1,937,382	10,272,777
General and administrative	508,460	2,750,023	490,432	-	-	58,684	3,807,599
Supplies	-	-	-	-	419,828	268,006	687,834
Operating services and charges	-	-	-	869,624	2,943,691	-	3,813,315
Maintenance and repairs	-	-	-	-	499,915	218,787	718,702
Depreciation	-	-	-	-	355,982	188,633	544,615
Claims and damages	7,861,293	12,234,535	374,259	-	-	-	20,470,087
Total operating expenses	<u>8,369,753</u>	<u>14,984,558</u>	<u>864,691</u>	<u>869,624</u>	<u>12,554,811</u>	<u>2,671,492</u>	<u>40,314,929</u>
Operating income (loss)	(2,078,410)	(49,660)	1,018,748	(869,624)	(16,468)	292,669	(1,702,745)
<b>Non-operating revenues (expenses)</b>							
Investment income (loss)	28,909	(1,408)	27,849	(2,180)	29,652	-	82,822
Gain on sale of capital assets	-	-	-	-	92,805	(4,869)	87,936
Total non-operating revenues (expenses)	<u>28,909</u>	<u>(1,408)</u>	<u>27,849</u>	<u>(2,180)</u>	<u>122,457</u>	<u>(4,869)</u>	<u>170,758</u>
Income (loss) before capital contributions and transfers	<u>(2,049,501)</u>	<u>(51,068)</u>	<u>1,046,597</u>	<u>(871,804)</u>	<u>105,989</u>	<u>287,800</u>	<u>(1,531,987)</u>
<b>Capital contributions</b>							
Other capital contributions	-	-	-	-	1,500	18,171	19,671
Total capital contributions	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,500</u>	<u>18,171</u>	<u>19,671</u>
<b>Transfers</b>							
Transfers in	2,049,501	-	-	500,000	-	430,000	2,979,501
Transfers out	-	-	-	(202,732)	-	-	(202,732)
Total transfers	<u>2,049,501</u>	<u>-</u>	<u>-</u>	<u>297,268</u>	<u>-</u>	<u>430,000</u>	<u>2,776,769</u>
Change in net position	-	(51,068)	1,046,597	(574,536)	107,489	735,971	1,264,453
<b>Net position, beginning of year</b>	<u>2,761,869</u>	<u>2,635,186</u>	<u>2,868,014</u>	<u>3,051,188</u>	<u>482,478</u>	<u>2,050,677</u>	<u>13,849,412</u>
<b>Net position, end of year</b>	<u>\$ 2,761,869</u>	<u>\$ 2,584,118</u>	<u>\$ 3,914,611</u>	<u>\$ 2,476,652</u>	<u>\$ 589,967</u>	<u>\$ 2,786,648</u>	<u>\$ 15,113,865</u>

**CITY OF ALBANY, GEORGIA**

**INTERNAL SERVICE FUNDS  
COMBINING STATEMENT OF CASH FLOWS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	<b>Self-Administered Insurance Fund</b>	<b>Public Employees' Deposit Fund</b>	<b>Workers' Compensation Fund</b>	<b>R3M Fund</b>	<b>Utility Fund</b>	<b>Fleet Management Fund</b>	<b>Totals</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>							
Receipts from other funds	\$ 2,020,361	\$ 15,949,143	\$ 1,168,191	\$ -	\$ -	\$ 2,551,980	\$ 21,689,675
Receipts from customers	-	-	-	-	12,604,349	-	12,604,349
Payments to suppliers	-	-	-	1,379,865	(2,351,957)	(1,073,937)	(2,046,029)
Payments to employees	-	-	-	-	(7,727,701)	(1,793,393)	(9,521,094)
Claims paid	(7,188,793)	(11,664,171)	(1,209,958)	-	-	-	(20,062,922)
Premiums paid	2,969,771	(2,750,023)	-	-	-	-	219,748
Net cash provided by (used in) operating activities	<u>(2,198,661)</u>	<u>1,534,949</u>	<u>(41,767)</u>	<u>1,379,865</u>	<u>2,524,691</u>	<u>(315,350)</u>	<u>2,883,727</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>							
Transfers in	2,049,501	-	-	500,000	-	430,000	2,979,501
Transfers out	-	-	-	(202,732)	-	-	(202,732)
Net cash provided by non-capital financing activities	<u>2,049,501</u>	<u>-</u>	<u>-</u>	<u>297,268</u>	<u>-</u>	<u>430,000</u>	<u>2,776,769</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>							
Acquisition and construction of capital assets	-	(456,805)	-	-	(659,147)	(119,583)	(1,235,535)
Proceeds from sale of capital assets	-	-	-	-	109,425	4,933	114,358
Net cash used in capital and related financing activities	<u>-</u>	<u>(456,805)</u>	<u>-</u>	<u>-</u>	<u>(549,722)</u>	<u>(114,650)</u>	<u>(1,121,177)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>							
Purchases of investments	-	-	-	(1,674,953)	(238,335)	-	(1,913,288)
Investment income (loss)	28,909	(1,408)	27,849	(2,180)	29,652	-	82,822
Net cash provided by (used in) investing activities	<u>28,909</u>	<u>(1,408)</u>	<u>27,849</u>	<u>(1,677,133)</u>	<u>(208,683)</u>	<u>-</u>	<u>(1,830,466)</u>
Increase (decrease) in cash and cash equivalents	(120,251)	1,076,736	(13,918)	-	1,766,286	-	2,708,853
<b>Cash and cash equivalents:</b>							
Beginning of year	162,938	382,033	67,037	-	2,733,930	-	3,345,938
End of year	<u>\$ 42,687</u>	<u>\$ 1,458,769</u>	<u>\$ 53,119</u>	<u>\$ -</u>	<u>\$ 4,500,216</u>	<u>\$ -</u>	<u>\$ 6,054,791</u>

(Continued)

**CITY OF ALBANY, GEORGIA**  
**INTERNAL SERVICE FUNDS**  
**COMBINING STATEMENT OF CASH FLOWS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

	Self-Administered Insurance Fund	Public Employees' Deposit Fund	Workers' Compensation Fund	R3M Fund	Utility Fund	Fleet Management Fund	Totals
<b>RECONCILIATION OF OPERATING INCOME (LOSS)</b>							
<b>TO NET CASH PROVIDED BY (USED IN)</b>							
<b>OPERATING ACTIVITIES</b>							
Operating income (loss)	\$ (2,078,410)	\$ (49,660)	\$ 1,018,748	\$ (869,624)	\$ (16,468)	\$ 292,669	\$ (1,702,745)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:							
Depreciation and amortization	-	-	-	-	355,982	188,633	544,615
Changes in assets and liabilities:							
Increase in investment pool	(1,073,751)	(386,230)	(665,944)	-	-	-	(2,125,925)
(Increase) decrease in accounts receivable	(3,197,231)	(181,180)	(49,304)	-	66,006	-	(3,361,709)
Increase in prepaid expenses	-	-	-	-	-	(394,259)	(394,259)
Decrease in due from other funds	-	1,581,655	-	2,206,636	133,377	-	3,921,668
Decrease in net difference between expected and actual experience of economic/demographic (gains) losses	-	11,076	-	-	1,199,572	287,958	1,498,606
Decrease in contributions subsequent to the measurement date	-	2,369	-	-	238,574	61,574	302,517
Decrease in assumption changes	-	4,167	-	-	433,866	108,352	546,385
Increase (decrease) in accounts payable and other liabilities	3,478,231	316,570	-	42,853	(385,819)	(129,492)	3,322,343
Increase in retainage payable	-	22,467	-	-	-	-	22,467
Increase (decrease) in claims payable	672,500	225,970	(345,267)	-	-	-	553,203
(Increase) decrease in due to other funds	-	-	-	-	1,641,318	(412,181)	1,229,137
Decrease in net pension liability	-	(12,594)	-	-	(1,174,480)	(327,423)	(1,514,497)
Increase in net difference between projected and actual earnings on pension plan investments	-	339	-	-	32,763	8,819	41,921
Net cash provided by (used in) operating activities	<u>\$ (2,198,661)</u>	<u>\$ 1,534,949</u>	<u>\$ (41,767)</u>	<u>\$ 1,379,865</u>	<u>\$ 2,524,691</u>	<u>\$ (315,350)</u>	<u>\$ 2,883,727</u>
<b>NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES</b>							
Contributions of capital assets from governmental activities	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 18,171	\$ 19,671
Total noncash investing, capital, and financing activities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,500</u>	<u>\$ 18,171</u>	<u>\$ 19,671</u>

**CITY OF ALBANY, GEORGIA**  
**SCHEDULE OF EXPENDITURES OF**  
**TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**  
**2019 SPECIAL CITY SALES TAX**

Project	Estimated Cost		Expenditures		Cumulative Total
	Original	Current	Prior Years	Current Year	
Roadway Improvements	\$ 20,949,000	\$ 20,949,000	\$ -	\$ 2,707,731	\$ 2,707,731
Sidewalk Installation					
Sidewalk Installation	5,000,000	5,000,000	-	-	-
Alley Paving Program	5,000,000	5,000,000	-	-	-
Multi-Purpose Trails	4,200,000	4,200,000	900,000	20,360	920,360
Airport Improvements	3,500,000	3,500,000	-	-	-
Unpaved Streets	700,000	700,000	-	42,454	42,454
Railroad Crossing Improvements	265,000	265,000	85,106	-	85,106
Intersection Improvements	5,000,000	5,000,000	-	-	-
Roadway Widening	2,250,000	2,250,000	-	4,674	4,674
Traffic Calming Devices	500,000	500,000	-	79,815	79,815
Traffic Signals and Pedestrian Upgrades	4,686,000	4,686,000	1,234	370,300	371,534
Traffic Control Center Tech. Upgrades	550,000	550,000	-	-	-
Downtown Sidewalk Improvements	1,000,000	1,000,000	-	-	-
Other Administrative Expense	-	-	775	-	775
Total	\$ 53,600,000	\$ 53,600,000	\$ 987,115	\$ 3,225,334	\$ 4,212,449

**CITY OF ALBANY, GEORGIA**  
**SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE**  
**LOCAL OPTION SALES TAX PROCEEDS**  
**2016 SPECIAL CITY SALES TAX**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

