

**CITY OF ALBANY, GEORGIA**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

Prepared by:

Derrick L. Brown  
Finance Director

# CITY OF ALBANY, GEORGIA

## COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2020

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## **INTRODUCTORY SECTION**

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

December 29, 2020

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

I am pleased to submit the Comprehensive Annual Financial Report (CAFR) for the City of Albany, Georgia (the "City") for the fiscal year ended June 30, 2020. 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 unmodified opinion on the City of Albany's financial statements for the fiscal year ended June 30, 2020. 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, Albany is the primary trade center for Southwest Georgia. It is the county seat for Dougherty County, Georgia. Incorporated in 1853, the city lies at the head of the Flint River, 182 miles south of Atlanta and 95 miles north of Tallahassee, Florida. The city was laid out in 1836 by Alexander Shotwell and named for Albany, New York. As of the 2020 Census, the population of Albany was estimated at 72,130.<sup>1</sup>

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

The City of Albany 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, storm water, water, gas, light and telecommunications. The City also provides a full range of services including police and fire protection, road maintenance, streets, recreational activities, and cultural events. In addition to these general governmental activities, the City has a transit system, cemetery, airport, civic center, municipal auditorium, and golf course.

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



## ECONOMIC CONDITION AND OUTLOOK

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

1. Albany State University is a proud member institution of the University System of Georgia, offering a broad array of graduate, baccalaureate, associate, and specialist programs at its main campuses in Albany as well as strategically placed branch sites and online. The university prepares students to be effective contributors to a globally diverse society, where knowledge and technology create opportunities for personal and professional success.<sup>2</sup>
2. Albany Technical College is a unit of the Technical College System of Georgia, offering more than 40 diploma, more than 25 degree, and over 70 technical certificate of credit programs. The college prepares individuals to meet dynamic and evolving workforce needs of Southwest Georgia, utilizing industry-driven teaching and learning approaches including traditional, online, and customized business solutions.<sup>2</sup>
3. Turner Job Corps Center serves Albany as a tuition-free education and career technical training program that connects eligible young men and women with the skills and educational opportunities they need to establish real careers.<sup>3</sup>

COVID-19 has certainly taken its toll on the economy in Albany. But, in recent months, there have been encouraging signs of economic movement. One such example is the announced expansion of Outdoor Network in Albany, creating nearly \$22 million in capital investment and 92 new jobs in the community. Preliminary work has resumed on a \$13.6 million boutique hotel project downtown, with construction to begin in early 2021. The completed development will create 43 jobs with an annual payroll impact of over \$2.1 million. This is consistent with the City's goal to mobilize downtown development opportunities. A new transit center, with a cost of \$13.6 million, is also scheduled to begin construction in early 2021. This will be another highlight for downtown redevelopment.

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

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

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

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

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

### **Vision Statement**

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

### **Mission Statement**

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

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

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

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

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

Special Purpose Local Option Sales Tax 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% Special Purpose Local Option Sales Tax (SPLOST). The amount to be collected from the sales and use tax between April 1, 2011 and March 31, 2017 was estimated to be \$98 million. Sixty-four percent, or \$62.7 million, of those funds was to be used for City administered projects and non-profit organizations. The City of Albany projects to be funded through SPLOST VI included: \$4.3 million Airport improvements, \$8.5 million Sewer and 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 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% Special Purpose Local Option Sales Tax (SPLOST). The amount to be collected from the sales and use tax between April 1, 2017 and March 31, 2023 is estimated to be \$92.5 million. Sixty-four percent, or \$59.2 million, of those funds are to be used for City administered projects and non-profit organizations. The City of Albany projects to be funded through SPLOST VII include: \$10 million Street resurfacing, \$4.5 million Alley Paving, \$2.5 million Sidewalks and Streetscape, \$5.9 million Sewer and Storm Water improvements, \$6 million Underground Cable installation and Street Light upgrades, \$5.9 million Public Safety equipment and Fire Station, \$4.7 million Recreational renovations, and \$4.8 million Aviation Terminal Building and Transportation Center. Also included are projects for community organizations and other capital purchases and improvements: \$1 million Chehaw Park Authority, \$650,000 Jefferson Street Pool renovations, and \$425,00 for Thronateeska Heritage Center improvements.

Transportation Special Purpose Local Option Sales Tax – 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% Transportation Special Purpose Local Option Sales Tax (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 \$54.6 million, of those funds are to be used for City administered projects and non-profit organizations. The City of Albany projects to be funded through TSPLOST include: \$20.9 million Roadway improvements, \$5 million Sidewalk installation, \$5 million Alley Paving, \$4.2 million Multi-Purpose Trails, \$3.5 million Airport improvements, \$700 thousand Unpaved Streets, \$265 thousand Railroad Crossing improvements, \$5 million Intersection improvements, \$2.3 million Roadway widening, \$500 thousand Traffic Calming devices, \$4.7 million Traffic Signals and Pedestrian upgrades, \$550 thousand Traffic Control Center upgrades, and \$1 million Downtown Sidewalk improvements.

Total revenue generated in fiscal year 2020 for SPLOST programs was \$10.4 million with expenditures totaling \$19.8 million.

Total revenue generated in fiscal year 2020 for TSPLOST programs was \$10.1 million with expenditures totaling \$987 thousand.

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

## **FINANCIAL INFORMATION**

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

## **BUDGETARY CONTROL**

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

## **CASH MANAGEMENT**

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

## **OTHER INFORMATION**

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

## **INDEPENDENT AUDIT**

The financial statements have been prepared in compliance with governmental financial reporting guidelines issued by the Government Finance Officers Association of the United States and Canada 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 twenty-eight consecutive fiscal years from 1991 to 2019. 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 comprehensive annual financial report, whose contents conform to program standards. Such a comprehensive annual financial report must satisfy both generally accepted accounting principles and applicable legal requirements.

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


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

### **ACKNOWLEDGMENTS**

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

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

Respectfully submitted,



Sharon D. Subadan, MPS, CPM, CFP  
City Manager



Derrick L. Brown  
Finance Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Albany  
Georgia**

For its Comprehensive Annual  
Financial Report  
For the Fiscal Year Ended

June 30, 2019

*Christopher P. Morill*

Executive Director/CEO

**CITY OF ALBANY, GEORGIA**

**PRINCIPAL OFFICIALS  
JUNE 30, 2020**

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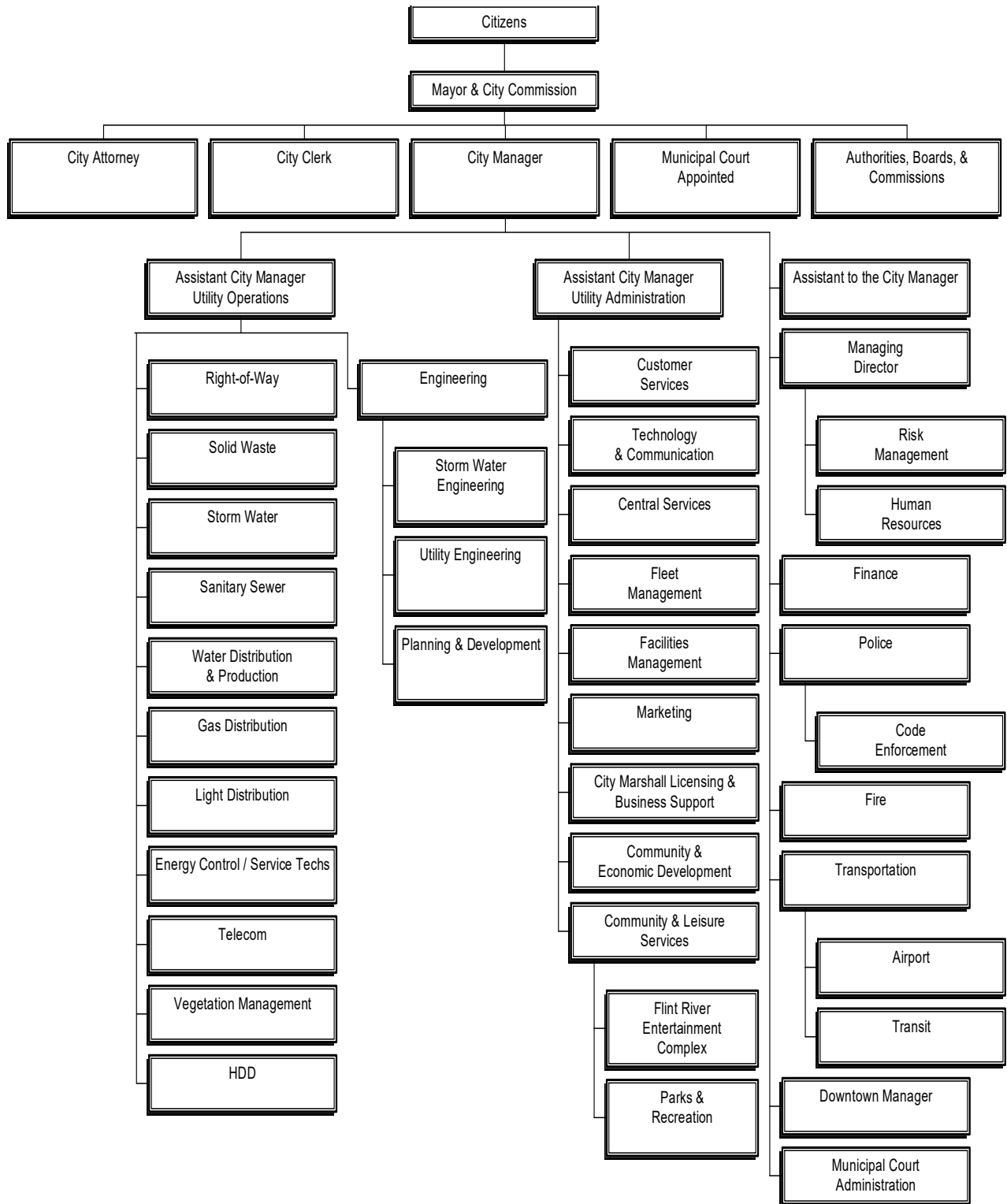
**ELECTED**

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

**STAFF**

<b>Sharon D. Subadan</b>	<b>City Manager</b>
<b>Derrick L. Brown</b>	<b>Finance Director</b>





## **FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

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

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

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the **City of Albany, Georgia** (the "City"), as of and for the fiscal year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City of Albany, Georgia's basic financial statements as listed in the table of contents.

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

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

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

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

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

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

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Albany, Georgia as of June 30, 2020, 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 fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

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

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis ("MD&A") (on pages 5 – 25), the Schedule of Changes in the City's Net Pension Liability and Related Ratios, Schedule of Employer Contributions, Schedule of Investment Returns, and the Other Post-Employment Benefit Plan Schedule of Changes in the City's Total OPEB Liability and Related Ratios (on pages 105 – 108) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Albany, Georgia's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedules of expenditures of Special Purpose Local Option Sales Tax ("SPLOST") and Transportation Special Purpose Local Option Sales Tax ("TSPLOST") proceeds are presented for purposes of additional analysis as required by the Official Code of Georgia 48-8-121, and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and is also not a required part of the basic financial statements.

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

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

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

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

*Mauldin & Jenkins, LLC*

Albany, Georgia  
December 29, 2020

**CITY OF ALBANY, GEORGIA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Fiscal Year Ended June 30, 2020**

The City of Albany, Georgia's ("the City") Discussion and Analysis 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 \$385,710,566. Of this amount, \$53,949,651 (14%) 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 \$258,695,116. This represented an increase of \$31,835,900 (14%) 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 \$127,015,450. This represented a decrease of \$2,433,225 (1.9%) 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 \$30,501,453 as of June 30, 2020. Of this amount, \$24,842,534 (81.4%) was unassigned.
- ❑ The General Fund had revenues of \$52,868,656 for the current fiscal year. Of this amount, \$15,944,474 (30.2%) was from property taxes, \$10,905,096 (20.6%) was from other taxes, and \$10,270,780 (19.4%) was from sales taxes.

## Debt Obligations

- Long-term debt obligations from primary governmental activities increased \$11,637,741 (10.0%) from \$105,858,159 at June 30, 2019, to \$117,495,900 at June 30, 2020.
- Long-term debt obligations from business type activities decreased \$5,898,663 (9.0%), from \$65,505,260 at June 30, 2019, to \$59,606,597 at June 30, 2020.

## 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 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, community development, and community service. The business-type activities of the City include sanitary sewer, solid waste, airport, water, gas, light, telecommunication, transit, storm water, and civic center. The government-wide statements split the internal service funds (workers compensation, utility internal service fund, R3M fund, self-administered insurance fund, public employee health plan, and fleet management) into their share of functions in which they serve, either governmental 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 discreetly presented component unit: the Chehaw Park Authority. This unit is excluded from any activities or amounts presented in the "Primary Government".

The government-wide financial statements can be found on pages 26 - 29 of this report.



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

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

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

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

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

The City adopts an annual appropriated budget for its general, special revenue, 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 non-major 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 30 - 36 of this report.

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

The City maintains nine non-major proprietary funds. Three of the nonmajor proprietary funds are enterprise funds (Civic Center, 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 non-major 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 37 - 42 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 Trust Fund, a fiduciary fund, can be found on pages 43 and 44 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 45 of this report.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

A comparative analysis of government-wide information for fiscal years ending June 30, 2019 and June 30, 2020, 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 and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$385,710,566 as of June 30, 2020.

As shown on Table 1, the largest portion of the City's net position, \$295.5 million (76.6%), 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, \$36.2 million (9.4%), 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 approximately \$53.9 million (14%) 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, 2020, the City reported positive balances in all three categories of net position, both for the City as a whole as well as for its separate governmental and business-type activities except for showing a deficit in unrestricted net position from governmental activities.

**TABLE 1**

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

	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Total</b>	
	FY 2020	FY 2019	FY 2020	FY 2019	FY 2020	FY 2019
Current and Other Assets	\$ 140,478,130	\$ 130,268,873	\$ 106,040,821	\$ 103,902,535	\$ 246,518,951	\$ 234,171,408
Capital Assets	110,464,239	110,275,441	222,671,219	196,731,095	333,135,458	307,006,536
<b>TOTAL ASSETS</b>	<b>250,942,369</b>	<b>240,544,314</b>	<b>328,712,040</b>	<b>300,633,630</b>	<b>579,654,409</b>	<b>541,177,944</b>
<b>TOTAL DEFERRED OUTFLOW</b>	<b>14,130,276</b>	<b>15,541,545</b>	<b>7,082,001</b>	<b>9,718,792</b>	<b>21,212,277</b>	<b>25,260,337</b>
Current and Other Liabilities	18,331,384	18,254,191	23,044,933	25,768,783	41,376,317	44,022,974
Long Term Liabilities	113,424,749	101,598,154	53,193,435	56,498,823	166,618,184	158,096,977
<b>TOTAL LIABILITIES</b>	<b>131,756,133</b>	<b>119,852,345</b>	<b>76,238,368</b>	<b>82,267,606</b>	<b>207,994,501</b>	<b>202,119,951</b>
<b>TOTAL DEFERRED INFLOWS</b>	<b>6,301,062</b>	<b>6,784,839</b>	<b>860,557</b>	<b>1,225,600</b>	<b>7,161,619</b>	<b>8,010,439</b>
Net Position:						
Net Investment in Capital Assets	94,827,694	99,138,138	200,711,916	168,121,755	295,539,610	267,259,893
Restricted	33,425,202	27,403,396	2,796,103	9,010,097	36,221,305	36,413,493
Unrestricted (deficit)	(1,237,446)	2,907,141	55,187,097	49,727,364	53,949,651	52,634,505
<b>TOTAL NET POSITION</b>	<b>\$ 127,015,450</b>	<b>\$ 129,448,675</b>	<b>\$ 258,695,116</b>	<b>\$ 226,859,216</b>	<b>\$ 385,710,566</b>	<b>\$ 356,307,891</b>

In Table 1(a), the 2020 Statement of Net Position is compared to the results for the prior fiscal year. In Table 2(a), the 2019 and 2020 Statement of Activities for the primary government is compared. Revenues increased by \$21.1 million from 2019 to 2020, the total expenses for the same period decreased by approximately \$14.8 million.

**TABLE 1 (a)**

**City of Albany**  
**Comparison of Net Position for Primary Government**  
**Fiscal Years 2020 and 2019**

	<b>Total Primary Government FY 2020</b>	<b>Total Primary Government FY 2019</b>	<b>Increase (Decrease)</b>
Current and Other Assets	\$ 246,518,951	\$ 234,171,408	\$ 12,347,543
Capital Assets	\$ 333,135,458	\$ 307,006,536	\$ 26,128,922
<b>TOTAL ASSETS</b>	<b>\$ 579,654,409</b>	<b>\$ 541,177,944</b>	<b>\$ 38,476,465</b>
<b>TOTAL DEFERRED OUTFLOWS</b>	<b>\$ 21,212,277</b>	<b>\$ 25,260,337</b>	<b>\$ (4,048,060)</b>
Current and Other Liabilities	\$ 41,376,317	\$ 44,022,974	\$ (2,646,657)
Long Term Liabilities	\$ 166,618,184	\$ 158,096,977	\$ 8,521,207
<b>TOTAL LIABILITIES</b>	<b>\$ 207,994,501</b>	<b>\$ 202,119,951</b>	<b>\$ 5,874,550</b>
<b>TOTAL DEFERRED INFLOWS</b>	<b>\$ 7,161,619</b>	<b>\$ 8,010,439</b>	<b>\$ (848,820)</b>
Net Position:			
Net Investment in Capital Assets	\$ 295,539,610	\$ 267,259,893	\$ 28,279,717
Restricted	\$ 36,221,305	\$ 36,413,493	\$ (192,188)
Unrestricted (deficit)	\$ 53,949,651	\$ 52,634,505	\$ 1,315,146
<b>TOTAL NET POSITION</b>	<b>\$ 385,710,566</b>	<b>\$ 356,307,891</b>	<b>\$ 29,402,675</b>

**TABLE 2**

	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Total Primary Government</b>	
	FY 2020	FY 2019	FY 2020	FY 2019	FY 2020	FY 2019
<b>Revenues:</b>						
<u>Program Revenues:</u>						
Charges for Services	7,002,061	\$ 7,591,776	\$ 163,246,633	\$ 171,678,091	\$ 170,248,694	\$ 179,269,867
Operating Grants and Contributions	12,891,508	12,553,452	6,053,256	1,095,785	18,944,764	13,649,237
Capital Grants and Contributions	22,019,328	12,031,619	18,766,213	2,859,625	40,785,541	14,891,244
<u>General Revenues:</u>						
Property Taxes	16,293,710	16,303,721			16,293,710	16,303,721
Sales Taxes	10,982,040	10,717,485			10,982,040	10,717,485
Other Taxes	12,997,922	13,349,500			12,997,922	13,349,500
Investment Income	2,191,213	3,513,176	1,040,711	822,611	3,231,924	4,335,787
Gain on Sale or Disposal of Capital Assets			267,586	126,006	267,586	126,006
<b>TOTAL REVENUES</b>	<b>\$ 84,377,782</b>	<b>76,060,729</b>	<b>189,374,399</b>	<b>176,582,118</b>	<b>273,752,181</b>	<b>252,642,847</b>
<u>Expenses:</u>						
General Government	21,577,043	25,163,491			21,577,043	25,163,491
Judicial	1,265,512	1,216,573			1,265,512	1,216,573
Public Safety	38,635,968	37,619,568			38,635,968	37,619,568
Public Works	12,068,924	12,857,791			12,068,924	12,857,791
Parks and Recreation	7,718,895	9,426,349			7,718,895	9,426,349
Community Development	6,487,192	6,748,327			6,487,192	6,748,327
Community Service	482,403	494,888			482,403	494,888
Interest on Long-Term Debt	572,980	609,239			572,980	609,239
Sewer			15,126,247	13,929,469	15,126,247	13,929,469
Solid Waste			10,393,972	7,651,569	10,393,972	7,651,569
Airport			3,468,943	4,053,762	3,468,943	4,053,762
Water			11,478,768	10,752,410	11,478,768	10,752,410
Gas			12,362,981	11,201,256	12,362,981	11,201,256
Light			84,723,184	90,712,268	84,723,184	90,712,268
Telecommunications			3,300,730	3,099,818	3,300,730	3,099,818
Transit			6,122,921	5,752,566	6,122,921	5,752,566
Storm Water			5,642,321	14,553,068	5,642,321	14,553,068
Civic Center			2,920,522	3,268,521	2,920,522	3,268,521
<b>TOTAL EXPENSES</b>	<b>88,808,917</b>	<b>94,136,226</b>	<b>155,540,589</b>	<b>164,974,707</b>	<b>244,349,506</b>	<b>259,110,933</b>
<b>Increase/(Decrease) Before Transfers</b>	<b>(4,431,135)</b>	<b>(18,075,497)</b>	<b>33,833,810</b>	<b>11,607,411</b>	<b>29,402,675</b>	<b>(6,468,086)</b>
Transfers	1,997,910	5,964,433	(1,997,910)	(5,964,433)	-	-
<b>CHANGE IN NET POSITION</b>	<b>(2,433,225)</b>	<b>(12,111,064)</b>	<b>31,835,900</b>	<b>5,642,978</b>	<b>29,402,675</b>	<b>(6,468,086)</b>
<b>Net Position - Beg. of Year</b>	<b>129,448,675</b>	<b>141,559,739</b>	<b>226,859,216</b>	<b>221,216,238</b>	<b>356,307,891</b>	<b>362,775,977</b>
<b>Net Position - End of Year</b>	<b>\$ 127,015,450</b>	<b>\$ 129,448,675</b>	<b>\$ 258,695,116</b>	<b>\$ 226,859,216</b>	<b>\$ 385,710,566</b>	<b>\$ 356,307,891</b>

TABLE 2 (a)

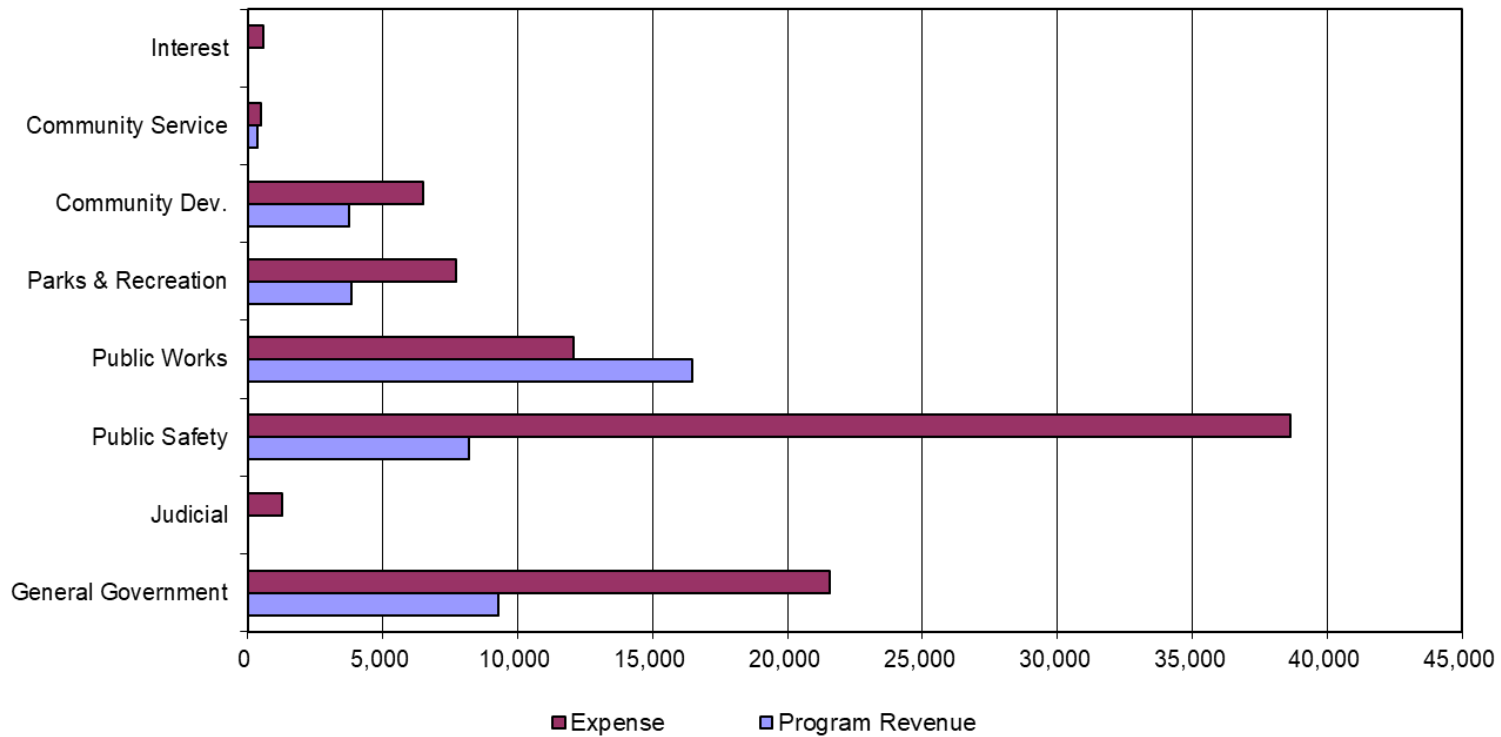
**City of Albany**  
**Comparison of Statement of Activities for Primary Government**  
**Fiscal Years 2020 and 2019**

	Total Primary Government Activities - 2020	Total Primary Government Activities - 2019	Increase (Decrease)
<b>Revenues:</b>			
<u>Program Revenues:</u>			
Charges for Services	\$ 170,248,694	\$ 179,269,867	\$ (9,021,173)
Operating Grants and Contributions	18,944,764	13,649,237	5,295,527
Capital Grants and Contributions	40,785,541	14,891,244	25,894,297
<u>General Revenues:</u>			
Property taxes	16,293,710	16,303,721	-10,011
Sales taxes	10,982,040	10,717,485	264,555
Other taxes	12,997,922	13,349,500	-351,578
Investment income	3,231,924	4,335,787	-1,103,863
Gain on Sale or Disposal of Capital Assets	267,586	126,006	141,580
<b>TOTAL REVENUES</b>	<b>273,752,181</b>	<b>252,642,847</b>	<b>21,109,334</b>
<b>Expenses:</b>			
General government	21,577,043	25,163,491	-3,586,448
Judicial	1,265,512	1,216,573	48,939
Public safety	38,635,968	37,619,568	1,016,400
Public works	12,068,924	12,857,791	-788,867
Parks and recreation	7,718,895	9,426,349	-1,707,454
Community development	6,487,192	6,748,327	-261,135
Community service	482,403	494,888	-12,485
Interest on long-term debt	572,980	609,239	-36,259
Sewer	15,126,247	13,929,469	1,196,778
Solid waste	10,393,972	7,651,569	2,742,403
Airport	3,468,943	4,053,762	-584,819
Water	11,478,768	10,752,410	726,358
Gas	12,362,981	11,201,256	1,161,725
Light	84,723,184	90,712,268	-5,989,084
Telecommunications	3,300,730	3,099,818	200,912
Transit	6,122,921	5,752,566	370,355
Storm water	5,642,321	14,553,068	-8,910,747
Civic Center	2,920,522	3,268,521	-347,999
<b>TOTAL EXPENSES</b>	<b>244,349,506</b>	<b>259,110,933</b>	<b>-14,761,427</b>
<b>CHANGE IN NET POSITION</b>	<b>29,402,675</b>	<b>-6,468,086</b>	<b>35,870,761</b>

## Governmental Activities

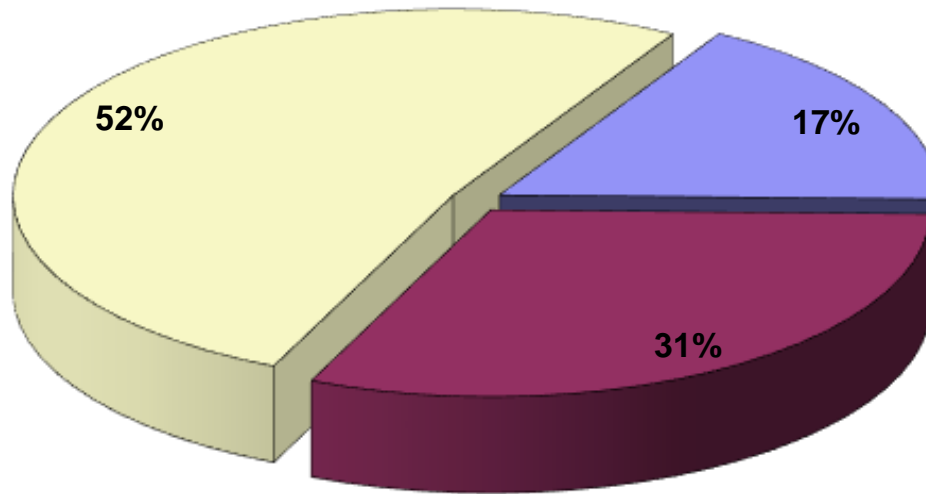
Governmental Activities decreased the City of Albany's net position by \$2,433,225. Revenues from governmental activities totaled \$84,377,782; with operating grants (15.3%), capital grants and contributions (26.1%), property taxes (19.3%), other taxes (15.4%), sales taxes (13.0%), and charges for services (8.3%) contributing to the City's revenues. Expenses for governmental activities were \$88,808,917, of which 47.2% was supported from program revenues and 47.8% from general revenues. Expenses for Public Safety (43.5%), General Government (24.3%), Public Works Admin & Streets (13.6%) make-up 81.4% of the total expense for governmental activities.

