

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**FOR THE YEAR ENDED JUNE 30, 2022**

**Prepared by:**  
**City of Peachtree Corners Finance Department**

## **INTRODUCTORY SECTION**

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# CITY OF PEACHTREE CORNERS, GEORGIA

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

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### TABLE OF CONTENTS

	<u>Page Number</u>
<b>INTRODUCTORY SECTION</b>	
Table of Contents .....	i and ii
Letter of Transmittal .....	iii-x
Certificate of Achievement for Excellence in Financial Reporting .....	xi
Principal Officials .....	xii
Organizational Chart .....	xiii
<b>FINANCIAL SECTION</b>	
Independent Auditor's Report.....	1-4
Management's Discussion and Analysis .....	5-16
<b>Basic Financial Statements:</b>	
<b>Government-wide Financial Statements</b>	
Statement of Net Position.....	17
Statement of Activities.....	18
<b>Fund Financial Statements</b>	
Balance Sheet – Governmental Funds.....	19
Statement of Revenues, Expenditures, and Changes in Funds	
Balances – Governmental Funds .....	20
Reconciliation of the Statement of Revenues, Expenditures, and Changes in	
Fund Balances of Governmental Funds to the Statement of Activities .....	21
Statement of Net Position – Proprietary Fund .....	22
Statement of Revenues, Expenses, and Changes in Net	
Position – Proprietary Fund .....	23
Statement of Cash Flows – Proprietary Fund .....	24
Notes to Financial Statements .....	25-46
<b>Required Supplementary Information:</b>	
<b>General Fund – Schedule of Revenues, Expenditures, and Changes in</b>	
Fund Balances – Budget and Actual (GAAP Basis) .....	47
<b>American Rescue Plan Act Fund – Schedule of Revenues, Expenditures, and Changes in</b>	
Fund Balances – Budget and Actual (GAAP Basis) .....	48
<b>Supplementary Information:</b>	
Combining Balance Sheet – Nonmajor Governmental Funds .....	49
Combining Statement of Revenues, Expenditures, and Changes in	
Fund Balances – Nonmajor Governmental Funds.....	50
Schedule of Expenditures of Special Purpose Local Option Sales Tax.....	51

# CITY OF PEACHTREE CORNERS, GEORGIA

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

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### TABLE OF CONTENTS

	<u>Page Number</u>
<b>STATISTICAL SECTION</b>	
Net Position by Component .....	52
Changes in Net Position .....	53
Fund Balances of Governmental Funds .....	54
Changes in Fund Balances of Governmental Funds .....	55
Assessed Value and Estimated Actual Value of Taxable Property .....	56
Principal Franchise Taxpayers .....	57
Franchise Tax Rates .....	58
Ratios of Outstanding Debt by Type .....	59
Direct and Overlapping Governmental Activities Debt .....	60
Legal Debt Margin Information .....	61
Demographic and Economic Statistics .....	62
Principal Employers .....	63
Full-time Equivalent City Government Employees by Function .....	64
Operating Indicators by Function .....	65
Capital Asset Statistics by Function .....	66
<b>COMPLIANCE SECTION</b>	
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 <i>Government Auditing Standards</i> .....	67 and 68
Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control Over Compliance Required by the Uniform Guidance .....	69-71
Schedule of Expenditures of Federal Awards .....	72
Note to Schedule of Expenditures of Federal Awards .....	73
Schedule of Findings and Questioned Costs .....	74 and 75
Schedule of Prior Year Findings .....	76



December 1, 2022

Honorable Mike Mason, Mayor,  
Members of the City Council, and  
Citizens of Peachtree Corners, Georgia

Ladies and Gentlemen:

Enclosed, please find the Annual Comprehensive Financial Report of the City of Peachtree Corners, Georgia, for the fiscal year ended June 30, 2022. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with City management. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and accounts of the City of Peachtree Corners. The report has been prepared in accordance with generally accepted accounting principles. All disclosures necessary to enable an interested reader to gain an understanding of the government's financial activities have been included.

The City's financial statements have been audited by Mauldin & Jenkins, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Peachtree Corners for the fiscal year ended June 30, 2022 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Peachtree Corners' financial statements for the fiscal year ended June 30, 2022 are fairly presented in conformity with Generally Accepted Accounting Principles (GAAP). The independent auditor's report is presented as the first component of the financial section of the report.

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

## **PROFILE OF THE GOVERNMENT**

Peachtree Corners was incorporated in July of 2012 and celebrated its tenth anniversary this year. Positioned in the metro area, Peachtree Corners is a demographically diverse community and covers a 17-square mile area in southwest Gwinnett County, Georgia. Peachtree Corners is the twenty-second largest City in the State of Georgia and serves a population of 42,243 (2020 U.S. Census). The City's daytime population increases to more than 55,000 due to the concentration of major corporations and businesses located within the City, including Convergent Outsourcing, Carmax, Siemens Industry, and Hapag-Lloyd. Seven miles of the Chattahoochee River flow along the western border of Peachtree Corners, creating a unique recreational opportunity within a metropolitan setting.



Policymaking and legislative authority of the government is vested in the Mayor and a six-member City Council, who are elected for four-year terms. Three Council members are elected by district, and the Mayor and three council members are elected at-large by popular vote. The Mayor and council members serve until their successors are qualified and certified. Terms of office begin after the certification of the election and swearing into office. Elections are held every two years.

The City operates under a council/manager form of government, where the Council is the legislative authority and the Mayor possess all the executive powers granted to the government under the constitution and laws of the State of Georgia and the City of Peachtree Corners charter. The City Manager maintains all the administrative powers granted to the government under the constitution and laws of the State of Georgia and the City's charter. The City is empowered to levy a property tax on both real and personal property located within its boundaries and is qualified to levy all other taxes granted to municipalities within the State of Georgia.

Deploying a non-traditional approach to government services, the City operates through public-private partnerships. The City provides a full range of services including police and fire protection, the construction and maintenance of highways, streets, and other infrastructure, community development, and recreational and cultural activities. All services outside the City Manager's executive staff are outsourced or provided through an intergovernmental agreement with another government entity. Sanitation services are also outsourced through a contract. Water and sewer services are delivered to residential and commercial properties by Gwinnett County. The annual budget serves as the foundation for the City's financial plan and assists in the control of the financial stability and health of the government. The Mayor and Council are required to adopt a final budget no later than the close of the fiscal year. The budget is prepared by fund, function, and department. Since Fiscal Year 2013, the budgeting process included performance management initiatives. Amounts in this budget may be re-allocated within departments by approval of the City Manager if the total budgeted amounts do not exceed the approved appropriations by department.

## **LOCAL ECONOMY**

The City continues to experience steady expansion and economic development in 2022 with several new residential and commercial development projects being started or announced. In August 2021, Intuitive, a global technology leader in minimally invasive care and the pioneer of robotic-assisted surgery, announced a \$500 million expansion at its current Peachtree Corners campus that will add approximately 1,200 new jobs in Peachtree Corners with an average salary of \$130,000.

Primarily due to healthy franchise fees, occupation tax fees, and building permits, the City exceeded the \$21.0 million in revenues appropriated in the FY 2022 Amended Budget. The City's total taxes collected outpaced the 2021 collections and permitting revenues were the second highest they have been in the City's history. In addition, the City awarded \$3.1 million worth of grants to over 60 businesses and 9 nonprofit organizations to help mitigate the negative impacts related to COVID-19.



Peachtree Corners is one of the best places in the country to do business. The City embodies an urban energy and relaxed lifestyle. The City is home to a burgeoning dining scene and has created a nighttime scene with the construction of a Town Center. One can also choose to expend energy paddle boarding on the river or enjoying one of the City's many parks and green spaces. Peachtree Corners is located on the second busiest highway in Gwinnett County, a county with over nine hundred thousand residents.

The City's commercial properties comprise more than 36 percent of the total land usage, ensuring a strong economic environment for the government. In addition to the companies listed previously, Peachtree Corners is also home to Crawford & Company, Fleetcor Technologies, T-Mobile, and Soliant.

According to the 2020 US Census estimates, there were 17,805 housing units within Peachtree Corners, with 52% recorded as home ownership and 48% recorded as tenant occupied. The median value of owner-occupied housing was \$360,100. The average household size was 2.55 people with a median household income of \$65,328.

## **LONG TERM FINANCIAL PLANNING**

As detailed within the following financial statements, the City's policy is to maintain a minimum General Fund balance reserve of 25% of operating expenditures. Excess fund balances over reserve requirements will be used in subsequent periods for pay-as-you-go capital projects and one-time non-recurring expenditures.

The City maintains a five-year capital improvement plan whereby capital needs are identified several years before funding and implementation to allow for adequate time for planning. The City uses the portion of a countywide, one-cent Special Purpose Local Option Sales Tax (SPLOST) we receive from the County, to fund the Capital Improvement Plan (CIP). The current five-year CIP identified over \$55.1 million in future transportation projects with \$14.4 million being budgeted in FY 2023.

To facilitate the provision of City services, the government is committed to a consistent fee structure for business taxes and permitting. The City's operating millage rate of 1 mill is statutorily set. The City has not assessed the millage rate for the last nine years and relies on franchise taxes, business taxes, and permitting fees to fund City services.

The City is expected to continue developing as an economic hub and preferred location for business and residential investment. Through planned growth consistent with existing zoning, the governing body approved several distinctive commercial and capital improvement developments during Fiscal Year 2022.

## MAJOR INITIATIVES FOR THE YEAR

### Curiosity Lab at Peachtree Corners

In 2019, the City created a 1.5-mile intelligent mobility corridor in Technology Park, running from Spalding Drive to Peachtree Parkway, as an economic development initiative. Curiosity Lab is an integral part of the City's economic development strategy and has already been a factor in recruiting 2 global headquarters, bringing over 400 jobs and filling over 100,000 square feet of empty office space. The City included \$500,000 in the 2022 capital budget to make additional improvements to the autonomous vehicle test track and to finish a garage where autonomous vehicles can be maintained and stored.



*Autonomous Vehicle Test Track at Curiosity Lab at Peachtree Corners*

## Construction of Trail System

The City continued to make progress towards completing our master planned trail system, the Corners Connector. The FY 2022 amended budget included \$3.0 million for construction of two segments: Town Center and Riverlands. The Town Center segment will connect Peachtree Parkway and Peachtree Corners Circle and provide a pedestrian link from both roadways to our Town Green. The Riverlands segment will be approximately 1.5 miles in length and will provide a 10'-12' multi-use trail on E. Jones Bridge Rd. from Peachtree Pkwy to Jones Bridge Park. Upon completion, Corners Connector will have over 12 miles of trails throughout the City.



*Trailhead for the Technology Park Trail segment of Corners Connector.*

## Infrastructure Enhancements

The City Council has been persistent in its focus on providing the resources and support to address our infrastructure needs from paving and sidewalks to the addition of stormwater. The FY 2022 amended budget continued the progress on the capital paving plan along with significant investments into sidewalk improvements and continued the implementation of the stormwater capital improvement plan. The FY 2022 amended budget included \$2.5 million for paving of city roads, \$1 million for improvements and maintenance to the stormwater drainage system, and \$1.3 million in new sidewalks and streetlights. The City Council also included \$1.6 million for various traffic improvement projects.



*Design of intersection improvement at Medlock Bridge Rd and Bush Rd*



## **INITIATIVES FOR FUTURE YEARS**

### **Expansion of Trail System**

The City is continuing to expand the Corners Connector trail system. The FY 2023 capital budget includes \$1.5 million to complete two new segments of the trail: Corners Connector at Town Center and Riverlands. An additional \$500,000 was included for the planning and engineering for future segments of the system: Burdell Branch, Crooked Creek Trail, Tech Park Lake II, and Engineering Trail.

### **Public Works**

As in previous years, Mayor and Council have focused on addressing the City's infrastructure needs from paving to sidewalks to stormwater improvements. The FY 2023 capital budget includes \$8.8 million for infrastructure improvements to roads, bridges, sidewalks, intersections, gateway improvements and traffic management. There is also \$1.0 million allocated for the maintenance and improvement of the City's stormwater drainage system.

### **Curiosity Lab at Peachtree Corners**

The FY 2023 capital budget includes \$1.5 million to construct Curiosity Corner, a multi-modal hub for e-bikes, e-scooters, and autonomous shuttles. Curiosity Corner will also include an electric vehicle charging hub with both Level 2 and Direct Current Fast Charge (DCFC) stations. The project will also add greenspace for Atlanta Technology Park employees and residents to enjoy. The City received \$500,000 from a federal grant to offset some of the costs.

## **FINANCIAL POLICIES**

The City has adopted a comprehensive set of financial policies that establish the framework for the administration of the City's finances. Some of the areas addressed include, but are not limited to, fund balances, debt management, cash and investment management, purchasing, and accounting practices.

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

**Budgetary Controls** - The City maintains budgetary controls to ensure compliance with legal provisions of the annual appropriated budget approved by the City Council. Activities of the general fund are included in the annual appropriated budget. A project length budget is adopted for capital project funds. The official level of City budget control, the level on which expenditures may not legally exceed appropriations, for each legally adopted annual operating budget is the



department level within each fund. Administrative transfers of appropriations within a department may be authorized by the City Manager to meet unforeseen needs if the total budgeted amounts do not exceed these appropriations by department. The City's budget procedures, together with such procedures for discretely presented component units, are more fully explained in the accompanying notes to the financial statements.

## OTHER INFORMATION

**Awards and Achievements** – The Government Finance Officers' Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Peachtree Corners for its annual comprehensive financial report for the fiscal year ended June 30, 2021. This was the fourth consecutive year the City received the award and shows its commitment to financial integrity and transparency. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

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

Respectfully submitted,

Brian Johnson  
City Manager

Cory Salley  
Finance Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Peachtree Corners  
Georgia**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2021

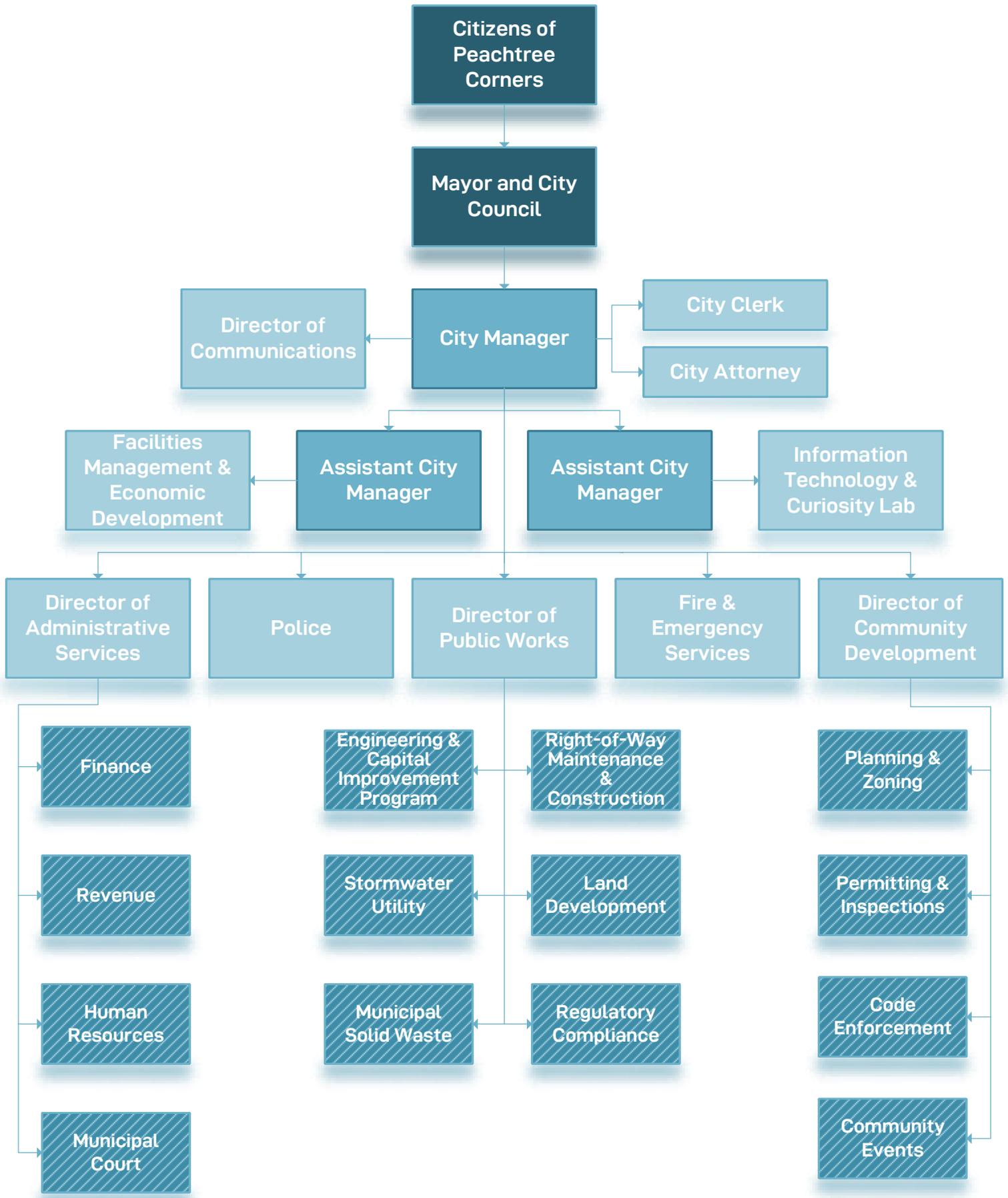
*Christopher P. Morill*

Executive Director/CEO

**CITY OF PEACHTREE CORNERS, GEORGIA  
PRINCIPAL OFFICIALS  
JUNE 30, 2022**

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Mike Mason	Mayor
Phil Sadd	Post 1
Eric Christ	Post 2
Alex Wright	Post 3
Joe Sawyer	Post 4
Lorri Christopher	Post 5
Weare Gratwick	Post 6



## **FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

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

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Peachtree Corners, Georgia** (the "City"), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Peachtree Corners, Georgia as of June 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Emphasis of Matter***

As described in Note 15 to the financial statements, as of July 1, 2021, the City adopted new accounting guidance, GASB Statement No. 87, Leases. Our opinions are not modified with respect to this matter.