Project	Estimated Cost		Expenditures		Cumulative Total
	Original	Current	Prior Years	Current Year	
City Street Resurfacing	\$ 10,000,000	\$ 13,351,447	\$ 10,471,040	\$ 2,880,406	\$ 13,351,446
Barkley Blvd Extension	1,000,000	1,000,000	22,915	7,731	30,646
Railroad Crossing Improvements	1,600,000	1,600,000	538,907	-	538,907
Alley Paving Program	2,000,000	2,000,000	125,215	483,724	608,939
City Paved Alley Reconstruction	1,500,000	1,500,000	6,769	9,514	16,283
City Alley Crushed Asphalt Application	1,000,000	1,000,000	402,757	208,460	611,217
City Sidewalks & Streetscape	2,500,000	2,500,000	419,008	322,402	741,410
Extention of N. Washington St.	1,900,000	1,900,000	-	2,221	2,221
Traffic Signal Upgrades	1,080,000	1,080,000	17,348	212	17,560
Federal Mandate Sign Upgrades	500,000	500,000	-	-	-
Underground Utility Installation	3,500,000	3,500,000	512,279	251,892	764,171
Street Light Upgrades	2,500,000	2,500,000	1,193,211	554,867	1,748,078
Interceptor Sewer Improvements	535,000	535,000	-	-	-
Storm Sewer Outfall Improvements	4,000,000	4,000,000	-	-	-
Storm Pumping Stations for Minor Ponds	700,000	700,000	18,435	4,768	23,203
Holloway-Mercer Drainage	615,000	615,000	-	-	-
SCADA System Upgrades	250,000	250,000	256,737	-	256,737
IT Hardware Upgrades	1,545,000	1,545,000	578,593	497,028	1,075,621
GPS/GIS Infrastructure Mapping	1,000,000	1,000,000	299,959	108,970	408,929
IT Software Upgrades	4,100,000	4,100,000	764,229	1,635,651	2,399,880
P25 Radio Project	4,600,000	6,383,131	4,752,624	1,630,508	6,383,132
Fire Station Relocation	1,250,000	1,250,000	-	-	-
General Recreational Improvements	3,900,000	3,900,000	1,802,037	97,957	1,899,994
Carver Pool Renovations/Improvements	750,000	750,000	-	-	-
Chehaw Park Improvements	1,000,000	1,000,000	565,555	58,461	624,016
Jefferson St. Pool Renovations	650,000	650,000	733,438	110,776	844,214
New General Aviation Terminal Bldg	2,300,000	2,300,000	-	-	-
New Transportation Center	2,500,000	2,500,000	1,742,435	53,600	1,796,035
Thronateeska Heritage Cntr Improvements	425,000	425,000	349,536	41,594	391,130
<b>Total</b>	<b>\$ 59,200,000</b>	<b>\$ 64,334,578</b>	<b>\$ 25,573,027</b>	<b>\$ 8,960,742</b>	<b>\$ 34,533,769</b>

**CITY OF ALBANY, GEORGIA**  
**SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE**  
**LOCAL OPTION SALES TAX PROCEEDS**  
**2010 SPECIAL CITY SALES TAX**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

Project	Estimated Cost		Expenditures		Cumulative Total
	Original	Current	Prior Years	Current Year	
Airport Improvements	\$ 3,992,000	\$ 4,272,378	\$ 4,272,378	\$ -	\$ 4,272,378
Civic Center Improvements	350,000	350,000	15,834	74,912	90,746
Sanitary and Storm Drainage Improvements	9,000,000	22,262,742	15,120,141	2,022,956	17,143,097
Broad Avenue Bridge	7,000,000	365,280	40,764	-	40,764
Roadway, Traffic Safety, and Sidewalk Improvements	11,501,500	14,079,050	10,475,718	187,866	10,663,584
Fire Department Improvements	3,198,184	5,341,291	5,409,341	-	5,409,341
911 Center Upgrade	2,850,000	2,281,074	2,212,893	-	2,212,893
Public Safety Improvements	487,100	1,942,592	2,401,464	238,326	2,639,790
APD Technology Project	2,551,000	2,380,542	1,499,474	-	1,499,474
Alley Paving Improvements	3,684,216	3,243,366	4,322,996	103,034	4,426,030
Technology and Communications Improvements	1,500,000	1,100,000	1,100,438	-	1,100,438
Riverfront Development Improvements	250,000	250,000	35,422	-	35,422
Transit System Improvements	4,380,000	4,380,000	4,593,438	1,339	4,594,777
Solid Waste Improvements	615,000	615,000	609,407	-	609,407
Historical and Cultural Improvements	276,000	250,000	3,250	-	3,250
Recreational Facility Improvements	2,750,000	2,977,880	1,845,716	129,864	1,975,580
City-Owned Facility Improvements	500,000	6,728	6,728	-	6,728
New Senior Center	3,000,000	3,292,382	3,292,382	-	3,292,382
Chehaw Park Improvements	1,750,000	2,080,078	1,617,712	-	1,617,712
Community Swimming Pool - East Albany	1,000,000	1,442,859	1,442,859	-	1,442,859
Thronateeska Improvements	2,000,000	2,099,377	2,099,378	-	2,099,378
Chamber of Commerce Improvements	85,000	85,000	85,000	-	85,000
Debt Service - Interest on SPLOST bonds	-	991,000	1,656,038	83,201	1,739,239
Total	\$ 62,720,000	\$ 76,088,619	\$ 64,158,771	\$ 2,841,498	\$ 67,000,269



**CITY OF ALBANY, GEORGIA**  
**SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE**  
**LOCAL OPTION SALES TAX PROCEEDS**  
**2004 SPECIAL CITY SALES TAX**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

Project	Estimated Cost		Expenditures		Cumulative Total
	Original	Current	Prior Years	Current Year	
Airport Improvements	\$ 1,703,200	\$ 1,703,018	\$ 1,703,018	\$ -	\$ 1,703,018
Civic Center Improvements	2,560,000	2,523,271	2,523,271	-	2,523,271
Engineering	13,850,000	14,092,496	6,595,853	253,932	6,849,785
Civic Center Debt Retirement	5,500,000	6,669,376	6,669,376	-	6,669,376
Fire Department Equipment	1,500,000	1,497,428	1,497,428	-	1,497,428
Public Safety Communications and Equipment	150,000	145,757	145,756	-	145,756
Public Works	6,810,000	6,683,856	6,683,857	-	6,683,857
Recreation	5,000,000	5,091,062	5,091,062	-	5,091,062
800 MHZ Radio Upgrade, Tower	6,800,000	6,572,933	6,572,933	-	6,572,933
GPS/GIS Information Infrastructure Mapping	1,500,000	1,500,148	1,500,148	-	1,500,148
Fire Training Facility	1,500,000	1,727,629	1,727,629	-	1,727,629
GIS/Color Infrared Photos	750,000	750,000	718,686	-	718,686
Disparity Study	350,000	339,871	339,871	-	339,871
Riverfront Development Projects	8,650,000	5,054,082	5,054,082	-	5,054,082
Thronateeska Improvements	3,500,000	3,927,802	3,927,801	-	3,927,801
Civil Rights Museum Expansion	3,750,000	4,035,383	4,035,383	-	4,035,383
Cehaw Park Improvements	2,000,000	1,999,341	1,999,341	-	1,999,341
East Broad Lead Clean-up	-	1,559,747	1,509,711	1,752	1,511,463
Debt Service - Principal on SPLOST bonds	-	-	14,000,000	-	14,000,000
Debt Service - Interest on SPLOST bonds	-	-	2,220,446	49	2,220,495
<b>Total</b>	<b>\$ 65,873,200</b>	<b>\$ 65,873,200</b>	<b>\$ 74,515,652</b>	<b>\$ 255,733</b>	<b>\$ 74,771,385</b>

Expenditures per above schedules:	
2019 Special City Sales Tax	\$ 3,225,334
2015 Special City Sales Tax	8,960,742
2010 Special City Sales Tax	2,841,498
2004 Special City Sales Tax	255,733
	<u>\$ 12,057,973</u>

Expenditures per Statement of Revenue, Expenditures and Changes in Fund Balance	
Principal on debt obligations	\$ 12,296,180
Expenditures per SPLOST Fund:	(238,207)
	<u>\$ 12,057,973</u>

**STATISTICAL SECTION  
(UNAUDITED)**

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## STATISTICAL SECTION (UNAUDITED)

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

<b><u>Contents</u></b>	<b><u>Page</u></b>
<b>Financial Trends</b> .....	<b>131 – 135</b>
<i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	
<b>Revenue Capacity</b> .....	<b>136 – 144</b>
<i>These schedules contain information to help the reader assess the City's most significant local revenue sources.</i>	
<b>Debt Capacity</b> .....	<b>145 – 149</b>
<i>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.</i>	
<b>Demographic and Economic Information</b> .....	<b>150 and 151</b>
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	
<b>Operating Information</b> .....	<b>152 – 154</b>
<i>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.</i>	

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

**Note:** Unless otherwise noted, the financial information in these schedules do not include the City's discretely presented component units.

