

CITY OF FOREST PARK, GEORGIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2017



Prepared By: Finance Department
City of Forest Park, Georgia

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FOR THE FISCAL YEAR ENDED
JUNE 30, 2017

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INTRODUCTORY SECTION



CITY OF FOREST PARK

745 FOREST PARKWAY • FOREST PARK, GEORGIA 30297 • TEL: (404) 366-4720 • FAX: (404) 608-2343 • FAX: (404) 608-2344

December 4, 2017

To the Honorable Mayor, members of the City Council and the Citizens of Forest Park:

State law requires that all general-purpose local governments publish within six (6) months of the close of each fiscal year a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the City of Forest Park for the fiscal year ended June 30, 2017.

The comprehensive annual financial report consists of management's representations concerning the finances of the City of Forest Park. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Forest Park has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Forest Park's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Forest Park's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Forest Park's basic 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 Forest Park for the fiscal year ended June 30, 2017, 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 upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Forest Park's basic financial statements for the fiscal year ended June 30, 2017, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

An Equal Opportunity Employer

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Forest Park's MD&A can be found immediately following the report of the independent auditor.

Profile of the Government

The City, incorporated in 1908, is located approximately nine minutes and seven miles south of Atlanta's downtown business district. The City enjoys access to Interstate Highways I-75 and I-285, and Hartsfield-Jackson International Airport. The City of Forest Park currently occupies a land area of 9.3 square miles and serves a population of approximately 18,500 based on the latest census. The City is empowered to levy a property tax on both real and personal properties located within its boundaries.

The City operates under the Council-Manager form of government. Policymaking and legislative authority are vested in the governing Council, which consists of a mayor and a five-member council. The governing Council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees and hiring the City Manager and the City's attorney. The City Manager is responsible for carrying out the policies and ordinances of the governing Council and overseeing the day-to-day operations of the City. The Council is elected on a non-partisan basis. Councilmembers are elected to four-year staggered terms with three councilpersons elected every two years. The mayor is elected for a four-year term. All Councilmembers are elected from their districts, while the Mayor is elected at large.

The financial reporting entity (the "City") includes all the funds of the primary government (i.e. the City of Forest Park, Georgia as legally defined), as well as its component units. Component units are legally separate entities for which the primary government is financially accountable. The City provides a full range of services, including police and fire protection; sanitation services; the construction and maintenance of highways, streets, and infrastructure; and recreational activities and cultural events.

The annual budget serves as the foundation for the City of Forest Park's financial planning and control. All departments of the City of Forest Park are required to submit requests for appropriation to the City Manager by mid-March of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the Council for review by mid-May. The Council is required to hold public hearings on the proposed budget and to adopt a final budget by June 30, the close of the City of Forest Park's fiscal year. The appropriated budget is prepared by fund, function (e.g. public safety), and department (e.g., police).

Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated budget has been adopted. For the General Fund, this comparison is presented as part of the basic financial statements for the governmental funds. For governmental funds other than the General Fund, with appropriated annual budgets, this comparison is presented in the combining and individual fund statements and schedules section of this report.

Factors Affecting Financial Condition

The information presented in the financial statements is best understood when it is considered from the broader perspective of the specific environment within which the City of Forest Park operates.

Local Economy

The economic outlook for this area remains positive, as the state and national economies improve. Many companies continue to discover that the southside of Atlanta provides much opportunity to build and maintain businesses. The City of Forest Park is located on the southside, in Clayton County. Because of the City of Forest Park's proximity to the City of Atlanta, the City is not dependent on a single industry or entity for any substantial portion of its revenue. The area has a wide variety of businesses and industries. The City of Forest Park has among other businesses: Atlas Logistics Group Retail, Ozark Automotive Distributors (O'Reilly Auto Parts) facility, the Clorox Company, Georgia Power, Bell South, and Ralcorp Frozen Bakery Products (formerly Sara Lee Bakery Group). The City also projects substantial growth from the future development of the Fort Gillem property. Transfer of the majority of the property from the Department of Defense was completed in June 2014. Phase I of the Main Street Project has been completed. Phase II of the project is in the Design/Engineering phase. The City currently has a privately held mixed-use residential and retail development (Jasber Plaza) located on the Main Street corridor underway. The development site is over 4.5 acres; the first phase of the project will consist of 8,000 square feet of retail and restaurant tenant spaces, the second phase of the project will consist of 120 condominium units.

The City of Forest Park continued to experience growth and investment during fiscal year 2017, as indicated by the following areas now under construction or recently completed:

- ❖ Robinson Weeks – New Shell Warehouse - \$21,545,293
- ❖ Clorox – New electrical room/Interior Renovations - \$2,375,621
- ❖ Gillem Logistics Center – Demolition of 4 buildings and new building 150 - \$807,000
- ❖ Waken Company – New Cold/Frozen Storage Warehouse - \$645,000
- ❖ Polynt Composites USA – New Building - \$576,438
- ❖ Fred Hill – New Alignment Building - \$300,000
- ❖ New Roof/Roof Repairs throughout City - \$256,033
- ❖ Davita Dialysis – Interior remodel and new roof - \$150,000
- ❖ Phuc Lee – New Mechanic Shop - \$140,000
- ❖ McDonald's – Fire Damage Repair - \$130,000
- ❖ City of Forest Park – New Equipment Storage for Public Works - \$110,000
- ❖ Various other projects totaling \$209,489

The activity reflects the continuing recovery of the economy and the construction industry. The City of Forest Park continues to experience growth from construction and improvements to existing structures.

The unemployment rate for Clayton County is 5.9% for August 2017 compared with 6.4% at August 2016. The August 2017 unemployment rate for Metro Atlanta is 4.6%, the State of Georgia is 4.7%, and the U.S. rate is 4.4%. The decrease in unemployment from 2016 to 2017 reflects the continuance of economic recovery for the State of Georgia and Clayton County.

Long-term Financial Planning. Current and Future Initiatives

Main Street Phase II

Main Street Phase II is a continuation of the streetscape project on Main Street. The project will consist of constructing brick paver handicap accessible sidewalks, landscaping, bicycle racks, trash receptacles, benches, and decorative pedestrian lighting on Main Street. Phase II continues on Main Street between the eastern end of Phase I Streetscape Improvements eastward to Jonesboro Road and on Courtney Drive to Jonesboro Road. The project design phase is ninety-nine (99) percent complete. The design phase will not be completed until comments are received from the utility companies regarding the placement of utilities underground.

Main Street Redevelopment

A conceptual master plan developed by Cooper Carry for the Main Street redevelopment project has been approved by the Mayor and City Council. The master plan includes mixed-use commercial/residential, which allows for a mixture of commercial, retail and residential uses in a traditional main street fashion, mixed use office/residential, which allows for a mixture of professional office and residential uses. The master plan also includes mixed use transit village, which allows for a mixture of neighborhood-friendly commercial and retail, office and residential uses in a vertical arrangement with homes over shops and other uses, and is consistent with the transit village as recommended by the Forest Park Livable Centers Initiative Plan. Cooper Carry developed design guidelines which communicate to potential developers, investors and residents the vision for the community, and address specific architectural and specific design components. Planning efforts are being coordinated with the Main Street Redevelopment Plan and Fort Gillem Reuse Plan to project a seamless continuity of compatible land uses and development. The City of Forest Park has established Main Street and Fort Gillem as its first Redevelopment Area and Tax Allocation District.

Community Development Block Grant Projects

The City of Forest Park has received the following in Community Block Grant Funds for fiscal years 2013-2017:

- 2013 – West Street Project - \$75,000 (Funds from a previous CDBG project were reallocated to this project for a total budget of \$113,239.) Fiscal year 2013 funds have been depleted.
- 2014 – Neighborhood Stabilization Officer - \$46,490 (Project Completed)
- 2014 – West Street Project - \$100,000
- 2015 – West Street Project - \$150,000
- 2016 – West Street Project - \$61,748
- 2017 – Town Center Plaza Improvements - \$100,000

The Right-of-Way phase for West Street has been completed. The project is now in construction. The project is scheduled to be completed December 2017.

The Office of the City Manager will continue to seek grant funding for projects that will improve the quality of life for the residents and businesses in Forest Park.

Fort Gillem

Fort Gillem is a 1427 acre military installation which was approved for closure on September 15, 2011. The Fort is home of the First U.S. Army, the Army and Air Force Exchange Service Distribution Center, and other entities, including organizations from the Active Component, Reserve Component, Georgia Army National Guard, and other Department of Defense and federal agencies. The Army will retain approximately 250 acres for use by the Criminal Investigation Laboratory and Reserve units, the Gillem Enclave.

The Forest Park/Fort Gillem Local Redevelopment Authority (FP/FG LRA) created by the Mayor and City Council is the entity responsible for developing a Comprehensive Reuse Plan for Fort Gillem. The FP/FG LRA continues to accomplish planning in three phases: Phase I – Visioning and Market Analysis; Phase II – Outreach and Comprehensive Reuse Planning; and Phase III – Property Conveyance and Redevelopment.

The Forest Park/Fort Gillem Local Redevelopment Authority submitted to the Army, Department of Defense, and U.S. Department of Housing and Urban Development (HUD) a Strategic Reuse Plan for Fort Gillem and a Homeless Assistance Application on August 6, 2007. HUD approved the Reuse Plan and Homeless Assistance Application on September 12, 2008.

The FP/FG LRA continues Phase III- Property Conveyance and Redevelopment. A Master Developer has been selected to assist in preparing an Economic Development Conveyance application and in identifying Developments of Regional Impact entitlements. The LRA completed the Operating Plan for Fort Gillem in December 2008 and a Business Plan for Fort Gillem in September 2009.

On October 5, 2009, the Mayor and Council adopted an ordinance that created the Forest Park/Fort Gillem Implementation LRA (ILRA). The ILRA was recognized by OEA on October 30, 2009 as the sole entity responsible for continued planning and redevelopment. In January, 2010, the ILRA submitted to the Army its EDC Application and a letter proposing a disposition strategy for the remaining property. After extensive negotiations and discussions, the ILRA and Army met in October 2011 to discuss and refine the application and to negotiate the property that will be transferred to the ILRA by EDC. In January 2012, the ILRA and Army signed a Deal Points Term Sheet whereby the ILRA would purchase all 1168 acres for \$30 million, \$15 million of which would be paid at initial closing and the balance over seven years in installments. In October 2012, the Army advised that the ILA had submitted an approvable EDC Application. Final negotiations over a future guaranty of payment and other provisions that would be included in the initial Quitclaim Deed, MOA, Guaranty Letter and Intergovernmental Agreement with the City of Forest Park were finalized the first quarter of calendar year 2014. Also in the first quarter of 2014, the City Council created the Urban Redevelopment Agency of the City of Forest Park (URA) which was recognized by OEA as the “ILRA” going forward. A “Gillem Zoning District” has been approved and implemented. The Boundary Survey work has been completed. On June 11, 2014, the Army transferred 770 acres to the URA. The URA immediately transferred 253 acres to Kroger which will complete the development of a 1.2 million square foot regional distribution center by late October 2015. In March 2015, the Forest Park Development Partners exercised their option to purchase approximately 50 acres that will be developed into an 850,000 square foot distribution center opening in mid-2016. The Army continues environmental remediation on the remaining 398 acres and plans to transfer up to 150 additional acres through the Execution of a Finding of Suitability to Transfer (FOST) process in early to mid-2017. The ILRA/URA is funded by OEA grants and City of Forest Park matching funds. The 2009-2010 OEA grant was \$945,257 (\$848,480 in Federal funds). The 2010-2011

OEA grant was \$390,931 (\$351,005 in Federal funds). The 2011-2012 OEA grant was \$348,231 (\$312,305 in Federal funds). The 2012-2013 OEA grant was \$606,520 (\$544,685 in Federal funds). The 2013-extended to 2015 grant is \$1,244,596 (\$1,118,355 in Federal funds.) The 2014-2015 grant was \$626,436 (\$561,196 in Federal funds.) The final 2015-2016 grant is \$485,525 (\$434,306 in Federal funds.) OEA authorized a one-year extension of that grant until June 30, 2017 to cover the Environmental Consultant (\$79,560 in Federal funds). An additional one-extension of the grant until June 30, 2018 has been approved to cover the Environmental Consultant (\$79,560 in Federal funds).

The URA estimates that the \$482.5 million on and off-site redevelopment of Fort Gillem will take 10-15 years. The site will include 300-350,000 square feet of office space and 8 million square feet of industrial warehouse space. The project is expected to generate an estimated 2,500 – 3,000 permanent jobs and over 4,000 construction jobs. The project will more than double real property taxes for the City.

The Governing Body of the City of Forest Park has created the URA to oversee the Gillem Logistics Center effort and created a Tax Allocation District, effective December 31, 2008, that includes Fort Gillem. The TAD will produce over \$80 million in taxes that can directly benefit this and Main Street revitalization projects.

Impact of Financial Policies on Financial Statements

The following policy has been adopted by the City Council during fiscal year 2011 in order to address the implications of the Governmental Accounting Standards Board (GASB) Statement No. 54, *Fund Balance Reporting and Governmental Fund Definitions*. The policy is created in consideration of unanticipated events that could adversely affect the financial condition of the City and jeopardize the continuation of necessary public services. This policy will ensure that the City maintains adequate fund balances and reserves in order to:

- Provide sufficient cash flow for daily financial needs,
- Secure and maintain investment grade bond ratings,
- Offset significant economic downturns or revenue shortfalls, and
- Provide funds for unforeseen expenditures related to emergencies.

The City's cash and investment management policy is to minimize credit and market risks while maintaining a competitive yield on its deposits. As of June 30, 2017, all of the City's bank deposits were insured or collateralized. The City's investment objectives in order of priority are:

- Safety of principal,
- Maintenance of adequate liquidity,
- Return on investment, and
- Legality.

The City of Forest Park maintains a partially self-insured Workers' Compensation program. A third party administrator conducts investigations, handles claims payments, and loss reporting.

The City's safety committee meets on a regular basis to review all claims for property damage and employee injuries and make a determination on whether the accident was chargeable to the employee. Disciplinary action can be taken based on the number of chargeable accidents to

an employee. The City's goal is to protect the employee welfare and continue to reduce the City's general liability as well as Workers' Compensation liability.

Awards

The City intends to submit this report to the Government Finance Officers Association (GFOA) for its consideration for awarding the Certificate of Achievement for Excellence in Financial Reporting. We believe that the report meets the Certificate of Achievement Program's requirements for the highest standards in government accounting and financial reporting. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. Such CAFR must satisfy both generally accepted accounting principles and applicable legal requirements.

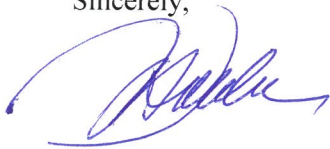
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Forest Park for its comprehensive annual financial report for the fiscal year ended June 30, 2016. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of State and local government financial reports.

A Certificate of Achievement is valid for a period of one year only. The City of Forest Park has been awarded the Certificate of Achievement for every submission of its CAFR for the past 37 consecutive years. We believe our current report continues to conform to the Certificate of Achievement program requirements, and are submitting it to the GFOA.

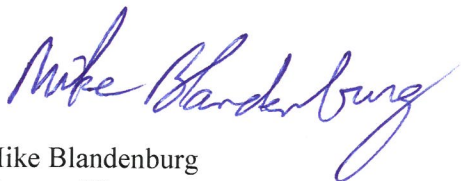
Acknowledgements

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the Finance Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report. Without the leadership and support of the governing body of the City, preparation of this report would not have been possible.

Sincerely,



Dwayne Hobbs
Interim City Manager



Mike Blandenburgh
Finance Director



Government Finance Officers Association

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

Presented to

**City of Forest Park
Georgia**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2016

Executive Director/CEO

CITY OF FOREST PARK, GEORGIA

PRINCIPAL OFFICIALS

June 30, 2017

ELECTED OFFICIALS

David Lockhart	Mayor
Tommy Smith	Mayor Pro-tem (Ward 1)
Dabouze Antoine	Council Member (Ward 2)
Sandra Bagley	Council Member (Ward 3)
Latresa Wells	Council Member (Ward 4)
Allan Mears	Council Member (Ward 5)

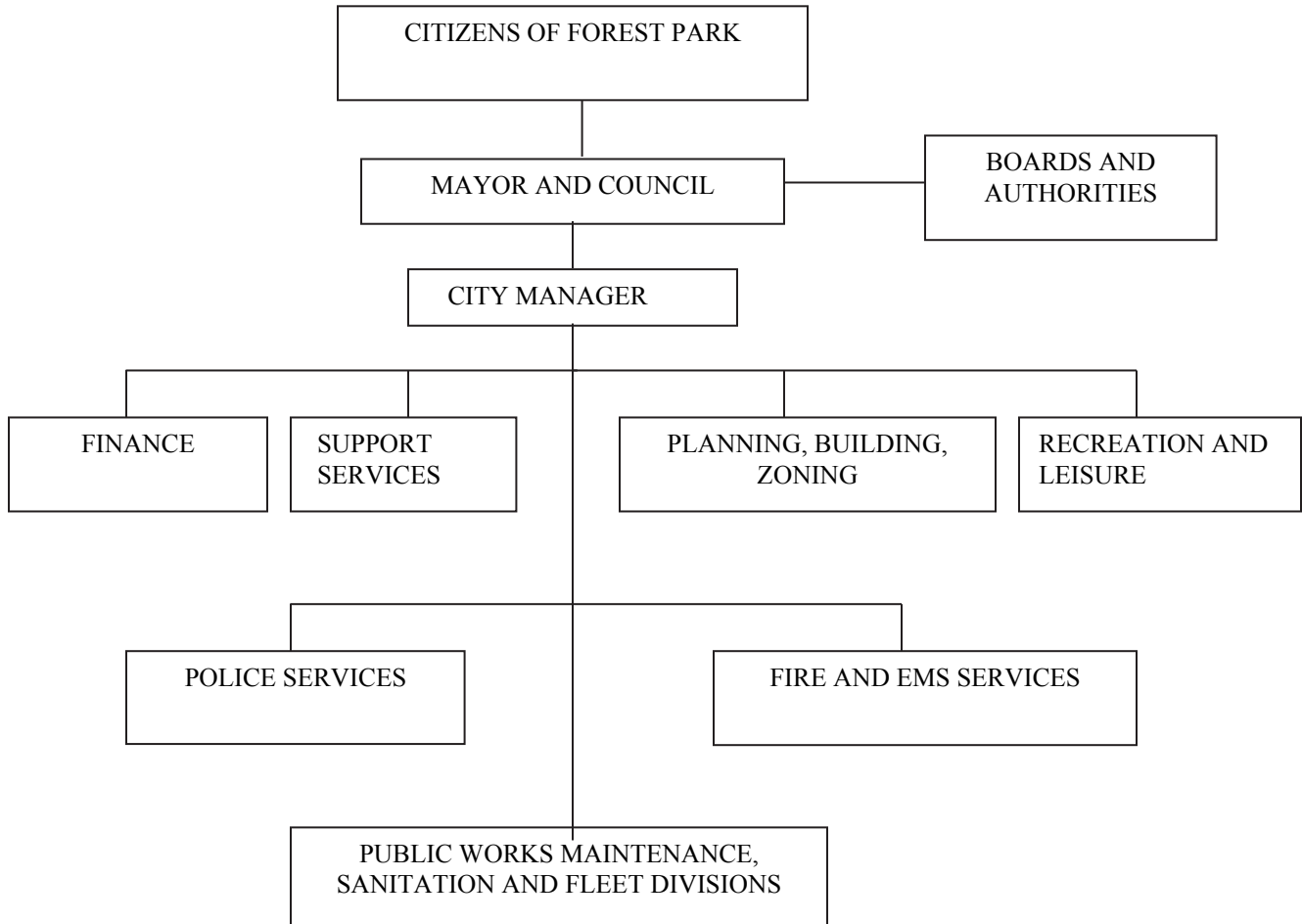
APPOINTED ADMINISTRATIVE OFFICIALS

City Manager (Interim)	L. Dwayne Hobbs
Director of Finance	Mike Blandenburg
Director of Police Services	L. Dwayne Hobbs
Director of Fire Services	John E. Buckholts, Jr.
Director of Public Works	Jeff Eady
Director of Planning, Building and Zoning	Jonathan Jones
Director of Recreation and Leisure	Elaine Corley
Director of Support Services	Christine Terrell
City Attorney	Steve Fincher
Municipal Court Judge	Ronald Freeman

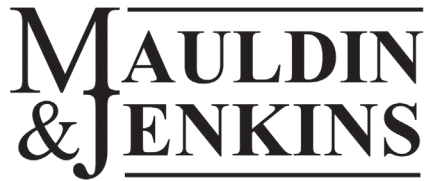
CITY OF FOREST PARK, GEORGIA

ORGANIZATIONAL CHART

June 30, 2017



FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

**Honorable Mayor and Members
of the City Council
City of Forest Park, Georgia**

Report on the Financial Statements

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 Forest Park, Georgia (the "City")** as of and for the fiscal year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, 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 Forest Park, Georgia as of June 30, 2017, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and Schedule of Funding Progress (on pages 4 through 11 and page 47, respectively) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules and the schedules of projects constructed with special purpose local option sales tax proceeds (as required by the Official Code of Georgia Annotated §48-8-121), as well as the introductory and statistical sections, 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.