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

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

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

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

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

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

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

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

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**Required Supplementary Information**

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

**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements, the schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and the schedule of expenditures of special purpose local option sales tax, as required by the Official Code of Georgia 48-8-121, as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, the schedule of expenditures of federal awards, and the schedule of expenditures of special purpose local option sales tax are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Information**

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

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated December 1, 2022, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
December 1, 2022

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

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As management of the City of Peachtree Corners (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2022. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

**Financial Highlights**

- The assets of the City exceeded its liabilities at the close of the fiscal year by \$104.4 million (total net position), which represents an increase of \$14.0 million from the prior year. Of the total net position, \$22.2 million (unrestricted net position) is available to meet the ongoing obligations of the government.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$28.6 million. This represents an increase of \$7.8 million compared to prior year, primarily due to increased revenues received from the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF).
- Total governmental fund revenues were \$34.1 million, an increase of \$6.2 million from the prior year mainly due to the receipt of funding from CSLFRF.
- Total governmental fund expenditures were \$27.8 million, a decrease of \$8.5 million over the prior year. In FY2021, land held for resale in the Downtown Development Authority was transferred to capital assets within governmental activities causing higher than normal expenditures.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**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 the City's assets and liabilities with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the 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 only result in cash flows in future fiscal years (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements report City functions that are principally supported by taxes (governmental activities) separately from business-type activities. The governmental activities of the City include general government, public works, and community development. Business-type activities report the function of solid waste and stormwater.

The government-wide financial statements can be found on pages 17 and 18 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 City funds can be divided into two categories: governmental funds and proprietary funds.

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**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

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

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

The City maintains five individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, American Rescue Plan Act fund and SPLOST, which are considered major funds.

The City adopts an annual appropriated budget for all its governmental funds, except capital project funds for which project length budgets are adopted. A budgetary comparison statement has been provided for the general fund and the American Rescue Plan Act fund to demonstrate compliance with these budgets.

The basic governmental fund financial statements can be found on pages 19 through 21 of this report.

**Proprietary funds** The City maintains one type of proprietary fund: an enterprise fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Solid Waste and Stormwater operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information and cash flows for the Solid Waste and Stormwater operation, which are considered major funds of the City.

The basic proprietary fund financial statements can be found on pages 22 through 24 of this report.

**Notes to the financial statements:** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 25 through 46 of this report.

**Other information:** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the budgetary comparison schedule for the general fund as presented on a generally accepted accounting principal basis in this section.

Required supplementary information can be found on pages 47-48 of this report.

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**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

**Government-wide Financial Analysis**

As noted earlier, net position may serve as a useful indicator of a government's financial position over time. In the City's case, assets exceeded liabilities by \$104.4 million, which represents an increase of \$14.0 million over the prior year. Governmental activities comprise \$87.6 million of total net position while business-type activities make up \$16.8 million. In a condensed format, the table below summarizes the City's Net Position for 2022 and 2021.

<b>City of Peachtree Corners Net Position June 30, 2022 and 2021</b>						
	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Total</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
Assets						
Current assets	\$ 31,987,417	\$ 22,206,925	\$ 6,074,582	\$ 5,894,940	\$ 38,061,999	\$ 28,101,865
Capital assets, net of accumulated depreciation	72,179,785	66,702,535	12,026,245	11,708,786	84,206,030	78,411,321
Total Assets	<u>104,167,202</u>	<u>88,909,460</u>	<u>18,100,827</u>	<u>17,603,726</u>	<u>122,268,029</u>	<u>106,513,186</u>
Liabilities						
Current liabilities	2,225,615	1,450,727	1,260,495	1,090,002	3,486,110	2,540,729
Long-term liabilities	13,097,460	13,450,519	-	-	13,097,460	13,450,519
Total Liabilities	<u>15,323,075</u>	<u>14,901,246</u>	<u>1,260,495</u>	<u>1,090,002</u>	<u>16,583,570</u>	<u>15,991,248</u>
Deferred Inflows of Resources	<u>1,253,813</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,253,813</u>	<u>-</u>
Net Position						
Net investment in capital assets	58,618,434	53,400,852	11,880,215	11,708,786	70,498,649	65,109,638
Restricted	11,691,725	8,304,328	-	-	11,691,725	8,304,328
Unrestricted	17,280,155	12,303,034	4,960,117	4,804,938	22,240,272	17,107,972
Total net position	<u>\$ 87,590,314</u>	<u>\$ 74,008,214</u>	<u>\$ 16,840,332</u>	<u>\$ 16,513,724</u>	<u>\$ 104,430,646</u>	<u>\$ 90,521,938</u>

The largest portion of the City's net position, \$70.5 million, or 67.5%, reflects its investment in capital assets (e.g., buildings, machinery and equipment roadways, sidewalks, culverts, equipment, and signals); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Other than net position that is restricted as to use for capital projects and federal programs (\$11.7 million), the remaining portion of the City's net position represents unrestricted net position of \$22.2 million, which is available to meet the ongoing obligations of the government. This amount represents 87.4% of total expenses and a 30.0% increase over the prior year.

The City's governmental activities current assets of \$32.0 million increased \$9.8 million as compared to the prior year and includes sales tax restricted for capital projects of \$11.0 million in the SPLOST Fund. Long term liabilities of governmental activities decreased from the prior year by \$353 thousand due to long term debt being paid down. The City's capital assets in governmental activities are \$72.2 which represents an increase of \$5.5 million. The City has several major projects in construction in progress, including two segments of the Corners Connector trail system, enhancements to the City's Town Green, and transportation related projects. In addition to these projects and in conjunction with the implementation of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, the City was required to report right-to-use lease assets (net of accumulated depreciation) totaling \$622,137.

The City's business-type activities current assets increased \$179,642 over the prior year due to collections for the Stormwater fund. The City's capital assets in business-type activities are \$12.0 million which represents an increase of \$317,459, or 2.7%. The other categories remained relatively the same compared to the prior year.

**Changes in Net Position**

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

**Changes in Net Position**

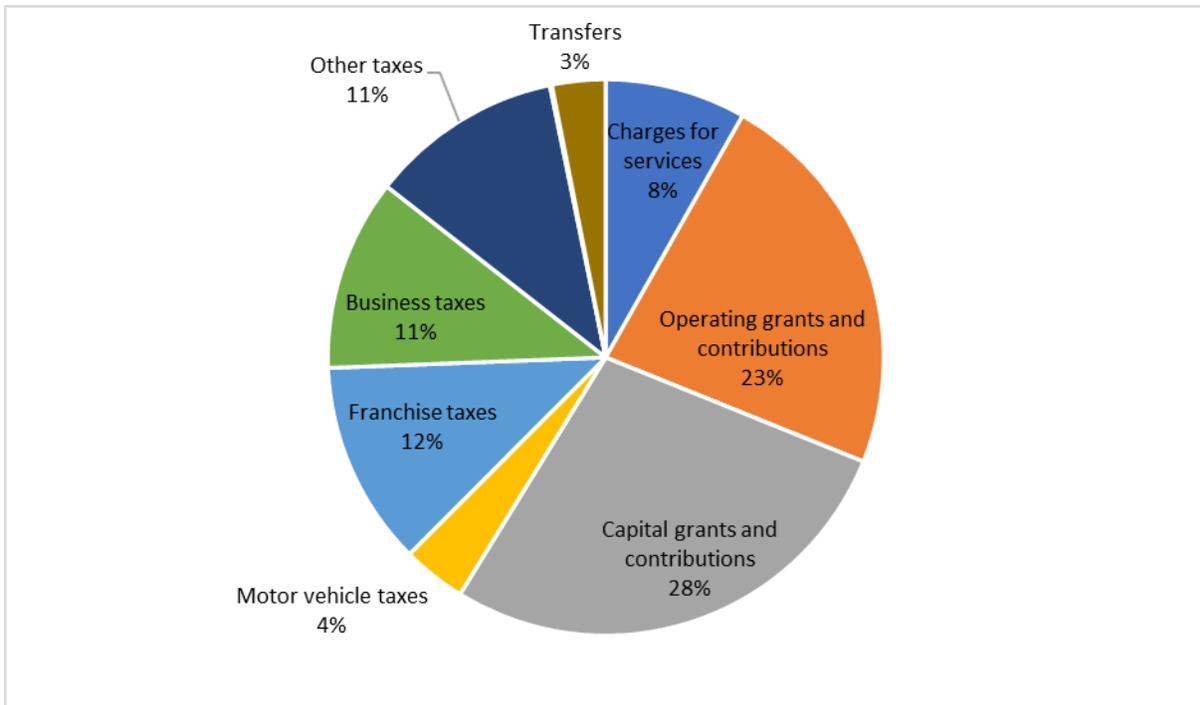
The following table shows the changes in net position for 2022 and 2021:

	<b>City of Peachtree Corners Changes in Net Position For the Years Ended June 30, 2022 and 2021</b>					
	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Total</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
Revenue						
Program revenues:						
Charges for services	\$ 2,922,576	\$ 2,421,122	\$ 4,838,317	\$ 4,669,934	\$ 7,760,893	\$ 7,091,056
Operating grants and contributions	8,145,230	2,988,598	129,272	7,470	8,274,502	2,996,068
Capital grants and contributions	9,840,939	10,175,357	-	-	9,840,939	10,175,357
General revenues:						
Motor vehicle taxes	1,317,855	1,198,950	-	-	1,317,855	1,198,950
Franchise taxes	4,234,332	4,002,094	-	-	4,234,332	4,002,094
Business taxes	3,964,997	3,326,225	-	-	3,964,997	3,326,225
Insurance taxes	3,152,255	3,052,960	-	-	3,152,255	3,052,960
Other taxes	837,298	801,902	-	-	837,298	801,902
Investment income	42,896	1,227	11,955	-	54,851	1,227
Total Revenues	<u>34,458,378</u>	<u>27,968,435</u>	<u>4,979,544</u>	<u>4,677,404</u>	<u>39,437,922</u>	<u>32,645,839</u>
Expenses						
General government	15,209,992	10,013,386	-	-	15,209,992	10,013,386
Public works	3,424,509	2,176,264	-	-	3,424,509	2,176,264
Community development	3,086,178	5,500,499	-	-	3,086,178	5,500,499
Interest on long-term debt	167,607	529,426	-	-	167,607	529,426
Solid waste	-	-	1,854,505	1,774,598	1,854,505	1,774,598
Stormwater	-	-	1,692,951	1,526,403	1,692,951	1,526,403
Total expenses	<u>21,888,286</u>	<u>18,219,575</u>	<u>3,547,456</u>	<u>3,301,001</u>	<u>25,435,742</u>	<u>21,520,576</u>
Excess before transfers	12,570,092	9,748,860	1,432,088	1,376,403	14,002,180	11,125,263
Transfers	1,105,480	219,450	(1,105,480)	(219,450)	-	-
Change in net position	13,675,572	9,968,310	326,608	1,156,953	14,002,180	11,125,263
Net position, beginning of year, before restatement	74,008,214	64,039,904	16,513,724	15,356,771	90,521,938	79,396,675
Restatement	(93,472)	-	-	-	(93,472)	-
Net position, end of year	<u>\$ 87,590,314</u>	<u>\$ 74,008,214</u>	<u>\$ 16,840,332</u>	<u>\$ 16,513,724</u>	<u>\$ 104,430,646</u>	<u>\$ 90,521,938</u>

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

**Governmental Activities**

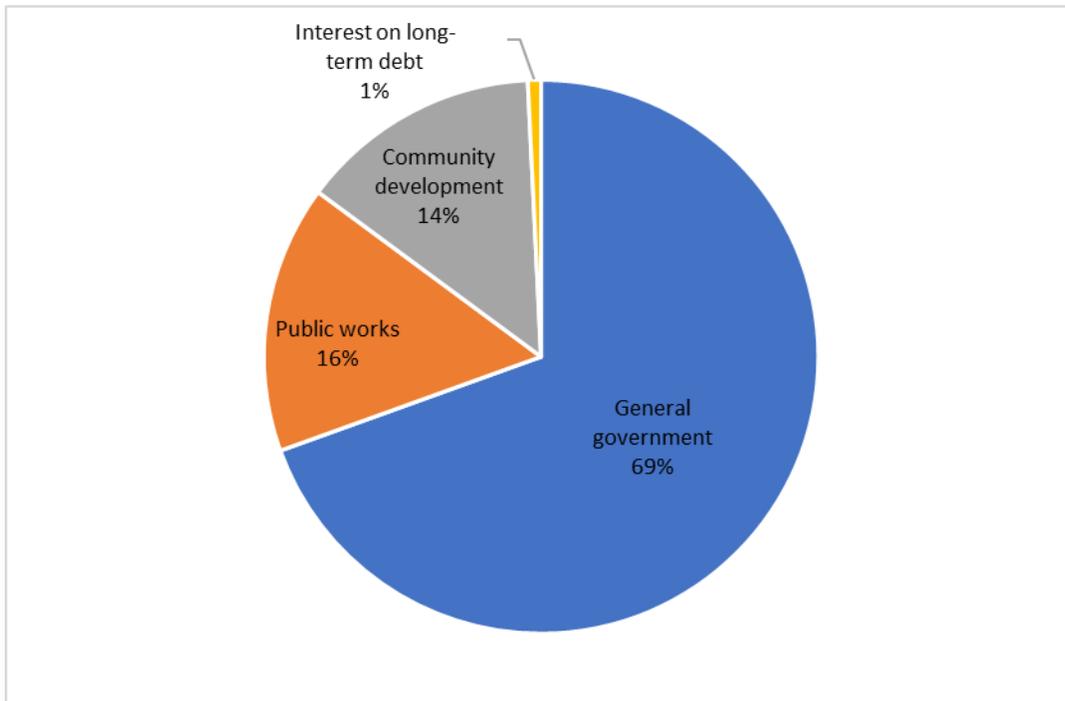
**Revenues:** Total revenues for governmental activities totaled \$34.5 million, which represents an increase of 23% compared to the prior year. Charges for services include fines and forfeitures and licenses and permits. These revenues increased \$501,454, or 20.7% primarily due to an increase in building permit revenues. Total operating and capital grants and contributions increased by \$5.2 million as a result of receiving Coronavirus State and Local Fiscal Recovery Funds (CSLFRF). Franchise Fees increased by \$232,238 primarily due to the receipt of a one-time settlement from one of the City’s telecommunication companies. An increase in Business Taxes of \$638,772 was the result of changes to the occupational tax rate structure approved by the City Council, which, among other things, increased the maximum amount a business can pay from \$20,000 to \$40,000. Other taxes include items such as alcohol excise taxes and electricity assessments. This category of revenues increased \$35,396 in the current year primarily because of an increase in alcohol excise taxes.



**Revenues by Source – Governmental Activities – Year Ended June 30, 2022**

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

**Expenses:** Expenses for governmental activities cover a wide range of services including general administration, public works, and community development activities. Overall expenses for governmental activities totaled \$21.9 million, which represents an increase of \$3.7 million or 20.3%, over the prior year. General government expenses increased \$5.2 million primarily as a result of projects related to ARPA, legal fees, and the City’s autonomous shuttle program. Public works expenses increased \$1.2 million primarily as a result of more capital projects being completed in 2022. Community development expenses decreased \$2.4 million due to COVID related expenses being included in 2021 causing higher than normal expenses in 2021.



**Expenses by Function – Governmental Activities – Year Ended June 30, 2022**

**Business-type activities:** The City has two business-type activities: solid waste collection and stormwater management. For fiscal year 2022, total revenues for business-type activities were \$5.0 million, which represents an increase of 6.4% compared to 2021. The increase in revenue can be attributed to a slight increase in solid waste rates to keep pace with the contract cost, increased stormwater collections, and the revenue from a federal grant. Total expenses for fiscal year 2022 were \$3.5 million, which represents an increase of 6.1% due to increases in third-party contracts for solid waste collection and stormwater maintenance.