**CITY OF ALBANY, GEORGIA**

**NET POSITION BY COMPONENT  
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Governmental activities:										
Net investment in capital assets	\$ 73,083,652	\$ 78,515,796	\$ 78,550,845	\$ 71,425,125	\$ 71,425,125	\$ 97,680,943	\$ 96,269,861	\$ 99,138,138	\$ 94,827,694	\$ 94,138,901
Restricted	47,176,694	38,807,274	38,366,853	36,560,923	36,560,923	22,747,421	25,715,167	27,403,396	33,425,202	46,807,746
Unrestricted	35,240,562	40,806,398	43,484,743	22,864,246	22,864,246	38,745,532	19,574,711	2,907,141	(1,237,446)	(7,619,429)
Total governmental activities net position	<u>\$ 155,500,908</u>	<u>\$ 158,129,468</u>	<u>\$ 160,402,441</u>	<u>\$ 130,850,294</u>	<u>\$ 130,850,294</u>	<u>\$ 159,173,896</u>	<u>\$ 130,850,294</u>	<u>\$ 129,448,675</u>	<u>\$ 127,015,450</u>	<u>\$ 133,327,218</u>
Business-type activities:										
Net investment in capital assets	\$ 99,376,889	\$ 165,888,018	\$ 169,002,698	\$ 172,427,764	\$ 172,427,764	\$ 176,006,160	\$ 177,969,653	\$ 168,121,755	\$ 200,711,916	\$ 202,081,561
Restricted	8,768,406	9,593,844	6,077,401	8,944,173	8,944,173	9,068,681	8,789,909	9,010,097	2,796,103	2,796,103
Unrestricted	10,043,897	14,979,263	21,348,097	15,870,320	15,870,320	26,780,667	34,456,676	49,727,364	55,187,097	74,386,376
Total business-type activities net position	<u>\$ 118,189,192</u>	<u>\$ 190,461,125</u>	<u>\$ 196,428,196</u>	<u>\$ 197,242,257</u>	<u>\$ 197,242,257</u>	<u>\$ 211,855,508</u>	<u>\$ 197,242,257</u>	<u>\$ 226,859,216</u>	<u>\$ 258,695,116</u>	<u>\$ 279,264,040</u>
Primary government:										
Net investment in capital assets	\$ 172,460,541	\$ 244,403,814	\$ 247,553,543	\$ 243,852,889	\$ 243,852,889	\$ 273,687,103	\$ 274,239,514	\$ 267,259,893	\$ 295,539,610	\$ 296,220,462
Restricted	55,945,100	48,401,118	44,444,254	45,505,096	45,505,096	31,816,102	34,505,076	36,413,493	36,221,305	49,603,849
Unrestricted	45,284,459	55,785,661	64,832,840	38,734,566	38,734,566	65,526,199	54,031,387	52,634,505	53,949,651	66,766,947
Total primary government net position	<u>\$ 273,690,100</u>	<u>\$ 348,590,593</u>	<u>\$ 356,830,637</u>	<u>\$ 328,092,551</u>	<u>\$ 328,092,551</u>	<u>\$ 371,029,404</u>	<u>\$ 362,775,977</u>	<u>\$ 356,307,891</u>	<u>\$ 385,710,566</u>	<u>\$ 412,591,258</u>

**CITY OF ALBANY, GEORGIA**

**CHANGES IN NET POSITION  
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Expenses</b>										
Primary government										
Governmental activities:										
General government	\$ 15,659,577	\$ 11,850,540	\$ 11,676,280	\$ 7,580,735	\$ 13,149,259	\$ 13,907,384	\$ 10,182,547	\$ 25,163,491	\$ 21,577,043	\$ 22,605,390
Judicial	1,092,438	1,105,206	1,161,891	1,114,238	1,142,848	1,150,395	1,207,165	1,216,573	1,265,512	1,332,921
Public safety	36,274,636	34,446,708	35,504,804	34,819,323	33,992,566	36,434,952	34,632,491	37,619,568	38,635,968	46,115,280
Public works	8,562,916	11,763,774	12,075,120	8,154,192	9,022,331	9,360,884	11,225,072	12,857,791	12,068,924	9,919,575
Parks and recreation	6,572,226	9,134,107	7,174,684	5,796,910	7,750,411	7,578,570	7,473,268	9,426,349	7,718,895	8,562,860
Community development	8,866,465	4,788,597	5,680,377	7,202,674	3,743,861	6,999,183	6,301,517	6,748,327	6,487,192	7,357,658
Community service	413,150	383,794	434,420	232,364	379,747	493,093	495,647	494,888	482,403	454,521
Interest and fiscal changes	737,496	908,094	914,022	901,640	648,357	682,044	627,757	609,239	572,980	664,294
Total governmental activities expenses	<u>78,178,904</u>	<u>74,380,820</u>	<u>74,621,598</u>	<u>65,802,076</u>	<u>69,829,380</u>	<u>76,606,505</u>	<u>72,145,464</u>	<u>94,136,226</u>	<u>88,808,917</u>	<u>97,012,499</u>
Business-type activities:										
Sanitary sewer	13,802,498	13,510,612	12,822,696	12,268,460	12,094,253	13,478,400	12,874,269	13,929,469	15,126,247	12,821,898
Solid waste	8,336,517	8,303,044	8,116,940	8,946,091	8,908,087	10,079,015	11,290,932	7,651,569	10,393,972	9,592,518
Airport	2,632,485	2,873,052	2,626,374	2,966,447	3,494,862	3,635,803	3,993,128	4,053,762	3,468,943	3,734,791
Water, gas and light	-	103,961,719	106,533,670	-	-	-	-	-	-	-
Water	-	-	-	10,223,707	9,511,549	11,350,093	11,156,709	10,752,410	11,478,768	10,370,117
Light	-	-	-	96,684,785	88,893,351	95,011,447	86,150,688	90,712,268	84,723,184	78,586,950
Gas	-	-	-	11,112,701	11,191,545	15,726,147	14,822,635	11,201,256	12,362,981	12,967,660
Telecommunications	-	-	-	3,621,346	3,101,115	3,212,149	2,973,103	3,099,818	3,300,730	3,110,467
Storm water	-	-	-	5,470,230	5,477,062	13,389,437	5,791,487	14,553,068	5,642,321	4,749,578
Public employees' deposit	14,435,555	13,561,049	-	-	-	-	-	-	-	-
Transit	3,511,901	3,608,070	3,717,068	4,534,919	3,822,213	4,074,127	6,416,909	5,752,566	6,122,921	7,082,565
Civic Center	2,197,236	2,079,981	1,779,313	2,308,789	1,813,508	2,214,111	1,481,977	3,268,521	2,920,522	2,805,519
Total business-type activities expenses	<u>44,916,192</u>	<u>147,897,527</u>	<u>135,596,061</u>	<u>158,137,475</u>	<u>148,307,545</u>	<u>172,170,729</u>	<u>156,951,838</u>	<u>164,974,707</u>	<u>155,540,589</u>	<u>145,822,063</u>
Total primary government expenses	<u>123,095,096</u>	<u>222,278,347</u>	<u>210,217,659</u>	<u>223,939,551</u>	<u>218,136,925</u>	<u>248,777,234</u>	<u>229,097,302</u>	<u>259,110,933</u>	<u>244,349,506</u>	<u>242,834,562</u>

(Continued)

**CITY OF ALBANY, GEORGIA**

**CHANGES IN NET POSITION  
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Program revenues										
Primary government										
Governmental activities										
Charges for services:										
General government	\$ 2,640,527	\$ 931,310	\$ 1,082,203	\$ 1,188,303	\$ 1,192,066	\$ 978,011	\$ 1,968,719	\$ 1,691,373	\$ 1,877,940	\$ 1,447,415
Judicial	1,203,831	22,784	-	-	-	-	-	-	-	-
Public safety	1,520,217	3,037,017	3,135,111	2,966,355	3,130,513	3,051,168	2,596,832	2,616,957	2,312,552	2,519,671
Public works	981,413	995,027	793,518	775,990	710,838	986,544	1,113,623	2,202,890	1,238,078	1,253,588
Parks and recreation	203,342	180,876	148,160	130,937	114,769	125,869	221,683	258,437	215,773	278,433
Community development	1,097,442	1,579,390	(978,163)	1,383,430	1,394,517	1,263,426	1,072,640	822,119	1,357,718	1,191,457
Operating grants and contributions	23,495,445	8,219,946	7,789,779	11,377,521	12,658,215	13,190,186	12,963,827	12,553,452	12,891,508	17,236,767
Capital grants and contributions	17,027,629	16,646,062	12,863,878	12,565,452	12,356,837	23,981,989	11,476,443	12,031,619	22,019,328	23,777,949
Total governmental activities program revenues	48,169,846	31,612,412	24,834,486	30,387,988	31,557,755	43,577,193	31,413,767	32,176,847	41,912,897	47,705,280
Business-type activities										
Charges for services:										
Sanitary sewer	14,554,746	14,303,532	14,311,708	12,873,459	14,429,200	14,844,008	14,681,041	15,252,213	14,750,327	15,660,522
Solid waste	9,105,594	9,135,850	9,454,958	9,854,717	9,647,082	9,875,694	9,958,217	10,213,739	10,397,096	11,526,728
Airport	834,146	841,426	822,283	835,299	832,128	1,055,894	1,070,668	1,134,942	1,008,322	1,039,835
Water, gas and light	-	118,441,492	124,653,672	-	-	-	-	-	-	-
Water	-	-	-	11,934,909	11,313,068	12,535,266	11,768,730	12,246,394	12,221,701	11,934,273
Light	-	-	-	116,439,184	110,012,176	107,560,618	107,846,750	102,051,612	100,127,774	103,295,038
Gas	-	-	-	15,453,714	15,463,910	15,765,267	17,661,084	17,879,460	15,849,064	16,835,323
Telecommunications	-	-	-	2,737,692	2,254,568	2,630,955	2,996,914	3,234,427	3,063,942	3,057,456
Public employees' deposit	13,971,380	13,540,775	-	-	-	-	-	-	-	-
Transit	557,583	559,691	577,991	581,488	522,454	493,657	810,498	793,385	586,720	545,708
Storm water	-	-	723,807	3,606,753	2,824,693	4,281,447	4,267,102	7,586,623	4,202,888	4,216,105
Civic Center	444,135	342,773	311,474	307,969	315,437	337,174	271,409	1,285,296	1,038,799	475,071
Operating grants and contributions	1,228,886	871,411	1,023,046	1,049,408	1,239,904	15,709,353	2,638,205	1,095,785	6,053,256	5,212,868
Capital grants and contributions	3,790,551	7,724,576	2,691,726	3,673,081	1,989,102	965,708	3,149,058	2,859,625	18,766,213	5,075,481
Total business-type activities program revenues	44,487,021	165,761,526	154,570,665	179,347,673	170,843,722	186,055,041	177,119,676	175,633,501	188,066,102	178,874,408
Total primary government program revenues	92,656,867	197,373,938	179,405,151	209,735,661	202,401,477	229,632,234	208,533,443	207,810,348	229,978,999	226,579,688

(Continued)