**Expenses and Program Revenues - Governmental Activities (in thousands)**





## Governmental Activities - Breakout of Program Revenue



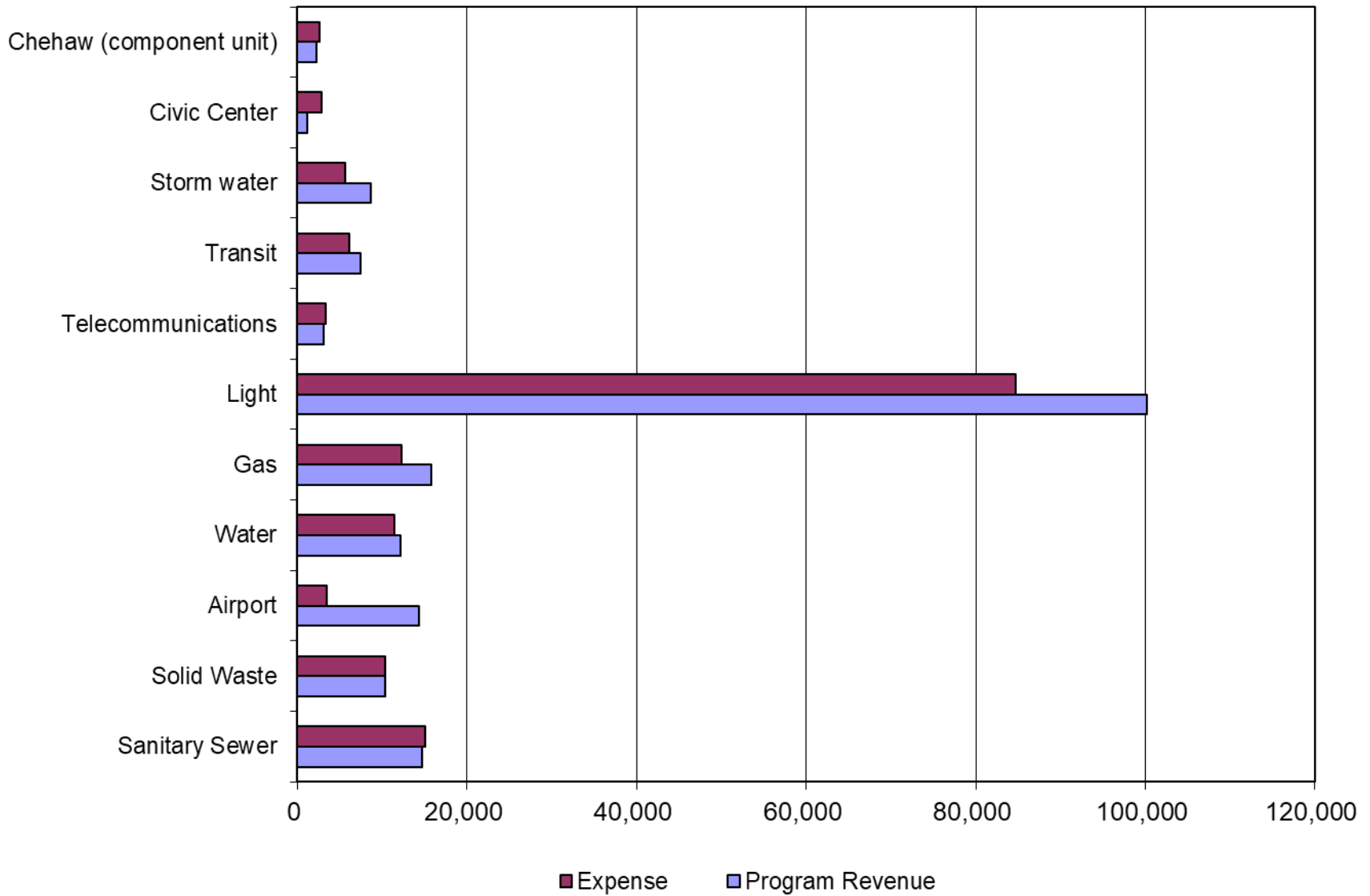
- Charges for Services
- Operating Grants and Contributions
- Capital Grants and Contributions

### Business-type Activities

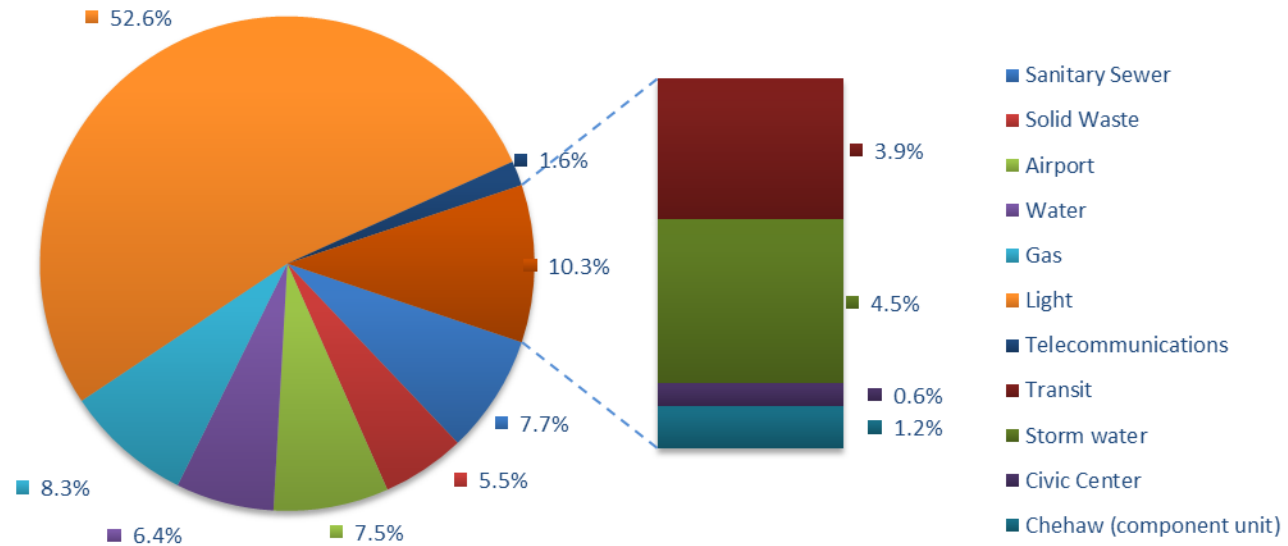
Business-type activities increased the City of Albany's net position by \$31,835,900. As of June 30, 2020, total business-type net position were \$258,695,116 of which \$200,711,916 was invested in capital assets; \$2,796,103 was restricted; and \$55,187,097 was unrestricted.

Revenues totaled \$189,374,399 with 99.3% of revenues coming from Program Revenues. (See chart "Business-Type Activities – Breakout by Revenues"). Total expenses were \$155,540,589. The largest expenses were Light (54.5%) and Sewer (9.7%).

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



## 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 of Albany'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 of Albany'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.

As of the end of the current fiscal year, the City of Albany's governmental funds reported combined ending fund balances of \$111,586,328 an increase of \$6,115,343 in comparison from the prior year. (\$22,179,352) 19.9% constituted unassigned fund balance, which is available for spending at the government's discretion. The remaining \$89,406,976 of the fund balance (80.1%) is divided as follows: \$196,535 is non-spendable due to being in a form such as, inventory or prepaid items; \$43,221,477 is legally restricted by an outside authority or a legal agreement, such as SPLOST or loans; and a combined total of \$45,988,964 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, 2020, the *unassigned* fund balance in the General Fund was \$24,842,534; the total fund balance was \$30,501,453, a decrease of \$2,004,795 compared to 2019.

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 or unassigned fund balance represents 50.5% of the total General Fund expenditures, while total fund balance represents 50.8% of that same amount. When *transfers out* are added to *expenditures*, the available or unassigned fund balance represents 35.1% of expenditures plus transfers, while the total fund balance represents 43.1% of this amount.

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

Transfers in From Other funds (\$15,678,434) represent transfers from the Hotel/Motel Tax, Sewer, Storm Water, 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, Community and Economic Development, Public Employee Group Health Plan, Computer-Aided Dispatch, Civic Center, Airport, DDA, Public Improvement, and Fleet Funds.

During the fiscal year ended June 30, 2020, the City's General Fund balance decreased by \$2,004,795. The following contributed to the change:

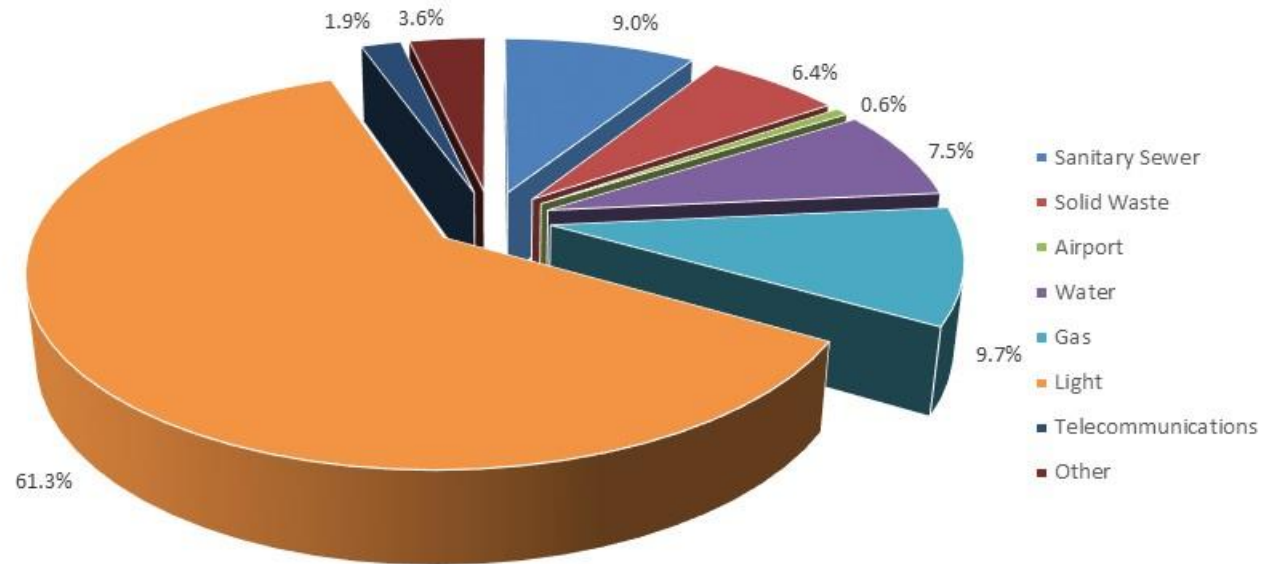
- ❑ Actual revenues were \$323,539 under budget, while expenditures were \$3,514,643 under budget.
- ❑ The General Fund transferred \$2 Million into the Fleet Fund to assist with start-up capital for the fund.
- ❑ The General Fund transferred \$1.7 Million into Public Employees' Group Health Plan (PEGHP) to assist with higher than expected claims costs during the fiscal year.
- ❑ The General Fund transferred \$1 Million into the R3M Fund for the future building needs that do not meet capital threshold.
- ❑ The General Fund transferred \$1 Million into the Civic Center Fund for the future roof redesign project.

During the fiscal year ended June 30, 2020, the City's Community Development and SPLOST Fund balances increased by \$238,152 and decreased by \$966,614, 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, 2020, the proprietary funds had total operating revenues of \$163.2 million. Based on revenues, the largest proprietary fund is the Light Fund (61.3%) followed by the Gas Fund (9.7%). See chart below for an overview of revenue by proprietary fund.

Proprietary Funds - Analysis of Operating Revenue by Fund



The change in net position for Proprietary Funds was \$31,835,900 representing a 14.0% increase from the prior year's adjusted net position balance of \$226,859,216. The net change was the result of the following:

**Financial Analysis of the Fund Financial Statements**

<b>Property funds</b>	<b>Change in Net Position</b>
Sanitary Sewer Fund	\$ 5,596,811
Storm Water	4,001,971
Airport Fund	11,424,107
Water	1,959
Light	6,433,204
Gas	1,894,724
Transit	4,003,213
Nonmajor Enterprise Funds	(603,113)
GASB Adjustment	(916,976)
<b>Total Change in Net Position</b>	<b>\$ 31,835,900</b>

The Airport Fund was able to complete substantial projects like the runway 4/22 project and south apron & taxiway projects, which were substantially federally funded. The total amount received in federal funds not related to the CARES Act funding totaled \$8.2 Million. Additionally, the State contributed \$2.5 Million in capital and operating projects that were completed at the Airport. The CARES Act funding that was received for the Airport during fiscal year 2020 totaled \$1.5 Million.

The Light Fund received a large MEAG refund during fiscal year 2020 in the amount of \$3 million. This refund is due to savings that the power supplier incurred throughout the year, as well as debt restructuring. This was not shown as a reduction in cost of goods sold, but instead was presented as unbudgeted revenue. The power supply costs came in over \$3.5 million under budget due to the decrease in consumption and the off-system sales.

The Sewer Fund has benefitted for the past two fiscal years from the capital contributions of the GEFA financed SPLOST funded east and westside interceptor project totaling more than \$13 Million. The amount of the capital contribution for fiscal year 2020 is \$8 Million and in fiscal year 2019 it was \$5.6 Million.

The Transit Fund, like Airport, has received substantial grant funding leading to a large positive change in net position during fiscal year 2020 (\$5.6 Million State & Federal and \$1.3 Million CARES Act). Also, the Transit Fund benefits from the purchase of the Transportation Center through the use of SPLOST funding and received a capital contribution in the amount of \$1.7 Million during fiscal year 2020.

The Stormwater Fund has collected the FEMA & GEMA funding from Hurricane Michael during fiscal year 2020 in the amount of \$4.4 Million.

**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 less than 1% under the amended budgeted amount which was increased by \$1.8 Million in account transfer from fund balance. The City's expenditures were 5.5% under budget. This was the result of the City aggressively monitoring costs and a fair 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, 2020**

	<u>General Fund</u>			
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>				
Property taxes	\$ 15,568,920	15,568,920	15,944,474	\$ 375,554
Sales taxes	9,527,919	9,527,919	10,270,780	742,861
Other taxes	10,812,061	10,812,061	10,905,096	93,035
Licenses and permits	1,066,673	1,066,672	1,067,313	641
Intergovernmental	12,019,954	12,019,954	11,930,597	(89,357)
Charges for services	356,800	356,800	351,502	(5,298)
Fines and forfeitures	1,319,276	1,319,276	708,259	(611,017)
Interest income	-	-	821,423	821,423
Other	647,880	2,520,593	869,212	(1,651,381)
<b>TOTAL REVENUES</b>	<u>\$ 51,319,483</u>	<u>\$ 53,192,195</u>	<u>\$ 52,868,656</u>	<u>\$ (323,539)</u>
<b>Expenditures:</b>				
General government	13,211,436	13,561,436	12,564,728	996,708
Judicial	1,457,944	1,457,944	1,256,374	201,570
Public safety	34,621,681	34,821,681	33,728,154	1,093,527
Public works	4,540,126	5,862,838	5,315,017	547,821
Parks and recreation	7,302,927	7,302,927	6,652,507	650,420
Community svc(Subsidized agencies)	507,000	507,000	482,403	24,597
<b>TOTAL EXPENDITURES</b>	<u>\$ 61,641,114</u>	<u>\$ 63,513,826</u>	<u>\$ 59,999,183</u>	<u>\$ 3,514,643</u>

## 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, 2020, amounts to \$333,135,458, (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 67 - 70 of this report.

**TABLE 4**

<b>CITY OF ALBANY</b>			
<b>CAPITAL ASSETS (Net of Depreciation)</b>			
<b>JUNE 30, 2020</b>			
	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
<b>Capital assets not being depreciated:</b>			
Land	\$ 15,617,807	\$ 14,294,298	\$ 29,912,105
Construction in Progress	13,074,149	25,170,229	38,244,378
<b>Total assets not depreciated</b>	<b>28,691,956</b>	<b>39,464,527</b>	<b>68,156,483</b>
<b>Capital assets being depreciated:</b>			
Buildings and improvements	78,035,446	157,420,936	235,456,382
Equipment and vehicles	31,275,340	73,357,062	104,632,402
Infrastructure	86,265,394	172,667,021	258,932,415
<b>Total assets depreciated</b>	<b>195,576,180</b>	<b>403,445,019</b>	<b>599,021,199</b>
<b>Less accumulated depreciation:</b>			
Buildings and improvements	34,136,256	81,579,938	115,716,194
Equipment and vehicles	20,347,375	48,604,678	68,952,053
Infrastructure	59,320,266	90,053,711	149,373,977
<b>Total accumulated depreciation</b>	<b>113,803,897</b>	<b>220,238,327</b>	<b>334,042,224</b>
<b>Total assets depreciated, net</b>	<b>81,772,283</b>	<b>183,206,692</b>	<b>264,978,975</b>
<b>Capital assets, net</b>	<b>\$ 110,464,239</b>	<b>\$ 222,671,219</b>	<b>\$ 333,135,458</b>

**Long-term Debt.** At the end of the current fiscal year, the City's total long-term debt outstanding is \$177.1 million – an increase of \$5.7 million over the previous year. Of this amount, approximately \$10.5 million is due within one year. Net Pension Liability (50.4%), OPEB Liabilities (19.0%), Financed purchase from Direct Borrowing (8.9%), Notes from Direct Borrowing (7.8%), Certificates of Participation (5.6%) and Revenue Bonds (2.5%) make up



\$166.9 Million of the total. The remaining \$10.2 million is comprised of notes payable, general obligation bonds, manufactured gas plant, and compensated absences. Additional information regarding the City's long-term debt can be found in Note 6 pages 71 - 84.

**TABLE 5**  
**CITY OF ALBANY LONG TERM DEBT OBLIGATIONS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	Balance at June 30, 2020	Percentage of Total	Due Within One Year
<b><u>Governmental Activities</u></b>			
Bonds payable	\$ 1,260,000	0.7%	\$ 300,000
Notes payable	1,125,000	0.6%	300,000
Notes from direct borrowings	12,325,646	7.0%	-
Certificates of participation	10,000,000	5.6%	-
OPEB Liability	33,716,278	19.0%	-
Net Pension Liability	55,212,141	31.2%	-
Compensated absences	<u>3,856,835</u>	2.2%	<u>3,471,152</u>
Governmental long-term liabilities	<u>\$ 117,495,900</u>		<u>\$ 4,071,152</u>
<b><u>Business-Type Activities</u></b>			
Bonds Payable:			
Revenue bonds	\$ 4,480,000		\$ 1,185,000
Add deferred amounts unamortized premium	<u>-</u>		<u>-</u>
Total bonds payable	4,480,000	2.5%	1,185,000
Financed purchase from direct borrowing	15,680,000	8.9%	2,955,000
Notes from direct borrowing	1,430,417	0.8%	78,498
Manufactured gas plant	1,523,000	0.9%	-
Net pension liability	34,055,219	19.2%	-
Compensated absences	<u>2,437,961</u>	1.4%	<u>2,194,664</u>
Business-Type long-term liabilities	<u>59,606,597</u>		<u>6,413,162</u>
<b>Total primary government liabilities</b>	<u>\$ 177,102,497</u>		<u>\$ 10,484,314</u>

The General Obligation Bonds relate to bonds issued for the Albany-Dougherty Inner City Authority (ADICA). The Revenue Bonds relate to sewer system revenue bonds issued in 2007 and 2011 and a Water bond 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 US Department of Housing and Urban Development for the development of the Hilton Garden Inn and Conference Center. Compensated absences represent the City's obligation for accrued vacation and sick leave.

**Bond Ratings**

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

	<u>Moody's</u>	<u>S&amp;P</u>
Sewer Revenue Bonds	Aaa	AAA
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. We anticipate the COVID-19 pandemic will continue to significantly impact our community. Economic conditions were taken into account in developing the City's prior year budget. A review of the detailed economic information is useful in assessing specific aspects of the City's economy.

The City has been able to realize substantial savings through the economies of scale with regards to the utilization of similar roles in departments across the City. As the City moved forward into the current year, emphasis was placed on expansion of all Utility Funds to offset the decrease in property and sales tax revenues.

The City adopted a five-year strategic plan and updated its financial policies in 2018 to assist with its long-term success. The adoption of the T-SPLOST referendum and seeking non-traditional revenue sources continues to assist the City in the investment of infrastructure.

## **REQUEST FOR INFORMATION**

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

# CITY OF ALBANY, GEORGIA

## STATEMENT OF NET POSITION JUNE 30, 2020

	Primary Government			Component Unit Chehaw Park Authority
	Governmental Activities	Business-type Activities	Total	
<b>ASSETS</b>				
Cash and cash equivalents	\$ 32,523,649	\$ 45,968,801	\$ 78,492,450	\$ 338,891
Investments	76,630,857	31,100,579	107,731,436	-
Taxes receivable	217,649	-	217,649	-
Accounts receivable, net of allowances	2,258,471	25,594,670	27,853,141	50,178
Notes receivable	7,961,031	-	7,961,031	-
Inventories	188,349	3,853,504	4,041,853	13,323
Internal balances	10,057,184	(10,057,184)	-	-
Due from other governments	7,439,996	6,758,797	14,198,793	192,656
Prepaid items	8,186	25,551	33,737	-
Restricted assets:				
Investments	-	2,796,103	2,796,103	-
Fair value of interest rate swap agreement	3,192,758	-	3,192,758	-
Capital assets:				
Non-depreciable	28,691,956	39,464,527	68,156,483	1,283,104
Depreciable, net of accumulated depreciation	81,772,283	183,206,692	264,978,975	7,058,872
Total assets	250,942,369	328,712,040	579,654,409	8,937,024
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred charge on refunding	29,665	11,477	41,142	-
Net difference between projected and actual earnings on pension plan investments - pension	1,151,464	710,230	1,861,694	-
Differences between expected and actual experience of economic/demographic (gains)/losses - pension	372,121	229,525	601,646	-
Differences between expected and actual experience of economic/demographic (gains)/losses - OPEB	246,707	-	246,707	-
Change in assumptions - pension	4,823,280	2,975,031	7,798,311	-
Change in assumptions - OPEB	2,390,786	-	2,390,786	-
City contributions subsequent to the measurement date - pension	5,116,253	3,155,738	8,271,991	-
Total deferred outflows of resources	14,130,276	7,082,001	21,212,277	-

(Continued)

# CITY OF ALBANY, GEORGIA

## STATEMENT OF NET POSITION JUNE 30, 2020

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Chehaw Park Authority
<b>LIABILITIES</b>				
Accounts payable	\$ 7,399,631	\$ 11,398,155	\$ 18,797,786	\$ 243,239
Retainage payable	751,839	-	751,839	-
Accrued expenses	3,942,700	549,362	4,492,062	48,614
Claims payable	1,693,592	982,272	2,675,864	-
Due to other governments	63,007	-	63,007	-
Unearned revenues	409,464	703,038	1,112,502	-
Line of credit	-	-	-	60,127
Advance payments and customer deposits	-	309,264	309,264	11,838
Payable from restricted assets:				
Current maturities of long-term debt	-	1,185,000	1,185,000	-
Customer deposits	-	2,689,680	2,689,680	-
Certificates of participation, due in more than one year	10,000,000	-	10,000,000	-
Bonds payable, due within one year	300,000	-	300,000	-
Bonds payable, due in more than one year	960,000	3,295,000	4,255,000	-
Notes payable, due within one year	300,000	78,498	378,498	-
Notes payable, due in more than one year	13,150,646	1,351,919	14,502,565	193,300
Capital leases payable, due within one year	-	2,955,000	2,955,000	-
Capital leases payable, due in more than one year	-	12,725,000	12,725,000	-
Compensated absences payable, due within one year	3,471,152	2,194,664	5,665,816	-
Compensated absences payable, due in more than one year	385,683	243,297	628,980	-
Net pension liability, due in more than one year	55,212,141	34,055,219	89,267,360	-
OPEB liability, due in more than one year	33,716,278	-	33,716,278	-
Other long-term liabilities - manufactured gas plant	-	1,523,000	1,523,000	-
Total liabilities	131,756,133	76,238,368	207,994,501	557,118

(Continued)

# CITY OF ALBANY, GEORGIA

## STATEMENT OF NET POSITION JUNE 30, 2020

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Chehaw Park Authority
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Accumulated increase in fair value of hedging derivative	\$ 3,192,758	\$ -	\$ 3,192,758	\$ -
Differences between expected and actual experience of economic/demographic (gains)/losses - pension	1,395,185	860,557	2,255,742	-
Change in assumptions - OPEB	1,713,119	-	1,713,119	-
Total deferred inflows of resources	6,301,062	860,557	7,161,619	-
<b>NET POSITION</b>				
Net investment in capital assets	94,827,694	200,711,916	295,539,610	8,374,011
Restricted for:				
Federal programs	1,748,926	-	1,748,926	-
Promotion of tourism	78,352	-	78,352	-
Public safety	13,120	-	13,120	-
Gortatowsky endowment	20,443	-	20,443	-
Capital projects	31,564,361	-	31,564,361	-
Debt service	-	2,796,103	2,796,103	-
Unrestricted (deficit)	(1,237,446)	55,187,097	53,949,651	5,895
Total net position	\$ 127,015,450	\$ 258,695,116	\$ 385,710,566	\$ 8,379,906

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

# CITY OF ALBANY, GEORGIA

## STATEMENT OF ACTIVITIES JUNE 30, 2020

Functions/Programs	Program Revenues				Net (Expenses) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Unit
					Governmental Activities	Business-type Activities	Total	Chehaw Park Authority
Primary Government								
Governmental Activities:								
General government	\$ 21,577,043	\$ 1,877,940	\$ 7,296,938	\$ 129,541	\$ (12,272,624)	\$ -	\$ (12,272,624)	\$ -
Judicial	1,265,512	-	-	-	(1,265,512)	-	(1,265,512)	-
Public safety	38,635,968	2,312,552	4,735,927	1,147,176	(30,440,313)	-	(30,440,313)	-
Public works	12,068,924	1,238,078	393,327	14,851,176	4,413,657	-	4,413,657	-
Parks and recreation	7,718,895	215,773	180,700	3,435,490	(3,886,932)	-	(3,886,932)	-
Community development	6,487,192	1,357,718	284,616	2,100,675	(2,744,183)	-	(2,744,183)	-
Community service	482,403	-	-	355,270	(127,133)	-	(127,133)	-
Interest on long-term debt	572,980	-	-	-	(572,980)	-	(572,980)	-
Total governmental activities	88,808,917	7,002,061	12,891,508	22,019,328	(46,896,020)	-	(46,896,020)	-
Business-type Activities:								
Sanitary sewer	15,126,247	14,750,327	-	-	-	(375,920)	(375,920)	-
Solid waste	10,393,972	10,397,096	-	-	-	3,124	3,124	-
Airport	3,468,943	1,008,322	-	13,315,581	-	10,854,960	10,854,960	-
Water	11,478,768	12,221,701	-	-	-	742,933	742,933	-
Gas	12,362,981	15,849,064	-	-	-	3,486,083	3,486,083	-
Light	84,723,184	100,127,774	-	-	-	15,404,590	15,404,590	-
Telecommunication	3,300,730	3,063,942	-	-	-	(236,788)	(236,788)	-
Transit	6,122,921	586,720	1,625,733	5,268,404	-	1,357,936	1,357,936	-
Storm water	5,642,321	4,202,888	4,427,523	17,468	-	3,005,558	3,005,558	-
Civic center	2,920,522	1,038,799	-	164,760	-	(1,716,963)	(1,716,963)	-
Total business-type activities	155,540,589	163,246,633	6,053,256	18,766,213	-	32,525,513	32,525,513	-
Total primary government	\$ 244,349,506	\$ 170,248,694	\$ 18,944,764	\$ 40,785,541	(46,896,020)	32,525,513	(14,370,507)	-
Component Unit:								
Chehaw Park Authority	\$ 2,663,332	\$ 812,958	\$ 1,464,072	\$ -	-	-	-	(386,302)
Total component unit	\$ 2,663,332	\$ 812,958	\$ 1,464,072	\$ -	-	-	-	(386,302)
			General revenues:					
			Property taxes		16,293,710	-	16,293,710	-
			Sales taxes		10,982,040	-	10,982,040	-
			Franchise taxes		1,642,295	-	1,642,295	-
			Business taxes		1,573,916	-	1,573,916	-
			Insurance premium tax		5,895,190	-	5,895,190	-
			Alcoholic beverage tax		1,265,596	-	1,265,596	-
			Hotel/Motel tax		2,092,826	-	2,092,826	-
			Other taxes		528,099	-	528,099	-
			Investment income		2,191,213	1,040,711	3,231,924	-
			Gain on sale of capital assets		-	267,586	267,586	12,541
			Transfers		1,997,910	(1,997,910)	-	-
			Total general revenues and transfers		44,462,795	(689,613)	43,773,182	12,541
			Change in net position		(2,433,225)	31,835,900	29,402,675	(373,761)
			Net position, beginning of year		129,448,675	226,859,216	356,307,891	8,753,667
			Net position, end of year		\$ 127,015,450	\$ 258,695,116	\$ 385,710,566	\$ 8,379,906

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

# CITY OF ALBANY, GEORGIA

## BALANCE SHEET GOVERNMENTAL FUNDS JUNE 30, 2020

	General Fund	Community Development Fund	Job Investment Fund	SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>ASSETS</b>						
Cash and cash equivalents	\$ 5,356,476	\$ 1,703,134	\$ -	\$ 15,258,358	\$ 9,975,706	\$ 32,293,674
Investments	14,612,213	-	22,639,635	18,117,988	14,265,818	69,635,654
Receivables, net of allowance:						
Taxes	215,614	-	-	-	2,035	217,649
Accounts	1,642,693	209,914	-	-	143,095	1,995,702
Notes	-	7,087,433	500,000	-	-	7,587,433
Interest	270,633	-	102,965	-	-	373,598
Due from other funds	20,496,478	-	97,161	-	-	20,593,639
Due from other governments	2,154,233	187,793	-	4,077,312	1,020,658	7,439,996
Inventories	188,349	-	-	-	-	188,349
Prepaid items	7,440	-	-	-	746	8,186
Advance to other funds	4,561,374	-	1,699,470	-	-	6,260,844
Total assets	\$ 49,505,503	\$ 9,188,274	\$ 25,039,231	\$ 37,453,658	\$ 25,408,058	\$ 146,594,724
<b>LIABILITIES AND FUND BALANCES</b>						
<b>LIABILITIES</b>						
Accounts payable	\$ 2,953,959	\$ 65,478	\$ -	\$ 3,726,160	\$ 489,562	\$ 7,235,159
Accrued liabilities	3,727,721	99,783	-	-	103,511	3,931,015
Retainage payable	-	-	-	751,839	-	751,839
Due to other funds	11,164,958	186,654	-	-	1,009,459	12,361,071
Due to other governments	63,007	-	-	-	-	63,007
Unearned revenues	383,145	7,087,433	-	-	26,319	7,496,897
Advances from other funds	-	-	-	-	1,699,470	1,699,470
Total liabilities	18,292,790	7,439,348	-	4,477,999	3,328,321	33,538,458
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Unavailable revenue - sales tax revenue	711,260	-	-	758,678	-	1,469,938
Total deferred inflow of resources	711,260	-	-	758,678	-	1,469,938