Other Information (Continued)

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 4, 2017, 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 4, 2017

City of Forest Park, Georgia
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2017

As management of the City of Forest Park, Georgia (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2017. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent fiscal year by \$37,159,025 (net position).
- The City had an increase in net position of \$2,965,228 compared to a decrease of \$218,973 in the prior fiscal year. In the current fiscal year, governmental revenues and URA sales of land increased over the prior fiscal year.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$13,128,833. This represents an increase from the prior fiscal year of \$3,761,318. The increase can be attributed primarily to the increase in the General Fund.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$3,957,989 or 18.29 percent of total General Fund expenditures. In the prior fiscal year, unassigned fund balance was \$1,474,424 or 6.86 percent of General Fund 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 the 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 of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

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

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, culture and recreation, housing and development, judicial, and redevelopment and planning. The City's business-type activities consist of a Sanitation Fund used to account for the collection of solid waste from residents and businesses, a Local Redevelopment Authority Fund used to account for fees collected from tenants of rental property owned by the City and for property acquisitions and redevelopment of property throughout the City, and an Urban Redevelopment Agency Fund used to account for the property acquisitions of Fort Gillem from the United States Army and subsequent sale of these properties to developers and third parties to implement the urban development plan for the area.

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

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. As shown on page 14, such information may be useful in evaluating a government'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 nine (9) 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 Fund and SPLOST Capital Projects Fund. Data from the other seven (7) governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for its General Fund, SPLOST Fund, and all special revenue funds. A budgetary comparison statement has been provided for each fund to demonstrate compliance with this budget.

Proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements, as shown on page 18. The City uses enterprise funds to account for its trash pickup services and used to account for fees collected from tenants of rental property owned by the City (Local Redevelopment Authority) and to account for property acquisitions and redevelopment of property throughout the City and on the Fort Gillem property.

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 and begin on page 21.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report presents the schedule of funding progress as required supplementary information on page 47 of this report.

Combining and individual fund statements and schedules. In addition to the basic financial statements and accompanying notes, this report also presents combining and individual fund statements and schedules. This section can be found on pages 48-58 of this report.

Statistical section. In addition to the basic financial statements and accompanying notes, this report also presents various supplementary and statistical information such as 10-year presentation of revenues, expenditures and tax rates. The statistical section can be found on pages 59-79 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. For the City, assets exceeded liabilities by \$37,159,025 at the close of the most recent fiscal year. Table 1 below is a summary of the City's net position.

Net Position

	Governmental Activities		Business-type Activities		Total Primary Government	
	2016	2017	2016	2017	2016	2017
Current and other assets	\$ 10,724,441	\$ 14,286,304	\$ 20,806,295	\$ 18,174,867	\$ 31,530,736	\$ 32,461,171
Capital assets	18,964,640	19,075,175	17,318,422	17,723,571	36,283,062	36,798,746
Total assets	<u>29,689,081</u>	<u>33,361,479</u>	<u>38,124,717</u>	<u>35,898,438</u>	<u>67,813,798</u>	<u>69,259,917</u>
Current liabilities	1,859,572	1,668,628	1,303,982	3,318,520	3,163,554	4,987,148
Long term liabilities	2,960,318	3,060,057	27,186,319	24,053,687	30,146,637	27,113,744
Total liabilities	<u>4,819,890</u>	<u>4,728,685</u>	<u>28,490,301</u>	<u>27,372,207</u>	<u>33,310,191</u>	<u>32,100,892</u>
Net position:						
Net investment in capital assets	18,604,312	18,808,484	17,318,422	17,723,571	35,922,734	36,532,055
Restricted	7,298,649	8,517,272	-	-	7,298,649	8,517,272
Unrestricted (deficit)	(1,033,770)	1,307,038	(7,684,006)	(9,197,340)	(8,717,776)	(7,890,302)
Total net position	<u>\$ 24,869,191</u>	<u>\$ 28,632,794</u>	<u>\$ 9,634,416</u>	<u>\$ 8,526,231</u>	<u>\$ 34,503,607</u>	<u>\$ 37,159,025</u>

By far, the largest portion of the City's net position (\$36,532,055 or 98%) reflects its investment in capital assets, net of related debt (e.g., land, buildings, machinery, and equipment, net of related debt-capital leases). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending.

Governmental activities

Governmental activities resulted in an increase in net position of \$3,763,603. The increase is primarily due to an increase in tax revenues.

Business-type activities

Business-type activities resulted in a decrease in net position of \$1,108,185. The decrease is primarily due to the activity in the Urban Redevelopment Agency Fund. In 2014, concurrently with the acquisition of a significant amount of the property at Fort Gillem, the URA sold a large portion of the property to a third party for the development of a distribution center. In the current and prior year, on-going costs related to the redevelopment of remaining URA-owned land led to the decreases in net position.

Table 2
Changes in net position

	Governmental Activities		Business-type Activities		Total Primary Government	
	2016	2017	2016	2017	2016	2017
Revenues:						
Charges for services	\$ 4,112,923	\$ 4,801,648	\$ 3,479,275	\$ 6,259,409	\$ 7,592,198	\$ 11,061,057
Operating grants and Contributions	519,298	319,886	-	31,954	519,298	351,840
Capital grants and Contributions	3,143,555	3,312,427	-	-	3,143,555	3,312,427
General revenues:						
Property taxes	6,866,918	8,635,976	-	-	6,866,918	8,635,976
Sales taxes	5,674,290	6,060,026	-	-	5,674,290	6,060,026
Hotel/motel taxes	60,495	60,674	-	-	60,495	60,674
Franchise taxes	1,443,810	1,391,853	-	-	1,443,810	1,391,853
Insurance premium taxes	1,068,784	1,152,664	-	-	1,068,784	1,152,664
Alcoholic beverage tax	369,360	405,583	-	-	369,360	405,583
Motor vehicle tax	851,830	587,553	-	-	851,830	587,553
Business taxes	1,017,690	1,174,074	-	-	1,017,690	1,174,074
Other taxes	204,132	116,933	-	-	204,132	116,933
Interest income	8,561	27,936	9,474	10,819	18,035	38,755
Gain on the sale of capital assets	76,388	6,655	-	-	76,388	6,655
Miscellaneous revenue	30,421	5,906	713	1,750	31,134	7,656
Total revenues	25,448,455	28,059,794	3,489,462	6,303,932	28,937,917	34,363,726
Expenses:						
General government	2,677,825	2,580,660	-	-	2,677,825	2,580,660
Public safety	15,230,605	15,648,967	-	-	15,230,605	15,648,967
Culture and recreation	1,331,029	1,348,717	-	-	1,331,029	1,348,717
Housing and development	765,987	755,235	-	-	765,987	755,235
Public works	3,892,680	3,707,374	-	-	3,892,680	3,707,374
Redevelopment and planning	445,708	65,611	2,365,246	4,896,027	2,810,954	4,961,638
Judicial	126,397	133,009	-	-	126,397	133,009
Tourism and economic development	25,455	37,475	-	-	25,455	37,475
Interest paid on long-term debt	23,284	19,143	-	-	23,284	19,143
Sanitation	-	-	2,272,674	2,516,090	2,272,674	2,516,090
Total expenses	24,518,970	24,296,191	4,637,920	7,412,117	29,156,890	31,708,308
Increase (decrease) in net position before transfers	929,485	3,763,603	(1,148,458)	(1,108,185)	(218,973)	2,655,418
Transfers	750,735	-	(750,735)	-	-	-
Change in net position	1,680,220	3,763,603	(1,899,193)	(1,108,185)	(218,973)	2,655,418
Net position beginning of fiscal year	23,188,971	24,869,191	11,533,609	9,634,416	34,722,580	34,503,607
Net position end of fiscal year	\$ 24,869,191	\$ 28,632,794	\$ 9,634,416	\$ 8,526,231	\$ 34,503,607	\$ 37,159,025

Governmental activities

Overall, governmental activities revenues increased \$2,611,339 or 10.26%, primarily as a result of increased charges for services and increased taxes. Overall, governmental activities expenses decreased \$222,779 or 0.9%, primarily as a net result of decreased redevelopment and planning expenses, increased public safety and decreased general government.

Business-type activities.

Business-type activities revenues increased \$2,814,470 or 80.7%, primarily as a result of increased charges for services. Business-type activities expenses increased \$2,774,197 or 59.8%, primarily as a result of increased redevelopment and planning expenses.

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Table 3 below compares governmental fund revenues and expenditures for 2016 and 2017.

Table 3
Governmental Revenues, Expenditures, and Changes in Fund Balances

	Governmental Funds	
	2016	2017
Revenues:		
Taxes	\$ 17,741,240	\$ 19,579,664
Licenses and permits	467,915	461,201
Intergovernmental revenues	3,658,716	3,625,953
Fines and forfeitures	2,001,275	2,611,321
Charges for services	1,643,733	1,729,126
Interest income	12,698	34,296
Other	30,421	5,906
Total revenues	25,555,998	28,047,467
Expenditures:		
General government	2,501,960	2,349,713
Public safety	14,341,820	14,657,934
Public works	3,269,299	3,192,723
Culture and recreation	1,197,818	1,164,048
Housing and development	758,647	726,517
Judicial	125,187	131,449
Redevelopment and planning	441,437	2,701
Tourism and economic development	25,455	37,475
Capital outlay	1,146,487	1,935,630
Debt service		
Principal	113,109	93,637
Interest	25,834	21,774
Total expenditures	23,947,053	24,313,601
Excess (deficiency) of revenues over (under) expenditures	1,608,945	3,733,866
Other financing sources (uses)		
Proceeds from sale of capital assets	76,388	27,452
Transfers in	1,175,505	-
Transfers out	(424,770)	-
Total other financing sources (uses)	827,123	27,452
Net change in fund balances	2,436,068	3,761,318
Fund balances, beginning of fiscal year	6,931,447	9,367,515
Fund balances, end of fiscal year	\$ 9,367,515	\$ 13,128,833

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 a government's net resources available for spending at the end of the fiscal year.

The combined fund balances for all governmental funds is \$13,128,833 which is an increase of \$3,761,318 from the prior fiscal year. The most notable revenue changes are the increase in taxes, and fines and forfeiture revenues. The most notable expenditure change is the increase of capital outlay.

A detail of the governmental funds can be found on pages 14 and 15 of the Comprehensive Annual Financial Report. The General Fund is the central operating fund of the City. For 2017, this fund had \$2,449,993 of revenues over expenditures compared to expenditures over revenues of \$96,329 in the prior fiscal year. The excess of revenues over expenditures can be primarily attributed to increased tax revenues.

The SPLOST Capital Projects Fund is used to account for the proceeds of a sales tax levied in Clayton County, which will be used by the City for the exclusive purpose of capital outlay projects. As of fiscal year end, this fund had a fund balance of \$6,888,879.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The City has a Sanitation Fund which operates much like a private business. As discussed in previous paragraphs, most of the operations of the Sanitation Fund have been transferred to a private company. Operating revenues increased from \$3,117,709 in the prior fiscal year to \$3,418,305 in the current fiscal year, which represents an increase of \$300,596 or 9.6%. Operating expenses increased from \$2,272,674 in the prior fiscal year to \$2,516,090 in the current fiscal year, which represents an increase of \$243,416 or 10.7%. The Local Redevelopment Authority Fund is used to account for the City's property acquisitions and redevelopment of property throughout the City. Net position increased from \$7,555,494 at prior fiscal year end to \$7,645,762 in net position at current fiscal year end. As discussed previously, during fiscal year 2014, the City created the Urban Redevelopment Agency to account for the property acquisitions of Fort Gillem from the United States Army and subsequent sale of these properties to developers and third parties to implement the urban development plan for the area. As of June 30, 2016, the Urban Redevelopment Agency Fund reported operating revenues, operating expenses, and operating loss of \$263,913, \$1,141,414, and \$(877,501) respectively, and incurred interest expense of \$993,035 on debt. As of June 30, 2017, the Fund reported operating revenues, operating expenses and operating loss of \$1,917,977, \$3,829,454 and (\$1,911,477), respectively, and incurred interest expense of \$990,884 on debt.

General Fund Budgetary Highlights

A comparison of General Fund actual expenditures compared to budget can be found on page 17 of the Comprehensive Annual Financial Report. General Fund revenues were \$2,309,027 more than budgeted and expenditures were \$599,818 less than budgeted. Significant components of the net variance of actual compared to budget are discussed below:

Revenues:

Tax revenues collected were \$1,718,420 more than budgeted, due substantially to property tax collections of \$1,243,976 more than budgeted.

Fines and forfeitures collected were \$452,336 more than budgeted, due primarily to an increase in the number of traffic violations. Total traffic violations for 2016 were 9,879 and for 2017 were 16,281.

Licenses and permits were \$105,201 more than budgeted, due primarily to permits fees revenue related to construction activity at the Gillem Logistics Center, formerly the Fort Gillem property.

Expenditures:

Significant variances of actual expenditures as compared to budget are discussed below:

Public safety – Police expenditures were \$186,453 below budget, due primarily to salaries and benefits paid being less than budgeted amounts. The Police Department operated with a shortage of patrol officers during the entire fiscal year.

Public safety – E911 expenditures were \$123,733 below budget primarily as a result of actual salaries and benefits paid being less than budgeted amounts.

General government – General administration expenditures were \$117,309 below budget primarily due to actual salaries and benefits paid being less than budgeted amounts.

Capital Asset and Long Term Debt

Capital assets. The City's investment in capital assets for its governmental and business type activities as of June 30, 2017, amounts to \$36,798,746 (net of accumulated depreciation). This investment in capital assets includes land, buildings and system, improvements, machinery and equipment, park facilities, roads, highways, and bridges. Table 4 below summarizes capital assets of the City.

	Governmental Activities		Business-type Activities		Total Primary Government	
	2016	2017	2016	2017	2016	2017
Land	\$ 2,881,500	\$ 2,881,500	\$ 7,601,134	\$ 7,601,134	\$ 10,482,634	\$ 10,482,634
Construction in progress	1,032,279	765,885	292,592	-	1,324,871	765,885
Buildings and improvements	5,023,894	4,708,971	-	889,199	5,023,894	5,598,170
Autos and trucks and other equipment	4,358,514	3,820,150	8,800	6,600	4,367,314	3,826,750
Infrastructure	5,668,453	6,898,669	9,415,896	9,226,638	15,084,349	16,125,307
Total	\$ 18,964,640	\$ 19,075,175	\$ 17,318,422	\$ 17,723,571	\$ 36,283,062	\$ 36,798,746

The City's total investment in capital assets increased from \$36,283,062 in 2016 to \$36,798,746 in 2017. Additional information on the City's capital assets can be found at Note 6 on pages 35 and 36 of this report.

Long-term debt. The City's total long-term debt decreased by \$674,768 from the prior fiscal year. The City's long-term debt can be found in Note 7 on pages 37 through 39 of this report. In June of 2014, the Urban Redevelopment Agency of the City of Forest Park used a combination of revenue bonds and a note payable to finance the acquisition of Fort Gillem property.

	Governmental Activities		Business-type Activities		Total Primary Government	
	2016	2017	2016	2017	2016	2017
Claims payable	\$ 115,238	\$ 127,195	\$ -	\$ -	\$ 115,238	\$ 127,195
Capital leases payable	360,328	266,691	-	-	360,328	266,691
Compensated absences	1,216,516	1,150,986	21,458	24,246	1,237,974	1,175,232
Notes payable, net	-	-	11,044,832	10,250,723	11,044,832	10,250,723
Revenue bonds payable	-	-	16,130,000	16,130,000	16,130,000	16,130,000
Net OPEB Obligation	2,059,767	2,323,530	-	-	2,059,767	2,323,530
Total	\$ 3,751,849	\$ 3,868,402	\$ 27,196,290	\$ 26,404,969	\$ 30,948,139	\$ 30,273,371

As of June 30, 2017, the City's credit rating has not been evaluated by any of the major credit ratings agencies as the City's bond offerings have only been privately placed.

Economic Factors and Next Fiscal Year's Budgets and Rates

The City had a significant increase in its financial condition in 2017, after a slight decline in its financial condition in 2016. The increase in net position is \$2,655,418 in fiscal year 2017, compared to a decrease in net position of \$218,973 in the prior fiscal year. The City plans to continue improvement in its financial condition as a result of the following:

- After transfer of sanitation operations to a private operator, the fund has reported operating income for several years. Operating income of \$902,215 has been reported for 2017, and significant operating income is projected again for 2018.
- Tax revenues for fiscal year 2017 increased from 2016. The property tax millage rate increased from 14.743 for fiscal year 2016 to 16.743 for 2017. Tax revenues are projected to be approximately the same for 2018 as for 2017. Planned development of the Fort Gillem area is expected to generate increased property values and assessments for the City in the future. Also, the overall tax digest for the City reflected approximately a fifteen percent increase in property values for 2017.
- Also, planned revitalization and development of commercial areas would increase property tax and business license revenues.

All of these factors were considered in preparing the City's fiscal year 2018 budget.

Requests for Information

This financial report is designed to provide a general overview of the City's 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 Mike Blandenburg, Director of Finance, City of Forest Park, 745 Forest Parkway, Forest Park, Georgia 30297.