**CITY OF ALBANY, GEORGIA**

**CHANGES IN NET POSITION  
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General revenues and other changes in net position										
Primary government										
Governmental activities:										
Taxes	\$ 31,839,278	\$ 35,568,965	\$ 36,525,275	\$ 37,984,905	\$ 37,841,772	\$ 37,968,441	\$ 38,021,997	\$ 40,370,706	\$ 40,273,672	\$ 42,488,377
Investment earnings	1,750,706	356,766	1,649,063	770,805	1,331,409	38,620	55,045	3,513,176	2,191,213	85,369
Gain on sale of assets	-	-	-	215,122	-	-	-	-	-	-
Transfers	(4,680,629)	13,338,381	13,885,747	3,142,238	12,064,620	10,379,677	11,114,425	5,964,433	1,997,910	13,045,241
Total governmental activities general revenues and other changes in net position	<u>28,909,355</u>	<u>49,264,112</u>	<u>52,060,085</u>	<u>42,113,070</u>	<u>51,237,801</u>	<u>48,386,738</u>	<u>49,191,467</u>	<u>49,848,315</u>	<u>44,462,795</u>	<u>55,618,987</u>
Business-type activities:										
Investment earnings	1,096,090	(129,346)	657,412	118,782	401,121	63,633	193,373	822,611	1,040,711	342,485
Gain on sale of capital assets	-	82,871	220,802	122,251	52,237	120,068	113,944	126,006	267,586	219,335
Transfers	4,680,629	(13,338,381)	(13,885,747)	(3,142,238)	(12,064,620)	(10,379,677)	(11,114,425)	(5,964,433)	(1,997,910)	(13,045,241)
Total business-type activities general revenues and other changes in net position	<u>5,776,719</u>	<u>(13,384,856)</u>	<u>(13,007,533)</u>	<u>(2,901,205)</u>	<u>(11,611,262)</u>	<u>(10,195,976)</u>	<u>(10,807,108)</u>	<u>(5,015,816)</u>	<u>(689,613)</u>	<u>(12,483,421)</u>
Total primary government general revenues and other changes in net assets	<u>34,686,074</u>	<u>35,879,256</u>	<u>39,052,552</u>	<u>39,211,865</u>	<u>39,626,539</u>	<u>38,190,762</u>	<u>38,384,359</u>	<u>44,832,499</u>	<u>38,190,762</u>	<u>43,135,566</u>
Change in net position:										
Governmental activities	(1,099,703)	6,495,704	2,272,973	6,698,982	12,966,176	15,357,426	8,459,770	(12,111,064)	(2,433,225)	6,311,768
Business-type activities	5,347,548	4,479,143	5,967,071	18,308,993	10,924,915	3,688,336	9,360,730	5,642,978	31,835,900	20,568,924
Total primary government change in net position	<u>\$ 4,247,845</u>	<u>\$ 10,974,847</u>	<u>\$ 8,240,044</u>	<u>\$ 25,007,975</u>	<u>\$ 23,891,091</u>	<u>\$ 19,045,762</u>	<u>\$ 17,820,500</u>	<u>\$ (6,468,086)</u>	<u>\$ 29,402,675</u>	<u>\$ 26,880,692</u>

**NOTES**

Effective July 1, 2012, the activities of the water, gas and light are accounted for in the primary government. Previously, the Commission was reported as a discretely presented component unit.

Effective July 1, 2013, the activities of the Public Employees' Deposit are accounted for as an Internal Service Fund.

**CITY OF ALBANY, GEORGIA**

**GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE  
LAST TEN FISCAL YEARS  
(Accrual Basis of Accounting)**

<b>Fiscal Year</b>	<b>Property Tax</b>	<b>Sales Tax</b>	<b>Hotel/Motel Tax</b>	<b>Franchise Tax</b>	<b>Insurance Premium Tax</b>	<b>Alcoholic Beverage Taxes</b>	<b>Other Taxes</b>	<b>Total</b>
2012	\$ 13,932,138	\$ 8,874,041	\$ 1,445,522	\$ 2,318,244	\$ 3,645,630	\$ 1,421,037	\$ 202,666	\$ 31,839,278
2013	16,473,385	8,176,320	1,508,950	2,073,111	3,870,670	1,411,557	2,054,972	35,568,965
2014	16,761,694	8,658,079	1,727,832	1,891,363	3,994,353	1,347,638	2,144,316	36,525,275
2015	16,875,088	9,572,282	1,936,155	1,884,155	4,176,385	1,365,006	2,175,834	37,984,905
2016	16,315,586	9,683,370	1,994,981	1,915,178	4,461,781	1,339,383	2,131,493	37,841,772
2017	16,085,219	9,399,871	2,335,898	1,786,847	4,832,976	1,361,278	2,166,352	37,968,441
2018	16,202,550	9,271,522	2,270,461	1,675,797	5,146,339	1,310,153	2,145,175	38,021,997
2019	16,303,721	10,717,485	2,609,321	1,737,194	5,550,079	1,316,709	2,136,197	40,370,706
2020	17,004,970	10,270,780	2,092,826	1,642,295	5,895,190	1,265,596	2,102,015	40,273,672
2021	17,635,505	11,033,618	2,081,407	1,674,610	6,218,999	1,395,230	2,449,008	42,488,377



**CITY OF ALBANY, GEORGIA**

**FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Fund:										
Nonspendable	\$ 752,155	\$ 259,934	\$ 235,771	\$ 239,125	\$ 418,534	\$ 478,845	\$ 137,298	\$ 6,589,437	\$ 4,757,163	\$ 221,650
Restricted	-	-	38,470	72,016	142,319	37,996	12,599	15,510	13,120	-
Committed	-	-	-	-	-	-	-	-	-	5,043,603
Assigned	724,897	741,304	755,119	764,879	792,672	817,258	840,253	863,339	888,636	917,257
Unassigned	20,869,545	13,568,156	16,461,430	20,403,856	26,046,316	28,922,087	31,482,500	25,037,962	24,842,534	28,628,324
Total General Fund	<u>\$ 22,346,597</u>	<u>\$ 14,569,394</u>	<u>\$ 17,490,790</u>	<u>\$ 21,479,876</u>	<u>\$ 27,399,841</u>	<u>\$ 30,256,186</u>	<u>\$ 32,472,650</u>	<u>\$ 32,506,248</u>	<u>\$ 30,501,453</u>	<u>\$ 34,810,834</u>
All Other Governmental Funds										
Nonspendable, reported in:										
Capital projects funds	\$ 1,765,798	\$ 1,152,423	\$ 666,092	\$ 436,596	\$ 71,942	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid expenses	-	-	-	-	-	-	-	200	746	1,299
Restricted, reported in:										
Special revenue funds	7,724,921	5,935,517	4,593,080	3,625,897	1,747,032	3,046,206	2,497,042	2,097,986	1,847,721	2,112,553
Capital projects funds	39,451,773	38,693,602	40,803,181	40,811,186	38,543,270	29,074,158	32,621,800	33,183,596	41,360,636	52,955,917
Committed, reported in:										
Special revenue funds	75,241	12,665,396	16,003,179	19,220,954	21,784,820	23,064,621	23,801,400	24,674,308	25,217,258	23,713,688
Capital projects funds	-	6,260,070	6,484,444	6,656,593	8,631,796	18,692,544	19,631,650	15,632,552	15,321,696	15,552,078
Assigned, reported in:										
Special revenue funds	-	-	26,214	-	920,791	-	-	-	-	-
Capital projects funds	3,653,585	-	-	-	-	-	-	-	-	-
Unassigned, reported in:										
Special revenue funds	(58,726)	(175,948)	(289,994)	(346,297)	(622,493)	(1,948,552)	(1,975,427)	(2,623,905)	(2,663,182)	(2,627,177)
Total all other governmental funds	<u>\$ 52,612,592</u>	<u>\$ 64,531,060</u>	<u>\$ 68,286,196</u>	<u>\$ 70,404,929</u>	<u>\$ 71,077,158</u>	<u>\$ 71,928,977</u>	<u>\$ 76,576,465</u>	<u>\$ 72,964,737</u>	<u>\$ 81,084,875</u>	<u>\$ 91,708,358</u>
Total Governmental Funds	<u>\$ 74,959,189</u>	<u>\$ 79,100,454</u>	<u>\$ 85,776,986</u>	<u>\$ 91,884,805</u>	<u>\$ 98,476,999</u>	<u>\$ 102,185,163</u>	<u>\$ 109,049,115</u>	<u>\$ 105,470,985</u>	<u>\$ 111,586,328</u>	<u>\$ 126,519,192</u>

**CITY OF ALBANY, GEORGIA**

**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Revenues:</b>										
Taxes	\$ 31,839,278	\$ 35,568,965	\$ 36,525,275	\$ 37,984,905	\$ 37,841,772	\$ 37,968,441	\$ 38,021,996	\$ 40,370,706	\$ 39,562,412	\$ 43,199,637
Licenses and permits	2,191,504	857,746	783,927	1,077,712	926,040	848,971	889,910	1,250,806	1,067,313	1,101,617
Intergovernmental	40,104,059	22,879,021	20,363,265	23,637,097	24,600,285	24,648,602	24,100,384	24,279,397	33,758,761	41,540,143
Charges for services	2,713,766	3,664,906	3,263,308	3,134,717	3,032,948	3,325,985	2,372,064	2,766,369	2,726,362	2,915,630
Fines and forfeitures	1,203,831	1,486,133	1,579,801	1,493,362	1,425,005	1,538,831	1,163,545	931,776	708,259	782,618
Interest revenues	1,973,131	462,117	1,895,678	1,012,185	1,523,845	273,965	298,954	3,748,605	2,458,506	229,461
Other revenues	2,374,099	1,521,086	1,610,391	1,049,143	1,694,374	1,269,818	3,179,070	3,657,195	3,331,361	2,676,714
Total revenues	<u>82,399,668</u>	<u>66,439,974</u>	<u>66,021,645</u>	<u>69,389,121</u>	<u>71,044,269</u>	<u>69,874,613</u>	<u>70,025,923</u>	<u>77,004,854</u>	<u>83,612,974</u>	<u>92,445,820</u>
<b>Expenditures:</b>										
Current:										
General government	10,485,134	9,341,745	8,894,145	9,986,311	11,160,530	11,696,791	10,627,987	12,186,679	12,564,728	11,982,196
Judicial	1,100,137	1,104,040	1,161,195	1,133,837	1,144,699	1,147,243	1,205,406	1,156,564	1,256,374	1,322,625
Public safety	32,883,304	31,683,702	33,231,203	33,290,879	32,054,789	32,873,477	33,936,567	34,252,123	36,104,995	36,936,319
Public works	8,780,714	8,501,889	7,917,956	5,168,600	4,485,266	5,986,409	6,155,568	5,422,379	5,315,017	4,304,688
Parks and recreation	5,547,493	4,980,249	4,938,351	5,175,991	7,316,238	6,666,921	6,310,929	7,398,550	6,685,307	6,591,031
Community development	8,237,696	5,407,316	5,956,369	6,107,922	5,025,042	6,795,980	6,216,592	6,213,211	5,939,949	6,814,303
Community service	413,150	383,794	433,840	416,319	379,747	493,093	495,647	494,888	482,403	454,521
Capital outlay	6,082,301	15,132,363	10,466,590	8,539,367	10,057,359	7,726,815	9,352,345	30,532,235	23,205,998	19,600,670
Debt service:										
Principal	905,409	600,000	585,000	4,391,250	5,640,000	5,215,000	580,000	580,000	590,000	563,207
Interest and fiscal charges	1,045,416	1,119,453	1,127,246	1,097,687	897,328	764,756	608,804	599,065	561,699	630,767
Total expenditures	<u>75,480,754</u>	<u>78,254,551</u>	<u>74,711,895</u>	<u>75,308,163</u>	<u>78,160,998</u>	<u>79,366,485</u>	<u>75,489,845</u>	<u>98,835,694</u>	<u>92,706,470</u>	<u>89,200,327</u>
Excess (deficiency) of revenues over (under) expenditures	<u>6,918,914</u>	<u>(11,814,577)</u>	<u>(8,690,250)</u>	<u>(5,919,042)</u>	<u>(7,116,729)</u>	<u>(9,491,872)</u>	<u>(5,463,922)</u>	<u>(21,830,840)</u>	<u>(9,093,496)</u>	<u>3,245,493</u>