**Financial Analysis of the Government’s Funds**

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

**Governmental funds:** The focus of the City’s governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City’s net resources available for spending at the end of the fiscal year. The table below summarizes governmental fund revenues and expenditures for 2022 and 2021.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

**City of Peachtree Corners Governmental Fund Revenues, Expenditures and Changes in Fund Balances  
For the Years Ended June 30, 2022 and 2021**

	<u>2022</u>	<u>2021</u>	<u>Dollar Increase (Decrease)</u>	<u>Percent</u>
<b>Revenues:</b>				
Motor vehicle taxes	\$ 1,317,855	\$ 1,198,950	\$ 118,905	9.92 %
Franchise taxes	4,234,332	4,002,094	232,238	5.80
Insurance premium taxes	3,152,255	3,052,960	99,295	3.25
Business taxes	3,964,997	3,326,225	638,772	19.20
Other taxes	837,298	801,902	35,396	4.41
Licenses and permits	2,075,459	1,661,639	413,820	24.90
Fines and forfeitures	7,166	19,603	(12,437)	(63.44)
Intergovernmental	17,514,352	13,162,704	4,351,648	33.06
Charges for services	248,522	185,322	63,200	34.10
Contributions	275,938	-	275,938	100.00
Investment income	44,025	2,478	41,547	1,676.63
Net decrease in fair value of investments	(114,316)	-	(114,316)	(100.00)
Miscellaneous Income	591,429	554,558	36,871	6.65
<b>Total revenues</b>	<u>34,149,312</u>	<u>27,968,435</u>	<u>6,180,877</u>	<u>22.10</u>
<b>Expenditures</b>				
General government	13,713,664	9,132,501	4,581,163	50.16
Public works	1,727,704	1,657,630	70,074	4.23
Community development	3,083,444	5,460,684	(2,377,240)	(43.53)
Capital outlay	7,815,167	18,616,456	(10,801,289)	(58.02)
Debt service	1,438,776	1,472,286	(33,510)	(2.28)
<b>Total expenditures</b>	<u>27,778,755</u>	<u>36,339,557</u>	<u>(8,560,802)</u>	<u>(23.56)</u>
Excess (deficiency) of revenues over expenditures	6,370,557	(8,371,122)	14,741,679	(176.10)
<b>Other financing sources (uses)</b>				
Transfers in	6,611,187	1,232,351	5,378,836	436.47
Transfers out	(5,505,707)	(1,012,901)	(4,492,806)	443.56
Issuance of lease liability	366,862	-	366,862	100.00
Deposits with escrow agent	-	(12,875,000)	12,875,000	(100.00)
Bond issuance	-	12,525,000	(12,525,000)	(100.00)
Premium from bond issuance	-	733,257	(733,257)	(100.00)
<b>Total other financing sources (uses)</b>	<u>1,472,342</u>	<u>602,707</u>	<u>869,635</u>	<u>144.29</u>
Net change in fund balances	7,842,899	(7,768,415)	15,611,314	(200.96)
Fund balances, beginning of year, before restatement	20,887,538	28,655,953	(7,768,415)	(27.11)
Restatement	(93,472)	-	(93,472)	-
<b>Fund balances, end of year</b>	<u>\$ 28,636,965</u>	<u>\$ 20,887,538</u>	<u>\$ 7,749,427</u>	<u>37.10 %</u>

As of the end of the current fiscal year, the City's governmental funds reported a combined ending fund balance of \$28.6 million, an increase of \$7.7 million, primarily related to the receipt of funds from the CSLFRF and an increase in general fund revenues. Of this balance, \$11.0 million is restricted by law or contractual agreement in the SPLOST, ARPA, and Downtown Development Authority funds. The unassigned balance of \$16.1 million can be used to meet the near-term operating needs of the City.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

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**General Fund**

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the total fund balance was \$17.5 million, an increase of \$5.18 million, or 41.9%. As a measure of liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. On June 30, 2022, unassigned fund balance was \$16.1 million and represents 96.3% percent of total general fund expenditures and transfers out.

Total general fund revenues increased \$1.7, or 11.6% compared to the prior year. Motor vehicle taxes increased \$118,905 as title ad-valorem taxes increased with higher-than-expected car sales across the state. Franchise taxes increased \$232,238. An increase in Business Taxes of \$638,772 was the result of changes to the occupational tax rate structure approved by the City Council, which, among other things, increased the maximum amount a business can pay from \$20,000 to \$40,000. The City continues to experience commercial developments and as a result, Licenses and Permits increased \$413,820 over FY 2021. The City received \$250,100 from three companies towards the City's autonomous shuttle program, Piloting Autonomous Use Locally (PAUL).

Total general fund expenditures increased \$4.3, or 36.3%. General government expenditures increased \$3.7 million due to the following factors:

- In FY 2022, the City insourced ten positions that were contracted and added one new position in Finance. As a result, some personnel costs that were being charged to Community Development and Public Works were reallocated to departments within the general government category.
- Increased legal fees due to litigation and City initiated projects
- Increased facility improvements and repairs to City Hall, Curiosity Lab, and Town Green
- Increased expenditures in the Technology department due to the PAUL program

Public works expenditures increased \$70,074, community development expenditures increased \$119,508 and debt service expenditures increased \$466,909. Within Other Financing Sources (Uses), the general fund received a \$5 million transfer in from the American Rescue Plan Act (ARPA) fund as a result of the City making the standard election for revenue loss.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

**City of Peachtree Corners General Fund Revenues, Expenditures and Changes in Fund Balance  
For the Years Ended June 30, 2022 and 2021**

	<u>2022</u>	<u>2021</u>	<u>Dollar Increase (Decrease)</u>	<u>Percent</u>
<b>Revenues:</b>				
Motor vehicle taxes	\$ 1,317,855	\$ 1,198,950	\$ 118,905	9.92 %
Franchise taxes	4,234,332	4,002,094	232,238	5.80
Insurance premium tax	3,152,255	3,052,960	99,295	3.25
Business taxes	3,964,997	3,326,225	638,772	19.20
Other taxes	837,298	801,902	35,396	4.41
Licenses and permits	2,075,459	1,661,639	413,820	24.90
Fines and forfeitures	7,166	19,603	(12,437)	(63.44)
Intergovernmental	-	41,109	(41,109)	(100.00)
Contributions	250,100	-	250,100	100.00
Investment income	36,864	1,227	35,637	2,904.40
Net decrease in fair value of investments	(114,316)	-	(114,316)	100.00
Miscellaneous income	590,841	554,045	36,796	6.64
<b>Total revenues</b>	<u>16,352,851</u>	<u>14,659,754</u>	<u>1,693,097</u>	<u>11.55</u>
<b>Expenditures</b>				
General government	10,819,472	7,148,391	3,671,081	51.36
Public works	1,727,704	1,657,630	70,074	4.23
Community development	2,265,646	2,146,138	119,508	5.57
<b>Debt service:</b>				
Principal	1,175,574	450,000	725,574	161.24
Interest	263,202	293,872	(30,670)	(10.44)
Bond issuance costs	-	227,995	(227,995)	(100.00)
<b>Total expenditures</b>	<u>16,251,598</u>	<u>11,924,026</u>	<u>4,327,572</u>	<u>36.29</u>
<b>Excess of revenues over expenditures</b>	101,253	2,735,728	(2,634,475)	(96.30)
<b>Other financing sources (uses):</b>				
Transfers in	5,219,450	219,450	5,000,000	2,278
Transfers out	(505,707)	(1,012,901)	507,194	(50.07)
Issuance of lease liability	366,862	-	366,862	100.00
Deposits with escrow agent	-	(12,875,000)	12,875,000	(100.00)
Bond issuance	-	12,525,000	(12,525,000)	(100.00)
Premium from bond issuance	-	733,257	(733,257)	(100.00)
<b>Net change in fund balance</b>	5,181,858	2,325,534	2,856,324	122.82
Fund balances, beginning of year, before restatement	12,448,384	10,122,850	2,325,534	22.97
Restatement	(93,472)	-	(93,472)	100.00
<b>Fund balances, end of year</b>	<u>\$ 17,536,770</u>	<u>\$ 12,448,384</u>	<u>\$ 5,088,386</u>	<u>40.88 %</u>

**General Fund Budgetary Highlights**

The general fund budget versus actual comparison can be found on page 47. For FY 2022, the City had an overall surplus budget versus actual variance of \$5.18 million.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

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While the original budget included revenue estimates supported by historical trends, revenues came in higher than expected and the budget was increased \$2.0 million. The City ultimately collected \$608,641 more total revenues than the amended budgeted. Taxes were \$580,737 more than budgeted as business taxes, franchise taxes, and motor vehicle taxes increased faster than forecasted. Licenses and permits also outpaced projections by \$138,499 as commercial and residential construction continued through the end of the year. The City received \$36,864 in interest income but did experience a \$114,316 net decrease in the fair value of investments.

Total expenditures for FY 2022 were \$16.3 million, 84.6% of the final amended budget. The general fund actual expenditures were \$3.0 million under budgeted amounts primarily because of a reserve contingency being included in the amended budget. Public works expenditures were \$76,346 under budget while executive, legal, public information, and debt service were slightly over budget due to unexpected expenditures.

***SPLOST Fund***

The SPLOST fund accounts for the revenues and related project expenditures under the SPLOST agreements. At the end of 2022, the fund balance for this fund was \$10.96 million which represents an increase of \$2.7 million compared to the prior year. The City funds most capital projects on a pay-as-you-go basis. Fund balance will be used to pay for future projects.

***American Rescue Plan Act Fund***

The American Rescue Plan Act (ARPA) Fund is a special revenue fund and accounts for the federal funds received through the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF). The City received and expended \$7.9 million in CSLFRF funding to mitigate the impact of COVID-19. Per the U.S. Treasury's Final Rule, the City elected to take the standard allowance of \$10 million as revenue loss. In FY 2022, the City transferred \$5 million from the ARPA fund to the general fund. In addition, the City awarded \$3.1 million worth of grants to over 60 businesses and 9 nonprofits organizations to help mitigate the negative impacts related to COVID-19. Of the \$3.1 million, \$2.8 million was distributed in FY 2022.

***Downtown Development Authority***

The Downtown Development Authority is a blended component unit which accounts for the land held for resale and the capital improvements to the land. Fund balance, as of June 30, 2022, is \$223 which is \$852 less than the previous year.

***Curiosity Lab at Peachtree Corners***

Curiosity Lab at Peachtree Corners is an economic development initiative by the City that consists of technology infrastructure, which includes a three-mile autonomous vehicle test track available for use by companies and other third parties. Curiosity Lab at Peachtree Corners is included in the City's financial statements as a blended component unit. The Curiosity Lab board approved several major projects that were completed in FY 2022 resulting in a loss of \$61,191 bringing fund balance to \$130,269.

***Solid Waste Fund***

The solid waste fund accounts for fees and expenses associated with garbage and recycling. For the fiscal year ended June 30, 2022, the activity in this fund was very comparable to the prior year and resulted in a change in net position of (\$8,407).

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

***Stormwater Fund***

The stormwater fund accounts for fees and expenses associated with operation and maintenance of the City's stormwater drainage system. This was the fifth year of operations for the stormwater fund. The activity in this fund during the fiscal year ended June 30, 2022 resulted in a change in net position of \$335,015.

**Capital Asset and Debt Administration**

**Capital Assets:** The City's investment in capital assets for its governmental activities as of June 30, 2022, amounts to \$72.2 million (net of accumulated depreciation). This represents an increase of \$5.0 million over the prior year. The increase is primarily driven by having several major projects in construction in progress, including two segments of the Corners Connector trail system, enhancements to the City's Town Green, and transportation related projects. In addition to these projects and in conjunction with the implementation of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, the City was required to report right-to-use lease assets (net of accumulated depreciation) totaling \$622,137.

Additional information on the City's capital assets can be found in Note 7 on pages 40 and 41 of this report.

**City of Peachtree Corners Capital Assets (net of depreciation)  
June 30, 2022 and 2021**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 15,173,544	\$ 15,100,927	\$ -	\$ -	\$ 15,173,544	\$ 15,100,927
Construction in progress	7,955,514	2,712,962	181,192	-	8,136,706	2,712,962
Machinery and equipment	4,409,332	4,564,988	-	-	4,409,332	4,564,988
Buildings	20,952,184	21,328,728	-	-	20,952,184	21,328,728
Infrastructure	19,795,613	19,754,797	11,845,053	11,708,786	31,640,666	31,463,583
Improvements	3,033,331	2,983,686	-	-	3,033,331	2,983,686
Intangibles	238,130	256,447	-	-	238,130	256,447
Leased assets	622,137	-	-	-	622,137	-
Lease assets restated	-	447,267	-	-	-	447,267
	<u>\$ 72,179,785</u>	<u>\$ 67,149,802</u>	<u>\$ 12,026,245</u>	<u>\$ 11,708,786</u>	<u>\$ 84,206,030</u>	<u>\$ 78,858,588</u>

**Long-term Debt** In November 2020, the Public Facilities Authority issued Series 2020A revenue bonds and Series 2020B taxable revenue bonds for the purposes of refunding the Series 2017A Certificates of Participation and the Series 2018 Downtown Development Authority bonds. As of the end of 2022, the City had \$12.2 million of outstanding long-term debt.

Additional information on the City's long-term debt can be found in Note 9 on page 42 and 43 of this MDA report.

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

The following factors were considered in preparing the City's budget for the 2023 fiscal year.

- **Economy Impact** – The City has been fortunate to have attracted new commercial activity which has fueled an increase in total revenue, and we have been able to build up a strong financial position since our incorporation. However, many of our revenue streams are dependent on the local economy, and if the Federal Reserve's plan to fight inflation causes a recession, it is reasonable to anticipate a slowdown in new development and consumer spending causing a reduction in some revenue streams, especially Building Permit Fees and Occupational Taxes. With that in mind, the FY 2023 Budget projects essentially the same amount of revenues compared to the FY 2022 Amended Budget.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2022**

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- Cost of Government – The operating millage rate of 1 mill is statutorily set and cannot be changed without a referendum. At this time, the City has chosen not to charge this millage rate and as part of the financial strategic plan, the government is committed to franchise and business taxes to facilitate the provision of city services.
  
- Infrastructure Improvements – The City provided substantial capital funding to continue the work started in prior years to begin to address a significant backlog of existing infrastructure deficiencies. Funding was allocated for a repaving program, intersection improvements, buildings, machinery and equipment, roadways, sidewalks, equipment, and signs.

**Requests for Information**

This financial report is designed to provide a general overview of the City of Peachtree Corners’ finances for all those with an interest in the City’s finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Department of Finance, City of Peachtree Corners, 310 Technology Parkway, Peachtree Corners, Georgia, 30092, or by calling 678-691-1200.