CITY OF FOREST PARK, GEORGIA

STATEMENT OF NET POSITION JUNE 30, 2017

ASSETS	Primary Government		
	Governmental	Business-type	Total
	Activities	Activities	
Current assets:			
Cash and cash equivalents	\$ 12,691,345	\$ 5,503,499	\$ 18,194,844
Investments	4,102	-	4,102
Taxes receivable, net of allowance	954,797	-	954,797
Accounts receivable, net of allowance	-	65,755	65,755
Internal balances	(326,903)	326,903	-
Other receivables	161,835	-	161,835
Due from other governments	658,791	-	658,791
Restricted cash and cash equivalents	-	4,353	4,353
Prepaid items	142,337	88,445	230,782
Land held for resale	-	12,185,912	12,185,912
Total current assets	14,286,304	18,174,867	32,461,171
Noncurrent assets:			
Capital assets:			
Non-depreciable	3,647,385	7,601,134	11,248,519
Depreciable, net of accumulated depreciation	15,427,790	10,122,437	25,550,227
Total noncurrent assets	19,075,175	17,723,571	36,798,746
Total assets	33,361,479	35,898,438	69,259,917
LIABILITIES			
Current liabilities:			
Accounts payable	457,040	258,774	715,814
Accrued liabilities	403,243	195,087	598,330
Unearned revenue	-	509,541	509,541
Customer deposits	-	3,836	3,836
Claims payable due within one year	127,195	-	127,195
Capital leases payable due within one year	86,155	-	86,155
Revenue bonds payable due within one year	-	340,000	340,000
Notes payable due within one year	-	2,000,000	2,000,000
Compensated absences due within one year	594,995	11,282	606,277
Total current liabilities	1,668,628	3,318,520	4,987,148
Noncurrent liabilities:			
Capital leases payable due in more than one year	180,536	-	180,536
Compensated absences due in more than one year	555,991	12,964	568,955
Revenue bonds payable due in more than one year	-	15,790,000	15,790,000
Notes payable, net due in more than one year	-	8,250,723	8,250,723
Net OPEB obligation	2,323,530	-	2,323,530
Total noncurrent liabilities	3,060,057	24,053,687	27,113,744
Total liabilities	4,728,685	27,372,207	32,100,892
NET POSITION			
Net investment in capital assets	18,808,484	17,723,571	36,532,055
Restricted for capital construction	6,897,314	-	6,897,314
Restricted for emergency telephone system operations	142,229	-	142,229
Restricted for law enforcement activities	1,312,828	-	1,312,828
Restricted for tourism and economic development	164,901	-	164,901
Unrestricted (deficit)	1,307,038	(9,197,340)	(7,890,302)
Total net position	\$ 28,632,794	\$ 8,526,231	\$ 37,159,025

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

CITY OF FOREST PARK, GEORGIA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2017

Functions/Programs	Net (Expenses) Revenues and Changes in Net Position					
	Program Revenues			Primary Government		
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:						
Governmental activities:						
General government	\$ 2,580,660	\$ 461,201	\$ 1,091,968	\$ (1,027,491)	\$ -	\$ (1,027,491)
Public safety	15,648,967	4,106,376	84,596	(10,848,712)	-	(10,848,712)
Public works	3,707,374	335	235,290	(3,301,266)	-	(3,301,266)
Culture and recreation	1,348,717	233,736	817,107	(297,874)	-	(297,874)
Housing and development	755,235	-	-	(755,235)	-	(755,235)
Redevelopment and planning	65,611	-	623,586	557,975	-	557,975
Judicial	133,009	-	-	(133,009)	-	(133,009)
Tourism and economic development	37,475	-	-	(37,475)	-	(37,475)
Interest paid on long-term debt	19,143	-	-	(19,143)	-	(19,143)
Total governmental activities	24,296,191	4,801,648	319,866	(15,862,230)	-	(15,862,230)
Business-type activities:						
Sanitation	2,516,090	3,418,305	-	-	902,215	902,215
Local Redevelopment Authority	75,689	924,877	-	-	849,188	849,188
Urban Redevelopment Agency	4,820,338	1,916,227	31,954	-	(2,872,157)	(2,872,157)
Total business-type activities	7,412,117	6,259,409	31,954	-	(1,120,754)	(1,120,754)
Total primary government	\$ 31,708,308	\$ 11,061,057	\$ 351,840	\$ (15,862,230)	(1,120,754)	(16,982,984)
General revenues:						
Property taxes				8,635,976	-	8,635,976
Sales taxes				6,060,026	-	6,060,026
Franchise taxes				1,391,853	-	1,391,853
Insurance premium taxes				1,152,664	-	1,152,664
Alcoholic beverage taxes				405,583	-	405,583
Motor vehicle taxes				587,553	-	587,553
Business taxes				1,174,074	-	1,174,074
Hotel/motel taxes				60,674	-	60,674
Other taxes				116,933	-	116,933
Unrestricted investment earnings				27,936	10,819	38,755
Gain on the sale of capital assets				6,655	-	6,655
Miscellaneous revenue				5,906	1,750	7,656
Total general revenues				19,625,833	12,569	19,638,402
Change in net position				3,763,603	(1,108,185)	2,655,418
Net position, beginning of fiscal year				24,869,191	9,634,416	34,503,607
Net position, end of fiscal year				\$ 28,632,794	\$ 8,526,231	\$ 37,159,025

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

CITY OF FOREST PARK, GEORGIA

**BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2017**

ASSETS	General Fund	SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	\$ 3,777,598	\$ 6,389,592	\$ 2,524,155	\$ 12,691,345
Investments	4,102	-	-	4,102
Taxes receivable, net of allowance	949,569	-	5,228	954,797
Other receivables	122,403	-	39,432	161,835
Due from other governments	53,144	560,532	45,115	658,791
Due from other funds	221,678	-	-	221,678
Prepaid items	108	-	142,229	142,337
Total assets	\$ 5,128,602	\$ 6,950,124	\$ 2,756,159	\$ 14,834,885
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 421,676	\$ 33,232	\$ 2,132	\$ 457,040
Accrued liabilities	394,842	-	-	394,842
Due to other funds	48,398	28,013	472,170	548,581
Total liabilities	864,916	61,245	474,302	1,400,463
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues - property taxes	305,589	-	-	305,589
FUND BALANCES				
Fund balances:				
Nonspendable:				
Prepaid items	108	-	142,229	142,337
Restricted for:				
Capital construction	-	6,888,879	8,435	6,897,314
Tourism and economic development	-	-	164,901	164,901
Law enforcement activities	-	-	1,312,828	1,312,828
Committed for:				
Redevelopment and planning	-	-	681,624	681,624
Unassigned (deficit)	3,957,989	-	(28,160)	3,929,829
Total fund balances	3,958,097	6,888,879	2,281,857	13,128,833
Total liabilities, deferred inflows of resources, and fund balances	\$ 5,128,602	\$ 6,950,124	\$ 2,756,159	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.				19,075,175
Some receivables are not available to pay for current-period expenditures and, therefore, are deferred inflows of resources in the governmental funds.				305,589
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.				(3,876,803)
Net position of governmental activities				\$ 28,632,794

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

CITY OF FOREST PARK, GEORGIA

**STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

	<u>General Fund</u>	<u>SPLOST Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
Revenues				
Taxes	\$ 19,282,920	\$ -	\$ 296,744	\$ 19,579,664
Fines and forfeitures	2,572,336	-	38,985	2,611,321
Charges for services	1,426,551	-	302,575	1,729,126
Licenses and permits	461,201	-	-	461,201
Intergovernmental	319,886	3,193,380	112,687	3,625,953
Interest income	26,227	6,360	1,709	34,296
Miscellaneous	5,906	-	-	5,906
Total revenues	<u>24,095,027</u>	<u>3,199,740</u>	<u>752,700</u>	<u>28,047,467</u>
Expenditures				
Current:				
General government	2,349,713	-	-	2,349,713
Public safety	14,317,304	-	340,630	14,657,934
Public works	2,949,800	242,923	-	3,192,723
Culture and recreation	1,164,048	-	-	1,164,048
Housing and development	726,517	-	-	726,517
Judicial	131,449	-	-	131,449
Redevelopment and planning	-	-	2,701	2,701
Tourism and economic development	-	-	37,475	37,475
Capital outlay:				
General government	-	705,169	-	705,169
Public safety	-	371,274	38,650	409,924
Public works	-	284,747	77,688	362,435
Redevelopment and planning	-	398,591	-	398,591
Culture and recreation	-	59,511	-	59,511
Debt service:				
Principal	-	10,113	83,524	93,637
Interest and fiscal charges	6,203	4,539	11,032	21,774
Total expenditures	<u>21,645,034</u>	<u>2,076,867</u>	<u>591,700</u>	<u>24,313,601</u>
Excess of revenues over expenditures	<u>2,449,993</u>	<u>1,122,873</u>	<u>161,000</u>	<u>3,733,866</u>
Other financing sources:				
Proceeds from the sale of capital assets	27,452	-	-	27,452
Total other financing sources	<u>27,452</u>	<u>-</u>	<u>-</u>	<u>27,452</u>
Net change in fund balance	2,477,445	1,122,873	161,000	3,761,318
Fund balances, beginning of fiscal year	<u>1,480,652</u>	<u>5,766,006</u>	<u>2,120,857</u>	<u>9,367,515</u>
Fund balances, end of fiscal year	<u>\$ 3,958,097</u>	<u>\$ 6,888,879</u>	<u>\$ 2,281,857</u>	<u>\$ 13,128,833</u>

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

CITY OF FOREST PARK, GEORGIA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

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

Net change in fund balances - total governmental funds.	\$ 3,761,318
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 outlay exceeded depreciation expense in the current period.	131,333
Governmental funds report proceeds from the sale of capital assets, whereas in the statement of activities, a gain or loss will be reported. Therefore, the change in fund balance will differ from the change in net position by the net book value of the capital assets sold.	(20,798)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	5,672
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 total of current year principal payments on the City's capital leases.	93,637
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>(207,559)</u>
Change in net position - governmental activities.	<u>\$ 3,763,603</u>

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

CITY OF FOREST PARK, GEORGIA

GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL FOR THE FISCAL YEAR ENDED JUNE 30, 2017

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues				
Taxes	\$ 17,564,500	\$ 17,564,500	\$ 19,282,920	\$ 1,718,420
Fines and forfeitures	2,120,000	2,120,000	2,572,336	452,336
Charges for services	1,529,984	1,529,984	1,426,551	(103,433)
Licenses and permits	356,000	356,000	461,201	105,201
Intergovernmental	135,000	135,000	319,886	184,886
Interest	5,000	5,000	26,227	21,227
Miscellaneous	75,516	75,516	5,906	(69,610)
Total revenues	<u>21,786,000</u>	<u>21,786,000</u>	<u>24,095,027</u>	<u>2,309,027</u>
Expenditures				
Current:				
General government:				
General administration	1,648,667	1,852,667	1,735,358	117,309
Legislative	323,499	323,499	285,479	38,020
Executive	327,177	339,177	328,876	10,301
Total general government	<u>2,299,343</u>	<u>2,515,343</u>	<u>2,349,713</u>	<u>165,630</u>
Judicial:				
Municipal court	132,927	132,927	131,449	1,478
Total judicial	<u>132,927</u>	<u>132,927</u>	<u>131,449</u>	<u>1,478</u>
Public safety:				
Police	8,289,058	8,289,058	8,102,605	186,453
Fire	4,050,787	4,066,987	4,107,781	(40,794)
EMS	1,624,136	1,624,136	1,508,107	116,029
E911	587,963	587,963	464,230	123,733
Animal control	114,245	114,245	113,656	589
Emergency management	4,030	22,234	20,925	1,309
Total public safety	<u>14,670,219</u>	<u>14,704,623</u>	<u>14,317,304</u>	<u>387,319</u>
Public works	2,961,846	2,966,346	2,949,800	16,546
Culture and recreation	1,197,901	1,204,901	1,164,048	40,853
Housing and development:				
Planning and zoning	675,699	720,712	726,517	(5,805)
Debt service:				
Interest and fiscal charges	-	-	6,203	(6,203)
Total expenditures	<u>21,937,935</u>	<u>22,244,852</u>	<u>21,645,034</u>	<u>599,818</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(151,935)</u>	<u>(458,852)</u>	<u>2,449,993</u>	<u>2,908,845</u>
Other financing sources				
Transfers in	300,000	300,000	-	(300,000)
Proceeds from the sale of capital assets	-	-	27,452	27,452
Total other financing sources	<u>300,000</u>	<u>300,000</u>	<u>27,452</u>	<u>(272,548)</u>
Net change in fund balances	148,065	(158,852)	2,477,445	2,636,297
Fund balances, beginning of fiscal year	<u>1,480,652</u>	<u>1,480,652</u>	<u>1,480,652</u>	<u>-</u>
Fund balances, end of fiscal year	<u>\$ 1,628,717</u>	<u>\$ 1,321,800</u>	<u>\$ 3,958,097</u>	<u>\$ 2,636,297</u>

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

CITY OF FOREST PARK, GEORGIA

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2017**

ASSETS	Business-type Activities - Enterprise Funds			
	Sanitation Fund	Local Redevelopment Authority Fund	Urban Redevelopment Agency Fund	Total Enterprise Funds
Current assets:				
Cash	\$ 2,195,918	\$ 241,332	\$ 3,066,249	\$ 5,503,499
Accounts receivable, net of allowance	64,755	1,000	-	65,755
Due from other funds	-	48,398	303,505	351,903
Restricted cash	-	-	4,353	4,353
Prepaid items	-	-	88,445	88,445
Land held for resale	-	-	12,185,912	12,185,912
Total current assets	<u>2,260,673</u>	<u>290,730</u>	<u>15,648,464</u>	<u>18,199,867</u>
Noncurrent assets:				
Capital assets:				
Non-depreciable	34,853	7,349,768	216,513	7,601,134
Depreciable, net of accumulated depreciation	-	6,600	10,115,837	10,122,437
Total noncurrent assets	<u>34,853</u>	<u>7,356,368</u>	<u>10,332,350</u>	<u>17,723,571</u>
Total assets	<u>2,295,526</u>	<u>7,647,098</u>	<u>25,980,814</u>	<u>35,923,438</u>
LIABILITIES				
Current liabilities:				
Accounts payable	193,926	1,336	63,512	258,774
Accrued liabilities	1,527	-	193,560	195,087
Compensated absences payable, due within one year	11,282	-	-	11,282
Customer deposits	3,836	-	-	3,836
Unearned revenue	509,541	-	-	509,541
Due to other funds	-	-	25,000	25,000
Revenue bonds payable, due within one year	-	-	340,000	340,000
Notes payable, due within one year	-	-	2,000,000	2,000,000
Total current liabilities	<u>720,112</u>	<u>1,336</u>	<u>2,622,072</u>	<u>3,343,520</u>
Noncurrent liabilities:				
Revenue bonds payable	-	-	15,790,000	15,790,000
Notes payable	-	-	8,250,723	8,250,723
Compensated absences payable	12,964	-	-	12,964
Total noncurrent liabilities	<u>12,964</u>	<u>-</u>	<u>24,040,723</u>	<u>24,053,687</u>
Total liabilities	<u>733,076</u>	<u>1,336</u>	<u>26,662,795</u>	<u>27,397,207</u>
NET POSITION (DEFICIT)				
Investment in capital assets	34,853	7,356,368	10,332,350	17,723,571
Unrestricted (deficit)	1,527,597	289,394	(11,014,331)	(9,197,340)
Total net position (deficit)	<u>\$ 1,562,450</u>	<u>\$ 7,645,762</u>	<u>\$ (681,981)</u>	<u>\$ 8,526,231</u>

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

CITY OF FOREST PARK, GEORGIA
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2017

	Business-type Activities - Enterprise Funds			
	Sanitation Fund	Local Redevelopment Authority Fund	Urban Redevelopment Agency Fund	Total Enterprise Funds
OPERATING REVENUE				
Charges for sales and services	\$ 3,418,305	\$ 924,877	\$ 1,916,227	\$ 6,259,409
Miscellaneous revenue	-	-	1,750	1,750
Total operating revenues	<u>3,418,305</u>	<u>924,877</u>	<u>1,917,977</u>	<u>6,261,159</u>
OPERATING EXPENSES				
Cost of sales and services	2,287,183	16,083	2,998,463	5,301,729
Personnel services	181,242	-	-	181,242
Depreciation	-	2,200	191,735	193,935
Other operating expenses	47,665	57,406	639,256	744,327
Total operating expenses	<u>2,516,090</u>	<u>75,689</u>	<u>3,829,454</u>	<u>6,421,233</u>
Operating income (loss)	902,215	849,188	(1,911,477)	(160,074)
NONOPERATING REVENUES (EXPENSES)				
Interest earnings	-	-	10,819	10,819
Intergovernmental revenues	-	-	31,954	31,954
Interest expense and fiscal charges	-	-	(990,884)	(990,884)
Total nonoperating revenues (expenses)	<u>-</u>	<u>-</u>	<u>(948,111)</u>	<u>(948,111)</u>
Income (loss) before transfers	902,215	849,188	(2,859,588)	(1,108,185)
Transfers in	-	-	758,920	758,920
Transfers out	-	(758,920)	-	(758,920)
Change in net position	902,215	90,268	(2,100,668)	(1,108,185)
Total net position, beginning of fiscal year	<u>660,235</u>	<u>7,555,494</u>	<u>1,418,687</u>	<u>9,634,416</u>
Total net position (deficit), ending of fiscal year	<u>\$ 1,562,450</u>	<u>\$ 7,645,762</u>	<u>\$ (681,981)</u>	<u>\$ 8,526,231</u>

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

CITY OF FOREST PARK, GEORGIA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2017

	Business-type Activities - Enterprise Funds			
	Sanitation Fund	Local Redevelopment Authority Fund	Urban Redevelopment Agency Fund	Total Enterprise Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers and users	\$ 3,442,050	\$ 924,877	\$ 1,917,977	\$ 6,284,904
Payments to suppliers	(2,400,425)	(78,508)	(843,082)	(3,322,015)
Payments to employees	(177,935)	-	-	(177,935)
Net cash provided by operating activities	<u>863,690</u>	<u>846,369</u>	<u>1,074,895</u>	<u>2,784,954</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:				
Intergovernmental grants received	-	-	31,954	31,954
Transfers from (to) other funds	-	(758,920)	758,920	-
Net cash provided by (used in) non-capital financing activities	<u>-</u>	<u>(758,920)</u>	<u>790,874</u>	<u>31,954</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Purchases of capital assets	-	-	(706,158)	(706,158)
Interest paid on long-term borrowings	-	-	(784,993)	(784,993)
Principal payments on long-term borrowings	-	-	(1,000,000)	(1,000,000)
Net cash used in capital and relating financing activities	<u>-</u>	<u>-</u>	<u>(2,491,151)</u>	<u>(2,491,151)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received	-	-	10,819	10,819
Net cash provided by investing activities	<u>-</u>	<u>-</u>	<u>10,819</u>	<u>10,819</u>
Net increase (decrease) in cash	863,690	87,449	(614,563)	336,576
Cash, beginning of fiscal year	1,332,228	153,883	3,685,165	5,171,276
Cash, end of fiscal year	<u>\$ 2,195,918</u>	<u>\$ 241,332</u>	<u>\$ 3,070,602</u>	<u>\$ 5,507,852</u>
Classified as:				
Unrestricted cash	\$ 2,195,918	\$ 241,332	\$ 3,066,249	\$ 5,503,499
Restricted cash	-	-	4,353	4,353
	<u>\$ 2,195,918</u>	<u>\$ 241,332</u>	<u>\$ 3,070,602</u>	<u>\$ 5,507,852</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES:				
Operating income (loss)	\$ 902,215	\$ 849,188	\$ (1,911,477)	\$ (160,074)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Depreciation	-	2,200	191,735	193,935
Change in assets and liabilities:				
Decrease in accounts receivable	25,818	-	-	25,818
Decrease in prepaid items	-	-	44,223	44,223
Decrease in land acquired for resale	-	-	2,897,963	2,897,963
Decrease in accounts payable	(65,577)	(5,019)	(147,549)	(218,145)
Increase in accrued liabilities	519	-	-	519
Increase in compensated absences payable	2,788	-	-	2,788
Decrease in unearned revenue	(2,073)	-	-	(2,073)
Net cash provided by operating activities	<u>\$ 863,690</u>	<u>\$ 846,369</u>	<u>\$ 1,074,895</u>	<u>\$ 2,784,954</u>

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

**CITY OF FOREST PARK, GEORGIA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Forest Park, 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 operates under a council/manager form of government and provides the following services to its citizens: public safety, public works, parks and recreation, public improvements, and general and administrative services.