(Continued)

**CITY OF ALBANY, GEORGIA**

**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Other financing sources (uses)</b>										
Transfers in	\$ 2,059,524	\$ 32,456,832	\$ 19,936,864	\$ 20,056,046	\$ 24,018,135	\$ 23,912,309	\$ 24,418,484	\$ 27,379,953	\$ 18,448,195	\$ 21,196,411
Transfers out	(4,707,660)	(16,539,382)	(5,210,378)	(8,484,926)	(10,410,077)	(11,888,876)	(12,168,702)	(14,703,149)	(10,924,418)	(10,908,267)
Investment fees	-	-	-	-	-	(456)	-	5,316,250	7,009,396	2,674,356
Issuance of debt	17,625,914	-	-	-	-	-	-	-	-	-
Sale of capital assets	669,189	38,392	640,296	455,741	100,865	1,177,059	78,092	259,656	675,666	355,796
Total other financing sources, net	15,646,967	15,955,842	15,366,782	12,026,861	13,708,923	13,200,036	12,327,874	18,252,710	15,208,839	13,318,296
Net change in fund balances	<u>\$ 22,565,881</u>	<u>\$ 4,141,265</u>	<u>\$ 6,676,532</u>	<u>\$ 6,107,819</u>	<u>\$ 6,592,194</u>	<u>\$ 3,708,164</u>	<u>\$ 6,863,952</u>	<u>\$ (3,578,130)</u>	<u>\$ 6,115,343</u>	<u>\$ 16,563,789</u>
Debt service as a percentage of noncapital expenditures	2.81%	2.72%	2.67%	8.22%	9.60%	8.35%	1.80%	1.73%	1.66%	1.72%

**CITY OF ALBANY, GEORGIA**

**GENERAL GOVERNMENT TAX REVENUES BY SOURCE  
LAST TEN FISCAL YEARS  
(Modified Accrual Basis of Accounting)**

<b>Fiscal Year</b>	<b>Property Tax</b>	<b>Sales Tax</b>	<b>Hotel/Motel Tax</b>	<b>Franchise Tax</b>	<b>Insurance Premium Tax</b>	<b>Alcoholic Beverage Tax</b>	<b>Other Taxes</b>	<b>Total</b>
2012	\$ 13,932,138	\$ 8,874,041	\$ 1,445,522	\$ 2,318,244	\$ 3,645,630	\$ 1,421,037	\$ 202,666	\$ 31,839,278
2013	16,473,385	8,176,320	1,508,950	2,073,111	3,870,670	1,411,557	2,054,972	35,568,965
2014	16,761,694	8,658,079	1,727,832	1,891,363	3,994,353	1,347,638	2,144,316	36,525,275
2015	16,875,088	9,572,282	1,936,155	1,884,155	4,176,385	1,365,006	2,175,834	37,984,905
2016	16,315,585	9,683,370	1,994,981	1,915,178	4,461,781	1,339,383	2,131,493	37,841,771
2017	16,085,220	9,399,871	2,335,898	1,786,847	4,832,976	1,361,278	2,166,352	37,968,442
2018	16,202,551	9,271,522	2,270,461	1,675,797	5,146,339	1,310,153	2,145,175	38,021,998
2019	16,303,721	10,717,485	2,609,321	1,737,194	5,550,079	1,316,709	2,136,197	40,370,706
2020	16,293,710	10,270,780	2,092,826	1,642,295	5,895,190	1,265,596	2,102,015	39,562,412
2021	17,635,505	11,744,878	2,081,407	1,674,610	6,218,999	1,395,230	2,449,008	43,199,637

**CITY OF ALBANY, GEORGIA**

**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY  
LAST TEN FISCAL YEARS  
(Dollar Amounts Expressed in Thousands)**

Fiscal Year	Real Property		Personal Property		Exemptions	Total		Total Direct Tax Rate
	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value		Assessed Value	Estimated Actual Value	
2012	\$ 1,197,135	\$ 2,987,528	\$ 396,685	\$ 1,327,833	\$ 106,590	\$ 1,487,230	\$ 4,063,003	9.16
2013	1,202,887	3,007,218	448,969	1,122,423	133,086	1,518,770	3,796,925	9.16
2014	1,185,778	2,964,445	472,394	1,180,985	133,147	1,525,025	3,812,563	8.66
2015	1,178,638	2,946,595	473,333	1,183,333	133,575	1,518,396	3,795,990	9.99
2016	1,205,452	3,013,630	434,038	1,085,095	114,956	1,524,534	3,811,335	9.99
2017	1,196,942	2,992,355	311,787	779,468	108,671	1,400,058	3,500,145	9.85
2018	1,165,269	2,913,173	331,274	828,185	118,515	1,378,028	3,445,070	9.81
2019	1,153,131	2,882,828	374,461	936,153	261,957	1,265,635	3,164,088	9.80
2020	1,166,845	2,917,113	380,384	950,960	179,495	1,367,734	3,419,335	9.80
2021	1,198,181	2,995,453	344,165	860,413	118,828	1,423,518	3,558,795	9.69

**SOURCE**

Dougherty County Tax Department

**NOTES**

Property is assessed at 40% of actual value. Actual taxable value is calculated by dividing assessed value by 40%. Tax rates are per \$1,000 of assessed value.

**CITY OF ALBANY, GEORGIA**  
**PROPERTY TAX RATES**  
**DIRECT AND OVERLAPPING GOVERNMENTS**  
**LAST TEN FISCAL YEARS**

Fiscal Year	City of Albany Millage			Dougherty County Millage			Board of Education Millage			Other (State of Georgia)	Total
	Operating	Debt Service	Total City	Operating	Debt Service	Total County	Operating	Debt Service	Total School		
2012	8.660	0.000	8.660	11.894	0.000	11.894	18.445	0.000	18.445	0.25	39.249
2013	8.660	0.000	8.660	11.894	0.000	11.894	18.445	0.000	18.445	0.2	39.199
2014	9.990	0.000	9.990	11.894	0.000	11.894	18.445	0.000	18.445	0.15	40.479
2015	9.990	0.000	9.990	11.894	0.000	11.894	18.445	0.000	18.445	0.1	40.429
2016	9.853	0.000	9.853	12.594	0.000	12.594	18.445	0.000	18.445	0.05	40.942
2017	9.808	0.000	9.808	12.577	0.000	12.577	18.445	0.000	18.445	0.00	40.830
2018	9.804	0.000	9.804	15.644	0.000	15.644	18.433	0.000	18.433	0.00	43.881
2019	9.804	0.000	9.804	15.569	0.000	15.569	18.433	0.000	18.433	0.00	43.806
2020	9.729	0.000	9.729	15.569	0.000	15.569	18.323	0.000	18.323	0.00	43.621
2021	9.688	0.000	9.688	15.569	0.000	15.569	18.219	0.000	18.219	0.00	43.476

**SOURCE**

Dougherty County Tax Department

**NOTE**

Tax rates are per \$1,000 of assessed value.

**CITY OF ALBANY, GEORGIA**

**TAXABLE SALES TAX DISTRIBUTION BY CATEGORY  
LAST TEN CALENDAR YEARS (1)**

<b>By Category</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Accommodations	\$ 178,114	\$ 175,258	\$ 150,647	\$ 212,981	\$ 252,666	\$ 254,119	\$ 293,483	\$ 278,598	\$ 309,249	\$ 215,918
Auto	1,532,212	1,584,304	809,709	405,402	457,114	492,916	497,317	477,652	507,963	526,461
Construction	84,097	81,167	111,938	124,959	124,552	141,705	122,538	195,634	158,844	128,596
Food/bars	2,704,550	2,657,049	2,635,805	2,728,280	2,752,437	2,802,077	2,769,641	2,619,736	2,798,393	2,704,157
General Merch	2,686,581	2,885,661	2,813,640	2,706,866	2,908,392	2,683,989	2,682,038	2,661,464	3,881,593	4,313,621
Home Furnishing	945,631	909,372	882,216	905,995	894,054	848,016	974,369	967,545	977,462	1,010,309
Manufacturing	1,515,298	1,267,861	1,291,861	1,109,267	827,389	765,754	807,956	863,709	930,456	850,290
Miscellaneous Service	1,188,675	1,109,417	1,142,772	1,502,431	2,382,097	2,363,478	1,337,558	2,368,885	2,417,464	2,172,310
Other Retail	2,478,609	2,428,037	2,496,712	2,536,673	2,341,056	2,352,372	2,364,953	2,443,308	2,667,563	2,725,024
Other Services	527,492	711,202	484,220	480,088	418,623	489,180	504,120	796,376	920,755	898,051
Utility	1,177,576	1,121,740	1,174,936	852,254	347,382	345,023	336,978	348,097	497,312	348,093
Wholesale	2,235,969	2,177,739	2,035,087	2,115,907	1,793,744	1,513,759	1,508,541	1,544,592	1,574,090	1,310,323
	<u>\$ 17,254,804</u>	<u>\$ 17,108,807</u>	<u>\$ 16,029,543</u>	<u>\$ 15,681,103</u>	<u>\$ 15,499,506</u>	<u>\$ 15,052,388</u>	<u>\$ 14,199,492</u>	<u>\$ 15,565,596</u>	<u>\$ 17,641,146</u>	<u>\$ 17,203,153</u>

