

CITY OF ALBANY, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Prepared by:

Derrick L. Brown
Chief Financial Officer

CITY OF ALBANY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2022

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INTRODUCTORY SECTION

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

December 29, 2022

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

We are pleased to submit the Annual Comprehensive Financial Report (“ACFR”) for the City of Albany, Georgia (the “City”) for the fiscal year ended June 30, 2022. 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 of Albany’s financial statements for the fiscal year ended June 30, 2022. The independent auditor’s report is located at the beginning of the financial section of this report.

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, the City 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 2020 Decennial Census, the population of the City was 69,647.¹

¹Source: Census Bureau (www.census.gov)

The City has developed a diversified industrial economy, which includes companies such as Proctor & Gamble, MolsonCoors, 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 (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, stormwater, 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, entertainment complex, and golf course.

ECONOMIC CONDITION AND OUTLOOK

The City serves as the distribution, retail and wholesale trade, communication, and medical center for southwest Georgia, a seven-county area. The City is served by 14 public elementary schools, 7 public secondary schools, 1 career academy, 1 public alternative school, and several private schools.² 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.²
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.²

²Source: Albany Chamber of Commerce (www.albanyga.com)

3. Turner Job Corps Center serves Albany as a tuition-free education program that connects eligible young men and women with the skills and educational opportunities they need to establish real careers.³

A declining population in recent years has had a negative impact on the overall tax base, with COVID-19 serving to exacerbate other issues as well, such as housing. A Combined Sewer System (“CSS”) project with a mandated completion date of June 2025 will also present its own set of challenges. Federal and state grant funding, along with the recently passed SPLOST VIII referendum, will be essential as we implement projects to meet the deadline. Retail growth remains strong in the area, along with some industrial construction, such as the \$22 million expansion of Outdoor Network. The City will do its part with the opening of a new \$13.6 million transit center in 2023, along with the completion of a new general aviation terminal and corporate hangar at a cost of \$15.3 million. Downtown redevelopment continues to be a high priority. White boxing activities and marketing of vacant buildings are well underway to maximize the City’s downtown development opportunities.

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 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 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.

³ Source: Turner Job Corps Center (www.turner.jobcorps.gov)

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 a bi-annual basis. The City is in the fifth year of its five-year strategic plan.

Special Purpose Local Option Sales Tax ("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 were allocated for City administered projects and non-profit organizations. The City 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.

Special Purpose Local Option Sales Tax ("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 were to be used for City administered projects and non-profit organizations. The City projects to be funded through SPLOST VI included: \$4.3 million airport improvements, \$8.5 million sewer and storm 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.

Special Purpose Local Option Sales Tax (“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 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 to the 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 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 2022 for SPLOST programs was \$12.0 million with expenditures totaling \$15.4 million.

Total revenue generated in fiscal year 2022 for TSPLOST programs was \$11.4 million with expenditures totaling \$749 thousand.

A complete list of the projects and further details regarding the programs are available at 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 is 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 and TSPLOST 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 and 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 Government Finance Officers Association of the United States and Canada ("GFOA") awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Albany, Georgia for its comprehensive annual financial reports for 30 consecutive fiscal years from 1991 to 2021. 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 (“ACFR”), whose contents conform to program standards. Such an ACFR 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.

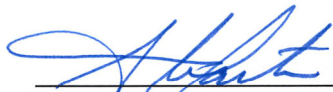
In addition, the City received the GFOA Distinguished Budget Award for the 3rd consecutive year. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, an operations guide, a financial plan, and a communications device.

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 City of Albany is determined to deliver results and finish strong!

Respectfully submitted,



Steven Carter, MBA, CGCIO
City Manager



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 Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morrill

Executive Director/CEO

CITY OF ALBANY, GEORGIA

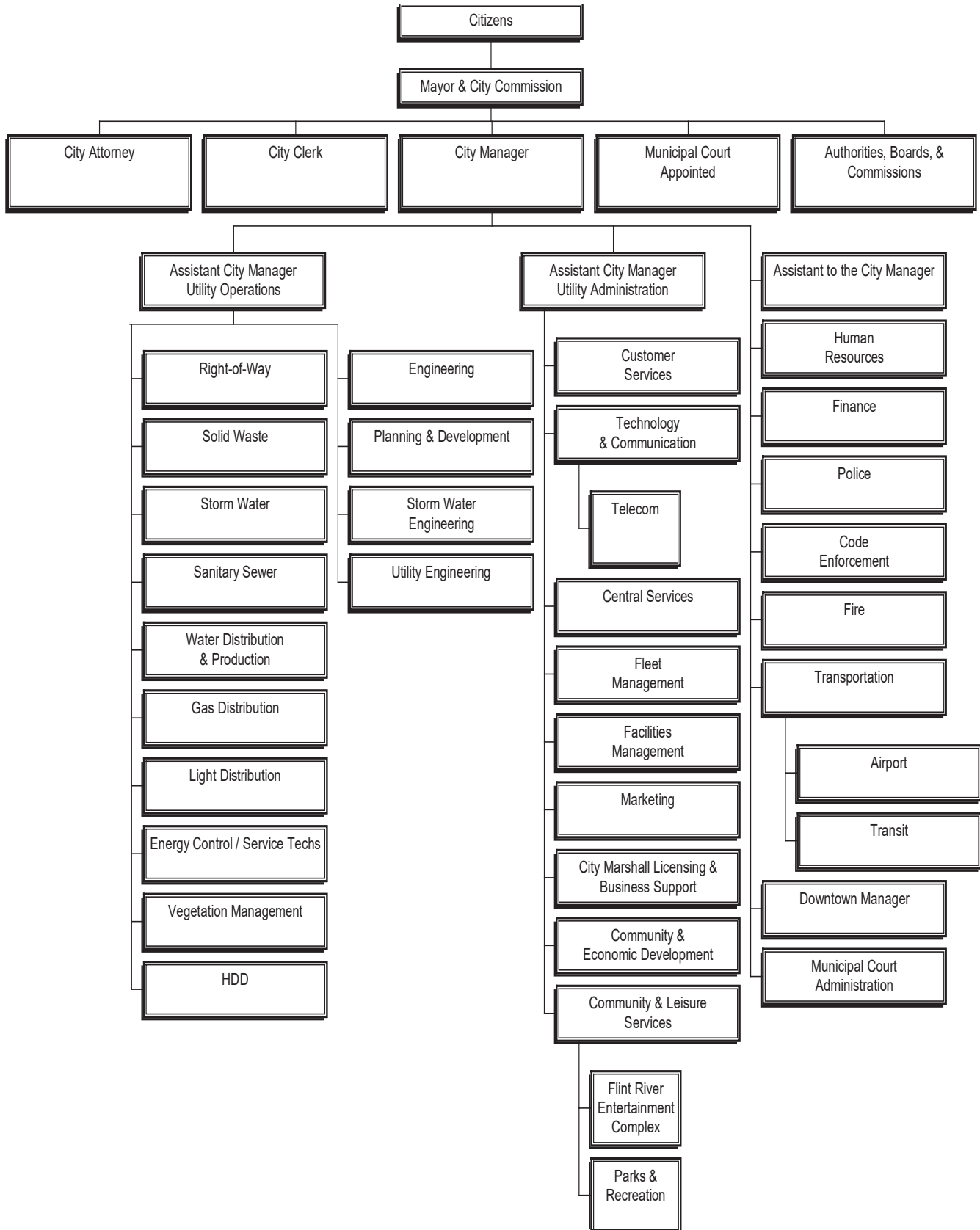
**PRINCIPAL OFFICIALS
JUNE 30, 2022**

ELECTED

Bo Dorough	At Large	Mayor
Jon B. Howard	Ward I	Commissioner
Jalen Johnson	Ward II	Commissioner
Vilnis Gaines	Ward III	Mayor Pro Tem/Commissioner
Chad E. Warbington	Ward IV	Commissioner
Robert B. Langstaff, Jr.	Ward V	Commissioner
Demetrius Young	Ward VI	Commissioner

STAFF

Steven Carter	City Manager
Derrick L. Brown	Chief Financial Officer



FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

Opinions

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, 2022, 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.

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 as of June 30, 2022, 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.

Basis for Opinions

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

Emphasis of Matter

The City implemented Governmental Accounting Standards Board (“GASB”) Statement No. 87, *Leases*, as of July 1, 2021. This standard significantly changed the accounting for the City’s leases and the related disclosures. See Note 1 and Note 4. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor’s Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis ("MD&A") (on pages 6 – 26), 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 110 – 113) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedules, the Schedule of Expenditures of Federal Awards, as required by Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and the schedules of expenditures of Special Purpose Local Option Sales Tax ("SPLOST") and Transportation Special Purpose Local Option Sales Tax ("TSPLOST") proceeds, as required by the Official Code of Georgia Annotated §48-8-121, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, the Schedule of Expenditures of Federal Awards, and the schedules of expenditures of SPLOST and TSPLOST proceeds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 2022, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Albany, Georgia's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Macon, Georgia
December 29, 2022

CITY OF ALBANY, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2022

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 \$444,873,897. Of this amount, \$73,842,350 (16.6%) 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 \$299,048,718. This represented an increase of \$19,784,678 (7.1%) 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 \$145,825,179. This represented an increase of \$12,382,094 (9.3%) 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 \$36,214,020 as of June 30, 2022. Of this amount, \$34,356,614 (94.9%) was unassigned.
- ❑ The General Fund had revenues of \$52,929,426 for the current fiscal year. Of this amount, \$16,685,952 (31.5%) was from property taxes, \$11,948,598 (22.6%) was from sales taxes, and \$11,921,869 (22.5%) was from other taxes.

Debt Obligations

- ❑ Long-term debt obligations from primary governmental activities decreased \$2,346,951 from \$118,912,369 at June 30, 2021, to \$116,565,418 at June 30, 2022.
- ❑ Long-term debt obligations from business-type activities decreased \$5,660,521, from \$50,446,868 at June 30, 2021, to \$44,786,347 at June 30, 2022.

MANAGEMENT'S DISCUSSION AND ANALYSIS

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, Transit, Flint River Entertainment Complex, Airport, Stormwater, Telecommunication, Water, Gas and Light. The government-wide statements split the Internal Service Funds (Workers' Compensation, Utility Internal Service Fund, R3M Fund, Self-administered Insurance Fund, Public Employee Group Health Plan, and Fleet Management) into their share of functions in which they serve, either government or business-type.

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 27 – 31 of this report.

MANAGEMENT'S DISCUSSION AND ANALYSIS

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 five 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, Special Purpose Local Option Sales Tax ("SPLOST") Fund, and Transportation Special Purpose Local Option Sales Tax ("TSPLOST") Fund.

Other *nonmajor* governmental funds include: Eight 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 one of which is Capital Projects Fund (Public Improvement Fund). Data on these eight nonmajor governmental funds is combined into a single, aggregated presentation in the financial statements. Individual fund data for each of these nonmajor governmental funds is provided in the nonmajor funds supplementary section of this report.

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 32 – 38 of this report.

MANAGEMENT'S DISCUSSION AND ANALYSIS

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 39 – 44 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 45 and 46 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 47 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

A comparative analysis of government-wide information for fiscal years ended June 30, 2021 and June 30, 2022, 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 \$444,873,897 as of June 30, 2022.

MANAGEMENT'S DISCUSSION AND ANALYSIS

As shown on Table 1, the largest portion of the City's net position, \$307.2 million (69.1%), 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, \$63.8 million (14.3%), 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 \$73.8 million (16.6%) 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, 2022, 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.

TABLE 1

CITY OF ALBANY, GEORGIA Statement of Net Position - Primary Government

	Governmental Activities		Business-Type Activities		Total	
	FY 2022	FY 2021	FY 2022	FY 2021	FY 2022	FY 2021
Current and Other Assets	\$ 175,817,134	\$ 152,557,842	\$ 143,939,344	\$ 134,045,111	\$ 319,756,478	\$ 286,602,953
Capital Assets	111,951,138	113,053,063	228,298,297	219,458,034	340,249,435	332,511,097
TOTAL ASSETS	287,768,272	265,610,905	372,237,641	353,503,145	660,005,913	619,114,050
TOTAL DEFERRED OUTFLOWS	19,551,992	14,036,556	7,624,511	4,434,118	27,176,503	18,470,674
Current and Other Liabilities	32,084,779	20,962,504	33,451,473	29,726,193	65,536,252	50,688,697
Long-term Liabilities	111,261,990	113,743,453	38,161,151	44,134,148	149,423,141	157,877,601
TOTAL LIABILITIES	143,346,769	134,705,957	71,612,624	73,860,341	214,959,393	208,566,298
TOTAL DEFERRED INFLOWS	18,148,316	11,498,419	9,200,810	4,812,882	27,349,126	16,311,301
Net Position:						
Net Investment in Capital Assets	92,553,942	94,138,901	214,680,411	202,081,561	307,234,353	296,220,462
Restricted	63,797,194	46,807,746	-	2,796,103	63,797,194	49,603,849
Unrestricted (deficit)	(10,525,957)	(7,503,562)	84,368,307	74,386,376	73,842,350	66,882,814
TOTAL NET POSITION	\$ 145,825,179	\$ 133,443,085	\$ 299,048,718	\$ 279,264,040	\$ 444,873,897	\$ 412,707,125

MANAGEMENT'S DISCUSSION AND ANALYSIS

In Table 1(a), the 2022 Statement of Net Position is compared to the results for the prior fiscal year. In Table 2(a), the 2021 and 2022 Statement of Activities for the primary government is compared. Revenues increased by \$2.2 million from 2021 to 2022, the total expenses for the same period decreased by \$3.0 million.

TABLE 1 (a)

CITY OF ALBANY, GEORGIA			
Comparison of Net Position - Primary Government			
Fiscal Years 2022 and 2021			
	Total Primary Government FY 2022	Total Primary Government FY 2021	Increase (Decrease)
Current and Other Assets	\$ 319,756,478	\$ 286,602,953	\$ 33,153,525
Capital Assets	340,249,435	332,511,097	7,738,338
TOTAL ASSETS	660,005,913	619,114,050	40,891,863
 TOTAL DEFERRED OUTFLOWS	 27,176,503	 18,470,674	 8,705,829
 Current and Other Liabilities	 65,536,252	 50,688,697	 14,847,555
Long-term Liabilities	149,423,141	157,877,601	(8,454,460)
TOTAL LIABILITIES	214,959,393	208,566,298	6,393,095
 TOTAL DEFERRED INFLOWS	 27,349,126	 16,311,301	 11,037,825
 Net Position:			
Net Investment in Capital Assets	307,234,353	296,220,462	11,013,891
Restricted	63,797,194	49,603,849	14,193,345
Unrestricted (deficit)	73,842,350	66,882,814	6,959,536
TOTAL NET POSITION	\$ 444,873,897	\$ 412,707,125	\$ 32,166,772

MANAGEMENT'S DISCUSSION AND ANALYSIS

TABLE 2

	Governmental Activities		Business-Type Activities		Total Primary Government	
	FY 2022	FY 2021	FY 2022	FY 2021	FY 2022	FY 2021
Revenues:						
<u>Program Revenues:</u>						
Charges for Services	\$ 15,961,785	\$ 6,690,564	\$ 166,213,025	\$ 168,586,059	\$ 182,174,810	\$ 175,276,623
Operating Grants and Contributions	14,800,263	17,236,767	1,218,663	5,212,868	16,018,926	22,449,635
Capital Grants and Contributions	24,765,441	23,777,949	8,848,167	5,075,481	33,613,608	28,853,430
<u>General Revenues:</u>						
Property Taxes	17,028,146	17,635,505	-	-	17,028,146	17,635,505
Sales Taxes	11,948,598	11,033,618	-	-	11,948,598	11,033,618
Other Taxes	14,507,163	13,819,254	-	-	14,507,163	13,819,254
Investment Income	614,703	85,369	123,054	342,485	737,757	427,854
Gain on Sale or Disposal of Capital Assets	6,675		306,991	219,335	313,666	219,335
TOTAL REVENUES	99,632,774	90,279,026	176,709,900	179,436,228	276,342,674	269,715,254
Expenses:						
General Government	22,598,580	22,489,523	-	-	22,598,580	22,489,523
Judicial	1,398,528	1,332,921	-	-	1,398,528	1,332,921
Public Safety	40,641,557	46,115,280	-	-	40,641,557	46,115,280
Public Works	8,408,584	9,919,575	-	-	8,408,584	9,919,575
Parks and Recreation	8,182,604	8,562,860	-	-	8,182,604	8,562,860
Community Development	7,215,055	7,357,658	-	-	7,215,055	7,357,658
Community Service	537,086	454,521	-	-	537,086	454,521
Interest on Long-Term Debt	644,012	664,294	-	-	644,012	664,294
Sewer	-	-	13,498,318	12,821,898	13,498,318	12,821,898
Solid Waste	-	-	11,604,178	9,592,518	11,604,178	9,592,518
Airport	-	-	4,497,915	3,734,791	4,497,915	3,734,791
Water	-	-	11,659,782	10,370,117	11,659,782	10,370,117
Gas	-	-	19,777,234	12,967,660	19,777,234	12,967,660
Light	-	-	73,890,451	78,586,950	73,890,451	78,586,950
Telecommunications	-	-	3,179,036	3,110,467	3,179,036	3,110,467
Transit	-	-	5,281,212	7,082,565	5,281,212	7,082,565
Stormwater	-	-	6,810,349	4,749,578	6,810,349	4,749,578
Flint River Entertainment Complex	-	-	4,351,421	2,805,519	4,351,421	2,805,519
TOTAL EXPENSES	89,626,006	96,896,632	154,549,896	145,822,063	244,175,902	242,718,695
Increase/(Decrease) Before Transfers	10,006,768	(6,617,606)	22,160,004	33,614,165	32,166,772	26,996,559
Transfers	2,375,326	13,045,241	(2,375,326)	(13,045,241)	-	-
CHANGE IN NET POSITION	12,382,094	6,427,635	19,784,678	20,568,924	32,166,772	26,996,559
Net Position - Beg. of Year	133,443,085	127,015,450	279,264,040	258,695,116	412,707,125	385,710,566
Net Position - End of Year	\$ 145,825,179	\$ 133,443,085	\$ 299,048,718	\$ 279,264,040	\$ 444,873,897	\$ 412,707,125

MANAGEMENT'S DISCUSSION AND ANALYSIS

TABLE 2 (a)

CITY OF ALBANY, GEORGIA

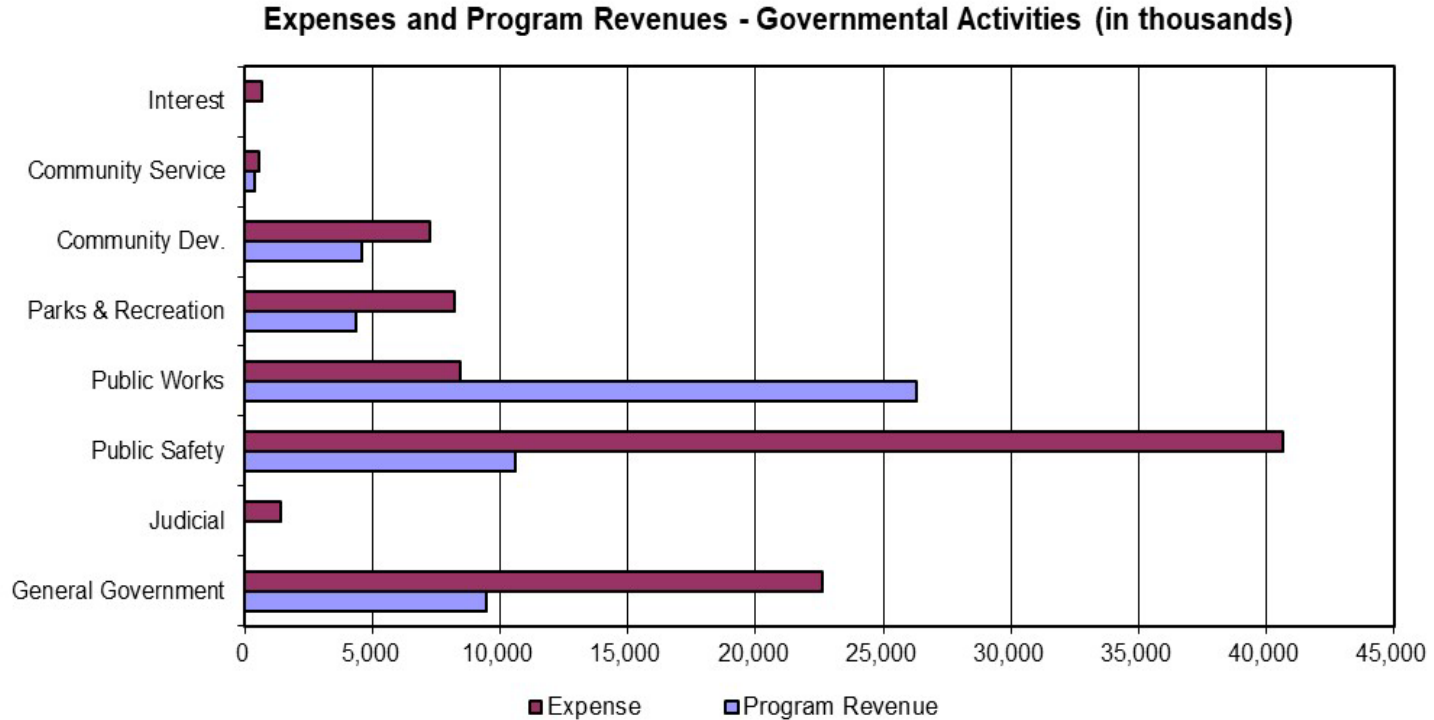
Comparison of Statement of Activities for Primary Government Fiscal Years 2022 and 2021

	Total Primary Government Activities - 2022	Total Primary Government Activities - 2021	Increase (Decrease)
Revenues:			
<u>Program Revenues:</u>			
Charges for Services	\$ 182,174,810	\$ 175,276,623	\$ 6,898,187
Operating Grants and Contributions	16,018,926	22,449,635	(6,430,709)
Capital Grants and Contributions	33,613,608	28,853,430	4,760,178
<u>General Revenues:</u>			
Property taxes	17,028,146	17,635,505	(607,359)
Sales taxes	11,948,598	11,033,618	914,980
Other taxes	14,507,163	13,819,254	687,909
Investment income	737,757	427,854	309,903
Gain on Sale or Disposal of Capital Assets	313,666	219,335	94,331
TOTAL REVENUES	<u>276,342,674</u>	<u>269,715,254</u>	<u>6,627,420</u>
Expenses:			
General government	22,598,580	22,489,523	109,057
Judicial	1,398,528	1,332,921	65,607
Public safety	40,641,557	46,115,280	(5,473,723)
Public works	8,408,584	9,919,575	(1,510,991)
Parks and recreation	8,182,604	8,562,860	(380,256)
Community development	7,215,055	7,357,658	(142,603)
Community service	537,086	454,521	82,565
Interest on long-term debt	644,012	664,294	(20,282)
Sewer	13,498,318	12,821,898	676,420
Solid waste	11,604,178	9,592,518	2,011,660
Airport	4,497,915	3,734,791	763,124
Water	11,659,782	10,370,117	1,289,665
Gas	19,777,234	12,967,660	6,809,574
Light	73,890,451	78,586,950	(4,696,499)
Telecommunications	3,179,036	3,110,467	68,569
Transit	5,281,212	7,082,565	(1,801,353)
Stormwater	6,810,349	4,749,578	2,060,771
Flint River Entertainment Complex	4,351,421	2,805,519	1,545,902
TOTAL EXPENSES	<u>244,175,902</u>	<u>242,718,695</u>	<u>1,457,207</u>
CHANGE IN NET POSITION	<u>\$ 32,166,772</u>	<u>\$ 26,996,559</u>	<u>\$ 5,170,213</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS

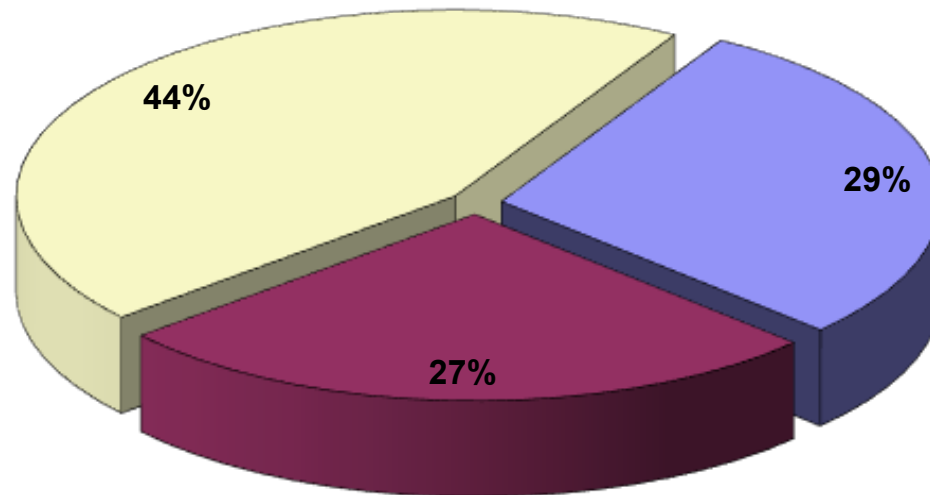
Governmental Activities

Governmental Activities increased the City's net position by \$12,382,094. Revenues from governmental activities totaled \$99,632,774; with operating grants (14.9%), capital grants and contributions (24.9%), property taxes (17.1%), other taxes (14.6%), sales taxes (12.0%), and charges for services (16.0%) contributing to the City's revenues. Expenses for governmental activities were \$89,626,006, of which 62.0% was supported from program revenues and 34.9% from general revenues. Expenses for public safety (45.3%), general government (25.2%), public works admin and streets (9.4%), and parks and recreation (9.1%) make-up 89.1% of the total expense for governmental activities.



MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental Activities - Breakout of Program Revenue



- Charges for Services
- Operating Grants and Contributions
- Capital Grants and Contributions

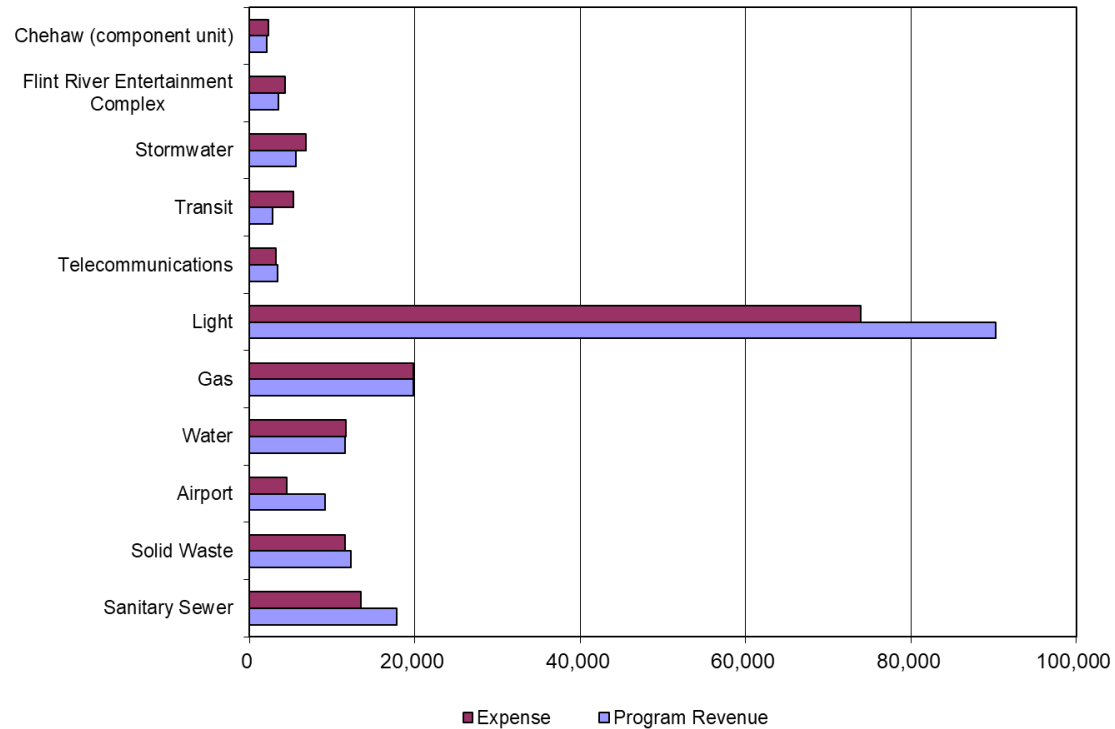
MANAGEMENT'S DISCUSSION AND ANALYSIS

Business-type Activities

Business-type activities increased the City's net assets by \$19,784,678. As of June 30, 2022, total business-type net assets were \$299,048,718, of which \$214,680,411 was invested in capital assets and \$84,368,307 was unrestricted.

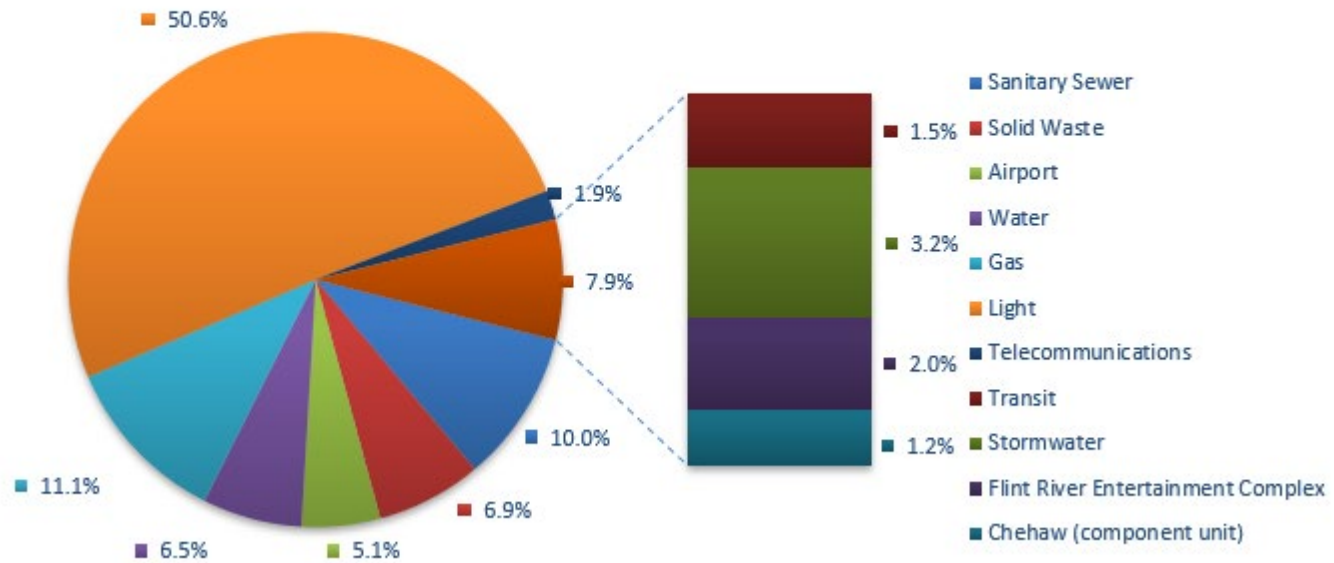
Revenues totaled \$176,709,900 with 99.8% of revenues coming from Program Revenues. (See chart "Business-Type Activities – Breakout by Revenues"). Total expenses were \$154,549,896. The largest expenses were Light (47.8%) and Gas (12.8%).

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

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$144,466,053, an increase of \$16,315,936 in comparison from the prior year. \$31,632,407 (21.9%) constituted unassigned fund balance, which is available for spending at the government's discretion. The remaining \$112,833,646 of the fund balance (78.1%) is divided as follows: \$222,475 is non-spendable due to being in a form such as inventory or prepaid items; \$70,631,625 is legally restricted by an outside authority or a legal agreement, such as SPLOST or loans; and a combined total of \$41,979,546 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, 2022, the *unassigned* fund balance in the General Fund was \$34,256,614; the total fund balance was \$36,214,020, an increase of \$1,403,186 compared to 2021.

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 59.1% of the total General Fund expenditures, while total fund balance represents 59.5% of that same amount. When *transfers out* are added to *expenditures*, the available fund balance represents 52.5% of expenditures plus transfers, while the total fund balance represents 52.8% of this amount.

The General Fund had the following transfers in (increases) and transfers out (decreases):

Transfers in From Other funds (\$16,823,046) represent transfers from the Hotel/Motel Tax, 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, Downtown Development Authority and Public Improvement.

MANAGEMENT'S DISCUSSION AND ANALYSIS

During the fiscal year ended June 30, 2022, the City's General Fund balance increased by \$1,403,186. The following contributed to the change:

- ❑ Actual revenues were \$1,611,125 under budget due to the loss on investments, while expenditures were \$5,923,781 under budget.
- ❑ The General Fund transferred \$1.2 million into the Fleet Fund to supplement the Internal Service Fund for loss on operations.
- ❑ The General Fund transferred \$1.6 million into the Public Employee Group Health Plan Fund to help to fund the higher claims.
- ❑ The General Fund transferred an additional \$831 thousand into the Transit Fund to match the amount due to the General Fund with the grants receivable.

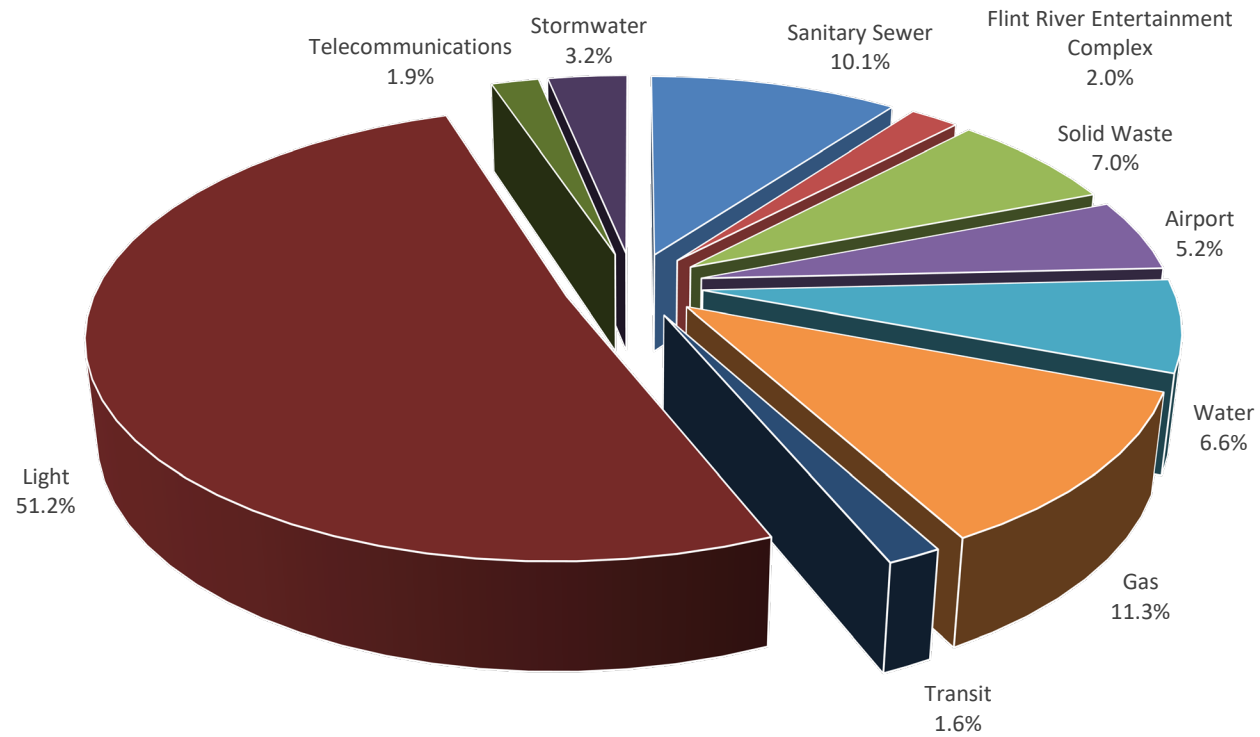
During the fiscal year ended June 30, 2022, the City's Community Development Fund balance decreased by \$367,319, while SPLOST Fund and TSPLOST Fund balances increased by \$4,007,949 and \$11,615,060, respectively.

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, 2022, the proprietary funds had total operating revenues of \$176.3 million. Based on revenues, the largest proprietary fund is the Light Fund (51.2%) followed by the Gas Fund (11.3%). See chart below for an overview of revenue by proprietary fund.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Proprietary Funds - Analysis of Operating Revenue by Fund



MANAGEMENT'S DISCUSSION AND ANALYSIS

The change in net position for Proprietary Funds was \$19,784,678 representing a 6.9% increase from the prior year's adjusted net position balance of \$279,264,040. The net change was the result of the following:

Financial Analysis of the Fund Financial Statements

<u>Proprietary funds</u>	<u>Change in Net Position</u>
Sanitary Sewer Fund	\$ 2,605,148
Storm Water	(22,885)
Airport Fund	4,857,945
Water	(572,273)
Light	11,278,121
Gas	(1,677,656)
Transit	6,286,591
Nonmajor Enterprise Funds	379,915
GASB Adjustment	<u>(3,350,228)</u>
Total Change in Net Position	<u>\$ 19,784,678</u>

The Light Fund received a large MEAG refund during fiscal year 2022 in the amount of \$4.4 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 Light Fund had underground utility projects paid for by the SPLOST VII funding which were received to the Light Fund as a Capital Contribution in the amount of \$4.3 million.

MANAGEMENT'S DISCUSSION AND ANALYSIS

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 relatively flat economy, the City was conservative in estimating tax and license revenue. The City's revenues were 3.0% under the budgeted amount due to the *unrealized* losses on investments adversely impacted the revenues by \$4.3 million. The overall operating revenues of the General Fund exceed budgeted revenue by \$2.7 million. The City's expenditures were 8.9% (\$5.9 million) under budget, which was driven by public safety (\$3.4 million) and general government (\$1.7 million). This was the result of the City aggressively monitoring costs and a higher than normal amount of vacant positions that remained unfilled during the year.

TABLE 3

CITY OF ALBANY, GEORGIA

GENERAL FUND

Statement of Revenues and Expenditures - Budget and Actual
For the Fiscal Year Ended June 30, 2022

	General Fund			
	Original Budget	Final Budget	Actual	Variance
Revenues:				
Property taxes	\$ 16,034,653	\$ 16,034,653	\$ 16,685,952	\$ 651,299
Sales taxes	10,367,093	10,367,093	11,948,598	1,581,505
Other taxes	11,553,172	11,553,172	11,921,869	368,697
Licenses and permits	1,104,287	1,104,287	1,303,309	199,022
Intergovernmental	12,286,580	12,286,580	12,282,676	(3,904)
Charges for services	442,057	442,057	467,710	25,653
Fines and forfeitures	968,523	968,523	2,202,595	1,234,072
Interest income	-	-	(4,381,856)	(4,381,856)
Other	214,186	1,784,186	498,573	(1,285,613)
TOTAL REVENUES	\$ 52,970,551	\$ 54,540,551	\$ 52,929,426	\$ (1,611,125)
Expenditures:				
General government	13,806,100	15,376,100	13,668,783	1,707,317
Judicial	1,579,045	1,579,045	1,385,167	193,878
Public safety	37,425,275	37,425,275	34,064,136	3,361,139
Public works	4,690,516	4,690,516	4,493,315	197,201
Parks and recreation	7,201,230	7,201,230	6,750,485	450,745
Community svc (Subsidized agencies)	557,000	557,000	543,499	13,501
TOTAL EXPENDITURES	\$ 65,259,166	\$ 66,829,166	\$ 60,905,385	\$ 5,923,781

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, 2022, amounts to \$340,259,435, (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 71 - 73 of this report.

TABLE 4

CITY OF ALBANY, GEORGIA
Capital Assets (Net of Depreciation)
June 30, 2022

	Governmental Activities	Business-Type Activities	Total
Capital assets not being depreciated:			
Land	\$ 15,617,807	\$ 14,294,298	\$ 29,912,105
Construction in Progress	13,536,665	29,222,234	42,758,899
Total assets not depreciated	29,154,472	43,516,532	72,671,004
Capital assets being depreciated:			
Buildings and improvements	72,324,866	174,397,316	246,722,182
Equipment and vehicles	42,108,367	72,570,931	114,679,298
Infrastructure	90,985,831	178,327,024	269,312,855
Total assets depreciated	205,419,064	425,295,271	630,714,335
Less accumulated depreciation:			
Buildings and improvements	38,461,289	89,193,668	127,654,957
Equipment and vehicles	22,865,436	49,875,639	72,741,075
Infrastructure	61,295,673	101,444,199	162,739,872
Total accumulated depreciation	122,622,398	240,513,506	363,135,904
Total assets depreciated, net	82,796,666	184,781,765	267,578,431
Capital assets, net	\$ 111,951,138	\$ 228,298,297	\$ 340,249,435

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 \$161.4 million – a decrease of \$8.0 million over the previous year. Of this amount, \$11.9 million is due within one year. Net Pension Liability (47.0%), OPEB Liability (24.8%), Notes from Direct Borrowings (9.3%), Certificates of Participation (6.2%), Financed Purchase from Direct Borrowing (6.0%), and Revenue Bonds (1.3%) make up \$138.7 million of the total. The remaining \$152.7 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 74 – 86.

TABLE 5

CITY OF ALBANY, GEORGIA
Long-term Debt Obligations
For the Fiscal Year Ended June 30, 2022

	<u>Balance at June 30, 2022</u>	<u>Percentage of Total</u>	<u>Due Within One Year</u>
<u>Governmental Activities</u>			
Bonds payable	\$ 650,000	0.4%	\$ 320,000
Notes payable	756,000	0.5%	344,000
Notes from direct borrowings	13,805,087	8.6%	962,945
Certificates of participation	10,000,000	6.2%	-
OPEB Liability	40,083,453	24.8%	-
Net Pension Liability	47,185,896	29.2%	-
Compensated absences	4,084,982	2.5%	3,676,483
Governmental long-term liabilities	<u>\$ 116,565,418</u>		<u>\$ 5,303,428</u>
<u>Business-Type Activities</u>			
Bonds Payable:			
Revenue bonds	\$ 2,065,000	1.3%	\$ 485,000
Add deferred amounts Unamortized premium	-		-
Total bonds payable	<u>2,065,000</u>		<u>485,000</u>
Financed purchase from direct borrowing	9,682,000	6.0%	3,133,000
Notes from direct borrowing	1,272,314	0.8%	80,726
Manufactured gas plant	872,500	0.5%	872,500
Net pension liability	28,615,421	17.7%	-
Compensated absences	2,279,112	1.4%	2,053,970
Business-type long-term liabilities	<u>44,786,347</u>		<u>6,625,196</u>
Total primary government liabilities	<u>\$ 161,351,765</u>		<u>\$ 11,928,624</u>

MANAGEMENT’S DISCUSSION AND ANALYSIS

The General Obligation Bonds relate to bonds issued for the Albany-Dougherty Inner City Authority (“ADICA”). The Revenue Bonds relate to water 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&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 after COVID-19 vaccines distribution 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 made. The City is poised to address a slowdown with utility expansion, supply chain issues, and continued high vacancy rates with alternative funding sources and strategic fiscal policy.

The City has adopted and accomplished much of the strategic plan from 2018 and updated its financial policies in 2021 to assist with its long-term success. The passing by voters 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

REQUESTS 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, Director of Finance, 222 Pine Avenue, Room 460, Albany, Georgia 31701.

CITY OF ALBANY, GEORGIA

STATEMENT OF NET POSITION JUNE 30, 2022

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Chehaw Park Authority
ASSETS				
Cash and cash equivalents	\$ 62,542,585	\$ 87,276,791	\$ 149,819,376	\$ 316,589
Investments	88,605,786	25,089,170	113,694,956	-
Taxes receivable	192,118	-	192,118	-
Accounts receivable, net of allowances	3,046,786	20,883,325	23,930,111	67,674
Notes receivable	6,716,160	-	6,716,160	-
Leases receivable	-	768,283	768,283	-
Inventories	214,981	5,033,300	5,248,281	7,375
Internal balances	1,525,655	(1,525,655)	-	-
Due from other governments	11,860,214	5,831,654	17,691,868	-
Prepaid items	7,494	23,288	30,782	-
Restricted assets:				
Investments	-	559,188	559,188	-
Fair value of interest rate swap agreement	1,105,355	-	1,105,355	-
Capital assets:				
Non-depreciable	29,154,472	43,516,532	72,671,004	1,283,104
Depreciable, net of accumulated depreciation	82,796,666	184,781,765	267,578,431	6,450,830
Total assets	287,768,272	372,237,641	660,005,913	8,125,572
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge on refunding	9,410	-	9,410	-
Pensions	12,572,572	7,624,511	20,197,083	-
OPEB	6,970,010	-	6,970,010	-
Total deferred outflows of resources	19,551,992	7,624,511	27,176,503	-

(Continued)

CITY OF ALBANY, GEORGIA

STATEMENT OF NET POSITION JUNE 30, 2022

	Primary Government			Component Unit Chehaw Park Authority
	Governmental Activities	Business-type Activities	Total	
LIABILITIES				
Accounts payable	\$ 8,420,042	\$ 11,983,166	\$ 20,403,208	\$ 112,781
Retainage payable	865,296	598,572	1,463,868	-
Accrued expenses	4,000,200	729,054	4,729,254	62,365
Claims payable	2,705,949	-	2,705,949	-
Due to other governments	62,770	-	62,770	-
Unearned revenues	10,727,088	11,335,208	22,062,296	-
Line of credit	-	-	-	40,600
Advance payments and customer deposits	-	91,683	91,683	12,175
Payable from restricted assets:				
Current maturities of long-term debt	-	485,000	485,000	-
Customer deposits	-	2,961,094	2,961,094	-
Certificates of participation, due in more than one year	10,000,000	-	10,000,000	-
Bonds payable, due within one year	320,000	-	320,000	-
Bonds payable, due in more than one year	330,000	1,580,000	1,910,000	-
Notes payable, due within one year	1,306,945	80,726	1,387,671	-
Notes payable, due in more than one year	13,254,142	1,191,588	14,445,730	-
Financed purchases from direct borrowings, due within one year	-	3,133,000	3,133,000	-
Financed purchases from direct borrowings, due in more than one year	-	6,549,000	6,549,000	-
Compensated absences payable, due within one year	3,676,483	2,053,970	5,730,453	-
Compensated absences payable, due in more than one year	408,499	225,142	633,641	-
Net pension liability, due in more than one year	47,185,902	28,615,421	75,801,323	-
Total OPEB liability, due in more than one year	40,083,453	-	40,083,453	-
Total liabilities	143,346,769	71,612,624	214,959,393	227,921

(Continued)

CITY OF ALBANY, GEORGIA

STATEMENT OF NET POSITION JUNE 30, 2022

	Primary Government			Component Unit Chehaw Park Authority
	Governmental Activities	Business-type Activities	Total	
DEFERRED INFLOWS OF RESOURCES				
Accumulated increase in fair value of hedging derivative	\$ 1,105,355	\$ -	\$ 1,105,355	\$ -
Leases	-	762,073	762,073	-
Pensions	13,915,203	8,438,737	22,353,940	-
OPEB	3,127,758	-	3,127,758	-
Total deferred inflows of resources	18,148,316	9,200,810	27,349,126	-
NET POSITION				
Net investment in capital assets	92,553,942	214,680,411	307,234,353	7,733,934
Restricted for:				
Federal programs	1,656,957	-	1,656,957	-
Promotion of tourism	220,829	-	220,829	-
Public safety	304	-	304	-
Gortatowsky endowment	9,955	-	9,955	-
Capital projects	61,909,149	-	61,909,149	-
Unrestricted (deficit)	(10,525,957)	84,368,307	73,842,350	163,717
Total net position	\$ 145,825,179	\$ 299,048,718	\$ 444,873,897	\$ 7,897,651