# CITY OF PEACHTREE CORNERS, GEORGIA

## STATEMENT OF NET POSITION JUNE 30, 2022

	Primary Government		
	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and cash equivalents	\$ 22,944,830	\$ 4,043,620	\$ 26,988,450
Investments	5,870,831	1,934,982	7,805,813
Accounts receivable, net of allowances	440,530	11,498	452,028
Interfund balances	(1,980)	1,980	-
Due from other governments	1,137,524	65,394	1,202,918
Lease receivable, due within one year	574,593	-	574,593
Lease receivable, due in more than one year	850,669	-	850,669
Prepays	170,420	17,108	187,528
Capital assets:			
Nondepreciable	23,129,058	181,192	23,310,250
Depreciable, net of accumulated depreciation	49,050,727	11,845,053	60,895,780
Total assets	104,167,202	18,100,827	122,268,029
<b>LIABILITIES</b>			
Accounts payable and other accrued liabilities	1,369,978	304,549	1,674,527
Retainage payable	343,027	7,060	350,087
Accrued interest payable	128,976	-	128,976
Deposits payable	117,029	-	117,029
Unearned revenue	266,605	948,886	1,215,491
Compensated absences due within one year	92,126	-	92,126
Compensated absences due in more than one year	214,961	-	214,961
Lease liabilities due within one year	192,613	-	192,613
Lease liabilities due in more than one year	430,942	-	430,942
Bonds payable due within one year	990,000	-	990,000
Bonds payable due in more than one year	11,176,818	-	11,176,818
Total liabilities	15,323,075	1,260,495	16,583,570
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Lease revenue, deferred	1,253,813	-	1,253,813
<b>NET POSITION</b>			
Net investment in capital assets	58,618,434	11,880,215	70,498,649
Restricted for:			
Capital projects	11,685,693	-	11,685,693
Federal programs	6,032	-	6,032
Unrestricted	17,280,155	4,960,117	22,240,272
Total net position	\$ 87,590,314	\$ 16,840,332	\$ 104,430,646

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

# CITY OF PEACHTREE CORNERS, GEORGIA

## STATEMENT OF ACTIVITIES FOR THE YEAR ENDED JUNE 30, 2022

<u>Functions/Programs</u>	Program Revenues				Net (Expenses) Revenues and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
<b>Primary government:</b>							
Governmental activities:							
General government	\$ 15,209,992	\$ 1,464,795	\$ 5,251,038	\$ -	\$ (8,494,159)	\$ -	\$ (8,494,159)
Public works	3,424,509	-	2,894,192	9,840,939	9,310,622	-	9,310,622
Community development	3,086,178	1,457,781	-	-	(1,628,397)	-	(1,628,397)
Interest on long-term debt	167,607	-	-	-	(167,607)	-	(167,607)
Total governmental activities	21,888,286	2,922,576	8,145,230	9,840,939	(979,541)	-	(979,541)
Business-type activities:							
Solid waste	1,854,505	1,873,598	-	-	-	19,093	19,093
Stormwater	1,692,951	2,964,719	129,272	-	-	1,401,040	1,401,040
Total business-type activities	3,547,456	4,838,317	129,272	-	-	1,420,133	1,420,133
Total primary government	\$ 25,435,742	\$ 7,760,893	\$ 8,274,502	\$ 9,840,939	(979,541)	1,420,133	440,592
General revenues:							
Motor vehicle taxes					1,317,855	-	1,317,855
Franchise taxes					4,234,332	-	4,234,332
Business taxes					3,964,997	-	3,964,997
Insurance taxes					3,152,255	-	3,152,255
Other excise taxes					837,298	-	837,298
Investment income					42,896	11,955	54,851
Transfers					1,105,480	(1,105,480)	-
Total general revenues and transfers					14,655,113	(1,093,525)	13,561,588
Change in net position					13,675,572	326,608	14,002,180
Net position, beginning of year, restated					73,914,742	16,513,724	90,428,466
Net position, end of year					\$ 87,590,314	\$ 16,840,332	\$ 104,430,646

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

# CITY OF PEACHTREE CORNERS, GEORGIA

## BALANCE SHEET GOVERNMENTAL FUNDS JUNE 30, 2022

ASSETS	General Fund	SPLOST Fund	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	\$ 12,004,116	\$ 10,515,284	\$ 273,012	\$ 152,418	\$ 22,944,830
Investments	5,870,831	-	-	-	5,870,831
Accounts receivable	439,927	-	-	603	440,530
Due from other governments	-	1,137,524	-	-	1,137,524
Due from other funds	375	32,885	-	-	33,260
Lease receivable	1,425,262	-	-	-	1,425,262
Prepaid items	170,420	-	-	-	170,420
<b>Total assets</b>	<b>\$ 19,910,931</b>	<b>\$ 11,685,693</b>	<b>\$ 273,012</b>	<b>\$ 153,021</b>	<b>\$ 32,022,657</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE</b>					
<b>LIABILITIES</b>					
Accounts payable	\$ 880,007	\$ 427,951	\$ -	\$ 21,577	\$ 1,329,535
Accrued expenses	39,491	-	-	952	40,443
Retainage payable	48,956	294,071	-	-	343,027
Deposits payable	117,029	-	-	-	117,029
Due to other funds	34,865	-	375	-	35,240
Unearned revenue	-	-	266,605	-	266,605
<b>Total liabilities</b>	<b>1,120,348</b>	<b>722,022</b>	<b>266,980</b>	<b>22,529</b>	<b>2,131,879</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred lease revenue	1,253,813	-	-	-	1,253,813
<b>FUND BALANCE</b>					
Fund balance:					
Nonspendable:					
Prepaid items	170,420	-	-	-	170,420
Long term lease receivable	115,675	-	-	-	115,675
Restricted:					
Capital projects	-	10,963,671	-	-	10,963,671
Federal programs	-	-	6,032	-	6,032
Assigned:					
Debt service	1,118,976	-	-	-	1,118,976
Community development	-	-	-	130,492	130,492
Unassigned	16,131,699	-	-	-	16,131,699
<b>Total fund balance</b>	<b>17,536,770</b>	<b>10,963,671</b>	<b>6,032</b>	<b>130,492</b>	<b>28,636,965</b>
<b>Total liabilities, deferred inflows of resources, and fund balance</b>	<b>\$ 19,910,931</b>	<b>\$ 11,685,693</b>	<b>\$ 273,012</b>	<b>\$ 153,021</b>	
Amounts reported for governmental activities in the statement of net position are different because:					
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.					
					72,179,785
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.					
					(13,226,436)
Net position of governmental activities					
					<u>\$ 87,590,314</u>

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

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

	General Fund	SPLOST Fund	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues:</b>					
Motor vehicle taxes	\$ 1,317,855	\$ -	\$ -	\$ -	\$ 1,317,855
Franchise taxes	4,234,332	-	-	-	4,234,332
Insurance Premium Taxes	3,152,255	-	-	-	3,152,255
Business taxes	3,964,997	-	-	-	3,964,997
Other taxes	837,298	-	-	-	837,298
Licenses and permits	2,075,459	-	-	-	2,075,459
Fines and forfeitures	7,166	-	-	-	7,166
Intergovernmental	-	9,620,160	7,894,192	-	17,514,352
Charges for services	-	-	-	248,522	248,522
Contributions	250,100	24,900	-	938	275,938
Interest income	36,864	1,129	6,032	-	44,025
Net decrease in fair value of investments	(114,316)	-	-	-	(114,316)
Miscellaneous income	590,841	-	-	588	591,429
<b>Total revenues</b>	<b>16,352,851</b>	<b>9,646,189</b>	<b>7,900,224</b>	<b>250,048</b>	<b>34,149,312</b>
<b>Expenditures:</b>					
Current:					
General government	10,819,472	-	2,894,192	-	13,713,664
Public works	1,727,704	-	-	-	1,727,704
Community development	2,265,646	-	-	817,798	3,083,444
Capital outlay	-	7,815,167	-	-	7,815,167
Debt service:					
Principal	1,175,574	-	-	-	1,175,574
Interest	263,202	-	-	-	263,202
<b>Total expenditures</b>	<b>16,251,598</b>	<b>7,815,167</b>	<b>2,894,192</b>	<b>817,798</b>	<b>27,778,755</b>
Excess (deficiency) of revenues over expenditures	101,253	1,831,022	5,006,032	(567,750)	6,370,557
<b>Other financing sources (uses):</b>					
Transfers in	5,219,450	886,030	-	505,707	6,611,187
Transfers out	(505,707)	-	(5,000,000)	-	(5,505,707)
Issuance of lease liability	366,862	-	-	-	366,862
<b>Total other financing sources (uses)</b>	<b>5,080,605</b>	<b>886,030</b>	<b>(5,000,000)</b>	<b>505,707</b>	<b>1,472,342</b>
Net change in fund balances	5,181,858	2,717,052	6,032	(62,043)	7,842,899
<b>Fund balances, beginning of year, restated</b>	<b>12,354,912</b>	<b>8,246,619</b>	<b>-</b>	<b>192,535</b>	<b>20,794,066</b>
<b>Fund balances, end of year</b>	<b>\$ 17,536,770</b>	<b>\$ 10,963,671</b>	<b>\$ 6,032</b>	<b>\$ 130,492</b>	<b>\$ 28,636,965</b>

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

**CITY OF PEACHTREE CORNERS, GEORGIA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2022**

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

Net change in fund balances - total governmental funds	\$	7,842,899
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.		4,853,475
The effect of donated capital assets is to increase net position		194,750
The effect of disposals of capital assets is to decrease net position		(18,242)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		808,712
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		<u>(6,022)</u>
Change in net position - governmental activities	\$	<u><u>13,675,572</u></u>

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

**CITY OF PEACHTREE CORNERS, GEORGIA**

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

	<b>Business-type Activities - Enterprise Funds</b>		
	<b>Solid Waste Fund</b>	<b>Stormwater Fund</b>	<b>Totals</b>
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	\$ 1,738,152	\$ 2,305,468	\$ 4,043,620
Investments	-	1,934,982	1,934,982
Accounts receivable, net of allowances	6,153	5,345	11,498
Intergovernmental receivable	-	65,394	65,394
Due from other funds	-	1,980	1,980
Prepaid expenses	-	17,108	17,108
Total current assets	<u>1,744,305</u>	<u>4,330,277</u>	<u>6,074,582</u>
<b>NONCURRENT ASSETS</b>			
Capital Assets:			
Nondepreciable assets	-	181,192	181,192
Depreciable assets	-	15,061,247	15,061,247
Less accumulated depreciation	-	(3,216,194)	(3,216,194)
Total noncurrent assets	<u>-</u>	<u>12,026,245</u>	<u>12,026,245</u>
Total assets	<u>1,744,305</u>	<u>16,356,522</u>	<u>18,100,827</u>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	155,668	148,881	304,549
Retainage payable	-	7,060	7,060
Unearned revenue	948,886	-	948,886
Total liabilities	<u>1,104,554</u>	<u>155,941</u>	<u>1,260,495</u>
<b>NET POSITION</b>			
Net investment in capital assets	-	11,880,215	11,880,215
Unrestricted	639,751	4,320,366	4,960,117
Total net position	<u>\$ 639,751</u>	<u>\$ 16,200,581</u>	<u>\$ 16,840,332</u>

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

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**STATEMENT OF REVENUES, EXPENSES, AND**  
**CHANGES IN NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2022**

	<u>Solid Waste Fund</u>	<u>Stormwater Fund</u>	<u>Totals</u>
<b>OPERATING REVENUES</b>			
Charges for sales and services	\$ 1,873,598	\$ 2,964,719	\$ 4,838,317
Total operating revenues	<u>1,873,598</u>	<u>2,964,719</u>	<u>4,838,317</u>
<b>OPERATING EXPENSES</b>			
Contractual services	1,854,505	1,398,325	3,252,830
Depreciation	-	251,150	251,150
Total operating expenses	<u>1,854,505</u>	<u>1,649,475</u>	<u>3,503,980</u>
Operating income	<u>19,093</u>	<u>1,315,244</u>	<u>1,334,337</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>			
Intergovernmental	-	129,272	129,272
Interest income	-	11,955	11,955
Net decrease in fair value of investments	-	(43,476)	(43,476)
Total nonoperating revenues, net	<u>-</u>	<u>97,751</u>	<u>97,751</u>
Income before transfers	<u>19,093</u>	<u>1,412,995</u>	<u>1,432,088</u>
Transfers out	<u>(27,500)</u>	<u>(1,077,980)</u>	<u>(1,105,480)</u>
Change in net position	(8,407)	335,015	326,608
<b>Net position, beginning of year</b>	<u>648,158</u>	<u>15,865,566</u>	<u>16,513,724</u>
<b>Net position, end of year</b>	<u>\$ 639,751</u>	<u>\$ 16,200,581</u>	<u>\$ 16,840,332</u>

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

# CITY OF PEACHTREE CORNERS, GEORGIA

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

	Solid Waste Fund	Stormwater Fund	Totals
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers and users	\$ 1,904,989	\$ 2,914,290	\$ 4,819,279
Payments to suppliers	(1,850,606)	(1,285,473)	(3,136,079)
Net cash provided by operating activities	54,383	1,628,817	1,683,200
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest income	-	11,955	11,955
Net purchases of marketable securities	-	(1,978,458)	(1,978,458)
Net cash used in investing activities	-	(1,966,503)	(1,966,503)
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>			
Transfers out to other funds	(27,500)	(1,077,980)	(1,105,480)
Net cash used in non-capital financing activities	(27,500)	(1,077,980)	(1,105,480)
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Receipt of capital grant	-	129,272	129,272
Purchase of capital assets	-	(568,609)	(568,609)
Net cash used in capital and related financing activities	-	(439,337)	(439,337)
Net increase (decrease) in cash and cash equivalents	26,883	(1,855,003)	(1,828,120)
Cash and cash equivalents, beginning of year	1,711,269	4,160,471	5,871,740
Cash and cash equivalents, end of year	\$ 1,738,152	\$ 2,305,468	\$ 4,043,620
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>			
Operating income	\$ 19,093	\$ 1,315,244	\$ 1,334,337
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	-	251,150	251,150
Change in assets and liabilities:			
(Increase) Decrease in accounts receivable	(3,263)	7,495	4,232
Increase in due from other funds	-	(1,980)	(1,980)
Increase in intergovernmental receivable	-	(57,924)	(57,924)
Increase in prepaid expenses	-	(17,108)	(17,108)
Increase in accounts payable	3,899	124,880	128,779
Increase in due to other funds	-	7,060	7,060
Increase in unearned revenue	34,654	-	34,654
Net cash provided by operating activities	\$ 54,383	\$ 1,628,817	\$ 1,683,200

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

# CITY OF PEACHTREE CORNERS, GEORGIA

## NOTES TO FINANCIAL STATEMENTS JUNE 30, 2022

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

#### A. Reporting Entity

The City, which was incorporated in 2012, operates under a charter adopted July 1, 2012, as a municipal corporation governed by an elected mayor and a six-member council. The government provides such services as code enforcement, building and zoning, housing and development and public works.

The accompanying financial statements present the City and its component units, entities for which the City has a significant financial and operational relationship. The blended component units are reported as if they are a part of the City because their primary purpose is to provide services to the City. Separate financial statements are not prepared for the component units.

The Downtown Development Authority of the City of Peachtree Corners (the “DDA”) has been included as a blended component unit in the accompanying financial statements. Although it is legally separate from the City, it is reported as a capital project fund in the City’s financial statements. A voting majority of the DDA’s governing body is appointed by the City. The DDA does not have the power to levy taxes or determine its own aggregate budget without the approval of the City, and one of the purposes of the DDA is to construct certain City facilities and to account for their subsequent activities. In addition, DDA debt is repaid entirely with the City’s resources. Financial information with regard to the component unit can be obtained from the DDA’s administrative offices at 310 Technology Parkway, Peachtree Corners, Georgia 30092. Separate financial statements for the DDA are not prepared.

The Curiosity Lab of the City of Peachtree Corners has been included as a blended component unit in the accompanying financial statements. Although it is legally separate from the City, it is reported as a capital project fund in the City’s financial statements. A voting majority of the Curiosity Lab’s governing body is appointed by the City. The Board members consist of three members, two of which are officials of the City. The Curiosity Lab is an economic development initiative by the City that consists of technology infrastructure, which includes a three-mile autonomous vehicle test track available for use by companies and other third parties. Financial information with regard to the component unit can be obtained from the Curiosity Lab’s administrative office at 147 Technology Parkway, Peachtree Corners, Georgia 30092. Separate financial statements for the Curiosity Lab are not prepared.

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Reporting Entity (Continued)

The Public Facilities Authority (the “PFA”) of the City of Peachtree Corners exists to obtain favorable financing and funding for public facilities, buildings, equipment, and services exclusively for the City. The PFA is governed by a seven-member board of directors consisting of the mayor and all members of the City Council. Although it is legally separate from the City, the PFA is reported as a blended component unit and all of its debt and assets are reported as a form of the City’s debt and assets.

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

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

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

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds 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 financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. As such, property tax revenues are recognized in the current fiscal year for the previous tax year's levy. For tax year 2021, the City levied taxes using a zero millage rate. 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 property taxes to be available if they are collected within 60 days of the end of the current fiscal period for which they are levied. Other revenues susceptible to accrual are considered available if they are collected within 180 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, including lease liabilities, as well as expenditures related to long-term liabilities, such as compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions, including entering into contracts giving the City the right-to-use leased assets, are reported as expenditures in governmental funds. Issuance of long-term debt and financing through leases are reported as other financing sources.

Motor vehicle taxes, sales taxes, franchise taxes, business taxes, investment income and licenses and permits associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period if availability criteria are met. All other revenue items are considered to be measurable and available only when cash is received by the City.

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Non-exchange Transactions," the corresponding assets (receivables) in non-exchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source.

In accordance with GASB Statement No. 34, 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 (Continued)

The City reports the following major governmental funds:

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

The **Special Purpose Local Option Sales Tax Fund (SPLOST)** is used to account for the revenues and expenditures relating to the City's 2014 and 2017 Special Purpose Local Option Sales Tax agreements.

The **American Rescue Plan Act Fund** is a special revenue fund and accounts for the amounts awarded to the City under the Coronavirus State and Local Fiscal Recovery Funds program, provided for under the American Rescue Plan Act of 2021.

The City reports the following major enterprise funds:

The **Solid Waste Fund** accounts for the activities associated with the collection of residential garbage, including recyclables, non-recyclables and yard waste. Activity is rendered on a user charge basis.

The **Stormwater Fund** accounts for the activities associated with upgrading and maintaining the City's stormwater infrastructure.

The City reports two nonmajor governmental funds:

The **Curiosity Lab**, which accounts for economic development initiatives and technological activities of the Curiosity Lab innovation incubator.

The **Downtown Development Authority Fund (DDA)** accounts for capital improvements and general economic development initiatives of the City.