Based upon criteria set forth by Governmental Accounting Standards Board (GASB) 61 “The Financial Reporting Entity: Omnibus an Amendment of GASB Statements No. 14 and 34,” the accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The City’s blended component units, although legally separate entities, have a governing body which is substantively the same as the City’s governing body and management of the City has operational responsibility for the component unit; therefore, data from these entities are combined with data of the primary government. Substantively the same means sufficient representation of the primary government’s entire governing body on the component unit’s governing body to allow complete control of the component unit’s activities. To illustrate, the Board of a component unit may be composed entirely of the City Council and the Mayor, serving ex officio. The primary government is, essentially, serving as the governing body of the component unit. The blended component units of the City of Forest Park, Georgia have a June 30th fiscal year-end.

Blended Component Units:

The Forest Park/Fort Gillem Local Redevelopment Authority (the “FGLRA”) was established for purposes of planning the reuse and economic development of the real estate and other assets presently comprising Fort Gillem, Georgia, a military installation which was selected for closure by the United States Department of Defense and the Independent Base Realignment and Closure Commission.

The FGLRA is governed by a Board of Directors consisting of ten (10) members, all of whom are appointed by or are members of the City of Forest Park’s Council. The Mayor, City Manager, and five (5) members of the City Council serve as board members and the remaining three (3) board members are appointed by the Mayor and confirmed by City Council. The FGLRA is reported in the City’s financial statements as a blended component unit (special revenue fund) as the governing body is substantively the same as the governing body of the primary government and there is a financial benefit or burden relationship as the City has assumed the obligation to finance the deficits of and provide support to the FGLRA. Separate financial statements for the FGLRA are not prepared.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Blended Component Units (Continued):

The Local Redevelopment Authority was created for the purpose of attracting development, industry, and employment opportunities to the City. The Mayor serves as a board member and the remaining board members are members of the City of Forest Park's Council. The Local Redevelopment Authority is reported in the City's financial statements as a blended component unit (enterprise fund) as the governing body is substantively the same as the governing body of the primary government and there is a financial benefit or burden relationship as the City has assumed the obligation to finance the deficits of and provide support to the Local Redevelopment Authority. Separate financial statements for the Local Redevelopment Authority are not prepared.

The Urban Redevelopment Agency of the City of Forest Park (the "URA") was created pursuant to Chapter 61 of Title 36 of the Official Code of Georgia Annotated, known as the Urban Redevelopment Law, which creates in each municipality in the State of Georgia a public body corporate and politic to be known as the urban redevelopment agency of the municipality for the purpose of exercising the urban redevelopment project powers. The URA was created for the purpose of acquiring approximately 1,170 acres of land known as Fort Gillem and will oversee the various redevelopment projects established in the urban redevelopment plan for the area. The URA is governed by a Board of Commissioners consisting of five members, nominated by the Mayor and City Council and confirmed by the City Council. The URA is reported in the City's financial statements as a blended component unit (enterprise fund) as the URA's debt will be repaid entirely or almost entirely with resources of the primary government pursuant to an Intergovernmental Redevelopment Cooperation and Assistance Agreement between the City and the URA. Separate financial statements for the URA are not prepared.

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 units. (For the most part, the effect of interfund activity has been removed from these statements except for interfund services provided and used which are not eliminated in the process of consolidation). Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from discretely presented component units (if any). 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.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements (Continued)

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

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

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

The government-wide financial statements are reported using the economic resource 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 related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Property taxes are recognized as revenue in the period for which they were levied if they are collected within sixty (60) days of year end. All other revenues are considered to be available when they are collectible within one hundred eighty (180) days of year end. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, intergovernmental revenue, and interest associated with the current fiscal year are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal year. 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.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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.

The City reports the following major governmental funds:

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

The **SPLOST (Special Purpose Local Option Sales Tax) Fund** is used to account for the proceeds of a sales tax levied in Clayton County, which will be used by the City for the exclusive purpose of capital outlay projects.

Additionally, the City reports the following fund types within the nonmajor governmental funds:

The **special revenue funds** account for revenue sources that are legally restricted or committed to expenditure for specific purposes.

The **capital projects funds** account for acquisition and construction of major capital facilities other than those financed by proprietary funds.

The City reports the following major proprietary funds:

The **Sanitation Fund** is used to account for the City's solid waste collection, recycling and disposal activities.

The **Local Redevelopment Authority Fund** is used to account for the City's property acquisitions and redevelopment of property throughout the City.

The **Urban Redevelopment Agency** is used to account for the property acquisitions of Fort Gillem from the United States Army and subsequent sale of these properties to developers and third parties to implement the urban redevelopment plan for the area.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

In accounting and reporting for its proprietary operations, the City applies all GASB pronouncements. 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

Annual appropriated budgets are adopted for all funds. The budgets for the proprietary funds are for management control purposes and are not required to be reported. Budgets are adopted on a basis consistent with generally accepted accounting principles. Capital outlay expenditures are budgeted in each department rather than separately as capital outlay. All appropriations lapse at fiscal year end. Expenditures may not legally exceed budgeted appropriations at the department level (e.g. Administration).

E. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

The local government investment pool, "Georgia Fund 1," created by OCGA 36-83-8 is a stable asset value investment pool, which follows Standard and Poor's criteria for AAAf rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal (\$1 per share). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on \$1 per share. The pool also adjusts the value of its investments to fair market value as of year-end and the City's investment in the Georgia Fund 1 is reported at fair value.

The City's remaining 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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. 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 is 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.”

G. Prepaid Items

Payments made to vendors for services that will benefit periods beyond June 30, 2017, are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are accounted for using the consumption method by recording an asset for the prepaid amount when acquired and subsequently reflecting the expenditure/expense in the fiscal year in which the services are consumed. At the fund reporting level, an equal amount of fund balance is reported as nonspendable, as this amount is not available for general appropriation.

H. Capital Assets

Capital assets, which include property, plant, equipment, computer software, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets (including intangible assets) are defined by the City as assets with an initial, individual cost of more than \$2,500 and an estimated useful life in excess of two (2) years. Such assets are recorded at acquisition value or estimated historical cost if purchased or constructed. Infrastructure (e.g., roads, bridges, sidewalks, and similar items) prior to June 30, 1980 has been reported. The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend assets' lives are not capitalized. Major outlays for capital improvements are capitalized as projects are constructed. Interest incurred during the construction period of capital assets is included as part of the capitalized value of the assets constructed. No interest expense was capitalized during the fiscal year ended June 30, 2017.

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

<u>Assets</u>	<u>Years</u>
Buildings and improvements	15-40
Infrastructure	30-50
Equipment	5
Vehicles	5

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Compensated Absences

The City offers all full-time employees a maximum of 640 hours of “buyback” sick time at the end of their employment. Employees must have twenty-four (24) days to participate in the buyback incentive program. Employees with more than ten (10) years services are vested. Vested employees have the right to receive 20% of accrued sick leave upon termination. The maximum number of days that the employee can buy back is limited to 60 days. Vested vacation and sick leave that is expected to be liquidated with expendable available resources is reported as expenditures and a fund liability at the fund level financial statements, for example, as a result of employee resignations and retirements. All vested vacation pay and sick leave expected to be paid at retirement are accrued when incurred in the government-wide and proprietary fund financial statements.

J. Deferred Inflows of Resources

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that qualifies for reporting in this category. The deferred inflow of resource, *unavailable revenue*, arises only under a modified accrual basis of accounting and, accordingly, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available.

K. 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.

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 (if any) are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable (if any) are reported net of the applicable bond premium or discount. Bond issuance costs (if any) are expensed when incurred.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Long-Term Obligations (Continued)

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

L. Fund Equity and Net Position

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

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

Fund balances are classified as follows:

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

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

Committed – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by a formal vote and passage of an Ordinance of the City Council. Only the City Council may modify or rescind the commitment by passage of a subsequent ordinance.

Assigned – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. The fund balance policy approved by an Ordinance of the City Council expressly delegates the authority to assign fund balance to the City’s Finance Director.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L. Fund Equity and Net Position (Continued)

Fund balances are classified as follows (continued):

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. Only deficits in fund balances may be reported as unassigned fund balance in other governmental funds.

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

M. Management 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 amount of assets, deferred outflows of resources (if any), liabilities, and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the current fiscal year. Actual results could differ from those estimates.

N. Interfund Transactions

Interfund services provided and used in the fund financial statements are accounted for as revenue, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed.

NOTES TO FINANCIAL STATEMENTS

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

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

The governmental funds balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$3,876,803 difference are as follows:

Claims payable	\$ (127,195)
Capital leases payable	(266,691)
Net OPEB obligation	(2,323,530)
Compensated absences	(1,150,986)
Accrued interest payable	<u>(8,401)</u>
Net adjustment to reduce <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (3,876,803)</u></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 reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their useful lives and reported as depreciation expense.” The details of this \$131,333 difference are as follows:

Capital outlay	\$ 1,699,337
Depreciation expense	<u>(1,568,004)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ 131,333</u></u>

NOTES TO FINANCIAL STATEMENTS

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

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

Another element of that reconciliation explains that “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$207,559 difference are as follows:

Claims and judgments	\$ (11,957)
Compensated absences	65,530
Accrued interest	2,631
Other post employment benefit (OPEB) obligation	<u>(263,763)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>change in net position of governmental activities</i>	<u><u>\$ (207,559)</u></u>

NOTE 3. LEGAL COMPLIANCE – BUDGETS AND FUND DEFICITS

By mid-March of each fiscal year, all departments of the City submit requests for appropriations to the City Manager so that a budget may be prepared. The budget is prepared by fund, function and activity, and includes information on the prior fiscal year, current fiscal year estimates, and requested appropriations for the next fiscal year.

Before May 31, the proposed budget is presented to the City Council for review. City Council holds public hearings and may add to, subtract from or change appropriations. The budget is then approved by an affirmative vote of a majority of the City’s council. Expenditures may not legally exceed budgeted appropriations at the department level (e.g. administration).

For fiscal year ended June 30, 2017, the following General Fund departments and special revenue funds, had excesses of actual expenditures over appropriations:

General Fund departments:	
Public safety - Fire	\$ 40,794
Housing and development - Planning and zoning	5,805
Debt service - interest	6,203
Emergency Telephone System Fund	30,302
Police Seizure Fund	8,845

The expenditures in excess of appropriations were funded by greater than anticipated revenues as well as available fund balance.

As of June 30, 2017, the URA Fund reports a deficit in net position of \$681,981. This deficit will be alleviated through increased user charges and General Fund appropriations, as needed.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. DEPOSITS AND INVESTMENTS

As of June 30, 2017, the City had \$4,102 of its funds invested as follows:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Ginnie Mae II Pool Asset Backed Security	November 20, 2022	\$ 3,383
Georgia Fund 1	26 days	719
Total		<u>\$ 4,102</u>

Interest rate risk: On June 15, 2009, the City adopted a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The City minimizes the risk that the market value of securities in the portfolio will fall due to changes in general interest rates, by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity. The City minimizes risk by investing operating funds primarily in shorter-term securities, money market accounts, or similar investment pools.

Credit risk: State statutes authorize the City to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. government; obligations fully insured or guaranteed by the U.S. government or by a government agency of the United States; obligations of any corporation of the U.S. government; prime bankers' acceptances; the local government investment pool established by State law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. The City has an investment policy that would further limit its investment choices by investing operating funds primarily in shorter-term securities, money market accounts, or similar investment pools.

The Ginnie Mae II Pool Asset Backed securities are based on cash flows from principal payments on underlying mortgages. Therefore, they are sensitive to less than expected prepayments by mortgagees, which may result from an increase in interest rates. For example, if interest rates rise and homeowners do not refinance their mortgages, thereby not prepaying the mortgages underlying these securities, the cash flows from principal payments may be slower than expected and the value of these securities declines. Likewise, if homeowners prepay mortgages faster than anticipated, the cash flows are greater and the return on the initial investment would be higher than anticipated.

The City's investments in mortgage backed securities pool is either insured or registered or are held by the City or its agent in the City's name.

As of June 30, 2017, the City's investment in the Ginnie Mae II Pool Asset Back Securities was not rated by any of the major rating agencies, since they are fully backed by mortgages.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

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

The City only has one (1) recurring fair value measurement as of June 30, 2017 and that is its investment in the Ginnie Mae Pool which is considered Level 2. This security is valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose its investment in the Georgia Fund 1 within the fair value hierarchy.

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 and City policy, require all deposits and investments (other than Federal or State government instruments) to be collateralized at 110% by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities. As of June 30, 2017, the City's deposits with financial institutions were insured or properly collateralized in accordance with state statutes.

NOTE 5. RECEIVABLES

Property taxes are recognized in the governmental funds as revenue when levied to the extent they result in current receivables (i.e., amounts received within 60 days of fiscal year-end). The property tax assessment is formally levied on September 1, based on property values as of the previous January 1 (the lien date). Tax billings are mailed in the month of October, with a due date of sixty days after the mail date. On the sixty-first date, after they have been mailed, the bills become delinquent at which time, penalties and interest may be assessed by the City.

Property taxes are recorded as receivables and deferred inflows of resources when assessed. Revenues are recognized when available.

NOTES TO FINANCIAL STATEMENTS

NOTE 5. RECEIVABLES (CONTINUED)

For the City's Sanitation enterprise fund, residential sanitation fees are billed annually on the same date as the property tax bill as noted above while commercial sanitation fees are billed monthly.

Receivables at June 30, 2017, for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

	<u>General Fund</u>	<u>SPLOST Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Governmental Activities Total</u>
Receivables:				
Taxes	\$ 1,615,415	\$ -	\$ 5,228	\$ 1,620,643
Less allowance for uncollectible	(665,846)	-	-	(665,846)
Taxes receivable, net	949,569	-	5,228	954,797
Due from other governments	53,144	560,532	45,115	658,791
Other	122,403	-	39,432	161,835
Net total receivable	<u>\$ 1,125,116</u>	<u>\$ 560,532</u>	<u>\$ 89,775</u>	<u>\$ 1,775,423</u>

	<u>Sanitation Fund</u>	<u>Local Redevelopment Authority Fund</u>	<u>Business-type Activities Total</u>
Receivables:			
Accounts	\$ 340,593	\$ 1,000	\$ 341,593
Less allowance for uncollectible	(275,838)	-	(275,838)
Accounts receivable, net	<u>\$ 64,755</u>	<u>\$ 1,000</u>	<u>\$ 65,755</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS

Primary Government

Capital asset activity for the fiscal year ended June 30, 2017, is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	\$ 2,881,500	\$ -	\$ -	\$ -	\$ 2,881,500
Construction in progress	1,032,279	1,288,072	-	(1,554,466)	765,885
Total	<u>3,913,779</u>	<u>1,288,072</u>	<u>-</u>	<u>(1,554,466)</u>	<u>3,647,385</u>
Capital assets, being depreciated:					
Buildings	9,846,877	-	(26,438)	-	9,820,439
Improvements	3,593,418	-	-	-	3,593,418
Computer & office equipment	1,335,131	100,789	-	-	1,435,920
Machinery & equipment	6,308,153	119,658	-	-	6,427,811
Vehicles	7,610,112	190,818	-	-	7,800,930
Infrastructure	13,904,641	-	-	1,554,466	15,459,107
Total	<u>42,598,332</u>	<u>411,265</u>	<u>(26,438)</u>	<u>1,554,466</u>	<u>44,537,625</u>
Less accumulated depreciation for:					
Buildings	(5,574,100)	(222,578)	5,640	-	(5,791,038)
Improvements	(2,842,301)	(71,547)	-	-	(2,913,848)
Computer & office equipment	(792,455)	(143,018)	-	-	(935,473)
Machinery and equipment	(4,342,689)	(450,278)	-	-	(4,792,967)
Vehicles	(5,759,738)	(356,333)	-	-	(6,116,071)
Infrastructure	(8,236,188)	(324,250)	-	-	(8,560,438)
Total	<u>(27,547,471)</u>	<u>(1,568,004)</u>	<u>5,640</u>	<u>-</u>	<u>(29,109,835)</u>
Total capital assets, being depreciated, net	<u>15,050,861</u>	<u>(1,156,739)</u>	<u>(20,798)</u>	<u>1,554,466</u>	<u>15,427,790</u>
Governmental activities capital assets, net	<u>\$ 18,964,640</u>	<u>\$ 131,333</u>	<u>\$ (20,798)</u>	<u>\$ -</u>	<u>\$ 19,075,175</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases and Transfers	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 7,601,134	\$ -	\$ -	\$ 7,601,134
Construction in progress	292,592	599,084	(891,676)	-
Total	<u>7,893,726</u>	<u>599,084</u>	<u>(891,676)</u>	<u>7,601,134</u>
Capital assets, being depreciated:				
Building	113,299	-	891,676	1,004,975
Building improvement	223,790	-	-	223,790
Infrastructure	9,462,909	-	-	9,462,909
Equipment	66,209	-	(55,209)	11,000
Vehicles	803,730	-	(104,528)	699,202
Total	<u>10,669,937</u>	<u>-</u>	<u>731,939</u>	<u>11,401,876</u>
Less accumulated depreciation for:				
Building	(113,299)	(2,477)	-	(115,776)
Building improvement	(223,790)	-	-	(223,790)
Infrastructure	(47,013)	(189,258)	-	(236,271)
Equipment	(57,409)	(2,200)	55,209	(4,400)
Vehicles	(803,730)	-	104,528	(699,202)
Total	<u>(1,245,241)</u>	<u>(193,935)</u>	<u>159,737</u>	<u>(1,279,439)</u>
Total capital assets, being depreciated, net	<u>9,424,696</u>	<u>(193,935)</u>	<u>891,676</u>	<u>10,122,437</u>
Business-type activities capital assets, net	<u>\$ 17,318,422</u>	<u>\$ 405,149</u>	<u>\$ -</u>	<u>\$ 17,723,571</u>

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

Governmental activities:	
General government	\$ 161,460
Public safety	751,788
Public works	479,251
Culture and recreation	175,505
Total depreciation expense - governmental activities	<u>\$ 1,568,004</u>
Business-type activities:	
Local Redevelopment Authority Fund	\$ 2,200
Urban Redevelopment Agency Fund	191,735
Total depreciation expense - business-type activities	<u>\$ 193,935</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT

Primary Government

Long-term liability activity for the fiscal year ended June 30, 2017, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Fiscal Year</u>
Governmental activities:					
Claims payable	\$ 115,238	\$ 97,839	\$ (85,882)	\$ 127,195	\$ 127,195
Capital leases payable	360,328	-	(93,637)	266,691	86,155
Compensated absences	1,216,516	938,289	(1,003,819)	1,150,986	594,995
Net OPEB Obligation	2,059,767	309,877	(46,114)	2,323,530	-
Governmental activities Long-term liabilities	<u>\$ 3,751,849</u>	<u>\$ 1,346,005</u>	<u>\$ (1,229,452)</u>	<u>\$ 3,868,402</u>	<u>\$ 808,345</u>

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Fiscal Year</u>
Business-type activities:					
Compensated absences	\$ 21,458	\$ 14,994	\$ (12,206)	\$ 24,246	\$ 11,282
Note payable	11,745,000	-	(1,000,000)	10,745,000	2,000,000
Less discount	(700,168)	-	205,891	(494,277)	-
Note payable, net	11,044,832	-	(794,109)	10,250,723	2,000,000
Revenue bonds payable	16,130,000	-	-	16,130,000	340,000
Business-type activities Long-term liabilities	<u>\$ 27,196,290</u>	<u>\$ 14,994</u>	<u>\$ (806,315)</u>	<u>\$ 26,404,969</u>	<u>\$ 2,351,282</u>

For governmental funds, compensated absences are liquidated by the General Fund and capital leases are liquidated by the SPLOST Fund and Emergency Telephone System Fund. For business-type activities, compensated absences are liquidated by the Sanitation Fund. The claims payable and the net OPEB obligations for the City are liquidated by the General Fund. Additionally, the entire balance of the claims payable has been reported as a current liability as management of the City expects to liquidate the liability in the upcoming fiscal period.