(Continued)



# CITY OF ALBANY, GEORGIA

## BALANCE SHEET GOVERNMENTAL FUNDS JUNE 30, 2020

	General Fund	Community Development Fund	Job Investment Fund	SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>FUND BALANCES</b>						
Nonspendable:						
Inventories	\$ 188,349	\$ -	\$ -	\$ -	\$ -	\$ 188,349
Prepaid items	7,440	-	-	-	746	8,186
Restricted						
Federal community development programs	-	1,748,926	-	-	-	1,748,926
Promotion of tourism	-	-	-	-	78,352	78,352
Public safety	13,120	-	-	-	-	13,120
Gortatowsky endowment	-	-	-	-	20,443	20,443
Capital projects	-	-	-	32,216,981	9,143,655	41,360,636
Committed						
Advance to other funds	4,561,374	-	-	-	-	4,561,374
Inner city development	-	-	-	-	178,027	178,027
Economic development	-	-	25,039,231	-	-	25,039,231
Capital projects	-	-	-	-	15,321,696	15,321,696
Assigned						
City cemetery	678,680	-	-	-	-	678,680
Keep Albany-Dougherty Beautiful	209,956	-	-	-	-	209,956
Unassigned	24,842,534	-	-	-	(2,663,182)	22,179,352
Total fund balances	30,501,453	1,748,926	25,039,231	32,216,981	22,079,737	111,586,328
Total liabilities, deferred inflows of resources, and fund balances	\$ 49,505,503	\$ 9,188,274	\$ 25,039,231	\$ 37,453,658	\$ 25,408,058	

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.	110,464,239
Long-term note receivable are not available to pay for current period expenditures and, therefore, are deferred in the governmental funds.	7,087,433
Deferred outflows of resources are not available to pay for current period expenditures and therefore, are not reported in governmental funds.	14,100,611
Some revenues are not available in the current period and therefore are not reported in the governmental funds.	1,469,938
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.	2,893,125
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(62,265,779)
Deferred inflows of resources are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(3,108,304)
The net pension liability is not due and payable in the current period and, therefore, is not reported in the governmental funds.	(55,212,141)
Net position of governmental activities	\$ 127,015,450

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, 2020

	General Fund	Community Development Fund	Job Investment Fund	SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues:</b>						
Property taxes	\$ 15,944,474	\$ -	\$ -	\$ -	\$ 349,236	\$ 16,293,710
Sales taxes	10,270,780	-	-	-	-	10,270,780
Other taxes	10,905,096	-	-	-	2,092,826	12,997,922
Licenses and permits	1,067,313	-	-	-	-	1,067,313
Intergovernmental	11,930,597	677,160	-	10,366,691	10,784,313	33,758,761
Charges for services	351,502	809,044	-	-	1,565,816	2,726,362
Fines and forfeitures	708,259	-	-	-	-	708,259
Investment income	821,423	664	497,629	393,397	745,393	2,458,506
Other	869,212	1,311,711	-	1,105,293	45,145	3,331,361
Total revenues	52,868,656	2,798,579	497,629	11,865,381	15,582,729	83,612,974
<b>Expenditures:</b>						
Current:						
General government	12,564,728	-	-	-	-	12,564,728
Judicial	1,256,374	-	-	-	-	1,256,374
Public safety	33,728,154	-	-	-	2,376,841	36,104,995
Public works	5,315,017	-	-	-	-	5,315,017
Parks and recreation	6,652,507	-	-	-	32,800	6,685,307
Community development	-	3,021,078	-	-	2,918,871	5,939,949
Community service	482,403	-	-	-	-	482,403
Capital outlay	-	-	-	19,841,392	3,364,606	23,205,998
Debt service:						
Principal	-	300,000	-	-	290,000	590,000
Interest	-	29,799	-	-	531,900	561,699
Total expenditures	59,999,183	3,350,877	-	19,841,392	9,515,018	92,706,470
Excess (deficiency) of revenues over (under) expenditures	(7,130,527)	(552,298)	497,629	(7,976,011)	6,067,711	(9,093,496)

(Continued)

# CITY OF ALBANY, GEORGIA

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	General Fund	Community Development Fund	Job Investment Fund	SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Other financing sources (uses):</b>						
Proceeds from sale of capital assets	\$ 235,216	\$ 440,450	\$ -	\$ -	\$ -	\$ 675,666
Issuance of note payable	-	-	-	7,009,396	-	7,009,396
Transfers in	15,678,434	350,000	-	-	2,419,761	18,448,195
Transfers out	(10,787,918)	-	-	-	(136,500)	(10,924,418)
Total other financing sources, net	5,125,732	790,450	-	7,009,396	2,283,261	15,208,839
 Net change in fund balances	(2,004,795)	238,152	497,629	(966,615)	8,350,972	6,115,343
 <b>Fund balances, beginning of year</b>	32,506,248	1,510,774	24,541,602	33,183,596	13,728,765	105,470,985
 <b>Fund balances, end of year</b>	\$ 30,501,453	\$ 1,748,926	\$ 25,039,231	\$ 32,216,981	\$ 22,079,737	\$ 111,586,328

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, 2020

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

Net change in fund balances - total governmental funds	\$ 6,115,343
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.	11,295,016
The net effect of various miscellaneous transactions involving capital assets (sales, trade-ins, and donations) is to decrease net position.	(11,106,218)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.	638,704
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.	(6,432,781)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	(5,590,122)
Internal service funds are used by management to charge the costs of insurance to individual funds.	(2,179,271)
The net revenue of certain activities of internal service funds is reported with governmental activities.	4,826,104
Change in net position of governmental activities	<u>\$ (2,433,225)</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, 2020

	General Fund				Community Development Fund				Job Investment Fund		
	Original Budget	Final Budget	Actual	Variance	Original Budget	Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Revenues:</b>											
Property taxes	\$ 15,568,920	\$ 15,568,920	\$ 15,944,474	\$ 375,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales taxes	9,527,919	9,527,919	10,270,780	742,861	-	-	-	-	-	-	-
Other taxes	10,812,061	10,812,061	10,905,096	93,035	-	-	-	-	-	-	-
Licenses and permits	1,066,673	1,066,672	1,067,313	641	-	-	-	-	-	-	-
Intergovernmental	12,019,954	12,019,954	11,930,597	(89,357)	2,008,737	2,515,353	677,160	(1,838,193)	-	-	-
Charges for services	356,800	356,800	351,502	(5,298)	798,228	838,378	809,044	(29,334)	-	-	-
Fines and forfeitures	1,319,276	1,319,276	708,259	(611,017)	-	-	-	-	-	-	-
Investment income	-	-	821,423	821,423	-	-	664	664	-	497,629	497,629
Other	647,880	2,520,593	869,212	(1,651,381)	991,858	991,858	1,311,711	319,853	-	-	-
Total revenues	51,319,483	53,192,195	52,868,656	(323,539)	3,798,823	4,345,589	2,798,579	(1,547,010)	-	497,629	497,629
<b>Expenditures:</b>											
<b>Current:</b>											
General government:											
Legislative	835,618	835,618	751,689	83,929	-	-	-	-	-	-	-
Administrative	1,293,144	1,293,144	1,266,328	26,816	-	-	-	-	-	-	-
Human resources	1,877,525	1,877,525	1,667,814	209,711	-	-	-	-	-	-	-
Procurement and materials	568,816	568,816	553,625	15,191	-	-	-	-	-	-	-
Materials management	349,403	349,403	348,772	631	-	-	-	-	-	-	-
Finance	2,847,398	3,197,398	2,812,229	385,169	-	-	-	-	-	-	-
Treasury	317,235	317,235	291,334	25,901	-	-	-	-	-	-	-
Information technology	3,349,571	3,349,571	3,141,676	207,895	-	-	-	-	-	-	-
Risk management	583,880	583,880	542,716	41,164	-	-	-	-	-	-	-
Planning and development services	1,188,846	1,188,846	1,188,545	301	-	-	-	-	-	-	-
Total general government	13,211,436	13,561,436	12,564,728	996,708	-	-	-	-	-	-	-
Judicial:											
Municipal court	915,238	915,238	713,775	201,463	-	-	-	-	-	-	-
City attorney	542,706	542,706	542,599	107	-	-	-	-	-	-	-
Total judicial	1,457,944	1,457,944	1,256,374	201,570	-	-	-	-	-	-	-
Public safety:											
Police	19,555,586	19,755,586	18,961,632	793,954	-	-	-	-	-	-	-
Fire	14,658,797	14,658,797	14,377,891	280,906	-	-	-	-	-	-	-
Marshal division	368,234	368,234	361,077	7,157	-	-	-	-	-	-	-
SWAT Team	39,064	39,064	27,554	11,510	-	-	-	-	-	-	-
Total public safety	34,621,681	34,821,681	33,728,154	1,093,527	-	-	-	-	-	-	-

(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, 2020

	General Fund				Community Development Fund				Job Investment Fund		
	Original Budget	Final Budget	Actual	Variance	Original Budget	Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Expenditures (Continued):</b>											
Current:											
Public works:											
Engineering	\$ 3,560,989	\$ 4,883,702	\$ 4,402,510	\$ 481,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street maintenance	979,137	979,136	912,507	66,629	-	-	-	-	-	-	-
Total public works	<u>4,540,126</u>	<u>5,862,838</u>	<u>5,315,017</u>	<u>547,821</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Parks and recreation:											
Administration	727,976	727,976	553,383	174,593	-	-	-	-	-	-	-
Parks	2,524,893	2,524,893	2,473,569	51,324	-	-	-	-	-	-	-
Park development and management	3,327,405	3,327,405	2,904,471	422,934	-	-	-	-	-	-	-
Turner Golf Course	722,653	722,653	721,084	1,569	-	-	-	-	-	-	-
Cemetery	-	-	-	-	-	-	-	-	-	-	-
Total parks and recreation	<u>7,302,927</u>	<u>7,302,927</u>	<u>6,652,507</u>	<u>650,420</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Community development	-	-	-	-	4,234,822	5,217,387	3,021,078	2,196,309	-	-	-
Community service, various subsidized agencies	507,000	507,000	482,403	24,597	-	-	-	-	-	-	-
Debt service:											
Principal	-	-	-	-	300,000	300,000	300,000	-	-	-	-
Interest	-	-	-	-	29,799	29,799	29,799	-	-	-	-
Total debt service	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>329,799</u>	<u>329,799</u>	<u>329,799</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>61,641,114</u>	<u>63,513,826</u>	<u>59,999,183</u>	<u>3,514,643</u>	<u>4,564,621</u>	<u>5,547,186</u>	<u>3,350,877</u>	<u>2,196,309</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(10,321,631)</u>	<u>(10,321,631)</u>	<u>(7,130,527)</u>	<u>3,191,104</u>	<u>(765,798)</u>	<u>(1,201,597)</u>	<u>(552,298)</u>	<u>649,299</u>	<u>-</u>	<u>497,629</u>	<u>497,629</u>
<b>Other financing sources (uses):</b>											
Proceeds from sale of capital assets	-	-	235,216	235,216	5,000	5,000	440,450	435,450	-	-	-
Appropriation of fund balance	-	-	-	-	760,798	1,196,597	-	(1,196,597)	-	-	-
Transfers in	16,871,090	16,871,090	15,678,434	(1,192,656)	-	-	350,000	350,000	-	-	-
Transfers out	(6,549,459)	(6,549,459)	(10,787,918)	(4,238,459)	-	-	-	-	-	-	-
Total other financing sources (uses)	<u>10,321,631</u>	<u>10,321,631</u>	<u>5,125,732</u>	<u>(5,195,899)</u>	<u>765,798</u>	<u>1,201,597</u>	<u>790,450</u>	<u>(411,147)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>(2,004,795)</u>	<u>\$ (2,004,795)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>238,152</u>	<u>\$ 238,152</u>	<u>\$ -</u>	<u>497,629</u>	<u>\$ 497,629</u>
<b>Fund balance, beginning of year</b>			<u>32,506,248</u>				<u>1,510,774</u>			<u>24,541,602</u>	
<b>Fund balance, end of year</b>			<u>\$ 30,501,453</u>				<u>\$ 1,748,926</u>			<u>\$ 25,039,231</u>	

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

# CITY OF ALBANY, GEORGIA

## STATEMENT OF NET POSITION PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Sanitary Sewer Fund	Storm Water Fund	Airport Fund	Water Fund	Light Fund	Gas Fund	Transit Fund	Nonmajor Enterprise Funds	Total	Internal Service Funds
<b>ASSETS</b>										
<b>CURRENT ASSETS</b>										
Cash	\$ 2,295,905	\$ 1,595,338	\$ 623,157	\$ 3,154,249	\$ 29,442,572	\$ 2,497,145	\$ 55	\$ 3,244,417	\$ 42,852,838	\$ 3,345,938
Investments	6,130,057	-	-	1,627,474	14,968,520	3,142,586	-	1,477,881	27,346,518	10,749,264
Restricted investments	2,796,103	-	-	-	-	-	-	-	2,796,103	-
Accounts receivable, net of allowances	1,931,827	580,795	2,967,742	1,659,234	14,210,425	1,212,822	-	1,685,132	24,247,977	1,609,462
Inventories	12,084	-	-	533,211	2,002,394	104,067	-	290,793	2,942,549	910,955
Prepaid items	-	-	-	-	-	-	-	-	-	25,551
Due from other governments	-	950,779	-	-	-	-	5,808,018	-	6,758,797	-
Due from other funds	-	-	-	1,464,889	1,544,042	2,257,033	-	1,100,332	6,366,296	5,663,390
Total current assets	<u>13,165,976</u>	<u>3,126,912</u>	<u>3,590,899</u>	<u>8,439,057</u>	<u>62,167,953</u>	<u>9,213,653</u>	<u>5,808,073</u>	<u>7,798,555</u>	<u>113,311,078</u>	<u>22,304,560</u>
<b>NONCURRENT ASSETS</b>										
Capital assets:										
Non-depreciable	13,334,270	6,178,660	6,255,213	792,289	4,189,284	560,295	2,169,785	4,683,456	38,163,252	1,301,275
Depreciable, net of accumulated depreciation	43,800,181	15,479,136	41,384,862	21,933,193	22,148,557	3,802,822	10,364,036	14,370,232	173,283,019	9,923,673
Total noncurrent assets	<u>57,134,451</u>	<u>21,657,796</u>	<u>47,640,075</u>	<u>22,725,482</u>	<u>26,337,841</u>	<u>4,363,117</u>	<u>12,533,821</u>	<u>19,053,688</u>	<u>211,446,271</u>	<u>11,224,948</u>
Total assets	<u>70,300,427</u>	<u>24,784,708</u>	<u>51,230,974</u>	<u>31,164,539</u>	<u>88,505,794</u>	<u>13,576,770</u>	<u>18,341,894</u>	<u>26,852,243</u>	<u>324,757,349</u>	<u>33,529,508</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>										
Deferred charge on refunding	11,477	-	-	-	-	-	-	-	11,477	-
Net difference between projected and actual earnings on pension plan investments	90,956	58,057	23,223	61,927	54,187	34,834	59,992	69,668	452,844	257,386
Differences between expected and actual experience of economic/demographic (gains)/losses	29,394	18,762	7,505	20,013	17,512	11,257	19,388	22,514	146,345	83,180
Assumption changes	380,999	243,191	97,276	259,403	226,978	145,914	251,297	291,829	1,896,887	1,078,144
City contributions subsequent to the measurement date	404,141	257,962	103,185	275,160	240,765	154,777	266,561	309,554	2,012,105	1,143,633
Total deferred outflows of resources	<u>916,967</u>	<u>577,972</u>	<u>231,189</u>	<u>616,503</u>	<u>539,442</u>	<u>346,782</u>	<u>597,238</u>	<u>693,565</u>	<u>4,519,658</u>	<u>2,562,343</u>

(Continued)

# CITY OF ALBANY, GEORGIA

## STATEMENT OF NET POSITION PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Sanitary Sewer Fund	Storm Water Fund	Airport Fund	Water Fund	Light Fund	Gas Fund	Transit Fund	Nonmajor Enterprise Funds	Total	Internal Service Funds
<b>LIABILITIES</b>										
<b>CURRENT LIABILITIES</b>										
Payable from current assets:										
Accounts payable	\$ 457,261	\$ 160,551	\$ 1,405,377	\$ 399,934	\$ 6,087,344	\$ 466,792	\$ 211,542	\$ 1,192,490	\$ 10,381,291	\$ 1,181,336
Accrued liabilities	25,679	-	-	9,808	-	-	-	-	35,487	513,875
Due to other funds	7,146,194	2,440,431	1,054,193	227,518	313,052	152,957	6,252,937	1,097,403	18,684,685	1,577,569
Claims payable	-	-	-	-	-	-	-	-	-	2,675,864
Current portion - notes payable	-	-	-	78,498	-	-	-	-	78,498	-
Current portion - capital lease payable	-	-	-	-	2,955,000	-	-	-	2,955,000	-
Current portion - compensated absences	300,008	206,581	59,429	172,945	236,988	88,640	98,602	175,828	1,339,021	855,643
Advance payments and customer deposits	-	-	-	-	-	-	-	309,264	309,264	-
Unearned revenue	-	-	646,855	-	-	-	56,183	-	703,038	-
	<u>7,929,142</u>	<u>2,807,563</u>	<u>3,165,854</u>	<u>888,703</u>	<u>9,592,384</u>	<u>708,389</u>	<u>6,619,264</u>	<u>2,774,985</u>	<u>34,486,284</u>	<u>6,804,287</u>
Payable from restricted assets:										
Revenue bonds payable, current	745,000	-	-	440,000	-	-	-	-	1,185,000	-
Total current liabilities	<u>8,674,142</u>	<u>2,807,563</u>	<u>3,165,854</u>	<u>1,328,703</u>	<u>9,592,384</u>	<u>708,389</u>	<u>6,619,264</u>	<u>2,774,985</u>	<u>35,671,284</u>	<u>6,804,287</u>
<b>NONCURRENT LIABILITIES</b>										
Revenue bonds payable, net of current portion	770,000	-	-	2,525,000	-	-	-	-	3,295,000	-
Capital lease payable, net of current portion	-	-	-	-	12,725,000	-	-	-	12,725,000	-
Compensated absences, net of current portion	32,965	22,953	6,418	19,216	26,332	9,849	10,956	19,537	148,226	95,071
Customer deposits	-	-	-	-	-	-	-	-	-	2,689,680
Notes payable	-	-	-	1,351,919	-	-	-	-	1,351,919	-
Other long-term liabilities	-	-	-	-	-	1,523,000	-	-	1,523,000	-
Advance from other funds	-	-	-	-	-	-	-	4,561,374	4,561,374	-
Net pension liability	4,361,296	2,783,805	1,113,522	2,969,393	2,598,218	1,670,283	2,876,599	3,340,566	21,713,682	12,341,537
Total long-term liabilities	<u>5,164,261</u>	<u>2,806,758</u>	<u>1,119,940</u>	<u>6,865,528</u>	<u>15,349,550</u>	<u>3,203,132</u>	<u>2,887,555</u>	<u>7,921,477</u>	<u>45,318,201</u>	<u>15,126,288</u>
Total liabilities	<u>13,838,403</u>	<u>5,614,321</u>	<u>4,285,794</u>	<u>8,194,231</u>	<u>24,941,934</u>	<u>3,911,521</u>	<u>9,506,819</u>	<u>10,696,462</u>	<u>80,989,485</u>	<u>21,930,575</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>										
Differences between expected and actual experience of economic/demographic (gains)/losses										
	110,207	70,345	28,138	75,035	65,656	42,207	72,691	84,414	548,693	311,864
Total deferred inflows of resources	<u>110,207</u>	<u>70,345</u>	<u>28,138</u>	<u>75,035</u>	<u>65,656</u>	<u>42,207</u>	<u>72,691</u>	<u>84,414</u>	<u>548,693</u>	<u>311,864</u>

(Continued)



**CITY OF ALBANY, GEORGIA**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Sanitary Sewer Fund</u>	<u>Storm Water Fund</u>	<u>Airport Fund</u>	<u>Water Fund</u>	<u>Light Fund</u>	<u>Gas Fund</u>	<u>Transit Fund</u>	<u>Nonmajor Enterprise Funds</u>	<u>Total</u>	<u>Internal Service Funds</u>
<b>NET POSITION</b>										
Net investment in capital assets	\$ 55,630,928	\$ 21,657,796	\$ 47,640,075	\$ 18,330,065	\$ 10,657,841	\$ 4,363,117	\$ 12,533,821	\$ 19,053,688	\$ 189,867,331	\$ 10,844,585
Restricted for:										
Debt service	2,796,103	-	-	-	-	-	-	-	2,796,103	-
Unrestricted (deficit)	<u>(1,158,247)</u>	<u>(1,979,782)</u>	<u>(491,844)</u>	<u>5,181,711</u>	<u>53,379,805</u>	<u>5,606,707</u>	<u>(3,174,199)</u>	<u>(2,288,756)</u>	<u>55,075,395</u>	<u>3,004,827</u>
Total net position	<u>\$ 57,268,784</u>	<u>\$ 19,678,014</u>	<u>\$ 47,148,231</u>	<u>\$ 23,511,776</u>	<u>\$ 64,037,646</u>	<u>\$ 9,969,824</u>	<u>\$ 9,359,622</u>	<u>\$ 16,764,932</u>	<u>247,738,829</u>	<u>\$ 13,849,412</u>
									<u>10,956,287</u>	
									<u>\$ 258,695,116</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 REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Sanitary Sewer Fund	Storm Water Fund	Airport Fund	Water Fund	Light Fund	Gas Fund	Transit Fund	Nonmajor Enterprise Funds	Total	Internal Service Funds
<b>Operating revenues:</b>										
Charges for services	\$ 14,656,535	\$ 4,202,888	\$ 1,008,322	\$ 12,209,587	\$ 96,777,912	\$ 15,162,725	\$ 564,723	\$ 14,486,354	\$ 159,069,046	\$ 35,492,804
Other	93,792	-	-	12,114	3,349,862	686,339	21,997	13,483	4,177,587	229,978
Total operating revenues	<u>14,750,327</u>	<u>4,202,888</u>	<u>1,008,322</u>	<u>12,221,701</u>	<u>100,127,774</u>	<u>15,849,064</u>	<u>586,720</u>	<u>14,499,837</u>	<u>163,246,633</u>	<u>35,722,782</u>
<b>Operating expenses:</b>										
Personnel costs	3,652,549	1,858,266	1,033,204	2,582,764	3,146,384	1,535,640	2,427,022	2,970,375	19,206,204	10,470,868
General and administrative	-	-	-	-	-	-	-	-	-	4,140,072
Supplies	364,073	98,217	28,360	750,790	1,177,438	187,616	27,296	180,922	2,814,712	695,107
Operating services and charges	6,445,920	1,876,165	577,711	5,463,418	77,477,415	10,347,303	1,724,241	10,578,036	114,490,209	5,290,783
Maintenance and repairs	1,947,505	607,980	277,624	154,677	328,872	53,836	690,565	1,181,830	5,242,889	582,145
Depreciation and amortization	2,548,875	1,075,614	1,531,535	2,171,290	1,770,121	302,846	1,108,399	1,346,881	11,855,561	369,650
Claims and damages	-	-	-	-	-	-	-	-	-	17,591,550
Total operating expenses	<u>14,958,922</u>	<u>5,516,242</u>	<u>3,448,434</u>	<u>11,122,939</u>	<u>83,900,230</u>	<u>12,427,241</u>	<u>5,977,523</u>	<u>16,258,044</u>	<u>153,609,575</u>	<u>39,140,175</u>
Operating income (loss)	<u>(208,595)</u>	<u>(1,313,354)</u>	<u>(2,440,112)</u>	<u>1,098,762</u>	<u>16,227,544</u>	<u>3,421,823</u>	<u>(5,390,803)</u>	<u>(1,758,207)</u>	<u>9,637,058</u>	<u>(3,417,393)</u>
<b>Nonoperating revenues (expenses):</b>										
Investment income	246,196	-	1,960	35,158	593,140	55,983	-	32,071	964,508	201,182
Interest expense and fiscal charges	(51,359)	-	-	(145,401)	(488,126)	-	-	-	(684,886)	-
Intergovernmental - operating grants	-	4,427,523	-	-	-	-	1,625,733	-	6,053,256	-
Gain (loss) on sale of capital assets	27,393	46,810	2,505	50,752	35,629	8,520	(8,006)	64,628	228,231	32,474
Total nonoperating revenues (expenses)	<u>222,230</u>	<u>4,474,333</u>	<u>4,465</u>	<u>(59,491)</u>	<u>140,643</u>	<u>64,503</u>	<u>1,617,727</u>	<u>96,699</u>	<u>6,561,109</u>	<u>233,656</u>
Income (loss) before capital contributions and transfers	<u>13,635</u>	<u>3,160,979</u>	<u>(2,435,647)</u>	<u>1,039,271</u>	<u>16,368,187</u>	<u>3,486,326</u>	<u>(3,773,076)</u>	<u>(1,661,508)</u>	<u>16,198,167</u>	<u>(3,183,737)</u>
<b>Capital contributions:</b>										
Intergovernmental - capital grants	-	-	13,315,581	-	-	-	5,268,404	-	18,583,985	-
Other capital contributions	8,017,724	17,468	-	-	223,721	-	1,742,435	193,153	10,194,501	213,594
Total capital contributions	<u>8,017,724</u>	<u>17,468</u>	<u>13,315,581</u>	<u>-</u>	<u>223,721</u>	<u>-</u>	<u>7,010,839</u>	<u>193,153</u>	<u>28,778,486</u>	<u>213,594</u>
<b>Transfers:</b>										
Transfers in	-	1,290,459	544,173	-	-	-	765,450	2,008,534	4,608,616	4,700,000
Transfers out	(2,434,548)	(466,935)	-	(1,037,312)	(10,158,704)	(1,591,602)	-	(1,143,292)	(16,832,393)	-
Total transfers	<u>(2,434,548)</u>	<u>823,524</u>	<u>544,173</u>	<u>(1,037,312)</u>	<u>(10,158,704)</u>	<u>(1,591,602)</u>	<u>765,450</u>	<u>865,242</u>	<u>(12,223,777)</u>	<u>4,700,000</u>
Change in net position	5,596,811	4,001,971	11,424,107	1,959	6,433,204	1,894,724	4,003,213	(603,113)	32,752,876	1,729,857
<b>Net position, beginning of year</b>	<u>51,671,973</u>	<u>15,676,043</u>	<u>35,724,124</u>	<u>23,509,817</u>	<u>57,604,442</u>	<u>8,075,100</u>	<u>5,356,409</u>	<u>17,368,045</u>	<u>-</u>	<u>12,119,555</u>
<b>Net position, end of year</b>	<u>\$ 57,268,784</u>	<u>\$ 19,678,014</u>	<u>\$ 47,148,231</u>	<u>\$ 23,511,776</u>	<u>\$ 64,037,646</u>	<u>\$ 9,969,824</u>	<u>\$ 9,359,622</u>	<u>\$ 16,764,932</u>	<u>\$ -</u>	<u>\$ 13,849,412</u>
									Adjustment to reflect consolidation of internal service fund activities related to enterprise funds	
									Change in net position of business-type activities	
									<u>(916,976)</u>	
									<u>\$ 31,835,900</u>	

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

# CITY OF ALBANY, GEORGIA

## STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Sanitary Sewer Fund	Storm Water Fund	Airport Fund	Water Fund	Light Fund	Gas Fund	Transit Fund	Nonmajor Enterprise Funds	Total	Internal Service Funds
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>										
Receipts from customers	\$ 15,025,780	\$ 6,629,741	\$ (1,118,892)	\$ 12,261,666	\$ 101,705,342	\$ 16,254,065	\$ 586,718	\$ 14,041,640	\$ 165,386,060	\$ 13,976,911
Receipts from other funds	-	-	-	-	-	-	-	-	-	19,230,748
Payments to suppliers	(9,071,288)	(8,926,782)	233,302	(2,148,664)	(3,082,238)	(11,356,661)	(1,275,419)	(12,164,896)	(47,792,646)	(7,280,554)
Payments to employees	(3,741,882)	(1,841,756)	(1,060,355)	(7,201,363)	(74,349,703)	(1,366,228)	(2,111,340)	(2,432,291)	(94,104,918)	(9,134,739)
Claims paid	-	-	-	-	-	-	-	-	-	(18,397,460)
Premiums paid	-	-	-	-	-	-	-	-	-	(3,645,898)
Net cash provided by (used in) operating activities	<u>2,212,610</u>	<u>(4,138,797)</u>	<u>(1,945,945)</u>	<u>2,911,639</u>	<u>24,273,401</u>	<u>3,531,176</u>	<u>(2,800,041)</u>	<u>(555,547)</u>	<u>23,488,496</u>	<u>(5,250,992)</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>										
Advance from other funds	-	-	-	-	-	-	-	386,126	386,126	(150,000)
Transfers in	-	1,290,459	544,173	-	-	-	765,450	2,008,534	4,608,616	4,700,000
Transfers out	(2,434,548)	(466,935)	-	(1,037,312)	(10,158,704)	(1,591,602)	-	(1,143,292)	(16,832,393)	-
Payments for environmental remediation obligation	-	-	-	-	-	(28,750)	-	-	(28,750)	-
Operating grants received	-	4,427,523	-	-	-	-	1,625,733	-	6,053,256	-
Net cash provided by (used in) non-capital financing activities	<u>(2,434,548)</u>	<u>5,251,047</u>	<u>544,173</u>	<u>(1,037,312)</u>	<u>(10,158,704)</u>	<u>(1,620,352)</u>	<u>2,391,183</u>	<u>1,251,368</u>	<u>(5,813,145)</u>	<u>4,550,000</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>										
Acquisition and construction of capital assets	(1,137,249)	(995,469)	(12,550,881)	(914,647)	(4,165,823)	(544,964)	(4,862,522)	(865,555)	(26,037,110)	(1,944,956)
Principal paid on bonds	(3,355,000)	-	-	(425,000)	-	-	-	-	(3,780,000)	-
Principal paid on notes payable	-	-	-	(77,407)	-	-	-	-	(77,407)	-
Principal paid on capital leases	-	-	-	-	(2,620,000)	-	-	-	(2,620,000)	-
Interest paid	(129,479)	-	-	(150,001)	(746,540)	-	-	-	(1,026,020)	-
Capital grants received	-	-	13,315,581	-	-	-	5,268,404	-	18,583,985	-
Proceeds from sale of assets	85,212	90,221	2,505	46,927	35,629	8,520	3,031	87,098	359,143	63,746
Net cash provided by (used in) capital and related financing activities	<u>(4,536,516)</u>	<u>(905,248)</u>	<u>767,205</u>	<u>(1,520,128)</u>	<u>(7,496,734)</u>	<u>(536,444)</u>	<u>408,913</u>	<u>(778,457)</u>	<u>(14,597,409)</u>	<u>(1,881,210)</u>