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, 2022**

Functions/Programs	Program Revenues				Net (Expenses) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating	Capital	Primary Government			Component Unit
			Grants and Contributions	Grants and Contributions	Governmental Activities	Business-type Activities	Total	Chehaw Park Authority
Primary Government								
Governmental Activities:								
General government	\$ 22,598,580	\$ 1,850,341	\$ 7,431,706	\$ 142,674	\$ (13,173,859)	\$ -	\$ (13,173,859)	\$ -
Judicial	1,398,528	-	-	-	(1,398,528)	-	(1,398,528)	-
Public safety	40,641,557	3,878,292	5,519,848	1,170,108	(30,073,309)	-	(30,073,309)	-
Public works	8,408,584	8,542,834	1,331,158	16,398,628	17,864,036	-	17,864,036	-
Parks and recreation	8,182,604	310,764	280,163	3,744,613	(3,847,064)	-	(3,847,064)	-
Community development	7,215,055	1,379,554	237,388	2,959,341	(2,638,772)	-	(2,638,772)	-
Community service	537,086	-	-	350,077	(187,009)	-	(187,009)	-
Interest on long-term debt	644,012	-	-	-	(644,012)	-	(644,012)	-
Total governmental activities	<u>89,626,006</u>	<u>15,961,785</u>	<u>14,800,263</u>	<u>24,765,441</u>	<u>(34,098,517)</u>	<u>-</u>	<u>(34,098,517)</u>	<u>-</u>
Business-type Activities:								
Sanitary sewer	13,498,318	17,769,073	-	-	-	4,270,755	4,270,755	-
Solid waste	11,604,178	12,308,250	-	-	-	704,072	704,072	-
Airport	4,497,915	1,307,397	-	7,853,922	-	4,663,404	4,663,404	-
Water	11,659,782	11,603,343	-	-	-	(56,439)	(56,439)	-
Gas	19,777,234	19,863,689	-	-	-	86,455	86,455	-
Light	73,890,451	90,268,480	-	-	-	16,378,029	16,378,029	-
Telecommunication	3,179,036	3,397,372	-	-	-	218,336	218,336	-
Transit	5,281,212	557,192	1,208,627	994,245	-	(2,521,148)	(2,521,148)	-
Stormwater	6,810,349	5,654,137	-	-	-	(1,156,212)	(1,156,212)	-
Civic center	4,351,421	2,371,587	1,122,541	-	-	(857,293)	(857,293)	-
Total business-type activities	<u>154,549,896</u>	<u>165,100,520</u>	<u>2,331,168</u>	<u>8,848,167</u>	<u>-</u>	<u>21,729,959</u>	<u>21,729,959</u>	<u>-</u>
Total primary government	<u>\$ 244,175,902</u>	<u>\$ 181,062,305</u>	<u>\$ 17,131,431</u>	<u>\$ 33,613,608</u>	<u>(34,098,517)</u>	<u>21,729,959</u>	<u>(12,368,558)</u>	<u>-</u>
Component Unit:								
Chehaw Park Authority	\$ 2,531,401	\$ 1,077,887	\$ 1,113,039	\$ -	-	-	-	(340,475)
Total component unit	<u>\$ 2,531,401</u>	<u>\$ 1,077,887</u>	<u>\$ 1,113,039</u>	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(340,475)</u>

CITY OF ALBANY, GEORGIA

**STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

	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	17,028,146	-	17,028,146	-
Sales taxes	11,948,598	-	11,948,598	-
Franchise taxes	1,846,966	-	1,846,966	-
Business taxes	1,614,796	-	1,614,796	-
Insurance premium tax	6,422,120	-	6,422,120	-
Alcoholic beverage tax	1,336,330	-	1,336,330	-
Hotel/Motel tax	2,585,294	-	2,585,294	-
Other taxes	701,657	-	701,657	-
Investment income	614,703	123,054	737,757	-
Gain on sale of capital assets	6,675	306,991	313,666	15,807
Transfers	2,375,326	(2,375,326)	-	-
Total general revenues and transfers	46,480,611	(1,945,281)	44,535,330	15,807
Change in net position	12,382,094	19,784,678	32,166,772	(324,668)
Net position, beginning of year	133,443,085	279,264,040	412,707,125	8,222,319
Net position, end of year	<u>\$ 145,825,179</u>	<u>\$ 299,048,718</u>	<u>\$ 444,873,897</u>	<u>\$ 7,897,651</u>

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

CITY OF ALBANY, GEORGIA

**BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	<u>General Fund</u>	<u>Community Development Fund</u>	<u>Job Investment Fund</u>	<u>SPLOST Fund</u>	<u>TSPLOST Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
ASSETS							
Cash and cash equivalents	\$ 21,869,167	\$ 1,770,633	\$ -	\$ 10,991,691	\$ 25,827,700	\$ 1,692,589	\$ 62,151,780
Investments	19,226,933	-	22,366,989	24,035,982	2,032,457	14,251,530	81,913,891
Receivables, net of allowance:							
Taxes	190,872	-	-	-	-	1,246	192,118
Accounts	1,520,137	116,624	-	-	-	220,829	1,857,590
Notes	-	5,922,979	500,000	-	-	-	6,422,979
Interest	174,520	-	118,661	-	-	-	293,181
Due from other funds	9,026,019	-	102,877	-	-	-	9,128,896
Due from other governments	1,199,212	296,131	-	8,437,149	1,005,761	921,961	11,860,214
Inventories	214,981	-	-	-	-	-	214,981
Prepaid items	3,960	-	-	-	-	3,534	7,494
Advance to other funds	791,664	-	1,612,251	-	-	-	2,403,915
Total assets	<u>\$ 54,217,465</u>	<u>\$ 8,106,367</u>	<u>\$ 24,700,778</u>	<u>\$ 43,464,822</u>	<u>\$ 28,865,918</u>	<u>\$ 17,091,689</u>	<u>\$ 176,447,039</u>
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts payable	\$ 3,687,390	\$ 226,736	\$ -	\$ 2,750,273	\$ 136,245	\$ 562,674	\$ 7,363,318
Accrued liabilities	3,769,909	84,846	-	-	-	121,995	3,976,750
Retainage payable	-	-	-	865,296	-	-	865,296
Due to other funds	49,888	208,061	-	-	-	394,133	652,082
Due to other governments	62,770	-	-	-	-	-	62,770
Unearned revenues	10,433,488	5,929,767	-	-	-	293,600	16,656,855
Advances from other funds	-	-	-	-	-	2,403,915	2,403,915
Total liabilities	<u>18,003,445</u>	<u>6,449,410</u>	<u>-</u>	<u>3,615,569</u>	<u>136,245</u>	<u>3,776,317</u>	<u>31,980,986</u>

(Continued)

CITY OF ALBANY, GEORGIA

BALANCE SHEET GOVERNMENTAL FUNDS JUNE 30, 2022

	General Fund	Community Development Fund	Job Investment Fund	SPLOST Fund	TSPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
LIABILITIES AND FUND BALANCES (CONTINUED)							
Non-spendable:							
Inventories	\$ 214,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,981
Prepaid items	3,960	-	-	-	-	3,534	7,494
Restricted:							
Federal community development programs	-	1,656,957	-	-	-	-	1,656,957
Promotion of tourism	-	-	-	-	-	220,829	220,829
Public safety	304	-	-	-	-	-	304
Gortatowsky endowment	-	-	-	-	-	9,955	9,955
Capital projects	-	-	-	39,849,253	28,729,673	-	68,578,926
Grants	-	-	-	-	-	164,654	164,654
Committed:							
Advance to other funds	791,664	-	1,612,251	-	-	-	2,403,915
Inner city development	-	-	-	-	-	380,848	380,848
Economic development	-	-	23,088,527	-	-	-	23,088,527
Capital projects	-	-	-	-	-	15,159,759	15,159,759
Assigned:							
City cemetery	736,541	-	-	-	-	-	736,541
Keep Albany-Dougherty Beautiful	209,956	-	-	-	-	-	209,956
Unassigned	34,256,614	-	-	-	-	(2,624,207)	31,632,407
Total fund balances	<u>36,214,020</u>	<u>1,656,957</u>	<u>24,700,778</u>	<u>39,849,253</u>	<u>28,729,673</u>	<u>13,315,372</u>	<u>144,466,053</u>
Total liabilities and fund balances	<u>\$ 54,217,465</u>	<u>\$ 8,106,367</u>	<u>\$ 24,700,778</u>	<u>\$ 43,464,822</u>	<u>\$ 28,865,918</u>	<u>\$ 17,091,689</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.	111,951,138
Long-term note receivables are not available to pay for current period expenditures and, therefore, are deferred in the governmental funds.	5,929,767
Deferred outflows of resources are not available to pay for current period expenditures and, therefore, are not reported in governmental funds.	19,542,582
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.	(2,441,936)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(116,579,464)
Deferred inflows of resources are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(17,042,961)
Net position of governmental activities	<u>\$ 145,825,179</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 GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	General Fund	Community Development Fund	Job Investment Fund	SPLOST Fund	TSPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:							
Property taxes	\$ 16,685,952	\$ -	\$ -	\$ -	\$ -	\$ 342,194	\$ 17,028,146
Sales taxes	11,948,598	-	-	-	-	-	11,948,598
Other taxes	11,921,869	-	-	-	-	2,585,294	14,507,163
Licenses and permits	1,303,309	-	-	-	-	-	1,303,309
Intergovernmental	12,282,676	1,436,183	-	11,989,450	11,421,781	1,504,666	38,634,756
Charges for services	467,710	821,202	-	-	-	1,647,697	2,936,609
Fines and forfeitures	2,202,595	-	-	-	-	-	2,202,595
Investment income (loss)	(4,381,856)	494	42,673	78,286	49,043	573,536	(3,637,824)
Other	498,573	989,886	-	8,390,035	893,621	114,008	10,886,123
Total revenues	<u>52,929,426</u>	<u>3,247,765</u>	<u>42,673</u>	<u>20,457,771</u>	<u>12,364,445</u>	<u>6,767,395</u>	<u>95,809,475</u>
Expenditures:							
Current:							
General government	13,668,783	-	-	-	-	-	13,668,783
Judicial	1,385,167	-	-	-	-	-	1,385,167
Public safety	34,064,136	-	-	-	-	2,615,783	36,679,919
Public works	4,493,315	-	-	-	-	-	4,493,315
Parks and recreation	6,750,485	-	-	-	-	92,295	6,842,780
Community development	-	3,395,045	400,000	-	-	2,900,137	6,695,182
Community service	543,499	-	-	-	-	-	543,499
Capital outlay	-	-	-	15,400,009	749,385	1,664,441	17,813,835
Debt service:							
Principal	-	344,000	-	956,708	-	310,000	1,610,708
Interest	-	18,739	-	93,105	-	533,675	645,519
Total expenditures	<u>60,905,385</u>	<u>3,757,784</u>	<u>400,000</u>	<u>16,449,822</u>	<u>749,385</u>	<u>8,116,331</u>	<u>90,378,707</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(7,975,959)</u>	<u>(510,019)</u>	<u>(357,327)</u>	<u>4,007,949</u>	<u>11,615,060</u>	<u>(1,348,936)</u>	<u>5,430,768</u>

(Continued)

CITY OF ALBANY, GEORGIA

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

	<u>General Fund</u>	<u>Community Development Fund</u>	<u>Job Investment Fund</u>	<u>SPLOST Fund</u>	<u>TSPLOST Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
Other financing sources (uses):							
Proceeds from sale of capital assets	\$ 203,382	\$ 142,700	\$ -	\$ -	\$ -	\$ -	\$ 346,082
Transfers in	16,823,046	-	-	-	-	1,779,141	18,602,187
Transfers out	(7,647,283)	-	-	-	-	(415,818)	(8,063,101)
Total other financing sources, net	<u>9,379,145</u>	<u>142,700</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,363,323</u>	<u>10,885,168</u>
Net change in fund balances	1,403,186	(367,319)	(357,327)	4,007,949	11,615,060	14,387	16,315,936
Fund balances, beginning of year	<u>34,810,834</u>	<u>2,024,276</u>	<u>25,058,105</u>	<u>35,841,304</u>	<u>17,114,613</u>	<u>13,300,985</u>	<u>128,150,117</u>
Fund balances, end of year	<u>\$ 36,214,020</u>	<u>\$ 1,656,957</u>	<u>\$ 24,700,778</u>	<u>\$ 39,849,253</u>	<u>\$ 28,729,673</u>	<u>\$ 13,315,372</u>	<u>\$ 144,466,053</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, 2022

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

Net change in fund balances - total governmental funds	\$ 16,315,936
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.	9,233,746
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.	(11,296,713)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.	(526,196)
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.	1,601,806
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.	(1,729,564)
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.	<u>(1,216,921)</u>
Change in net position of governmental activities	<u>\$ 12,382,094</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, 2022**

	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
Revenues:											
Property taxes	\$ 16,034,653	\$ 16,034,653	\$ 16,685,952	\$ 651,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales taxes	10,367,093	10,367,093	11,948,598	1,581,505	-	-	-	-	-	-	-
Other taxes	11,553,172	11,553,172	11,921,869	368,697	-	-	-	-	-	-	-
Licenses and permits	1,104,287	1,104,287	1,303,309	199,022	-	-	-	-	-	-	-
Intergovernmental	12,286,580	12,286,580	12,282,676	(3,904)	1,411,030	1,411,030	1,436,183	25,153	-	-	-
Charges for services	442,057	442,057	467,710	25,653	965,000	965,000	821,202	(143,798)	-	-	-
Fines and forfeitures	968,523	968,523	2,202,595	1,234,072	-	-	-	-	-	-	-
Investment income (loss)	-	-	(4,381,856)	(4,381,856)	-	-	494	494	-	42,673	42,673
Other	214,186	1,784,186	498,573	(1,285,613)	731,714	731,714	989,886	258,172	-	-	-
Total revenues	52,970,551	54,540,551	52,929,426	(1,611,125)	3,107,744	3,107,744	3,247,765	140,021	-	42,673	42,673
Expenditures:											
Current											
General government:											
Legislative	899,194	899,194	880,015	19,179	-	-	-	-	-	-	-
Administrative	1,397,960	1,397,960	1,391,215	6,745	-	-	-	-	-	-	-
Human resources	1,791,241	1,791,241	1,596,497	194,744	-	-	-	-	-	-	-
Procurement and materials	663,910	663,910	530,519	133,391	-	-	-	-	-	-	-
Materials management	309,217	309,217	303,688	5,529	-	-	-	-	-	-	-
Finance	2,827,161	4,397,161	4,363,776	33,385	-	-	-	-	-	-	-
Treasury	338,193	338,193	338,006	187	-	-	-	-	-	-	-
Information technology	3,556,255	3,556,255	2,561,370	994,885	-	-	-	-	-	-	-
Risk management	522,914	522,914	444,328	78,586	-	-	-	-	-	-	-
Planning and development services	1,500,055	1,500,055	1,259,369	240,686	-	-	-	-	-	-	-
Total general government	13,806,100	15,376,100	13,668,783	1,707,317	-	-	-	-	-	-	-
Judicial:											
Municipal court	930,448	930,448	875,388	55,060	-	-	-	-	-	-	-
City attorney	648,597	648,597	509,779	138,818	-	-	-	-	-	-	-
Total judicial	1,579,045	1,579,045	1,385,167	193,878	-	-	-	-	-	-	-
Public safety:											
Police	21,286,945	21,286,945	18,082,234	3,204,711	-	-	-	-	-	-	-
Fire	15,727,813	15,727,813	15,668,896	58,917	-	-	-	-	-	-	-
Marshal division	374,564	374,564	304,971	69,593	-	-	-	-	-	-	-
SWAT Team	35,953	35,953	8,035	27,918	-	-	-	-	-	-	-
Total public safety	37,425,275	37,425,275	34,064,136	3,361,139	-	-	-	-	-	-	-

(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, 2022**

	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
Expenditures (Continued):											
Current											
Public works:											
Engineering	\$ 3,699,971	\$ 3,699,971	\$ 3,518,753	\$ 181,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street maintenance	990,545	990,545	974,562	15,983	-	-	-	-	-	-	-
Total public works	4,690,516	4,690,516	4,493,315	197,201	-	-	-	-	-	-	-
Parks and recreation:											
Administration	692,896	692,896	672,711	20,185	-	-	-	-	-	-	-
Parks	2,662,822	2,662,822	2,546,289	116,533	-	-	-	-	-	-	-
Park development and management	3,007,504	3,007,504	2,765,756	241,748	-	-	-	-	-	-	-
Turner Golf Course	838,008	838,008	765,729	72,279	-	-	-	-	-	-	-
Total parks and recreation	7,201,230	7,201,230	6,750,485	450,745	-	-	-	-	-	-	-
Community development	-	-	-	-	3,938,417	3,938,417	3,395,045	543,372	400,000	400,000	-
Community service, various subsidized agencies	557,000	557,000	543,499	13,501	-	-	-	-	-	-	-
Debt service:											
Principal	-	-	-	-	344,000	344,000	344,000	-	-	-	-
Interest	-	-	-	-	18,669	18,669	18,739	(70)	-	-	-
Total debt service	-	-	-	-	362,669	362,669	362,739	(70)	-	-	-
Total expenditures	65,259,166	66,829,166	60,905,385	5,923,781	4,301,086	4,301,086	3,757,784	543,302	400,000	400,000	-
Excess (deficiency) of revenues over (under) expenditures	(12,288,615)	(12,288,615)	(7,975,959)	4,312,656	(1,193,342)	(1,193,342)	(510,019)	683,323	(400,000)	(357,327)	42,673
Other financing sources (uses):											
Proceeds from sale of capital assets	-	-	203,382	203,382	190,500	190,500	142,700	(47,800)	-	-	-
Appropriation of fund balance	-	-	-	-	1,002,842	1,002,842	-	(1,002,842)	400,000	-	(400,000)
Transfers in	16,187,520	16,187,520	16,823,046	635,526	-	-	-	-	-	-	-
Transfers out	(3,898,905)	(3,898,905)	(7,647,283)	(3,748,378)	-	-	-	-	-	-	-
Total other financing sources, net	12,288,615	12,288,615	9,379,145	(2,909,470)	1,193,342	1,193,342	142,700	(1,050,642)	400,000	-	(400,000)
Net change in fund balances	\$ -	\$ -	1,403,186	\$ 1,403,186	\$ -	\$ -	(367,319)	\$ (367,319)	\$ -	(357,327)	\$ (357,327)
Fund balance, beginning of year			34,810,834				2,024,276			25,058,105	
Fund balance, end of year			\$ 36,214,020				\$ 1,656,957			\$ 24,700,778	

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, 2022**

	<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>
ASSETS										
CURRENT ASSETS										
Cash	\$ 10,202,463	\$ 1,770,192	\$ 880,520	\$ 6,082,993	\$ 59,066,257	\$ 3,006,319	\$ 55	\$ 4,769,252	\$ 85,778,051	\$ 1,889,545
Investments	4,696,014	566,971	-	363,213	5,248,542	5,968,972	-	252,105	17,095,817	14,685,248
Restricted investments	-	-	-	559,188	-	-	-	-	559,188	-
Accounts receivable, net of allowances	4,113,417	577,312	127,513	1,487,196	10,998,418	881,043	-	1,997,724	20,182,623	1,889,898
Leases receivable	-	-	768,283	-	-	-	-	-	768,283	-
Inventories	29,005	-	-	684,829	2,139,620	126,612	-	359,885	3,339,951	1,693,349
Prepaid items	-	-	-	-	-	-	-	-	-	23,288
Due from other governments	-	1,447	3,954,455	-	-	-	1,875,752	-	5,831,654	-
Due from other funds	49,888	-	-	-	-	-	-	-	49,888	201,551
Total current assets	<u>19,090,787</u>	<u>2,915,922</u>	<u>5,730,771</u>	<u>9,177,419</u>	<u>77,452,837</u>	<u>9,982,946</u>	<u>1,875,807</u>	<u>7,378,966</u>	<u>133,605,455</u>	<u>20,382,879</u>
NON-CURRENT ASSETS										
Capital assets:										
Non-depreciable	2,407,630	6,075,911	9,724,252	803,494	10,806,109	137,921	8,047,505	4,725,658	42,728,480	2,549,203
Depreciable, net of accumulated depreciation	55,299,953	15,214,877	41,179,028	19,181,892	19,312,807	3,690,393	7,810,210	12,490,398	174,179,558	10,639,266
Total non-current assets	<u>57,707,583</u>	<u>21,290,788</u>	<u>50,903,280</u>	<u>19,985,386</u>	<u>30,118,916</u>	<u>3,828,314</u>	<u>15,857,715</u>	<u>17,216,056</u>	<u>216,908,038</u>	<u>13,188,469</u>
Total assets	<u>76,798,370</u>	<u>24,206,710</u>	<u>56,634,051</u>	<u>29,162,805</u>	<u>107,571,753</u>	<u>13,811,260</u>	<u>17,733,522</u>	<u>24,595,022</u>	<u>350,513,493</u>	<u>33,571,348</u>
DEFERRED OUTFLOWS OF RESOURCES										
Pensions	877,156	719,718	314,877	584,771	539,788	359,859	652,244	562,280	4,610,693	3,036,310
Total deferred outflows of resources	<u>877,156</u>	<u>719,718</u>	<u>314,877</u>	<u>584,771</u>	<u>539,788</u>	<u>359,859</u>	<u>652,244</u>	<u>562,280</u>	<u>4,610,693</u>	<u>3,036,310</u>

(Continued)

CITY OF ALBANY, GEORGIA

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2022**

	<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>
LIABILITIES										
CURRENT LIABILITIES										
Payable from current assets:										
Accounts payable	\$ 915,680	\$ 17,793	\$ 1,218,637	\$ 172,388	\$ 5,298,384	\$ 2,219,955	\$ 95,815	\$ 1,274,743	\$ 11,213,395	\$ 1,826,495
Retainage payable	-	-	598,572	-	-	-	-	-	598,572	-
Accrued liabilities	-	-	-	6,832	-	-	-	-	6,832	722,222
Due to other funds	8,084	7,689	370,296	53,072	72,800	35,158	1,875,752	4,244,078	6,666,929	2,061,324
Claims payable	-	-	-	-	-	-	-	-	-	2,705,949
Current portion - notes payable	-	-	-	80,726	-	-	-	-	80,726	-
Current portion - financed purchases from direct borrowings	-	-	-	-	3,133,000	-	-	-	3,133,000	-
Current portion - compensated absences	282,501	194,104	40,745	98,224	206,161	90,972	100,064	116,199	1,128,970	925,000
Advance payments and customer deposits	-	-	-	-	-	-	-	91,683	91,683	-
Unearned revenue	10,398,505	-	880,520	-	-	-	56,183	-	11,335,208	-
	<u>11,604,770</u>	<u>219,586</u>	<u>3,108,770</u>	<u>411,242</u>	<u>8,710,345</u>	<u>2,346,085</u>	<u>2,127,814</u>	<u>5,726,703</u>	<u>34,255,315</u>	<u>8,240,990</u>
Payable from restricted assets:										
Revenue bonds payable, current	-	-	-	485,000	-	-	-	-	485,000	-
Total current liabilities	<u>11,604,770</u>	<u>219,586</u>	<u>3,108,770</u>	<u>896,242</u>	<u>8,710,345</u>	<u>2,346,085</u>	<u>2,127,814</u>	<u>5,726,703</u>	<u>34,740,315</u>	<u>8,240,990</u>
NON-CURRENT LIABILITIES										
Revenue bonds payable, net of current portion	-	-	-	1,580,000	-	-	-	-	1,580,000	-
Financed purchases from direct borrowings, net of current portion	-	-	-	-	6,549,000	-	-	-	6,549,000	-
Compensated absences, net of current portion	29,332	21,567	3,506	10,914	22,908	10,108	11,118	12,911	122,364	102,778
Customer deposits	-	-	-	-	-	-	-	-	-	2,961,094
Notes payable, net of current portion	-	-	-	1,191,588	-	-	-	-	1,191,588	-
Net pension liability	3,292,040	2,701,160	1,181,758	2,194,694	2,025,870	1,350,580	2,447,927	2,110,282	17,304,311	11,395,521
Total non-current liabilities	<u>3,321,372</u>	<u>2,722,727</u>	<u>1,185,264</u>	<u>4,977,196</u>	<u>8,597,778</u>	<u>1,360,688</u>	<u>2,459,045</u>	<u>2,123,193</u>	<u>26,747,263</u>	<u>14,459,393</u>
Total liabilities	<u>14,926,142</u>	<u>2,942,313</u>	<u>4,294,034</u>	<u>5,873,438</u>	<u>17,308,123</u>	<u>3,706,773</u>	<u>4,586,859</u>	<u>7,849,896</u>	<u>61,487,578</u>	<u>22,700,383</u>
DEFERRED INFLOWS OF RESOURCES										
Leases	-	-	762,073	-	-	-	-	-	762,073	-
Pensions	970,828	796,577	348,502	647,219	597,433	398,288	721,898	622,326	5,103,071	3,360,559
Total deferred inflows of resources	<u>970,828</u>	<u>796,577</u>	<u>1,110,575</u>	<u>647,219</u>	<u>597,433</u>	<u>398,288</u>	<u>721,898</u>	<u>622,326</u>	<u>5,865,144</u>	<u>3,360,559</u>