Capital Leases - Equipment. The City has entered into lease agreements as lessee for financing the acquisition of communication equipment used in governmental activities. The lease agreements qualify as capital leases for accounting purposes (the lease term covers at least 75% of the asset's economic life and/or includes a bargain purchase option at the expiration of the leasing term), and therefore have been recorded at the present value of the future minimum lease payments as of the date of their inception. The original cost of the City's assets under capital lease arrangements at June 30, 2017 is \$743,535 and there has been \$280,153 of accumulated depreciation as of fiscal year-end. Annual depreciation (\$61,588) of these assets is included in depreciation expense.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

Primary Government (Continued)

The City's total capital lease debt service requirements to maturity are as follows:

	<u>Governmental Activities</u>
Fiscal Year Ending June 30,	
2018	\$ 94,555
2019	94,555
2020	94,555
Total minimum lease payments	<u>283,665</u>
Less amount representing interest	<u>16,974</u>
Present value of future minimum lease payments	<u><u>\$ 266,691</u></u>

Urban Redevelopment Agency

In June 2014, the Urban Redevelopment Agency of the City of Forest Park (the "URA") completed the first phase of acquiring Fort Gillem, a previously active military installation, from the United States Department of the Army. The URA used a combination of revenue bonds and a note payable to finance the acquisition of the property and additional information regarding these items is below.

Revenue Bonds. URA Revenue Bonds, Series 2014 were issued in June 2014 to provide part of the financing for acquiring Fort Gillem. The taxable revenue bonds were issued at a par value of \$16,130,000 and bear interest at 4.80%. Interest payments are due semi-annually on March 31 and September 30 and commenced on September 30, 2014. Principal repayments on the bonds are due on September 30 as well and commence on September 30, 2017. Future debt service requirements to maturity on the revenue bonds are as follows:

<u>Fiscal Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 340,000	\$ 766,080	\$ 1,106,080
2019	350,000	749,520	1,099,520
2020	370,000	732,240	1,102,240
2021	440,000	712,800	1,152,800
2022	465,000	691,080	1,156,080
2023-2027	2,805,000	3,083,880	5,888,880
2028-2030	11,360,000	1,262,880	12,622,880
	<u>\$ 16,130,000</u>	<u>\$ 7,998,480</u>	<u>\$ 24,128,480</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

Urban Redevelopment Agency (Continued)

Note Payable. To provide for the remaining part of the financing needed to acquire Fort Gillem, the URA executed a note payable to the U.S. Department of the Army. An initial payment of \$15,000,000 was made at closing (funded by the URA Revenue Bonds, Series 2014 discussed on the previous page) and the remaining balance of \$10,745,000 is due in accordance with the following payment schedule per the note agreement:

- A payment of \$2,000,000 is due in June 2018
- A payment of \$3,000,000 is due in June 2019
- A payment of \$4,000,000 is due in June 2020
- A payment of \$1,745,000 is due in June 2021

In addition to the above schedule, the final payment due in June 2021 may be increased to \$5,000,000 contingent upon the Department of the Army completing environmental cleanup and remediation projects on the remaining Fort Gillem property and transferring that property to the URA. As of June 30, 2017, those projects were still in progress.

As a condition to the note payable, the URA has obtained a declining revolving line of credit from a financial institution which may be used, as needed, to meet the regularly scheduled obligations to the Department of the Army detailed above. The total amount available to the URA to be drawn on the line of credit is \$10,745,000 and declines each year in accordance with the payment schedule to the Department of the Army noted above. Outstanding balances which have been drawn on the line of credit will bear interest at an annual rate equal to the sum of 1-month LIBOR plus 1.75%. The line of credit also carries an unused balance fee of 0.21% and is payable quarterly. As of June 30, 2017, there was no outstanding balance on the line of credit.

The note exchanged between the URA and the Department of the Army does not include a stated interest rate. In accordance with Governmental Accounting Standards Board (GASB) Statement No. 62, the URA has calculated the present value of the future payments on the note using an imputed interest rate of 1.90% resulting in a discount with an unamortized balance of \$494,277 as of June 30, 2017.

As security for the payments required, the City and the URA have executed an Intergovernmental Redevelopment Cooperation and Assistance Agreement whereby the City of Forest Park has pledged its full faith and credit and unlimited taxing power such that funds are available for the URA to make all debt service payments required by the note payable and line of credit.

NOTES TO FINANCIAL STATEMENTS

NOTE 8. SHORT-TERM BORROWINGS

The City utilized a short-term note payable in the form of a tax anticipation note (TAN) during the fiscal year ended June 30, 2017. Pursuant to the agreement between the City and a local financial institution, the lender agreed to advance the City up to \$1,000,000 secured by tax revenues. Interest accrued on the TAN equal to one-month LIBOR plus 3.5 percent. Total short-term borrowings interest incurred and expensed for the period ended June 30, 2017 was \$6,202.

The following is a summary of the City's short-term borrowings for the fiscal year ended June 30, 2017:

	Beginning Balance	Additions	Reductions	Ending Balance
Tax anticipation note	\$ -	\$ 1,000,000	\$ (1,000,000)	\$ -

NOTE 9. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of interfund balances as of June 30, 2017, is as follows:

Due to/from other funds:

Receivable Entity	Payable Entity	Amount
General Fund	Nonmajor governmental funds	\$ 168,665
General Fund	SPLOST Fund	28,013
General Fund	Urban Redevelopment Agency	25,000
		\$ 221,678
Urban Redevelopment Agency	Nonmajor governmental funds	\$ 303,505
Local Redevelopment Authority	General Fund	\$ 48,398

All interfund balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures/expenses occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

NOTES TO FINANCIAL STATEMENTS

NOTE 9. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

Interfund transfers:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
Urban Redevelopment Agency	Local Redevelopment Authority	\$ 758,920

The transfer was used to move unrestricted rent revenues collected by the Local Redevelopment Authority to the Urban Redevelopment Agency to fund upcoming debt service payments.

NOTE 10. DEFERRED COMPENSATION PLAN

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Deferred Compensation Plan for the City of Forest Park, Georgia, available to all full-time employees, is a defined contribution plan and permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. As required by Federal regulations, these plan assets are held in a trust for the exclusive benefit of participants and their beneficiaries. The Plan is administered by a third party administrator, Swerdlin & Co. The trustee of the Plan is Reliance Trust Co. The City has no fiduciary relationship with the trust. Accordingly, the plan assets are not reported in the City's financial statements.

Employee contributions range from a minimum of 1% of the employees' base salary to a maximum of \$18,000 per year for employees less than 50 years old, \$24,000 for employees 50 years of age or older (as elected by the employee). Under the Plan authorized by the City Council, the City is required to make a fixed contribution equal to 5% of the aggregate annual compensation of all participants allocated as a 50% match. Additionally, the City can make discretionary contributions if deemed necessary or desirable. The City's contribution and related investment earnings allocated to an employee's account are fully vested after 5 years of continuous service. City contributions and interest forfeited by employees who leave employment before becoming vested are held in the Plan and are distributed to remaining participants.

The City contributed \$318,705 and Plan participants contributed \$693,418 to the Plan during the fiscal year ended June 30, 2017. At the beginning of the fiscal year, there were 394 participants with account balances. During the current fiscal year, 20 new participants entered into the Plan and 19 left the Plan, resulting in 395 participants with account balances at the end of the current fiscal year. Total value of the deferred compensation and thrift plans as of the current fiscal year-end is \$18,922,850 which results in an average participant balance of \$47,905.

NOTES TO FINANCIAL STATEMENTS

NOTE 11. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

A. Plan Description

In accordance with GASB 45 requirements, the City of Forest Park is required to attribute the cost of postretirement benefits to the time during which the employee is working for the employer. GASB 45 requires allocation of the costs of a postretirement benefit plan onto the years of active employment; it does not require the funding of such benefits. GASB 45 requirements were implemented by the City of Forest Park during the fiscal year ended June 30, 2009. The City has elected not to establish a separate trust fund to account for other post-employment benefits, and has not funded the Plan as of June 30, 2017; therefore, there are no separate financial statements for the City's OPEB Plan.

The City's OPEB Plan is a single employer defined benefit postretirement plan which provides post-retirement health, dental, and vision insurance benefits to certain retired employees. The benefit plan was established by the City's Mayor and Council under the provisions of the Plan documents on July 1, 1998, with provisions, similar to those provided for active employees. The City's Mayor and Council are authorized to approve amendments to the Plan.

Under the Plan, all employees retiring after July 1, 1998 and meeting the following requirements are eligible to participate. Disabled employees are also eligible to participate, but benefits are only paid for two (2) years maximum. Insurance coverage is provided for the retiree from the time of retirement until the retiree reaches 65 years of age or is eligible for Medicare coverage, whichever comes first.

Age at Retirement	Number of Years of Employment	Percent of Insurance Cost Paid by City for Retired Employee	Percent of Insurance Cost Paid by City for Retiree's Dependent
55	15	60%	0%
60	20	80%	0%
62	25	100%	0%
Disabled	15	50%	0%

Expenditures for postemployment health care benefits are funded on pay-as-you-go basis. The City will pay between 50% and 100% of individual premium costs based on age and years of service according to the chart above.

At July 1, 2016, the date of the most recent actuarial valuation, there were 248 participants consisting of the following:

Retirees	3
Active employees	245
Total	<u>248</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 11. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

B. Funding Policy

The City is not required to make any contributions to the Plan. The City of Forest Park has yet to adopt any funding requirements to the Plan other than pay-as-you-go.

For 2017, the City's annual required contribution was \$346,603 and actual employer contributions totaled \$46,114. The annual required contribution was determined as part of the July 1, 2016 actuarial valuation using the projected unit credit actuarial cost method.

C. Annual OPEB Cost

The City's actuarially required contribution (ARC), OPEB cost, and increase in net OPEB obligation for the fiscal year ended June 30, 2017, were computed as follows:

Actuarially required contribution	\$ 346,603
Interest on prior fiscal year net OPEB obligation	82,391
Adjustment to ARC	<u>(119,117)</u>
Annual OPEB cost	309,877
Actual contributions made	<u>(46,114)</u>
Increase in net OPEB obligation	263,763
Net OPEB obligation, June 30, 2016	2,059,767
Net OPEB obligation, June 30, 2017	<u><u>\$ 2,323,530</u></u>

<u>Fiscal Year</u> <u>Ended</u> <u>June 30,</u>	<u>Annual</u> <u>OPEB</u> <u>Cost</u>	<u>Actual</u> <u>OPEB</u> <u>Contribution</u>	<u>Percentage of</u> <u>OPEB Cost</u> <u>Contributed</u>	<u>Net</u> <u>OPEB</u> <u>Obligation</u>
2017	\$ 309,877	\$ 46,114	14.9 %	\$ 2,323,530
2016	277,473	58,467	21.1	2,059,767
2015	281,055	74,186	26.4	1,840,761

The required schedule of funding progress immediately following the notes to the financial statements presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability.

NOTES TO FINANCIAL STATEMENTS

NOTE 11. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

C. Annual OPEB Cost (Continued)

As of the most recent valuation date, July 1, 2016, the funded status of the OPEB Plan was as follows:

Actuarial Value of Assets [a]	Actuarial Accrued Liability (AAL) [b]	Unfunded AAL (UAAL) [b-a]	Funded Ratio [a/b]	Covered Payroll [c]	UAAL as a % of Covered Payroll [(b-a)/c]
\$ -	\$ 2,406,668	\$ (2,406,668)	0.0%	11,844,039	20.3%

Actuarial valuation involves estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continued revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the Plan in effect at July 1, 2016 and are based on the types of benefits provided under the terms of the substantive plan at the time of the valuation. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing between the employer and plan members in the future.

The assumptions used in the July 1, 2016 actuarial valuation are as follows:

Cost Method	Projected Unit Credit
Actuarial Asset Valuation Method	N/A
Discount Rate	4% * per annum, compounded annually
Pre-retirement Mortality Rates	RP-2014 Mortality Table projected with MP-2016
Post-retirement Mortality Rates	RP-2014 Mortality Table projected with MP-2016
Amortization Method	Level dollar for remaining unfunded liability
Remaining Amortization Period	30 years-open
Health Care Trend Rates	6.5% grades to 4.5% over 20 years

* The inflation rate assumption is included in the discount rate of 4%

NOTE 12. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the Atlanta, Georgia area, is a member of the Atlanta Regional Commission (ARC). Dues to the ARC are assessed at the County level and are, accordingly, paid by Clayton County. Membership in the ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the ARC in Georgia. The ARC Board membership includes the chief elected official of each county and various municipalities of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 40 Courtland Street, NE, Atlanta, Georgia 30303.

NOTES TO FINANCIAL STATEMENTS

NOTE 13. RISK MANAGEMENT

The City is exposed to various risks of losses related to: torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City is self-insured for employee disability claims and partially self-insured for workers' compensation claims. The City purchases commercial insurance for all other risks of loss. Settled claims resulting from these insured risks have not exceeded the City's insurance coverage in any of the past three fiscal years.

Disability Benefits

The City provides disability benefits to employees under a plan adopted by the City Council. Under the City's plan, employees who become disabled are eligible to receive a weekly benefit of \$150 to \$300, depending on job classification. This disability benefit begins only after 30 days of disability and after the employee's accumulated sick leave has been exhausted. An employee may not draw disability benefits for more than twenty-four weeks. These disability benefits are not payable for disabilities covered by workers' compensation benefits. These benefits are paid by the City's General Fund. Disability benefit expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. Changes in the disability benefit liability during the last two (2) fiscal years are as follows:

<u>Fiscal Year ended June 30,</u>	<u>Beginning of Year liability</u>	<u>Current Fiscal Year Accrual and Changes in Estimates</u>	<u>Benefit Payments</u>	<u>End of Fiscal Year Liability</u>
2017	\$ -	\$ 1,243	\$ 1,243	\$ -
2016	-	620	620	-

Workers' Compensation Insurance

The City is partially self-insured for workers' compensation claims. The City pays annual aggregate claims up to \$1,000,000 per year. These benefits are paid by the City's General Fund. Workers' compensation claims expense/expenditure and liability are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. These losses include an estimate of claims that have been incurred but not reported.

Changes in the workers' compensation claims liability during the last two (2) fiscal years are as follows:

<u>Fiscal Year</u>	<u>Beginning of Year Claims Liability</u>	<u>Current Year Claims and Changes in Estimates</u>	<u>Claims Paid</u>	<u>End of Year Claims Liability</u>
2017	\$ 115,238	\$ 97,839	\$ (85,882)	\$ 127,195
2016	112,901	53,402	(51,065)	115,238

NOTES TO FINANCIAL STATEMENTS

NOTE 14. COMMITMENTS AND CONTINGENCIES

Contracts:

As of June 30, 2017, the City has \$339,400 in uncompleted construction contracts outstanding.

Litigation:

The City is a defendant in certain legal actions in the nature of claims for alleged damages to persons and property and other similar types of actions rising in the course of City operations. Liability, if any, which might result from these proceedings, would not, in the opinion of management and legal counsel, have a material adverse effect on the financial position of the City.

Grant Contingencies:

The City has received Federal and State grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to the disallowance of certain expenditures previously reimbursed by those agencies. Based upon prior experience, management of the City believes such disallowances, if any, will not be significant.

Other:

The City has provided lump-sum payments to the estates of deceased employees. The amount of these payments, if any, is at the discretion of the City Council and does not represent a formal commitment of the City. Furthermore, when paid, these benefits are paid from the City's General Fund. The City had no such payments for the fiscal year ended June 30, 2017.

NOTE 15. HOTEL/MOTEL LODGING TAX

The City imposes a hotel/motel tax on lodging facilities within the City. The tax was assessed at 3%. Revenues were \$60,674 for the fiscal year ended June 30, 2017. Of this amount, 62% or \$37,475 was expended. Expenditures of the tax were used to promote tourism, conventions, and trade shows to operate, maintain, and market a conference center facility as required by the Official Code of Georgia Annotated (O.C.G.A.) §48-13-51.

NOTE 16. TAX ABATEMENTS

The City, through its Local Redevelopment Authority (the "Authority"), entered into an agreement under the economic development laws of the State of Georgia that qualifies for disclosure under GASB Statement No. 77, *Tax Abatement Disclosures*. Under the agreement, the Authority obtained tax exempt financing for a large grocery store chain who, in turn, agreed to construct a distribution facility at the old Fort Gillem site. Once completed, the facility was deeded to the Authority who leased it back to the grocery store chain until December 1, 2040 when the agreement expires. Throughout the duration of the agreement, the grocery store chain will not pay any ad valorem taxes on the facility and for the fiscal year ended June 30, 2017, such abatement of these taxes amounted to \$254,487.

CITY OF FOREST PARK, GEORGIA
REQUIRED SUPPLEMENTARY INFORMATION
JUNE 30, 2017

Schedule of Funding Progress

Postemployment Benefits:

The information presented below is based on the annual actuarial valuations as of July 1 of the respective fiscal year.

Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability (AAL)	Unfunded Actuarial Accrued Liability (UAAL)	Funded Ratio	Covered Payroll	UAAL as a Percentage of Covered Payroll
7/1/2016	\$ -	\$ 2,406,668	\$ (2,406,668)	0.0 %	\$ 11,844,039	20.3 %
7/1/2015	-	2,147,717	(2,147,717)	0.0	12,257,737	17.5
7/1/2014	-	2,104,231	(2,104,231)	0.0	12,405,731	17.0
7/1/2013	-	2,262,158	(2,262,158)	0.0	12,268,343	18.4
7/1/2012	-	2,052,492	(2,052,492)	0.0	11,947,457	17.2
7/1/2011	-	2,186,339	(2,186,339)	0.0	11,928,408	18.3

See notes to financial statements for actuarial assumptions used in the above calculations.

CITY OF FOREST PARK, GEORGIA
NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt services or capital projects.

Emergency Telephone System Fund - To account for emergency services which are provided to all City taxpayers; financing is provided through user fees and charges. The charges from the telephone providers are restricted by the Official Code of Georgia Annotated (O.C.G.A.) 46-5-134.

Police Seizure Fund - To account for the collection of confiscated and seized assets obtained by the City's Police Department. These revenues are restricted by State law to be expended on investigations and other law enforcement activities of the City's Police Department.

Hotel/Motel Tax Fund - To account for the 3% lodging tax levied in the City. The tax revenues are restricted by the O.C.G.A. 48-13-51.

Multiple Grants Fund - To account for grants received from various Federal and State agencies and for which projected expenditures do not exceed 2% of the General Fund's budgeted total operating expenditures. The fund's revenues are restricted by the various external resource providers from whom the City has received the grant funds.

Forest Park/Fort Gillem LRA Fund - To account for grants received from the United States Department of Defense – Office of Economic Adjustment for the base reuse planning and redevelopment of the Fort Gillem army base. The fund's revenues are restricted by the grantor agency for the use described previously.