## 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)

In accounting and reporting for its proprietary operations, the City applies all GASB pronouncements. Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges 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 principal operating revenues of the enterprise funds are charges for goods and services provided. Operating expenses of the enterprise 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

Formal budgetary accounting is employed as a management control device for the funds of the City. The governmental fund budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. An annual operating budget is adopted each fiscal year through passage of an annual budget ordinance and amended as required for the general fund. A project length budget is adopted for capital projects funds. During the fiscal period ended June 30, 2022, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedule. All appropriations lapse at fiscal year end. The City does not use encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.

#### E. Cash, Cash Equivalents, and Investments

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. The City pools cash resources of its various funds in order to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. The balance in the pooled cash accounts is available to meet current operating requirements.

The City's investments are recorded at fair value. Increases or decreases in the fair value during the year are recognized as a component of interest income.

## NOTES TO FINANCIAL STATEMENTS

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

#### F. Receivables

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

#### G. Interfund Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government wide financial statements as "internal balances."

#### H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond June 30, 2022, are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

#### I. Capital Assets

Capital assets and right-to-use leased assets, which include infrastructure and machinery and equipment, are reported in the government-wide and proprietary fund financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

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

Capital assets and right-to-use leased assets of the City are depreciated/amortized using the straight line method over the following useful lives:

Machinery and equipment	5-10 years
Right-to-use leased equipment	5 years
Intangibles	15 years
Improvements	15-30 years
Buildings	30 years
Right-to-use leased buildings	5 years
Infrastructure	20-100 years

Fully depreciated assets still in service are carried in the capital asset accounts.

## NOTES TO FINANCIAL STATEMENTS

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

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

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The City has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one item that qualifies for reporting in this category related to deferred revenue on a lease receivable, which is reported both at the fund level and the government wide level.

#### K. Compensated Absences

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

#### 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 accrued and amortized over the terms of the bonds using the effective interest method. Bonds payable are reported net of the applicable discount or premium. Bond issuance costs are expensed in the year of issuance.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances 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.

## NOTES TO FINANCIAL STATEMENTS

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

#### M. Leases

##### *Lessee*

The City is a lessee for noncancellable leases of a building and equipment. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of \$25,000 or more.

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

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

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option prices that the City is reasonably certain to exercise.

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

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

##### *Lessor*

The City is a lessor for a noncancellable leases of space within a building. The City recognizes a lease receivable asset and a deferred inflow of resources in the fund level and government wide financial statements. The City recognizes lease receivable assets with an initial, individual value of \$25,000 or more.

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

## NOTES TO FINANCIAL STATEMENTS

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

#### M. Leases (continued)

##### *Lessor (continued)*

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

- The lease agreement entered into by the City does not contain a stated interest rate. Therefore, the Authority has used its estimated incremental borrowing rate as the discount rate for the lease. The City has estimated this incremental borrowing rate to be 0.52% for the lease in which the City is currently involved as the lessor.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease receivable are composed of fixed payments that the City is reasonably certain to collect.

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

#### 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 and deferred inflows of resources under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific 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 Council through the adoption of a resolution. Only the City Council may modify or rescind the commitment, also through a resolution.

## NOTES TO FINANCIAL STATEMENTS

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

#### N. Fund Equity (continued)

- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The City Council, through resolution, has delegated to the Finance Director and City Manager the authority to assign funds for a particular purpose.
- **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.

The City's policy is to maintain a minimum General Fund balance reserve equal to 25% of expenditures.

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

**Net Position** – Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources, 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. Use of Estimates

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

## NOTES TO FINANCIAL STATEMENTS

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

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

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$13,226,436 difference are as follows:

Revenue bonds payable	\$ (11,540,000)
Bond premium	(626,818)
Lease liability	(623,555)
Accrued interest	(128,976)
Compensated absences	<u>(307,087)</u>
Net adjustment to decrease fund balance - <i>total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u>\$ (13,226,436)</u>

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net change in fund balances – total governmental funds* and *change in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$4,853,475 difference are as follows:

Capital outlay	\$ 7,430,391
Depreciation expense	<u>(2,576,916)</u>
Net adjustment to increase <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	<u>\$ 4,853,475</u>

## NOTES TO FINANCIAL STATEMENTS

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

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

Another element of 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.” The details of this \$808,712 difference are as follows:

Issuance of lease liabilities	\$ (366,862)
Principal payments on bonds payable	985,000
Principal payments on lease liabilities	190,574
Net adjustment to increase <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	\$ 808,712

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 states that “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$6,022 difference are as follows:

Compensated absences	\$ (101,617)
Accrued interest	2,364
Amortization of bond premium	93,231
Net adjustment to decrease <i>net changes in fund balances - governmental funds</i> to arrive at <i>changes in net position - governmental activities</i>	\$ (6,022)

**NOTE 3. LEGAL COMPLIANCE – BUDGETS**

**A. Budgets and Budgetary Accounting**

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

Transfers of appropriations within a department budget or within a non-departmental expenditure category require the approval of the City Manager. Increases in appropriations in a departmental budget or in a non-departmental expenditure category, require approval of the governing body in the form of amendments to the budget resolution.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 3. LEGAL COMPLIANCE – BUDGETS (CONTINUED)

#### B. Excess Expenditures Over Appropriations

For the year ended June 30, 2022, the following funds and departments had actual expenditures in excess of their appropriations:

General Fund	
General government - Executive	\$ 3,407
General government - Legal	31,767
General government - Public information	56,061
Debt service - principal	1,175,574
Debt service - interest	263,202

These expenditures in excess of appropriations were funded by available fund balance, savings in other departments and non-reimbursement based intergovernmental revenues.

### NOTE 4. DEPOSITS AND INVESTMENTS

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

Operating funds of the City are currently invested in U.S. Treasury notes; U.S. Government agency obligations, and mortgage backed securities; or maintained in demand deposit, savings, and money market accounts with financial institutions.

**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) amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of June 30, 2022, the City had deposits with four (4) financial institutions collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer, requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on the tier assigned by the State. Additionally, the City had deposits with one (1) financial institution that were collateralized by pledged securities, as defined above, such that all of the City's bank balances were insured and collateralized as defined by GASB and State statutes.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

**Interest rate risk.** The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

At June 30, 2022, information on the credit risk and interest rate risk related to the City's investments is disclosed as follows:

<u>Investment</u>	<u>Weighted Average Maturity</u>	<u>Credit Rating</u>	<u>Fair Value</u>
Federal agency securities	3.04 Days	AAA	\$ 3,397,007
Federal mortgage-backed securities	48.89 Days	AAA	3,932,813
U.S. treasury notes	0.24 Days	AAA	475,993
			<u>\$ 7,805,813</u>

**Fair Value Measurements.** The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for the identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The City has the following recurring fair value measurements as of June 30, 2022:

<u>Investment</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Fair Value</u>
Federal agency securities	\$ -	\$ 3,397,007	\$ 3,397,007
Federal mortgage-backed securities	-	3,932,813	3,932,813
U.S. treasury notes	475,993	-	475,993
Total investments measured at fair value	<u>\$ 475,993</u>	<u>\$ 7,329,820</u>	<u>\$ 7,805,813</u>

### NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1. The City contracts with Gwinnett County to bill and collect property taxes. The taxes, if billed, would be due in a single installment on October 15 based on the assessed value of property as listed on the previous January 1 and were due 60 days following the billing date each year. Property taxes are recorded as receivables and unavailable revenues when levied as they are intended to fund that fiscal year. Revenues are recognized when available. The City elected not to bill any taxes on real property for the fiscal year ended June 30, 2022.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 5. RECEIVABLES (CONTINUED)

Receivables at June 30, 2022, for the City's individual major funds, including any applicable allowances for uncollectible accounts are as follows:

	<u>General</u>	<u>SPLOST</u>	<u>Solid Waste</u>	<u>Stormwater</u>	<u>Nonmajor Funds</u>
Receivables:					
Accounts	\$ 439,927	\$ -	\$ 9,153	\$ 8,345	\$ 603
Other governments	-	1,137,524	-	65,394	-
Less allowance for uncollectible	-	-	(3,000)	(3,000)	-
Net total receivable	<u>\$ 439,927</u>	<u>\$ 1,137,524</u>	<u>\$ 6,153</u>	<u>\$ 70,739</u>	<u>\$ 603</u>

### NOTE 6. LEASE RECEIVABLE

The City has leased a portion of the second floor of City Hall to a third party. The City receives variable monthly payments ranging from \$46,850 to \$51,203, which include the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 0.52% as the discount rate for the lease. For the current year, the City recognized \$518,819 in lease revenue and \$8,120 in interest revenue related to the lease. Also, the City has a deferred inflow of resources associated with this lease that will be recognized over the lease term that ends on November 30, 2024. This deferred inflows of resources has a balance of \$1,253,813 as of June 30, 2022. As of June 30, 2022, the City's receivable for lease payments was \$1,425,262.

	<u>Restated Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Lease receivable	<u>\$ 1,980,757</u>	<u>\$ -</u>	<u>\$ (555,495)</u>	<u>\$ 1,425,262</u>	<u>\$ 574,593</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. CAPITAL ASSETS

Capital asset activity for the City for the year ended June 30, 2022 is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
<b>Governmental activities:</b>					
Nondepreciable capital assets:					
Land	\$ 15,100,927	\$ 72,617	\$ -	\$ -	\$ 15,173,544
Construction in progress	2,712,962	5,529,915	-	(287,363)	7,955,514
Total	<u>17,813,889</u>	<u>5,602,532</u>	<u>-</u>	<u>(287,363)</u>	<u>23,129,058</u>
Capital assets, being depreciated:					
Machinery and equipment	5,607,279	421,301	(16,857)	-	6,011,723
Buildings	23,321,378	119,587	-	287,363	23,728,328
Infrastructure	22,477,353	887,461	(9,761)	-	23,355,053
Improvements	3,332,858	188,446	(8,317)	-	3,512,987
Furniture and fixtures	67,137	38,952	-	-	106,089
Intangibles	274,765	-	-	-	274,765
Total	<u>55,080,770</u>	<u>1,655,747</u>	<u>(34,935)</u>	<u>287,363</u>	<u>56,988,945</u>
Less accumulated depreciation for:					
Machinery and equipment	(1,076,888)	(596,182)	10,114	-	(1,662,956)
Buildings	(1,992,650)	(783,494)	-	-	(2,776,144)
Infrastructure	(2,722,556)	(840,829)	3,945	-	(3,559,440)
Improvements	(349,172)	(133,118)	2,634	-	(479,656)
Furniture and fixtures	(32,540)	(12,984)	-	-	(45,524)
Intangibles	(18,318)	(18,317)	-	-	(36,635)
Total	<u>(6,192,124)</u>	<u>(2,384,924)</u>	<u>16,693</u>	<u>-</u>	<u>(8,560,355)</u>
Total capital assets being depreciated, net	<u>48,888,646</u>	<u>(729,177)</u>	<u>(18,242)</u>	<u>287,363</u>	<u>48,428,590</u>
Governmental activities capital assets, net excluding leased assets	<u>\$ 66,702,535</u>	<u>\$ 4,873,355</u>	<u>\$ (18,242)</u>	<u>\$ -</u>	<u>71,557,648</u>
Leased assets, net (Note 8)					<u>622,137</u>
Total capital assets, net as reported in the statement of net position					<u>\$ 72,179,785</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. CAPITAL ASSETS (CONTINUED)

Business-type activities:	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Nondepreciable capital assets:					
Construction in progress	\$ -	\$ 181,192	\$ -	\$ -	\$ 181,192
Total	-	181,192	-	-	181,192
Capital assets, being depreciated:					
Infrastructure	14,673,830	387,417	-	-	15,061,247
Total	14,673,830	387,417	-	-	15,061,247
Less accumulated depreciation for:					
Infrastructure	(2,965,044)	(251,150)	-	-	(3,216,194)
Total	(2,965,044)	(251,150)	-	-	(3,216,194)
Business-type capital assets being depreciated, net	11,708,786	136,267	-	-	11,845,053
Business-type activities capital assets, net	<u>\$ 11,708,786</u>	<u>\$ 317,459</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,026,245</u>

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

Governmental activities:	
General government	\$ 1,649,176
Public works	927,740
Total depreciation expense - governmental activities	<u>\$ 2,576,916</u>
Business-type activities:	
Stormwater	\$ 251,150
Total depreciation expense - business-type activities	<u>\$ 251,150</u>

### NOTE 8. LEASED ASSETS

A summary of lease asset activity for the City for the year ended June 30, 2022, is as follows:

	Restated Beginning Balance	Increases	Ending Balance
<b>Governmental activities:</b>			
Lease assets:			
Building	\$ 137,984	\$ -	\$ 137,984
Equipment	309,283	366,862	676,145
Total	<u>447,267</u>	<u>366,862</u>	<u>814,129</u>
Less accumulated depreciation for:			
Building	-	(68,992)	(68,992)
Equipment	-	(123,000)	(123,000)
Total	<u>-</u>	<u>(191,992)</u>	<u>(191,992)</u>
Total leased assets, net	<u>\$ 447,267</u>	<u>\$ 174,870</u>	<u>\$ 622,137</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 9. LONG-TERM DEBT

#### Changes in Long-Term Liabilities

The following is a summary of long-term debt activity for the year ended June 30, 2022:

	Restated Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities:</b>					
Revenue bonds	\$ 12,525,000	\$ -	\$ (985,000)	\$ 11,540,000	\$ 990,000
Bond premium	720,049	-	(93,231)	626,818	-
Lease liabilities	447,267	366,862	(190,574)	623,555	192,613
Compensated absences	205,470	199,891	(98,274)	307,087	92,126
Governmental activity					
Long-term liabilities	<u>\$ 13,897,786</u>	<u>\$ 566,753</u>	<u>\$ (1,367,079)</u>	<u>\$ 13,097,460</u>	<u>\$ 1,274,739</u>

For governmental activities, the compensated absences are expected to be liquidated by the General Fund.

#### Revenue Bonds – Direct Placement

In November 2020, the Public Facilities Authority issued Series 2020A revenue bonds and Series 2020B taxable revenue bonds for the purpose of refunding the Series 2017A Certificates of Participation and the Series 2018 Downtown Development Authority bonds. The bonds were issued at a premium of \$733,257 and interest rates ranging from 0.48% to 4.00%. The refunding resulted in debt service savings of \$1,133,145 over the life of the new bonds, and a net, economic gain of approximately \$1,030,677. Interest payments are due semiannually beginning January 1, 2021 and principal payments are due annually beginning on July 1, 2021. The bonds are scheduled to mature on July 1, 2033. As of June 30, 2022, the outstanding balance is \$11,540,000.

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

	Principal	Interest	Total
2023	\$ 990,000	\$ 255,082	\$ 1,245,082
2024	995,000	248,579	1,243,579
2025	665,000	238,919	903,919
2026	945,000	221,121	1,166,121
2027	975,000	196,409	1,171,409
2028-2032	5,275,000	560,938	5,835,938
2033-2034	1,695,000	32,852	1,727,852
	<u>\$ 11,540,000</u>	<u>\$ 1,753,900</u>	<u>\$ 13,293,900</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 9. LONG-TERM DEBT (CONTINUED)

#### Lease Liabilities

In January 2018, the City entered into a five-year lease agreement as lessee for the use of office and warehouse space adjacent to City Hall. In conjunction with the City's implementation of GASB 87 as of July 1, 2021, an initial lease liability was recorded in the amount of \$137,984. As of June 30, 2022, the value of the lease liability was \$69,839. The City is required to make variable monthly principal and interest payments from \$5,705 to \$5,830. The lease has an interest rate of 0.33%. The equipment has a 5-year estimated useful life and the value of the right-to-use asset as of the end of the current fiscal year was \$344,973 and had accumulated amortization of \$275,981.

In October 2020, the City entered into a five-year lease agreement as lessee for the installation and use of environmental surveillance equipment. In conjunction with the City's implementation of GASB 87 as of July 1, 2021, an initial lease liability was recorded in the amount of \$309,283. As of June 30, 2022, the value of the lease liability was \$247,721. The City is required to make annual payments of \$62,500. The lease has an interest rate of 0.52%. The equipment has a 5-year estimated useful life and the value of the right-to-use asset as of the end of the current fiscal year was \$340,211 and had accumulated amortization of \$92,784.

In December 2021, the City entered into a six-year lease agreement as lessee for the installation and use of environmental surveillance equipment. An initial lease liability was recorded in the amount of \$366,862. As of June 30, 2022, the value of the lease liability was \$305,995. The City is required to make annual payments of \$62,500. The lease has an interest rate of 0.89%. The equipment has a 6-year estimated useful life and the value of the right-to-use asset as of the end of the current fiscal year was \$366,862 and had accumulated depreciation of \$61,144.