(Continued)

CITY OF ALBANY, GEORGIA

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2022**

	<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>
NET POSITION										
Net investment in capital assets	\$ 57,707,583	\$ 21,290,788	\$ 50,304,708	\$ 16,648,072	\$ 20,436,916	\$ 3,828,314	\$ 15,857,715	\$ 17,216,056	\$ 203,290,152	\$ 13,188,469
Unrestricted (deficit)	4,070,973	(103,250)	1,239,611	6,578,847	69,769,069	6,237,744	(2,780,706)	(530,976)	84,481,312	(2,641,753)
Total net position	<u>\$ 61,778,556</u>	<u>\$ 21,187,538</u>	<u>\$ 51,544,319</u>	<u>\$ 23,226,919</u>	<u>\$ 90,205,985</u>	<u>\$ 10,066,058</u>	<u>\$ 13,077,009</u>	<u>\$ 16,685,080</u>	287,771,464	<u>\$ 10,546,716</u>
									11,277,254	
									<u>\$ 299,048,718</u>	

Adjustment to reflect consolidation of internal service fund activities related to enterprise funds
Net position of business-type activities

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, 2022**

	Sanitary Sewer Fund	Stormwater Fund	Airport Fund	Water Fund	Light Fund	Gas Fund	Transit Fund	Nonmajor Enterprise Funds	Total	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES										
Receipts from customers	\$ 16,548,644	\$ 5,789,548	\$ 3,382,337	\$ 12,317,100	\$ 94,526,224	\$ 19,970,811	\$ 557,192	\$ 18,372,442	\$ 171,464,298	\$ 13,392,426
Receipts from other funds	-	-	-	-	-	-	-	-	-	29,260,218
Payments to suppliers	(11,233,202)	(4,038,601)	(98,302)	(7,542,095)	(69,474,403)	(16,415,447)	(2,920,627)	(18,114,167)	(129,836,844)	(7,295,787)
Payments to employees	(3,595,122)	(1,970,955)	(1,189,169)	(1,964,892)	(2,831,756)	(1,377,487)	(1,925,930)	(1,828,479)	(16,683,790)	(9,122,302)
Claims paid	-	-	-	-	-	-	-	-	-	(22,507,747)
Premiums paid	-	-	-	-	-	-	-	-	-	(6,572,604)
Net cash provided by (used in) operating activities	1,720,320	(220,008)	2,094,866	2,810,113	22,220,065	2,177,877	(4,289,365)	(1,570,204)	24,943,664	(2,845,796)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES										
Advance from other funds	-	-	-	-	-	-	-	-	-	-
Transfers in	-	1,174,023	-	-	-	-	2,209,384	905,852	4,289,259	2,752,906
Transfers out	(2,413,285)	(606,247)	-	(1,081,061)	(10,113,416)	(2,001,872)	-	(1,365,370)	(17,581,251)	-
Payments for environmental remediation obligation	-	-	-	-	-	(1,383,888)	-	-	(1,383,888)	-
Operating grants received	-	-	-	-	-	-	1,208,627	1,122,541	2,331,168	-
Net cash provided by (used in) non-capital financing activities	(2,413,285)	567,776	-	(1,081,061)	(10,113,416)	(3,385,760)	3,418,011	663,023	(12,344,712)	2,752,906
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES										
Acquisition and construction of capital assets	(2,383,207)	(258,542)	(5,781,132)	(601,512)	(987,193)	(66,104)	(122,891)	(118,074)	(10,318,655)	(1,886,986)
Principal paid on bonds	(770,000)	-	-	(460,000)	-	-	-	-	(1,230,000)	-
Principal paid on notes payable	-	-	-	(79,604)	-	-	-	-	(79,604)	-
Principal paid on financed purchases from direct borrowings	-	-	-	-	(3,043,000)	-	-	-	(3,043,000)	-
Interest paid	(171,564)	-	-	(111,445)	(328,263)	-	-	-	(611,272)	-
Capital grants received	-	-	3,899,467	-	-	-	994,245	-	4,893,712	-
Proceeds from sale of assets	15,206	77,353	19,257	43,209	35,478	-	-	639,299	829,802	107,057
Net cash provided by (used in) capital and related financing activities	(3,309,565)	(181,189)	(1,862,408)	(1,209,352)	(4,322,978)	(66,104)	871,354	521,225	(9,559,017)	(1,779,929)
CASH FLOWS FROM INVESTING ACTIVITIES										
Proceeds from sales of investments	2,329,167	-	-	2,532,011	6,798,029	2,321,947	-	820,855	14,802,009	469,138
Purchases of investments	(2,136,218)	(566,971)	-	(2,210,279)	-	(5,342,194)	-	-	(10,255,662)	(2,795,142)
Interest on investments	-	-	6,302	4,155	83,193	9,797	-	2,544	105,991	33,577
Net cash provided by (used in) investing activities	192,949	(566,971)	6,302	325,887	6,881,222	(3,010,450)	-	823,399	4,652,338	(2,292,427)
Increase (decrease) in cash and cash equivalents	(3,809,581)	(400,392)	238,760	845,587	14,664,893	(4,284,437)	-	437,443	7,692,273	(4,165,246)
Cash and cash equivalents:										
Beginning of year	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
End of year	\$ 10,202,463	\$ 1,770,192	\$ 880,520	\$ 6,082,993	\$ 59,066,257	\$ 3,006,319	\$ 55	\$ 4,769,252	\$ 85,778,051	\$ 1,889,545
Classified as:										
Cash	\$ 10,202,463	\$ 1,770,192	\$ 880,520	\$ 6,082,993	\$ 59,066,257	\$ 3,006,319	\$ 55	\$ 4,769,252	\$ 85,778,051	\$ 1,889,545
	\$ 10,202,463	\$ 1,770,192	\$ 880,520	\$ 6,082,993	\$ 59,066,257	\$ 3,006,319	\$ 55	\$ 4,769,252	\$ 85,778,051	\$ 1,889,545

(Continued)

CITY OF ALBANY, GEORGIA

**STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

	Sanitary Sewer Fund	Stormwater Fund	Airport Fund	Water Fund	Light Fund	Gas Fund	Transit Fund	Nonmajor Enterprise Funds	Total	Internal Service Funds
NON-CASH INVESTING, CAPITAL AND FINANCING ACTIVITIES										
Contributions of capital assets from governmental activities	\$ 434,798	\$ -	\$ -	\$ -	\$ 4,337,924	\$ -	\$ 5,848,484	\$ 192,777	\$ 10,813,983	\$ 143,644
Contributions of capital assets from other proprietary funds	1,000	-	-	-	-	-	-	-	1,000	-
	<u>\$ 435,798</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,337,924</u>	<u>\$ -</u>	<u>\$ 5,848,484</u>	<u>\$ 192,777</u>	<u>\$ 10,814,983</u>	<u>\$ 143,644</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:										
Operating income (loss)	\$ 4,736,941	\$ (635,804)	\$ (3,019,536)	\$ 571,347	\$ 17,268,070	\$ 314,419	\$ (3,974,149)	\$ (628,922)	\$ 14,632,366	\$ (7,524,352)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:										
Depreciation	2,887,606	1,204,987	1,775,523	2,281,865	1,872,220	348,926	1,018,920	1,281,329	12,671,376	671,297
Decrease in internal investment pool	-	-	-	-	-	-	-	-	-	2,429,233
(Increase) decrease in accounts receivable	(1,419,681)	135,050	672,164	713,757	4,257,744	107,122	-	592,493	5,058,649	3,081,273
Decrease in lease receivable	-	-	166,443	-	-	-	-	-	166,443	-
(Increase) decrease in inventories	(14,861)	-	-	(132,979)	(208,733)	2,010	-	(49,216)	(403,779)	(388,135)
Decrease in prepaid items	-	-	-	-	-	-	-	-	-	2,263
(Increase) decrease in due from other governments	-	361	-	-	-	-	(226,223)	-	(225,862)	-
(Increase) decrease in due from other funds	(49,888)	-	799,930	-	-	68,546	-	359,484	1,178,072	1,540,171
Increase in deferred outflows of resources - pensions	(334,940)	(370,290)	(158,237)	(223,294)	(202,409)	(130,924)	(182,324)	(188,754)	(1,791,172)	(1,409,664)
Increase (decrease) in accounts payable and other liabilities	583,935	(39,195)	1,104,541	(304,975)	(584,978)	1,584,767	55,953	233,362	2,633,410	(2,120,359)
Decrease in retainage payable	(4,555)	-	-	-	-	-	-	-	(4,555)	(22,467)
Decrease in claims payable	-	-	-	-	-	-	-	-	-	(523,118)
Increase (decrease) in due to other funds	(4,928,811)	(1,307,769)	370,296	(139,157)	(193,346)	(93,560)	(513,494)	(2,713,687)	(9,519,528)	(745,382)
Increase (decrease) in unearned revenues	199,252	-	238,760	-	-	-	-	(297,260)	140,752	-
Increase (decrease) in net pension liability	(316,974)	375,351	139,154	(211,316)	(219,738)	(173,226)	(679,885)	(375,927)	(1,462,561)	568,481
Decrease in deferred inflows of resources - leases	-	-	(172,653)	-	-	-	-	-	(172,653)	-
Increase in deferred inflows of resources - pensions	382,296	417,301	178,481	254,865	231,235	149,797	211,837	216,894	2,042,706	1,594,963
Net cash provided by (used in) operating activities	<u>\$ 1,720,320</u>	<u>\$ (220,008)</u>	<u>\$ 2,094,866</u>	<u>\$ 2,810,113</u>	<u>\$ 22,220,065</u>	<u>\$ 2,177,877</u>	<u>\$ (4,289,365)</u>	<u>\$ (1,570,204)</u>	<u>\$ 24,943,664</u>	<u>\$ (2,845,796)</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, 2022**

ASSETS	
Cash	\$ 2,717,479
Investments at fair value:	
Equity securities	37,208,873
Government securities	11,012,196
Corporate bonds	16,766,194
Other	42,269,396
Total investments	<u>107,256,659</u>
Interest receivable	<u>344,541</u>
Total assets	<u>110,318,679</u>
LIABILITIES	
Accounts payable	<u>2,028</u>
Total liabilities	<u>2,028</u>
NET POSITION	
Restricted for pension benefits	<u><u>\$ 110,316,651</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, 2022**

ADDITIONS:

Contributions:

Employer contributions	\$ 5,768,047
Employee contributions	<u>2,535,508</u>
Total contributions	<u>8,303,555</u>

Investment earnings:

Interest and dividends	4,500,748
Net decrease in fair value of investments	<u>(21,916,293)</u>
	(17,415,545)
Less investment expense	<u>666,573</u>
Net investment income	<u>(18,082,118)</u>

Total additions (9,778,563)

DEDUCTIONS:

Benefit payments	15,779,855
Administrative expense	<u>51,321</u>

Total deductions 15,831,176

Change in net position (25,609,739)

NET POSITION, BEGINNING OF YEAR 135,926,390

NET POSITION, END OF YEAR \$ 110,316,651

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

CITY OF ALBANY, GEORGIA

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2022

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

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 to 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

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

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 the Municipal Electric Authority of Georgia ("MEAG") committed for expenditures related to economic development.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

The **T T T** (capital projects fund) accounts for the construction and acquisition of major capital facilities financed by the Transportation 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.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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.

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.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Budgets and Budgetary Accounting (Continued)

4. The budget is legally adopted by the Mayor and City Commission in June of each year.
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, 2022, there were no encumbrances outstanding.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Budgets and Budgetary Accounting (Continued)

The Tax Allocation District Fund reported deficit fund balance of \$2,624,207 at June 30, 2022. This deficit is intended to be eliminated through future tax revenues and PILOT payments.

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 the carrying amount which reasonably estimates fair value.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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

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. Leases

Lessor. The City is a lessor for noncancellable leases of various property. The City recognizes a lease receivable and deferred inflow of resources in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments made at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Leases (Continued)

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

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

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

L. 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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. 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.

N. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category other than pension and OPEB 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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. 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 net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualify for reporting in this category other than pension and OPEB related items discussed below. The first 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 second item, deferred inflows of resources related to leases, is discussed further in Note 4.

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. 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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. 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.

P. 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.

Q. 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, 2022, 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	\$ (14,561,087)
Bonds payable	(650,000)
Unamortized refunding charge	9,410
Certificates of participation	(10,000,000)
Compensated absences	(4,084,982)
Net pension liability	(47,185,902)
Other post-employment benefit obligation	(40,083,453)
Accrued interest payable	<u>(23,450)</u>
Net adjustment to reduce <i>fund balances - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (116,579,464)</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	\$ 15,147,859
Depreciation expense	(5,914,113)
	9,233,746
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>	\$ 9,233,746

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 difference are as follows:

Transfers of capital assets to business-type activities	\$ (10,957,306)
Disposals of capital assets	(339,407)
	(11,296,713)
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>	\$ (11,296,713)

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:

Principal repayment - general obligation bonds	\$ 310,000
Principal repayment - notes payable	1,300,708
Amortization of loss on defeasance of bonds	(8,902)
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>	\$ 1,601,806

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	\$ (131,416)
Accrued interest	10,409
Change in other post-employment benefit obligation and related deferred inflows and outflows of resources	(1,823,335)
Change in net pension and related deferred inflows and outflows of resources	214,778
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>	\$ (1,729,564)

NOTES TO FINANCIAL STATEMENTS

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, 2022, 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 the 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, 2022:

	Level 1	Level 2	Level 3	Fair Value
U.S. treasuries and agencies	\$ 13,415,433	\$ 94,168,934	\$ -	\$ 107,584,367
	\$ 13,415,433	\$ 94,168,934	\$ -	
Investments recorded at cost:				
Guaranteed Investment Contract				6,669,777
				\$ 114,254,144

The City's pension plan has the following recurring fair value measurements at June 30, 2022:

	Level 1	Level 2	Level 3	Fair Value
U.S. treasuries and agencies	\$ 7,255,836	\$ 3,756,360	\$ -	\$ 11,012,196
Equity securities	37,208,873	-	-	37,208,873
Mutual funds	42,269,396	-	-	42,269,396
Corporate bonds	-	16,766,194	-	16,766,194
	\$ 86,734,105	\$ 20,522,554	\$ -	\$ 107,256,659

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

At June 30, 2022, 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		31 - 35
Entity wide:										
Government securities	\$ 11,294	\$ 545	\$ 3,148	\$ -	\$ 7,601	\$ -	\$ -	\$ -	\$ -	AAA
Government securities	96,290	10,114	86,176	-	-	-	-	-	-	AA+
Guaranteed Inv. Contract	6,670	-	-	6,670	-	-	-	-	-	AA-
	<u>114,254</u>	<u>10,659</u>	<u>89,324</u>	<u>6,670</u>	<u>7,601</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Pension Trust Fund:										
Government securities	7,256	-	1,893	3,828	-	-	1,535	-	-	AAA
Government securities	3,756	-	-	89	61	10	755	2,766	75	NR
Common stock	35,796	35,796	-	-	-	-	-	-	-	N/A
Preferred stock	1,413	1,413	-	-	-	-	-	-	-	N/A
Mutual funds	42,269	42,269	-	-	-	-	-	-	-	N/A
Corporate bonds	2,940	2,563	-	-	-	-	377	-	-	A
Corporate bonds	785	-	785	-	-	-	-	-	-	A-
Corporate bonds	2,369	511	1,314	-	-	544	-	-	-	BBB
Corporate bonds	2,073	-	2,073	-	-	-	-	-	-	BBB-
Corporate bonds	947	-	947	-	-	-	-	-	-	BB+
Corporate bonds	1,199	-	1,199	-	-	-	-	-	-	BB
Corporate bonds	883	883	-	-	-	-	-	-	-	BB-
Corporate bonds	1,169	458	711	-	-	-	-	-	-	B
Corporate bonds	4,402	191	3,587	624	-	-	-	-	-	NR
	<u>107,257</u>	<u>84,084</u>	<u>12,509</u>	<u>4,541</u>	<u>61</u>	<u>554</u>	<u>2,667</u>	<u>2,766</u>	<u>75</u>	
	<u>\$ 221,511</u>	<u>\$ 94,743</u>	<u>\$ 101,833</u>	<u>\$ 11,211</u>	<u>\$ 7,662</u>	<u>\$ 554</u>	<u>\$ 2,667</u>	<u>\$ 2,766</u>	<u>\$ 75</u>	

NOTES TO FINANCIAL STATEMENTS

NOTE 4. RECEIVABLES

A. Property Taxes

Property taxes were levied on September 20, 2021 on the January 1, 2021 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, 2021, and payable before December 20, 2021. The lien date for unpaid taxes was April 20, 2022. 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 9.631 mills was levied during fiscal year 2022 for the City (mill equals \$1 per thousand dollars of assessed value).

Gross property taxes receivable at June 30, 2022 in the General Fund and the Nonmajor Governmental Funds were \$1,283,627 and \$5,146, respectively. An allowance of \$1,092,755 and \$3,900 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, 2022, resulting in a net receivable for property taxes of \$190,872 and \$1,246, respectively.

B. Sales Taxes

The City and Dougherty County jointly levy a 1% Local Option Sales Tax ("LOST"), 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, 2022, were \$998,336, \$2,063,434 and \$1,005,761, 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, 2022:

	General Fund	Community Development Fund	Nonmajor Governmental Funds	Sanitary Sewer Fund	Stormwater Fund	Airport Fund
Gross receivables	\$ 1,521,273	\$ 116,624	\$ 263,170	\$ 4,676,555	\$ 760,746	\$ 127,513
Less allowance for doubtful accounts	(1,136)	-	(42,341)	(563,138)	(183,434)	-
Net receivables	\$ 1,520,137	\$ 116,624	\$ 220,829	\$ 4,113,417	\$ 577,312	\$ 127,513

	Water Fund	Light Fund	Gas Fund	Nonmajor Business-type Funds	Internal Service Funds
Gross receivables	\$ 1,984,179	\$ 13,494,238	\$ 1,107,092	\$ 2,740,374	\$ 2,537,998
Less allowance for doubtful accounts	(496,983)	(2,495,820)	(226,049)	(742,650)	(648,100)
Net receivables	\$ 1,487,196	\$ 10,998,418	\$ 881,043	\$ 1,997,724	\$ 1,889,898

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 4. RECEIVABLES (CONTINUED)

E. Leases Receivable

The City is the lessor for various property as noted in Note 1. For the year ended June 30, 2022, the City recognized \$172,653 in lease revenue and \$6,210 in interest revenue. As of June 30, 2022, the City's receivable for lease payments was \$768,283. Also, the City has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 30, 2022, the balance of the deferred inflow of resources was \$762,073.

NOTES TO FINANCIAL STATEMENTS

NOTE 5. CAPITAL ASSETS

The City's capital asset activity for the fiscal year ended June 30, 2022 was as follows:

	<u>Balance</u> <u>June 30, 2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>Balance</u> <u>June 30, 2022</u>
Governmental activities					
Capital assets not being depreciated:					
Land	\$ 15,617,807	\$ -	\$ -	\$ -	\$ 15,617,807
Construction in progress	15,281,048	3,020,305	(144,067)	(4,620,621)	13,536,665
Total assets not depreciated	<u>30,898,855</u>	<u>3,020,305</u>	<u>(144,067)</u>	<u>(4,620,621)</u>	<u>29,154,472</u>
Capital assets being depreciated:					
Buildings and improvements	78,115,947	250,180	-	(6,041,261)	72,324,866
Equipment and vehicles	33,672,951	7,987,017	(1,262,204)	1,710,603	42,108,367
Infrastructure	88,351,422	4,814,339	-	(2,179,930)	90,985,831
Total assets depreciated	<u>200,140,320</u>	<u>13,051,536</u>	<u>(1,262,204)</u>	<u>(6,510,588)</u>	<u>205,419,064</u>
Accumulated depreciation:					
Buildings and improvements	(36,218,098)	(2,243,191)	-	-	(38,461,289)
Equipment and vehicles	(21,502,548)	(2,644,616)	1,066,864	214,864	(22,865,436)
Infrastructure	(60,265,466)	(1,030,207)	-	-	(61,295,673)
Total accumulated depreciation	<u>(117,986,112)</u>	<u>(5,918,014)</u>	<u>1,066,864</u>	<u>214,864</u>	<u>(122,622,398)</u>
Total assets depreciated, net	<u>82,154,208</u>	<u>7,133,522</u>	<u>(195,340)</u>	<u>(6,295,724)</u>	<u>82,796,666</u>
Governmental activities capital assets, net	<u>\$ 113,053,063</u>	<u>\$ 10,153,827</u>	<u>\$ (339,407)</u>	<u>\$ (10,916,345)</u>	<u>\$ 111,951,138</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 5. CAPITAL ASSETS (CONTINUED)

	Balance June 30, 2021	Additions	Deletions	Transfers	Balance June 30, 2022
Business-type activities					
Capital assets not being depreciated:					
Land	\$ 14,294,298	\$ -	\$ -	\$ -	\$ 14,294,298
Construction in progress	10,513,281	14,193,536	(43,025)	4,558,442	29,222,234
Total assets not depreciated	<u>24,807,579</u>	<u>14,193,536</u>	<u>(43,025)</u>	<u>4,558,442</u>	<u>43,516,532</u>
Capital assets being depreciated:					
Buildings and improvements	172,992,923	5,924,283	-	(4,519,890)	174,397,316
Equipment and vehicles	73,380,694	1,406,601	(2,477,524)	261,160	72,570,931
Infrastructure	177,282,350	429,858	-	614,816	178,327,024
Total assets depreciated	<u>423,655,967</u>	<u>7,760,742</u>	<u>(2,477,524)</u>	<u>(3,643,914)</u>	<u>425,295,271</u>
Accumulated depreciation:					
Buildings and improvements	(85,312,148)	(3,881,520)	-	-	(89,193,668)
Equipment and vehicles	(47,986,999)	(3,719,418)	2,017,045	(186,267)	(49,875,639)
Infrastructure	(95,706,365)	(5,737,834)	-	-	(101,444,199)
Total accumulated depreciation	<u>(229,005,512)</u>	<u>(13,338,772)</u>	<u>2,017,045</u>	<u>(186,267)</u>	<u>(240,513,506)</u>
Total assets depreciated, net	<u>194,650,455</u>	<u>(5,578,030)</u>	<u>(460,479)</u>	<u>(3,830,181)</u>	<u>184,781,765</u>
Business-type activities capital assets, net	<u>\$ 219,458,034</u>	<u>\$ 8,615,506</u>	<u>\$ (503,504)</u>	<u>\$ 728,261</u>	<u>\$ 228,298,297</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 5. CAPITAL ASSETS (CONTINUED)

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

Governmental activities:	
General government	\$ 707,364
Public safety	2,462,646
Public works	1,401,041
Culture and recreation	901,413
Community development	445,550
Total depreciation expense - governmental activities	<u>\$ 5,918,014</u>
Business-type activities:	
Sanitary sewer	\$ 2,887,606
Stormwater	1,204,987
Airport	1,775,523
Water	2,281,865
Light	1,872,220
Gas	348,926
Transit	1,018,920
Civic Center	483,793
Solid waste	301,753
Telecommunication	495,783
Utility Internal Service Fund	451,007
Fleet Management Fund	216,389
Total depreciation expense - business-type activities	<u>\$ 13,338,772</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, 2022:

	Balance, June 30, 2021	Additions	Reductions	Balance, June 30, 2022	Due Within One Year
Governmental activities					
General obligation bonds	\$ 960,000	\$ -	\$ 310,000	\$ 650,000	\$ 320,000
Notes payable	1,100,000	-	344,000	756,000	344,000
Notes from direct borrowings	14,761,795	-	956,708	13,805,087	962,945
Certificates of participation	10,000,000	-	-	10,000,000	-
OPEB liability	40,016,829	4,245,269	4,178,645	40,083,453	-
Compensated absences	3,953,566	3,560,194	3,428,778	4,084,982	3,676,483
Net pension liability	48,120,179	21,438,279	22,372,556	47,185,902	-
Governmental activity long-term liabilities	<u>\$ 118,912,369</u>	<u>\$ 29,243,742</u>	<u>\$ 31,590,687</u>	<u>\$ 116,565,424</u>	<u>\$ 5,303,428</u>
Business-type activities					
Revenue bonds	\$ 3,295,000	\$ -	\$ 1,230,000	\$ 2,065,000	\$ 485,000
Financed purchases from direct borrowings	12,725,000	-	3,043,000	9,682,000	3,133,000
Notes from direct borrowings	1,351,918	-	79,604	1,272,314	80,726
Manufactured gas plant liability	1,383,888	-	1,383,888	-	-
Compensated absences	2,177,350	2,061,412	1,959,650	2,279,112	2,053,970
Net pension liability	29,513,712	13,060,181	13,958,472	28,615,421	-
Business-type activity long-term liabilities	<u>\$ 50,446,868</u>	<u>\$ 15,121,593</u>	<u>\$ 21,654,614</u>	<u>\$ 43,913,847</u>	<u>\$ 5,752,696</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

The government-wide statement of net position includes \$485,000 of bonds payable due within one year for business-type activities in liabilities payable from restricted assets. The remaining amount of \$1,580,000 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:

	Interest Rates	Balance June 30, 2022
2012 ADICA Refunding Revenue Issue	2.00% - 3.125%	\$ <u>650,000</u>

NOTES TO FINANCIAL STATEMENTS

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 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, 2022, the unamortized balance was \$9,410.