(Continued)

# CITY OF ALBANY, GEORGIA

## STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Sanitary Sewer Fund	Storm Water Fund	Airport Fund	Water Fund	Light Fund	Gas Fund	Transit Fund	Nonmajor Enterprise Funds	Total	Internal Service Funds
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>										
Proceeds from sales of investments	\$ 26,504,600	\$ -	\$ -	\$ 5,857,482	\$ 2,326,287	\$ 32,595,263	\$ -	\$ (73,492)	\$ 67,210,140	\$ (160,801)
Purchases of investments	(23,192,237)	-	-	(5,889,391)	(4,576,608)	(33,651,247)	-	44,516	(67,264,967)	-
Interest on investments	246,196	-	1,960	35,158	593,140	55,983	-	32,071	964,508	201,182
Net cash provided by (used in) investing activities	<u>3,558,559</u>	<u>-</u>	<u>1,960</u>	<u>3,249</u>	<u>(1,657,181)</u>	<u>(1,000,001)</u>	<u>-</u>	<u>3,095</u>	<u>909,681</u>	<u>40,381</u>
<b>Increase (decrease) in cash and cash equivalents</b>	(1,199,895)	207,002	(632,607)	357,448	4,960,782	374,379	55	(79,541)	3,987,623	(2,541,821)
<b>Cash and cash equivalents:</b>										
Beginning of year	3,495,800	1,388,336	1,255,764	2,796,801	24,481,790	2,122,766	-	3,323,958	38,865,215	5,887,759
End of year	<u>\$ 2,295,905</u>	<u>\$ 1,595,338</u>	<u>\$ 623,157</u>	<u>\$ 3,154,249</u>	<u>\$ 29,442,572</u>	<u>\$ 2,497,145</u>	<u>\$ 55</u>	<u>\$ 3,244,417</u>	<u>\$ 42,852,838</u>	<u>\$ 3,345,938</u>
<b>Classified as:</b>										
Cash	<u>\$ 2,295,905</u>	<u>\$ 1,595,338</u>	<u>\$ 623,157</u>	<u>\$ 3,154,249</u>	<u>\$ 29,442,572</u>	<u>\$ 2,497,145</u>	<u>\$ 55</u>	<u>\$ 3,244,417</u>	<u>\$ 42,852,838</u>	<u>\$ 3,345,938</u>
	<u>\$ 2,295,905</u>	<u>\$ 1,595,338</u>	<u>\$ 623,157</u>	<u>\$ 3,154,249</u>	<u>\$ 29,442,572</u>	<u>\$ 2,497,145</u>	<u>\$ 55</u>	<u>\$ 3,244,417</u>	<u>\$ 42,852,838</u>	<u>\$ 3,345,938</u>
<b>NON-CASH INVESTING, CAPITAL AND FINANCING ACTIVITIES</b>										
Contributions of capital assets from outside sources	\$ -	17,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,391	\$ 45,859	\$ -
Contributions of capital assets (to) from governmental activities	8,017,724	-	-	-	223,721	-	1,742,435	164,762	10,148,642	47,513
Contributions of capital assets (to) from other proprietary funds	(5,000)	7,500	6,000	32,610	-	-	(3,587)	-	37,523	-
	<u>\$ 8,012,724</u>	<u>\$ 24,968</u>	<u>\$ 6,000</u>	<u>\$ 32,610</u>	<u>\$ 223,721</u>	<u>\$ -</u>	<u>\$ 1,738,848</u>	<u>\$ 193,153</u>	<u>\$ 10,232,024</u>	<u>\$ 47,513</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:</b>										
Operating income (loss)	\$ (208,595)	\$ (1,313,354)	\$ (2,440,112)	\$ 1,098,762	\$ 16,227,544	\$ 3,421,823	\$ (5,390,803)	\$ (1,758,207)	\$ 9,637,058	\$ (3,417,393)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:										
Depreciation	2,548,875	1,075,614	1,531,535	2,171,290	1,770,121	302,846	1,108,399	1,346,881	11,855,561	369,650
Gas plant clean up expenses	-	-	-	-	-	373,563	-	-	373,563	-
Increase in internal investment pool	-	-	-	-	-	-	-	-	-	(1,236,765)
(Increase) decrease in account receivable	275,453	(13,682)	(2,667,796)	39,965	1,577,568	405,001	-	160,781	(222,710)	1,492,515
(Increase) decrease in inventories	6,043	-	-	101,238	419,850	1,789	-	34,444	563,364	(309,796)
Decrease in inventories	-	-	-	-	-	-	-	-	-	206,937
Decrease in other assets	-	-	-	-	-	-	-	22,911	22,911	-
(Increase) decrease in due from other governments	-	2,440,535	-	-	-	-	-	-	(1,884,797)	-
Increase in due from other funds	-	-	-	-	-	(1,096,153)	-	(847,289)	(1,943,442)	(2,973,839)
(Increase) decrease in net difference between expected and actual experience of economic/demographic (gains)/loss	(14,310)	(7,220)	(3,580)	3,137	(5,471)	(181)	(3,771)	4,826	(26,570)	5,577
(Increase) decrease in contributions subsequent to the measurement date	26,748	8,406	6,496	(40,130)	2,100	(13,759)	7,236	(51,020)	(53,923)	(133,003)
Decrease in assumption changes	281,684	166,468	71,407	102,061	146,534	70,964	131,049	105,781	1,075,948	476,150
Increase (decrease) in accounts payable and other liabilities	(338,895)	(827,213)	1,109,827	296,246	(861,056)	(200,062)	156,838	73,727	(590,588)	72,538
Decrease in retainage payable	(463,047)	-	-	-	-	-	-	-	(463,047)	-
Decrease in claims payable	-	-	-	-	-	-	-	-	-	(327,896)
Increase (decrease) in due to other funds	482,109	(5,517,207)	1,149,491	(1,229,962)	5,075,228	152,957	5,492,015	(355,315)	5,249,316	(644,554)
Increase in intergovernmental agreement	-	-	-	-	-	-	-	-	-	-
Increase in customer deposits payable	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in unearned revenues	-	-	(608,909)	-	-	-	(2)	228,311	(380,600)	-
Increase (decrease) in net pension liability	(530,748)	(240,368)	(131,726)	301,005	(159,116)	69,250	(58,627)	405,340	(344,990)	867,470
Increase in net difference between projected and actual earnings on pension plan investments	147,293	89,224	37,422	68,027	80,099	43,138	82,957	73,282	621,442	301,417
Net cash provided by (used in) operating activities	<u>\$ 2,212,610</u>	<u>\$ (4,138,797)</u>	<u>\$ (1,945,945)</u>	<u>\$ 2,911,639</u>	<u>\$ 24,273,401</u>	<u>\$ 3,531,176</u>	<u>\$ (2,800,041)</u>	<u>\$ (555,547)</u>	<u>\$ 23,488,496</u>	<u>\$ (5,250,992)</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, 2020**

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<b>ASSETS</b>	
Cash	\$ 3,051,980
Investments at fair value:	
Equity securities	42,424,864
Government securities	12,106,089
Corporate bonds	18,371,020
Other	38,338,930
Total investments	<u>111,240,903</u>
Interest receivable	<u>409,282</u>
Total assets	<u>114,702,165</u>
 <b>LIABILITIES</b>	
Accounts payable	<u>4,851</u>
Total liabilities	<u>4,851</u>
 <b>NET POSITION</b>	
Restricted for pension benefits	<u>\$ 114,697,314</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, 2020

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### ADDITIONS:

#### Contributions:

Employer contributions	\$ 5,953,778
Employee contributions	<u>2,318,215</u>
Total contributions	<u>8,271,993</u>

#### Investment earnings

Interest and dividends	4,248,836
Net increase in fair value of investments	<u>3,332,942</u>

7,581,778

Less investment expense	<u>713,667</u>
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Net investment income	<u>6,868,111</u>
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Total additions	15,140,104
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### DEDUCTIONS:

Benefit payments	14,732,243
Administrative expense	<u>60,609</u>

Total deductions	<u>14,792,852</u>
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Change in net position	347,252
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NET POSITION, BEGINNING OF YEAR	<u>114,350,062</u>
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NET POSITION, END OF YEAR	<u>\$ 114,697,314</u>
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The notes to the financial statements are an integral part of this statement.

# CITY OF ALBANY, GEORGIA

## NOTES TO FINANCIAL STATEMENTS JUNE 30, 2020

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Albany, Georgia (the “City”) have been prepared in conformity with generally accepted accounting principles (“GAAP”) as applied to government units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

#### A. The Financial Reporting Entity

The City was created by a legislative act of the State of Georgia in 1838. The City is a municipal corporation which operates under the mayor-commission form of government with an appointed City Manager. The City provides the following services and operations as authorized by its charter: public safety (police and fire); public works; airport; civic center, municipal auditorium; transit system; recreation; parks; cemetery; animal control; emergency management; sanitary sewer; water; gas and light; 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 Board of Water, Gas and Light Commissioners (the “Board”) answerable to and directly supervised by the City Manager. The Mayor of the City of Albany has a voice in all proceedings before the Board, and has a vote in all matters and proceedings, but no veto. The Board consists of four members appointed by the City of Albany Commission from the citizens of the City of Albany. Citizen members of the Board are appointed for a term of two years.

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

## NOTES TO FINANCIAL STATEMENTS

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

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

##### Blended Component Units

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

**Albany Downtown Development Authority (“DDA”)** – The DDA is charged with the responsibility of revitalizing and redeveloping the Central Business District by financing projects to promote trade, commerce, industry and employment opportunities. The City Commission appoints the seven members of the DDA’s Board of Directors and the members of the Board must be taxpayers residing in Dougherty County and at least four directors must be owners or operators of downtown businesses. A member of the County Board of Commissioners can also be appointed to serve on the DDA. The City is able 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

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

#### B. Government-wide and Fund Financial Statements

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

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

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period with the exception of grant revenues, for which the revenue recognition period is extended to 180 days. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

The City reports the following major governmental funds:

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

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

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

The City reports the following major proprietary funds:

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

The **Storm Water Fund** accounts for the provision of storm water services to the residents of the City.

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

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

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

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

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

The City also reports the following fund types:

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

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

**Internal Service Funds** account for general liability, group health, workers' compensation claims, fleet management, and utility activities.

## NOTES TO FINANCIAL STATEMENTS

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

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

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

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

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

#### D. Budgets and Budgetary Accounting

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

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

## NOTES TO FINANCIAL STATEMENTS

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

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

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

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve the portion of the applicable appropriation, is employed as an extension of formal budgetary integration in the General Fund, Special Revenue Funds, and Capital Project Funds. Encumbrances outstanding at year-end are reported as assignments of fund balances since they do not constitute expenditures or liabilities. Unencumbered appropriations lapse at the end of the year. Encumbrances are re-appropriated in the following year, except for encumbrances in the Capital Project Funds, which are continuing. Encumbrances do not represent GAAP expenditures. At June 30, 2020, there were no encumbrances outstanding.

## NOTES TO FINANCIAL STATEMENTS

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

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

The Tax Allocation District Fund reported deficit fund balance of \$2,663,182 at June 30, 2020. This deficit is intended to be eliminated through future tax revenues.

#### E. Cash and Cash Equivalents

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

#### F. Investments

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

#### **G. Inventory**

Inventory in Proprietary Funds is valued at the lower of cost (first-in, first-out method) or market. 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

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

#### J. Capital Assets (Continued)

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

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

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

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

#### K. Compensated Absences

City employees accrue vacation in different amounts, according to whether they work 40-hour weeks or 56-hour weeks. Employees can accrue a maximum of 69 days 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 135 working days or 1,008 hours.



## NOTES TO FINANCIAL STATEMENTS

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

#### L. Long-Term Obligations

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

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

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

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

The City also has items related to the recording of changes in its net pension and net OPEB liabilities, which are reported in the government-wide and proprietary fund statements of net position. Certain changes in the net pension and net OPEB liability are recognized as pension 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 net 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 net 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 City's net pension liability or net OPEB liability are reported as deferred outflows of resources and will be recognized as a reduction of the liability in the subsequent fiscal year.

## NOTES TO FINANCIAL STATEMENTS

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

#### N. Fund Equity

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

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

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either: a) not in spendable form (i.e., items that are not expected to be converted to cash), or b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Commission through the adoption of a resolution. Only the City Commission may modify or rescind the commitment.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Commission has authorized the City Manager to assign fund balances.
- **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the general fund. Negative unassigned fund balances may be reported in all funds.

## NOTES TO FINANCIAL STATEMENTS

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

#### N. Fund Equity (Continued)

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

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

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

#### O. Management Estimates

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

#### P. Tax Abatement Agreements

GASB Statement No. 77, *Tax Abatement Disclosures* requires the City to disclose information for any tax abatement agreements either entered into by the City, or agreements entered into by other governments that reduce the City’s tax revenues. As of June 30, 2020, 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 funds.” The details of this difference are as follows:

Notes payable	\$ (13,450,646)
Bonds payable	(1,260,000)
Unamortized refunding charge	29,665
Certificates of participation	(10,000,000)
Compensated absences	(3,856,835)
Other post-employment benefit obligation	(33,716,278)
Accrued interest payable	(11,685)
Net adjustment to reduce <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	\$ (62,265,779)

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

City contributions subsequent to the measurement date	\$ 5,116,253
Differences between expected and actual experience - Pension	372,121
Difference in expected and actual earnings on investments - Pension	1,151,464
Assumption changes - Pension	4,823,280
Assumption changes - OPEB	2,390,786
Differences between expected and actual experience - OPEB	246,707
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>	\$ 14,100,611

## 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	\$ 16,847,713
Depreciation expense	(5,552,697)
	\$ 11,295,016
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>	\$ 11,295,016

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

Transfers of capital assets to business-type activities	\$ (10,225,867)
Disposals of capital assets	(880,351)
	\$ (11,106,218)
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>	\$ (11,106,218)

**NOTES TO FINANCIAL STATEMENTS**

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

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

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

Issuance of note payable	\$ (7,009,396)
Principal repayment - general obligation bonds	290,000
Principal repayment - notes payable	300,000
Amortization of loss on defeasance of bonds	<u>(13,385)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ (6,432,781)</u></u>

Another element of that reconciliation explains that “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this difference are as follows:

Compensated absences	\$ 220,948
Accrued interest	2,104
Other post-employment benefit obligation	(611,926)
Change in net pension and related deferred inflows and outflows of resources	<u>(5,201,248)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ (5,590,122)</u></u>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 3. DEPOSITS AND INVESTMENTS

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

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

**Custodial credit risk (deposits)** – Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities. At June 30, 2020, the City did not have any balances exposed to custodial credit risk as uninsured and uncollateralized as defined by GASB pronouncements.

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

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

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



## NOTES TO FINANCIAL STATEMENTS

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

The City has the following recurring fair value measurements at June 30, 2020:

	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Fair Value</b>
U.S. treasuries and agencies	\$ 34,077,769	\$ 68,303,942	\$ -	\$ 102,381,711
	<u>\$ 34,077,769</u>	<u>\$ 68,303,942</u>	<u>\$ -</u>	<u>102,381,711</u>
Investments recorded at cost:				
Guaranteed Investment Contract				8,145,828
				<u>\$ 110,527,539</u>

The City's pension plan has the following recurring fair value measurements at June 30, 2020:

	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Fair Value</b>
U.S. treasuries and agencies	\$ 4,502,167	\$ 7,603,922	\$ -	\$ 12,106,089
Equity securities	42,424,864	-	-	42,424,864
Mutual funds	38,338,930	-	-	38,338,930
Corporate bonds	-	18,371,020	-	18,371,020
	<u>\$ 85,265,961</u>	<u>\$ 25,974,942</u>	<u>\$ -</u>	<u>\$ 111,240,903</u>

## NOTES TO FINANCIAL STATEMENTS

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

At June 30, 2020, 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	\$ 14,760	\$ 12,725	\$ 1,716	\$ -	\$ -	\$ 319	\$ -	\$ -	\$ -	AAA
Government securities	87,622	2,520	81,442	3,660	-	-	-	-	-	AA+
Guaranteed Inv. Contract	8,146	-	-	8,146	-	-	-	-	-	AA-
	<u>110,528</u>	<u>15,245</u>	<u>83,158</u>	<u>11,806</u>	<u>-</u>	<u>319</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Pension Trust Fund:										
Government securities	6,261	-	1,370	3,294	-	-	747	850	-	AAA
Government securities	5,845	99	-	103	211	38	670	4,724	-	AA+
Common stock	41,165	-	-	-	-	-	-	-	-	N/A
Preferred stock	1,260	-	-	-	-	-	-	-	-	N/A
Mutual funds	38,339	-	-	-	-	-	-	-	-	N/A
Corporate bonds	201	-	-	-	-	-	201	-	-	A
Corporate bonds	611	-	611	-	-	-	-	-	-	A-
Corporate bonds	1,257	-	1,257	-	201	-	-	-	-	AA
Corporate bonds	1,096	464	632	-	-	-	-	-	-	B-
Corporate bonds	925	-	925	-	-	-	-	-	-	B
Corporate bonds	1,873	-	1,084	789	-	-	-	-	-	B+
Corporate bonds	404	-	208	196	-	-	-	-	-	BB
Corporate bonds	800	163	637	-	-	-	-	-	-	BB-
Corporate bonds	290	-	290	-	-	-	-	-	-	BB+
Corporate bonds	2,766	1,665	1,101	-	-	-	-	-	-	BBB
Corporate bonds	1,119	-	1,119	-	-	-	-	-	-	BBB-
Corporate bonds	560	-	-	560	-	-	-	-	-	CCC+
Corporate bonds	6,469	-	3,232	3,237	-	-	-	214	-	NR
	<u>111,241</u>	<u>2,391</u>	<u>12,466</u>	<u>8,179</u>	<u>412</u>	<u>38</u>	<u>1,618</u>	<u>5,788</u>	<u>-</u>	
	<u>\$ 221,769</u>	<u>\$ 17,636</u>	<u>\$ 95,624</u>	<u>\$ 19,985</u>	<u>\$ 412</u>	<u>\$ 357</u>	<u>\$ 1,618</u>	<u>\$ 5,788</u>	<u>\$ -</u>	

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 4. RECEIVABLES

#### A. Property Taxes

Property taxes were levied on August 6, 2019 on the January 1, 2019 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, 2019, and payable before December 20, 2019. The lien date for unpaid taxes was March 19, 2020. 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 9.804 mills was levied during fiscal year 2020 for the City (mill equals \$1 per thousand dollars of assessed value).

Gross property taxes receivable at June 30, 2020 were \$1,582,574. An allowance of \$1,366,960 has been established for taxes in dispute and taxes that will not be collected for the year ended June 30, 2020, resulting in a net receivable for property taxes of \$215,614.

#### B. Sales Taxes

The City and Dougherty County jointly levy a 1% local option sales tax, of which the proceeds are split, 60% City and 40% Dougherty County. The proceeds are collected by the State of Georgia and remitted to the City. The tax law requires an offsetting reduction in property tax during each subsequent year of assessment equal to the amount of sales tax revenue received in the prior year. In addition, there is an additional 1% SPLOST and TSPLOST which was passed by referendums in 2004 (SPLOST V), 2010 (SPLOST VI), 2016 (SPLOST VII), and 2019 (TSPLOST). The proceeds are split 64% City and 36% Dougherty County for SPLOST and 67% City and 33% Dougherty County for TSPLOST. The proceeds from these sales tax programs are used to finance various capital projects. The City administers its own programs. SPLOST and TSPLOST taxes due from other governments at June 30, 2020, were \$4,077,312 and \$858,913, 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, 2020:

	<u>General Fund</u>	<u>Community Development Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Sanitary Sewer Fund</u>	<u>Airport Fund</u>	<u>Stormwater Fund</u>
Gross receivables	\$ 1,676,059	\$ 209,914	\$ 178,094	\$ 2,132,902	\$ 2,967,742	\$ 677,035
Less allowance for doubtful accounts	(33,366)	-	(34,999)	(201,075)	-	(96,240)
Net receivables	<u>\$ 1,642,693</u>	<u>\$ 209,914</u>	<u>\$ 143,095</u>	<u>\$ 1,931,827</u>	<u>\$ 2,967,742</u>	<u>\$ 580,795</u>
	<u>Water Fund</u>	<u>Light Fund</u>	<u>Gas Fund</u>	<u>Nonmajor Business-type Funds</u>	<u>Internal Service Funds</u>	
Gross receivables	\$ 1,851,287	\$ 15,380,404	\$ 1,311,951	\$ 1,905,275	\$ 2,264,109	
Less allowance for doubtful accounts	(192,053)	(1,169,979)	(99,129)	(220,143)	(654,647)	
Net receivables	<u>\$ 1,659,234</u>	<u>\$ 14,210,425</u>	<u>\$ 1,212,822</u>	<u>\$ 1,685,132</u>	<u>\$ 1,609,462</u>	

**D. Notes Receivable**

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

## NOTES TO FINANCIAL STATEMENTS

### NOTE 5. CAPITAL ASSETS

The City's capital asset activity for the fiscal year ended June 30, 2020, was as follows:

#### A. Primary Government

	<b>Balance June 30, 2019</b>	<b>Additions</b>	<b>Deletions</b>	<b>Transfers</b>	<b>Balance June 30, 2020</b>
<b>Governmental activities</b>					
Capital assets not being depreciated:					
Land	\$ 15,644,207	\$ 371,626	\$ (26,400)	\$ (371,626)	\$ 15,617,807
Construction in progress	9,157,484	5,078,556	-	(1,161,891)	13,074,149
Total assets not depreciated	<u>24,801,691</u>	<u>5,450,182</u>	<u>(26,400)</u>	<u>(1,533,517)</u>	<u>28,691,956</u>
Capital assets being depreciated:					
Buildings and improvements	78,007,444	2,181,544	(207,365)	(1,946,177)	78,035,446
Equipment and vehicles	31,037,362	2,187,843	(2,059,044)	109,179	31,275,340
Infrastructure	86,439,071	7,028,144	(241,670)	(6,960,151)	86,265,394
Total assets depreciated	<u>195,483,877</u>	<u>11,397,531</u>	<u>(2,508,079)</u>	<u>(8,797,149)</u>	<u>195,576,180</u>
Accumulated depreciation:					
Buildings and improvements	(32,003,970)	(2,220,296)	88,010	-	(34,136,256)
Equipment and vehicles	(19,719,773)	(2,298,519)	1,566,118	104,799	(20,347,375)
Infrastructure	(58,286,384)	(1,033,882)	-	-	(59,320,266)
Total accumulated depreciation	<u>(110,010,127)</u>	<u>(5,552,697)</u>	<u>1,654,128</u>	<u>104,799</u>	<u>(113,803,897)</u>
Total assets depreciated, net	<u>85,473,750</u>	<u>5,844,834</u>	<u>(853,951)</u>	<u>(8,692,350)</u>	<u>81,772,283</u>
Governmental activities capital assets, net	<u>\$ 110,275,441</u>	<u>\$ 11,295,016</u>	<u>\$ (880,351)</u>	<u>\$ (10,225,867)</u>	<u>\$ 110,464,239</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 5. CAPITAL ASSETS (CONTINUED)

#### A. Primary Government (Continued)

	Balance June 30, 2019	Additions	Deletions	Transfers	Balance June 30, 2020
<b>Business-type activities</b>					
Capital assets not being depreciated:					
Land	\$ 14,294,298	\$ -	\$ -	\$ -	\$ 14,294,298
Construction in progress	17,694,977	14,995,783	(22,464)	(7,498,067)	25,170,229
Total assets not depreciated	<u>31,989,275</u>	<u>14,995,783</u>	<u>(22,464)</u>	<u>(7,498,067)</u>	<u>39,464,527</u>
Capital assets being depreciated:					
Buildings and improvements	149,148,078	937,533	(26,852)	7,362,177	157,420,936
Equipment and vehicles	63,962,426	9,580,820	(1,709,592)	1,523,408	73,357,062
Infrastructure	161,113,289	3,299,096	(375)	8,255,011	172,667,021
Total assets depreciated	<u>374,223,793</u>	<u>13,817,449</u>	<u>(1,736,819)</u>	<u>17,140,596</u>	<u>403,445,019</u>
Accumulated depreciation:					
Buildings and improvements	(78,173,027)	(3,408,876)	1,965	-	(81,579,938)
Equipment and vehicles	(46,758,070)	(3,286,305)	1,544,496	(104,799)	(48,604,678)
Infrastructure	(84,550,876)	(5,502,835)	-	-	(90,053,711)
Total accumulated depreciation	<u>(209,481,973)</u>	<u>(12,198,016)</u>	<u>1,546,461</u>	<u>(104,799)</u>	<u>(220,238,327)</u>
Total assets depreciated, net	<u>164,741,820</u>	<u>1,619,433</u>	<u>(190,358)</u>	<u>17,035,797</u>	<u>183,206,692</u>
Business-type activities capital assets, net	<u>\$ 196,731,095</u>	<u>\$ 16,615,216</u>	<u>\$ (212,822)</u>	<u>\$ 9,537,730</u>	<u>\$ 222,671,219</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 5. CAPITAL ASSETS (CONTINUED)

#### A. Primary Government (Continued)

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

Governmental activities:	
General government	\$ 588,691
Public safety	2,328,440
Public works	1,339,443
Culture and recreation	845,369
Community development	450,754
Total depreciation expense - governmental activities	<u>\$ 5,552,697</u>
Business-type activities:	
Sanitary sewer	\$ 2,521,680
Solid waste	388,244
Airport	1,531,535
Water	2,171,290
Gas	302,846
Light	1,770,121
Telecommunication	469,913
Transit	1,108,399
Storm water	1,075,614
Civic Center	488,724
Utility Internal Service Fund	273,526
Fleet Management Fund	96,124
Total depreciation expense - business-type activities	<u>\$ 12,198,016</u>

**NOTES TO FINANCIAL STATEMENTS**

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

**B. Discretely Presented Component Unit – Chehaw Park Authority**

Activity for Chehaw Park Authority for the fiscal year ended June 30, 2020, was as follows:

	<b>Balance June 30, 2019</b>	<b>Additions</b>	<b>Deletions</b>	<b>Transfers</b>	<b>Balance June 30, 2020</b>
Capital assets not being depreciated:					
Land	\$ 1,283,104	\$ -	\$ -	\$ -	\$ 1,283,104
Construction in progress	1,296,360	-	(14,955)	(1,281,405)	-
Total assets not depreciated	<u>2,579,464</u>	<u>-</u>	<u>(14,955)</u>	<u>(1,281,405)</u>	<u>1,283,104</u>
Capital assets being depreciated:					
Buildings and improvements	10,750,710	122,781	-	1,281,405	12,154,896
Equipment and vehicles	<u>1,150,613</u>	<u>60,702</u>	<u>(29,286)</u>	<u>-</u>	<u>1,182,029</u>
Total assets depreciated	<u>11,901,323</u>	<u>183,483</u>	<u>(29,286)</u>	<u>1,281,405</u>	<u>13,336,925</u>
Accumulated depreciation:					
Buildings and improvements	(5,051,731)	(296,225)	-	-	(5,347,956)
Equipment and vehicles	<u>(877,372)</u>	<u>(78,350)</u>	<u>25,625</u>	<u>-</u>	<u>(930,097)</u>
Total accumulated depreciation	<u>(5,929,103)</u>	<u>(374,575)</u>	<u>25,625</u>	<u>-</u>	<u>(6,278,053)</u>
Total assets depreciated, net	<u>5,972,220</u>	<u>(191,092)</u>	<u>(3,661)</u>	<u>1,281,405</u>	<u>7,058,872</u>
Chehaw Park Authority assets, net	<u>\$ 8,551,684</u>	<u>\$ (191,092)</u>	<u>\$ (18,616)</u>	<u>\$ -</u>	<u>\$ 8,341,976</u>



## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. LONG-TERM DEBT

#### A. Primary Government

The following is a summary of long-term debt activity for the fiscal year ended June 30, 2020:

	Balance, June 30, 2019	Additions	Reductions	Balance, June 30, 2020	Due Within One Year
<b>Governmental activities</b>					
General obligation bonds	\$ 1,550,000	\$ -	\$ 290,000	\$ 1,260,000	\$ 300,000
Notes payable	1,425,000	-	300,000	1,125,000	300,000
Notes from direct borrowings	5,316,250	7,009,396	-	12,325,646	-
Certificates of participation	10,000,000	-	-	10,000,000	-
OPEB liability	29,943,480	5,077,025	1,304,227	33,716,278	-
Compensated absences	4,077,783	3,462,221	3,683,169	3,856,835	3,471,152
Net pension liability	53,545,646	11,281,831	9,615,336	55,212,141	-
Governmental activity long-term liabilities	<u>\$ 105,858,159</u>	<u>\$ 26,830,473</u>	<u>\$ 15,192,732</u>	<u>\$ 117,495,900</u>	<u>\$ 4,071,152</u>
<b>Business-type activities</b>					
Revenue bonds	\$ 8,260,000	\$ -	\$ 3,780,000	\$ 4,480,000	\$ 1,185,000
Add deferred amounts					
Unamortized premium	3,203	-	3,203	-	-
Total bonds payable	8,263,203	-	3,783,203	4,480,000	1,185,000
Financed purchases from direct borrowings	18,300,000	-	2,620,000	15,680,000	2,955,000
Notes from direct borrowings	1,507,824	-	77,407	1,430,417	78,498
Manufactured gas plant liability	1,178,187	373,563	28,750	1,523,000	-
Compensated absences	2,812,253	2,154,489	2,528,781	2,437,961	2,194,664
Net pension liability	33,443,793	6,835,383	6,223,957	34,055,219	-
Business-type activity long-term liabilities	<u>\$ 65,505,260</u>	<u>\$ 9,363,435</u>	<u>\$ 15,262,098</u>	<u>\$ 59,606,597</u>	<u>\$ 6,413,162</u>

**NOTES TO FINANCIAL STATEMENTS**

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

**A. Primary Government (Continued)**

The government-wide statement of net position includes \$1,185,000 of bonds payable due within one year for business-type activities in liabilities payable from restricted assets. The remaining amount of \$3,295,000 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 are liquidated by the Water, Gas, Storm Water, Telecommunications, Light, Solid Waste, Transit, Sanitary Sewer, and Airport Funds.