The debt service requirements to maturity for lease liabilities are as follows:

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ 192,613	\$ 2,351	\$ 194,964
2024	122,684	2,316	125,000
2025	122,723	2,277	125,000
2026	123,584	1,416	125,000
2027	61,951	549	62,500
	\$ 623,555	\$ 8,909	\$ 632,464

## NOTES TO FINANCIAL STATEMENTS

### NOTE 10. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of due to/from other funds as of June 30, 2022 is as follows:

<u>Receivable Entity</u>	<u>Payable Entity</u>	<u>Amount</u>
General Fund	American Rescue Plan Fund	\$ 375
SPLOST Fund	General Fund	32,885
Stormwater Fund	General Fund	1,980
		<u>\$ 35,240</u>

The interfund balance between the General Fund and SPLOST Fund is the result of private source revenue used to help fund SPLOST projects that was initially credited to the General Fund. The interfund balance between the General Fund and the American Rescue Plan Act Fund is the result of amounts received by the General Fund on behalf of the American Rescue Plan Act Fund that have not been paid back as of June 30, 2022. The interfund balance between the General fund and the Stormwater Fund is the result of grant reimbursement funds deposited to the General operating account not yet transferred to the Stormwater operating account as of June 30, 2022. Interfund balances are due to the timing of year end and the actual payments and receipts between the funds.

The composition of interfund transfers for the year ended June 30, 2022 is as follows:

<u>Transfer Out</u>	<u>Transfer In</u>	<u>Amount</u>
American Rescue Plan Fund	General Fund	\$ 5,000,000
Stormwater Fund	General Fund	191,950
Sanitation Fund	General Fund	27,500
Stormwater Fund	SPLOST Fund	886,030
General Fund	Nonmajor Governmental Funds	505,707
		<u>\$ 6,611,187</u>

Transfers are used to move unrestricted revenues from the enterprise funds to the General Fund to support operations in the General Fund. Transfers are used to move funds from the American Rescue Plan Act Fund to the General Fund representing the portion of federal program funds used by the City to cover revenue replacement. Transfers are used to move funds from the Stormwater Fund to the SPLOST fund to cover the stormwater infrastructure portion of the ongoing Town Center SPLOST project. Lastly, transfers are used to move funds from the General Fund to the nonmajor governmental fund for the city's funding contribution to the Curiosity Lab and to fund a capital outlay project being constructed by the City in the Downtown Development Authority Fund.

## **NOTES TO FINANCIAL STATEMENTS**

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### **NOTE 11. COMMITMENTS AND CONTINGENT LIABILITIES**

The City is subject to legal actions in the ordinary course of business. In the opinion of management and legal counsel, the City has adequate legal defenses and insurance coverage with respect to such actions and the liability, if any, which might result from these proceedings, would not have a material adverse effect on the financial position of the City.

The City has entered into several public/private contractual partnerships for outsourced services and operations. Through these contracts with the private companies, an array of operational services is provided via outsourcing. These contracts are operating contracts for which the City is continually monitoring its outsourcing needs as compared to the cost of providing these services in-house. As of June 30, 2022 the City has construction and other contract commitments of \$5,672,616.

### **NOTE 12. DEFINED CONTRIBUTION RETIREMENT PLAN**

The City of Peachtree Corners' defined contribution retirement plans are single employer defined contribution plans established and administered by the Georgia Municipal Association ("GMA") and International City/County Managers Association ("ICMA") for all City employees. At June 30, 2022 there were 14 plan members under GMA and 2 members under ICMA. The City contributes 12% of eligible employees' base salary and matches 100% for each dollar of employee contributions up to 5% of the employee's salary under both plans. Employees are not required to contribute to the plans. Employees are eligible and fully vested immediately upon entering the plans. Plan provisions and contribution requirements are established and may be amended by the City's Council. For the fiscal year ending June 30, 2022, contributions to the plans were \$124,971 by the employees and \$289,444 by the City.

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

Under Georgia law, the City, in conjunction with other cities around the Metropolitan Atlanta Georgia area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto, which Gwinnett County has paid on behalf of the City of Peachtree Corners. Membership in ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organization structure of ARC. ARC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 229 Peachtree St. NE, Ste 100, Atlanta, Georgia 30303.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 14. RISK MANAGEMENT

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

### NOTE 15. CHANGE IN ACCOUNTING PRINCIPLE

In conjunction with the implementation of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, the City is required to reevaluate the accounting treatment of leases. Therefore, in conjunction with the implementation of GASB Statement No. 87, adjustments were made to record three (3) lease liabilities, along with equal corresponding right-to-use lease assets, which had zero net effect on beginning net position of the Governmental Activities. Additionally, the following restatement was required to the beginning fund balance of the General Fund and beginning net position of the Governmental Activities to remove a lease rebate asset previously reported, and to record the net effect of the lease receivable and corresponding deferred inflow of resources as valued under the new standard.

	<b>General Fund</b>	<b>Governmental Activities</b>
Fund balance/Net position as previously reported, July 1, 2021	\$ 12,448,384	\$ 74,008,214
Restatement to remove lease rebate as previously reported	(301,597)	(301,597)
Restatements to record:		
Lease receivable as of July 1, 2021	1,980,757	1,980,757
Deferred inflows of lease resources as of July 1, 2021	(1,772,632)	(1,772,632)
Fund balance/Net position as restated, July 1, 2021	\$ 12,354,912	\$ 73,914,742

## **REQUIRED SUPPLEMENTARY INFORMATION**

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**CITY OF PEACHTREE CORNERS, GEORGIA**  
**GENERAL FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED JUNE 30, 2022**

	Original Budget	Final Budget	Actual	Variance With Final Budget
<b>Revenues:</b>				
Motor vehicle taxes	\$ 1,100,000	\$ 1,200,000	\$ 1,317,855	\$ 117,855
Franchise taxes	3,850,000	4,100,000	4,234,332	134,332
Business taxes	3,080,000	3,670,000	3,964,997	294,997
Insurance premium taxes	3,100,000	3,150,000	3,152,255	2,255
Other taxes	705,000	806,000	837,298	31,298
Licenses and permits	1,325,000	1,936,960	2,075,459	138,499
Fines and forfeitures	8,000	5,000	7,166	2,166
Contributions	-	300,000	250,100	(49,900)
Interest income	1,500	10,000	36,864	26,864
Net decrease in fair value of investments	-	-	(114,316)	(114,316)
Miscellaneous	615,500	566,250	590,841	24,591
Total revenues	<u>13,785,000</u>	<u>15,744,210</u>	<u>16,352,851</u>	<u>608,641</u>
<b>Expenditures:</b>				
<b>Current:</b>				
<b>General government:</b>				
Legislative	111,060	111,060	85,399	25,661
Executive	870,025	1,023,890	1,027,297	(3,407)
City clerk	408,105	409,105	399,440	9,665
General administration	2,469,080	5,268,870	1,980,639	3,288,231
Financial administration	745,350	747,625	706,765	40,860
Legal	496,000	1,075,000	1,106,767	(31,767)
General buildings and ground	1,556,350	3,794,350	2,950,051	844,299
Technology	1,062,995	1,592,130	1,583,588	8,542
Public information	818,175	923,465	979,526	(56,061)
Total general government	<u>8,537,140</u>	<u>14,945,495</u>	<u>10,819,472</u>	<u>4,126,023</u>
<b>Public Works</b>	<u>1,768,095</u>	<u>1,804,050</u>	<u>1,727,704</u>	<u>76,346</u>
<b>Community development</b>				
Community development	1,296,745	1,176,670	980,037	196,633
Code enforcement	385,715	428,549	428,536	13
Protective inspection administration	642,860	714,230	714,227	3
Planning and zoning	128,575	142,846	142,846	-
Total community development	<u>2,453,895</u>	<u>2,462,295</u>	<u>2,265,646</u>	<u>196,649</u>
<b>Debt service:</b>				
Principal	-	-	1,175,574	(1,175,574)
Interest	-	-	263,202	(263,202)
Total debt service	<u>-</u>	<u>-</u>	<u>1,438,776</u>	<u>(1,438,776)</u>
Total expenditures	<u>12,759,130</u>	<u>19,211,840</u>	<u>16,251,598</u>	<u>2,960,242</u>
<b>Excess (deficiency) of revenues over expenditures:</b>	1,025,870	(3,467,630)	101,253	3,568,883
<b>Other financing sources (uses):</b>				
Transfers in	219,450	5,219,450	5,219,450	-
Transfers out	(1,245,320)	(1,751,820)	(505,707)	1,246,113
Issuance of lease liability	-	-	366,862	366,862
Total other financing sources (uses)	<u>(1,025,870)</u>	<u>3,467,630</u>	<u>5,080,605</u>	<u>1,612,975</u>
Net change in fund balance	-	-	5,181,858	5,181,858
<b>Fund balance, beginning of year, restated</b>	<u>12,354,912</u>	<u>12,354,912</u>	<u>12,354,912</u>	<u>-</u>
<b>Fund balance, end of year</b>	<u>\$ 12,354,912</u>	<u>\$ 12,354,912</u>	<u>\$ 17,536,770</u>	<u>\$ 5,181,858</u>

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**AMERICAN RESCUE PLAN ACT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED JUNE 30, 2022**

	Original Budget	Final Budget	Actual	Variance With Final Budget
<b>Revenues:</b>				
Intergovernmental	\$ 4,500,000	\$ 8,197,860	\$ 7,894,192	\$ (303,668)
Interest income	-	5,000	6,032	1,032
Total revenues	<u>4,500,000</u>	<u>8,202,860</u>	<u>7,900,224</u>	<u>(302,636)</u>
<b>Expenditures:</b>				
General government	-	3,106,000	2,894,192	211,808
Total expenditures	<u>-</u>	<u>3,106,000</u>	<u>2,894,192</u>	<u>211,808</u>
Excess of revenues over expenditures	<u>4,500,000</u>	<u>5,096,860</u>	<u>5,006,032</u>	<u>(90,828)</u>
<b>Other financing uses:</b>				
Transfers out	-	(5,000,000)	(5,000,000)	-
Total other financing uses	<u>-</u>	<u>(5,000,000)</u>	<u>(5,000,000)</u>	<u>-</u>
Net change in fund balance	4,500,000	96,860	6,032	(90,828)
<b>Fund balance, beginning of year</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund balance, end of year</b>	<u>\$ 4,500,000</u>	<u>\$ 96,860</u>	<u>\$ 6,032</u>	<u>\$ (90,828)</u>

## **SUPPLEMENTARY INFORMATION**

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# CITY OF PEACHTREE CORNERS, GEORGIA

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

	<u>Downtown Development Authority</u>	<u>Curiosity Lab</u>	<u>Total Nonmajor Governmental Funds</u>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 223	\$ 152,195	\$ 152,418
Accounts receivable	-	603	603
Total assets	<u>\$ 223</u>	<u>\$ 152,798</u>	<u>\$ 153,021</u>
<b>LIABILITIES</b>			
Accounts payable	\$ -	\$ 21,577	\$ 21,577
Accrued expenses	-	952	952
Total liabilities	<u>-</u>	<u>22,529</u>	<u>22,529</u>
<b>FUND BALANCES</b>			
Assigned:			
Community development	<u>223</u>	<u>130,269</u>	<u>130,492</u>
Total fund balances	<u>223</u>	<u>130,269</u>	<u>130,492</u>
Total liabilities and fund balances	<u>\$ 223</u>	<u>\$ 152,798</u>	<u>\$ 153,021</u>

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

	Downtown Development Authority Fund	Curiosity Lab	Total Nonmajor Governmental Funds
<b>REVENUES</b>			
Charges for services	\$ -	\$ 248,522	\$ 248,522
Contributions	-	938	938
Miscellaneous	-	588	588
Total revenues	-	250,048	250,048
<b>EXPENDITURES</b>			
Community development	6,559	811,239	817,798
Total expenditures	6,559	811,239	817,798
Deficiency of revenues over expenditures	(6,559)	(561,191)	(567,750)
<b>OTHER FINANCING SOURCES</b>			
Transfers in	5,707	500,000	505,707
Total other financing sources	5,707	500,000	505,707
Net change in fund balances	(852)	(61,191)	(62,043)
<b>FUND BALANCES, beginning of year</b>	1,075	191,460	192,535
<b>FUND BALANCES, end of year</b>	<u>\$ 223</u>	<u>\$ 130,269</u>	<u>\$ 130,492</u>

**CITY OF PEACHTREE CORNERS, GEORGIA**

**SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE  
LOCAL OPTION SALES TAX  
FOR THE YEAR ENDED JUNE 30, 2022**

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
<b>2014 SPLOST Program:</b>					
Transportation Projects	<u>\$ 19,970,315</u>	<u>\$ 19,970,315</u>	<u>\$ 17,705,338</u>	\$ 57,150	<u>\$ 17,762,488</u>
Total 2014 SPLOST Fund expenditures for the year ended June 30, 2022				<u>\$ 57,150</u>	
<b>2017 SPLOST Program:</b>					
Transportation Projects	<u>\$ 37,557,816</u>	<u>\$ 36,250,000</u>	<u>\$ 24,265,849</u>	\$ 6,101,405	<u>\$ 30,367,254</u>
Total 2017 SPLOST Fund expenditures for the year ended June 30, 2022				<u>\$ 6,101,405</u>	
Expenditures funded from other intergovernmental revenue					
2017 Transportation Projects				1,631,712	
Expenditures funded from contributions from private sources					
2017 Transportation Projects				<u>24,900</u>	
Total SPLOST Fund expenditures for the year ended June 30, 2022				<u>\$ 7,815,167</u>	

# STATISTICAL SECTION

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

**Page**

**Financial Trends**..... 52

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

**Revenue Capacity** ..... 56

These schedules contain information to help the reader assess the City's most significant local revenue source, franchise taxes.

Because the City has a zero millage rate, no property taxes were levied or collected; the only property taxes reported are motor vehicle taxes. Therefore, the schedules for Principal Property Taxpayers and Property Tax Levies and Collections are not applicable. Franchise taxes is the City's largest own-source revenue.

**Debt Capacity** ..... 59

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

**Demographic and Economic Information**..... 62

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

**Operating Information** ..... 64

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report for the relevant year.

# CITY OF PEACHTREE CORNERS, GEORGIA

## NET POSITION BY COMPONENT LAST TEN FISCAL YEARS (accrual basis of accounting)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Governmental activities:										
Net investment in capital assets	\$ 58,618,434	\$ 53,400,852	\$ 42,287,279	(2) \$ 31,398,362	\$ 19,665,011	\$ 10,019,701	\$ 16,937,513	\$ 16,964,506	\$ 17,617,500	(1) \$ 73,355
Restricted	11,691,725	8,304,328	11,896,435	16,305,525	24,029,342	22,548,883	10,242,980	6,153,466	1,679,194	-
Unrestricted	17,280,155	12,209,562	9,856,190	(2) 7,532,811	1,488,047	3,042,824	9,483,434	6,151,991	7,299,535	3,466,350
Total governmental activities net position	<u>\$ 87,590,314</u>	<u>\$ 73,914,742</u>	<u>\$ 64,039,904</u>	<u>\$ 55,236,698</u>	<u>\$ 45,182,400</u>	<u>\$ 35,611,408</u>	<u>\$ 36,663,927</u>	<u>\$ 29,269,963</u>	<u>\$ 26,596,229</u>	<u>\$ 3,539,705</u>
Business-type activities:										
Net investment in capital assets	\$ 11,880,215	\$ 11,708,786	\$ 11,557,040	\$ 11,112,663	\$ 10,697,642	\$ 11,103,907	\$ -	\$ -	\$ -	\$ -
Unrestricted	4,960,117	4,804,938	3,799,731	3,022,705	2,389,653	303,607	214,840	152,285	31,984	-
Total business-type activities net position	<u>\$ 16,840,332</u>	<u>\$ 16,513,724</u>	<u>\$ 15,356,771</u>	<u>\$ 14,135,368</u>	<u>\$ 13,087,295</u>	<u>\$ 11,407,514</u>	<u>\$ 214,840</u>	<u>\$ 152,285</u>	<u>\$ 31,984</u>	<u>\$ -</u>
Primary government:										
Net investment in capital assets	\$ 70,498,649	\$ 65,109,638	\$ 53,844,319	\$ 42,511,025	\$ 30,362,653	\$ 21,123,608	\$ 16,937,513	\$ 16,964,506	\$ 17,617,500	\$ 73,355
Restricted	11,691,725	8,304,328	11,896,435	16,305,525	24,029,342	22,548,883	10,242,980	6,153,466	1,679,194	-
Unrestricted	22,240,272	17,014,500	13,655,921	10,555,516	3,877,700	3,346,431	9,698,274	6,304,276	7,331,519	3,466,350
Total primary government net assets	<u>\$ 104,430,646</u>	<u>\$ 90,428,466</u>	<u>\$ 79,396,675</u>	<u>\$ 69,372,066</u>	<u>\$ 58,269,695</u>	<u>\$ 47,018,922</u>	<u>\$ 36,878,767</u>	<u>\$ 29,422,248</u>	<u>\$ 26,628,213</u>	<u>\$ 3,539,705</u>

(1) In 2014 the City added approximately \$17,730,000 of previously unrecorded infrastructure.