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

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:

<u>Fiscal Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 320,000	\$ 19,913	\$ 339,913
2024	330,000	10,313	340,313
	<u>\$ 650,000</u>	<u>\$ 30,226</u>	<u>\$ 680,226</u>

Notes Payable

The U.S. Department of Housing and Urban Development (“HUD”) 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, 2022, is as follows:

	<u>Original Amount</u>	<u>Interest Rates</u>	<u>Balance June 30, 2022</u>
HUD Section 108 Loan, B-02-MC-13-0001	\$ 5,500,000	2.00% – 5.00%	\$ 756,000
Total			<u>\$ 756,000</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

Notes Payable (Continued)

Notes payable debt service requirements to maturity are as follows:

<u>Fiscal Year Ending June 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 344,000	\$ 24,557	\$ 368,557
2024	344,000	8,209	352,209
2025	68,000	-	68,000
	<u>\$ 756,000</u>	<u>\$ 32,766</u>	<u>\$ 788,766</u>

Notes from Direct Borrowings

In March 2018, the City entered into an agreement with the Georgia Environmental Finance Authority (“GEFA”) 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, 2022, the outstanding balance was \$13,805,087.

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:

<u>Fiscal Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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	988,303	61,510	1,049,813
2028 – 2032	5,039,006	210,057	5,249,063
2033 – 2036	3,888,166	48,632	3,936,798
	<u>\$ 13,805,087</u>	<u>\$ 629,839</u>	<u>\$ 14,434,926</u>

Certificates of Participation

In June 1998, the City entered into a lease pool agreement with the Georgia Municipal Association (the "GMA"). The funding of the lease pool was provided by the issuance of \$150,126,000 certificates of participation by the GMA. The GMA passed the net proceeds through to the participating municipalities with the City's participation totaling \$10,000,000. The lease pool agreement with the GMA 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 GMA. 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:

<u>Fiscal Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 475,000	\$ 475,000
2024	-	475,000	475,000
2025	-	475,000	475,000
2026	-	475,000	475,000
2027	-	475,000	475,000
2028	10,000,000	-	10,000,000
	<u>\$ 10,000,000</u>	<u>\$ 2,375,000</u>	<u>\$ 12,375,000</u>

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

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, 2022, the floating rate being paid by the City is 0.91%, and the fair value of this agreement was \$1,105,355, a decrease of \$1,356,233 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, 2022 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 to satisfy the debt service of the related obligation for the length of the outstanding balance. Revenue bonds have been issued for business-type 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, 2022 are as follows:

	<u>Interest Rates</u>	<u>Balance June 30, 2022</u>
2005 Water Revenue Bonds	3.97%	\$ 2,065,000

NOTES TO FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

B. Business-type Activities (Continued)

Revenue Bonds (Continued)

\$6,410,000 Water Revenue Bonds, Series 2005

During the year ended June 30, 2006, the City and Commission issued \$6,410,000 of tax-exempt Water Revenue Bonds, Series 2005 (Series 2005 Bonds). The proceeds from the bonds were used to advance refund the City and Commission's Series 2000 water revenue bonds. The bonds are limited obligations of the City and the Commission and are payable solely from the net revenues of the Water System.

The Series 2005 Bonds maturing on December 1, 2025 and thereafter are subject to redemption prior to maturity, at the option of the City and the Commission, on or after December 1, 2024, in whole or in part (in any order of maturity and by lot within a maturity) at any time, at a price of par plus accrued interest to the redemption date.

Annual debt service requirements to maturity for revenue bonds are as follows:

<u>Fiscal Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 485,000	\$ 72,353	\$ 557,353
2024	505,000	52,702	557,702
2025	525,000	32,256	557,256
2026	550,000	10,918	560,918
	<u>\$ 2,065,000</u>	<u>\$ 168,229</u>	<u>\$ 2,233,229</u>

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 1st of each year.

Future minimum payments on the financed purchase agreement as of June 30, 2022 are as follows:

<u>Fiscal Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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>\$ 9,682,000</u>	<u>\$ 431,061</u>	<u>\$ 10,113,061</u>

Note from Direct Borrowing

In October 2016, the City entered into an agreement with the GEFA 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, 2022, the outstanding principal balance was \$1,272,314. 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, 2022 are as follows:

<u>Fiscal Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 80,726	\$ 17,297	\$ 98,023
2024	81,863	16,158	98,021
2025	83,017	15,005	98,022
2026	84,186	13,835	98,021
2027	85,373	12,649	98,022
2028 – 2032	445,250	44,858	490,108
2033 – 2037	411,899	12,861	424,760
	<u>\$ 1,272,314</u>	<u>\$ 132,663</u>	<u>\$ 1,404,976</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

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 \$1,383,888, with total incurred costs to date of \$2,873,563. The liability has been reduced by these costs. Remediation was completed during the fiscal year ended June 30, 2022. 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, 2022 was \$64,644,082.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of June 30, 2022 was as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Community Development Fund	\$ 208,061
General Fund	Nonmajor Governmental Funds	291,256
General Fund	Airport	370,296
General Fund	Transit	1,875,752
General Fund	Nonmajor Enterprise Funds	4,219,330
General Fund	Internal Service Fund - Public Employees' Deposit	447,796
General Fund	Internal Service Fund - Fleet Management	1,613,528
Job Investment Fund	Nonmajor Governmental Funds	102,877
Sanitary Sewer Fund	General Fund	49,888
Internal Service Fund - Utility	Sanitary Sewer Fund	8,084
Internal Service Fund - Utility	Stormwater Fund	7,689
Internal Service Fund - Utility	Water Fund	53,072
Internal Service Fund - Utility	Light Fund	72,800
Internal Service Fund - Utility	Gas Fund	35,158
Internal Service Fund - Utility	Nonmajor Enterprise Funds	24,748
		<u>\$ 9,380,335</u>

Advances to/from other funds:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Job Investment Fund	Nonmajor Governmental Funds	\$ 1,612,251
General Fund	Nonmajor Governmental Funds	791,664
		<u>\$ 2,403,915</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, 2022 were as follows:

Transfers Out	Transfers In						Total
	General Fund	Nonmajor Governmental Funds	Stormwater Fund	Transit Fund	Nonmajor Enterprise Fund	Internal Service Funds	
General Fund	\$ -	\$ 1,779,141	\$ -	\$ 2,209,384	\$ 905,852	\$ 2,752,906	\$ 7,647,283
Nonmajor Governmental Funds	415,818	-	-	-	-	-	415,818
Sanitary Sewer Fund	1,239,262	-	1,174,023	-	-	-	2,413,285
Water Fund	1,081,061	-	-	-	-	-	1,081,061
Light Fund	10,113,416	-	-	-	-	-	10,113,416
Gas Fund	2,001,872	-	-	-	-	-	2,001,872
Stormwater Fund	606,247	-	-	-	-	-	606,247
Nonmajor Enterprise Funds	1,365,370	-	-	-	-	-	1,365,370
Total	<u>\$ 16,823,046</u>	<u>\$ 1,779,141</u>	<u>\$ 1,174,023</u>	<u>\$ 2,209,384</u>	<u>\$ 905,852</u>	<u>\$ 2,752,906</u>	<u>\$ 25,644,352</u>

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

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, 2022, there were 11 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, 2022, the City contributed \$144,493 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

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 produced 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, 2021, the most recent actuarial valuation date, is as follows:

Inactive plan members (or beneficiary) currently receiving benefits	991
Inactive plan members entitled to but not yet receiving benefits	190
Active plan members	905
Total membership	<u>2,086</u>

NOTES TO FINANCIAL STATEMENTS

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 \$8,303,555.

NOTES TO FINANCIAL STATEMENTS

NOTE 8. RETIREMENT PLANS (CONTINUED)

B. Defined Benefit Plan (Continued)

Contribution Requirements (Continued)

The Statement of Fiduciary Net Position for the Employee Pension Trust Plan for the year ended June 30, 2022 is presented below.

	Employee Pension Trust
ASSETS	
Cash	\$ 2,717,479
Investments:	
Equity securities	37,208,873
Government securities	11,012,196
Corporate bonds	16,766,194
Other	42,269,396
Interest receivable	344,541
Total assets	<u>110,318,679</u>
LIABILITIES	
Accounts payable	<u>2,028</u>
Total liabilities	<u>2,028</u>
NET POSITION	
Restricted for pension benefits	<u>\$ 110,316,651</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 8. RETIREMENT PLANS (CONTINUED)

B. Defined Benefit Plan (Continued)

Contribution Requirements (Continued)

The Statement of Changes in Fiduciary Net Position for the Employee Pension Trust Plan for the year ended June 30, 2022 is presented below.

	Employee Pension Trust
ADDITIONS	
Contributions:	
Employer	\$ 5,768,047
Employee	2,535,508
Total contributions	8,303,555
Investment earnings:	
Interest and dividends	4,500,748
Net increase in fair value of investments	(21,916,293)
	(17,415,545)
Less investment expense	666,573
Net investment income	(18,082,118)
Total additions	(9,778,563)
DEDUCTIONS	
Benefits payments	15,779,855
Administrative expenses	51,321
Total deductions	15,831,176
Change in net position	(25,609,739)
NET POSITION, BEGINNING OF YEAR	135,926,390
NET POSITION, END OF YEAR	\$ 110,316,651

NOTES TO FINANCIAL STATEMENTS

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, 2021.

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

Inflation	2.50%
Salary increases, including inflation	3.25%, including inflation
Investment rate of return	7.00%, net of investment expense, including inflation

Mortality rates were based on the GMA 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)

Net Pension Liability (Continued)

Long-term expected rate of return (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:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
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	100.0%	

Discount rate – The discount rate used to measure the total pension liability was 7.00%. 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 2114. 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

NOTE 8. RETIREMENT PLANS (CONTINUED)

B. Defined Benefit Plan (Continued)

Net Pension Liability (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 7.00%, 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 (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	1% Decrease 6.00%	Current Discount Rate 7.00%	1% Increase 8.00%
City’s Net Pension Liability	\$ 96,940,871	\$ 75,801,323	\$ 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, 2021, 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, 2022 were as follows:

	Total Pension Liability ("TPL")	Fiduciary Net Position ("FNP")	Net Pension Liability ("NPL")
Balances at July 1, 2021	\$ 192,331,205	\$ 114,697,314	\$ 77,633,891
Changes for the year:			
Service cost	2,681,194	-	2,681,194
Interest	14,322,572	-	14,322,572
Difference between expected and actual experience	2,932,385	-	2,932,385
Assumption changes	14,507,987	-	14,507,987
Contributions - employer	-	5,997,665	(5,997,665)
Contributions - employee	-	2,396,779	(2,396,779)
Net investment income	-	27,932,367	(27,932,367)
Benefit payments, including refunds of employee contributions	(15,047,630)	(15,047,630)	-
Administrative expense	-	(50,105)	50,105
Net changes	19,396,508	21,229,076	(1,832,568)
Balances at June 30, 2022	\$ 211,727,713	\$ 135,926,390	\$ 75,801,323

The plan's fiduciary net position as a percentage of the total pension liability 64.20%

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, 2022, the City recognized pension expense of \$5,687,130. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ -	\$ 13,837,526
Changes of assumptions	11,540,052	-
Difference in projected and actual experience	2,264,416	8,516,414
City contributions subsequent to the measurement date	6,392,615	-
Total	\$ 20,197,083	\$ 22,353,940

City contributions subsequent to the measurement date of \$6,392,615 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, 2023. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending June 30,	Amount
2023	\$ (2,406,471)
2024	(2,590,097)
2025	(1,241,658)
2026	(2,311,246)
Total	\$ (8,549,472)

NOTES TO FINANCIAL STATEMENTS

NOTE 9. COMMITMENTS AND CONTINGENT LIABILITIES

The City has active construction projects as of June 30, 2022. The projects include street construction and resurfacing, building renovations, and street light upgrades. As of June 30, 2022, the City has contractual commitments on uncompleted construction contracts of approximately \$20,781,000.

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.

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, 2022, 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 \$55,810,188 in 2022.

At June 30, 2022, the outstanding debt of MEAG was approximately \$7.4 billion. The City's guarantee varies by individual projects undertaken by MEAG and totals approximately \$421 million at June 30, 2022.

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 workers' 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:

	June 30, 2022	June 30, 2021
Unpaid claims, beginning of year	\$ 192,325	\$ 537,592
Incurred claims and changes in estimates	1,630,047	864,692
Claim payments	(1,506,677)	(1,209,959)
Unpaid claims, end of year	\$ 315,695	\$ 192,325

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 Employees' 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:

	June 30, 2022	June 30, 2021
Unpaid claims, beginning of year	\$ 1,208,242	\$ 982,272
Incurred claims and changes in estimates	15,369,414	12,234,535
Claim payments	(15,379,902)	(12,008,565)
Unpaid claims, end of year	<u>\$ 1,197,754</u>	<u>\$ 1,208,242</u>

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:

	June 30, 2022	June 30, 2021
Unpaid claims, beginning of year	\$ 1,828,500	\$ 1,156,000
Incurred claims and changes in estimates	4,627,556	7,861,293
Claim payments	(5,263,556)	(7,188,793)
Unpaid claims, end of year	<u>\$ 1,192,500</u>	<u>\$ 1,828,500</u>

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 Employees' 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

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 and Visitors Bureau for the use of promotion of the City. For the fiscal year ended June 30, 2022, \$2,585,294 of hotel/motel tax was collected, and \$2,026,999, was remitted to the Convention and 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, 2022, the City paid \$42,466 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

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 healthcare 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

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, 2021, is as follows:

Active employees	905
Inactive members or beneficiaries currently receiving benefits	713
Total membership	<u>1,618</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, 2022, the City contributed \$682,682 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, 2021. An expected TOL is determined as of June 30, 2021, the prior measurement date, using standard roll forward techniques. The roll forward calculation begins with the TOL, as of the measurement date, adds the normal cost (also called the service cost), with a year of interest at the discount rate for the year, then adds in the actual benefit payments with interest at the discount rate for half of the year.

NOTES TO FINANCIAL STATEMENTS

NOTE 14. OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Actuarial Assumptions

The TOL in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement:

Discount Rate	2.16%
Healthcare Cost Trend Rate Pre-Medicare	7.00% for 2021 decreasing to an ultimate rate of 4.50% by 2031
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 GMA-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 2.16%. This rate was based on the Bond Buyer General Obligation 20-year Municipal Bond Index published the last week of June 2021.

NOTES TO FINANCIAL STATEMENTS

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, 2022 were as follows:

	Total OPEB Liability
Balance as of June 30, 2020	<u>\$ 40,016,829</u>
Changes for the year:	
Service cost	1,225,075
Interest on TOL and cash flow	871,280
Difference between expected and actual experience	(2,987,336)
Changes of assumptions	2,148,914
Benefits paid	(1,191,309)
Net changes	66,624
Balance as of June 30, 2021	<u>\$ 40,083,453</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

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 (1.16%) or 1-percentage point higher (3.16%) than the current discount rate:

	1% Decrease 1.16%	Current Discount Rate 2.16%	1% Increase 3.16%
Total OPEB Liability	\$ 45,404,395	\$ 40,083,453	\$ 35,612,051

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:

	1% Decrease	Current Discount Rate	1% Increase
Total OPEB Liability	\$ 37,001,849	\$ 40,083,453	\$ 43,747,875

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, 2022, the City recognized OPEB expense of \$3,014,644. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference in projected and actual experience	\$ 140,139	\$ 2,461,397
Changes of Assumptions	6,829,871	666,361
Total	\$ 6,970,010	\$ 3,127,758

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

<u>Year Ending June 30,</u>	
2023	\$ 942,350
2024	1,274,625
2025	1,230,901
2026	494,753
2027	(100,377)
	\$ 3,842,252

NOTES TO FINANCIAL STATEMENTS

NOTE 15. NET INVESTMENT IN CAPITAL ASSETS

Net investment in capital assets represents the net cost of capital assets less accumulated depreciation and outstanding debt less unexpended proceeds attributable to the investment in capital assets. To the extent that debt has been incurred, but not yet expended for capital assets, such amounts are not included as a component of net investment in capital assets. A detail of net investment in capital assets is as follows:

	Governmental Activities	Business-type Activities
Capital assets, net of accumulated depreciation	\$ 111,951,138	\$ 228,298,297
Unspent lease proceeds	6,669,777	-
Deferred charges on refunding	9,410	-
Retainage payable	(865,296)	(598,572)
Bonds payable	(650,000)	(2,065,000)
Notes payable	(14,561,087)	(10,954,314)
Certificates of participation	(10,000,000)	-
Total net investment in capital assets	\$ 92,553,942	\$ 214,680,411

REQUIRED SUPPLEMENTARY INFORMATION

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>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Total Pension Liability - Beginning of Year	\$ 192,331,205	\$ 203,617,422	\$ 200,729,602	\$ 198,119,376	\$ 178,257,598	\$ 175,702,339	\$ 169,373,602	\$ 165,074,003
Service Cost	2,681,194	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	14,322,572	15,209,475	14,987,547	15,269,752	14,405,323	14,514,514	14,016,505	13,724,868
Difference between Expected and Actual Experience	2,932,385	(14,547,786)	-	(4,119,996)	1,582,590	-	3,271,492	-
Changes of Assumptions	14,507,987	-	-	3,544,902	15,407,604	-	-	-
Benefit Payments	(14,469,316)	(14,002,151)	(13,916,857)	(13,626,011)	(13,215,951)	(13,312,191)	(12,142,282)	(11,114,494)
Refunds of Contributions	(578,314)	(730,092)	(766,941)	(868,942)	(549,752)	(719,597)	(829,146)	(526,098)
Net Change in Total Pension Liability	<u>19,396,508</u>	<u>(11,286,217)</u>	<u>2,887,820</u>	<u>2,610,226</u>	<u>19,861,778</u>	<u>2,555,259</u>	<u>6,328,736</u>	<u>4,299,599</u>
(a) Total Pension Liability - End of Year	<u>211,727,713</u>	<u>192,331,205</u>	<u>203,617,422</u>	<u>200,729,602</u>	<u>198,119,376</u>	<u>178,257,598</u>	<u>175,702,338</u>	<u>169,373,602</u>
Plan Fiduciary Net Position - Beginning of Year	114,697,314	114,350,062	113,740,163	113,181,642	106,372,752	114,837,182	118,681,219	104,280,508
Contributions - Employer	5,997,665	5,972,962	5,350,424	5,230,307	5,437,013	4,481,018	4,413,592	4,714,664
Contributions - Employee	2,396,779	2,299,031	2,311,564	2,265,807	2,342,732	2,295,605	2,270,553	2,332,768
Other receipts	-	-	-	-	-	-	-	-
Net Investment Income	27,932,367	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	(15,047,630)	(14,732,243)	(14,683,798)	(14,494,953)	(13,765,703)	(14,031,788)	(12,971,428)	(11,990,923)
Administrative Expenses	(50,105)	(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>21,229,076</u>	<u>347,252</u>	<u>609,899</u>	<u>558,521</u>	<u>6,808,890</u>	<u>(8,464,430)</u>	<u>(3,805,992)</u>	<u>14,400,711</u>
(b) Plan Fiduciary Net Position - End of Year	<u>135,926,390</u>	<u>114,697,314</u>	<u>114,350,062</u>	<u>113,740,163</u>	<u>113,181,642</u>	<u>106,372,752</u>	<u>114,875,227</u>	<u>118,681,219</u>
City's Net Pension Liability (a) - (b)	<u>\$ 75,801,323</u>	<u>\$ 77,633,891</u>	<u>\$ 89,267,360</u>	<u>\$ 86,989,439</u>	<u>\$ 84,937,734</u>	<u>\$ 71,884,846</u>	<u>\$ 60,827,111</u>	<u>\$ 50,692,383</u>
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	64.20%	59.64%	56.16%	56.66%	57.13%	59.67%	65.38%	70.07%
Covered Payroll	\$ 44,913,640	\$ 44,314,760	\$ 45,800,527	\$ 44,683,441	\$ 43,894,718	\$ 44,071,111	\$ 44,376,707	\$ 43,658,122
Net Pension Liability as a Percentage of the Covered Payroll	168.77%	175.19%	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>2022</u>	<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>
Actuarially determined employer contribution	\$ 5,768,047	\$ 5,997,665	\$ 5,972,962	\$ 5,350,424	\$ 5,230,307	\$ 5,437,013	\$ 4,481,018	\$ 4,413,592	\$ 4,339,414	\$ 4,520,878
Actual employer contributions	<u>5,768,047</u>	<u>5,997,665</u>	<u>5,972,962</u>	<u>5,350,424</u>	<u>5,230,307</u>	<u>5,437,013</u>	<u>4,481,018</u>	<u>4,413,592</u>	<u>4,339,414</u>	<u>4,520,878</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 43,499,893	\$ 44,913,640	\$ 44,314,760	\$ 45,800,527	\$ 44,683,441	\$ 43,894,718	\$ 44,071,111	\$ 44,376,707	\$ 43,658,122	\$ 43,647,641
Actual contributions as a percentage of covered payroll	13.26%	13.35%	13.48%	11.68%	11.71%	12.39%	10.17%	9.95%	9.94%	10.36%

Methods and Assumptions for Actuarially Determined Contribution

Valuation Date	July 1, 2021
Actuarial Cost Method	Entry Age Normal
Actuarial Asset Valuation Method	Five-Year Smoothed Fair Value
Amortization Method	Level Percent of Pay
Single Equivalent Amortization Period	25-Year Closed Period
Actuarial Assumptions:	
Investment rate of return	7.00% net of investment expenses
Projected salary increases	3.25% including inflation
Expected annual inflation	2.50%

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,

Fiscal Year	Annual Money-Weighted Rate of Return
2022	-13.83%
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
OTHER POST-EMPLOYMENT BENEFIT PLAN
FOR THE FISCAL YEAR ENDED JUNE 30,**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total OPEB Liability - Beginning of Year	\$ 40,016,829	\$ 33,716,278	\$ 29,943,480	\$ 29,754,318	\$ 31,787,147
Service Cost	1,225,075	893,986	736,065	761,134	834,413
Interest	871,280	1,154,251	1,133,815	1,049,439	930,513
Difference between Expected and Actual Experience	(2,987,336)	-	299,991	-	-
Changes of Assumptions	2,148,914	5,740,487	2,907,154	(1,065,138)	(2,038,499)
Benefit Payments	<u>(1,191,309)</u>	<u>(1,488,173)</u>	<u>(1,304,227)</u>	<u>(556,273)</u>	<u>(1,759,256)</u>
Net Change in Total OPEB Liability	<u>66,624</u>	<u>6,300,551</u>	<u>3,772,798</u>	<u>189,162</u>	<u>(2,032,829)</u>
Total OPEB Liability - End of Year	\$ <u>40,083,453</u>	\$ <u>40,016,829</u>	\$ <u>33,716,278</u>	\$ <u>29,943,480</u>	\$ <u>29,754,318</u>
Covered employee Payroll	43,499,893	40,850,567	40,850,567	43,894,718	43,894,718
Total OPEB Liability as a Percentage of Covered-employee Payroll	92.15%	97.96%	82.54%	68.22%	67.79%