Tax Allocation District One – Fort Gillem and Main Street Fund - To account for incremental property tax revenues received from the district as well as the redevelopment and planning expenditures made as amounts are collected. The City Council has committed all revenues generated by the TAD for the purpose of redevelopment and planning in the area.

CAPITAL PROJECTS FUNDS

The Capital Projects Funds are used to account for financial resources restricted, committed or assigned to expenditure for the acquisition or construction of capital assets.

Capital Improvement Fund - To account for locally funded acquisition and construction of major capital facilities financed by restricted local funds.

CITY OF FOREST PARK, GEORGIA

**COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2017**

ASSETS	Special Revenue Funds						Capital Projects Fund	Total Nonmajor Governmental Funds
	Emergency Telephone System Fund	Police Seizure Fund	Hotel/Motel Tax Fund	Multiple Grants Fund	Forest Park/ Ft. Gillem LRA Fund	Tax Allocation District One Ft. Gillem & Main Street Fund	Capital Improvement Fund	
Cash and cash equivalents	\$ 71,734	\$ 1,298,579	\$ 160,278	\$ -	\$ 315,985	\$ 669,144	\$ 8,435	\$ 2,524,155
Taxes receivable	-	-	5,228	-	-	-	-	5,228
Accounts receivable	39,432	-	-	-	-	-	-	39,432
Due from other governments	-	-	-	45,115	-	-	-	45,115
Prepaid items	142,229	-	-	-	-	-	-	142,229
Total assets	\$ 253,395	\$ 1,298,579	\$ 165,506	\$ 45,115	\$ 315,985	\$ 669,144	\$ 8,435	\$ 2,756,159
LIABILITIES AND FUND BALANCES								
LIABILITIES								
Accounts payable	\$ 1,272	\$ -	\$ 605	\$ 255	\$ -	\$ -	\$ -	\$ 2,132
Due to other funds	138,054	6,828	-	23,783	303,505	-	-	472,170
Total liabilities	139,326	6,828	605	24,038	303,505	-	-	474,302
FUND BALANCES								
Nonspendable:								
Prepaid items	142,229	-	-	-	-	-	-	142,229
Restricted for:								
Capital construction	-	-	-	-	-	-	8,435	8,435
Emergency telephone system operations	-	-	-	-	-	-	-	-
Tourism and economic development	-	-	164,901	-	-	-	-	164,901
Law enforcement activities	-	1,291,751	-	21,077	-	-	-	1,312,828
Committed for:								
Redevelopment and planning	-	-	-	-	12,480	669,144	-	681,624
Unassigned (deficit)	(28,160)	-	-	-	-	-	-	(28,160)
Total fund balances	114,069	1,291,751	164,901	21,077	12,480	669,144	8,435	2,281,857
Total liabilities and fund balances	\$ 253,395	\$ 1,298,579	\$ 165,506	\$ 45,115	\$ 315,985	\$ 669,144	\$ 8,435	\$ 2,756,159

CITY OF FOREST PARK, GEORGIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2017

	Special Revenue Funds					Capital Projects Fund		Total Nonmajor Governmental Funds
	Emergency Telephone System Fund	Police Seizure Fund	Hotel/Motel Tax Fund	Multiple Grants Fund	Forest Park/ Ft. Gillem LRA Fund	Tax Allocation District One Ft. Gillem & Main Street Fund	Capital Improvement Fund	
REVENUES								
Taxes	\$ -	\$ -	\$ 60,674	\$ -	\$ -	\$ 236,070	\$ -	\$ 296,744
Fines and forfeitures	-	38,985	-	-	-	-	-	38,985
Charges for services	302,575	-	-	-	-	-	-	302,575
Intergovernmental	-	-	-	112,687	-	-	-	112,687
Interest	-	1,709	-	-	-	-	-	1,709
Total revenues	302,575	40,694	60,674	112,687	-	236,070	-	752,700
EXPENDITURES								
Current:								
Redevelopment and planning	-	-	-	-	2,520	181	-	2,701
Public safety	266,295	58,845	-	15,490	-	-	-	340,630
Tourism and economic development	-	-	37,475	-	-	-	-	37,475
Capital outlay:								
Public safety	19,451	-	-	19,199	-	-	-	38,650
Public works	-	-	-	77,688	-	-	-	77,688
Debt service:								
Principal	83,524	-	-	-	-	-	-	83,524
Interest and fiscal charges	11,032	-	-	-	-	-	-	11,032
Total expenditures	380,302	58,845	37,475	112,377	2,520	181	-	591,700
Net change in fund balances	(77,727)	(18,151)	23,199	310	(2,520)	235,889	-	161,000
FUND BALANCES, beginning of fiscal year	191,796	1,309,902	141,702	20,767	15,000	433,255	8,435	2,120,857
FUND BALANCES, end of fiscal year	\$ 114,069	\$ 1,291,751	\$ 164,901	\$ 21,077	\$ 12,480	\$ 669,144	\$ 8,435	\$ 2,281,857

CITY OF FOREST PARK, GEORGIA
EMERGENCY TELEPHONE SYSTEM FUND - SPECIAL REVENUE FUND

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Charges for services	\$ 350,000	\$ 350,000	\$ 302,575	\$ (47,425)
Total revenue	350,000	350,000	302,575	(47,425)
EXPENDITURES				
Current:				
Public safety	240,445	240,445	266,295	(25,850)
Capital outlay:				
Public safety	15,000	15,000	19,451	(4,451)
Debt service:				
Principal	80,000	80,000	83,524	(3,524)
Interest and fiscal charges	14,555	14,555	11,032	3,523
Total expenditures	350,000	350,000	380,302	(30,302)
Net change in fund balances	-	-	(77,727)	(77,727)
FUND BALANCES, beginning of fiscal year	191,796	191,796	191,796	-
FUND BALANCES, end of fiscal year	\$ 191,796	\$ 191,796	\$ 114,069	\$ (77,727)

CITY OF FOREST PARK, GEORGIA
POLICE SEIZURE FUND - SPECIAL REVENUE FUND

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Fines and forfeitures	\$ 50,000	\$ 50,000	\$ 38,985	\$ (11,015)
Interest income	-	-	1,709	1,709
Total revenues	<u>50,000</u>	<u>50,000</u>	<u>40,694</u>	<u>(9,306)</u>
EXPENDITURES				
Current:				
Public safety	<u>50,000</u>	<u>50,000</u>	<u>58,845</u>	<u>(8,845)</u>
Total expenditures	<u>50,000</u>	<u>50,000</u>	<u>58,845</u>	<u>(8,845)</u>
Net change in fund balances	-	-	(18,151)	(18,151)
FUND BALANCES, beginning of fiscal year	<u>1,309,902</u>	<u>1,309,902</u>	<u>1,309,902</u>	<u>-</u>
FUND BALANCES, end of fiscal year	<u><u>\$ 1,309,902</u></u>	<u><u>\$ 1,309,902</u></u>	<u><u>\$ 1,291,751</u></u>	<u><u>\$ (18,151)</u></u>

CITY OF FOREST PARK, GEORGIA
HOTEL/MOTEL TAX FUND - SPECIAL REVENUE FUND

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Taxes	\$ 60,000	\$ 60,000	\$ 60,674	\$ 674
Total revenue	60,000	60,000	60,674	674
EXPENDITURES				
Current:				
Tourism and economic development	60,000	60,000	37,475	22,525
Total expenditures	60,000	60,000	37,475	22,525
Net change in fund balances	-	-	23,199	23,199
FUND BALANCES, beginning of fiscal year	141,702	141,702	141,702	-
FUND BALANCES, end of fiscal year	<u>\$ 141,702</u>	<u>\$ 141,702</u>	<u>\$ 164,901</u>	<u>\$ 23,199</u>

CITY OF FOREST PARK, GEORGIA
MULTIPLE GRANTS FUND - SPECIAL REVENUE FUND

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Intergovernmental	\$ 685,769	\$ 685,769	\$ 112,687	\$ (573,082)
Total revenue	685,769	685,769	112,687	(573,082)
EXPENDITURES				
Current:				
Public safety	266,147	266,147	15,490	250,657
Capital outlay:				
Public safety	21,846	21,846	19,199	2,647
Public works	397,776	397,776	77,688	320,088
Total expenditures	685,769	685,769	112,377	573,392
Net change in fund balances	-	-	310	310
FUND BALANCES, beginning of fiscal year	20,767	20,767	20,767	-
FUND BALANCES, end of fiscal year	\$ 20,767	\$ 20,767	\$ 21,077	\$ 310

CITY OF FOREST PARK, GEORGIA
FOREST PARK/FT. GILLEM LRA FUND - SPECIAL REVENUE FUND

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Intergovernmental	\$ 79,560	\$ 79,560	\$ -	\$ (79,560)
Total revenue	79,560	79,560	-	(79,560)
EXPENDITURES				
Current:				
Redevelopment and planning	79,560	79,560	2,520	77,040
Total expenditures	79,560	79,560	2,520	77,040
Net change in fund balances	-	-	(2,520)	(2,520)
FUND BALANCES, beginning of fiscal year	15,000	15,000	15,000	-
FUND BALANCES, end of fiscal year	<u>\$ 15,000</u>	<u>\$ 15,000</u>	<u>\$ 9,960</u>	<u>\$ (5,040)</u>

**CITY OF FOREST PARK, GEORGIA
TAX ALLOCATION DISTRICT ONE - FT. GILLEM AND MAIN STREET
SPECIAL REVENUE FUND**

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Taxes	\$ 50,000	\$ 50,000	\$ 236,070	\$ 186,070
Total revenue	50,000	50,000	236,070	186,070
EXPENDITURES				
Current:				
Redevelopment and planning	50,000	50,000	181	49,819
Total expenditures	50,000	50,000	181	49,819
Net change in fund balances	-	-	235,889	235,889
FUND BALANCES, beginning of fiscal year	433,255	433,255	433,255	-
FUND BALANCES, end of fiscal year	\$ 433,255	\$ 433,255	\$ 669,144	\$ 235,889

**CITY OF FOREST PARK, GEORGIA
SPLOST FUND - CAPITAL PROJECTS FUND**

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Intergovernmental	\$ 3,180,000	\$ 3,180,000	\$ 3,193,380	\$ 13,380
Interest income	-	-	6,360	6,360
Total revenue	<u>3,180,000</u>	<u>3,180,000</u>	<u>3,199,740</u>	<u>19,740</u>
EXPENDITURES				
Public works	18,000	18,000	242,923	(224,923)
Capital outlay:				
General government	786,784	786,784	705,169	81,615
Public safety	833,344	833,344	371,274	462,070
Public works	1,347,205	1,347,205	284,747	1,062,458
Redevelopment and planning	2,461,000	2,461,000	398,591	2,062,409
Culture and recreation	261,667	261,667	59,511	202,156
Debt service:				
Principal	-	-	10,113	(10,113)
Interest	-	-	4,539	(4,539)
Total expenditures	<u>5,708,000</u>	<u>5,708,000</u>	<u>2,076,867</u>	<u>3,631,133</u>
Net change in fund balances	(2,528,000)	(2,528,000)	1,122,873	3,650,873
FUND BALANCES, beginning of fiscal year	<u>5,766,006</u>	<u>5,766,006</u>	<u>5,766,006</u>	-
FUND BALANCES, end of fiscal year	<u><u>\$ 3,238,006</u></u>	<u><u>\$ 3,238,006</u></u>	<u><u>\$ 6,888,879</u></u>	<u><u>\$ 3,650,873</u></u>

CITY OF FOREST PARK, GEORGIA
SCHEDULE OF PROJECTS CONSTRUCTED WITH
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS
SERIES 2008
FOR THE FISCAL YEAR ENDED JUNE 30, 2017

Projects	Project	Expenditures					Estimated Percentage of Completion (2)
		Original Estimated Cost (1)	Revised Estimated Cost (1)	Prior Fiscal Years	Current Fiscal Year	Total	
LCI Main Street - Phase I	A	\$ 1,900,000	\$ 560,210	\$ 560,210	\$ -	\$ 560,210	100.00%
Underground Utilities - Main Street	B	2,500,000	2,500,000	547,786	-	547,786	21.91%
Sidewalks to Schools - Phase III Transit Oriented Pedestrian Improvements - design, construction, & right of way acquisition.	C	2,500,000	195,996	195,996	-	195,996	100.00%
Recreational Center - design & construction	D	9,500,000	1,875,161	1,869,184	-	1,869,184	99.68%
Property Acquisition - Street improvements, transit purchase, recreational areas, & greenspace.	E	6,000,000	10,318,399	10,318,399	-	10,318,399	100.00%
Transit Station - design & construction	F	3,000,000	30,000	30,000	-	30,000	100.00%
City Hall - Expansion and parking - design & construction	G	2,300,000	296,583	296,583	-	296,583	100.00%
New Computer System - City Hall - computers, software, & installation.	H	650,000	780,856	766,204	14,652	780,856	100.00%
Walkover Bridge over Forest Parkway - design & construction	I	1,200,000	-	-	-	-	0.00%
LCI Main Street Project - Phase II	J	2,700,000	1,565,956	245,158	326,027	571,185	36.48%
Paving of remaining streets not completed in current SPLOST	K	3,400,000	680,355	680,355	-	680,355	100.00%
Annex Expansion - design & construction	L	1,900,000	205,845	205,845	-	205,845	100.00%
Sidewalks to Schools - Phase I & II - design, construction, & right of way acquisition.	M	2,800,000	46,741	46,741	-	46,741	100.00%
Recreational Miscellaneous Projects - athletic field development, senior building addition, starr park & athletic field lighting, outdoor pool & water park, skate park, walking trail, & mini golf new construction.	N	6,500,000	436,866	436,866	-	436,866	100.00%
Sidewalks, curbs, & gutters - right of way acquisition & additional streets.	O	1,500,000	531,668	531,668	-	531,668	100.00%
Capital equipment for parks & streets	P	750,000	805,797	765,701	-	765,701	95.02%
Fire equipment - quint ladder truck, 1 engine, & 3 ambulances	Q	1,500,000	1,639,021	1,639,021	-	1,639,021	100.00%
Police vehicle purchases	R	700,000	1,529,115	1,529,115	-	1,529,115	100.00%
Program administration	S	800,000	11,029	11,029	-	11,029	100.00%
Transportation projects - miscellaneous	T	1,300,000	358,375	358,375	-	358,375	100.00%
Construction & Design Community - buildings phase I, III, IV	U	2,600,000	952,827	952,827	-	952,827	100.00%
New Fire Station - Station 3 - design, construction, & property acquisition.	V	3,500,000	-	-	-	-	100.00%
Totals		\$ 59,500,000	\$ 25,320,800	\$ 21,987,063	\$ 340,679	\$ 22,327,742	88.18%

Notes:

(1) Unaudited

(2) Estimated percentage of completion represents total expenditures divided by revised estimated costs.

- For Projects F, I, L, M, N, O, S, T, U, and V, per the original County SPLOST Resolution, these projects were to be completed if additional SPLOST Funds were available. However, the City only received 42% of the original estimated 2008 SPLOST funding as of June 30, 2015. Due to the lack of additional funding, these projects will either not be completed or will be completed in the future through other funding sources. The original estimated costs have been revised to reflect these changes.

- For Project V, prior to June 30, 2015, the U.S. Department of Defense donated the Fire Station that is located on the Ft. Gillem Army Military Base to the City of Forest Park prior to the City's acquisition of the military base. This Project was initially included in the County Resolution to support this additional area upon acquisition. Since the Fire Station was donated, there was no need for the City to use SPLOST funding to build a new fire station. Therefore, the original estimated cost was revised to zero and the project is assumed to be 100% completed.

CITY OF FOREST PARK, GEORGIA
SCHEDULE OF PROJECTS CONSTRUCTED WITH
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS
SERIES 2015
FOR THE FISCAL YEAR ENDED JUNE 30, 2017

Projects	Expenditures					Estimated Percentage of Completion (2)
	Original Estimated Cost (1)	Revised Estimated Cost (1)	Prior Fiscal Years	Current Fiscal Year	Total	
City Hall Equipment	\$ 150,000	\$ 150,000	\$ 62,450	\$ 46,938	\$ 109,388	72.93%
Streetscape Improvements, sidewalks, curb & gutter and landscaping on misc. streets	1,500,000	1,500,000	-	6,374	6,374	0.42%
Landscaping (Median areas city wide)	500,000	500,000	-	-	-	0.00%
Multi Purpose Special Event Center	2,000,000	2,000,000	-	-	-	0.00%
City Hall Renovation, Parking & Equipment (Continuation)	1,500,000	1,500,000	16,050	651,316	667,366	44.49%
Support Services Computer & Other Equipment	22,000	22,000	9,445	2,395	11,840	53.82%
City Hall Annex Improvements	6,000	6,000	-	-	-	0.00%
Police Vehicles	800,000	800,000	460,921	-	460,921	57.62%
Police Computer Equipment	215,000	678,588	624,014	54,574	678,588	100.00%
Police Firearms Training Systems	235,000	235,000	-	2,550	2,550	1.09%
Police Facility Improvements	35,000	35,000	27,450	-	27,450	78.43%
Pool renovation, pool addition, tennis courts & equipment	2,567,048	2,567,048	11,821	62,378	74,199	2.89%
Kiwanis Stadium Construction/Renovation	2,000,000	2,000,000	5,040	-	5,040	0.25%
Memorial Park	1,000,000	1,000,000	-	-	-	0.00%
Street Resurfacing	2,000,000	2,000,000	382,324	242,923	625,247	31.26%
Public Works Building Construction	1,500,000	1,500,000	38,920	230,882	269,802	17.99%
Public Works Vehicles	100,000	104,830	55,687	49,143	104,830	100.00%
Planning, Building & Zoning Equipment	85,000	99,644	34,058	65,586	99,644	100.00%
Planning, Building & Zoning Vehicles	84,500	84,500	-	-	-	0.00%
Agnes Bateman Community Building	85,000	85,000	5,225	6,978	12,203	14.36%
Fire Vehicle/Equipment Replacement	1,000,000	1,000,000	280,972	196,742	477,714	47.77%
Fire Facility Improvements/Renovation	2,000,000	2,000,000	6,086	117,409	123,495	6.17%
Totals	\$ 19,384,548	\$ 19,867,610	\$ 2,020,463	\$ 1,736,188	\$ 3,756,651	18.91%

Total Expenditures - 2008 SPLOST: 340,679

Total SPLOST Expenditures - Fiscal Year Ended June 30, 2017: \$ 2,076,867

Reconciliation of the Schedule of Projects Constructed with Special Sales Tax Proceeds to the Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Funds:

Public Works:	\$ 242,923
Capital Outlay:	\$ 1,819,292
Debt Service:	<u>14,652</u>
	<u>\$ 2,076,867</u>

(1) Unaudited

(2) Estimated percentage of completion represents total expenditures divided by revised estimated costs.

STATISTICAL SECTION

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

	<u>Page</u>
Financial Trends	59
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	65
These schedules contain information to help the reader assess the City’s most significant local revenue source, property tax.	
Debt Capacity	71
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	75
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	78
These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial report relates to the services the City provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial report for the relevant year. The City implemented GASB 54 in Fiscal Year 2011; fund balance for governmental funds under the categories nonspendable, restricted, committed, assigned, and unassigned will be reflected in Fiscal Year 2011 and subsequent periods. The City also implemented GASB 63; Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position in Fiscal Year 2013.