**General Obligation Bonds**

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

	<b>Rates</b>	<b>June 30, 2020</b>
2012 ADICA Refunding Revenue Issue	2.00% - 3.125%	<u>\$ 1,260,000</u>

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Primary Government (Continued)

##### General Obligation Bonds (Continued)

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

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

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

The difference between the requisition price and the net carrying amount of the old debt amounted to \$181,366. The advance refunding charge was deferred and is being amortized over the shorter life of the new debt as a component of interest expense. At June 30, 2020, the unamortized balance was \$29,665.

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

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Primary Government (Continued)

##### General Obligation Bonds (Continued)

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

Fiscal Year Ending June 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 300,000	\$ 36,468	\$ 336,468
2022	310,000	28,593	338,593
2023	320,000	19,913	339,913
2024	330,000	10,313	340,313
	<u>\$ 1,260,000</u>	<u>\$ 95,287</u>	<u>\$ 1,355,287</u>

**NOTES TO FINANCIAL STATEMENTS**

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

**A. Primary Government (Continued)**

**Notes from Direct Borrowings**

The U.S. Department of Housing and Urban Development has issued to the City, two Section 108 Guaranteed Loans 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 Loans outstanding at June 30, 2020, are as follows:

	<b>Original Amount</b>	<b>Interest Rates</b>	<b>Balance June 30, 2020</b>
HUD Section 108 Loan, B-02-MC-13-0001	\$ 5,500,000	2.00% – 5.00%	\$ 1,100,000
HUD Section 108 Loan, B-99-MC-13-0001	500,000	2.00% – 5.00%	25,000
Total			<b>\$ 1,125,000</b>

Notes payable debt service requirements to maturity, including interest of \$131,192, are as follows:

<b>Fiscal Year Ending June 30,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ 300,000	\$ 57,657	\$ 357,657
2022	275,000	40,769	315,769
2023	275,000	24,557	299,557
2024	275,000	8,209	283,209
	<b>\$ 1,125,000</b>	<b>\$ 131,192</b>	<b>\$ 1,256,192</b>

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Primary Government (Continued)

##### Notes from Direct Borrowings (Continued)

In March 2018, the City entered into an agreement with the Georgia Environmental Finance Authority to finance a project to rehabilitate the west side and east side interceptor sewers and related appurtenances in an amount not to exceed \$15,000,000. Interest at a rate of .65% is payable on the first of each month until the project is complete, April 1, 2021, or the date that the loan is fully disbursed, whichever occurs first. At that time monthly principal and interest payments will commence. Future debt service requirements have not yet been determined as construction is still in progress and all loan amounts have not yet been drawn. The outstanding principle balance at June 30, 2020 was \$12,325,646.

##### Certificates of Participation

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

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Primary Government (Continued)

##### Certificates of Participation (Continued)

Annual debt service requirements are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 475,000	\$ 475,000
2022	-	475,000	475,000
2023	-	475,000	475,000
2024	-	475,000	475,000
2025	-	475,000	475,000
2026 – 2028	10,000,000	950,000	10,950,000
	\$ 10,000,000	\$ 3,325,000	\$ 13,325,000

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

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Primary Government (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, 2020, the floating rate being paid by the City is 0.13%, and the fair value of this agreement was \$3,192,758, an increase of \$606,687 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, 2020 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)

#### A. Primary Government (Continued)

##### Revenue Bonds

The City also issues revenue bonds where the City pledges sanitary sewer and water revenues derived from acquired or constructed assets to pay for operations of the related activity and debt service. These revenues are pledged for to satisfy the debt service of the related obligation for the length of the outstanding balance. Revenue bonds have been issued for business-like activities and are reported in the business-type column of the government-wide statements. Principal and interest are payable from enterprise fund revenue. Revenue bonds outstanding at June 30, 2020, are as follows:

	<b>Interest Rates</b>	<b>Balance June 30, 2020</b>
2011 Sewerage System Revenue Bonds	3.39%	\$ 1,515,000
2005 Water Revenue Bonds	3.97%	2,965,000
		<b>\$ 4,480,000</b>

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

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

The difference between the requisition price and the net carrying amount of the old debt amounted to \$591,331. The advance refunding charge was deferred and is being amortized over the shorter life of the new debt as a component of interest expense. At June 30, 2020, the unamortized balance was \$11,477.

Interest expense related to the Series 2011 Bonds for the year ended June 30, 2020, was \$51,359. All interest incurred was expensed.

**NOTES TO FINANCIAL STATEMENTS**

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

**A. Primary Government (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:

<b>Fiscal Year Ending June 30,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ 1,185,000	\$ 147,707	\$ 1,332,707
2022	1,230,000	104,163	1,334,163
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>\$ 4,480,000</u>	<u>\$ 420,099</u>	<u>\$ 4,900,099</u>

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Primary Government (Continued)

##### Financed Purchase from Direct Borrowing

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

Future minimum payments on the financed purchase agreement as of June 30, 2020 are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2021	\$ 2,955,000	\$ 416,133	\$ 3,371,133
2022	3,043,000	328,263	3,371,263
2023	3,133,000	237,784	3,370,784
2024	3,227,000	144,610	3,371,610
2025	3,322,000	48,667	3,370,667
	\$ 15,680,000	\$ 1,175,457	\$ 16,855,457

##### Note from Direct Borrowing

In October 2016, the City entered into an agreement with the Georgia Environmental Finance Authority to finance improvements to Water Tank #12 in the amount of \$1,709,026. The loan has an interest rate of 1.40%. Payments of \$8,168 are made each month beginning November 1, 2016 through October 1, 2036. As of June 30, 2020, the outstanding principal balance was \$1,430,417. 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)**

**A. Primary Government (Continued)**

**Note from Direct Borrowing (Continued)**

Future minimum payments on the GEFA loan as of June 30, 2020 are as follows:

Fiscal Year Ending June 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 78,498	\$ 19,524	\$ 98,022
2022	79,645	18,377	98,022
2023	80,725	17,297	98,022
2024	81,863	16,159	98,022
2025	83,017	15,005	98,022
2026 – 2030	440,383	57,150	497,533
2031 – 2035	456,911	25,775	482,686
2036 – 2037	129,375	1,322	130,697
	<u>\$ 1,430,417</u>	<u>\$ 170,609</u>	<u>\$ 1,601,026</u>

**Environmental Corrective Action Liability**

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

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Primary Government (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. During the year June 30, 2020, the City increased the liability included in the Gas Fund by \$373,563 while decreasing the reserve in the Risk Management Fund by \$750,000. Costs incurred during the current fiscal year were \$28,750, with total incurred costs to date of \$1,350,564. The liability has been reduced by these costs, resulting in a liability of \$1,523,000 recorded on the statement of net position, reported as an other long-term liability. The City has recovered approximately \$874,000 from insurance to offset the liability. Additional recovery amounts, if any, are unknown.

#### B. 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, 2020, totaling \$73,471,505. The total amount of bonds outstanding at June 30, 2020 was \$60,941,189.

## NOTES TO FINANCIAL STATEMENTS

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

#### C. Component Unit – Chehaw Park Authority

##### Line of Credit

Chehaw Park Authority has entered into a line of credit agreement with a financial institution for financing operations during certain periods of the year. The summary of the line of credit activity for the fiscal year ended June 30, 2020, is as follows:

	<b>Balance, June 30, 2019</b>	<b>Additions</b>	<b>Reductions</b>	<b>Balance, June 30, 2020</b>	<b>Due Within One Year</b>
Line of credit	\$ 66,240	\$ 295	\$ 6,408	\$ 60,127	\$ 60,127

##### Loan Payable – Payroll Protection Program

On April 23, 2020 Chehaw Park Authority entered into a direct borrowing loan payable agreement for a loan in the amount of \$193,300 as part of the Federal Government Paycheck Protection Program in response to the pandemic caused by COVID-19. The note payable bears interest at 1% and matures April 22, 2022. The note payable is fully guaranteed through the Paycheck Protection Program. All or a portion of the outstanding principal could be forgiven under the terms of the SBA program. Activity consisted of the following as of the following for the fiscal year ending June 30, 2020:

	<b>Balance, June 30, 2019</b>	<b>Additions</b>	<b>Reductions</b>	<b>Balance, June 30, 2020</b>	<b>Due Within One Year</b>
Note Payable to Flint Community Bank	\$ -	\$ 193,300	\$ -	\$ 193,300	\$ -

## NOTES TO FINANCIAL STATEMENTS

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

The composition of interfund balances as of June 30, 2020, was as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Community Development Fund	\$ 186,654
General Fund	Nonmajor Governmental Funds	912,298
General Fund	Sanitary Sewer Fund	7,111,476
General Fund	Storm Water Fund	2,407,416
General Fund	Airport	1,054,193
General Fund	Transit	6,252,937
General Fund	Nonmajor Enterprise Funds	993,935
General Fund	Internal Service Fund - Fleet Management	1,429,884
General Fund	Internal Service Fund - Utility	147,685
Job Investment Fund	Nonmajor Governmental Funds	97,161
Water Fund	General Fund	1,464,889
Light Fund	General Fund	1,544,042
Gas Fund	General Fund	2,257,033
Nonmajor Enterprise Funds	General Fund	1,100,332
Internal Service Fund - Public Emp Dep	General Fund	2,592,026
Internal Service Fund - R3M	General Fund	2,206,636
Internal Service Fund - Utility	Sanitary Sewer Fund	34,718
Internal Service Fund - Utility	Storm Water Fund	33,015
Internal Service Fund - Utility	Water Fund	227,518
Internal Service Fund - Utility	Gas Fund	152,957
Internal Service Fund - Utility	Light Fund	313,052
Internal Service Fund - Utility	Nonmajor Enterprise Funds	103,468
		\$ 32,623,325

## NOTES TO FINANCIAL STATEMENTS

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

Advances to/from other funds:

Receivable Fund	Payable Fund	Amount
Job Investment Fund	Nonmajor Governmental Funds	\$ 1,699,470
General Fund	Nonmajor Enterprise Fund	4,561,374
		\$ 6,260,844

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, 2020, were as follows:

Transfers Out	Transfers In								Total
	General Fund	Community Development Fund	Nonmajor Governmental Funds	Airport Fund	Storm Water Fund	Transit Fund	Nonmajor Enterprise Fund	Internal Service Fund	
General Fund	\$ -	\$ 350,000	\$ 2,419,761	\$ 544,173	\$ -	\$ 765,450	\$ 2,008,534	\$ 4,700,000	\$ 10,787,918
Nonmajor Governmental Funds	136,500	-	-	-	-	-	-	-	136,500
Sanitary Sewer Fund	1,144,089	-	-	-	1,290,459	-	-	-	2,434,548
Water Fund	1,037,312	-	-	-	-	-	-	-	1,037,312
Light Fund	10,158,704	-	-	-	-	-	-	-	10,158,704
Gas Fund	1,591,602	-	-	-	-	-	-	-	1,591,602
Storm Water	466,935	-	-	-	-	-	-	-	466,935
Nonmajor Enterprise Funds	1,143,292	-	-	-	-	-	-	-	1,143,292
Total	\$ 15,678,434	\$ 350,000	\$ 2,419,761	\$ 544,173	\$ 1,290,459	\$ 765,450	\$ 2,008,534	\$ 4,700,000	\$ 27,756,811

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



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. RETIREMENT PLANS

#### A. Defined Contribution Plan

The City maintains a defined contribution pension plan, the City of Albany Retirement Savings Plan (the "Savings Plan"), which was established by the City on January 1, 1998 to provide reasonable retirement security for its "Senior Management Employees". The Savings Plan is administered by Nationwide Retirement Solutions. At June 30, 2020, there were 13 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, 2020, the City contributed \$176,703 and employees contributed \$-.

#### 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, three 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

##### Plan Description (Continued)

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

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

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

##### Participant Data

Membership in the Plan as of July 1, 2018, the most recent actuarial valuation date, is as follows:

Inactive plan members (or beneficiary) currently receiving benefits	956
Inactive plan members entitled to but not yet receiving benefits	233
Active plan members	955
Total membership	<u>2,144</u>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. RETIREMENT PLANS (CONTINUED)

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

##### Summary of Significant Accounting Policies

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

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

##### Contribution Requirements

The City's funding policy is to contribute a percentage of covered employee payroll as developed in the actuarial valuation for the Plan. Section 47-20 of the Georgia Code sets forth the funding standards for state and local government pension plans. Effective July 1, 2007, employees were required to make contributions to the Plan as follows: General Employees – 4% of annual covered payroll; Public Safety Employees – 7% of annual covered payroll. The City is required to contribute the remaining amounts necessary to finance the coverage of their employees through periodic contributions at actuarially determined rates. The actuarial determined contribution amount is the sum of the annual normal cost (determined under the entry age normal method) and the amortization of the unfunded actuarial accrued liability as a level percentage of future payroll. Effective July 1, 2019 the City made contributions to the Plan as follows: General Employees – 15% of annual covered payroll; Public Safety Employees – 12% of annual covered payroll. Administrative costs of the Plan are financed through investment income. Actual contributions to the Plan were \$8,271,993.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. RETIREMENT PLANS (CONTINUED)

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

##### Net Pension Liability

The total pension liability was determined by an actuarial valuation as of July 1, 2018.

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

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

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

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

## NOTES TO FINANCIAL STATEMENTS

### NOTE 8. RETIREMENT PLANS (CONTINUED)

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

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

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

**Discount rate** – The discount rate used to measure the total pension liability was 7.75%. The projection of cash flows used to determine the discount rate assumed that both the City’s and the plan member contributions will be made at the current contribution rates. Projected future benefit payments for all current plan members were projected through the year 2118. Based on those assumptions, the fiduciary net position of the City’s pension plan was projected to be sufficient in all future years to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability and a municipal bond rate was not used in determining the discount rate.

**NOTES TO FINANCIAL STATEMENTS**

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

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

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

	1% Decrease 6.75%	Current Discount Rate 7.75%	1% Increase 8.75%
City's Net Pension Liability	\$ 110,035,956	\$ 89,267,360	\$ 71,539,101

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, 2019, 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, 2020, were as follows:

	<b>Total Pension Liability (TPL)</b>	<b>Fiduciary Net Position (FNP)</b>	<b>Net Pension Liability (NPL)</b>
Balances at July 1, 2019	\$ 200,729,602	\$ 113,740,163	\$ 86,989,439
Changes for the year:			
Service cost	2,584,071	-	2,584,071
Interest	14,987,547	-	14,987,547
Contributions - employer	-	5,350,424	(5,350,424)
Contributions - employee	-	2,311,564	(2,311,564)
Net investment income	-	7,734,121	(7,734,121)
Benefit payments, including refunds of employee contributions	(14,683,798)	(14,683,798)	-
Administrative expense	-	(102,412)	102,412
Net changes	2,887,820	609,899	2,277,921
Balances at June 30, 2020	\$ 203,617,422	\$ 114,350,062	\$ 89,267,360

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, 2020, the City recognized pension expense of \$7,592,217. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Net difference between projected and actual earnings on pension plan investments	\$ 1,861,694	\$ -
Changes of assumptions	7,798,311	-
Difference in projected and actual experience	601,646	2,255,742
City contributions subsequent to the measurement date	8,271,991	-
Total	\$ 18,533,642	\$ 2,255,742

City contributions subsequent to the measurement date of \$8,271,993 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, 2021. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year Ending June 30,</b>	<b>Amount</b>
2021	\$ 5,090,054
2022	2,410,358
2023	344,560
2024	160,937
Total	\$ 8,005,909



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 9. CONTINGENT LIABILITIES

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

The City is contingently liable for a \$1,300,000 loan from a local financial institution to the Payroll Development Authority. The outstanding balance of this loan at June 30, 2020, is \$783,161.

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, 2020, 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 \$64,708,107 in 2020.

At June 30, 2020, the outstanding debt of MEAG was approximately \$5.5 billion. The City's guarantee varies by individual projects undertaken by MEAG and totals approximately \$435 million at June 30, 2020.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 10. RISK MANAGEMENT

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

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

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

	<b>June 30, 2020</b>	June 30, 2019
Unpaid claims, beginning of year	\$ 640,260	\$ 1,030,931
Incurred claims and changes in estimates	1,152,008	505,004
Claim payments	<b>(1,254,676)</b>	<b>(895,675)</b>
Unpaid claims, end of year	<b>\$ 537,592</b>	<b>\$ 640,260</b>

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

## NOTES TO FINANCIAL STATEMENTS

### NOTE 10. RISK MANAGEMENT (CONTINUED)

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

	<b>June 30, 2020</b>	June 30, 2019
Unpaid claims, beginning of year	<b>\$ 580,000</b>	\$ 694,629
Incurred claims and changes in estimates	<b>13,504,356</b>	11,497,879
Claim payments	<b>(13,102,084)</b>	(11,612,508)
Unpaid claims, end of year	<b>\$ 982,272</b>	\$ 580,000

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

	<b>June 30, 2020</b>	June 30, 2019
Unpaid claims, beginning of year	<b>\$ 1,783,500</b>	\$ 3,260,000
Incurred claims and changes in estimates	<b>3,413,200</b>	1,370,819
Claim payments	<b>(4,040,700)</b>	(2,847,319)
Unpaid claims, end of year	<b>\$ 1,156,000</b>	\$ 1,783,500

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

## NOTES TO FINANCIAL STATEMENTS

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

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

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

The City has levied an 8% lodging tax. The City allocates funding to the Convention & Visitors Bureau for the use of promotion of the City. For the fiscal year ended June 30, 2020, \$2,092,826 of hotel/motel tax was collected, and \$2,412,295, was remitted to the Convention & Visitors Bureau.

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

Under Georgia law, the City, in conjunction with other cities and counties in the eight-county west central Georgia area, is a member of the Southwest Georgia Regional Commission ("RC") and is required to pay annual dues thereto. During its year ended June 30, 2020, the City paid \$45,165 in such dues. Membership in an RC is required by the O.C.G.A. § 50-8-34 which provides for the organizational structure of the RC in Georgia. The RC Board membership includes the chief elected official of each county and municipality of the area. O.C.G.A. § 50-8-39.1 provides that the member governments are liable for any debts or obligations of an RC. Separate financial statements may be obtained from:

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

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 14. OTHER POST-EMPLOYMENT BENEFITS

#### Plan Description

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

#### Plan Description (Continued)

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

Active employees	939
Inactive members or beneficiaries currently receiving benefits	745
Inactive members entitled to but not yet receiving benefits	-
Total membership	<u>1,684</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, 2020, the City contributed \$782,008 for the pay as you go benefits for the OPEB Plan.

#### Total OPEB Liability of the City

The City’s total OPEB liability (“TOL”) is based upon an actuarial valuation performed as of June 30, 2019. An expected TOL is determined as of June 30, 2018, the prior measurement date, using standard roll back techniques. The roll back calculation begins with the TOL, as of the measurement date, adds the actual benefit payments for the year, deducts interest at the discount rate for the year, and then subtracts the annual normal cost (also called the service cost).

## NOTES TO FINANCIAL STATEMENTS

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

#### Actuarial Assumptions

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

Discount Rate	3.50%
Healthcare Cost Trend Rate Pre-Medicare	7.00% for 2019 decreasing to an ultimate rate of 4.50% by 2026
Medicare Part B Stipend	0.00%
Inflation Rate	2.75%
Real wage growth	0.50%
Wage inflation	3.25%
Participation rate	Pre-65, non-disabled - 50%; Pre-65, disabled - 100%; Life insurance - 100%; Spouse Health Plan - 35%

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

#### Discount Rate

The discount rate used to measure the TOL was 3.50%. This rate was based on the Bond Buyer General Obligation 20-year Municipal Bond Index published the last week of June 2019.

**NOTES TO FINANCIAL STATEMENTS**

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

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

The changes in the TOL of the City for the year ended June 30, 2020, were as follows:

	<b>Total OPEB Liability</b>
Balance as of June 30, 2019	\$ 29,943,480
Changes for the year:	
Service cost	736,065
Interest on TOL and cash flow	1,133,815
Difference between expected and actual experience	299,991
Changes of assumptions	2,907,154
Benefits paid	(1,304,227)
Net changes	3,772,798
Balance as of June 30, 2020	\$ 33,716,278

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



**NOTES TO FINANCIAL STATEMENTS**

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

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

The following presents the TOL of the City, as well as what the City's TOL would be if it were calculated using a discount rate that is 1-percentage point lower (3.50%) or 1-percentage point higher (4.50%) than the current discount rate:

	<b>1% Decrease 2.50%</b>	<b>Current Discount Rate 3.50%</b>	<b>1% Increase 4.50%</b>
Total OPEB Liability	\$ 38,055,661	\$ 33,716,278	\$ 30,056,464

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

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

	<b>1% Decrease</b>	<b>Current Discount Rate</b>	<b>1% Increase</b>
Total OPEB Liability	\$ 31,103,370	\$ 33,716,278	\$ 36,815,743

**NOTES TO FINANCIAL STATEMENTS**

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**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, 2019, the City recognized OPEB expense of \$1,916,153. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<b>Deferred Resources</b>	<b>Deferred Resources</b>
Difference in projected and actual experience	\$ 246,707	\$ -
Changes of Assumptions	2,390,786	1,713,119
Total	\$ 2,637,493	\$ 1,713,119

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

<b>Year Ending June 30,</b>	
2021	\$ 46,273
2022	46,273
2023	70,334
2024	402,609
2025	358,885
	\$ 924,374

**REQUIRED SUPPLEMENTARY INFORMATION**

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# CITY OF ALBANY, GEORGIA

## REQUIRED SUPPLEMENTARY INFORMATION JUNE 30, 2020

### DEFINED BENEFIT PENSION PLAN SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS

	2019	2018	2017	2016	2015	2014
<b>Total Pension Liability - Beginning of Year</b>	\$ 200,729,604	\$ 198,119,376	\$ 178,257,598	\$ 175,702,339	\$ 169,373,602	\$ 165,074,003
Service Cost	2,584,071	2,410,523	2,231,964	2,072,533	2,012,167	2,215,323
Interest on the Total Pension Liability	14,987,547	15,269,752	14,405,323	14,514,514	14,016,505	13,724,868
Changes of Benefit Terms	-	-	-	-	-	-
Difference between Expected and Actual Experience	-	(4,119,996)	1,582,590	-	3,271,492	-
Changes of Assumptions	-	3,544,902	15,407,604	-	-	-
Benefit Payments	(13,916,857)	(13,626,011)	(13,215,951)	(13,312,191)	(12,142,282)	(11,114,494)
Refunds of Contributions	(766,941)	(868,942)	(549,752)	(719,597)	(829,146)	(526,098)
Net Change in Total Pension Liability	2,887,820	2,610,228	19,861,778	2,555,259	6,328,736	4,299,599
<b>(a) Total Pension Liability - End of Year</b>	203,617,424	200,729,604	198,119,376	178,257,598	175,702,338	169,373,602
<b>Plan Fiduciary Net Position - Beginning of Year</b>	113,740,163	113,181,642	106,372,752	114,837,182	118,681,219	104,280,508
Contributions - Employer	5,350,424	5,230,307	5,437,013	4,481,018	4,413,592	4,714,664
Contributions - Employee	2,311,564	2,265,807	2,342,732	2,295,605	2,270,553	2,332,768
Net Investment Income	7,734,121	7,582,229	12,823,332	(1,140,321)	2,471,086	19,395,817
Benefit Payments, including refund of contributions	(14,683,798)	(14,494,953)	(13,765,703)	(14,031,788)	(12,971,428)	(11,990,923)
Administrative Expenses	(102,412)	(24,869)	(28,460)	(68,944)	(28,956)	(51,615)
Other	-	-	(24)	-	39,161	-
Net Change in Plan Fiduciary Net Position	609,899	558,521	6,808,890	(8,464,430)	(3,805,992)	14,400,711
<b>(b) Plan Fiduciary Net Position - End of Year</b>	114,350,062	113,740,163	113,181,642	106,372,752	114,875,227	118,681,219
<b>City's Net Pension Liability (a) - (b)</b>	89,267,362	86,989,441	84,937,734	71,884,846	60,827,111	50,692,383
<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	56.16%	56.66%	57.13%	59.67%	65.38%	70.07%
<b>Covered Payroll</b>	\$ 45,800,527	\$ 44,683,441	\$ 43,894,718	\$ 44,071,111	\$ 44,376,707	\$ 43,658,122
<b>Net Pension Liability as a Percentage of the Covered Payroll</b>	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  
JUNE 30, 2020**

**DEFINED BENEFIT PENSION PLAN  
SCHEDULE OF EMPLOYER CONTRIBUTIONS**

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Actuarially determined employer contribution	\$ 5,953,778	\$ 5,350,424	\$ 5,230,307	\$ 5,437,013	\$ 4,481,018	\$ 4,413,592	\$ 4,339,414	\$ 4,520,878	\$ 4,372,222	\$ 4,338,767
Actual employer contributions	5,953,778	5,350,424	5,230,307	5,437,013	4,481,018	4,413,592	4,339,414	4,520,878	4,372,222	4,338,767
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 47,231,736	\$ 45,800,527	\$ 44,683,441	\$ 43,894,718	\$ 44,071,111	\$ 44,376,707	\$ 43,658,122	\$ 43,647,641	\$ 43,482,571	\$ 45,257,183
Actual contributions as a percentage of covered payroll	12.61%	11.68%	11.71%	12.39%	10.17%	9.95%	9.94%	10.36%	10.06%	9.59%

**NOTES TO THE SCHEDULE OF EMPLOYER CONTRIBUTIONS**

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

Valuation Date	July 1, 2018
Actuarial Cost Method	Entry Age Normal Cost Method
Actuarial Asset Valuation Method	5-Year Smoothed Fair Value
Amortization Method	Level Percent of Pay
Single Equivalent Amortization Period	25-Year Closed Period
Actuarial Assumptions:	
Investment rate of return	7.75% net of investment expenses
Projected salary increases	3.25% including inflation
Expected annual inflation	2.75%

**Changes of Assumptions**

None

**CITY OF ALBANY, GEORGIA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**JUNE 30, 2020**

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**DEFINED BENEFIT PENSION PLAN**  
**SCHEDULE OF INVESTMENT RETURNS**

<u>Fiscal Year</u>	<u>Annual Money-Weighted Rate of Return</u>
2019	6.78%
2018	6.68%
2017	12.29%
2016	-1.03%
2015	2.13%
2014	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  
JUNE 30, 2020**

**OTHER POST-EMPLOYMENT BENEFIT PLAN  
SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY  
AND RELATED RATIOS**

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

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**Special Revenue Funds**

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

**Capital Projects Funds**

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



**CITY OF ALBANY, GEORGIA**  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**JUNE 30, 2020**

	Special Revenue Funds						Capital Projects Funds			Total
	Hotel/ Motel Tax	Grant Fund	Downtown Development Authority	Computer Aided Dispatch	ADICA	Gortatowsky Fund	Tax Allocation District Fund	TSPLOST Fund	Public Improvement Fund	
<b>ASSETS</b>										
Cash	\$ -	\$ 2,000	\$ 89,447	\$ 1,423,820	\$ 90,226	\$ -	\$ -	\$ 8,285,975	\$ 84,238	\$ 9,975,706
Investments	-	-	-	133,355	-	20,443	-	-	14,112,020	14,265,818
Receivables, net of allowance:										
Taxes	-	-	-	-	-	-	2,035	-	-	2,035
Accounts	141,995	-	1,100	-	-	-	-	-	-	143,095
Due from other governments	-	161,745	-	-	-	-	-	858,913	-	1,020,658
Prepaid items	-	-	746	-	-	-	-	-	-	746
Total assets	<u>\$ 141,995</u>	<u>\$ 163,745</u>	<u>\$ 91,293</u>	<u>\$ 1,557,175</u>	<u>\$ 90,226</u>	<u>\$ 20,443</u>	<u>\$ 2,035</u>	<u>\$ 9,144,888</u>	<u>\$ 14,196,258</u>	<u>\$ 25,408,058</u>
<b>LIABILITIES AND FUND BALANCES</b>										
<b>LIABILITIES</b>										
Accounts payable	\$ -	\$ 81,444	\$ 1,100	\$ 1,695	\$ 1,100	\$ -	\$ -	\$ -	\$ 404,223	\$ 489,562
Accrued liabilities	-	-	546	-	-	-	102,965	-	-	103,511
Advances from other funds	-	-	-	-	-	-	1,699,470	-	-	1,699,470
Due to other funds	63,643	81,801	-	-	-	-	862,782	1,233	-	1,009,459
Unearned revenues	-	500	-	-	-	-	-	-	25,819	26,319
Total liabilities	<u>63,643</u>	<u>163,745</u>	<u>1,646</u>	<u>1,695</u>	<u>1,100</u>	<u>-</u>	<u>2,665,217</u>	<u>1,233</u>	<u>430,042</u>	<u>3,328,321</u>
<b>FUND BALANCES (DEFICIT)</b>										
Nonspendable - prepaid items	-	-	746	-	-	-	-	-	-	746
Restricted:										
Promotion of tourism	78,352	-	-	-	-	-	-	-	-	78,352
Gortatowsky endowment	-	-	-	-	-	20,443	-	-	-	20,443
Capital projects	-	-	-	-	-	-	-	9,143,655	-	9,143,655
Committed:										
Inner city projects	-	-	88,901	-	89,126	-	-	-	-	178,027
Capital projects	-	-	-	1,555,480	-	-	-	-	13,766,216	15,321,696
Unassigned (deficit)	-	-	-	-	-	-	(2,663,182)	-	-	(2,663,182)
Total fund balances (deficit)	<u>78,352</u>	<u>-</u>	<u>89,647</u>	<u>1,555,480</u>	<u>89,126</u>	<u>20,443</u>	<u>(2,663,182)</u>	<u>9,143,655</u>	<u>13,766,216</u>	<u>22,079,737</u>
Total liabilities and fund balances	<u>\$ 141,995</u>	<u>\$ 163,745</u>	<u>\$ 91,293</u>	<u>\$ 1,557,175</u>	<u>\$ 90,226</u>	<u>\$ 20,443</u>	<u>\$ 2,035</u>	<u>\$ 9,144,888</u>	<u>\$ 14,196,258</u>	<u>\$ 25,408,058</u>