*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

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 Fund

- 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

**NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
JUNE 30, 2022**

	Special Revenue Funds						Capital Projects Fund	Total	
	Hotel/ Motel Tax Fund	Grant Fund	Downtown Development Authority	Computer Aided Dispatch Fund	ADICA	Gortatowsky Fund	Tax Allocation District Fund		Public Improvement Fund
ASSETS									
Cash	\$ -	\$ 3,000	\$ 169,485	\$ 1,084,912	\$ 214,947	\$ -	\$ -	\$ 220,245	\$ 1,692,589
Investments	-	-	-	3,218	-	9,955	-	14,238,357	14,251,530
Receivables, net of allowance:									
Taxes	-	-	-	-	-	-	1,246	-	1,246
Accounts	220,829	-	-	-	-	-	-	-	220,829
Due from other governments	-	921,961	-	-	-	-	-	-	921,961
Prepaid items	-	-	3,534	-	-	-	-	-	3,534
Total assets	\$ 220,829	\$ 924,961	\$ 173,019	\$ 1,088,130	\$ 214,947	\$ 9,955	\$ 1,246	\$ 14,458,602	\$ 17,091,689
LIABILITIES AND FUND BALANCES									
LIABILITIES									
Accounts payable	\$ -	\$ 468,551	\$ 250	\$ 8,298	\$ -	\$ -	\$ -	\$ 85,575	\$ 562,674
Accrued liabilities	-	-	3,334	-	-	-	118,661	-	121,995
Advances from other funds	-	-	-	-	-	-	2,403,915	-	2,403,915
Due to other funds	-	291,256	-	-	-	-	102,877	-	394,133
Unearned revenues	-	500	-	-	-	-	-	293,100	293,600
Total liabilities	-	760,307	3,584	8,298	-	-	2,625,453	378,675	3,776,317
FUND BALANCES (DEFICIT)									
Nonspendable - prepaid items	-	-	3,534	-	-	-	-	-	3,534
Restricted:									
Promotion of tourism	220,829	-	-	-	-	-	-	-	220,829
Gortatowsky endowment	-	-	-	-	-	9,955	-	-	9,955
Grants	-	164,654	-	-	-	-	-	-	164,654
Committed:									
Inner city projects	-	-	165,901	-	214,947	-	-	-	380,848
Capital projects	-	-	-	1,079,832	-	-	-	14,079,927	15,159,759
Unassigned (deficit)	-	-	-	-	-	-	(2,624,207)	-	(2,624,207)
Total fund balances (deficit)	220,829	164,654	169,435	1,079,832	214,947	9,955	(2,624,207)	14,079,927	13,315,372
Total liabilities and fund balances	\$ 220,829	\$ 924,961	\$ 173,019	\$ 1,088,130	\$ 214,947	\$ 9,955	\$ 1,246	\$ 14,458,602	\$ 17,091,689

CITY OF ALBANY, GEORGIA

**NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

	Special Revenue Funds						Capital Projects Fund	Total	
	Hotel/ Motel Tax Fund	Grant Fund	Downtown Development Authority	Computer Aided Dispatch Fund	ADICA	Gortatowsky Fund	Tax Allocation District Fund		Public Improvement Fund
Revenues:									
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342,194	\$ -	\$ 342,194
Other taxes	2,585,294	-	-	-	-	-	-	-	2,585,294
Intergovernmental	-	1,224,922	-	279,744	-	-	-	-	1,504,666
Charges for services	-	-	-	1,597,043	50,654	-	-	-	1,647,697
Other revenues:									
Investment income	-	-	-	1,012	18	30	-	572,476	573,536
Other income	-	-	44,008	-	70,000	-	-	-	114,008
Total revenues	<u>2,585,294</u>	<u>1,224,922</u>	<u>44,008</u>	<u>1,877,799</u>	<u>120,672</u>	<u>30</u>	<u>342,194</u>	<u>572,476</u>	<u>6,767,395</u>
Expenditures:									
Current:									
Public safety	-	254,820	-	2,360,963	-	-	-	-	2,615,783
Parks and recreation	-	92,295	-	-	-	-	-	-	92,295
Community development	2,026,999	754,484	60,142	-	57,963	-	549	-	2,900,137
Capital outlay	-	-	-	-	-	-	-	1,664,441	1,664,441
Debt service:									
Principal	-	-	-	-	-	-	310,000	-	310,000
Interest	-	-	-	-	-	-	28,675	505,000	533,675
Total expenditures	<u>2,026,999</u>	<u>1,101,599</u>	<u>60,142</u>	<u>2,360,963</u>	<u>57,963</u>	<u>-</u>	<u>339,224</u>	<u>2,169,441</u>	<u>8,116,331</u>
Excess (deficiency) of revenues over (under) expenditures	<u>558,295</u>	<u>123,323</u>	<u>(16,134)</u>	<u>(483,164)</u>	<u>62,709</u>	<u>30</u>	<u>2,970</u>	<u>(1,596,965)</u>	<u>(1,348,936)</u>
Other financing sources (uses):									
Transfers in	-	41,331	50,000	-	-	-	-	1,687,810	1,779,141
Transfers out	(415,818)	-	-	-	-	-	-	-	(415,818)
Total other financing sources (uses)	<u>(415,818)</u>	<u>41,331</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,687,810</u>	<u>1,363,323</u>
Net change in fund balances	142,477	164,654	33,866	(483,164)	62,709	30	2,970	90,845	14,387
Fund balances (deficit), beginning of year	<u>78,352</u>	<u>-</u>	<u>135,569</u>	<u>1,562,996</u>	<u>152,238</u>	<u>9,925</u>	<u>(2,627,177)</u>	<u>13,989,082</u>	<u>13,300,985</u>
Fund balances (deficit), end of year	<u>\$ 220,829</u>	<u>\$ 164,654</u>	<u>\$ 169,435</u>	<u>\$ 1,079,832</u>	<u>\$ 214,947</u>	<u>\$ 9,955</u>	<u>\$ (2,624,207)</u>	<u>\$ 14,079,927</u>	<u>\$ 13,315,372</u>

CITY OF ALBANY, GEORGIA

BUDGETARY COMPLIANCE

Special Revenue Funds

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

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, 2022**

	Special Revenue Funds					
	Hotel/Motel Tax Fund			Computer Aided Dispatch Fund		
	Original and Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
Revenues						
Taxes	\$ 2,027,000	\$ 2,585,294	\$ 558,294	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	249,183	279,744	30,561
Charges for services	-	-	-	1,740,000	1,597,043	(142,957)
Investment income	-	-	-	-	1,012	1,012
Other income	-	-	-	-	-	-
Total revenues	<u>2,027,000</u>	<u>2,585,294</u>	<u>558,294</u>	<u>1,989,183</u>	<u>1,877,799</u>	<u>(111,384)</u>
Expenditures						
Current:						
Public safety	-	-	-	2,461,161	2,360,963	100,198
Public works	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Community development	2,027,000	2,026,999	1	-	-	-
Debt service	-	-	-	-	-	-
Total expenditures	<u>2,027,000</u>	<u>2,026,999</u>	<u>1</u>	<u>2,461,161</u>	<u>2,360,963</u>	<u>100,198</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>558,295</u>	<u>558,295</u>	<u>(471,978)</u>	<u>(483,164)</u>	<u>(11,186)</u>
Other financing sources (uses)						
Appropriation of fund balance	-	-	-	471,978	-	471,978
Transfers in	-	-	-	-	-	-
Transfers out	-	(415,818)	415,818	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>(415,818)</u>	<u>415,818</u>	<u>471,978</u>	<u>-</u>	<u>471,978</u>
Net change in fund balances	<u>\$ -</u>	<u>142,477</u>	<u>\$ 142,477</u>	<u>\$ -</u>	<u>(483,164)</u>	<u>\$ (483,164)</u>
Fund balances (deficit), beginning of year		<u>78,352</u>			<u>1,562,996</u>	
Fund balances (deficit), end of year		<u>\$ 220,829</u>			<u>\$ 1,079,832</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, 2022**

	Special Revenue Funds					
	Grant Fund			Downtown Development Authority		
	Original and Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	3,460,873	1,224,922	(2,235,951)	-	-	-
Charges for services	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Other income	-	-	-	39,628	44,008	4,380
Total revenues	<u>3,460,873</u>	<u>1,224,922</u>	<u>(2,235,951)</u>	<u>39,628</u>	<u>44,008</u>	<u>4,380</u>
Expenditures						
Current:						
Public safety	927,481	254,820	672,661	-	-	-
Public works	-	-	-	-	-	-
Parks and recreation	-	92,295	(92,295)	-	-	-
Community development	2,627,989	754,484	1,873,505	89,628	60,142	29,486
Debt service	-	-	-	-	-	-
Total expenditures	<u>3,555,470</u>	<u>1,101,599</u>	<u>2,453,871</u>	<u>89,628</u>	<u>60,142</u>	<u>29,486</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(94,597)</u>	<u>123,323</u>	<u>217,920</u>	<u>(50,000)</u>	<u>(16,134)</u>	<u>33,866</u>
Other financing sources (uses)						
Appropriation of fund balance	-	-	-	-	-	-
Transfers in	94,597	41,331	(53,266)	50,000	50,000	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	<u>94,597</u>	<u>41,331</u>	<u>(53,266)</u>	<u>50,000</u>	<u>50,000</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	<u>164,654</u>	<u>\$ 164,654</u>	<u>\$ -</u>	<u>33,866</u>	<u>\$ 33,866</u>
Fund balances (deficit), beginning of year		-			135,569	
Fund balances (deficit), end of year		<u>\$ 164,654</u>			<u>\$ 169,435</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, 2022**

	Special Revenue Funds					
	Tax Allocation District Fund			Gortatowsky Fund		
	Original and Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
Revenues						
Taxes	\$ 394,765	\$ 342,194	\$ (52,571)	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-
Investment income	-	-	-	-	30	30
Other income	-	-	-	-	-	-
Total revenues	<u>394,765</u>	<u>342,194</u>	<u>(52,571)</u>	<u>-</u>	<u>30</u>	<u>30</u>
Expenditures						
Current:						
Public safety	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Community development	56,172	549	55,623	-	-	-
Debt service	338,593	338,675	(82)	-	-	-
Total expenditures	<u>394,765</u>	<u>339,224</u>	<u>55,541</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	-	2,970	2,970	-	30	30
Other financing sources (uses)						
Appropriation of fund balance	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	<u>2,970</u>	<u>\$ 2,970</u>	<u>\$ -</u>	<u>30</u>	<u>\$ 30</u>
Fund balances (deficit), beginning of year		<u>(2,627,177)</u>			<u>9,925</u>	
Fund balances (deficit), end of year		<u>\$ (2,624,207)</u>			<u>\$ 9,955</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, 2022**

	Special Revenue Funds		
	ADICA		
	Original and Final Budget	Actual	Variance
Revenues			
Taxes	\$ -	\$ -	\$ -
Intergovernmental	-	-	-
Charges for services	45,928	50,654	4,726
Investment income	-	18	18
Other income	-	70,000	70,000
Total revenues	<u>45,928</u>	<u>120,672</u>	<u>74,744</u>
Expenditures			
Current:			
Public safety	-	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Community development	64,806	57,963	6,843
Debt service	-	-	-
Total expenditures	<u>64,806</u>	<u>57,963</u>	<u>6,843</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(18,878)</u>	<u>62,709</u>	<u>81,587</u>
Other financing sources (uses)			
Appropriation of fund balance	18,878	-	(18,878)
Transfers in	-	-	-
Transfers out	-	-	-
Total other financing sources (uses)	<u>18,878</u>	<u>-</u>	<u>(18,878)</u>
Net change in fund balances	<u>\$ -</u>	<u>62,709</u>	<u>\$ 62,709</u>
Fund balances (deficit), beginning of year		<u>152,238</u>	
Fund balances (deficit), end of year		<u>\$ 214,947</u>	

CITY OF ALBANY, GEORGIA

NONMAJOR ENTERPRISE FUNDS

**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, 2022

ASSETS	Flint River Entertainment Complex Fund	Solid Waste Fund	Telecommunications Fund	Totals
CURRENT ASSETS				
Cash	\$ 1,278,470	\$ 2,688,277	\$ 802,505	\$ 4,769,252
Investments	-	252,105	-	252,105
Accounts receivable, net of allowances	268,072	1,686,553	43,099	1,997,724
Inventories	-	-	359,885	359,885
Total current assets	<u>1,546,542</u>	<u>4,626,935</u>	<u>1,205,489</u>	<u>7,378,966</u>
NON-CURRENT ASSETS				
Capital assets				
Non-depreciable	2,849,761	907,035	968,862	4,725,658
Depreciable, net of accumulated depreciation	5,400,479	1,308,265	5,781,654	12,490,398
Total non-current assets	<u>8,250,240</u>	<u>2,215,300</u>	<u>6,750,516</u>	<u>17,216,056</u>
Total assets	<u>9,796,782</u>	<u>6,842,235</u>	<u>7,956,005</u>	<u>24,595,022</u>
DEFERRED OUTFLOWS OF RESOURCES				
Pensions	-	427,333	134,947	562,280
Total deferred outflows of resources	<u>-</u>	<u>427,333</u>	<u>134,947</u>	<u>562,280</u>

(Continued)

CITY OF ALBANY, GEORGIA
NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2022

	Flint River Entertainment Complex Fund	Solid Waste Fund	Telecommunications Fund	Totals
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable	\$ 647,183	\$ 611,472	\$ 16,088	\$ 1,274,743
Current portion - compensated absences	-	81,542	34,657	116,199
Due to other funds	274,204	7,755	3,962,119	4,244,078
Advanced payments and customer deposits	91,683	-	-	91,683
Total current liabilities	<u>1,013,070</u>	<u>700,769</u>	<u>4,012,864</u>	<u>5,726,703</u>
LONG-TERM LIABILITIES				
Compensated absences, net of current portion	-	9,060	3,851	12,911
Net pension liability	-	1,603,814	506,468	2,110,282
Total long-term liabilities	<u>-</u>	<u>1,612,874</u>	<u>510,319</u>	<u>2,123,193</u>
Total liabilities	<u>1,013,070</u>	<u>2,313,643</u>	<u>4,523,183</u>	<u>7,849,896</u>
DEFERRED INFLOWS OF RESOURCES				
Pensions	-	472,968	149,358	622,326
Total deferred inflows of resources	<u>-</u>	<u>472,968</u>	<u>149,358</u>	<u>622,326</u>
NET POSITION				
Investment in capital assets	8,250,240	2,215,300	6,750,516	17,216,056
Unrestricted (deficit)	533,472	2,267,657	(3,332,105)	(530,976)
Total net position	<u>\$ 8,783,712</u>	<u>\$ 4,482,957</u>	<u>\$ 3,418,411</u>	<u>\$ 16,685,080</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, 2022**

	Flint River Entertainment Complex Fund	Solid Waste Fund	Telecommunications Fund	Totals
Operating revenues				
Charges for services	\$ 2,371,587	\$ 12,151,848	\$ 3,396,636	\$ 17,920,071
Other	-	156,402	736	157,138
Total operating revenues	<u>2,371,587</u>	<u>12,308,250</u>	<u>3,397,372</u>	<u>18,077,209</u>
Operating expenses				
Personnel costs	-	957,268	503,873	1,461,141
Supplies	-	71,113	81,073	152,186
Operating services and charges	3,867,628	9,345,450	1,994,517	15,207,595
Maintenance and repairs	-	587,127	16,753	603,880
Depreciation	483,793	301,753	495,783	1,281,329
Total operating expenses	<u>4,351,421</u>	<u>11,262,711</u>	<u>3,091,999</u>	<u>18,706,131</u>
Operating income (loss)	<u>(1,979,834)</u>	<u>1,045,539</u>	<u>305,373</u>	<u>(628,922)</u>
Non-operating revenues				
Investment income	66	2,478	-	2,544
Intergovernmental - operating grants	1,122,541	-	-	1,122,541
Gain on sale of assets	-	150,393	100	150,493
Total non-operating revenues	<u>1,122,607</u>	<u>152,871</u>	<u>100</u>	<u>1,275,578</u>
Income (loss) before capital contributions and transfers	<u>(857,227)</u>	<u>1,198,410</u>	<u>305,473</u>	<u>646,656</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, 2022**

	Flint River Entertainment Complex Fund	Solid Waste Fund	Telecommunications Fund	Totals
Capital contributions				
Other capital contributions	\$ 192,777	\$ -	\$ -	\$ 192,777
Total capital contributions	<u>192,777</u>	<u>-</u>	<u>-</u>	<u>192,777</u>
Transfers				
Transfers in	905,852	-	-	905,852
Transfers out	-	(1,048,450)	(316,920)	(1,365,370)
Total transfers	<u>905,852</u>	<u>(1,048,450)</u>	<u>(316,920)</u>	<u>(459,518)</u>
Change in net position	241,402	149,960	(11,447)	379,915
Total net position, beginning of year	<u>8,542,310</u>	<u>4,332,997</u>	<u>3,429,858</u>	<u>16,305,165</u>
Total net position, end of year	<u>\$ 8,783,712</u>	<u>\$ 4,482,957</u>	<u>\$ 3,418,411</u>	<u>\$ 16,685,080</u>

CITY OF ALBANY, GEORGIA

**NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

	Flint River Entertainment Complex Fund	Solid Waste Fund	Telecommunications Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 1,925,677	\$ 12,968,827	\$ 3,477,938	\$ 18,372,442
Payments to suppliers	(2,934,200)	(12,269,867)	(2,910,100)	(18,114,167)
Payments to employees	-	(1,358,108)	(470,371)	(1,828,479)
Net cash provided by (used in) operating activities	<u>(1,008,523)</u>	<u>(659,148)</u>	<u>97,467</u>	<u>(1,570,204)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers in	905,852	-	-	905,852
Transfers out	-	(1,048,450)	(316,920)	(1,365,370)
Operating grants received	1,122,541	-	-	1,122,541
Net cash provided by (used in) noncapital financing activities	<u>2,028,393</u>	<u>(1,048,450)</u>	<u>(316,920)</u>	<u>663,023</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition and construction of capital assets	-	-	(118,074)	(118,074)
Proceeds from sale of capital assets	-	637,372	1,927	639,299
Net cash provided by (used in) capital and related financing activities	<u>-</u>	<u>637,372</u>	<u>(116,147)</u>	<u>521,225</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from sales of investments	-	820,855	-	820,855
Interest on investments	66	2,478	-	2,544
Net cash provided by investing activities	<u>66</u>	<u>823,333</u>	<u>-</u>	<u>823,399</u>
Increase (decrease) in cash and cash equivalents	1,019,936	(246,893)	(335,600)	437,443
Cash and cash equivalents:				
Beginning of year	258,534	2,935,170	1,138,105	4,331,809
End of year	<u>\$ 1,278,470</u>	<u>\$ 2,688,277</u>	<u>\$ 802,505</u>	<u>\$ 4,769,252</u>

(Continued)

CITY OF ALBANY, GEORGIA

**NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

	Flint River Entertainment Complex Fund	Solid Waste Fund	Telecommunications Fund	Totals
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:				
Operating income (loss)	\$ (1,979,834)	\$ 1,045,539	\$ 305,373	\$ (628,922)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation	483,793	301,753	495,783	1,281,329
(Increase) decrease in accounts receivable	(148,650)	660,577	80,566	592,493
Increase in inventories	-	-	(49,216)	(49,216)
Decrease in due from other funds	359,484	-	-	359,484
Increase in deferred outflows of resources - pensions	-	(126,102)	(62,652)	(188,754)
Increase (decrease) in accounts payable and other liabilities	299,740	(55,179)	(11,199)	233,362
Increase (decrease) in due to other funds and advances	274,204	(2,230,549)	(757,342)	(2,713,687)
Decrease in advanced payments and customer deposits	(297,260)	-	-	(297,260)
Increase (decrease) in net pension liability	-	(401,193)	25,266	(375,927)
Increase in deferred inflows of resources - pensions	-	146,006	70,888	216,894
	<u>-\$ (1,008,523)</u>	<u>\$ (659,148)</u>	<u>\$ 97,467</u>	<u>\$ (1,570,204)</u>
Net cash provided by (used in) operating activities				
NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES				
Contributions of capital assets from governmental activities	\$ 192,777	\$ -	\$ -	\$ 192,777
Total noncash investing, capital and financing activities	<u>\$ 192,777</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 192,777</u>

CITY OF ALBANY, GEORGIA

INTERNAL SERVICE FUNDS

- 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, 2022

	Self-Administered Insurance Fund	Public Employees' Deposit Fund	Workers' Compensation Fund	R3M Fund	Utility Fund	Fleet Management Fund	Totals
ASSETS							
CURRENT ASSETS							
Cash	\$ -	\$ 251,098	\$ 139,707	\$ -	\$ 1,498,740	\$ -	\$ 1,889,545
Investments	2,635,283	298,848	3,757,764	2,269,981	5,723,372	-	14,685,248
Accounts receivable	407,948	710,319	70,929	-	700,702	-	1,889,898
Inventory	-	-	-	-	-	1,693,349	1,693,349
Prepaid items	-	-	-	-	-	23,288	23,288
Due from other funds	-	-	-	-	201,551	-	201,551
	<u>3,043,231</u>	<u>1,260,265</u>	<u>3,968,400</u>	<u>2,269,981</u>	<u>8,124,365</u>	<u>1,716,637</u>	<u>20,382,879</u>
NON-CURRENT ASSETS							
Capital assets							
Non-depreciable	-	1,761,151	-	-	612,589	175,463	2,549,203
Depreciable, net of accumulated depreciation	-	37,059	-	-	5,804,745	4,797,462	10,639,266
Total non-current assets	-	1,798,210	-	-	6,417,334	4,972,925	13,188,469
Total assets	<u>3,043,231</u>	<u>3,058,475</u>	<u>3,968,400</u>	<u>2,269,981</u>	<u>14,541,699</u>	<u>6,689,562</u>	<u>33,571,348</u>
DEFERRED OUTFLOWS OF RESOURCES							
Pensions	-	22,492	-	-	2,361,574	652,244	3,036,310
Total deferred outflows of resources	<u>-</u>	<u>22,492</u>	<u>-</u>	<u>-</u>	<u>2,361,574</u>	<u>652,244</u>	<u>3,036,310</u>

(Continued)

CITY OF ALBANY, GEORGIA
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2022

	Self-Administered Insurance Fund	Public Employees' Deposit Fund	Workers' Compensation Fund	R3M Fund	Utility Fund	Fleet Management Fund	Totals
LIABILITIES							
CURRENT LIABILITIES							
Accounts payable	\$ 706,240	\$ 350,484	\$ -	\$ 205,059	\$ 404,712	\$ 160,000	\$ 1,826,495
Accrued liabilities	-	-	-	-	715,831	6,391	722,222
Claims payable	1,192,500	1,197,754	315,695	-	-	-	2,705,949
Current portion - compensated absences	-	-	-	-	777,867	147,133	925,000
Due to other funds	-	447,796	-	-	-	1,613,528	2,061,324
Total current liabilities	<u>1,898,740</u>	<u>1,996,034</u>	<u>315,695</u>	<u>205,059</u>	<u>1,898,410</u>	<u>1,927,052</u>	<u>8,240,990</u>
NON-CURRENT LIABILITIES							
Compensated absences, net of current portion	-	-	-	-	86,430	16,348	102,778
Customer deposits	-	-	-	-	2,961,094	-	2,961,094
Net pension liability	-	84,411	-	-	8,863,183	2,447,927	11,395,521
Total long-term liabilities	<u>-</u>	<u>84,411</u>	<u>-</u>	<u>-</u>	<u>11,910,707</u>	<u>2,464,275</u>	<u>14,459,393</u>
Total liabilities	<u>1,898,740</u>	<u>2,080,445</u>	<u>315,695</u>	<u>205,059</u>	<u>13,809,117</u>	<u>4,391,327</u>	<u>22,700,383</u>
DEFERRED INFLOWS OF RESOURCES							
Pensions	-	24,893	-	-	2,613,768	721,898	3,360,559
Total deferred inflows of resources	<u>-</u>	<u>24,893</u>	<u>-</u>	<u>-</u>	<u>2,613,768</u>	<u>721,898</u>	<u>3,360,559</u>
NET POSITION							
Investment in capital assets	-	1,798,210	-	-	6,417,334	4,972,925	13,188,469
Unrestricted (deficit)	<u>1,144,491</u>	<u>(822,581)</u>	<u>3,652,705</u>	<u>2,064,922</u>	<u>(5,936,946)</u>	<u>(2,744,344)</u>	<u>(2,641,753)</u>
Total net position	<u>\$ 1,144,491</u>	<u>\$ 975,629</u>	<u>\$ 3,652,705</u>	<u>\$ 2,064,922</u>	<u>\$ 480,388</u>	<u>\$ 2,228,581</u>	<u>\$ 10,546,716</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, 2022**