**SOURCE**

Georgia Department of Revenue, Local Government Services Division

**NOTE**

(1) Information only available for Dougherty County

**CITY OF ALBANY, GEORGIA**  
**PRINCIPAL PROPERTY TAXPAYERS**  
**CURRENT YEAR AND NINE YEARS AGO**

Taxpayer	Type of Business	Fiscal Year 2021			Fiscal Year 2012		
		2020 Assessed Valuation	Rank	Percentage of Total Assessed Valuation	2011 Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Mars Confectionary US LLC	Confectioner	\$ 17,565,705	1	1.11 %	\$ 11,630,664	5	0.78 %
Georgia Power Co	Utility	14,554,708	2	0.92	6,249,938	9	0.42
Strategic Equipment Inc	Equipment Wholesaler	7,643,637	3	0.49	-		-
F M C Corp A P G	Farm Product Material Whoesaler	6,923,080	4	0.44	-		-
Albany Mall HP LLC	Mall developer	6,800,000	5	0.43	14,472,465	3	0.97
Princeton Place GR LLC	Real Estate/Leasing/Rental	6,651,640	6	0.42	-		-
Flint River Albany RE LLC	Warehousing	6,306,560	7	0.40	-		-
Phoebe Putney Health System	Hospital/Medical	6,238,679	8	0.40	-		-
Yancey Bros Co	Machinery Retailer	5,949,067	9	0.38	-		-
DOW Argosciences LLC	Chemical Products	5,639,195	10	0.36	-		-
Mediacom	Cable distributor	-		-	6,413,503	8	0.43
MillerCoors (1)	Brewery	-		-	56,977,428	1	3.83
BellSouth Communications	Telecommunications	-		-	14,110,932	4	0.95
Palmyra Medical Center (2)	Hospital	-		-	15,161,549	2	1.02
AllTel	Communications	-		-	7,454,877	6	0.50
Lowe's Home Center	Building Supplies/Retailer	-		-	6,162,985	10	0.41
Appliance PP2 FX 4 LTD	Apartments	-		-	6,993,560	7	0.47
		<u>\$ 84,272,271</u>		<u>5.35 %</u>	<u>\$ 145,627,901</u>		<u>9.78 %</u>

**SOURCE**

Dougherty County Tax Department

**NOTES**

2012 from City of Albany Comprehensive Annual Financial Report for the fiscal year ended June 30, 2012.



**CITY OF ALBANY, GEORGIA**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**LAST TEN FISCAL YEARS**  
(Dollar Amounts Expressed in Thousands)

Fiscal Year	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2012	\$ 12,428	\$ 12,131	97.61 %	\$ 277	\$ 12,408	99.84 %
2013	13,758	13,494	98.08	234	13,728	99.78
2014	13,745	13,480	98.07	233	13,713	99.77
2015	13,834	13,496	97.56	295	13,791	99.69
2016	13,741	13,495	98.39	202	13,698	99.69
2017	13,740	13,273	98.39	418	13,691	99.64
2018	13,721	13,281	97.98	360	13,642	99.42
2019	13,783	13,231	96.00	481	13,712	99.49
2020	13,731	13,148	95.75	479	13,627	99.25
2021	13,763	13,216	96.03	-	13,216	96.03

**SOURCE**  
Dougherty County Tax Department

**CITY OF ALBANY, GEORGIA**

**RATIO OF OUTSTANDING DEBT BY TYPE  
LAST TEN FISCAL YEARS**

Fiscal Year	Governmental Activities			Business-Type Activities				Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Certificates of Participation	Notes Payable	Revenue Bonds	Notes Payable	Capital Leases	Intergovernmental Agreement			
2012	\$ 16,585,000	\$ 10,000,000	\$ 3,981,250	\$ 28,575,000	\$ -	\$ -	\$ 1,017,111	\$ 60,158,361	3.54%	776.90
2013	16,310,000	10,000,000	3,656,250	26,315,000	-	1,682,591	299,150	58,262,991	3.89%	752.45
2014	16,578,912	10,000,000	3,331,250	35,332,348	-	412,137	-	65,654,647	4.24%	861.78
2015	12,276,044	10,000,000	3,000,000	26,880,135	-	-	-	52,156,179	3.18%	688.36
2016	7,119,973	10,000,000	2,325,000	22,401,656	1,412,533	-	-	43,259,162	2.55%	578.00
2017	2,110,000	10,000,000	2,025,000	17,747,464	1,659,427	-	-	33,541,891	2.01%	454.49
2018	1,830,000	10,000,000	1,725,000	12,932,680	1,584,156	-	-	28,071,836	1.69%	383.61
2019	1,550,000	10,000,000	6,741,250	8,263,203	1,507,824	18,300,000	-	46,362,277	2.78%	616.12
2020	1,260,000	10,000,000	13,450,646	4,480,000	1,430,417	15,680,000	-	46,301,063	2.77%	641.91
2021	960,000	10,000,000	15,861,795	3,295,000	1,351,918	12,725,000	-	44,193,713	2.72%	634.54

**NOTES**

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

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

**CITY OF ALBANY, GEORGIA**

**RATIO OF GENERAL BONDED DEBT OUTSTANDING  
LAST TEN FISCAL YEARS**

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<u>Fiscal Year</u>	<u>General Obligation Bonds</u>	<u>Less Amounts Available in Debt Service Fund</u>	<u>Total</u>	<u>Percentage of Estimated Actual Taxable Value of Property</u>	<u>Per Capita</u>
2012	\$ 16,585,000	\$ 6,814	\$ 16,578,186	0.41%	214
2013	16,310,000	-	16,310,000	0.43	211
2014	16,578,912	-	16,578,912	0.43	218
2015	12,276,044	-	12,276,044	0.32	162
2016	7,119,973	-	7,119,973	0.19	95
2017	2,110,000	-	2,110,000	0.06	29
2018	1,830,000	-	1,830,000	0.05	25
2019	1,550,000	-	1,550,000	0.05	21
2020	1,260,000	-	1,260,000	0.04	17
2021	960,000	-	960,000	0.02	14

**NOTES**

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

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

See the Schedule of Assessed Value and Estimated Value of Taxable Property for property value data.

In fiscal year 2012, the City issued \$13,145,000 of SPLOST bonds, and \$3,440,000 of revenue refunding bonds were issued by ADICA.

**CITY OF ALBANY, GEORGIA**

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT  
JUNE 30, 2021**

<u>Jurisdiction</u>	<u>Debt Outstanding</u>	<u>Percentage Applicable to City of Albany</u>	<u>Amount Applicable to City of Albany</u>
Direct, City of Albany	\$ 960,000	100 %	\$ 960,000
Overlapping, Dougherty County Board of Education	<u>18,491,000</u>	81	<u>14,977,710</u>
	<u>\$ 19,451,000</u>		<u>\$ 15,937,710</u>

**SOURCE**

Dougherty County Board of Education information provided by the Dougherty County Board of Education.

**NOTES**

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Albany. This process recognizes that, when considering the City'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.

**CITY OF ALBANY, GEORGIA**

**LEGAL DEBT MARGIN  
LAST TEN FISCAL YEARS  
(Dollar Amounts Expressed in Thousands)**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>LEGAL DEBT MARGIN</b>										
Debt limit	\$ 159,382	\$ 165,186	\$ 159,382	\$ 165,186	\$ 165,817	\$ 163,949	\$ 149,654	\$ 152,759	\$ 154,723	\$ 154,235
Total net debt applicable to limit	16,585	16,310	16,579	12,276	7,120	7,120	1,830	1,550	1,260	960
Legal debt margin	<u>\$ 142,797</u>	<u>\$ 148,876</u>	<u>\$ 142,803</u>	<u>\$ 152,910</u>	<u>\$ 158,697</u>	<u>\$ 156,829</u>	<u>\$ 147,824</u>	<u>\$ 151,209</u>	<u>\$ 153,463</u>	<u>\$ 153,275</u>
Total net debt applicable to the limit as a percentage of debt limit	<u>10.41%</u>	<u>9.87%</u>	<u>10.40%</u>	<u>7.43%</u>	<u>4.29%</u>	<u>4.34%</u>	<u>1.22%</u>	<u>1.01%</u>	<u>0.81%</u>	<u>0.62%</u>
<b>LEGAL DEBT MARGIN CALCULATION</b>										
Assessed value	\$ 1,487,230	\$ 1,518,770	\$ 1,525,025	\$ 1,518,396	\$ 1,524,534	\$ 1,400,058	\$ 1,378,028	\$ 1,265,635	\$ 1,367,734	\$ 1,423,518
Add back exempt property	106,590	133,086	133,147	133,575	114,956	108,671	118,515	261,957	179,495	118,828
Total assessed value	<u>1,593,820</u>	<u>1,651,856</u>	<u>1,658,172</u>	<u>1,651,971</u>	<u>1,639,490</u>	<u>1,508,729</u>	<u>1,496,543</u>	<u>1,527,592</u>	<u>1,547,229</u>	<u>1,542,346</u>
Debt limit (10% of total assessed value)	159,382	165,186	165,817	165,197	163,949	150,873	149,654	152,759	154,723	154,235
Debt applicable to limit										
General obligation bonds	16,585	16,310	16,579	12,276	7,120	2,110	1,830	1,550	1,260	960
Less amount set aside for repayment of general obligation debt	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to limit	<u>16,585</u>	<u>16,310</u>	<u>16,579</u>	<u>12,276</u>	<u>7,120</u>	<u>2,110</u>	<u>1,830</u>	<u>1,550</u>	<u>1,260</u>	<u>960</u>
Legal debt margin	<u>\$ 142,797</u>	<u>\$ 148,876</u>	<u>\$ 149,238</u>	<u>\$ 152,921</u>	<u>\$ 156,829</u>	<u>\$ 148,763</u>	<u>\$ 147,824</u>	<u>\$ 151,209</u>	<u>\$ 153,463</u>	<u>\$ 153,275</u>

**NOTES**

Under State of Georgia law, the City of Albany's outstanding general obligation debt should not exceed 10% of total assessed property value.