# CITY OF ALBANY, GEORGIA

## COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Special Revenue Funds						Capital Projects Funds		Total	
	Hotel/ Motel Tax	Grant Fund	Downtown Development Authority	Computer Aided Dispatch	ADICA	Gortatowsky Fund	Tax Allocation District Fund	TSPLOST Fund		Public Improvement Fund
<b>Revenues:</b>										
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 349,236	\$ -	\$ -	\$ 349,236
Other taxes	2,092,826	-	-	-	-	-	-	-	-	2,092,826
Intergovernmental	-	425,757	-	250,538	-	-	-	10,108,018	-	10,784,313
Charges for services	-	-	-	1,529,541	36,275	-	-	-	-	1,565,816
Other revenues:										
Investment income	-	-	-	259	39	352	-	22,752	721,991	745,393
Other income	-	-	31,922	-	4,983	-	-	-	8,240	45,145
Total revenues	<u>2,092,826</u>	<u>425,757</u>	<u>31,922</u>	<u>1,780,338</u>	<u>41,297</u>	<u>352</u>	<u>349,236</u>	<u>10,130,770</u>	<u>730,231</u>	<u>15,582,729</u>
<b>Expenditures:</b>										
Current:										
Public safety	-	81,191	-	2,295,650	-	-	-	-	-	2,376,841
Parks and recreation	-	-	-	-	-	32,800	-	-	-	32,800
Community development	2,412,295	373,786	43,681	-	33,671	-	55,438	-	-	2,918,871
Capital outlay	-	-	-	-	-	-	-	987,115	2,377,491	3,364,606
Debt service:										
Principal	-	-	-	-	-	-	290,000	-	-	290,000
Interest	-	-	-	-	-	-	43,075	-	488,825	531,900
Total expenditures	<u>2,412,295</u>	<u>454,977</u>	<u>43,681</u>	<u>2,295,650</u>	<u>33,671</u>	<u>32,800</u>	<u>388,513</u>	<u>987,115</u>	<u>2,866,316</u>	<u>9,515,018</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(319,469)</u>	<u>(29,220)</u>	<u>(11,759)</u>	<u>(515,312)</u>	<u>7,626</u>	<u>(32,448)</u>	<u>(39,277)</u>	<u>9,143,655</u>	<u>(2,136,085)</u>	<u>6,067,711</u>
<b>Other financing sources (uses):</b>										
Transfers in	-	29,220	50,000	880,103	-	-	-	-	1,460,438	2,419,761
Transfers out	(136,500)	-	-	-	-	-	-	-	-	(136,500)
Total other financing sources (uses)	<u>(136,500)</u>	<u>29,220</u>	<u>50,000</u>	<u>880,103</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,460,438</u>	<u>2,283,261</u>
Net change in fund balances	(455,969)	-	38,241	364,791	7,626	(32,448)	(39,277)	9,143,655	(675,647)	8,350,972
<b>Fund balances (deficit), beginning of year</b>	<u>534,321</u>	<u>-</u>	<u>51,406</u>	<u>1,190,689</u>	<u>81,500</u>	<u>52,891</u>	<u>(2,623,905)</u>	<u>-</u>	<u>14,441,863</u>	<u>13,728,765</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ 78,352</u>	<u>\$ -</u>	<u>\$ 89,647</u>	<u>\$ 1,555,480</u>	<u>\$ 89,126</u>	<u>\$ 20,443</u>	<u>\$ (2,663,182)</u>	<u>\$ 9,143,655</u>	<u>\$ 13,766,216</u>	<u>\$ 22,079,737</u>

# CITY OF ALBANY, GEORGIA

## BUDGETARY COMPLIANCE

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### **Special Revenue Funds**

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

# CITY OF ALBANY, GEORGIA

## SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET (GAAP) BASIS AND ACTUAL NONMAJOR GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Special Revenue Funds					
	Hotel/Motel Tax Fund			Computer Aided Dispatch Fund		
	Original and Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Revenues:</b>						
Taxes	\$ 2,685,295	\$ 2,092,826	\$ (592,469)	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	131,104	250,538	119,434
Charges for services	-	-	-	1,685,123	1,529,541	(155,582)
Investment income	-	-	-	-	259	259
Other income	-	-	-	6,096	-	(6,096)
Total revenues	<u>2,685,295</u>	<u>2,092,826</u>	<u>(592,469)</u>	<u>1,822,323</u>	<u>1,780,338</u>	<u>(41,985)</u>
<b>Expenditures:</b>						
Current:						
Public safety	-	-	-	2,702,426	2,295,650	406,776
Public works	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Community development	2,412,295	2,412,295	-	-	-	-
Debt service	-	-	-	-	-	-
Total expenditures	<u>2,412,295</u>	<u>2,412,295</u>	<u>-</u>	<u>2,702,426</u>	<u>2,295,650</u>	<u>406,776</u>
Excess (deficiency) of revenues over (under) expenditures	<u>273,000</u>	<u>(319,469)</u>	<u>(592,469)</u>	<u>(880,103)</u>	<u>(515,312)</u>	<u>364,791</u>
<b>Other financing sources (uses):</b>						
Appropriation of fund balance	-	-	-	-	-	-
Transfers in	-	-	-	880,103	880,103	-
Transfers out	(273,000)	(136,500)	(136,500)	-	-	-
Total other financing sources (uses)	<u>(273,000)</u>	<u>(136,500)</u>	<u>(136,500)</u>	<u>880,103</u>	<u>880,103</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	<u>(455,969)</u>	<u>\$ (455,969)</u>	<u>\$ -</u>	<u>364,791</u>	<u>\$ 364,791</u>
<b>Fund balances (deficit), beginning of year</b>		<u>534,321</u>			<u>1,190,689</u>	
<b>Fund balances (deficit), end of year</b>		<u>\$ 78,352</u>			<u>\$ 1,555,480</u>	

(Continued)

# CITY OF ALBANY, GEORGIA

## SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET (GAAP) BASIS AND ACTUAL NONMAJOR GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Special Revenue Funds					
	Grant Fund			Downtown Development Authority		
	Original and Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Revenues:</b>						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	766,214	425,757	(340,457)	-	-	-
Charges for services	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Other income	-	-	-	39,126	31,922	(7,204)
Total revenues	<u>766,214</u>	<u>425,757</u>	<u>(340,457)</u>	<u>39,126</u>	<u>31,922</u>	<u>(7,204)</u>
<b>Expenditures:</b>						
Current:						
Public safety	178,857	81,191	97,666	-	-	-
Public works	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Community development	649,585	373,786	275,799	89,126	43,681	45,445
Debt service	-	-	-	-	-	-
Total expenditures	<u>828,442</u>	<u>454,977</u>	<u>373,465</u>	<u>89,126</u>	<u>43,681</u>	<u>45,445</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(62,228)</u>	<u>(29,220)</u>	<u>33,008</u>	<u>(50,000)</u>	<u>(11,759)</u>	<u>38,241</u>
<b>Other financing sources (uses):</b>						
Appropriation of fund balance	-	-	-	-	-	-
Transfers in	62,228	29,220	(33,008)	50,000	50,000	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	<u>62,228</u>	<u>29,220</u>	<u>(33,008)</u>	<u>50,000</u>	<u>50,000</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>\$ -</u>	<u>38,241</u>	<u>\$ 38,241</u>
<b>Fund balances (deficit), beginning of year</b>		-			51,406	
<b>Fund balances (deficit), end of year</b>		<u>\$ -</u>			<u>\$ 89,647</u>	

(Continued)

# CITY OF ALBANY, GEORGIA

## SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET (GAAP) BASIS AND ACTUAL NONMAJOR GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Special Revenue Funds					
	Tax Allocation District Fund			Gortatowsky Fund		
	Original and Final Budget	Actual	Variance	Original and Final Budget	Actual	Variance
<b>Revenues:</b>						
Taxes	\$ 389,165	\$ 349,236	\$ (39,929)	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-
Investment income	-	-	-	-	352	352
Other income	-	-	-	-	-	-
Total revenues	<u>389,165</u>	<u>349,236</u>	<u>(39,929)</u>	<u>-</u>	<u>352</u>	<u>352</u>
<b>Expenditures:</b>						
Current:						
Public safety	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Parks and recreation	-	-	-	32,800	32,800	-
Community development	56,172	55,438	734	-	-	-
Debt service	332,993	333,075	(82)	-	-	-
Total expenditures	<u>389,165</u>	<u>388,513</u>	<u>652</u>	<u>32,800</u>	<u>32,800</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>(39,277)</u>	<u>(39,277)</u>	<u>(32,800)</u>	<u>(32,448)</u>	<u>352</u>
<b>Other financing sources (uses):</b>						
Appropriation of fund balance	-	-	-	32,800	-	(32,800)
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>32,800</u>	<u>-</u>	<u>(32,800)</u>
Net change in fund balances	<u>\$ -</u>	<u>(39,277)</u>	<u>\$ (39,277)</u>	<u>\$ -</u>	<u>(32,448)</u>	<u>\$ (32,448)</u>
<b>Fund balances (deficit), beginning of year</b>		<u>(2,623,905)</u>			<u>52,891</u>	
<b>Fund balances (deficit), end of year</b>		<u>\$ (2,663,182)</u>			<u>\$ 20,443</u>	

(Continued)

# CITY OF ALBANY, GEORGIA

## SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET (GAAP) BASIS AND ACTUAL NONMAJOR GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

Revenues:	Special Revenue Fund		
	ADICA		
	Original and Final Budget	Actual	Variance
Taxes	\$ -	\$ -	\$ -
Intergovernmental	-	-	-
Charges for services	45,126	36,275	(8,851)
Investment income	-	39	39
Other income	-	4,983	4,983
Total revenues	45,126	41,297	(3,829)
<b>Expenditures:</b>			
Current:			
Public safety	-	-	-
Community development	87,810	33,671	54,139
Debt service	-	-	-
Total expenditures	87,810	33,671	54,139
Excess (deficiency) of revenues over (under) expenditures	(42,684)	7,626	50,310
<b>Other financing sources (uses):</b>			
Appropriation of fund balance	42,684	-	(42,684)
Transfers in	-	-	-
Transfers out	-	-	-
Total other financing sources	42,684	-	(42,684)
Net change in fund balances	\$ -	7,626	\$ 7,626
 <b>Fund balances (deficit), beginning of year</b>		81,500	
 <b>Fund balances (deficit), end of year</b>		\$ 89,126	

# CITY OF ALBANY, GEORGIA

## NONMAJOR ENTERPRISE FUNDS

---

### **Civic Center 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**

**COMBINING STATEMENT OF NET POSITION  
NONMAJOR ENTERPRISE FUNDS  
JUNE 30, 2020**

	<b>Civic Center Fund</b>	<b>Solid Waste Fund</b>	<b>Telecommunications Fund</b>	<b>Totals</b>
<b>ASSETS</b>				
<b>CURRENT ASSETS</b>				
Cash	\$ 806,489	\$ 1,383,143	\$ 1,054,785	\$ 3,244,417
Investments	-	1,477,881	-	1,477,881
Accounts receivable, net of allowances	42,686	1,596,500	45,946	1,685,132
Inventories	-	-	290,793	290,793
Due from other funds	1,100,332	-	-	1,100,332
Total current assets	<u>1,949,507</u>	<u>4,457,524</u>	<u>1,391,524</u>	<u>7,798,555</u>
<b>NONCURRENT ASSETS</b>				
Capital assets				
Non-depreciable	2,849,761	907,035	926,660	4,683,456
Depreciable, net of accumulated depreciation	6,108,494	1,793,063	6,468,675	14,370,232
Total noncurrent assets	<u>8,958,255</u>	<u>2,700,098</u>	<u>7,395,335</u>	<u>19,053,688</u>
Total assets	<u>10,907,762</u>	<u>7,157,622</u>	<u>8,786,859</u>	<u>26,852,243</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Net difference between projected and actual earnings on pension plan investments	-	58,057	11,611	69,668
Differences between expected and actual experience of economic/demographic (gains)/losses	-	18,762	3,752	22,514
Assumption Changes	-	243,191	48,638	291,829
City contributions subsequent to the measurement date	-	257,962	51,592	309,554
Total deferred outflows of resources	<u>-</u>	<u>577,972</u>	<u>115,593</u>	<u>693,565</u>

(Continued)

**CITY OF ALBANY, GEORGIA**

**COMBINING STATEMENT OF NET POSITION  
NONMAJOR ENTERPRISE FUNDS  
JUNE 30, 2020**

	<b>Civic Center Fund</b>	<b>Solid Waste Fund</b>	<b>Telecommunications Fund</b>	<b>Totals</b>
<b>LIABILITIES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts payable	\$ 727,948	\$ 346,531	\$ 118,011	\$ 1,192,490
Current portion - compensated absences	-	152,576	23,252	175,828
Due to other funds	-	625,535	471,868	1,097,403
Advanced payments and customer deposits	309,264	-	-	309,264
Total current liabilities	<u>1,037,212</u>	<u>1,124,642</u>	<u>613,131</u>	<u>2,774,985</u>
<b>LONG-TERM LIABILITIES</b>				
Compensated absences, net of current portion	-	16,953	2,584	19,537
Advance from other funds	-	-	4,561,374	4,561,374
Net pension liability	-	2,783,805	556,761	3,340,566
Total long-term liabilities	<u>-</u>	<u>2,800,758</u>	<u>5,120,719</u>	<u>7,921,477</u>
Total liabilities	<u>1,037,212</u>	<u>3,925,400</u>	<u>5,733,850</u>	<u>10,696,462</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Differences between expected and actual experience of economic/demographic (gains)/losses	-	70,345	14,069	84,414
Total deferred inflows of resources	<u>-</u>	<u>70,345</u>	<u>14,069</u>	<u>84,414</u>
<b>NET POSITION</b>				
Investment in capital assets	8,958,255	2,700,098	7,395,335	19,053,688
Unrestricted (deficit)	912,295	1,039,751	(4,240,802)	(2,288,756)
Total net position	<u>\$ 9,870,550</u>	<u>\$ 3,739,849</u>	<u>\$ 3,154,533</u>	<u>\$ 16,764,932</u>

# CITY OF ALBANY, GEORGIA

## COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION NONMAJOR ENTERPRISE FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Civic Center Fund	Solid Waste Fund	Telecommunications Fund	Totals
<b>Operating revenues:</b>				
Charges for services	\$ 1,038,799	\$ 10,391,980	\$ 3,055,575	\$ 14,486,354
Other	-	5,116	8,367	13,483
Total operating revenues	1,038,799	10,397,096	3,063,942	14,499,837
<b>Operating expenses:</b>				
Personnel costs	50,421	2,383,615	536,339	2,970,375
Supplies	-	99,288	81,634	180,922
Operating services and charges	2,381,107	6,084,699	2,112,230	10,578,036
Maintenance and repairs	270	1,143,976	37,584	1,181,830
Depreciation	488,724	388,244	469,913	1,346,881
Total operating expenses	2,920,522	10,099,822	3,237,700	16,258,044
Operating income (loss)	(1,881,723)	297,274	(173,758)	(1,758,207)
<b>Nonoperating revenues:</b>				
Investment income	145	31,926	-	32,071
Gain on sale of assets	1,020	57,547	6,061	64,628
Total nonoperating revenues	1,165	89,473	6,061	96,699
Income (loss) before capital contributions and transfers	(1,880,558)	386,747	(167,697)	(1,661,508)

(Continued)

**CITY OF ALBANY, GEORGIA**

**COMBINING STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN FUND NET POSITION  
NONMAJOR ENTERPRISE FUNDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<b>Civic Center Fund</b>	<b>Solid Waste Fund</b>	<b>Telecommunication Fund</b>	<b>Totals</b>
<b>Capital contributions</b>				
Other capital contributions	\$ 174,343	\$ -	\$ 18,810	\$ 193,153
Total capital contributions	<u>174,343</u>	<u>-</u>	<u>18,810</u>	<u>193,153</u>
<b>Transfers</b>				
Transfers in	2,008,534	-	-	2,008,534
Transfers out	-	(883,568)	(259,724)	(1,143,292)
Total transfers	<u>2,008,534</u>	<u>(883,568)</u>	<u>(259,724)</u>	<u>865,242</u>
Change in net position	302,319	(496,821)	(408,611)	(603,113)
<b>Total net position, beginning of year</b>	<u>9,568,231</u>	<u>4,236,670</u>	<u>3,563,144</u>	<u>17,368,045</u>
<b>Total net position, end of year</b>	<u>\$ 9,870,550</u>	<u>\$ 3,739,849</u>	<u>\$ 3,154,533</u>	<u>\$ 16,764,932</u>

**CITY OF ALBANY, GEORGIA**  
**COMBINING STATEMENT OF CASH FLOWS**  
**NONMAJOR ENTERPRISE FUNDS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Civic Center Fund</u>	<u>Solid Waste Fund</u>	<u>Telecommunications Fund</u>	<u>Totals</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	\$ 608,817	\$ 10,332,107	\$ 3,100,716	\$ 14,041,640
Payments to suppliers	(2,349,242)	(7,809,227)	(2,006,427)	(12,164,896)
Payments to employees	(50,421)	(1,968,464)	(413,406)	(2,432,291)
Net cash provided by (used in) operating activities	<u>(1,790,846)</u>	<u>554,416</u>	<u>680,883</u>	<u>(555,547)</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>				
Advance from other funds	-	-	386,126	386,126
Transfers in	2,008,534	-	-	2,008,534
Transfers out	-	(883,568)	(259,724)	(1,143,292)
Net cash provided by (used in) noncapital financing activities	<u>2,008,534</u>	<u>(883,568)</u>	<u>126,402</u>	<u>1,251,368</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Acquisition and construction of capital assets	-	(339,997)	(525,558)	(865,555)
Proceeds from sale of capital assets	1,020	80,017	6,061	87,098
Net cash provided by (used in) capital and related financing activities	<u>1,020</u>	<u>(259,980)</u>	<u>(519,497)</u>	<u>(778,457)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Proceeds from sales of investments	-	(73,492)	-	(73,492)
Purchase of investments	-	44,516	-	44,516
Interest on investments	145	31,926	-	32,071
Net cash provided by investing activities	<u>145</u>	<u>2,950</u>	<u>-</u>	<u>3,095</u>

(Continued)

# CITY OF ALBANY, GEORGIA

## COMBINING STATEMENT OF CASH FLOWS NONMAJOR ENTERPRISE FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Civic Center Fund	Solid Waste Fund	Telecommunications Fund	Totals
<b>Increase (decrease) in cash and cash equivalents</b>	\$ 218,853	\$ (586,182)	\$ 287,788	\$ (79,541)
<b>Cash and cash equivalents:</b>				
Beginning of year	587,636	1,969,325	766,997	3,323,958
End of year	\$ 806,489	\$ 1,383,143	\$ 1,054,785	\$ 3,244,417
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:</b>				
Operating income (loss)	\$ (1,881,723)	\$ 297,274	\$ (173,758)	\$ (1,758,207)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation	488,724	388,244	469,913	1,346,881
(Increase) decrease in accounts receivable	188,996	(64,989)	36,774	160,781
Decrease in inventories	-	-	34,444	34,444
Decrease in prepaid expenses	22,911	-	-	22,911
Increase in due from other funds	(847,289)	-	-	(847,289)
Increase in contributions subsequent to measurement date	-	(38,600)	(12,420)	(51,020)
Decrease in net difference between expected and actual experience of economic/demographic (gains)/loss	-	3,157	1,669	4,826
Decrease in assumption changes	-	94,175	11,606	105,781
Increase in accounts payable and other liabilities	9,224	45,794	18,709	73,727
Increase (decrease) in due to other funds	-	(527,183)	171,868	(355,315)
Increase in advanced payments and customer deposits	228,311	-	-	228,311
Increase in net pension liability	-	293,310	112,030	405,340
Increase in net difference between projected and actual earnings on pension plan investments	-	63,234	10,048	73,282
Net cash provided by (used in) operating activities	\$ (1,790,846)	\$ 554,416	\$ 680,883	\$ (555,547)
<b>NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES</b>				
Contributions of capital assets (to) from governmental activities	\$ 9,581	\$ -	\$ 18,810	\$ 28,391
Contributions of capital assets (to) from other proprietary funds	-	-	-	-
Contributions of capital assets from outside sources	164,762	-	-	164,762
Total noncash investing, capital, and financing activities	\$ 174,343	\$ -	\$ 18,810	\$ 193,153

# CITY OF ALBANY, GEORGIA

## INTERNAL SERVICE FUNDS

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

# CITY OF ALBANY, GEORGIA

## COMBINING STATEMENT OF NET POSITION INTERNAL SERVICE FUNDS JUNE 30, 2020

	Self-Administered Insurance Fund	Public Employees' Group Health Fund	Workers' Compensation Fund	R3M Fund	Utility Fund	Fleet Management Fund	Totals
<b>ASSETS</b>							
<b>CURRENT ASSETS</b>							
Cash	\$ 162,938	\$ 382,033	\$ 67,037	\$ -	\$ 2,733,930	\$ -	\$ 3,345,938
Investments	3,729,345	-	3,265,858	1,064,166	2,689,895	-	10,749,264
Accounts receivable	190,058	590,180	72,711	-	756,513	-	1,609,462
Inventory	-	-	-	-	-	910,955	910,955
Prepaid items	-	-	-	-	-	25,551	25,551
Due from other funds	-	2,592,026	-	2,206,636	864,728	-	5,663,390
	4,082,341	3,564,239	3,405,606	3,270,802	7,045,066	936,506	22,304,560
<b>NONCURRENT ASSETS</b>							
Capital assets							
Non-depreciable	-	380,363	-	-	920,912	-	1,301,275
Depreciable, net of accumulated depreciation	-	-	-	-	5,104,527	4,819,146	9,923,673
Total noncurrent assets	-	380,363	-	-	6,025,439	4,819,146	11,224,948
Total assets	4,082,341	3,944,602	3,405,606	3,270,802	13,070,505	5,755,652	33,529,508
<b>DEFERRED OUTFLOWS OF RESOURCES</b>							
Net difference between projected and actual earnings on pension plan investments	-	1,935	-	-	205,135	50,316	257,386
Differences between expected and actual experience of economic/demographic (gains)/losses	-	625	-	-	66,294	16,261	83,180
Assumption changes	-	8,106	-	-	859,273	210,765	1,078,144
City contributions subsequent to the measurement date	-	8,599	-	-	911,467	223,567	1,143,633
Total deferred outflows of resources	-	19,265	-	-	2,042,169	500,909	2,562,343

(Continued)



# CITY OF ALBANY, GEORGIA

## COMBINING STATEMENT OF NET POSITION INTERNAL SERVICE FUNDS JUNE 30, 2020

	<u>Self-Administered Insurance Fund</u>	<u>Public Employees' Group Health Fund</u>	<u>Workers' Compensation Fund</u>	<u>R3M Fund</u>	<u>Utility Fund</u>	<u>Fleet Management Fund</u>	<u>Totals</u>
<b>LIABILITIES</b>							
<b>CURRENT LIABILITIES</b>							
Accounts payable	\$ 164,472	\$ 251,271	\$ -	\$ 219,614	\$ 382,259	\$ 163,720	\$ 1,181,336
Accrued liabilities	-	-	-	-	513,875	-	513,875
Claims payable	1,156,000	982,272	537,592	-	-	-	2,675,864
Current portion - compensated absences	-	-	-	-	730,828	124,815	855,643
Due to other funds	-	-	-	-	147,685	1,429,884	1,577,569
Total current liabilities	<u>1,320,472</u>	<u>1,233,543</u>	<u>537,592</u>	<u>219,614</u>	<u>1,774,647</u>	<u>1,718,419</u>	<u>6,804,287</u>
<b>NONCURRENT LIABILITIES</b>							
Compensated absences, net of current portion	-	-	-	-	81,203	13,868	95,071
Customer deposits	-	-	-	-	2,689,680	-	2,689,680
Net pension liability	-	92,794	-	-	9,836,112	2,412,631	12,341,537
Total long-term liabilities	<u>-</u>	<u>92,794</u>	<u>-</u>	<u>-</u>	<u>12,606,995</u>	<u>2,426,499</u>	<u>15,126,288</u>
Total liabilities	<u>1,320,472</u>	<u>1,326,337</u>	<u>537,592</u>	<u>219,614</u>	<u>14,381,642</u>	<u>4,144,918</u>	<u>21,930,575</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Differences between expected and actual experience of economic/demographic (gains)/losses	-	2,344	-	-	248,554	60,966	311,864
Total deferred inflows of resources	<u>-</u>	<u>2,344</u>	<u>-</u>	<u>-</u>	<u>248,554</u>	<u>60,966</u>	<u>311,864</u>
<b>NET POSITION</b>							
Investment in capital assets	-	-	-	-	6,025,439	4,819,146	10,844,585
Unrestricted (deficit)	2,761,869	2,635,186	2,868,014	3,051,188	(5,542,961)	(2,768,469)	3,004,827
Total net position	<u>\$ 2,761,869</u>	<u>\$ 2,635,186</u>	<u>\$ 2,868,014</u>	<u>\$ 3,051,188</u>	<u>\$ 482,478</u>	<u>\$ 2,050,677</u>	<u>\$ 13,849,412</u>

# CITY OF ALBANY, GEORGIA

## COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION INTERNAL SERVICE FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Self-Administered Insurance Fund	Public Employees' Group Health Fund	Workers' Compensation Fund	R3M Fund	Utility Fund	Fleet Management Fund	Totals
<b>Operating revenues:</b>							
Charges for services	\$ 3,076,080	\$ 14,965,635	\$ 1,541,763	\$ -	\$ 13,540,119	\$ 2,369,207	\$ 35,492,804
Other	25,207	-	104,424	-	100,347	-	229,978
Total operating revenues	3,101,287	14,965,635	1,646,187	-	13,640,466	2,369,207	35,722,782
<b>Operating expenses:</b>							
Personnel costs	-	-	-	-	8,176,567	2,294,301	10,470,868
General and administrative	551,410	3,083,853	446,733	-	-	58,076	4,140,072
Supplies	-	-	-	-	352,827	342,280	695,107
Operating services and charges	-	-	-	818,348	4,472,435	-	5,290,783
Maintenance and repairs	-	-	-	-	264,763	317,382	582,145
Depreciation	-	-	-	-	273,526	96,124	369,650
Claims and damages	3,413,200	13,473,075	705,275	-	-	-	17,591,550
Total operating expenses	3,964,610	16,556,928	1,152,008	818,348	13,540,118	3,108,163	39,140,175
Operating income (loss)	(863,323)	(1,591,293)	494,179	(818,348)	100,348	(738,956)	(3,417,393)
<b>Nonoperating revenues:</b>							
Investment income	74,218	-	50,761	20,865	55,338	-	201,182
Gain on sale of capital assets	-	-	-	-	29,401	3,073	32,474
Total nonoperating revenues	74,218	-	50,761	20,865	84,739	3,073	233,656
Income (loss) before capital contributions and transfers	(789,105)	(1,591,293)	544,940	(797,483)	185,087	(735,883)	(3,183,737)
<b>Capital contributions</b>							
Other capital contributions	-	-	-	-	176,871	36,723	213,594
Total capital contributions	-	-	-	-	176,871	36,723	213,594
<b>Transfers</b>							
Transfers in	-	1,700,000	-	1,000,000	-	2,000,000	4,700,000
Total transfers	-	1,700,000	-	1,000,000	-	2,000,000	4,700,000
Change in net position	(789,105)	108,707	544,940	202,517	361,958	1,300,840	1,729,857
<b>Net position, beginning of year</b>	3,550,974	2,526,479	2,323,074	2,848,671	120,520	749,837	12,119,555
<b>Net position, end of year</b>	\$ 2,761,869	\$ 2,635,186	\$ 2,868,014	\$ 3,051,188	\$ 482,478	\$ 2,050,677	\$ 13,849,412

**CITY OF ALBANY, GEORGIA**  
**COMBINING STATEMENT OF CASH FLOWS**  
**INTERNAL SERVICE FUNDS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Self-Administered Insurance Fund</u>	<u>Public Employees' Group Health Fund</u>	<u>Workers' Compensation Fund</u>	<u>R3M Fund</u>	<u>Utility Fund</u>	<u>Fleet Management Fund</u>	<u>Totals</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>							
Receipts from other funds	\$ 4,354,497	\$ 12,789,363	\$ 509,920	\$ -	\$ -	\$ 1,576,968	\$ 19,230,748
Receipts from customers	-	-	-	-	13,976,911	-	13,976,911
Payments to suppliers	-	-	-	(1,000,000)	(5,205,372)	(1,075,182)	(7,280,554)
Payments to employees	-	-	-	-	(7,483,910)	(1,650,829)	(9,134,739)
Claims paid	(4,040,700)	(13,102,084)	(1,254,676)	-	-	-	(18,397,460)
Premiums paid	(560,592)	(3,083,853)	(1,453)	-	-	-	(3,645,898)
Net cash provided by (used in) operating activities	(246,795)	(3,396,574)	(746,209)	(1,000,000)	1,287,629	(1,149,043)	(5,250,992)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>							
Advance from other funds	-	-	-	-	-	(150,000)	(150,000)
Transfers in	-	1,700,000	-	1,000,000	-	2,000,000	4,700,000
Net cash provided by noncapital financing activities	-	1,700,000	-	1,000,000	-	1,850,000	4,550,000
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>							
Acquisition and construction of capital assets	-	(380,363)	-	-	(860,563)	(704,030)	(1,944,956)
Proceeds from sale of capital assets	-	-	-	-	60,673	3,073	63,746
Net cash used in capital and related financing activities	-	(380,363)	-	-	(799,890)	(700,957)	(1,881,210)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>							
Purchases of investments	-	-	-	(20,865)	(139,936)	-	(160,801)
Investment income	74,218	-	50,761	20,865	55,338	-	201,182
Net cash provided by (used in) investing activities	74,218	-	50,761	-	(84,598)	-	40,381
Increase (decrease) in cash and cash equivalents	(172,577)	(2,076,937)	(695,448)	-	403,141	-	(2,541,821)
<b>Cash and cash equivalents:</b>							
Beginning of year	335,515	2,458,970	762,485	-	2,330,789	-	5,887,759
End of year	<u>\$ 162,938</u>	<u>\$ 382,033</u>	<u>\$ 67,037</u>	<u>\$ -</u>	<u>\$ 2,733,930</u>	<u>\$ -</u>	<u>\$ 3,345,938</u>

(Continued)