	Self-Administered Insurance Fund	Public Employees' Deposit Fund	Workers' Compensation Fund	R3M Fund	Utility Fund	Fleet Management Fund	Totals
Operating revenues							
Charges for services	\$ 3,428,093	\$ 15,371,620	\$ 1,471,125	\$ -	\$ 13,402,621	\$ 1,391,743	\$ 35,065,202
Other	8,499	-	12,939	-	-	1,506	22,944
Total operating revenues	<u>3,436,592</u>	<u>15,371,620</u>	<u>1,484,064</u>	<u>-</u>	<u>13,402,621</u>	<u>1,393,249</u>	<u>35,088,146</u>
Operating expenses							
Personnel costs	-	-	-	-	7,742,658	2,322,798	10,065,456
General and administrative	434,672	3,201,469	693,004	-	-	97,682	4,426,827
Supplies	-	-	-	-	462,792	334,642	797,434
Operating services and charges	-	-	-	416,500	4,469,965	-	4,886,465
Maintenance and repairs	-	-	-	-	461,840	245,796	707,636
Depreciation	-	3,901	-	-	451,007	216,389	671,297
Claims and damages	4,627,556	15,369,414	1,060,413	-	-	-	21,057,383
Total operating expenses	<u>5,062,228</u>	<u>18,574,784</u>	<u>1,753,417</u>	<u>416,500</u>	<u>13,588,262</u>	<u>3,217,307</u>	<u>42,612,498</u>
Operating income (loss)	(1,625,636)	(3,203,164)	(269,353)	(416,500)	(185,641)	(1,824,058)	(7,524,352)
Non-operating revenues (expenses)							
Investment income (loss)	8,258	809	7,447	4,770	12,293	-	33,577
Gain on sale of capital assets	-	-	-	-	15,070	12,006	27,076
Total non-operating revenues (expenses)	<u>8,258</u>	<u>809</u>	<u>7,447</u>	<u>4,770</u>	<u>27,363</u>	<u>12,006</u>	<u>60,653</u>
Income (loss) before capital contributions and transfers	<u>(1,617,378)</u>	<u>(3,202,355)</u>	<u>(261,906)</u>	<u>(411,730)</u>	<u>(158,278)</u>	<u>(1,812,052)</u>	<u>(7,463,699)</u>
Capital contributions							
Other capital contributions	-	40,960	-	-	48,699	53,985	143,644
Total capital contributions	<u>-</u>	<u>40,960</u>	<u>-</u>	<u>-</u>	<u>48,699</u>	<u>53,985</u>	<u>143,644</u>
Transfers							
Transfers in	-	1,552,906	-	-	-	1,200,000	2,752,906
Total transfers	<u>-</u>	<u>1,552,906</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,200,000</u>	<u>2,752,906</u>
Change in net position	(1,617,378)	(1,608,489)	(261,906)	(411,730)	(109,579)	(558,067)	(4,567,149)
Net position, beginning of year	<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>
Net position, end of year	<u>\$ 1,144,491</u>	<u>\$ 975,629</u>	<u>\$ 3,652,705</u>	<u>\$ 2,064,922</u>	<u>\$ 480,388</u>	<u>\$ 2,228,581</u>	<u>\$ 10,546,716</u>

CITY OF ALBANY, GEORGIA

**INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

	Self-Administered Insurance Fund	Public Employees' Deposit Fund	Workers' Compensation Fund	R3M Fund	Utility Fund	Fleet Management Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts from other funds	\$ 8,583,746	\$ 16,978,210	\$ 1,709,188	\$ -	\$ -	\$ 1,989,074	\$ 29,260,218
Receipts from customers	-	-	-	-	13,392,426	-	13,392,426
Payments to suppliers	-	-	-	(473,908)	(5,894,759)	(927,120)	(7,295,787)
Payments to employees	-	-	-	-	(7,225,206)	(1,897,096)	(9,122,302)
Claims paid	(5,263,556)	(15,614,144)	(1,630,047)	-	-	-	(22,507,747)
Premiums paid	(3,371,135)	(3,201,469)	-	-	-	-	(6,572,604)
Net cash provided by (used in) operating activities	<u>(50,945)</u>	<u>(1,837,403)</u>	<u>79,141</u>	<u>(473,908)</u>	<u>272,461</u>	<u>(835,142)</u>	<u>(2,845,796)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES							
Transfers in	-	1,552,906	-	-	-	1,200,000	2,752,906
Net cash provided by non-capital financing activities	<u>-</u>	<u>1,552,906</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,200,000</u>	<u>2,752,906</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES							
Acquisition and construction of capital assets	-	(923,983)	-	-	(542,491)	(420,512)	(1,886,986)
Proceeds from sale of capital assets	-	-	-	-	51,403	55,654	107,057
Net cash used in capital and related financing activities	<u>-</u>	<u>(923,983)</u>	<u>-</u>	<u>-</u>	<u>(491,088)</u>	<u>(364,858)</u>	<u>(1,779,929)</u>
CASH FLOWS FROM INVESTING ACTIVITIES							
Purchases of investments	-	-	-	-	(2,795,142)	-	(2,795,142)
Proceeds from sales of investments	-	-	-	469,138	-	-	469,138
Investment income	8,258	809	7,447	4,770	12,293	-	33,577
Net cash provided by (used in) investing activities	<u>8,258</u>	<u>809</u>	<u>7,447</u>	<u>473,908</u>	<u>(2,782,849)</u>	<u>-</u>	<u>(2,292,427)</u>
Increase (decrease) in cash and cash equivalents	(42,687)	(1,207,671)	86,588	-	(3,001,476)	-	(4,165,246)
Cash and cash equivalents:							
Beginning of year	42,687	1,458,769	53,119	-	4,500,216	-	6,054,791
End of year	<u>\$ -</u>	<u>\$ 251,098</u>	<u>\$ 139,707</u>	<u>\$ -</u>	<u>\$ 1,498,740</u>	<u>\$ -</u>	<u>\$ 1,889,545</u>

(Continued)

CITY OF ALBANY, GEORGIA
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	Self-Administered Insurance Fund	Public Employees' Deposit Fund	Workers' Compensation Fund	R3M Fund	Utility Fund	Fleet Management Fund	Totals
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY (USED IN)							
OPERATING ACTIVITIES							
Operating loss	\$ (1,625,636)	\$ (3,203,164)	\$ (269,353)	\$ (416,500)	\$ (185,641)	\$ (1,824,058)	\$ (7,524,352)
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:							
Depreciation and amortization	-	3,901	-	-	451,007	216,389	671,297
Changes in assets and liabilities:							
Decrease in investment pool	2,167,813	87,382	174,038	-	-	-	2,429,233
(Increase) decrease in accounts receivable	2,979,341	61,041	51,086	-	(10,195)	-	3,081,273
Increase in inventories	-	-	-	-	-	(388,135)	(388,135)
Decrease in prepaid items	-	-	-	-	-	2,263	2,263
Decrease in due from other funds	-	1,010,371	-	-	529,800	-	1,540,171
Increase in deferred outflows of resources - pensions	-	(10,443)	-	-	(1,060,257)	(338,964)	(1,409,664)
(Increase) decrease in accounts payable and other liabilities	(2,936,463)	(217,357)	-	(57,408)	933,908	156,961	(2,120,359)
Decrease in retainage payable	-	(22,467)	-	-	-	-	(22,467)
(Increase) decrease in claims payable	(636,000)	(10,488)	123,370	-	-	-	(523,118)
(Increase) decrease in due to other funds	-	447,796	-	-	(1,789,003)	595,825	(745,382)
Increase in net pension liability	-	4,211	-	-	201,551	362,719	568,481
Increase in deferred inflows of resources - pensions	-	11,814	-	-	1,201,291	381,858	1,594,963
Net cash provided by (used in) operating activities	<u>\$ (50,945)</u>	<u>\$ (1,837,403)</u>	<u>\$ 79,141</u>	<u>\$ (473,908)</u>	<u>\$ 272,461</u>	<u>\$ (835,142)</u>	<u>\$ (2,845,796)</u>
NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES							
Contributions of capital assets from governmental activities	\$ -	\$ 40,960	\$ -	\$ -	\$ 48,699	\$ 53,985	\$ 143,644
Total noncash investing, capital, and financing activities	<u>\$ -</u>	<u>\$ 40,960</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 48,699</u>	<u>\$ 53,985</u>	<u>\$ 143,644</u>

CITY OF ALBANY, GEORGIA
SCHEDULE OF EXPENDITURES OF
TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS
2019 SPECIAL CITY SALES TAX
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Project	Estimated Cost		Expenditures		Cumulative Total
	Original	Current	Prior Years	Current Year	
Roadway Improvements	\$ 20,949,000	\$ 20,949,000	\$ 2,707,731	\$ 257,591	\$ 2,965,322
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	920,360	52,186	972,546
Airport Improvements	3,500,000	3,500,000	-	-	-
Unpaved Streets	700,000	700,000	42,454	36,476	78,930
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	285	4,959
Traffic Calming Devices	500,000	500,000	79,815	385,071	464,886
Traffic Signals and Pedestrian Upgrades	4,686,000	4,686,000	371,534	17,776	389,310
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	\$ 4,212,449	\$ 749,385	\$ 4,961,834

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, 2022

Project	Estimated Cost		Expenditures		Cumulative Total
	Original	Current	Prior Years	Current Year	
City Street Resurfacing	\$ 10,000,000	\$ 13,351,447	\$ 13,351,446	\$ 128	\$ 13,351,574
Barkley Blvd Extension	1,000,000	1,000,000	30,646	2,879	33,525
Railroad Crossing Improvements	1,600,000	1,600,000	538,907	95	539,002
Alley Paving Program	2,000,000	2,000,000	608,939	643,509	1,252,448
City Paved Alley Reconstruction	1,500,000	1,500,000	16,283	22,555	38,838
City Alley Crushed Asphalt Application	1,000,000	1,000,000	611,217	9,300	620,517
City Sidewalks and Streetscape	2,500,000	2,500,000	741,410	696,333	1,437,743
Extension of N. Washington St.	1,900,000	1,900,000	2,221	1,051	3,272
Traffic Signal Upgrades	1,080,000	1,080,000	17,560	3,763	21,323
Federal Mandate Sign Upgrades	500,000	500,000	-	-	-
Underground Utility Installation	3,500,000	3,500,000	764,171	1,520,357	2,284,528
Street Light Upgrades	2,500,000	2,500,000	1,748,078	332,424	2,080,502
Interceptor Sewer Improvements	535,000	535,000	-	-	-
Storm Sewer Outfall Improvements	4,000,000	4,000,000	-	486,984	486,984
Storm Pumping Stations for Minor Ponds	700,000	700,000	23,203	319,897	343,100
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	1,075,621	444,841	1,520,462
GPS/GIS Infrastructure Mapping	1,000,000	1,000,000	408,929	113,846	522,775
IT Software Upgrades	4,100,000	4,100,000	2,399,880	231,481	2,631,361
P25 Radio Project	4,600,000	6,383,131	6,383,132	429,284	6,812,416
Fire Station Relocation	1,250,000	1,250,000	-	-	-
General Recreational Improvements	3,900,000	3,900,000	1,899,994	282,829	2,182,823
Carver Pool Renovations/Improvements	750,000	750,000	-	-	-
Chehaw Park Improvements	1,000,000	1,000,000	624,016	74,177	698,193
Jefferson St. Pool Renovations	650,000	650,000	844,214	-	844,214

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, 2022

Project	Estimated Cost		Expenditures		Cumulative Total
	Original	Current	Prior Years	Current Year	
New General Aviation Terminal Bldg.	\$ 2,300,000	\$ 2,300,000	\$ -	\$ -	\$ -
New Transportation Center	2,500,000	2,500,000	1,796,035	1,082,126	2,878,161
Thronateeska Heritage Center Improvements	425,000	425,000	391,130	21,466	412,596
Total	<u>\$ 59,200,000</u>	<u>\$ 64,334,578</u>	<u>\$ 34,533,769</u>	6,719,325	<u>\$ 41,253,094</u>
Non-SPLOST expenditures funded by grants and contributions:					
				4,975,452	
				127,992	
				3,286,591	
				<u>\$ 15,109,360</u>	

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, 2022**

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	90,746	134,490	225,236
Sanitary and Storm Drainage Improvements	9,000,000	22,262,742	17,143,097	24,280	17,167,377
Broad Avenue Bridge	7,000,000	365,280	40,764	-	40,764
Roadway, Traffic Safety, and Sidewalk Improvements	11,501,500	14,079,050	10,663,584	-	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	2,639,790	-	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	4,426,030	121,404	4,547,434
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	4,594,777	-	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	1,975,580	-	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	1,739,239	93,105	1,832,344
Total	\$ 62,720,000	\$ 76,088,619	\$ 67,000,269	\$ 373,279	\$ 67,373,548

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, 2022**

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	6,849,785	-	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
Chehaw Park Improvements	2,000,000	1,999,341	1,999,341	-	1,999,341
East Broad Lead Clean-up	-	1,559,747	1,511,463	10,436	1,521,899
Debt Service - Principal on SPLOST bonds	-	-	14,000,000	-	14,000,000
Debt Service - Interest on SPLOST bonds	-	-	2,220,495	39	2,220,534
Total	\$ 65,873,200	\$ 65,873,200	\$ 74,771,385	\$ 10,475	\$ 74,781,860

Expenditures per above schedules:	
2016 Special City Sales Tax	15,109,360
2010 Special City Sales Tax	373,279
2004 Special City Sales Tax	10,475
	<u>\$ 15,493,114</u>

Expenditures per Statement of Revenue, Expenditures and Changes in Fund Balance	\$ 16,449,822
Principal on debt obligations	(956,708)
Expenditures per SPLOST Fund	<u>\$ 15,493,114</u>

**STATISTICAL SECTION
(UNAUDITED)**

STATISTICAL SECTION (UNAUDITED)

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

<u>Contents</u>	<u>Page</u>
Financial Trends	136 – 144
<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>	
Revenue Capacity	145 – 149
<i>These schedules contain information to help the reader assess the City's most significant local revenue sources.</i>	
Debt Capacity	150 – 154
<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>	
Demographic and Economic Information	155 and 156
<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>	
Operating Information	157 – 159
<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									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Governmental activities:										
Net investment in capital assets	\$ 78,515,796	\$ 78,550,845	\$ 71,425,125	\$ 83,974,584	\$ 97,680,943	\$ 96,269,861	\$ 99,138,138	\$ 94,827,694	\$ 94,138,901	\$ 92,553,942
Restricted	38,807,274	38,366,853	36,560,923	31,967,383	22,747,421	25,715,167	27,403,396	33,425,202	46,807,746	63,797,194
Unrestricted	40,806,398	43,484,743	22,864,246	27,874,503	38,745,532	19,574,711	2,907,141	(1,237,446)	(7,619,429)	(10,525,957)
Total governmental activities net position	\$ 158,129,468	\$ 160,402,441	\$ 130,850,294	\$ 143,816,470	\$ 159,173,896	\$ 141,559,739	\$ 129,448,675	\$ 127,015,450	\$ 133,327,218	\$ 145,825,179
Business-type activities:										
Net investment in capital assets	\$ 165,888,018	\$ 169,002,698	\$ 172,427,764	\$ 173,637,702	\$ 176,006,160	\$ 177,969,653	\$ 168,121,755	\$ 200,711,916	\$ 202,081,561	\$ 214,680,411
Restricted	9,593,844	6,077,401	8,944,173	9,006,514	9,068,681	8,789,909	9,010,097	2,796,103	2,796,103	-
Unrestricted	14,979,263	21,348,097	15,870,320	25,522,956	26,780,667	34,456,676	49,727,364	55,187,097	74,386,376	84,368,307
Total business-type activities net position	\$ 190,461,125	\$ 196,428,196	\$ 197,242,257	\$ 208,167,172	\$ 211,855,508	\$ 221,216,238	\$ 226,859,216	\$ 258,695,116	\$ 279,264,040	\$ 299,048,718
Primary government:										
Net investment in capital assets	\$ 244,403,814	\$ 247,553,543	\$ 243,852,889	\$ 257,612,286	\$ 273,687,103	\$ 274,239,514	\$ 267,259,893	\$ 295,539,610	\$ 296,220,462	\$ 307,234,353
Restricted	48,401,118	44,444,254	45,505,096	40,973,897	31,816,102	34,505,076	36,413,493	36,221,305	49,603,849	63,797,194
Unrestricted	55,785,661	64,832,840	38,734,566	53,397,459	65,526,199	54,031,387	52,634,505	53,949,651	66,766,947	73,842,350
Total primary government net position	\$ 348,590,593	\$ 356,830,637	\$ 328,092,551	\$ 351,983,642	\$ 371,029,404	\$ 362,775,977	\$ 356,307,891	\$ 385,710,566	\$ 412,591,258	\$ 444,873,897

CITY OF ALBANY, GEORGIA

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

	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Expenses										
Primary government										
Governmental activities:										
General government	\$ 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	\$ 22,598,580
Judicial	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	1,398,528
Public safety	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	40,641,557
Public works	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	8,408,584
Parks and recreation	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	8,182,604
Community development	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	7,215,055
Community service	383,794	434,420	232,364	379,747	493,093	495,647	494,888	482,403	454,521	537,086
Interest and fiscal changes	908,094	914,022	901,640	648,357	682,044	627,757	609,239	572,980	664,294	644,012
Total governmental activities expenses	74,380,820	74,621,598	65,802,076	69,829,380	76,606,505	72,145,464	94,136,226	88,808,917	97,012,499	89,626,006
Business-type activities:										
Sanitary sewer	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	13,498,318
Solid waste	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	11,604,178
Airport	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	4,497,915
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	11,659,782
Light	-	-	96,684,785	88,893,351	95,011,447	86,150,688	90,712,268	84,723,184	78,586,950	73,890,451
Gas	-	-	11,112,701	11,191,545	15,726,147	14,822,635	11,201,256	12,362,981	12,967,660	19,777,234
Telecommunications	-	-	3,621,346	3,101,115	3,212,149	2,973,103	3,099,818	3,300,730	3,110,467	3,179,036
Stormwater	-	-	5,470,230	5,477,062	13,389,437	5,791,487	14,553,068	5,642,321	4,749,578	6,810,349
Public employees' deposit	13,561,049	-	-	-	-	-	-	-	-	-
Transit	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	5,281,212
Civic Center	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	4,351,421
Total business-type activities expenses	147,897,527	135,596,061	158,137,475	148,307,545	172,170,729	156,951,838	164,974,707	155,540,589	145,822,063	154,549,896
Total primary government expenses	222,278,347	210,217,659	223,939,551	218,136,925	248,777,234	229,097,302	259,110,933	244,349,506	242,834,562	244,175,902

(Continued)

CITY OF ALBANY, GEORGIA

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

	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Program revenues										
Primary government										
Governmental activities										
Charges for services:										
General government	\$ 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	\$ 1,850,341
Judicial	22,784	-	-	-	-	-	-	-	-	-
Public safety	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	3,878,292
Public works	995,027	793,518	775,990	710,838	986,544	1,113,623	2,202,890	1,238,078	1,253,588	8,542,834
Parks and recreation	180,876	148,160	130,937	114,769	125,869	221,683	258,437	215,773	278,433	310,764
Community development	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	1,379,554
Operating grants and contributions	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	14,800,263
Capital grants and contributions	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	24,765,441
Total governmental activities program revenues	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	55,527,489
Business-type activities										
Charges for services:										
Sanitary sewer	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	17,769,073
Solid waste	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	12,308,250
Airport	841,426	822,283	835,299	832,128	1,055,894	1,070,668	1,134,942	1,008,322	1,039,835	1,307,397
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	11,603,343
Light	-	-	116,439,184	110,012,176	107,560,618	107,846,750	102,051,612	100,127,774	103,295,038	90,268,480
Gas	-	-	15,453,714	15,463,910	15,765,267	17,661,084	17,879,460	15,849,064	16,835,323	19,863,689
Telecommunications	-	-	2,737,692	2,254,568	2,630,955	2,996,914	3,234,427	3,063,942	3,057,456	3,397,372
Public employees' deposit	13,540,775	-	-	-	-	-	-	-	-	-
Transit	559,691	577,991	581,488	522,454	493,657	810,498	793,385	586,720	545,708	557,192
Stormwater	-	723,807	3,606,753	2,824,693	4,281,447	4,267,102	7,586,623	4,202,888	4,216,105	5,654,137
Civic Center	342,773	311,474	307,969	315,437	337,174	271,409	1,285,296	1,038,799	475,071	2,371,587
Operating grants and contributions	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	2,331,168
Capital grants and contributions	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	8,848,167
Total business-type activities program revenues	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	176,279,855
Total primary government program revenues	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	231,807,344

(Continued)

CITY OF ALBANY, GEORGIA

CHANGES IN NET POSITION LAST TEN FISCAL YEARS

	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General revenues and other changes in net position										
Primary government										
Governmental activities:										
Taxes	\$ 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	\$ 43,483,907
Investment earnings	356,766	1,649,063	770,805	1,331,409	38,620	55,045	3,513,176	2,191,213	85,369	614,703
Gain on sale of assets	-	-	215,122	-	-	-	-	-	-	6,675
Transfers	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	2,375,326
Total governmental activities general revenues and other changes in net position	<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>	<u>46,480,611</u>
Business-type activities:										
Investment earnings	(129,346)	657,412	118,782	401,121	63,633	193,373	822,611	1,040,711	342,485	123,054
Gain on sale of capital assets	82,871	220,802	122,251	52,237	120,068	113,944	126,006	267,586	219,335	306,991
Transfers	(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)	(2,375,326)
Total business-type activities general revenues and other changes in net position	<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>	<u>(1,945,281)</u>
Total primary government general revenues and other changes in net assets	<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>38,190,762</u>	<u>44,535,330</u>
Change in net position:										
Governmental activities	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	12,382,094
Business-type activities	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	19,784,678
Total primary government change in net position	<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>	<u>\$ 32,166,772</u>

NOTES

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)

Fiscal Year	Property Tax	Sales Tax	Hotel/Motel Tax	Franchise Tax	Insurance Premium Tax	Alcoholic Beverage Taxes	Other Taxes	Total
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
2022	17,028,146	11,948,598	2,585,294	1,846,966	6,422,120	1,336,330	2,316,453	43,483,907

CITY OF ALBANY, GEORGIA
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Fund:										
Nonspendable	\$ 259,934	\$ 235,771	\$ 239,125	\$ 418,534	\$ 478,845	\$ 137,298	\$ 6,589,437	\$ 4,757,163	\$ 221,650	\$ 218,941
Restricted	-	38,470	72,016	142,319	37,996	12,599	15,510	13,120	-	304
Committed	-	-	-	-	-	-	-	-	5,043,603	791,664
Assigned	741,304	755,119	764,879	792,672	817,258	840,253	863,339	888,636	917,257	946,497
Unassigned	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	34,256,614
Total General Fund	<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>	<u>\$ 36,214,020</u>
All Other Governmental Funds										
Nonspendable, reported in:										
Capital projects funds	\$ 1,152,423	\$ 666,092	\$ 436,596	\$ 71,942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid expenses	-	-	-	-	-	-	200	746	1,299	3,534
Restricted, reported in:										
Special revenue funds	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	2,052,395
Capital projects funds	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	68,578,926
Committed, reported in:										
Special revenue funds	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	25,081,626
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	15,159,759
Assigned, reported in:										
Special revenue funds	-	26,214	-	920,791	-	-	-	-	-	-
Unassigned, reported in:										
Special revenue funds	(175,948)	(289,994)	(346,297)	(622,493)	(1,948,552)	(1,975,427)	(2,623,905)	(2,663,182)	(2,627,177)	(2,624,207)
Total all other governmental funds	<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>	<u>\$ 108,252,033</u>
Total Governmental Funds	<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>	<u>\$ 144,466,053</u>