SCHEDULE 1
CITY OF FOREST PARK, GEORGIA
Net Position by Component
Last Ten Fiscal Years
(Accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Governmental activities										
Net investment in capital assets	\$ 10,321,785	\$ 10,421,731	\$ 11,491,984	\$ 13,779,462	\$ 15,242,947	\$ 16,185,806	\$ 17,669,695	\$ 18,964,221	\$ 18,604,312	\$ 18,808,484
Restricted	2,624,834	3,891,311	1,727,509	2,391,207	1,426,846 (2)	3,623,381	5,242,867	5,615,883	7,298,649	8,517,272
Unrestricted (deficit)	2,743,819	1,859,062	6,376,416	5,249,219	2,577,470 (3)	1,690,027	50,277	(1,391,133)	(1,033,770)	1,307,038
Total governmental activities net position	15,690,438	16,172,104	19,595,909	21,419,888	19,247,263	21,499,214	22,962,839	23,188,971	24,869,191	28,632,794
Business-type activities										
Net investment in capital assets	106,788	1,930,490	3,658,321	7,682,310 (1)	8,013,467	8,001,214	8,001,214	14,685,778	17,318,422	17,723,571
Unrestricted (deficit)	774,337	(682,512)	(983,364)	(2,762,344)	572,360 (3)	200,431 (4)	6,807,960	(3,152,169)	(7,684,006)	(9,197,340)
Total business-type activities net position	881,125	1,047,978	2,674,957	4,919,966	8,585,827	8,201,645	14,809,174	11,533,609	9,634,416	8,526,231
Primary government										
Net investment in capital assets	10,428,573	12,352,221	15,150,305	21,461,772 (1)	23,256,414	24,187,020	25,670,909	33,649,999	35,922,734	36,532,055
Restricted	2,624,834	3,891,311	1,727,509	2,391,207	1,426,846	3,623,381	5,242,867	5,615,883	7,298,649	8,517,272
Unrestricted (deficit)	3,518,156	976,550	5,393,052	2,486,875	3,149,830	1,890,458	6,858,237	(4,543,302)	(8,717,776)	(7,890,302)
Total primary government net position	\$ 16,571,563	\$ 17,220,082	\$ 22,270,866	\$ 26,339,854	\$ 27,833,090	\$ 29,700,859	\$ 37,772,013	\$ 34,722,580	\$ 34,503,607	\$ 37,159,025

Notes:

- (1) Increase due to land and property purchases throughout the City for redevelopment purposes.
- (2) Decrease due to the City expending resources for technological upgrades and improvements to its E911 system.
- (3) Changes due to transfers from governmental activities to fund property acquisitions for redevelopment purposes.
- (4) Changes due to unspent committed debt proceeds and operating income to be used for future land acquisition and redevelopment projects.

SCHEDULE 2
CITY OF FOREST PARK, GEORGIA
Changes in Net Position
Last Ten Fiscal Years
(Accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Expenses										
Governmental activities:										
General government	\$ 2,114,016	\$ 2,687,936	\$ 2,091,985	\$ 2,906,736	\$ 3,142,120	\$ 3,124,003	\$ 2,855,909	\$ 2,863,828	\$ 2,677,825	\$ 2,580,660
Public safety	11,754,730	11,961,092	12,846,730	14,067,567	15,782,226	15,857,835	15,756,330	15,451,710	15,230,605	15,648,967
Public works	2,269,108	2,364,117	2,448,999	3,164,165	3,146,528	3,254,195	3,196,689	3,358,782	3,892,680	3,707,374
Culture and recreation	1,208,130	1,223,290	1,495,372	1,261,707	1,366,783	1,286,548	1,353,806	1,353,839	1,331,029	1,348,717
Housing and development	561,177	835,343	827,490	896,377	985,641	1,126,218	769,672	730,914	765,987	755,235
Redevelopment and planning	169,885	1,456,053	340,056	299,604	395,892	725,506	1,260,977	1,241,205	445,708	65,611
Judicial	125,734	257,385	325,629	207,360	141,786	130,288	140,667	134,087	126,397	133,009
Tourism and economic development	12,147	6,703	18,137	27,552	32,499	42,707	29,944	31,088	25,455	37,475
Interest on long-term debt	16,011	-	-	-	-	18,452	16,055	13,582	23,284	19,143
Total governmental activities expenses	18,230,938	20,791,919	20,394,398	22,831,068	24,993,475	25,565,752	25,380,049	25,179,045	24,518,970	24,286,191
Business-type activities:										
Local Redevelopment Authority	-	41,020	125,873	61,471	109,697	62,249	82,945	344,520	230,797	75,689
Urban Redevelopment Agency	-	-	-	-	-	-	15,388,137 (2)	4,743,090	2,134,449	4,820,338
Sanitation	2,236,962	2,368,069	2,480,845	2,572,496	2,622,834	2,511,093	2,379,596	2,105,456	2,272,674	2,516,090
Total business-type activities expenses	2,236,962	2,409,089	2,606,718	2,633,967	2,732,531	2,573,342	17,850,678	7,193,066	4,637,920	7,412,117
Program Revenues										
Governmental activities										
Charges for services:										
General government	384,799	429,780	321,727	344,247	199,891	226,944	208,726	616,160	467,915	461,201
Public safety	4,207,547	4,055,775	3,968,207	4,617,257	4,192,881	4,059,079	3,346,648	3,585,768	3,414,799	4,106,376
Public works	836	775	380	247	970	1,985	1,225	-	-	335
Culture and Recreation	178,558	168,564	186,687	204,537	216,339	202,393	667,820	225,541	230,209	233,736
Judicial	41,217	-	-	-	-	-	-	-	-	-
Operating grants and contributions	453,070	965,305	366,483	741,451	695,971	751,815	1,136,655	820,913	519,298	319,886
Capital grants and contributions	132,050	744,447	4,834,727 (1)	5,347,809	5,246,034	5,444,621	4,506,932	3,820,567	3,143,555	3,312,427
Total governmental activities program revenues	5,398,077	6,364,646	9,678,211	11,255,548	10,552,086	10,686,847	9,868,006	9,068,949	7,775,776	8,433,961
Business-type activities										
Charges for services:										
Local Redevelopment Authority	-	17,500	24,290	33,810	82,810	71,960	85,916	103,558	97,653	924,877
Urban Redevelopment Agency	-	-	-	-	-	-	22,093,933 (2)	1,071,561	263,913	1,916,227
Sanitation	2,483,958	2,512,347	2,450,277	2,523,583	2,406,240	2,691,874	2,778,338	2,300,605	3,117,709	3,418,305
Operating grants and contributions	-	44,895	-	-	-	-	-	-	-	31,954
Capital grants and contributions	-	-	-	-	-	-	-	-	-	-
Total business-type activities program revenues	2,483,958	2,574,742	2,474,567	2,557,393	2,489,050	2,763,834	24,958,187	3,925,724	3,479,275	6,291,363
Total primary government program revenues	7,882,035	8,939,388	12,152,778	13,812,941	13,041,136	13,450,681	34,826,193	12,994,673	11,255,051	14,725,324

SCHEDULE 2 (CONTINUED)
CITY OF FOREST PARK, GEORGIA
Changes in Net Position
Last Ten Fiscal Years
(Accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Net (Expense) Revenue										
Governmental activities	\$ (12,832,861)	\$ (14,427,273)	\$ (10,716,187)	\$ (11,575,520)	\$ (14,441,389)	\$ (14,878,905)	\$ (15,512,043)	\$ (16,110,096)	\$ (16,743,194)	\$ (15,862,230)
Business-type activities	246,996	165,653	(132,151)	(76,574)	(243,481)	190,492	7,107,509	(3,267,342)	(1,156,645)	(1,120,754)
Total primary government net expense	(12,585,865)	(14,261,620)	(10,848,338)	(11,652,094)	(14,684,870)	(14,688,413)	(8,404,534)	(19,377,438)	(17,901,839)	(16,982,984)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Property and other taxes	15,008,117	15,184,376	15,757,782	15,677,829	16,121,874	16,449,435	16,419,905	16,214,024	17,557,309 (3)	19,585,336
Unrestricted investment earnings	115,465	93,732	127,788	18,987	12,390	10,673	6,775	3,775	8,561	27,936
Miscellaneous	-	-	-	-	32,137	96,060	48,988	55,259	30,421	5,906
Gains on sale of capital assets	-	23,731	13,501	22,292	-	-	-	10,259	76,388	6,655
Transfers	-	-	(1,759,079)	(2,319,609)	(3,897,637)	574,688	500,000	52,911	750,735	-
Total governmental activities	15,123,582	15,301,839	14,139,992	13,399,499	12,268,764	17,130,856	16,975,688	16,336,228	18,423,414	19,625,833
Business-type activities	-	1,200	-	-	-	-	-	-	-	-
Gains on sale of capital assets	-	-	-	-	-	-	-	-	9,474	10,819
Unrestricted investment earnings	-	-	-	-	-	-	20	39,206	713	1,750
Miscellaneous	-	-	51	1,974	11,705	14	-	(52,911)	(750,735)	-
Transfers	-	-	1,759,079	2,319,609	3,897,637	(574,688)	(500,000)	(8,223)	(740,548)	12,569
Total business-type activities	-	1,200	1,759,130	2,321,583	3,909,342	(574,674)	(499,980)	(8,223)	(740,548)	12,569
Total primary government	15,123,582	15,303,039	15,899,122	15,721,082	16,178,106	16,556,182	16,475,688	16,328,005	17,682,866	19,638,402
Change in Net Position										
Governmental activities	2,290,721	874,566	3,423,805	1,823,979	(2,172,625)	2,251,951	1,463,625	226,132	1,680,220	3,763,603
Business-type activities	246,996	166,853	1,626,979	2,245,009	3,665,861	(384,182)	6,607,529 (2)	(3,275,565)	(1,899,193)	(1,108,185)
Total primary government	\$ 2,537,717	\$ 1,041,419	\$ 5,050,784	\$ 4,068,988	\$ 1,493,236	\$ 1,867,769	\$ 8,071,154	\$ (3,049,433)	\$ (218,973)	\$ 2,655,418

Notes:

- (1) Beginning in 2009, the City began collecting its share of a 1% SPLOST passed in Clayton County, fiscal year 2010 was the first full year of collection.
- (2) Increase is due to the creation of the Urban Redevelopment Agency during fiscal year 2014 and its completion of phase one of acquiring certain property from Fort Gillem through the issuance of debt and then the sale of certain land that was held for resell to other parties during the month of June 2014.
- (3) From 2016 to 2017, the City increased its millage rate from 14.743 to 16.743 mills per \$1,000 of assessed value.

SCHEDULE 3
CITY OF FOREST PARK, GEORGIA
Governmental Activities Tax Revenues by Source
Last Ten Fiscal Years
(Accrual basis of accounting)

Fiscal Year	Property	Motor Vehicle	Hotel/Motel	Alcoholic Beverage	Sales	Franchise	Insurance Premium	Business	Other	Total
	Tax	Tax	Tax	Tax	Tax	Tax	Tax	Tax	Tax	Tax
2008	\$ 5,526,403 (1)	\$ 381,481	\$ 36,728	\$ 461,655	\$ 5,268,900	\$ 1,345,197	\$ 1,172,269	\$ 752,154	\$ 63,330	\$ 15,008,117
2009	5,490,624	415,949	35,505	445,697	5,639,071	1,417,693	1,200,350	913,553	43,921	15,602,363
2010	6,604,492	432,328	28,212	422,215	4,864,063 (2)	1,278,493	1,189,089	883,517	55,433	15,757,842
2011	6,694,917	477,619	29,985	382,636	4,627,030 (2)	1,406,851	1,157,906	812,513	88,372	15,677,829
2012	7,156,546	546,084	27,143	372,190	4,767,454 (2)	1,468,944	866,227	814,871	102,415	16,121,874
2013	7,065,068	754,280 (3)	33,605	361,014	4,921,326 (2)	1,375,538	930,353	857,492	150,759	16,449,435
2014	6,833,432	1,216,563 (3)	54,297	350,268	4,770,385 (2)	1,323,377	957,003	810,737	103,843	16,419,905
2015	6,334,235	948,874	55,296	354,862	4,991,349 (2)	1,373,128	996,067	996,669	163,544	16,214,024
2016	6,866,918	851,830	60,495	369,360	5,674,290 (2)	1,443,810	1,068,784	1,017,690	204,132	17,557,309
2017	8,635,976 (4)	587,553	60,674	405,583	6,060,026 (2)	1,391,853	1,152,664	1,174,074	116,933	19,585,336

Notes:

- (1) FY 2008 property taxes increased significantly over previous fiscal years due to an increase in the millage rate from 2007.
- (2) Beginning in FY 2010, sales tax revenue only includes local option sales tax. Special purpose local option sales taxes are reported as capital grants and contributions on the statement of activities.
- (3) The increase from fiscal year 2012 to fiscal year 2013 and from fiscal year 2013 to fiscal year 2014 is due to a new law in the State of Georgia. Motor vehicle taxes changed from an annual ad-valorem tax on the assessed value to a one-time title ad-valorem tax (TAVT).
- (4) For FY 2017, the City increased its millage rate from 14.743 to 16.743 mills per \$1,000 of assessed value.

SCHEDULE 4
CITY OF FOREST PARK, GEORGIA
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General Fund										
Reserved	\$ 579,481	\$ 1,160,408	\$ 595,959							
Unreserved, designated	97,261	97,436	97,493							
Unreserved, undesignated	3,640,758	4,036,190	6,042,890							
Total General Fund	\$ 4,317,500	\$ 5,294,034	\$ 6,736,342							
All Other Governmental Funds										
Reserved	\$ 1,718,824	\$ 1,663,282	\$ 1,744,276							
Unreserved, reported in:										
Special revenue funds	(5,132)	(42,668)	(42,668)							
Capital projects funds	(55)	(565,672)	765,395							
Total all other governmental funds	\$ 1,713,637	\$ 1,054,942	\$ 2,467,003							
General Fund										
Nonspendable										
Restricted										
Committed										
Unassigned	6,977,391		5,267,019	3,919,818	1,174,628	2,104,703	1,174,628	1,474,424	1,474,424	3,957,989
Total General Fund	\$ 6,977,391	\$ 5,267,019	\$ 3,919,818	\$ 3,919,818	\$ 1,174,628	\$ 2,104,703	\$ 1,174,628	\$ 1,474,424	\$ 1,474,424	\$ 3,957,989
All Other Governmental Funds										
Nonspendable										
Restricted for:										
Capital construction	406,301	11,290	2,158,259	94,555	4,182,745	3,950,678	4,182,745	5,774,441	5,774,441	6,897,314
Law enforcement activities	965,942	979,739	1,113,377	1,204,521	1,295,746	1,204,521	1,295,746	1,330,669	1,330,669	1,312,828
E911 operations	946,360	368,604	276,945	-	-	-	-	-	-	-
Tourism and economic development	72,584	67,213	58,111	82,464	106,662	82,464	106,662	141,702	141,702	164,901
Public safety operations	-	-	16,689	5,204	20,730	5,204	20,730	51,837	51,837	-
Committed for:										
Redevelopment and planning	1,979	1,728	1,477	156,818	215,676	448,255	448,255	681,624	681,624	681,624
Unassigned (deficits)	-	(664,659)	-	(48,586)	(169,295)	-	(169,295)	-	-	(28,160)
Total all other governmental funds	\$ 2,393,186	\$ 763,915	\$ 3,719,413	\$ 5,445,654	\$ 5,756,819	\$ 7,886,863	\$ 7,886,863	\$ 9,170,736	\$ 9,170,736	\$ 9,170,736

Note: Beginning in fiscal year 2011, fund balance is reported under categories using the definitions provided by GASB Statement No. 54.

SCHEDULE 5
CITY OF FOREST PARK, GEORGIA
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Revenues										
Taxes	\$ 14,937,833	\$ 15,175,604	\$ 15,731,987	(1) \$ 15,670,092	\$ 16,069,979	\$ 16,353,022	\$ 16,254,647	\$ 16,403,442	\$ 17,741,240	\$ 19,579,664
Licenses and permits	311,536	355,105	311,470	280,584	199,891	223,944	208,726	616,160	467,915	461,201
Intergovernmental revenues	585,120	1,291,765	5,433,497	(1) 6,320,425	5,941,362	6,195,949	5,642,165	4,637,977	3,658,716	3,625,953
Fines and forfeitures	3,448,869	3,203,838	3,040,492	3,643,479	3,343,140	3,240,878	2,582,055	2,228,634	2,001,275	2,611,321
Charges for services	984,239	1,026,558	1,118,670	1,185,947	1,067,050	1,025,589	1,433,638	1,582,675	1,643,733	1,729,126
Investment earnings	115,465	93,732	127,788	19,428	13,033	11,160	8,197	7,278	12,698	34,296
Miscellaneous	68,313	69,393	6,369	56,278	32,137	96,060	48,988	55,259	30,421	5,906
Total revenues	20,451,375	21,215,995	25,770,273	27,176,233	26,666,592	27,146,602	26,178,416	25,531,425	25,555,998	28,047,467
Expenditures										
General government	2,122,684	2,614,437	2,390,000	2,740,971	2,722,016	2,899,138	2,620,594	2,650,559	2,501,960	2,349,713
Public safety	11,294,851	12,092,642	12,239,237	13,224,338	14,709,791	14,832,907	15,056,084	14,487,546	14,341,820	14,657,934
Public works	2,327,652	2,342,649	2,234,788	2,552,843	2,725,321	2,841,158	2,721,928	2,857,706	3,269,299	3,192,723
Culture and recreation	1,137,210	1,174,419	1,392,167	1,105,475	1,238,552	1,153,437	1,232,398	1,223,129	1,197,818	1,164,048
Housing and development	548,238	819,258	803,362	852,072	968,516	1,104,605	753,559	725,130	758,647	726,517
Judicial	132,632	130,487	125,615	136,622	139,854	128,701	139,163	132,884	125,187	131,449
Redevelopment and planning	169,885	1,456,053	336,036	294,656	406,220	529,312	1,090,659	771,673	441,437	2,701
Tourism and economic development	12,308	6,069	17,184	27,552	32,514	42,707	29,944	31,098	25,455	37,475
Capital outlay - general government	404,782	-	-	-	-	-	-	-	-	705,169
Capital outlay - redevelopment and planning	-	435,873	1,584,850	2,495,142	1,863,877	1,709,733	2,332,246	3,473,560	1,071,496	398,591
Capital outlay - public safety	-	-	-	111,242	705,559	696,256	369,024	53,381	26,095	409,924
Capital outlay - public works	-	-	-	1,158,617	730,831	737,034	291,738	26,363	48,896	362,435
Capital outlay - culture and recreation	-	-	47,087	12,154	-	-	-	-	-	59,511
Debt service	-	-	-	-	-	-	-	-	-	-
Principal	408,692	-	-	-	15,479	31,609	110,536	112,475	113,109	93,637
Interest and fees	16,011	-	-	-	-	-	18,452	16,055	25,834	21,774
Total expenditures	18,574,945	21,071,887	21,170,326	24,711,684	26,258,530	26,706,597	26,766,325	26,561,559	23,947,053	24,313,601
Excess (deficiency) of revenues over (under) expenditures	1,876,430	144,108	4,599,947	2,464,549	408,062	440,005	(587,909)	(1,030,134)	1,608,945	3,733,866
Other Financing Sources (Uses)										
Proceeds from issuance of debt	-	-	-	-	157,744	585,792	-	-	-	-
Proceeds from sale of capital assets	-	23,731	13,501	22,292	-	-	-	10,259	76,388	27,452
Transfers in	920,238	58,014	170,646	280,019	108,477	786,227	608,628	402,859	1,175,505	-
Transfers out	(920,238)	(58,014)	(1,929,725)	(2,599,628)	(4,006,114)	(181,539)	(108,628)	(2,859)	(424,770)	-
Total other financing sources (uses)	-	23,731	(1,745,578)	(2,297,317)	(3,739,892)	1,160,480	500,000	410,259	827,123	27,452
Net change in fund balances	\$ 1,876,430	\$ 167,839	\$ 2,854,369	\$ 167,232	\$ (3,331,831)	\$ 1,600,485	\$ (87,909)	\$ (619,875)	\$ 2,436,068	\$ 3,761,318
Debt service as a percentage of noncapital expenditures	2.39%	0.00%	0.00%	0.00%	0.07%	0.13%	0.55%	0.56%	0.61%	0.51%

(1) Beginning in 2010, special purpose local option sales tax revenue is reported as intergovernmental revenue where as in prior fiscal years, this revenue was reported under taxes.