(2) Beginning in 2021, the Curiosity Lab was reported as a blended component unit.

(3) The City implemented GASB 87 Leases as of July 1, 2021, which required a restatement of opening governmental activities net position in fiscal year 2022.

# CITY OF PEACHTREE CORNERS, GEORGIA

## CHANGES IN NET POSITION LAST TEN FISCAL YEARS (accrual basis of accounting)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>Expenses</b>										
Governmental activities:										
General government	\$ 15,209,992	\$ 10,013,386	\$ 8,230,367	\$ 6,580,944	\$ 5,209,278	\$ 2,605,719	\$ 3,902,482	\$ 4,903,523	\$ 2,495,125	\$ 1,054,211
Public works	3,424,509	2,176,264	3,802,752	3,432,436	3,657,463	2,624,129	3,741,601	3,415,879	618,244	-
Housing and development	3,086,178	5,500,499	2,605,463	2,499,823	2,100,069	2,036,045	1,504,682	4,873,257	968,196	608,330
Interest on long-term debt	167,607	529,426	439,422	475,238	537,112	348,795	318	958	1,523	1,993
Total governmental activities expenses	<u>21,888,286</u>	<u>18,219,575</u>	<u>15,078,004</u>	<u>12,988,441</u>	<u>11,503,922</u>	<u>7,614,688</u>	<u>9,149,083</u>	<u>13,193,617</u>	<u>4,083,088</u>	<u>1,664,534</u>
Business-type activities:										
Solid waste	1,854,505	1,774,598	1,533,125	1,387,232	1,227,963	1,228,517	1,237,324	1,157,119	616,337	307,081
Stormwater	1,692,951	1,526,403	1,576,439	1,661,169	1,065,870	-	-	-	-	-
Total business-type activities expenses	<u>3,547,456</u>	<u>3,301,001</u>	<u>3,109,564</u>	<u>3,048,401</u>	<u>2,293,833</u>	<u>1,228,517</u>	<u>1,237,324</u>	<u>1,157,119</u>	<u>616,337</u>	<u>307,081</u>
Total primary government expenses	<u>\$ 25,435,742</u>	<u>\$ 21,520,576</u>	<u>\$ 18,187,568</u>	<u>\$ 16,036,842</u>	<u>\$ 13,797,755</u>	<u>\$ 8,843,205</u>	<u>\$ 10,386,407</u>	<u>\$ 14,350,736</u>	<u>\$ 4,699,425</u>	<u>\$ 1,971,615</u>
<b>Program revenues</b>										
Governmental activities:										
Charges for services:										
General government	\$ 1,464,795	\$ 1,289,024	\$ 1,014,239	\$ 1,140,911	\$ 550,601	\$ 530,939	\$ 404,620	\$ 371,106	\$ 330,275	\$ 122,323
Community development	1,457,781	1,132,098	1,457,646	875,540	947,529	744,185	655,604	618,159	627,142	201,449
Operating grants and contributions	8,145,230	2,988,598	200,000	36,630	90,510	40,841	50,500	131,610	16,252	128,785
Capital grants and contributions	9,840,939	10,175,357	8,497,235	9,289,365	6,828,012	6,442,363	6,196,928	6,065,266	1,550,469	-
Total governmental activities program revenues	<u>20,908,745</u>	<u>15,585,077</u>	<u>11,169,120</u>	<u>11,342,446</u>	<u>8,416,652</u>	<u>7,758,328</u>	<u>7,307,652</u>	<u>7,186,141</u>	<u>2,524,138</u>	<u>452,557</u>
Business-type activities:										
Charges for services:										
Solid waste	1,873,598	1,807,070	1,725,230	1,511,305	1,306,364	1,317,284	1,299,879	1,275,180	647,278	-
Stormwater	2,964,719	2,862,864	2,825,187	2,857,462	2,667,250	-	-	-	-	-
Operating grants and contributions	129,272	7,470	-	-	-	-	-	-	-	-
Total business-type activities program revenues	<u>4,967,589</u>	<u>4,677,404</u>	<u>4,550,417</u>	<u>4,368,767</u>	<u>3,973,614</u>	<u>1,317,284</u>	<u>1,299,879</u>	<u>1,275,180</u>	<u>647,278</u>	<u>-</u>
Total program revenues	<u>\$ 25,876,334</u>	<u>\$ 20,262,481</u>	<u>\$ 15,719,537</u>	<u>\$ 15,711,213</u>	<u>\$ 12,390,266</u>	<u>\$ 9,075,612</u>	<u>\$ 8,607,531</u>	<u>\$ 8,461,321</u>	<u>\$ 3,171,416</u>	<u>\$ 452,557</u>
Net (expense)/revenue										
Governmental activities	\$ (979,541)	\$ (2,634,498)	\$ (3,908,884)	\$ (1,645,995)	\$ (3,087,270)	\$ 143,640	\$ (1,841,431)	\$ (6,007,476)	\$ (1,558,950)	\$ (1,211,977)
Business-type activities	1,420,133	1,376,403	1,440,853	1,320,366	1,679,781	88,767	62,555	118,061	30,941	(307,081)
Total primary government	<u>\$ 440,592</u>	<u>\$ (1,258,095)</u>	<u>\$ (2,468,031)</u>	<u>\$ (325,629)</u>	<u>\$ (1,407,489)</u>	<u>\$ 232,407</u>	<u>\$ (1,778,876)</u>	<u>\$ (5,889,415)</u>	<u>\$ (1,528,009)</u>	<u>\$ (1,519,058)</u>
<b>General Revenues and Other Changes in Net Position</b>										
Governmental activities:										
Taxes										
Motor vehicle taxes	\$ 1,317,855	\$ 1,198,950	\$ 884,182	\$ 728,251	\$ 559,032	\$ 849,532	\$ 1,056,930	\$ 756,524	\$ 660,859	\$ 2,004,463
Franchise taxes	4,234,332	4,002,094	4,032,511	3,702,272	4,994,280	3,220,188	3,053,324	3,028,563	3,281,768	361,907
Business taxes	3,964,997	3,326,225	3,229,901	3,511,286	3,430,487	2,606,672	2,567,228	2,396,689	2,451,150	2,245,322
Insurance taxes	3,152,255	3,052,960 (1)	-	-	-	-	-	-	-	-
Other excise taxes	837,298	801,902	3,636,354	3,485,333	3,572,639	2,741,913	2,555,514	2,495,463	482,579	139,673
Investment income (loss)	42,896	1,227	13,443	858	1,708	180,353	2,399	3,971	8,815	211
Miscellaneous revenues	-	-	-	-	100,116	270,603	-	-	-	106
Special item - donation of infrastructure at incorporation	-	-	-	-	-	-	-	-	17,730,303	-
Transfers	1,105,480	219,450	219,450	272,293	-	-	-	-	-	-
Total governmental activities	<u>14,655,113</u>	<u>12,602,808</u>	<u>12,015,841</u>	<u>11,700,293</u>	<u>12,658,262</u>	<u>9,869,261</u>	<u>9,235,395</u>	<u>8,681,210</u>	<u>24,615,474</u>	<u>4,751,682</u>
Business-type activities:										
Investment income (loss)	11,955	-	-	-	-	-	-	2,240	1,043	-
Transfers	(1,105,480)	(219,450)	(219,450)	(272,293)	-	-	-	-	-	-
Total business-type activities	<u>(1,093,525)</u>	<u>(219,450)</u>	<u>(219,450)</u>	<u>(272,293)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,240</u>	<u>1,043</u>	<u>-</u>
Total primary government	<u>\$ 13,561,588</u>	<u>\$ 11,796,391</u>	<u>\$ 11,796,391</u>	<u>\$ 11,428,000</u>	<u>\$ 12,658,262</u>	<u>\$ 9,869,261</u>	<u>\$ 9,235,395</u>	<u>\$ 8,683,450</u>	<u>\$ 24,616,517</u>	<u>\$ 4,751,682</u>
<b>Change in Net Position</b>										
Governmental activities	\$ 13,675,572	\$ 9,968,310	\$ 8,106,957	\$ 10,054,298	\$ 9,570,992	\$ 10,012,901	\$ 7,393,964	\$ 2,673,734	\$ 23,056,524	\$ 3,539,705
Business-type activities	326,608	1,156,953	1,221,403	1,048,073	1,679,781	88,767	62,555	120,301	31,984	(307,081)
Total primary government	<u>\$ 14,002,180</u>	<u>\$ 11,125,263</u>	<u>\$ 9,328,360</u>	<u>\$ 11,102,371</u>	<u>\$ 11,250,773</u>	<u>\$ 10,101,668</u>	<u>\$ 7,456,519</u>	<u>\$ 2,794,035</u>	<u>\$ 23,088,508</u>	<u>\$ 3,232,624</u>

(1) In 2021 the City began reporting its insurance premium tax collection as a separate tax revenue. Previously this was reported as other taxes.

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
**(modified accrual basis of accounting)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
General Fund										
Nonspendable - Prepays	\$ 170,420	\$ 423,352	\$ 432,175	\$ 369,309	\$ 275,156	\$ 66,833	\$ 23,069	\$ 22,176	\$ 15,071	\$ 3,398
Nonspendable - Long Term										
Lease Receivable	115,675	-	-	-	-	-	-	-	-	-
Assigned	1,118,976	1,116,340	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	6,977,722	-	-	-	-
Unassigned	16,131,699	10,815,220	9,690,675	7,524,729	8,672,304	491,803	12,712,468	9,362,173	7,343,335	3,490,383
Total general fund	<u>\$ 17,536,770</u>	<u>\$ 12,354,912</u>	<u>\$ 10,122,850</u>	<u>\$ 7,894,038</u>	<u>\$ 8,947,460</u>	<u>\$ 7,536,358</u>	<u>\$ 12,735,537</u>	<u>\$ 9,384,349</u>	<u>\$ 7,358,406</u>	<u>\$ 3,493,781</u>
All Other Governmental Funds										
Nonspendable:										
Prepays	\$ -	\$ -	\$ -	\$ -	\$ 3,954	\$ 3,954	\$ -	\$ -	\$ -	\$ -
Assigned:										
Community development	130,492	191,460	138,887 (3)	-	-	-	-	-	-	-
Restricted:										
Capital projects	10,963,671	8,247,694 (2)	18,394,216	23,106,102	22,898,540	25,141,358 (1)	10,242,980	6,153,466	1,679,194	-
Federal programs	6,032	-	-	-	-	-	-	-	-	-
Total all other governmental funds	<u>\$ 11,100,195</u>	<u>\$ 8,439,154</u>	<u>\$ 18,533,103</u>	<u>\$ 23,106,102</u>	<u>\$ 22,902,494</u>	<u>\$ 25,145,312</u>	<u>\$ 10,242,980</u>	<u>\$ 6,153,466</u>	<u>\$ 1,679,194</u>	<u>\$ -</u>

(1) Beginning in 2017, the Downtown Development Authority (DDA) was reported as a blended component unit.

(2) In 2021, land held for development in the DDA was included in capital assets of governmental activities, causing a significant decrease the fund balance of the DDA.

(3) Beginning in 2021, the Curiosity Lab was reported as a blended component unit.

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
**(modified accrual basis of accounting)**

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>Revenues</b>										
Taxes	\$ 13,506,737	\$ 12,382,131	\$ 11,782,948	\$ 11,427,142	\$ 12,556,438 (3)	\$ 9,418,305	\$ 9,232,996	\$ 8,677,239	\$ 6,880,381	\$ 4,747,340
Licenses and permits	2,075,459	1,661,639	1,927,576	1,508,645	1,439,684	1,270,861	1,051,717	982,359	942,425	323,772
Intergovernmental	17,514,352	13,162,704	7,992,485	9,240,565 (4)	6,890,558	6,476,754	6,246,928	6,170,876	1,566,721	128,785
Fines and forfeitures	7,166	19,603	8,891	7,594	4,080	4,263	8,507	6,906	14,992	-
Charges for services	248,522	185,322	-	-	-	-	-	-	-	-
Contributions	275,938	-	-	-	15,000	-	500	26,000	-	-
Investment income (loss)	(70,291)	2,478	76,347	86,288	14,672	186,803	2,399	3,971	8,815	211
Miscellaneous	591,429	554,558	535,418	500,212	154,482	270,603	-	-	-	106
Total revenues	<u>34,149,312</u>	<u>27,968,435</u>	<u>22,323,665</u>	<u>22,770,446</u>	<u>21,074,914</u>	<u>17,627,589</u>	<u>16,543,047</u>	<u>15,867,351</u>	<u>9,413,334</u>	<u>5,200,214</u>
<b>Expenditures</b>										
Current:										
General government	13,713,664 (8)	9,132,501	7,026,396	8,644,696	9,570,418	9,082,273 (1)	3,837,772	4,867,436	2,610,537	1,117,524
Public works	1,727,704	1,657,630	1,605,618	1,603,306	1,791,515	1,939,000	1,647,176	2,773,950	285,000	-
Housing and development	3,083,444	5,460,684	2,563,179	7,413,523	13,949,204 (2)	2,036,045	1,504,682	1,719,968	968,196	600,982
Capital outlay	7,815,167	18,616,456 (6)	12,562,137 (5)	5,120,744 (4)	3,415,754	2,599,912	2,107,414	-	-	-
Debt service:										
Principal	1,175,574	840,000	815,000	645,000	-	-	4,983	4,824	4,259	332
Interest	263,202	404,291	453,859	465,284	354,739	305,693	318	958	1,523	1,993
Bond issuance costs	-	227,995 (7)	-	-	-	-	-	-	-	-
Total expenditures	<u>27,778,755</u>	<u>36,339,557</u>	<u>25,026,189</u>	<u>23,892,553</u>	<u>29,081,630</u>	<u>15,962,923</u>	<u>9,102,345</u>	<u>9,367,136</u>	<u>3,869,515</u>	<u>1,720,831</u>
Excess of revenues over expenditures	<u>6,370,557</u>	<u>(8,371,122)</u>	<u>(2,702,524)</u>	<u>(1,122,107)</u>	<u>(8,006,716)</u>	<u>1,664,666</u>	<u>7,440,702</u>	<u>6,500,215</u>	<u>5,543,819</u>	<u>3,479,383</u>
<b>Other Financing Sources (Uses)</b>										
Issuance of long term debt	366,862	12,525,000 (7)	-	-	7,175,000	8,000,000	-	-	-	14,398
Transfers in	6,611,187	1,232,351	838,096	3,584,356	971,788	19,552,648	-	-	128,725	-
Transfers out	(5,505,707)	(1,012,901)	(618,646)	(3,312,063)	(971,788)	(19,552,648)	-	-	(128,725)	-
Deposit with escrow agent	-	(12,875,000) (7)	-	-	-	-	-	-	-	-
Premium from bond issuance	-	733,257 (7)	-	-	-	-	-	-	-	-
Total other financing sources (uses)	<u>1,472,342</u>	<u>602,707</u>	<u>219,450</u>	<u>272,293</u>	<u>7,175,000</u>	<u>8,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,398</u>
Net change in fund balances	<u>\$ 7,842,899</u>	<u>\$ (7,768,415)</u>	<u>\$ (2,483,074)</u>	<u>\$ (849,814)</u>	<u>\$ (831,716)</u>	<u>\$ 9,664,666</u>	<u>\$ 7,440,702</u>	<u>\$ 6,500,215</u>	<u>\$ 5,543,819</u>	<u>\$ 3,493,781</u>
Debt service as a percentage of noncapital expenditures	7.1%	7.2%	8.9%	8.7%	3.3%	3.1%	0.1%	0.1%	0.2%	0.1%

- (1) Increase compared to prior year is due to the real estate acquisition for the future site of city hall.  
(2) Increase compared to prior year is due to the real estate acquisition for economic development.  
(3) Increase in franchise taxes and business and occupational taxes compared to prior year is due to a field audit conducted by the City that identified additional billings.  
(4) Increase in intergovernmental revenues compared to prior year is due to receipt of Economic Adjustment Assistance grant.  
(5) Increase in capital outlay is due to construction of Pedestrian Bridge project.  
(6) Increase in capital outlay is due to DDA transfer of land from held for development to capital assets.  
(7) In 2021 the City issued Series 2020A and 2020B revenue bonds to refund previously outstanding Series 2018 bonds and Series 2017A certificates of participation.  
(8) Increase compared to prior year is attributed to commencement of several construction projects in the City.