The legal debt margin is the difference between the debt limit and the City's net general obligation debt outstanding applicable to the limit, and represents the City's legal borrowing authority.

**CITY OF ALBANY, GEORGIA**

**PLEGDED REVENUE COVERAGE  
LAST TEN FISCAL YEARS**

Fiscal Year	Water, Sewer Charges and Other	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2012	\$ 15,648,637	\$ 8,897,425	\$ 6,751,212	\$ 2,745,000	\$ 1,204,413	1.71 %
2013	132,612,979	106,301,246	26,311,733	3,970,000	1,045,428	5.25
2014	139,614,025	109,790,886	29,823,139	7,085,000	1,313,021	3.55
2015	24,653,467	16,250,850	8,402,617	4,455,000	1,023,688	1.53
2016	26,051,295	16,718,819	9,332,476	4,635,000	849,507	1.70
2017	27,327,241	19,125,526	8,201,715	4,800,000	656,493	1.50
2018	26,459,201	18,226,472	8,232,729	4,660,000	445,630	1.61
2019	27,989,480	20,733,359	7,256,121	3,780,000	255,625	1.80
2020	27,253,382	21,361,696	5,891,686	1,185,000	147,707	4.42
2021	27,632,266	18,797,163	8,835,103	1,230,000	104,163	6.62

**NOTES**

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

Water/Sewer Charges and Other includes investment earnings.

Operating expenses do not include depreciation and amortization.

The increase in 2013 is due to the City changing the reporting entity to include Water, Gas and Light, which had been previously reported as a discretely presented component unit.

The decrease in 2015 is due to the City separating Water, Gas and Light into individual funds. The above amounts include only those funds with bonded obligations.

**CITY OF ALBANY, GEORGIA**  
**DEMOGRAPHIC AND ECONOMIC STATISTICS**  
**LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>Population (1)</u>	<u>Personal Income (amounts expressed in thousands)</u>	<u>Per Capita Personal Income</u>	<u>Median Age (1)</u>	<u>Education Level in Years of Formal Schooling (1)</u>	<u>School Enrollment (2)</u>	<u>(%) Unemployment Rate (3)</u>
2012	77,434	\$ 1,701,380	\$ 21,972 (1)	31.5	12.0	15,765	10.1%
2013	77,431	1,499,606	19,367 (1)	31.4	12.6	15,676	10.2
2014	76,185	1,550,060	20,346 (1)	31.1	12.8	15,439	8.4
2015	75,769	1,641,384	21,663 (1)	31.4	12.8	15,157	7.8
2016	74,843	1,694,071	22,635 (1)	31.4	12.7	15,001	6.5
2017	73,801	1,670,486	22,635 (1)	31.4	12.7	14,818	6.1
2018	73,179	1,656,407	22,635 (1)	33.9	12.7	14,479	5.1
2019	75,249	1,669,926	22,192 (1)	35.6	12.8	14,078	4.6
2020	72,130	1,669,016	23,139 (1)	35.6	12.8	13,776	5.5
2021	69,647	1,624,934	23,331 (1)	34.1	12.8	13,454	6.6

**SOURCES**

- (1) Bureau of Census, Bureau of Economic Analysis - Per Capita from deptofnumbers.com - USA.com for Education Level
- (2) Georgia Department of Education website
- (3) Bureau of Labor Statistics/State of Georgia - Department of Human Resources

**CITY OF ALBANY, GEORGIA**  
**PRINCIPAL EMPLOYERS**  
**CURRENT YEAR AND NINE YEARS AGO**

<u>Employer (1)</u>	<u>Fiscal Year 2021</u>			<u>Fiscal Year 2012 (3)</u>		
	<u>Employees (1)</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Marine Depot Maintenance Command/ USMC Logistic Base	4,016	1	6.50 %	4,900	1	8.35 %
Dougherty County School System (DCSS)	2,103	2	3.40	2,934	3	5.00
Phoebe Putney Health System	1,961	3	3.17	3,804	2	6.48
City of Albany	1,174	4	1.90	930	5	1.58
Albany State University	1,072	5	1.73	550	8	0.94
Dougherty County Government	650	6	1.05	669	6	1.14
Proctor and Gamble	642	7	1.04	1,394	4	2.38
MolsonCoors (Previously named MillerCoors)	586	8	0.95	650	7	1.11
Metro Power	512	9	0.83	-		-
WebstaurantStore	370	10	0.60	-		-
Teleperformance USA (Formerly CallTech Communications)	-		-	474	9	0.81
Palmyra Medical Center	-		-	454	10	0.77
Totals	<u>13,086</u>		<u>21.17 %</u>	<u>16,759</u>		<u>28.56 %</u>
Average number of employees (2)	<u>61,800</u>			<u>61,100</u>		

**SOURCES**

- (1) Albany Chamber of Commerce/Economic Development Commission
- (2) Bureau of Labor Statistics
- (3) 2012 from City of Albany Comprehensive Annual Financial Report for the fiscal year ended June 30, 2012.



**CITY OF ALBANY, GEORGIA**

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

	Fiscal Year Ended June 30,									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General government	147	147	136	141	165	165	161	157	161	166
Judicial	12	12	12	14	17	17	17	18	17	18
Public safety	479	479	478	480	463	463	463	468	475	478
Public works	45	45	49	80	63	60	60	60	55	55
Parks and recreation	63	63	55	55	52	52	51	49	31	31
Community development	12	12	15	13	12	12	12	14	13	13
Sanitary sewer	60	60	68	61	61	61	61	61	61	61
Solid waste	49	49	45	43	34	34	34	34	34	34
Airport	17	17	15	15	11	11	16	16	16	16
Transit	30	30	32	33	32	32	36	36	36	37
Civic Center	16	16	16	16	13	13	13	-	-	-
Albany Utility Board	295	286	251	233	252	252	256	255	269	267
	<u>1,225</u>	<u>1,216</u>	<u>1,172</u>	<u>1,184</u>	<u>1,175</u>	<u>1,172</u>	<u>1,180</u>	<u>1,168</u>	<u>1,168</u>	<u>1,176</u>

**SOURCE**

City of Albany Finance Department

**NOTE**

Albany Utility Board - formerly known as Water, Gas and Light was merged into the City of Albany by charter during fiscal year 2014.

**CITY OF ALBANY, GEORGIA**  
**OPERATING INDICATORS BY FUNCTION**  
**LAST TEN FISCAL YEARS**

Function	Fiscal Year Ended June 30,									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Sanitary sewer										
Average daily treatment (thousands of gallons)	14,128	15,799	17,476	16,305	17,300	13,856	13,856	15,884	17,712	16,535
Airport										
Daily flights	3	3	3	3	3	3	3	3	2	3
Enplaned passengers	35,770	34,665	32,305	34,977	35,066	37,757	40,112	41,747	30,212	22,292
Deplaned passengers	34,617	33,682	31,888	34,018	34,040	36,983	39,364	40,919	29,550	21,518
Based aircraft	32	30	29	30	32	34	34	32	31	31
Police										
Citations issued	N/A	10,564	10,827	12,365	18,399	18,969	12,571	11,657	9,974	11,416
DUI citations issued	N/A	138	37	74	119	213	128	108	124	142
Warnings issued	N/A	2,974	3,121	4,139	10,222	10,376	5,916	8,025	5,659	4,926
Crime statistics:										
Aggravated assault	476	532	536	603	555	466	669	653	451	594
Auto theft	240	188	193	168	156	147	187	297	326	413
Murder	7	7	6	13	13	20	17	13	12	21
Rape	28	27	26	28	30	24	28	39	26	36
Robbery	205	193	186	167	207	113	137	140	167	106
Burglary	1,382	1,252	1,391	1,121	1,070	864	796	771	703	504
Theft	3,360	3,328	3,005	2,706	2,558	2,090	3,011	2,550	1,842	2,345
Fire										
Incident responses	3,673	3,465	3,392	3,529	3,834	4,704	3,871	5,117	4,574	5,522
Public Safety Education										
Events	205	553	161	207	226	191	186	291	167	26
Persons contacted	37,103	42,019	20,138	20,960	26,400	22,318	16,241	24,054	15,518	483

**SOURCE**  
Various City departments.

**NOTE**  
Beginning FY21 - APD Crime Stats are being reported under a full year of the new NIBRES Data/Reporting categories - Previously reported under UCR Codes/Categories

**CITY OF ALBANY, GEORGIA**  
**CAPITAL ASSET STATISTICS BY FUNCTION**  
**LAST TEN FISCAL YEARS**

Function	Fiscal Year Ended June 30,										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
<b>Public Safety</b>											
Police											
Fleet size	171	165	219	211	222	222	247	269	214	214	
Fire stations	11	11	11	11	11	11	11	11	11	11	
<b>Public Works</b>											
Miles of streets	559	597	597	575	571	571	571	433	433	433	
Number of street lights	11,279	11,285	11,285	11,285	11,295	11,295	11,432	11,989	11,989	11,989	
<b>Culture and Recreation</b>											
Park acreage	400	400	400	400	400	400	400	400	400	400	
Parks	75	75	75	75	75	75	75	75	75	75	
Golf course	1	1	1	1	1	1	1	1	1	1	
Swimming pools	1	1	1	1	2	2	2	2	2	2	
Tennis courts	7	7	7	7	7	7	7	7	7	7	
<b>Sewerage System</b>											
Miles of sanitary sewer	350	350	351	351	351	351	351	351	351	351	
Miles of storm sewer	400	400	400	400	400	400	400	400	400	400	
Number of treatment plants	1	1	1	1	1	1	1	1	1	1	

**SOURCE**

Various City departments.

**NOTE**

Capital asset indicators are not available for the general government function.

**SINGLE AUDIT SECTION**

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

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**To the Honorable Mayor and Members  
of the City Commission  
City of Albany, Georgia**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Albany, Georgia (the "City") as of and for the fiscal year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City of Albany, Georgia's basic financial statements and have issued our report thereon dated December 28, 2021.