CITY OF ALBANY, GEORGIA

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

	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenues:										
Taxes	\$ 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	\$ 43,483,907
Licenses and permits	857,746	783,927	1,077,712	926,040	848,971	889,910	1,250,806	1,067,313	1,101,617	1,303,309
Intergovernmental	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	38,634,756
Charges for services	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	2,936,609
Fines and forfeitures	1,486,133	1,579,801	1,493,362	1,425,005	1,538,831	1,163,545	931,776	708,259	782,618	2,202,595
Interest revenues (loss)	462,117	1,895,678	1,012,185	1,523,845	273,965	298,954	3,748,605	2,458,506	229,461	(3,637,824)
Other revenues	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	10,886,123
Total revenues	66,439,974	66,021,645	69,389,121	71,044,269	69,874,613	70,025,923	77,004,854	83,612,974	92,445,820	95,809,475
Expenditures:										
Current:										
General government	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	13,668,783
Judicial	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	1,385,167
Public safety	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	36,679,919
Public works	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	4,493,315
Parks and recreation	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	6,842,780
Community development	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	6,695,182
Community service	383,794	433,840	416,319	379,747	493,093	495,647	494,888	482,403	454,521	543,499
Capital outlay	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	17,813,835
Debt service:										
Principal	600,000	585,000	4,391,250	5,640,000	5,215,000	580,000	580,000	590,000	563,207	1,610,708
Interest and fiscal charges	1,119,453	1,127,246	1,097,687	897,328	764,756	608,804	599,065	561,699	630,767	645,519
Total expenditures	78,254,551	74,711,895	75,308,163	78,160,998	79,366,485	75,489,845	98,835,694	92,706,470	89,200,327	90,378,707
Excess (deficiency) of revenues over (under) expenditures	(11,814,577)	(8,690,250)	(5,919,042)	(7,116,729)	(9,491,872)	(5,463,922)	(21,830,840)	(9,093,496)	3,245,493	5,430,768

(Continued)

CITY OF ALBANY, GEORGIA

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

	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Other financing sources (uses)										
Transfers in	\$ 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	\$ 18,602,187
Transfers out	(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)	(8,063,101)
Investment fees	-	-	-	-	(456)	-	5,316,250	7,009,396	2,674,356	-
Sale of capital assets	38,392	640,296	455,741	100,865	1,177,059	78,092	259,656	675,666	355,796	346,082
Total other financing sources, net	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	10,885,168
Net change in fund balances	\$ 4,141,265	\$ 6,676,532	\$ 6,107,819	\$ 6,592,194	\$ 3,708,164	\$ 6,863,952	\$ (3,578,130)	\$ 6,115,343	\$ 16,563,789	\$ 16,315,936
Debt service as a percentage of noncapital expenditures	2.72%	2.67%	8.22%	9.60%	8.35%	1.80%	1.73%	1.66%	1.72%	3.04%

CITY OF ALBANY, GEORGIA
GENERAL GOVERNMENT TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)

<u>Fiscal Year</u>	<u>Property Tax</u>	<u>Sales Tax</u>	<u>Hotel/Motel Tax</u>	<u>Franchise Tax</u>	<u>Insurance Premium Tax</u>	<u>Alcoholic Beverage Tax</u>	<u>Other Taxes</u>	<u>Total</u>
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
2022	17,028,146	11,948,598	2,585,294	1,846,966	6,422,120	1,336,330	2,316,453	43,483,907

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	
2013	\$ 1,202,887	\$ 3,007,218	\$ 448,969	\$ 1,122,423	\$ 133,086	\$ 1,487,230	\$ 4,063,003	8.66
2014	1,185,778	2,964,445	472,394	1,180,985	133,147	1,518,770	3,796,925	9.99
2015	1,178,638	2,946,595	473,333	1,183,333	133,575	1,525,025	3,812,563	9.99
2016	1,205,452	3,013,630	434,038	1,085,095	114,956	1,518,396	3,795,990	9.85
2017	1,196,942	2,992,355	311,787	779,468	108,671	1,524,534	3,811,335	9.81
2018	1,165,269	2,913,173	331,274	828,185	118,515	1,400,058	3,500,145	9.80
2019	1,153,131	2,882,828	374,461	936,153	261,957	1,378,028	3,445,070	9.80
2020	1,166,845	2,917,113	380,384	950,960	179,495	1,265,635	3,164,088	9.73
2021	1,198,181	2,995,453	344,165	860,413	118,828	1,423,518	3,558,795	9.69
2022	1,211,118	3,027,795	338,876	847,190	130,714	1,419,280	3,548,200	9.63

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		
2013	8.660	0.000	8.660	11.894	0.000	11.894	18.445	0.000	18.445	0.20	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	0.10	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
2022	9.631	0.000	9.631	15.569	0.000	15.569	18.154	0.000	18.154	0.00	43.354

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)**

By Category	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Accommodations	\$ 175,258	\$ 150,647	\$ 212,981	\$ 252,666	\$ 254,119	\$ 293,483	\$ 278,598	\$ 309,249	\$ 215,918	\$ 259,673
Auto	1,584,304	809,709	405,402	457,114	492,916	497,317	477,652	507,963	526,461	506,133
Construction	81,167	111,938	124,959	124,552	141,705	122,538	195,634	158,844	128,596	124,902
Food/bars	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	3,128,299
General merch	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	3,622,416
Home furnishing	909,372	882,216	905,995	894,054	848,016	974,369	967,545	977,462	1,010,309	1,108,344
Manufacturing	1,267,861	1,291,861	1,109,267	827,389	765,754	807,956	863,709	930,456	850,290	941,939
Miscellaneous service	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	2,277,221
Other retail	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	3,298,233
Other services	711,202	484,220	480,088	418,623	489,180	504,120	796,376	920,755	898,051	1,019,001
Utility	1,121,740	1,174,936	852,254	347,382	345,023	336,978	348,097	497,312	348,093	381,320
Wholesale	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	1,630,201
	<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>	<u>\$ 18,297,682</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 2022			Fiscal Year 2013		
		2021 Assessed Valuation	Rank	Percentage of Total Assessed Valuation	2012 Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Mars Confectionary US LLC	Confectioner	\$ 16,599,153	1	1.05 %	\$ 10,765,002	3	0.71 %
Georgia Power Co	Utility	14,781,480	2	0.94	6,443,820	10	0.42
The Webstaurant Stores, Inc	Restaurant Supply Store	9,826,291	3	0.62	-		-
F M C Corp A P G	Farm Product Material Wholesaler	9,729,295	4	0.62	-		-
Yancey Bros Co	Machinery Retailer	8,222,335	5	0.52	-		-
Strategic Equipment Inc	Equipment Wholesaler	8,025,818	6	0.51	-		-
The Kroger Co DBA Tara Foods	Grocery Stores	7,316,152	7	0.46	-		-
Albany Mall HP LLC	Mall Developer	6,800,000	8	0.43	12,525,452	2	0.82
Princeton Place GR LLC	Real Estate/Leasing/Rental	6,651,640	9	0.42	-		-
Georgia Pacific Corrugated LLC	Pulp and Paper Company	6,492,261	10	0.41	-		-
Flint River Albany RE LLC	Warehousing	-		-	7,766,298	5	0.51
Mediacom	Cable Distributor	-		-	6,636,226	8	0.44
BellSouth Communications	Telecommunications	-		-	14,536,033	1	0.96
Alliance	Apartments	-		-	6,563,560	7	0.43
Wal-Mart / Sam's Club	Retailer	-		-	9,799,696	4	0.65
Allied Wireless	Telecommunications	-		-	7,153,348	6	0.47
Brooks, Robert N Sr	Real Estate Investor	-		-	6,549,227	9	0.43
		<u>\$ 94,444,425</u>		<u>5.98 %</u>	<u>\$ 88,738,662</u>		<u>5.84 %</u>

SOURCE

Dougherty County Tax Department

NOTES

2013 from City of Albany Annual Comprehensive Financial Report for the fiscal year ended June 30, 2013

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
2013	\$ 13,758	\$ 13,494	98.08 %	\$ 236	\$ 13,730	99.79 %
2014	13,745	13,480	98.07	237	13,717	99.79
2015	13,834	13,496	97.56	300	13,796	99.73
2016	13,741	13,495	98.22	208	13,704	99.73
2017	13,740	13,273	96.60	423	13,695	99.67
2018	13,721	13,281	96.80	375	13,656	99.53
2019	13,783	13,231	96.00	494	13,725	99.58
2020	13,731	13,148	95.75	529	13,677	99.61
2021	13,763	13,216	96.03	486	13,702	99.56
2022	13,669	13,283	97.18	-	13,283	97.18

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	Financed Purchases from Direct Borrowings	Intergovernmental Agreement			
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
2022	650,000	10,000,000	14,561,087	2,065,000	1,272,314	9,682,000	-	38,230,401	2.02%	553.68

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**

<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>
2013	\$ 16,310,000	\$ -	\$ 16,310,000	0.40%	211
2014	16,578,912	-	16,578,912	0.44	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	0.04	21
2020	1,260,000	-	1,260,000	0.04	17
2021	960,000	-	960,000	0.03	14
2022	650,000	-	650,000	0.02	9

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.

CITY OF ALBANY, GEORGIA

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
JUNE 30, 2022**

<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	\$ 650,000	100 %	\$ 650,000
Overlapping, Dougherty County Board of Education	37,845,000	81	30,654,450
	<u>\$ 38,495,000</u>		<u>\$ 31,304,450</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									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LEGAL DEBT MARGIN										
Debt limit	\$ 165,186	\$ 159,382	\$ 165,186	\$ 165,817	\$ 163,949	\$ 149,654	\$ 152,759	\$ 154,723	\$ 154,235	\$ 154,999
Total net debt applicable to limit	16,310	16,579	12,276	7,120	7,120	1,830	1,550	1,260	960	650
Legal debt margin	<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>	<u>\$ 154,349</u>
Total net debt applicable to the limit as a percentage of debt limit	<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>	<u>0.42%</u>
LEGAL DEBT MARGIN CALCULATION										
Assessed value	\$ 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	\$ 1,419,280
Add back exempt property	133,086	133,147	133,575	114,956	108,671	118,515	261,957	179,495	118,828	130,714
Total assessed value	<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>	<u>1,549,994</u>
Debt limit (10% of total assessed value)	165,186	165,817	165,197	163,949	150,873	149,654	152,759	154,723	154,235	154,999
Debt applicable to limit										
General obligation bonds	16,310	16,579	12,276	7,120	2,110	1,830	1,550	1,260	960	650
Less amount set aside for repayment of general obligation debt	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to limit	<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>	<u>650</u>
Legal debt margin	<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>	<u>\$ 154,349</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

**PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS**

Fiscal Year	Water, Sewer Charges and Other	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
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
2022	29,376,571	18,894,657	10,481,914	485,000	72,353	18.81

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>
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
2022	69,048	1,894,746	27,441 (1)	34.1	12.8	12,987	4.2

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 2022</u>			<u>Fiscal Year 2013 (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	6.53 %	5,040	1	8.37 %
Dougherty County School System (DCSS)*	2,125	2	3.46	2,412	3	4.01
Phoebe Putney Health System	1,961	3	3.19	3,800	2	6.31
City of Albany **	1,164	4	1.89	1,180	4	1.96
Albany State University	1,072	5	1.74	550	9	0.91
Dougherty County Government**	636	6	1.03	695	6	1.15
Proctor and Gamble	642	7	1.04	900	5	1.50
MolsonCoors (Previously named MillerCoors)	586	8	0.95	600	7	1.00
Metro Power	512	9	0.83	-		-
Webstaurant Store	370	10	0.60	-		-
Teleperformance USA (Formerly CallTech Communications)	-		-	600	8	1.00
Darton College (Before merging with ASU)	-		-	500	10	0.83
Totals	<u>13,084</u>		<u>21.27 %</u>	<u>16,277</u>		<u>27.04 %</u>
Average number of employees (2)	<u>61,500</u>			<u>60,200</u>		

SOURCES

- (1) Albany Chamber of Commerce/Economic Development Commission - The source data was not verifiable, so FY2021 employee numbers were used for the ones not starred.
- (2) Bureau of Labor Statistics
- (3) 2013 from City of Albany Annual Comprehensive Financial Report for the fiscal year ended June 30, 2013.

* Current Dougherty County School Board number is from DCSS.

** City and County Governments verified their numbers.

CITY OF ALBANY, GEORGIA

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

	Fiscal Year Ended June 30,									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General government	147	136	141	165	165	161	157	161	166	167
Judicial	12	12	14	17	17	17	18	17	18	20
Public safety	479	478	480	463	463	463	468	475	478	480
Public works	45	49	80	63	60	60	60	55	55	55
Parks and recreation	63	55	55	52	52	51	49	31	31	31
Community development	12	15	13	12	12	12	14	13	13	14
Sanitary sewer	60	68	61	61	61	61	61	61	61	61
Solid waste	49	45	43	34	34	34	34	34	34	18
Airport	17	15	15	11	11	16	16	16	16	16
Transit	30	32	33	32	32	36	36	36	37	37
Civic Center	16	16	16	13	13	13	-	-	-	-
Albany Utility Board	286	251	233	252	252	256	255	269	267	265
	<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>	<u>1,164</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,									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Sanitary sewer										
Average daily treatment (thousands of gallons)	15,799	17,476	16,305	17,300	13,856	13,856	15,884	17,712	16,535	14,678
Airport										
Daily flights	3	3	3	3	3	3	3	2	3	3
Enplaned passengers	34,665	32,305	34,977	35,066	37,757	40,112	41,747	30,212	22,292	36,302
Deplaned passengers	33,682	31,888	34,018	34,040	36,983	39,364	40,919	29,550	21,518	35,224
Based aircraft	30	29	30	32	34	34	32	31	31	32
Police										
Citations issued	10,564	10,827	12,365	18,399	18,969	12,571	11,657	9,974	11,416	7,495
DUI citations issued	138	37	74	119	213	128	108	124	142	118
Warnings issued	2,974	3,121	4,139	10,222	10,376	5,916	8,025	5,659	4,926	2,499
Crime statistics:										
Aggravated assault	532	536	603	555	466	669	653	451	594	530
Auto theft	188	193	168	156	147	187	297	326	413	328
Murder	7	6	13	13	20	17	13	12	21	10
Rape	27	26	28	30	24	28	39	26	36	31
Robbery	193	186	167	207	113	137	140	167	106	87
Burglary	1,252	1,391	1,121	1,070	864	796	771	703	504	461
Theft	3,328	3,005	2,706	2,558	2,090	3,011	2,550	1,842	2,345	2,277
Fire										
Incident responses	3,465	3,392	3,529	3,834	4,704	3,871	5,117	4,574	5,522	5,092
Public Safety Education:										
Events	553	161	207	226	191	186	291	167	26	34
Persons contacted	42,019	20,138	20,960	26,400	22,318	16,241	24,054	15,518	483	11,720

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,									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Public Safety										
Police										
Fleet size	165	219	211	222	222	247	269	214	214	189
Fire stations	11	11	11	11	11	11	11	11	11	11
Public Works										
Miles of streets	597	597	575	571	571	571	433	433	433	433
Number of street lights	11,285	11,285	11,285	11,295	11,295	11,432	11,989	11,989	11,989	11,989
Culture and Recreation										
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	2	2	2	2	2	2	2
Tennis courts	7	7	7	7	7	7	7	7	7	7
Sewerage System										
Miles of sanitary sewer	350	351	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



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

**To the Honorable Mayor and Members
of the City Commission
City of Albany, Georgia
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, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated December 29, 2022.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the 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.

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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the 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.

A handwritten signature in cursive script that reads "Mauldin & Jenkins, LLC".

Macon, Georgia
December 29, 2022



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

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

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the **City of Albany, Georgia's** (the "City") compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2022. The City's major federal programs are identified in the Summary of Auditor's Results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

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

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

-
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or 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 Auditor's Responsibilities for the Audit of Compliance section on the previous page and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit, we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

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

Mauldin & Jenkins, LLC

Macon, Georgia
December 29, 2022

CITY OF ALBANY, GEORGIA

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

Federal Grantor/ Pass-Through Program Title	Federal AL Number	Agency or Pass-through Grantor's Number	Federal Expenditures	Passed-Through to Subrecipients
U.S. Department of Housing and Urban Development				
Direct Awards				
HUD - Housing Counseling Assistance Program	14.169	HC 200421009	19,306	-
Community Development Block Grants/Entitlement Grants	14.218	B-21-MC-13-0001	289,395	93,360
Community Development Block Grants/Entitlement Grants	14.218	B-20-MC-13-0001	273,999	-
Community Development Block Grants/Entitlement Grants	14.218	B-19-MC-13-0001	190,541	-
Community Development Block Grants/Entitlement Grants	14.218	B-18-MC-13-0001	61,523	-
COVID-19 - Community Development Block Grants/Entitlement Grants	14.218	B-20-MW-13-0001	60,240	50,000
Total CDBG - Entitlement Grants Cluster			<u>875,698</u>	<u>143,360</u>
CDBG-MITINF-2-004 _ 8th Avenue Basin Phase 1&4	14.228	MITINF-2-004	396,476	-
CDBG MITPL17-2-001 _ Property Assessment	14.228	CDBG-MIT 2017 Planning	413,385	-
			<u>809,861</u>	<u>-</u>
Supportive Housing Program	14.231	2021 21E ER 21C217	26,592	1,950
Supportive Housing Program	14.231	2020 20E ER 20C310	4,802	-
DCA - Point In Time Count	14.231	2021 HTF ETA 21C343	750	-
Total Supportive Housing Program			<u>32,144</u>	<u>1,950</u>

(Continued)

CITY OF ALBANY, GEORGIA

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

Federal Grantor/ Pass-Through Program Title	Federal AL Number	Agency or Pass-through Grantor's Number	Federal Expenditures	Passed-Through to Subrecipients
U.S. Department of Housing and Urban Development (Continued)				
Passed-Through State of Georgia				
HUD-Home Partnership Investment Title II Program	14.239	M-18-MC-13-0205	\$ 5,837	\$ 1,533
HUD-Home Partnership Investment Title II Program	14.239	M-19-MC-13-0205	60,683	25,545
HUD-Home Partnership Investment Title II Program	14.239	M-20-MC-13-0205	83,605	32,922
HUD-Home Partnership Investment Title II Program	14.239	M-21-MC-13-0205	35,813	-
HUD-Home Partnership Investment Title II Program	14.239	M-16-SG-13-0100	323,096	-
Total HUD-Home Partnership Investment Title II Program			<u>509,034</u>	<u>60,000</u>
Total U.S. Department of Housing and Urban Development			<u>2,246,043</u>	<u>205,310</u>
U.S. Department of Justice				
Direct Awards				
COVID-19 - Coronavirus Emergency Spending Funding	16.034	2020-VD-BX-1409	17,040	-
2020 Albany Works! Community Court Grant	16.585	2020-MU-BX-0039	83,991	-
Bullet Proof Vest Partnership Program	16.607	2003-BU-BX-6439	13,663	-
Project Safe Neighborhood Program	16.609	2018-GP-BX-0070	8,870	-
Project Safe Neighborhood Program	16.609	2018-GP-BX-0070	2,375	-
			<u>11,245</u>	<u>-</u>
2019 Justice Assistance Grant	16.738	2019-DJ-BX-0701	56,399	-
2020 Justice Assistance Grant	16.738	2020-DJ-BX-0471	6,316	-
2021 Justice Assistance Grant	16.738	15PBJA-21-GG-01389-JAGX	29,857	-
Total Justice Assistance Grant Program			<u>92,572</u>	<u>-</u>
Total U.S. Department of Justice			<u>218,511</u>	<u>-</u>

(Continued)

CITY OF ALBANY, GEORGIA

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

Federal Grantor/ Pass-Through Program Title	Federal AL Number	Agency or Pass-through Grantor's Number	Federal Expenditures	Passed-Through to Subrecipients
U.S. Department of Transportation				
Passed-Through State of Georgia				
COVID-19 - Federal Transit-Urbanized Area Formula Program - Capital	20.507	T006110 *CAF	\$ 33,694	\$ -
Federal Transit-Urbanized Area Formula Program - Capital	20.507	T006833	960,551	-
COVID-19 - Federal Transit-Urbanized Area Formula Program - Operating	20.507	T006110 *CAF (Op)	244,839	-
Federal Transit-Urbanized Area Formula Program - Operating	20.507	T006833 (Op)	963,788	-
Federal Transit-Urbanized Area Formula Program - Capital	20.507	T007786 (ATC Grant)	3,401,924	-
Total Federal Transit Cluster			<u>5,604,796</u>	<u>-</u>
Highway Planning and Construction	20.205	0017890150-PLN	63,854	-
Highway Planning and Construction	20.205	18096-PLN	38,320	-
Highway Planning and Construction	20.205	18097-PLN	80,188	-
Downtown Albany Revitalization - TAP Streetscapes (Planning Dept.)	20.205	PI #0015401	127,992	-
Metropolitan Transportation Planning and State and Non-Metropolitan Planning	20.205	FTA 5303 T006855	46,871	-
Total Highway Planning and Construction Cluster			<u>357,225</u>	<u>-</u>
Total U.S. Department of Transportation			<u>5,962,021</u>	<u>-</u>
Federal Aviation Administration				
Direct Awards				
Airport Improvement Program	20.106	3-13-0002-050-2021	294,168	-
COVID-19 Airport Improvement Program	20.106	3-13-0002-051-2020	2,163,317	-
Airport Improvement Program	20.106	3-13-0002-053-2021	5,324,392	-
Total Federal Aviation Administration			<u>7,781,877</u>	<u>-</u>

(Continued)

CITY OF ALBANY, GEORGIA

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

<u>Federal Grantor/ Pass-Through Program Title</u>	<u>Federal AL Number</u>	<u>Agency or Pass-through Grantor's Number</u>	<u>Federal Expenditures</u>	<u>Passed-Through to Subrecipients</u>
U.S. Small Business Administration				
Direct Awards				
COVID-19 Shuttered Venue Operators Grant	59.075	SBAHQ215V017520	\$ 1,122,540	\$ -
Total U.S. Small Business Administration			<u>1,122,540</u>	<u>-</u>
U.S. Environmental Protection Agency				
Direct Awards				
Brownsfield Assessment and Clean-up Program	66.818	ATLBF EPA	22,804	-
1st Recipient _ 207 Pine LLC	66.818	RLF _ Loan #1	162,154	-
EPA Brownfields Revolving Loan Funds Program ("RLF")	66.818	EPA-OLEM-OBLR	32,998	-
			<u>217,956</u>	<u>-</u>
Total U.S. Environmental Protection Agency			<u>217,956</u>	<u>-</u>
U.S. Department of Health and Human Services				
Direct Awards				
COVID-19 - DHSS Health Literacy	93.137	CPIMP211229	5,278	-
Total U.S. Department of Health and Human Services			<u>5,278</u>	<u>-</u>
U.S. Department of Homeland Security				
Passed-Through State of Georgia				
Emergency Management Performance Grants	97.042	OEM20-20049	28,820	-
2020 GEMA Bomb Dog Grant	97.067	SH020-037	2,212	-
Total U.S. Department of Homeland Security			<u>31,032</u>	<u>-</u>
Total Expenditures of Federal Awards			<u>\$ 17,585,258</u>	<u>\$ 205,310</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, 2022

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, 2022.

CITY OF ALBANY, GEORGIA

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2022**

**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, 2022

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:

AL Number
14.218
14.228
20.106
20.507
59.075

Name of Federal Program or Cluster
CDBG – Entitlement Grants Cluster
Community Development Block Grant
Airport Improvement Program
Federal Transit Cluster
COVID-19 Shuttered Venues Operator Grant

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, 2022**

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

None reported

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

None reported