# CITY OF PEACHTREE CORNERS, GEORGIA

## ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

### LAST TEN FISCAL YEARS

(in thousands)

Digest Year	Real Property				Personal Property			Less Exemptions	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
	Residential Property	Commercial Property	Industrial Property	Other (1)	Motor Vehicle	Utility	Heavy Equipment					
2012	\$ 982,746,640	\$ 967,179,560	\$ 132,431,540	\$ 1,362,720	\$ -	\$ -	\$ -	\$ 339,402,058	\$ 1,744,318,402	0.85	\$ 4,360,796,005	40%
2013	960,398,520	1,003,379,990	96,296,280	1,218,720	8,578,480	-	14,950	310,859,307	1,759,027,633	0.00	4,397,569,083	40%
2014	1,081,474,320	1,052,132,670	100,453,050	1,218,720	81,803,230	47,081,600	46,400	1,840,140	2,362,369,850	0.00	5,905,924,625	40%
2015	1,094,769,440	1,036,650,850	98,134,300	1,231,200	58,116,720	31,366,160	34,670	2,002,065	2,318,301,275	0.00	5,795,753,188	40%
2016	1,158,198,550	1,101,984,720	77,299,460	1,231,200	44,619,270	28,325,240	31,200	2,326,608	2,409,363,032	0.00	6,023,407,580	40%
2017	1,236,564,120	1,165,705,010	82,220,010	1,231,200	33,274,600	26,430,800	105,530	2,473,334	2,543,057,936	0.00	6,357,644,840	40%
2018	1,321,620,820	1,143,955,790	92,372,510	734,400	22,949,320	25,460,600	118,910	2,520,060	2,604,692,290	0.00	6,511,730,725	40%
2019	1,396,993,500	1,302,653,340	99,535,010	734,400	16,478,940	27,558,120	210,714	2,288,505	2,841,875,519	0.00	7,104,688,798	40%
2020	1,473,088,840	1,468,899,500	113,475,830	274,160	12,631,050	27,736,040	189,700	2,341,774	3,093,953,346	0.00	7,734,883,365	40%
2021	1,521,487,380	1,448,295,490	96,901,940	747,440	10,002,610	31,280,320	88,500	2,301,318	3,106,502,362	0.00	7,766,255,905	40%

Source: Gwinnett County Tax Commissioner

(1) Reflects agricultural, conservation use, and brownfield.

# CITY OF PEACHTREE CORNERS, GEORGIA

## PRINCIPAL FRANCHISE TAXPAYERS CURRENT AND NINE YEARS AGO

Franchise Taxpayer	2022			2013		
	Revenue	Rank	Percentage of Total Revenue	Revenue	Rank	Percentage of Total Revenue
Georgia Power	\$ 2,398,930	1	56.76 %	\$ 314,833	1	87.83 %
Waste Management	782,067	2	18.50	21,827	2	6.09
Atlanta Gas Light	419,135	3	9.92			-
Comcast	319,772	4	7.57			-
Bellsouth	137,266	5	3.25			-
Zayo Group	127,098	6	3.01			-
Republic Services	19,085	7	0.45	20,997	3	5.86
Fiberlight	12,376	8	0.29			-
CenturyLink	6,048	9	0.14			-
Uniti Fiber	4,812	10	0.11			-
American Disposal Service of Georgia	-	-		814	4	0.23
Totals	<u>\$ 4,226,589</u>			<u>\$ 358,471</u>		

Source: Peachtree Corners Finance Department

# CITY OF PEACHTREE CORNERS, GEORGIA

## FRANCHISE TAX RATES LAST TEN CALENDAR YEARS

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<b>Calendar Year</b>	<b>Telecommunication</b>	<b>Cable</b>	<b>Electric</b>	<b>Solid Waste</b>
2013	3%	5%	4%	3%
2014	3%	5%	4%	3%
2015	3%	5%	4%	3%
2016	3%	5%	4%	3%
2017	3%	5%	4%	3%
2018	3%	5%	4%	3%
2019	3%	5%	4%	10%
2020	3%	5%	4%	10%
2021	3%	5%	4%	10%
2022	3%	5%	4%	10%

Source: Peachtree Corners Finance Department

Note: All rates are charged on the gross revenue collected by the franchisee.

# CITY OF PEACHTREE CORNERS, GEORGIA

## RATIOS OF OUTSTANDING DEBT BY TYPE LAST TEN FISCAL YEARS

Fiscal Period Ended June 30,	Governmental Activities			Total	Percentage of Personal Income (1)	Per Capita (1)
	Bonds Payable Direct Placement	Certificates of Participation	Lease Payable			
2013	\$ -	\$ -	\$ 14,066	\$ 14,066	0.001 %	0.37
2014	-	-	9,807	9,807	0.001	0.26
2015	-	-	4,983	4,983	0.000	0.13
2016	-	3,153,289	-	3,153,289	0.179	73.72
2017	-	8,000,000	-	8,000,000	0.446	187.03
2018	7,175,000	8,000,000	-	15,175,000	0.826	350.72
2019	7,175,000	7,355,000	-	14,530,000	0.800	333.95
2020	6,795,000	6,920,000	-	13,715,000	0.778	324.67
2021	13,245,049	-	-	13,245,049	0.716	313.54
2022	12,166,818	-	623,555	12,790,373	0.685	302.78

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

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

# CITY OF PEACHTREE CORNERS, GEORGIA

## DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT as of June 30, 2022

Governmental Unit	Debt Outstanding	Percentage Applicable to Government	Amount Applicable to Government
Overlapping debt			
Gwinnett County GO Bonds, Leases Payable <sup>(1)</sup>	\$ 164,151,000	8 %	\$ 13,132,080
Gwinnett County Board of Education GO Bonds, Certificates of Participation <sup>(2)</sup>	1,150,547,651	8 %	92,043,812
Total overlapping debt	1,314,698,651		105,175,892
City of Peachtree Corners direct debt	12,790,373	100 %	12,790,373
Total direct and overlapping debt	\$ 1,327,489,024		\$ 117,966,265

(1) Gwinnett County Annual Comprehensive Financial Report for December 31, 2021.

(2) Gwinnett County Board of Education Annual Comprehensive Financial Report for June 30, 2021.

Assessed value data used to estimate applicable percentages provided by the State Department of Revenue.

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

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

# CITY OF PEACHTREE CORNERS, GEORGIA

## LEGAL DEBT MARGIN INFORMATION LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Assessed Value	\$ 3,106,502,362	\$ 3,093,953,346	\$ 2,841,875,519	\$ 2,604,692,290	\$ 2,543,057,936	\$ 2,409,363,032	\$ 2,318,301,275	\$ 2,362,369,850	\$ 1,759,027,633	\$ 1,945,578,500
Add back: exempt real property	2,301,318	2,341,774	2,288,505	2,520,060	2,473,334	2,326,608	2,002,065	1,840,140	310,859,307	339,402,085
Total assessed value	<u>\$ 3,108,803,680</u>	<u>\$ 3,096,295,120</u>	<u>\$ 2,844,164,024</u>	<u>\$ 2,607,212,350</u>	<u>\$ 2,545,531,270</u>	<u>\$ 2,411,689,640</u>	<u>\$ 2,320,303,340</u>	<u>\$ 2,364,209,990</u>	<u>\$ 2,069,886,940</u>	<u>\$ 2,284,980,585</u>
Debt Limit - 10% of Assessed Value	<u>\$ 310,880,368</u>	<u>\$ 309,629,512</u>	<u>\$ 284,416,402</u>	<u>\$ 260,721,235</u>	<u>\$ 254,553,127</u>	<u>\$ 241,168,964</u>	<u>\$ 232,030,334</u>	<u>\$ 236,420,999</u>	<u>\$ 206,988,694</u>	<u>\$ 228,498,059</u>
Amount of Debt Applicable to Debt Limit:										
General Obligation Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Available in Debt Service Fund	-	-	-	-	-	-	-	-	-	-
Net Debt Applicable to Debt Limit	<u>\$ -</u>									
Legal Debt Margin	<u>\$ 310,880,368</u>	<u>\$ 309,629,512</u>	<u>\$ 284,416,402</u>	<u>\$ 260,721,235</u>	<u>\$ 254,553,127</u>	<u>\$ 241,168,964</u>	<u>\$ 232,030,334</u>	<u>\$ 236,420,999</u>	<u>\$ 206,988,694</u>	<u>\$ 228,498,059</u>
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

NOTE: The City's outstanding general obligation debt should not exceed 10 percent of total assessed property value.

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

<b>Fiscal Period</b>	<b>Population (1)</b>	<b>Personal Income (amounts expressed in thousands) (1)</b>	<b>Per Capita Personal Income (1)</b>	<b>Median Age (1)</b>	<b>School Enrollment (2)</b>	<b>Unemployment Rate (3)</b>
2013	38,006	\$ 1,461,179	\$ 38,446	33.2	3,397	2.2 %
2014	38,006	1,496,714	39,381	38.6	3,649	4.3
2015	38,006	1,516,819	39,910	37.9	3,738	5.4
2016	42,773	1,765,156	41,268	35.2	3,753	2.6
2017	42,773	1,792,488	41,907	34.8	3,805	4.0
2018	43,268	1,837,289	42,463	36.1	3,817	3.3
2019	43,509	1,816,109	41,741	36.1	3,794	3.0
2020	42,243	1,763,265	41,741	36.4	3,831	2.8
2021	42,243	1,849,525	43,783	36.5	3,865	7.2
2022	42,243	1,867,816	44,216	35.3	3,869	3.6

(1) Source: U. S. Census Bureau - 2020 Census.

(2) Source: Gwinnett County Board of Education (High School Enrollment Only).

(3) Bureau of Labor Statistics July, 2021.

Note: 2020-2022 population, per capita, and personal income are estimates based on past regional trends.

Note: School enrollment is based on beginning of school year.

# CITY OF PEACHTREE CORNERS, GEORGIA

## PRINCIPAL EMPLOYERS CURRENT YEAR AND NINE YEARS AGO

Employer	2022			2013		
	Employees (1)	Rank	Percentage of Total City Employment (2)	Employees (1)	Rank	Percentage of Total City Employment (2)
Convergent Outsourcing	735	1	2.09 %			
Carmax	607	2	1.73			
Soliant	656	3	1.87			
Siemens Industry Inc.	534	4	1.52			
Hapag-Lloyd	531	5	1.51			
Crawford & Company	488	6	1.39			
Molnlycke Healthcare US	444	7	1.26			
Immucor Inc.	382	8	1.09	495	4	1.43 %
Fleetcor Technologies Operating	350	9	1.00	290	7	0.84
Capstone Logistics	221	10	0.63			
ACI Worldwide Corp				285	9	0.82
The Network Inc.				950	1	2.74
All Risks Ltd.				725	2	2.09
Phoenix Corporation				585	3	1.69
Career Builder LLC				420	5	1.21
Fiserv				292	6	0.84
Technical Innovation LLC				287	8	0.83
Pond & Company				225	10	0.65
All other employers	30,194		85.92	30,118		86.87
Totals	35,142		100.00 %	34,672		100.00 %

(1) Source: 2022/2013 individual employer's business license filing

(2) Source: 2022 City of Peachtree Corners Business License Department

(3) Source: U. S. Census Bureau

# CITY OF PEACHTREE CORNERS, GEORGIA

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

Function	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General government	14	12	11	11	10	7	7	5	4	4
Judicial	1	1	1	1	1	1	1	1	1	-
Public works										
Highways and streets	17.5	17.5	17.5	17	17	12	12	9	-	-
Housing and development	12	13	13	13	11	11	11	8	8	6
<b>Total</b>	<u>44.5</u>	<u>43.5</u>	<u>42.5</u>	<u>42</u>	<u>39</u>	<u>31</u>	<u>31</u>	<u>23</u>	<u>13</u>	<u>10</u>

Source: City of Peachtree Corners Human Resources Department

Note: Fiscal year 2014 is the City's first full year of operations. The 2013 period was only 6 months. The City is gradually taking over the services provided to its citizens by Gwinnett County, which results in changes to the number of employees.

# CITY OF PEACHTREE CORNERS, GEORGIA

## OPERATING INDICATORS BY FUNCTION LAST TEN FISCAL YEARS

Function	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General government										
Ordinances approved	24	32	17	21	27	12	27	25	11	20
Special events held	44	54	17	12	9	2	2	2	2	2
Court cases	25	35	30	9	10	-	47	31	86	-
Bond rating	Aa1	Aa1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Software applications supported	19	19	13	9	8	7	7	7	7	6
Grants managed	3	6	4	3	4	3	2	3	1	1
Public works										
Work orders processed	1585	2197	2036	1630	1019	1351	1468	N/A	N/A	N/A
Housing and development										
Stormwater plans reviewed	91	71	73	12	90	50	23	24	23	17
New building permits issued	1,295	1,235	1,446	1,337	1,141	436	1,102	1,027	1,115	649

Sources: Various City and County departments.

# CITY OF PEACHTREE CORNERS, GEORGIA

## CAPITAL ASSET STATISTICS BY FUNCTION LAST TEN FISCAL YEARS

Function/Program	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Public Works										
Streets (miles)	121	121	121	121	121	121	121	121	121	-
Stormwater Pipe (feet)	252,215	253,568	261,949	260,338	260,338	252,874	252,874	252,874	252,874	-
Stormwater Structures	3,631	3,893	3,924	3,928	3,928	3,816	3,816	3,816	3,816	-
Parking Garage	1	1	1	1	-	-	-	-	-	-
Traffic Management System	1	1	1	-	-	-	-	-	-	-
Traffic Signal	1	1	1	-	-	-	-	-	-	-
General Government										
Land (acres)	21.7	21.40	18.78	18.78	4.35	4.35	-	-	-	-
Buildings										
Owned	2	2	2	2	1	1	-	-	-	-
Leased	1	1	1	1	1	1	1	1	1	1
Vehicles										
Autonomous Vehicle Test Track (miles)	1.5	1.5	1.5	-	-	-	-	-	-	-
Play Structures	4	3	3	2	-	-	-	-	-	-
Fitness Trail	1	1	1	-	-	-	-	-	-	-

Source: Various City departments.

Note: The community development function does not maintain any capital assets.

## COMPLIANCE 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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**The Honorable Mayor and Members  
of the City Council of the  
City of Peachtree Corners, Georgia**

We have audited, in accordance with the 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, each major fund, and the aggregate remaining fund information of the City of Peachtree Corners, Georgia (the "City") as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 1, 2022. Our report includes a reference to the change in accounting principle resulting from the implementation of Governmental Accounting Standards Board Statement No. 87, *Leases*, as of July 1, 2021.

### **Report on Internal Control over Financial Reporting**

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

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

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

---

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
December 1, 2022



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

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The Honorable Mayor and Members  
of the City Council of the  
City of Peachtree Corners, Georgia

### Report on Compliance for Each Major Federal Program

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

We have audited the City of Peachtree Corners, Georgia's (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2022. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

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

#### *Basis for Opinion on Each Major Federal Program*

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

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

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### ***Responsibilities of Management for Compliance***

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

### ***Auditor's Responsibilities for the Audit of Compliance***

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

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

### **Report on Internal Control over Compliance**

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

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

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
December 1, 2022

# CITY OF PEACHTREE CORNERS, GEORGIA

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

Federal Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Contract or Project Number	Sub-recipient Expenditures	Total Expenditures
<b>U.S. DEPARTMENT OF THE TREASURY</b>				
Passed through the State of Georgia				
COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	GA-0005117	80,000	7,894,192
Total U.S. Department of the Treasury			80,000	7,894,192
<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>				
Passed through Georgia Environmental Protection Division				
Nonpoint Source Implementation Grants	66.460	751-210072	-	136,741
Total U.S. Environmental Protection Agency			-	136,741
<b>Total Expenditures of Federal Awards</b>			<b>\$ 80,000</b>	<b>\$ 8,030,933</b>

**See accompanying note to schedule of expenditures of federal awards.**

# CITY OF PEACHTREE CORNERS, GEORGIA

## NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED JUNE 30, 2022

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### **BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the City of Peachtree Corners, Georgia and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements. The City did not utilize the 10% de minimis indirect cost rate.

CITY OF PEACHTREE CORNERS, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2022

SECTION I
SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued on whether the financial statements were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:

Material weaknesses identified? \_\_\_ yes \_\_\_ X no

Significant deficiencies identified \_\_\_ yes \_\_\_ X none reported

Noncompliance material to financial statements noted? \_\_\_ yes \_\_\_ X no

Federal Awards

Internal control over major program:

Material weaknesses identified? \_\_\_ yes \_\_\_ X no

Significant deficiencies identified \_\_\_ yes \_\_\_ X none reported

Type of auditor's report issued on compliance for major program Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? \_\_\_ yes \_\_\_ X no

Identification of major program:

Assistance Listing Number 21.027 Name of Federal Program or Cluster COVID-19: Coronavirus State and Local Fiscal Recovery Fund

Dollar threshold used to distinguish between Type A and Type B programs \$750,000

Auditee qualified as low-risk auditee? \_\_\_ yes \_\_\_ X no

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FOR THE YEAR ENDED JUNE 30, 2022**

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**SECTION II**  
**FINANCIAL STATEMENT FINDINGS AND RESPONSES**

**None reported**

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

**None reported**

**CITY OF PEACHTREE CORNERS, GEORGIA**

**SCHEDULE OF PRIOR YEAR FINDINGS  
FOR THE YEAR ENDED JUNE 30, 2022**

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**None reported**