**Internal Control Over Financial Reporting**

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

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

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

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

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**Purpose of this Report**

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

*Mauldin & Jenkins, LLC*

Macon, Georgia  
December 28, 2021



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

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**To the Honorable Mayor and Members  
of the City Commission  
City of Albany, Georgia**

**Report on Compliance for Each Major Federal Program**

We have audited the City of Albany, Georgia's (the "City") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City of Albany, Georgia's major federal programs for the year ended June 30, 2021. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial statement audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of the Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.



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We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

***Opinion on Each Major Federal Program***

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2021.

**Report on Internal Control Over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

*Mauldin & Jenkins, LLC*

Macon, Georgia  
December 28, 2021

**CITY OF ALBANY, GEORGIA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

<u>Federal Grantor/ Pass-Through Program Title</u>	<u>Federal CFDA Number</u>	<u>Agency or Pass-through Grantor's Number</u>	<u>Federal Expenditures</u>	<u>Passed-Through to Subrecipients</u>
<b>U.S. Department of Agriculture</b>				
Healthy Food Financing	10.872	N/A	\$ 150,000	\$ -
Total U.S. Department of Agriculture			<u>150,000</u>	<u>-</u>
<b>U.S. Department of Commerce</b>				
<b>Passed-Through State of Georgia</b>				
Economic Development Cluster - Economic Adjustment Assistance	11.307	N/A	<u>327,425</u>	<u>-</u>
Total U.S. Department of Commerce			<u>327,425</u>	<u>-</u>
<b>U.S. Department of Housing and Urban Development</b>				
<b>Direct Awards</b>				
Community Development Block Grants/Entitlement Grants	14.218	B-20-MC-13-0001	460,103	\$ 111,209
Community Development Block Grants/Entitlement Grants	14.218	B-19-MC-13-0001	278,241	-
Community Development Block Grants/Entitlement Grants	14.218	B-18-MC-13-0001	11,187	-
COVID-19 - Community Development Block Grants/Entitlement Grants	14.218	B-20-MW-13-0001	<u>496,096</u>	<u>-</u>
Total CDBG - Entitlement Grants Cluster			<u>1,245,627</u>	<u>111,209</u>
HUD-Home Partnership Investment Title II Program	14.239	M-16-MC-13-0205	119,787	-
HUD-Home Partnership Investment Title II Program	14.239	M-17-MC-13-0205	22,421	-
HUD-Home Partnership Investment Title II Program	14.239	M-18-MC-13-0205	98,460	-
HUD-Home Partnership Investment Title II Program	14.239	M-19-MC-13-0205	234,013	-
HUD-Home Partnership Investment Title II Program	14.239	M-20-MC-13-0205	<u>183,793</u>	<u>59,757</u>
Total HUD-Home Partnership Investment Title II Program			<u>658,474</u>	<u>59,757</u>

(Continued)

**CITY OF ALBANY, GEORGIA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

Federal Grantor/ Pass-Through Program Title	Federal CFDA Number	Agency or Pass-through Grantor's Number	Federal Expenditures	Passed-Through to Subrecipients
<b>U.S. Department of Housing and Urban Development (Continued)</b>				
<b>Passed-Through State of Georgia</b>				
Supportive Housing Program	14.231	2019 ER 19C016	\$ 22,532	\$ -
Supportive Housing Program	14.231	2020 ER 19C016	9,430	1,475
Total Supportive Housing Program			<u>31,962</u>	<u>1,475</u>
Total U.S. Department of Housing and Urban Development			<u>1,936,063</u>	<u>172,441</u>
<b>U.S. Department of Justice</b>				
<b>Direct Awards</b>				
COVID-19 - Coronavirus Emergency Spending Funding	16.304	2020-VD-BX-1409	113,347	-
2020 Albany Works! Community Court Grant	16.585	2020-MU-BX-0039	2,520	-
Bullet Proof Vest Partnership Program	16.607	2003-BU-BX-6439	11,040	-
2017 Justice Assistance Grant	16.738	2016-DJ-BX-0403	151	-
2018 Justice Assistance Grant	16.738	2016-DJ-BX-0882	5,567	-
2019 Justice Assistance Grant	16.738	2016-DJ-BX-0701	14,363	-
2020 Justice Assistance Grant	16.738	2020-DJ-BX-0471	47,750	-
Total JAG Program			<u>67,831</u>	<u>-</u>
Project Safe Neighborhood Program	16.609	2018-GP-BX-0070	41,318	-
Project Safe Neighborhood Program	16.609	2018-GP-BX-0070	4,875	-
			<u>46,193</u>	<u>-</u>
Total U.S. Department of Justice			<u>240,931</u>	<u>-</u>

**(Continued)**

## CITY OF ALBANY, GEORGIA

### SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2021

Federal Grantor/ Pass-Through Program Title	Federal CFDA Number	Agency or Pass-through Grantor's Number	Federal Expenditures	Passed-Through to Subrecipients
<b>U.S. Department of Transportation</b>				
<b>Passed through State of Georgia</b>				
Federal Transit-Urbanized Area Formula Program - Capital	20.507	T006098	\$ 22,372	\$ -
Federal Transit-Urbanized Area Formula Program - Capital	20.509	T006110 *CAF	595,478	-
COVID-19 - Federal Transit-Urbanized Area Formula Program - Operating	20.509	T006110 *CAF (Op)	2,798,844	-
Total Federal Transit Cluster			3,416,694	-
Highway Planning and Construction	20.205	0017150-PLN	117,077	-
Downtown Albany Revitalization - TAP Streetscapes (Planning Dept.)	20.205	PI #0015401	118,384	-
Metropolitan Transportation Planning and State and Non-Metropolitan Planning and Research	20.205	FTA 5303 T006010	63,960	-
Total Highway Planning and Construction Cluster			299,421	-
Total U.S. Department of Transportation			3,716,115	-
<b>Federal Aviation Administration</b>				
<b>Direct Awards</b>				
Airport Improvement Program	20.106	3-13-0002-050-2020	280,348	-
COVID-19 - Airport Improvement Program	20.106	3-13-0002-051-2020	1,881,690	-
Total Federal Aviation Administration			2,162,038	-
<b>U.S. Department of the Treasury</b>				
<b>Passed through State of Georgia</b>				
COVID-19 Coronavirus Relief Fund	21.019	14387-CRF	3,775,839	-
Total U.S. Department of the Treasury			3,775,839	-

(Continued)

**CITY OF ALBANY, GEORGIA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

<u>Federal Grantor/ Pass-Through Program Title</u>	<u>Federal CFDA Number</u>	<u>Agency or Pass-through Grantor's Number</u>	<u>Federal Expenditures</u>	<u>Passed-Through to Subrecipients</u>
<b>U.S. Environmental Protection Agency</b>				
<b>Direct Awards</b>				
Brownsfield Assessment and Clean-up Program	66.818	ATLBF EPA	\$ 3,823	\$ -
EPA Brownfields Revolving Loan Funds Program (RLF)	66.818	EPA-OLEM-OBLR	22,301	-
			<u>26,124</u>	<u>-</u>
<b>Passed-Through Georgia Environmental Finance Authority</b>				
Capitalization Grant for Clean Water State Revolving Fund	66.458	CW2016015	<u>1,988,104</u>	<u>-</u>
Total U.S. Environmental Protection Agency			<u>2,014,228</u>	<u>-</u>
<b>U.S. Department of Homeland Security</b>				
<b>Passed-Through State of Georgia</b>				
Disaster Grants - Public Assistance	97.036	N/A	7,251,613	-
Emergency Management Performance Grants	97.042	OEM20-20049	28,820	-
2019 GEMA Bomb Dog Grant	97.067	SH019-057	2,082	-
2020 GEMA Bomb Dog Grant	97.067	SH020-037	<u>500</u>	<u>-</u>
Total U.S. Department of Homeland Security			<u>7,283,015</u>	<u>-</u>
<b>Total Expenditures of Federal Awards</b>			<u>\$ 21,605,654</u>	<u>\$ 172,441</u>

N/A - not applicable/not assigned

**See Notes to Schedule of Expenditures of Federal Awards**

# CITY OF ALBANY, GEORGIA

## NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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### **NOTE 1. BASIS OF PRESENTATION**

The schedule of expenditures of federal awards includes the federal grant activity of the City of Albany, Georgia (the "City") and is presented on the accrual basis of accounting.

The information in this schedule is presented in accordance with the requirements of 2 CFR Part 200, OMB's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements.

### **NOTE 2. MEASUREMENT FOCUS**

The determination of when an award is expended is based on when the activity related to the award occurred.

### **NOTE 3. DE MINIMIS INDIRECT COST RATE**

The City chose not to use the 10% de minimis cost rate for the year ended June 30, 2021.

### **NOTE 4. LOANS OUTSTANDING**

The City previously used funds available under the EDA Program (Federal CFDA #11.307) to provide low-interest loans to eligible persons. Principal payments received are used to make additional loans as part of the revolving loan program. Disbursements of such loans are included as expenditures in the accompanying schedule of expenditures of federal awards in the year of disbursement. The outstanding balance of revolving loans under the EDA Program at June 30, 2021, was \$327,425.

# CITY OF ALBANY, GEORGIA

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS JUNE 30, 2021

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### SECTION I SUMMARY OF AUDITOR'S RESULTS

#### **Financial Statements**

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP

Unmodified

Internal control over financial reporting:  
Material weaknesses identified?

Yes  No

Significant deficiencies identified?

Yes  None Reported

Noncompliance material to financial statements noted?

Yes  No

#### **Federal Awards**

Internal control over major programs:  
Material weaknesses identified?

Yes  No

Significant deficiencies identified?

Yes  None Reported

Type of auditor's report issued on compliance for major federal programs

Unmodified



**CITY OF ALBANY, GEORGIA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
JUNE 30, 2021**

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**SECTION I  
SUMMARY OF AUDITOR'S RESULTS (CONTINUED)**

Any audit findings disclosed that are required to be reported in accordance with the 2 CFR 200.516(a)?

Yes  No

Identification of major programs:

CFDA Number

20.106  
20.507  
21.019

Name of Federal Program or Cluster

Airport Improvement Program  
Federal Transit Cluster  
Coronavirus Relief Fund

Dollar threshold used to distinguish between Type A and Type B programs:

\$750,000

Auditee qualified as low-risk auditee?

Yes  No

**CITY OF ALBANY, GEORGIA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
JUNE 30, 2021**

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**SECTION II  
FINANCIAL STATEMENT FINDINGS AND QUESTIONED COSTS**

None reported

**SECTION III  
FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**

None reported