**CITY OF ALBANY, GEORGIA**  
**COMBINING STATEMENT OF CASH FLOWS**  
**INTERNAL SERVICE FUNDS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	Self-Administered Insurance Fund	Public Employees' Group Health Fund	Workers' Compensation Fund	R3M Fund	Utility Fund	Fleet Management Fund	Totals
<b>RECONCILIATION OF OPERATING INCOME (LOSS)</b>							
<b>TO NET CASH PROVIDED BY (USED IN)</b>							
<b>OPERATING ACTIVITIES</b>							
Operating income (loss)	\$ (863,323)	\$ (1,591,293)	\$ 494,179	\$ (818,348)	\$ 100,348	\$ (738,956)	\$ (3,417,393)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:							
Depreciation and amortization	-	-	-	-	273,526	96,124	369,650
Changes in assets and liabilities:							
Increase in investment pool	(120,126)	-	(1,116,639)	-	-	-	(1,236,765)
(Increase) decrease in accounts receivable	1,373,336	(197,638)	(19,628)	-	336,445	-	1,492,515
Decrease in prepaid expenses	-	-	-	-	-	(309,796)	(309,796)
Increase in inventory	-	-	-	-	-	206,937	206,937
Increase in due from other funds	-	(1,978,634)	-	(303,482)	(691,723)	-	(2,973,839)
(Increase) decrease in net difference between expected and actual experience of economic/demographic (gains)/loss	-	(11)	-	-	(4,527)	10,115	5,577
Increase in contributions subsequent to the measurement date	-	(765)	-	-	(65,358)	(66,880)	(133,003)
Decrease in assumption changes	-	3,943	-	-	441,996	30,211	476,150
Increase (decrease) in accounts payable and other liabilities	(9,182)	(40,693)	(1,453)	121,830	256,621	(254,585)	72,538
Increase (decrease) in claims payable	(627,500)	402,272	(102,668)	-	-	-	(327,896)
Decrease in due to other funds	-	-	-	-	147,685	(792,239)	(644,554)
Increase in net pension liability	-	3,848	-	-	229,916	633,706	867,470
Increase in net difference between projected and actual earnings on pension plan investments	-	2,397	-	-	262,700	36,320	301,417
Net cash provided by (used in) operating activities	<u>\$ (246,795)</u>	<u>\$ (3,396,574)</u>	<u>\$ (746,209)</u>	<u>\$ (1,000,000)</u>	<u>\$ 1,287,629</u>	<u>\$ (1,149,043)</u>	<u>\$ (5,250,992)</u>
<b>NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES</b>							
Contributions of capital assets (to) from governmental activities	\$ -	\$ -	\$ -	\$ -	\$ 147,412	\$ 66,182	\$ 213,594
Contributions of capital assets (to) from proprietary activities	-	-	-	-	-	47,513	47,513
Total noncash investing, capital, and financing activities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 147,412</u>	<u>\$ 113,695</u>	<u>\$ 261,107</u>

# 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, 2020

Project	Estimated Cost		Expenditures		Cumulative Total
	Original	Current	Prior Years	Current Year	
City Street Resurfacing	\$ 10,000,000	\$ 12,669,088	\$ 6,550,803	\$ 3,920,237	\$ 10,471,040
Barkley Blvd Extension	1,000,000	1,000,000	12,654	10,261	22,915
Railroad Crossing Improvements	1,600,000	1,600,000	457,761	81,146	538,907
Alley Paving Program	2,000,000	2,000,000	16,934	108,281	125,215
City Paved Alley Reconstruction	1,500,000	1,500,000	-	6,769	6,769
City Alley Crushed Asphalt Application	1,000,000	1,000,000	83,889	318,868	402,757
City Sidewalks & Streetscape	2,500,000	2,500,000	22,302	396,706	419,008
Extention of N. Washington St.	1,900,000	1,900,000	-	-	-
Traffic Signal Upgrades	1,080,000	428,000	13,491	3,857	17,348
Federal Mandate Sign Upgrades	500,000	300,000	-	-	-
Underground Utility Installation	3,500,000	3,500,000	232,278	280,001	512,279
Street Light Upgrades	2,500,000	2,500,000	480,249	712,962	1,193,211
Interceptor Sewer Improvements	535,000	535,000	-	-	-
Storm Sewer Outfall Improvements	4,000,000	4,000,000	-	-	-
Storm Pumping Stations for Minor Ponds	700,000	700,000	18,435	-	18,435
Holloway-Mercer Drainage	615,000	615,000	-	-	-
SCADA System Upgrades	250,000	250,000	79,866	176,871	256,737
IT Hardware Upgrades	1,545,000	1,545,000	164,734	413,859	578,593
GPS/GIS Infrastructure Mapping	1,000,000	1,000,000	107,977	191,982	299,959
IT Software Upgrades	4,100,000	4,100,000	277,513	486,716	764,229
P25 Radio Project	4,600,000	6,083,829	2,879,100	1,873,524	4,752,624
Fire Station Relocation	1,250,000	1,250,000	-	-	-
General Recreational Improvements	3,900,000	6,052,000	1,604,652	197,385	1,802,037
Carver Pool Renovations/Improvements	750,000	750,000	-	-	-
Chehaw Park Improvements	1,000,000	1,000,000	440,404	125,151	565,555
Jefferson St. Pool Renovations	650,000	650,000	733,438	-	733,438
New General Aviation Terminal Bldg	2,300,000	1,000,000	-	-	-
New Transportation Center	2,500,000	2,500,000	-	1,742,435	1,742,435
Thronateeska Heritage Cntr Improvements	425,000	425,000	330,923	18,613	349,536
Total	\$ 59,200,000	\$ 63,352,917	\$ 14,507,403	\$ 11,065,624	\$ 25,573,027

# 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, 2020

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	6,253	9,581	15,834
Sanitary and Storm Drainage Improvements	9,000,000	22,262,742	7,533,981	7,586,160	15,120,141
Broad Avenue Bridge	7,000,000	365,280	40,764	-	40,764
Roadway, Traffic Safety, and Sidewalk Improvements	11,501,500	14,079,050	9,995,042	480,676	10,475,718
Fire Department Improvements	3,198,184	5,341,291	5,341,291	68,050	5,409,341
911 Center Upgrade	2,850,000	2,281,074	2,212,893	-	2,212,893
Public Safety Improvements	487,100	1,942,592	2,401,464	-	2,401,464
APD Technology Project	2,551,000	2,380,542	1,460,582	38,892	1,499,474
Alley Paving Improvements	3,684,216	3,243,366	4,288,609	34,387	4,322,996
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	4,549,830	43,608	4,593,438
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	1,777,876	67,840	1,845,716
City-Owned Facility Improvements	500,000	6,728	6,728	-	6,728
New Senior Center	3,000,000	3,292,382	3,292,382	-	3,292,382
Chehaw Park Improvements	1,750,000	2,080,078	1,617,712	-	1,617,712
Community Swimming Pool - East Albany	1,000,000	1,442,859	1,442,859	-	1,442,859
Thronateeska Improvements	2,000,000	2,099,377	2,099,378	-	2,099,378
Chamber of Commerce Improvements	85,000	85,000	85,000	-	85,000
Debt Service - Interest on SPLOST bonds	-	991,000	1,656,038	-	1,656,038
Total	<u>\$ 62,720,000</u>	<u>\$ 76,088,619</u>	<u>\$ 55,826,327</u>	<u>\$ 8,332,444</u>	<u>\$ 64,158,771</u>

# 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, 2020

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	6,154,444	441,409	6,595,853
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	1,507,796	1,915	1,509,711
Debt Service - Principal on SPLOST bonds	-	-	14,000,000	-	14,000,000
Debt Service - Interest on SPLOST bonds	-	-	2,220,446	-	2,220,446
Total	\$ 65,873,200	\$ 65,873,200	\$ 74,072,328	\$ 443,324	\$ 74,515,652

# 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, 2020

Project	Estimated Cost		Expenditures		Cumulative Total
	Original	Current	Prior Years	Current Year	
Roadway Improvements	\$ 20,949,000	\$ 20,949,000	\$ -	\$ -	\$ -
Sidewalk Installation	5,000,000	5,000,000	-	-	-
Alley Paving Program	5,000,000	5,000,000	-	-	-
Multi-Purpose Trails	4,200,000	4,200,000	-	900,000	900,000
Airport Improvements	3,500,000	3,500,000	-	-	-
Unpaved Streets	700,000	700,000	-	-	-
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	-	-	-
Traffic Calming Devices	500,000	500,000	-	-	-
Traffic Signals & Pedestrian Upgrades	4,686,000	4,686,000	-	1,234	1,234
Traffic Control Center Tech. Upgrades	550,000	550,000	-	-	-
Downtown Sidewalk Improvements	1,000,000	1,000,000	-	-	-
Other Administrative Expense	-	-	-	775	775
Total	<u>\$ 53,600,000</u>	<u>\$ 53,600,000</u>	<u>\$ -</u>	<u>\$ 987,115</u>	<u>\$ 987,115</u>



**STATISTICAL SECTION  
(UNAUDITED)**

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## STATISTICAL SECTION (UNAUDITED)

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

<u>Contents</u>	<u>Page</u>
<b>Financial Trends</b> .....	<b>130 – 134</b>
<i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	
<b>Revenue Capacity</b> .....	<b>135 – 143</b>
<i>These schedules contain information to help the reader assess the City's most significant local revenue sources.</i>	
<b>Debt Capacity</b> .....	<b>144 – 148</b>
<i>These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.</i>	
<b>Demographic and Economic Information</b> .....	<b>149 and 150</b>
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	
<b>Operating Information</b> .....	<b>151 – 153</b>
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.</i>	

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

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

**CITY OF ALBANY, GEORGIA**

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

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Governmental activities										
Net investment in capital assets	\$ 98,535,755	\$ 73,083,652	\$ 78,515,796	\$ 78,550,845	\$ 71,425,125	\$ 71,425,125	\$ 97,680,943	\$ 96,269,861	\$ 99,138,138	\$ 94,827,694
Restricted	25,826,583	47,176,694	38,807,274	38,366,853	36,560,923	36,560,923	22,747,421	25,715,167	27,403,396	33,425,202
Unrestricted	30,230,043	35,240,562	40,806,398	43,484,743	22,864,246	22,864,246	38,745,532	19,574,711	2,907,141	(1,237,446)
Total governmental activities net position	<u>\$ 154,592,381</u>	<u>\$ 155,500,908</u>	<u>\$ 158,129,468</u>	<u>\$ 160,402,441</u>	<u>\$ 130,850,294</u>	<u>\$ 130,850,294</u>	<u>\$ 159,173,896</u>	<u>\$ 130,850,294</u>	<u>\$ 129,448,675</u>	<u>\$ 127,015,450</u>
Business-type activities										
Net investment in capital assets	\$ 94,042,509	\$ 99,376,889	\$ 165,888,018	\$ 169,002,698	\$ 172,427,764	\$ 172,427,764	\$ 176,006,160	\$ 177,969,653	\$ 168,121,755	\$ 200,711,916
Restricted	9,036,399	8,768,406	9,593,844	6,077,401	8,944,173	8,944,173	9,068,681	8,789,909	9,010,097	2,796,103
Unrestricted	9,762,737	10,043,897	14,979,263	21,348,097	15,870,320	15,870,320	26,780,667	34,456,676	49,727,364	55,187,097
Total business-type activities net position	<u>\$ 112,841,645</u>	<u>\$ 118,189,192</u>	<u>\$ 190,461,125</u>	<u>\$ 196,428,196</u>	<u>\$ 197,242,257</u>	<u>\$ 197,242,257</u>	<u>\$ 211,855,508</u>	<u>\$ 197,242,257</u>	<u>\$ 226,859,216</u>	<u>\$ 258,695,116</u>
Primary government										
Net investment in capital assets	\$ 172,460,541	\$ 244,403,814	\$ 247,553,543	\$ 243,852,889	\$ 243,852,889	\$ 243,852,889	\$ 273,687,103	\$ 274,239,514	\$ 267,259,893	\$ 295,539,610
Restricted	55,945,100	48,401,118	44,444,254	45,505,096	45,505,096	31,816,102	31,816,102	34,505,076	36,413,493	36,221,305
Unrestricted	45,284,459	55,785,661	64,832,840	38,734,566	38,734,566	38,734,566	65,526,199	54,031,387	52,634,505	53,949,651
Total primary government net position	<u>\$ 273,690,100</u>	<u>\$ 348,590,593</u>	<u>\$ 356,830,637</u>	<u>\$ 328,092,551</u>	<u>\$ 328,092,551</u>	<u>\$ 314,403,557</u>	<u>\$ 371,029,404</u>	<u>\$ 362,775,977</u>	<u>\$ 356,307,891</u>	<u>\$ 385,710,566</u>

**CITY OF ALBANY, GEORGIA**

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

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Expenses</b>										
Primary government:										
Governmental activities:										
General government	\$ 12,988,647	\$ 15,659,577	\$ 11,850,540	\$ 11,676,280	\$ 7,580,735	\$ 13,149,259	\$ 13,907,384	\$ 10,182,547	\$ 25,163,491	\$ 21,577,043
Judicial	1,016,422	1,092,438	1,105,206	1,161,891	1,114,238	1,142,848	1,150,395	1,207,165	1,216,573	1,265,512
Public safety	33,541,721	36,274,636	34,446,708	35,504,804	34,819,323	33,992,566	36,434,952	34,632,491	37,619,568	38,635,968
Public works	6,981,385	8,562,916	11,763,774	12,075,120	8,154,192	9,022,331	9,360,884	11,225,072	12,857,791	12,068,924
Parks and recreation	7,031,469	6,572,226	9,134,107	7,174,684	5,796,910	7,750,411	7,578,570	7,473,268	9,426,349	7,718,895
Community development	5,851,434	8,866,465	4,788,597	5,680,377	7,202,674	3,743,861	6,999,183	6,301,517	6,748,327	6,487,192
Community service	396,531	413,150	383,794	434,420	232,364	379,747	493,093	495,647	494,888	482,403
Interest and fiscal changes	1,079,261	737,496	908,094	914,022	901,640	648,357	682,044	627,757	609,239	572,980
Total governmental activities expenses	68,886,870	78,178,904	74,380,820	74,621,598	65,802,076	69,829,380	76,606,505	72,145,464	94,136,226	88,808,917
Business-type activities:										
Sanitary sewer	12,838,068	13,802,498	13,510,612	12,822,696	12,268,460	12,094,253	13,478,400	12,874,269	13,929,469	15,126,247
Solid waste	7,963,262	8,336,517	8,303,044	8,116,940	8,946,091	8,908,087	10,079,015	11,290,932	7,651,569	10,393,972
Airport	2,643,741	2,632,485	2,873,052	2,626,374	2,966,447	3,494,862	3,635,803	3,993,128	4,053,762	3,468,943
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
Light	-	-	-	-	96,684,785	88,893,351	95,011,447	86,150,688	90,712,268	84,723,184
Gas	-	-	-	-	11,112,701	11,191,545	15,726,147	14,822,635	11,201,256	12,362,981
Telecommunications	-	-	-	-	3,621,346	3,101,115	3,212,149	2,973,103	3,099,818	3,300,730
Storm water	-	-	-	-	5,470,230	5,477,062	13,389,437	5,791,487	14,553,068	5,642,321
Public employees' deposit	13,286,117	14,435,555	13,561,049	-	-	-	-	-	-	-
Transit	3,034,292	3,511,901	3,608,070	3,717,068	4,534,919	3,822,213	4,074,127	6,416,909	5,752,566	6,122,921
Civic Center	1,885,466	2,197,236	2,079,981	1,779,313	2,308,789	1,813,508	2,214,111	1,481,977	3,268,521	2,920,522
Municipal Auditorium	54,971	-	-	-	-	-	-	-	-	-
Total business-type activities expenses	41,705,917	44,916,192	147,897,527	135,596,061	158,137,475	148,307,545	172,170,729	156,951,838	164,974,707	155,540,589
Total primary government expenses	110,592,787	123,095,096	222,278,347	210,217,659	223,939,551	218,136,925	248,777,234	229,097,302	259,110,933	244,349,506

(Continued)

**CITY OF ALBANY, GEORGIA**

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

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Program revenues										
Primary government:										
Governmental activities:										
Charges for services:										
General government	\$ 2,596,447	\$ 2,640,527	\$ 931,310	\$ 1,082,203	\$ 1,188,303	\$ 1,192,066	\$ 978,011	\$ 1,968,719	\$ 1,691,373	\$ 1,877,940
Judicial	1,251,773	1,203,831	22,784	-	-	-	-	-	-	-
Public safety	1,556,068	1,520,217	3,037,017	3,135,111	2,966,355	3,130,513	3,051,168	2,596,832	2,616,957	2,312,552
Public works	984,194	981,413	995,027	793,518	775,990	710,838	986,544	1,113,623	2,202,890	1,238,078
Parks and recreation	204,102	203,342	180,876	148,160	130,937	114,769	125,869	221,683	258,437	215,773
Community development	1,285,180	1,097,442	1,579,390	(978,163)	1,383,430	1,394,517	1,263,426	1,072,640	822,119	1,357,718
Operating grants and contributions	22,392,721	23,495,445	8,219,946	7,789,779	11,377,521	12,658,215	13,190,186	12,963,827	12,553,452	12,891,508
Capital grants and contributions	15,615,908	17,027,629	16,646,062	12,863,878	12,565,452	12,356,837	23,981,989	11,476,443	12,031,619	22,019,328
Total governmental activities program revenues	45,886,393	48,169,846	31,612,412	24,834,486	30,387,988	31,557,755	43,577,193	31,413,767	32,176,847	41,912,897
Business-type activities:										
Charges for services:										
Sanitary sewer	15,301,208	14,554,746	14,303,532	14,311,708	12,873,459	14,429,200	14,844,008	14,681,041	15,252,213	14,750,327
Solid waste	9,033,593	9,105,594	9,135,850	9,454,958	9,854,717	9,647,082	9,875,694	9,958,217	10,213,739	10,397,096
Airport	762,688	834,146	841,426	822,283	835,299	832,128	1,055,894	1,070,668	1,134,942	1,008,322
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
Light	-	-	-	-	116,439,184	110,012,176	107,560,618	107,846,750	102,051,612	100,127,774
Gas	-	-	-	-	15,453,714	15,463,910	15,765,267	17,661,084	17,879,460	15,849,064
Telecommunications	-	-	-	-	2,737,692	2,254,568	2,630,955	2,996,914	3,234,427	3,063,942
Public employees' deposit	13,801,791	13,971,380	13,540,775	-	-	-	-	-	-	-
Transit	525,469	557,583	559,691	577,991	581,488	522,454	493,657	810,498	793,385	586,720
Storm water	-	-	-	723,807	3,606,753	2,824,693	4,281,447	4,267,102	7,586,623	4,202,888
Civic Center	360,583	444,135	342,773	311,474	307,969	315,437	337,174	271,409	1,285,296	1,038,799
Municipal Auditorium	60,769	-	-	-	-	-	-	-	-	-
Operating grants and contributions	1,254,198	1,228,886	871,411	1,023,046	1,049,408	1,239,904	15,709,353	2,638,205	1,095,785	6,053,256
Capital grants and contributions	-	3,790,551	7,724,576	2,691,726	3,673,081	1,989,102	965,708	3,149,058	2,859,625	18,766,213
Total business-type activities program revenues	41,100,299	44,487,021	165,761,526	154,570,665	179,347,673	170,843,722	186,055,041	177,119,676	175,633,501	188,066,102
Total primary government program revenues	86,986,692	92,656,867	197,373,938	179,405,151	209,735,661	202,401,477	229,632,234	208,533,443	207,810,348	229,978,999

(Continued)

**CITY OF ALBANY, GEORGIA**

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

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General revenues and other changes in net position										
Primary government:										
Governmental activities:										
Taxes	\$ 31,573,914	\$ 31,839,278	\$ 35,568,965	\$ 36,525,275	\$ 37,984,905	\$ 37,841,772	\$ 37,968,441	\$ 38,021,997	\$ 40,370,706	\$ 40,273,672
Investment earnings	1,009,368	1,750,706	356,766	1,649,063	770,805	1,331,409	38,620	55,045	3,513,176	2,191,213
Gain on sale of assets	-	-	-	-	215,122	-	-	-	-	-
Transfers	(4,316,622)	(4,680,629)	13,338,381	13,885,747	3,142,238	12,064,620	10,379,677	11,114,425	5,964,433	1,997,910
Total governmental activities general revenues and other changes in net position	28,266,660	28,909,355	49,264,112	52,060,085	42,113,070	51,237,801	48,386,738	49,191,467	49,848,315	44,462,795
Business-type activities:										
Investment earnings	334,521	1,096,090	(129,346)	657,412	118,782	401,121	63,633	193,373	822,611	1,040,711
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Gain on sale of capital assets	-	-	82,871	220,802	122,251	52,237	120,068	113,944	126,006	267,586
Transfers	4,316,622	4,680,629	(13,338,381)	(13,885,747)	(3,142,238)	(12,064,620)	(10,379,677)	(11,114,425)	(5,964,433)	(1,997,910)
Total business-type activities general revenues and other changes in net position	4,651,143	5,776,719	(13,384,856)	(13,007,533)	(2,901,205)	(11,611,262)	(10,195,976)	(10,807,108)	(5,015,816)	(689,613)
Total primary government general revenues and other changes in net assets	32,917,803	34,686,074	35,879,256	39,052,552	39,211,865	39,626,539	38,190,762	38,384,359	38,190,762	43,773,182
Change in net position:										
Governmental activities	5,266,183	(1,099,703)	6,495,704	2,272,973	6,698,982	12,966,176	15,357,426	8,459,770	(12,111,064)	(2,433,225)
Business-type activities	4,045,525	5,347,548	4,479,143	5,967,071	18,308,993	10,924,915	3,688,336	9,360,730	5,642,978	31,835,900
Total primary government change in net position	\$ 9,311,708	\$ 4,247,845	\$ 10,974,847	\$ 8,240,044	\$ 25,007,975	\$ 23,891,091	\$ 19,045,762	\$ 17,820,500	\$ (6,468,086)	\$ 29,402,675

**NOTES**

Effective July 1, 2011, the activities of the Municipal Auditorium are accounted for in the Civic Center Fund.

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

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

**CITY OF ALBANY, GEORGIA**  
**GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE**  
**LAST TEN FISCAL YEARS**  
**(Accrual Basis of Accounting)**

<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 Taxes</u>	<u>Other Taxes</u>	<u>Total</u>
2011	\$ 13,789,210	\$ 8,341,512	\$ 1,407,922	\$ 2,212,040	\$ 4,158,640	\$ 1,512,707	\$ 151,883	\$ 31,573,914
2012	13,932,138	8,874,041	1,445,522	2,318,244	3,645,630	1,421,037	202,666	31,839,278
2013	16,473,385	8,176,320	1,508,950	2,073,111	3,870,670	1,411,557	2,054,972	35,568,965
2014	16,761,694	8,658,079	1,727,832	1,891,363	3,994,353	1,347,638	2,144,316	36,525,275
2015	16,875,088	9,572,282	1,936,155	1,884,155	4,176,385	1,365,006	2,175,834	37,984,905
2016	16,315,586	9,683,370	1,994,981	1,915,178	4,461,781	1,339,383	2,131,493	37,841,772
2017	16,085,219	9,399,871	2,335,898	1,786,847	4,832,976	1,361,278	2,166,352	37,968,441
2018	16,202,550	9,271,522	2,270,461	1,675,797	5,146,339	1,310,153	2,145,175	38,021,997
2019	16,303,721	10,717,485	2,609,321	1,737,194	5,550,079	1,316,709	2,136,197	40,370,706
2020	17,004,970	10,270,780	2,092,826	1,642,295	5,895,190	1,265,596	2,102,015	40,273,672

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

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Fund										
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	-	-	-	-	-	-	-	-	-	-
Nonspendable	2,963,309	752,155	259,934	235,771	239,125	418,534	478,845	137,298	6,589,437	4,757,163
Restricted	-	-	-	38,470	72,016	142,319	37,996	12,599	15,510	13,120
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	703,259	724,897	741,304	755,119	764,879	792,672	817,258	840,253	863,339	888,636
Unassigned	20,112,553	20,869,545	13,568,156	16,461,430	20,403,856	26,046,316	28,922,087	31,482,500	25,037,962	24,842,534
Total General Fund	<u>\$ 23,779,121</u>	<u>\$ 22,346,597</u>	<u>\$ 14,569,394</u>	<u>\$ 17,490,790</u>	<u>\$ 21,479,876</u>	<u>\$ 27,399,841</u>	<u>\$ 30,256,186</u>	<u>\$ 32,472,650</u>	<u>\$ 32,506,248</u>	<u>\$ 30,501,453</u>
All Other Governmental Funds										
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved, reported in:										
Special revenue funds	-	-	-	-	-	-	-	-	-	-
Capital projects funds	-	-	-	-	-	-	-	-	-	-
Nonspendable, reported in:										
Capital projects funds	443,898	1,765,798	1,152,423	666,092	436,596	71,942	-	-	-	-
Prepaid expenses	-	-	-	-	-	-	-	-	200	746
Restricted, reported in:										
Special revenue funds	5,358,579	7,724,921	5,935,517	4,593,080	3,625,897	1,747,032	3,046,206	2,497,042	2,097,986	1,847,721
Capital projects funds	20,461,190	39,451,773	38,693,602	40,803,181	40,811,186	38,543,270	29,074,158	32,621,800	33,183,596	41,360,636
Debt service fund	6,814	-	-	-	-	-	-	-	-	-
Committed, reported in:										
Special revenue funds	182,129	75,241	12,665,396	16,003,179	19,220,954	21,784,820	23,064,621	23,801,400	24,674,308	25,217,258
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
Assigned, reported in:										
Special revenue funds	-	-	-	26,214	-	920,791	-	-	-	-
Capital projects funds	2,295,702	3,653,585	-	-	-	-	-	-	-	-
Unassigned, reported in:										
Special revenue funds	(134,125)	(58,726)	(175,948)	(289,994)	(346,297)	(622,493)	(1,948,552)	(1,975,427)	(2,623,905)	(2,663,182)
Capital projects funds	-	-	-	-	-	-	-	-	-	-
Total all other governmental funds	<u>\$ 28,614,187</u>	<u>\$ 52,612,592</u>	<u>\$ 64,531,060</u>	<u>\$ 68,286,196</u>	<u>\$ 70,404,929</u>	<u>\$ 71,077,158</u>	<u>\$ 71,928,977</u>	<u>\$ 76,576,465</u>	<u>\$ 72,964,737</u>	<u>\$ 81,084,875</u>
Total Governmental Funds	<u>\$ 52,393,308</u>	<u>\$ 74,959,189</u>	<u>\$ 79,100,454</u>	<u>\$ 85,776,986</u>	<u>\$ 91,884,805</u>	<u>\$ 98,476,999</u>	<u>\$ 102,185,163</u>	<u>\$ 109,049,115</u>	<u>\$ 105,470,985</u>	<u>\$ 111,586,328</u>

**NOTES**

GASB 54 was implemented during fiscal year 2011.



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

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Revenues:</b>										
Taxes	\$ 31,573,914	\$ 31,839,278	\$ 35,568,965	\$ 36,525,275	\$ 37,984,905	\$ 37,841,772	\$ 37,968,441	\$ 38,021,996	\$ 40,370,706	\$ 39,562,412
Licenses and permits	2,235,513	2,191,504	857,746	783,927	1,077,712	926,040	848,971	889,910	1,250,806	1,067,313
Intergovernmental	37,074,560	40,104,059	22,879,021	20,363,265	23,637,097	24,600,285	24,648,602	24,100,384	24,279,397	33,758,761
Charges for services	2,922,091	2,713,766	3,664,906	3,263,308	3,134,717	3,032,948	3,325,985	2,372,064	2,766,369	2,726,362
Fines and forfeitures	1,170,763	1,203,831	1,486,133	1,579,801	1,493,362	1,425,005	1,538,831	1,163,545	931,776	708,259
Rental and other fees	-	-	-	-	-	-	-	-	-	-
Interest revenues	1,286,227	1,973,131	462,117	1,895,678	1,012,185	1,523,845	273,965	298,954	3,748,605	2,458,506
Other revenues	2,434,456	2,374,099	1,521,086	1,610,391	1,049,143	1,694,374	1,269,818	3,179,070	3,657,195	3,331,361
<b>Total revenues</b>	<b>78,697,524</b>	<b>82,399,668</b>	<b>66,439,974</b>	<b>66,021,645</b>	<b>69,389,121</b>	<b>71,044,269</b>	<b>69,874,613</b>	<b>70,025,923</b>	<b>77,004,854</b>	<b>83,612,974</b>
<b>Expenditures:</b>										
Current:										
General government	11,160,607	10,485,134	9,341,745	8,894,145	9,986,311	11,160,530	11,696,791	10,627,987	12,186,679	12,564,728
Judicial	1,007,860	1,100,137	1,104,040	1,161,195	1,133,837	1,144,699	1,147,243	1,205,406	1,156,564	1,256,374
Public safety	31,606,457	32,883,304	31,683,702	33,231,203	33,290,879	32,054,789	32,873,477	33,936,567	34,252,123	36,104,995
Public works	8,614,550	8,780,714	8,501,889	7,917,956	5,168,600	4,485,266	5,986,409	6,155,568	5,422,379	5,315,017
Parks and recreation	5,434,481	5,547,493	4,980,249	4,938,351	5,175,991	7,316,238	6,666,921	6,310,929	7,398,550	6,685,307
Community development	7,335,418	8,237,696	5,407,316	5,956,369	6,107,922	5,025,042	6,795,980	6,216,592	6,213,211	5,939,949
Community service	396,531	413,150	383,794	433,840	416,319	379,747	493,093	495,647	494,888	482,403
Nondepartmental	-	-	-	-	-	-	-	-	-	-
Capital outlay	7,831,838	6,082,301	15,132,363	10,466,590	8,539,367	10,057,359	7,726,815	9,352,345	30,532,235	23,205,998
Debt service:										
Principal	6,433,750	905,409	600,000	585,000	4,391,250	5,640,000	5,215,000	580,000	580,000	590,000
Interest and fiscal charges	1,018,321	1,045,416	1,119,453	1,127,246	1,097,687	897,328	764,756	608,804	599,065	561,699
<b>Total expenditures</b>	<b>80,839,813</b>	<b>75,480,754</b>	<b>78,254,551</b>	<b>74,711,895</b>	<b>75,308,163</b>	<b>78,160,998</b>	<b>79,366,485</b>	<b>75,489,845</b>	<b>98,835,694</b>	<b>92,706,470</b>
Excess (deficiency) of revenues over (under) expenditures	(2,142,289)	6,918,914	(11,814,577)	(8,690,250)	(5,919,042)	(7,116,729)	(9,491,872)	(5,463,922)	(21,830,840)	(9,093,496)

(Continued)

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

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Other financing sources (uses)</b>										
Transfers in	\$ 2,840,088	\$ 2,059,524	\$ 32,456,832	\$ 19,936,864	\$ 20,056,046	\$ 24,018,135	\$ 23,912,309	\$ 24,418,484	\$ 27,379,953	\$ 18,448,195
Transfers out	(3,328,467)	(4,707,660)	(16,539,382)	(5,210,378)	(8,484,926)	(10,410,077)	(11,888,876)	(12,168,702)	(14,703,149)	(10,924,418)
Investment fees	-	-	-	-	-	-	(456)	-	5,316,250	7,009,396
Change in fair market value of investments	-	-	-	-	-	-	-	-	-	-
Capital leases	-	-	-	-	-	-	-	-	-	-
Issuance of debt	295,079	17,625,914	-	-	-	-	-	-	-	-
Sale of capital assets	698,447	669,189	38,392	640,296	455,741	100,865	1,177,059	78,092	259,656	675,666
Total other financing sources (uses)	505,147	15,646,967	15,955,842	15,366,782	12,026,861	13,708,923	13,200,036	12,327,874	18,252,710	15,208,839
Net change in fund balances	<u>\$ (1,637,142)</u>	<u>\$ 22,565,881</u>	<u>\$ 4,141,265</u>	<u>\$ 6,676,532</u>	<u>\$ 6,107,819</u>	<u>\$ 6,592,194</u>	<u>\$ 3,708,164</u>	<u>\$ 6,863,952</u>	<u>\$ (3,578,130)</u>	<u>\$ 6,115,343</u>
Debt service as a percentage of noncapital expenditures	10.15%	2.65%	2.25%	2.35%	7.86%	9.13%	8.15%	1.60%	1.21%	1.26%

**NOTES**

The decrease in debt service as a percentage of noncapital expenditures in 2012 is due to final payment on the 2007 Revenue Bonds being paid in 2011.

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

<b>Fiscal Year</b>	<b>Property Tax</b>	<b>Sales Tax</b>	<b>Hotel/Motel Tax</b>	<b>Franchise Tax</b>	<b>Insurance Premium Tax</b>	<b>Alcoholic Beverage Tax</b>	<b>Other Taxes</b>	<b>Total</b>
2011	\$ 13,789,210	\$ 8,341,512	\$ 1,407,922	\$ 2,212,040	\$ 4,158,640	\$ 1,512,707	\$ 151,883	\$ 31,573,914
2012	13,932,138	8,874,041	1,445,522	2,318,244	3,645,630	1,421,037	202,666	31,839,278
2013	16,473,385	8,176,320	1,508,950	2,073,111	3,870,670	1,411,557	2,054,972	35,568,965
2014	16,761,694	8,658,079	1,727,832	1,891,363	3,994,353	1,347,638	2,144,316	36,525,275
2015	16,875,088	9,572,282	1,936,155	1,884,155	4,176,385	1,365,006	2,175,834	37,984,905
2016	16,315,585	9,683,370	1,994,981	1,915,178	4,461,781	1,339,383	2,131,493	37,841,771
2017	16,085,220	9,399,871	2,335,898	1,786,847	4,832,976	1,361,278	2,166,352	37,968,442
2018	16,202,551	9,271,522	2,270,461	1,675,797	5,146,339	1,310,153	2,145,175	38,021,998
2019	16,303,721	10,717,485	2,609,321	1,737,194	5,550,079	1,316,709	2,136,197	40,370,706
2020	16,293,710	10,270,780	2,092,826	1,642,295	5,895,190	1,265,596	2,102,015	39,562,412

**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	
2011	\$ 1,167,412	\$ 3,046,663	\$ 528,971	\$ 1,252,505	\$ 197,853	\$ 1,498,530	\$ 4,022,060	9.16
2012	1,197,135	2,987,528	396,685	1,327,833	106,590	1,487,230	4,063,003	9.16
2013	1,202,887	3,007,218	448,969	1,122,423	133,086	1,518,770	3,796,925	8.66
2014	1,185,778	2,964,445	472,394	1,180,985	133,147	1,525,025	3,812,563	9.99
2015	1,178,638	2,946,595	473,333	1,183,333	133,575	1,518,396	3,795,990	9.99
2016	1,205,452	3,013,630	434,038	1,085,095	114,956	1,524,534	3,811,335	9.85
2017	1,196,942	2,992,355	311,787	779,468	108,671	1,400,058	3,500,145	9.81
2018	1,165,269	2,913,173	331,274	828,185	118,515	1,378,028	3,445,070	9.80
2019	1,153,131	2,882,828	374,461	936,153	261,957	1,265,635	3,164,088	9.80
2020	1,166,845	2,917,113	380,384	950,960	179,495	1,367,734	3,419,335	9.73

**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		
2011	8.660	0.000	8.660	11.894	0.000	11.894	18.445	0.000	18.445	0.25	39.249
2012	8.660	0.000	8.660	11.894	0.000	11.894	18.445	0.000	18.445	0.25	39.249
2013	8.660	0.000	8.660	11.894	0.000	11.894	18.445	0.000	18.445	0.2	39.199
2014	9.990	0.000	9.990	11.894	0.000	11.894	18.445	0.000	18.445	0.15	40.479
2015	9.990	0.000	9.990	11.894	0.000	11.894	18.445	0.000	18.445	0.1	40.429
2016	9.853	0.000	9.853	12.594	0.000	12.594	18.445	0.000	18.445	0.05	40.942
2017	9.808	0.000	9.808	12.577	0.000	12.577	18.445	0.000	18.445	0.00	40.830
2018	9.804	0.000	9.804	15.644	0.000	15.644	18.433	0.000	18.433	0.00	43.881
2019	9.804	0.000	9.804	15.569	0.000	15.569	18.433	0.000	18.433	0.00	43.806
2020	9.729	0.000	9.729	15.569	0.000	15.569	18.323	0.000	18.323	0.00	43.621

**SOURCE**

Dougherty County Tax Department

**NOTE**

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

**CITY OF ALBANY, GEORGIA**

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

<b>By Category</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Accommodations	\$ 183,530	\$ 178,114	\$ 175,258	\$ 150,647	\$ 212,981	\$ 252,666	\$ 254,119	\$ 293,483	\$ 278,598	\$ 309,249
Auto	1,532,920	1,532,212	1,584,304	809,709	405,402	457,114	492,916	497,317	477,652	507,963
Construction	90,776	84,097	81,167	111,938	124,959	124,552	141,705	122,538	195,634	158,844
Food/bars	2,814,970	2,704,550	2,657,049	2,635,805	2,728,280	2,752,437	2,802,077	2,769,641	2,619,736	2,798,393
General Merch	2,588,585	2,686,581	2,885,661	2,813,640	2,706,866	2,908,392	2,683,989	2,682,038	2,661,464	3,881,593
Home Furnishing	1,093,541	945,631	909,372	882,216	905,995	894,054	848,016	974,369	967,545	977,462
Manufacturing	1,396,801	1,515,298	1,267,861	1,291,861	1,109,267	827,389	765,754	807,956	863,709	930,456
Miscellaneous Service	1,140,412	1,188,675	1,109,417	1,142,772	1,502,431	2,382,097	2,363,478	1,337,558	2,368,885	2,417,464
Other Retail	2,238,762	2,478,609	2,428,037	2,496,712	2,536,673	2,341,056	2,352,372	2,364,953	2,443,308	2,667,563
Other Services	344,919	527,492	711,202	484,220	480,088	418,623	489,180	504,120	796,376	920,755
Utility	1,097,536	1,177,576	1,121,740	1,174,936	852,254	347,382	345,023	336,978	348,097	497,312
Wholesale	2,102,658	2,235,969	2,177,739	2,035,087	2,115,907	1,793,744	1,513,759	1,508,541	1,544,592	1,574,090
	<u>\$ 16,625,410</u>	<u>\$ 17,254,804</u>	<u>\$ 17,108,807</u>	<u>\$ 16,029,543</u>	<u>\$ 15,681,103</u>	<u>\$ 15,499,506</u>	<u>\$ 15,052,388</u>	<u>\$ 14,199,492</u>	<u>\$ 15,565,596</u>	<u>\$ 17,641,146</u>

**SOURCE**  
Georgia Department of Revenue, Local Government Services Division

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

Taxpayer	Type of Business	Fiscal Year 2020			Fiscal Year 2011		
		2019 Assessed Valuation	Rank	Percentage of Total Assessed Valuation	2010 Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Mars Confectionary US LLC	Confectioner	\$ 16,483,908	1	1.05	\$ 12,029,907	5	0.76 %
Georgia Power Co	Utility	13,229,554	2	0.84			
Yancey Bros Co	Machinery Retailer	10,259,883	3	0.65			
Strategic Equipment Inc	Equipment Wholesaler	7,743,269	4	0.49			
The Kroger CO	Grocer	7,600,362	5	0.49			
Albany Mall HP LLC	Mall developer	7,600,000	6	0.49	14,439,304	4	0.91
Flint River Albany RE LLC	Warehousing	7,201,080	7	0.46	10,610,094	6	0.67
Princeton Place GR LLC	Real Estate/Leasing/Rental	6,627,640	8	0.42			
Mediacom	Cable distributor	5,943,148	9	0.38			
Phoebe Putney Health System	Hospital/Medical	5,264,543	10	0.34			
MillerCoors (1)	Brewery				57,773,443	1	3.65
BellSouth Communications	Telecommunications				14,809,071	2	0.94
Palmyra Medical Center (2)	Hospital				14,799,705	3	0.94
AllTel	Communications				8,054,174	7	0.51
Lowe's Home Center	Building Supplies/Retailer				6,356,742	9	0.40
Appliance PP2 FX 4 LTD	Apartments				6,933,560	8	0.44
Wal Mart / Sam's Club	Retailer				5,997,729	10	0.38
		<u>\$ 87,953,387</u>		<u>5.61 %</u>	<u>\$ 151,803,729</u>		<u>9.60 %</u>

**SOURCE**

Dougherty County Tax Department

**NOTES**

(1) FY2013 first year under P.I.L.O.T. (payment in lieu of taxes)

(2) FY2013 became tax-exempt

2011 from City of Albany Comprehensive Annual Financial Report for the fiscal year ended June 30, 2011.

**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
2011	\$ 12,388	\$ 12,168	98.22 %	\$ 186	\$ 12,353	99.72 %
2012	12,428	12,131	97.61	266	12,396	99.75
2013	13,758	13,494	98.08	233	13,727	99.77
2014	13,745	13,480	98.07	221	13,701	99.68
2015	13,834	13,496	97.56	292	13,788	99.67
2016	13,741	13,520	98.39	138	13,658	99.40
2017	13,741	13,520	98.39	122	13,642	99.28
2018	13,740	13,463	97.98	408	13,463	97.98
2019	13,783	13,231	96.00	-	13,231	96.00
2020	13,731	13,148	95.75	-	13,148	95.75

**SOURCE**  
Dougherty County Tax Department



**CITY OF ALBANY, GEORGIA**  
**RATIO OF OUTSTANDING DEBT BY TYPE**  
**LAST TEN FISCAL YEARS**

Fiscal Year	Governmental Activities			Business-Type Activities				Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Certificates of Participation	Notes Payable	Revenue Bonds	Notes Payable	Capital Leases	Intergovernmental Agreement			
2011	\$ 605,409	\$ 10,000,000	\$ 4,325,000	\$ 34,145,000	\$ -	\$ -	\$ -	\$ 49,075,409	3.48%	633.77
2012	16,585,000	10,000,000	3,981,250	28,575,000	-	-	1,017,111	60,158,361	3.54%	776.90
2013	16,310,000	10,000,000	3,656,250	26,315,000	-	1,682,591	299,150	58,262,991	3.89%	752.45
2014	16,578,912	10,000,000	3,331,250	35,332,348	-	412,137	-	65,654,647	4.24%	861.78
2015	12,276,044	10,000,000	3,000,000	26,880,135	-	-	-	52,156,179	3.18%	688.36
2016	7,119,973	10,000,000	2,325,000	22,401,656	1,412,533	-	-	43,259,162	2.55%	578.00
2017	2,110,000	10,000,000	2,025,000	17,747,464	1,659,427	-	-	33,541,891	2.01%	454.49
2018	1,830,000	10,000,000	1,725,000	12,932,680	1,584,156	-	-	28,071,836	1.69%	383.61
2019	1,550,000	10,000,000	6,741,250	8,263,203	1,507,824	18,300,000	-	46,362,277	2.78%	616.12
2020	1,260,000	10,000,000	13,450,646	4,480,000	1,430,417	15,680,000	-	46,301,063	2.77%	641.91

**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>
2011	\$ 605,409	\$ 6,814	\$ 598,595	0.01	8
2012	16,585,000	6,814	16,578,186	0.41	214
2013	16,310,000	-	16,310,000	0.43	211
2014	16,578,912	-	16,578,912	0.43	218
2015	12,276,044	-	12,276,044	0.32	162
2016	7,119,973	-	7,119,973	0.19	95
2017	2,110,000	-	2,110,000	0.06	29
2018	1,830,000	-	1,830,000	0.05	25
2019	1,550,000	-	1,550,000	0.05	21
2020	1,260,000	-	1,260,000	0.04	17

**NOTES**

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

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

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

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

**CITY OF ALBANY, GEORGIA**

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT  
JUNE 30, 2020**

<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	\$ 24,710,646	100 %	\$ 24,710,645
Overlapping, Dougherty County Board of Education	27,300,000	82 %	22,386,000
	<u>\$ 52,010,646</u>		<u>\$ 47,096,645</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									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>LEGAL DEBT MARGIN</b>										
Debt limit	\$ 169,638	\$ 159,382	\$ 165,186	\$ 159,382	\$ 165,186	\$ 165,817	\$ 163,949	\$ 149,654	\$ 152,759	\$ 154,723
Total net debt applicable to limit	598	16,585	16,310	16,579	12,276	7,120	7,120	1,830	1,550	1,260
Legal debt margin	<u>\$ 169,040</u>	<u>\$ 142,797</u>	<u>\$ 148,876</u>	<u>\$ 142,803</u>	<u>\$ 152,910</u>	<u>\$ 158,697</u>	<u>\$ 156,829</u>	<u>\$ 147,824</u>	<u>\$ 151,209</u>	<u>\$ 153,463</u>
Total net debt applicable to the limit as a percentage of debt limit	<u>0.35%</u>	<u>10.41%</u>	<u>9.87%</u>	<u>10.40%</u>	<u>7.43%</u>	<u>4.29%</u>	<u>4.34%</u>	<u>1.22%</u>	<u>1.01%</u>	<u>0.81%</u>
<b>LEGAL DEBT MARGIN CALCULATION</b>										
Assessed value	\$ 1,498,530	\$ 1,487,230	\$ 1,518,770	\$ 1,525,025	\$ 1,518,396	\$ 1,524,534	\$ 1,400,058	\$ 1,378,028	\$ 1,265,635	\$ 1,367,734
Add back exempt property	197,853	106,590	133,086	133,147	133,575	114,956	108,671	118,515	261,957	179,495
Total assessed value	<u>1,696,383</u>	<u>1,593,820</u>	<u>1,651,856</u>	<u>1,658,172</u>	<u>1,651,971</u>	<u>1,639,490</u>	<u>1,508,729</u>	<u>1,496,543</u>	<u>1,527,592</u>	<u>1,547,229</u>
Debt limit (10% of total assessed value)	169,638	159,382	165,186	165,817	165,197	163,949	150,873	149,654	152,759	154,723
Debt applicable to limit										
General obligation bonds	605	16,585	16,310	16,579	12,276	7,120	2,110	1,830	1,550	1,260
Less amount set aside for repayment of general obligation debt	(7)	-	-	-	-	-	-	-	-	-
Total net debt applicable to limit	<u>598</u>	<u>16,585</u>	<u>16,310</u>	<u>16,579</u>	<u>12,276</u>	<u>7,120</u>	<u>2,110</u>	<u>1,830</u>	<u>1,550</u>	<u>1,260</u>
Legal debt margin	<u>\$ 169,040</u>	<u>\$ 142,797</u>	<u>\$ 148,876</u>	<u>\$ 149,238</u>	<u>\$ 152,921</u>	<u>\$ 156,829</u>	<u>\$ 148,763</u>	<u>\$ 147,824</u>	<u>\$ 151,209</u>	<u>\$ 153,463</u>

**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**  
**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>
2011	77,434	\$ 1,409,531	\$ 18,203 (1)	31.4	12	15,628	10.8
2012	77,434	1,701,380	21,972 (1)	31.5	12.0	15,765	10.1
2013	77,431	1,499,606	19,367 (1)	31.4	12.6	15,676	10.2
2014	76,185	1,550,060	20,346 (1)	31.1	12.8	15,439	8.4
2015	75,769	1,641,384	21,663 (1)	31.4	12.8	15,157	7.8
2016	74,843	1,694,071	22,635 (1)	31.4	12.7	15,001	6.5
2017	73,801	1,670,486	22,635 (1)	31.4	12.7	14,818	6.1
2018	73,179	1,656,407	22,635 (1)	33.9	12.7	14,479	5.1
2019	75,249	1,669,926	22,192 (1)	35.6	12.8	14,078	4.6
2020	72,130	1,669,016	23,139 (1)	35.6	12.8	13,776	5.5

**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 2020</u>			<u>Fiscal Year 2011</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	2,983	1	4.83 %			0.00 %
Dougherty County + Dougherty County School System (DCSS)	2,885	2	4.67	669	6	1.09
Phoebe Putney Health System	1,850	3	2.99	3,804	1	6.23
Proctor and Gamble	1,600	4	2.59	1,394	4	2.28
City of Albany	1,166	5	1.89	1,387	5	2.27
MolsonCoors (Previously named MillerCoors)	586	6	0.95	650	7	1.06
Albany State University & Darton College	550	7	0.89	550	8	0.90
Metro Power	512	8	0.83			
Aspire Behavioral Health	400	9	0.65			
Coats & Clark	300	10	0.49			
Dougherty County Board of Education / School System				2,934	3	4.80
USMC Logistic Base (Civilian)				3,081	2	5.04
Teleperformance USA (Formerly CallTech Communications)				474	9	0.78
Palmyra Medical Center				454	10	0.74
Totals	<u>12,832</u>		<u>20.76 %</u>	<u>15,397</u>		<u>25.20 %</u>
Average number of employees (2)	<u>61,800</u>			<u>61,100</u>		

**SOURCES**

- (1) Albany Chamber of Commerce / Economic Development Commission
- (2) Bureau of Labor Statistics
- (3) 2011 from City of Albany Comprehensive Annual Financial Report for the fiscal year ended June 30, 2011

**CITY OF ALBANY, GEORGIA**

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

	Fiscal Year Ended June 30,									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General government	154	147	147	136	141	165	165	161	157	161
Judicial	12	12	12	12	14	17	17	17	18	17
Public safety	470	479	479	478	480	463	463	463	468	475
Public works	45	45	45	49	80	63	60	60	60	55
Parks and recreation	63	63	63	55	55	52	52	51	49	31
Community development	12	12	12	15	13	12	12	12	14	13
Sanitary sewer	61	60	60	68	61	61	61	61	61	61
Solid waste	49	49	49	45	43	34	34	34	34	34
Airport	17	17	17	15	15	11	11	16	16	16
Transit	30	30	30	32	33	32	32	36	36	36
Civic Center	17	16	16	16	16	13	13	13	-	-
Auditorium	-	-	-	-	-	-	-	-	-	-
Albany Utility Board	295	295	286	251	233	252	252	256	255	269
	<u>1,225</u>	<u>1,225</u>	<u>1,216</u>	<u>1,172</u>	<u>1,184</u>	<u>1,175</u>	<u>1,172</u>	<u>1,180</u>	<u>1,168</u>	<u>1,168</u>

**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,									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Sanitary sewer										
Average daily treatment (thousands of gallons)	14,675	14,128	15,799	17,476	16,305	17,300	13,856	13,856	15,884	17,712
Airport										
Daily flights	3	3	3	3	3	3	3	3	3	2
Enplaned passengers	35,218	35,770	34,665	32,305	34,977	35,066	37,757	40,112	41,747	30,212
Deplaned passengers	33,805	34,617	33,682	31,888	34,018	34,040	36,983	39,364	40,919	29,550
Based aircraft	35	32	30	29	30	32	34	34	32	31
Police										
Citations issued	N/A	N/A	10,564	10,827	12,365	18,399	18,969	12,571	11,657	9,974
DUI citations issued	N/A	N/A	138	37	74	119	213	128	108	124
Warnings issued	N/A	N/A	2,974	3,121	4,139	10,222	10,376	5,916	8,025	5,659
Crime statistics:										
Aggravated assault	459	476	532	536	603	555	466	669	653	451
Auto theft	225	240	188	193	168	156	147	187	297	326
Murder	15	7	7	6	13	13	20	17	13	12
Rape	36	28	27	26	28	30	24	28	39	26
Robbery	168	205	193	186	167	207	113	137	140	167
Burglary	1,382	1,382	1,252	1,391	1,121	1,070	864	796	771	703
Theft	3,002	3,360	3,328	3,005	2,706	2,558	2,090	3,011	2,550	1,842
Fire										
Incident responses	4,017	3,673	3,465	3,392	3,529	3,834	4,704	3,871	5,117	4,574
Public Safety Education										
Events	228	205	553	161	207	226	191	186	291	167
Persons contacted	18,632	37,103	42,019	20,138	20,960	26,400	22,318	16,241	24,054	15,518

**SOURCE**  
Various City departments.



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

Function	Fiscal Year Ended June 30,									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Public Safety										
Police										
Fleet size	171	171	165	219	211	222	222	247	269	214
Fire stations	11	11	11	11	11	11	11	11	11	11
Public Works										
Miles of streets	559	559	597	597	575	571	571	571	433	433
Number of street lights	11,247	11,279	11,285	11,285	11,285	11,295	11,295	11,432	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	1	1	2	2	2	2	2
Tennis courts	7	7	7	7	7	7	7	7	7	7
Sewerage System										
Miles of sanitary sewer	350	350	350	351	351	351	351	351	351	351
Miles of storm sewer	400	400	400	400	400	400	400	400	400	400
Number of treatment plants	1	1	1	1	1	1	1	1	1	1

**SOURCE**

Various City departments.

**NOTE**

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

**SINGLE AUDIT SECTION**

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

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Albany, Georgia (the "City") as of and for the fiscal year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City of Albany, Georgia's basic financial statements and have issued our report thereon dated December 29, 2020.

**Internal Control Over Financial Reporting**

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

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

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

#### **Compliance and Other Matters**

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

#### **Purpose of this Report**

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

*Mauldin & Jenkins, LLC*

Albany, Georgia  
December 29, 2020



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

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

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

We have audited the City of Albany, Georgia's (the "City") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City of Albany, Georgia's major federal programs for the fiscal year ended June 30, 2020. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

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

***Auditor's Responsibility***

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

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

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

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the fiscal year ended June 30, 2020.

**Report on Internal Control Over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above.

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

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

---

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

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

*Mauldin & Jenkins, LLC*

Albany, Georgia  
December 29, 2020

# CITY OF ALBANY, GEORGIA

## SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

Federal Grantor/ Pass-Through Program Title	Federal CFDA Number	Agency or Pass-through Grantor's Number	Federal Expenditures	Passed-Through to Subrecipients
<b>U.S. Department of Transportation</b>				
<b>Passed through State of Georgia</b>				
Federal Transit-Urbanized Area Formula Program - Capital	20.507	T006038	\$ 86,230	\$ -
Federal Transit-Urbanized Area Formula Program - Capital	20.507	T006098	1,414,036	-
Federal Transit-Urbanized Area Formula Program - Capital	20.507	T006110	518,969	-
Federal Transit-Urbanized Area Formula Program - Capital	20.507	T006869	2,921,564	-
Federal Transit-Urbanized Area Formula Program - Operating	20.509	T006110	648,244	-
COVID-19 - Federal Transit-Urbanized Area Formula Program - Operating	20.509	T006110 *CAF	977,489	-
Total Federal Transit Cluster			6,566,532	-
Highway Planning and Construction Cluster	20.205	16548-PLN	64,128	-
Highway Planning and Construction Cluster	20.205	16086-PLN	90,517	-
Metropolitan Transportation Planning and State and Non-Metropolitan Planning and Research	20.505	GA-2017-035-01	85,924	-
Total U.S. Department of Transportation			6,807,101	-
<b>Federal Aviation Administration</b>				
<b>Direct Awards</b>				
Airport Improvement Program	20.106	3-13-0002-045-2016	16,659	-
Airport Improvement Program	20.106	3-13-0002-046-2017	920,978	-
Airport Improvement Program	20.106	3-13-0002-048-2018	4,911,492	-
Airport Improvement Program	20.106	3-13-0002-049-2019	2,373,407	-
Airport Improvement Program	20.106	3-13-0002-051-2020 *CAF	1,551,351	-
Total Federal Aviation Administration			9,773,887	-

(Continued)



**CITY OF ALBANY, GEORGIA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

<u>Federal Grantor/ Pass-Through Program Title</u>	<u>Federal CFDA Number</u>	<u>Agency or Pass-through Grantor's Number</u>	<u>Federal Expenditures</u>	<u>Passed-Through to Subrecipients</u>
<b>U.S. Department of Housing and Urban Development</b>				
<b>Direct Awards</b>				
Community Development Block Grants/Entitlement Grants	14.218	B-19-MC-13-0001	\$ 364,706	\$ 73,438
Community Development Block Grants/Entitlement Grants	14.218	B-18-MC-13-0001	27,837	-
Total CDBG - Entitlement Grants Cluster			<u>392,543</u>	<u>73,438</u>
HUD-Home Partnership Investment Title II Program	14.239	M-14-MC-13-0205	304	-
HUD-Home Partnership Investment Title II Program	14.239	M-15-MC-13-0205	5,492	-
HUD-Home Partnership Investment Title II Program	14.239	M-16-MC-13-0205	838	-
HUD-Home Partnership Investment Title II Program	14.239	M-17-MC-13-0205	19,471	-
HUD-Home Partnership Investment Title II Program	14.239	M-18-MC-13-0205	118,270	-
HUD-Home Partnership Investment Title II Program	14.239	M-19-MC-13-0205	94,335	60,000
Total HUD-Home Partnership Investment Title II Program			<u>238,710</u>	<u>60,000</u>
HUD- Housing Counseling Assistance Program	14.169	HC12-0421-068	<u>17,371</u>	-
<b>Passed-Through State of Georgia</b>				
Supportive Housing Program	14.235	2019 ER 19C016	22,934	-
Supportive Housing Program	14.235	2018 18E ER 18C088	5,601	-
Total Supportive Housing Program			<u>28,535</u>	-
Total U.S. Department of Housing and Urban Development			<u>677,159</u>	<u>133,438</u>
<b>U.S. Environmental Protection Agency</b>				
<b>Passed-Through Georgia Environmental Finance Authority</b>				
Capitalization Grant for Clean Water State Revolving Fund	66.458	CW2016015	<u>6,390,204</u>	-

**(Continued)**

# CITY OF ALBANY, GEORGIA

## SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

Federal Grantor/ Pass-Through Program Title	Federal CFDA Number	Agency or Pass-through Grantor's Number	Federal Expenditures	Passed-Through to Subrecipients
<b>U.S. Department of Justice</b>				
<b>Direct Awards</b>				
Bullet Proof Vest Partnership Program	16.607	2003-BU-BX-6439	\$ 7,758	\$ -
2016 Justice Assistance Grant	16.738	2016-DJ-BX-1043	8,628	-
2017 Justice Assistance Grant	16.738	2017-DJ-BX-0403	6,511	-
2018 Justice Assistance Grant	16.738	2018-DJ-BX-0882	40,169	-
Project Safe Neighborhood Program	16.609	M18-8-001	10,550	-
Total U.S. Department of Justice			73,616	-
<b>U.S. Department of Commerce</b>				
<b>Passed-Through State of Georgia</b>				
Economic Development Cluster - Economic Adjustment Assistance	11.307	N/A	740,155	-
Total U.S. Department of Commerce			740,155	-
<b>U.S. Department of Homeland Security</b>				
<b>Direct Awards</b>				
Disaster Grants - Public Assistance	97.036	N/A	6,864,554	-
2018 GEMA Bomb Dog Grant	97.067	EMW-2018-SS-00067-S01	2,388	-
2019 GEMA Bomb Dog Grant	97.067	SH019-057	893	-
Total U.S. Department of Homeland Security			6,867,835	-
<b>U.S. Environmental Protection Agency</b>				
<b>Direct Awards</b>				
Brow nsfield Assessment Clean-up Program	66.818	ATLBF EPA	\$ 97,552	\$ -
<b>Total Expenditures of Federal Awards</b>			\$ 31,427,509	\$ 133,438

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, 2020

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

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

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

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

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

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

The City chose not to use the 10% de minimis cost rate for the year ended June 30, 2020.

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

The City previously used funds available under the EDA Program (Federal CFDA #11.307) to provide low-interest loans to eligible persons. Principal payments received are used to make additional loans as part of the revolving loan program. Disbursements of such loans are included as expenditures in the accompanying schedule of expenditures of federal awards in the year of disbursement. The outstanding balance of revolving loans under the EDA Program at June 30, 2020, was \$388,555.

# CITY OF ALBANY, GEORGIA

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

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### SECTION I SUMMARY OF AUDITOR'S RESULTS

#### Financial Statements

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

Unmodified

Internal control over financial reporting:  
Material weaknesses identified?

Yes  No

Significant deficiencies identified?

Yes  None Reported

Noncompliance material to financial statements noted?

Yes  No

#### Federal Awards

Internal control over major programs:  
Material weaknesses identified?

Yes  No

Significant deficiencies identified?

Yes  None Reported

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

Unmodified

**CITY OF ALBANY, GEORGIA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

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

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

Yes  No

Identification of major program:

CFDA Number  
97.036

Name of Federal Program or Cluster  
Disaster Grants – Public Assistance

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

\$942,825

Auditee qualified as low-risk auditee?

Yes  No

**CITY OF ALBANY, GEORGIA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

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

None reported

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

None reported

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