SCHEDULE 6
CITY OF FOREST PARK, GEORGIA
General Government Tax Revenues by Source (1)
Last Ten Fiscal Years
(Modified accrual basis of accounting)

<u>Fiscal Year</u>	<u>Property Taxes (2)</u>	<u>Insurance Premium Taxes</u>	<u>Alcoholic Beverage Taxes</u>	<u>Sales Taxes</u>	<u>Franchise Taxes</u>	<u>Other Taxes</u>	<u>Total</u>
2008	\$ 5,839,206 (3)	\$ 1,172,269	\$ 461,655	\$ 5,268,900	\$ 1,345,197	\$ 813,881	\$ 14,901,108
2009	5,527,818	1,200,350	445,697	5,175,118	1,417,693	1,408,928	15,175,604
2010	6,578,637 (3)	1,189,089	422,215	4,864,063 (4)	1,278,493	1,399,490	15,731,987
2011	6,687,180	1,157,906	382,636	4,627,030	1,406,851	1,408,489	15,670,092
2012	7,687,245 (3)	866,227	372,190	4,767,454	1,468,944	907,919	16,069,979
2013	7,811,228	930,353	361,014	4,921,326	1,375,538	953,563	16,353,022
2014	7,884,737	957,003	350,268	4,770,385	1,323,377	968,877	16,254,647
2015	7,471,925	996,669	354,862	4,991,349	1,373,128	1,215,509	16,403,442
2016	7,902,679	1,068,784	369,360	5,674,290	1,443,810	1,282,317	17,741,240
2017	9,804,378 (5)	1,152,664	405,583	6,060,026	1,391,853	765,160	19,579,664

Notes:

- (1) Includes all governmental fund type tax revenues.
- (2) Includes ad valorem and intangible taxes.
- (3) Increases in property tax revenues due to increases in the City's millage rate for maintenance and operations (M&O).
- (4) Beginning in FY 2010, special purpose local option sales tax revenue is reported as intergovernmental revenue for governmental funds whereas in prior fiscal years, this was reported as sales tax revenue.
- (5) For FY 2017, the City increased its millage rate from 14.743 to 16.743 mills per \$1,000 of assessed value.

**SCHEDULE 7
CITY OF FOREST PARK, GEORGIA
Assessed Value and Estimated Actual Value - All Taxable Property
Last Ten Calendar Years**

Year of Levy	Real Property		Exemptions Real Property		Personal Property		Utilities		Total		Assessed Value as a Percentage of actual value (1)	City Direct Property Tax Rate
	Assessed actual value	Estimated actual value	Assessed value	Estimated actual value	Assessed value	Estimated actual value	Assessed value	Estimated actual value	Assessed value	Estimated actual value		
2007	\$ 427,138,210	\$ 1,067,845,525	\$ 103,716,207	\$ 259,290,518	\$ 178,392,371	\$ 445,980,927	\$ 52,800,604	\$132,001,510	\$ 762,047,392	\$ 1,905,118,480	40%	10.343
2008	447,325,739	1,118,314,348	101,752,134	254,380,335	184,496,097	461,240,243	50,866,049	127,165,123	784,440,019	1,961,100,049	40%	10.343
2009	432,547,172	1,081,367,930	94,040,401	235,101,003	206,204,834	515,512,085	50,972,142	127,430,355	783,764,549	1,959,411,373	40%	12.343
2010	379,715,899	949,289,748	67,562,283	168,905,708	173,811,076	434,527,690	50,973,170	127,432,925	672,062,428	1,680,156,070	40%	13.343
2011	357,210,127	893,025,318	61,895,455	154,738,638	184,321,293	460,803,233	51,143,833	127,859,583	654,570,708	1,636,426,770	40%	14.743
2012	324,741,454	811,853,635	47,808,851	119,522,128	180,816,802	452,042,005	58,036,374	145,090,935	611,403,481	1,528,508,703	40%	14.743
2013	310,759,693	776,899,233	37,750,632	94,376,580	172,212,901	430,532,253	62,099,094	155,247,735	582,822,320	1,457,055,800	40%	14.743
2014	313,989,974	784,974,935	30,431,401	76,078,503	166,721,594	416,803,985	62,099,285	155,248,213	573,242,254	1,433,105,635	40%	14.743
2015	341,447,587	853,618,968	30,792,549	76,981,373	167,709,435	419,273,588	67,609,090	169,022,725	607,558,661	1,518,896,653	40%	14.743
2016	347,194,369	867,985,923	32,409,980	81,024,950	177,006,813	442,517,033	82,898,015	207,245,038	639,509,177	1,598,772,943	40%	16.743

Source: Clayton County Tax Commissioner Office

Notes:

(1) Under Georgia law, property is assessed for taxes at 40% of fair market value.

SCHEDULE 8
CITY OF FOREST PARK, GEORGIA
Property Tax Rates - All Overlapping Governments
Direct and Overlapping Governments
Last Ten Calendar Years

Per \$1,000 of net assessed value

<u>Calendar year</u>	<u>City of Forest Park Operating Millage (1)</u>	<u>Clayton County Schools Millage</u>	<u>Clayton County Operating Millage</u>	<u>State of Georgia Millage</u>	<u>Total</u>
2007	10.343	19.836	8.535	0.250	38.964
2008	10.343	19.836	8.962	0.250	39.391
2009	12.343	20.000	11.436	0.250	44.029
2010	13.343	20.000	11.327	0.250	44.920
2011	14.743	20.000	15.813	0.250	50.806
2012	14.743	20.000	14.912	0.200	49.855
2013	14.743	20.000	20.953	0.150	55.846
2014	14.743	19.095	20.953	0.100	54.891
2015	14.743	19.095	20.862	0.050	54.750
2016	16.743	19.095	22.100	0.000	57.938

Source: Clayton County Tax Commissioner Office

Notes: (1) There are no other components of the City's direct property tax rate. It only consists of the City's operating millage rate.

SCHEDULE 9
CITY OF FOREST PARK, GEORGIA
Principal Property Taxpayers
Current Calendar Year and Nine Years Ago

Taxpayer	2016			2007		
	Assessed valuation	Rank	Percentage of total assessed valuation	Assessed valuation	Rank	Percentage of total assessed valuation
Georgia Power Company	\$ 87,802,665	1	13.73%	\$ 41,854,800	1	5.49%
Clorox Products, Inc.	36,391,469	2	5.69%	14,953,497	2	1.96%
Ozark Automotive Distributors	26,320,677	3	4.12%	9,739,035	4	1.28%
Atlas Logistics Group Retail	22,715,557	4	3.55%	---	---	---
Sanofi Pasteur Inc.	10,837,337	5	1.69%	---	---	---
United Rentals, Inc.	10,399,134	6	1.63%	---	---	---
Ralcorp Frozen Bakery Products	10,365,904	7	1.62%	13,104,654	3	1.72%
McLane Food Service	8,108,164	8	1.27%	---	---	---
LIT Industrial Limited	7,600,000	9	1.19%	---	---	---
Delta Airlines Inc.	5,664,303	10	0.89%	---	---	---
BellSouth Telecommunication	---	---	---	7,856,424	5	1.03%
K Mart Apparel of Atlanta Corp.	---	---	---	7,837,995	6	1.03%
James Campbell Company	---	---	---	7,132,400	7	0.94%
Rexam Beverage Company	---	---	---	5,747,407	8	0.75%
KN Forest Park	---	---	---	5,008,400	9	0.66%
Attwood Corporation	---	---	---	4,070,152	10	0.53%
Total	<u>\$ 226,205,210</u>		<u>35.36%</u>	<u>\$ 117,304,764</u>		<u>15.39%</u>

Source: Clayton County Tax Commissioner Office

SCHEDULE 10
CITY OF FOREST PARK, GEORGIA
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date		Outstanding Delinquent Taxes (1)	Percent of Delinquent Taxes to Tax Levy
		Amount	Collected		Amount	Percentage of Levy		
2008	\$ 4,793,497	\$ 4,536,765	95%	\$ 232,116	\$ 4,768,881	99%	\$ 24,616	1%
2009	5,551,181	5,304,425	96%	195,272	5,499,697	99%	50,723	1%
2010	6,928,385	6,401,329	92%	418,597	6,819,926	98%	49,312	1%
2011	6,618,835	6,291,877	95%	270,028	6,561,905	99%	56,732	1%
2012	7,211,134	6,808,577	94%	325,275	7,133,852	99%	77,073	1%
2013	6,882,967	6,559,641	95%	221,626	6,781,267	99%	75,315	1%
2014	6,707,089	6,211,543	93%	290,345	6,501,888	97%	87,726	1%
2015	6,441,240	6,093,557	95%	161,874	6,255,431	97%	122,670	2%
2016	6,965,980	6,728,025	97%	93,389	6,821,414	98%	144,566	2%
2017	7,982,552	7,641,539	96%	-	7,641,539	96%	341,013	4%

Source: Clayton County Tax Commissioner Office

Note: (1) After write off of taxes and before allowance for doubtful accounts.

**SCHEDULE 11
CITY OF FOREST PARK, GEORGIA
Sanitation Revenues
Last Ten Fiscal Years**

<u>Fiscal Year</u>	<u>Sanitation Revenues</u>
2008	\$ 2,483,958
2009	2,512,347
2010	2,450,277
2011	2,523,583
2012	2,406,240
2013	2,691,874
2014	2,778,338
2015	2,300,605
2016	3,117,709
2017	3,418,305

Source: The City of Forest Park Finance Department

SCHEDULE 12
CITY OF FOREST PARK, GEORGIA
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal year	Governmental Activities	Business-Type Activities		Total Primary Government	Percentage of Personal Income(1)	Per Capita(1)
	Notes Payable and Capital Lease Payable	Notes Payable	Revenue Bonds Payable			
2008	\$ -	\$ -	\$ -	\$ -	0.00%	-
2009	-	-	-	-	0.00%	-
2010	-	-	-	-	0.00%	-
2011	-	-	-	-	0.00%	-
2012	142,265	-	-	142,265	0.06%	8
2013	696,448	-	-	696,448	0.27%	38
2014	585,912	10,633,050	16,130,000	27,348,962	10.75%	1,480.88
2015	473,437	10,838,941	16,130,000	27,442,378	10.78%	1,485.94
2016	360,328	11,044,832	16,130,000	27,535,160	10.82%	1,490.97
2017	266,691	10,250,723	16,130,000	26,647,414	10.47%	1,442.90

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

(1) See Schedule 16 for personal income and population data.

SCHEDULE 13
CITY OF FOREST PARK, GEORGIA
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Percentage of Estimated Taxable Value of Property	Per Capita
2008	\$ -	\$ -	\$ -
2009	-	-	-
2010	-	-	-
2011	-	-	-
2012	-	-	-
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	-	-	-

Note 1: The City's governmental activities did not have any general obligation bonds outstanding in the last ten (10) years.

Note 2: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

SCHEDULE 14
CITY OF FOREST PARK, GEORGIA
Direct and Overlapping Governmental Activities Debt
As of June 30, 2017

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable (1)	Estimated Share of Overlapping Debt
Direct General Obligation Debt:			
City of Forest Park, Georgia	\$ 266,691	100%	\$ 266,691
Subtotal			<u>266,691</u>
Overlapping General Obligation Debt:			
Clayton County Board of Education	-	9%	-
Clayton County	105,548,059	9%	9,499,325
Landfill Authority	13,385,060	9%	1,204,655
Subtotal			<u>10,703,981</u>
Total direct and overlapping debt			<u><u>\$ 10,970,672</u></u>

Sources: Assessed value data used to estimate applicable percentages provided by the Clayton County Finance Department website. Debt outstanding data provided by Clayton County Finance Department.

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

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

SCHEDULE 15
CITY OF FOREST PARK, GEORGIA
Legal Debt Margin Information
Last Ten Calendar Years

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Debt limit	\$ 76,204,739	\$ 78,444,002	\$ 78,376,455	\$ 67,206,243	\$ 65,457,071	\$ 61,140,348	\$ 58,282,232	\$ 57,324,225	\$ 60,755,866	\$ 63,950,918
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	\$ 76,204,739	\$ 78,444,002	\$ 78,376,455	\$ 67,206,243	\$ 65,457,071	\$ 61,140,348	\$ 58,282,232	\$ 57,324,225	\$ 60,755,866	\$ 63,950,918

Total net debt applicable to the limit as a percentage of debt limit

Legal Debt Margin Calculation for Fiscal Year 2017

Assessed value	\$ 639,509,177
Debt limit (10% of total assessed value)	\$ 63,950,918
Debt applicable to limit	-
General obligation bonds	-
Legal debt margin	\$ 63,950,918

Note - 1: The Constitution of the State of Georgia provides that the City may not incur long-term obligations payable out of general property taxes in excess of ten (10) percent of the assessed value of all taxable property within the City.

Note - 2: The City has no outstanding general obligation debt.

SCHEDULE 16
CITY OF FOREST PARK, GEORGIA
Demographic and Economic Statistics Information
Last Ten Fiscal Years

<u>Fiscal year</u>	<u>Population</u>	<u>Personal Income</u>	<u>Per Capita Income</u>	<u>Median Age(3)</u>	<u>Level in Years of Formal Schooling(1)</u>	<u>School Enrollment(4)</u>	<u>Unemployment Rate(5)</u>
2008	21,447 (1)	\$ 320,246,604	\$ 14,932 (1)	29.1	14.7	4,920	7.5%
2009	21,447 (1)	320,246,604	14,932 (1)	29.1	14.7	4,864	12.2%
2010	18,468 (2)	254,452,104	13,778 (2)	29.1	14.7	5,407	12.5%
2011	18,468 (2)	254,452,104	13,778 (2)	30.6 (2)	14.7	5,321	12.9%
2012	18,468 (2)	254,452,104	13,778 (2)	30.6 (2)	14.7	5,691	11.1%
2013	18,468 (2)	254,452,104	13,778 (2)	30.6 (2)	14.7	6,430	10.3%
2014	18,468 (2)	254,452,104	13,778 (2)	30.6 (2)	14.7	6,430	9.8%
2015	18,468 (2)	254,452,104	13,778 (2)	30.6 (2)	14.7	6,224	7.5%
2016	18,468 (2)	254,452,104	13,778 (2)	30.6 (2)	14.7	6,945	6.4%
2017	18,468 (2)	254,452,104	13,778 (2)	30.6 (2)	14.7	6,464	5.9%

Sources: 1 - United States Bureau of Census (2000)
2 - United States Bureau of Census (2010)
3 - Georgia Department of Industry and Trade
4 - Clayton County Board of Education
5 - Georgia Department of Labor

SCHEDULE 17
CITY OF FOREST PARK, GEORGIA
Principal Employers
Current and Nine Years Ago

<u>Employer</u>	<u>2017</u>			<u>2008</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Atlas Logistics Group Retail	954	1	19.12%	---	---	---
Ozark Automotive Distributors	419	2	8.40%	327	1	4.24%
Ralcorp Frozen Bakery Products	308	3	6.17%	314	2	4.07%
Clorox Products	297	4	5.95%	200	5	2.60%
J.B. Hunt Transport, Inc.	283	5	5.67%	109	10	1.41%
McLane Food Service	145	6	2.91%	182	7	2.36%
Bulloch & Bulloch, Inc.	131	7	2.63%	---	---	---
Mid-South Roof Systems	125	8	2.51%	200	4	2.60%
Forward Air	124	9	2.49%	---	---	---
DHL Global Mail	113	10	2.26%	---	---	---
Kmart	---	---	---	292	3	3.79%
Premier Transportation	---	---	---	191	6	2.48%
AirTran Airways	---	---	---	118	8	1.53%
Freight Air Inc.	---	---	---	117	9	1.52%
Total	<u>2,899</u>		<u>58.11%</u>	<u>2,050</u>		<u>26.60%</u>

Source: City of Forest Park's Business License Division

SCHEDULE 18
CITY OF FOREST PARK, GEORGIA
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

<u>Function/Program</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Administrative										
City Manager Office	3	3	3	3	3	3	3	3	3	3
Finance Department	10	10	10	11	11	11	11	11	8	8
Technology Services	0	0	0	0	0	0	0	0	0	1
Support Services	3	3	6	6	6	6	6	6	4	4
Police										
Officers	70	70	70	93	89	89	89	89	89	89
Communications	14	14	14	14	14	14	14	14	14	14
Administrative	11	11	11	11	12	12	12	12	12	13
Recreation & Leisure	25	25	25	28	28	28	28	28	28	28
Public Works										
Maintenance	33	33	33	39	39	39	40	41	39	38
Sanitation	4	4	5	6	6	6	6	3	3	3
Fleet	7	7	7	8	8	8	8	6	6	6
Planning, Building and Zoning	8	8	9	13	13	13	13	12	12	13
Fire and EMS										
Firefighters and Officers	50	50	50	69	69	69	69	69	69	69
Administrative	2	2	2	2	3	3	3	3	3	3

Source: City Budgets

**SCHEDULE 19
CITY OF FOREST PARK, GEORGIA
Operating Indicators by Function
Last Ten Fiscal Years**

<u>Function/Program</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Police										
Physical arrests	4,289	3,758	3,837	3,694	3,616	3,557	3,548	2,901	2,786	3,161
Parking violations	153	78	71	112	115	79	124	63	73	330
Traffic violations	19,654	16,379	16,652	23,622	21,390	19,414	12,336	11,460	9,879	16,281
Fire and EMS										
Emergency responses	4,688	4,459	5,177	5,324	4,315	4,485	4,575	4,689	4,367	4,407
Fires extinguished	199	115	100	119	95	94	88	76	83	97
Inspections	430	637	1,249	1,067	939	955	879	1,167	964	899
Recreation & Leisure										
Athletic field permits issued	1,618	1,498	1,256	1,840	1,826	1,794	1,863	1,413	1,100	980
Community Center admissions	10,710	14,897	15,133	14,468	19,442	21,120	15,840	13,450	23,356	24,526

Sources: Various City Departments

SCHEDULE 20
CITY OF FOREST PARK, GEORGIA
Capital Asset Statistics by Function
Last Ten Fiscal Years

<u>Function/Program</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	35	34	42	46	46	45	48	48	46	41
Fire stations	2	2	2	3	3	3	3	3	3	3
Public Works										
Streets (miles)	80	80	80	80	80	80	80	80	80	80
Streetlights	1655	1655	1659	1659	1778	1778	1778	1778	1778	1778
Traffic signals	42	42	42	42	47	47	47	47	47	47
Recreation & Leisure										
Acreage	62.6	72.51	72.51	78.9	78.9	78.9	78.9	78.9	78.9	78.9
Playgrounds	6	6	6	7	7	7	7	7	7	7
Baseball / Softball diamonds	6	6	6	6	6	6	6	6	6	6
Soccer / football fields	3	3	3	3	3	3	3	3	3	3
Community centers	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1
Activity Buildings	2	2	2	2	2	2	2	2	2	2
Museum	1	1	1	1	1	1	1	1	1	1

Sources: Various City Departments



**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**

**The Honorable Mayor and Members
of the City Council of
Forest Park, 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 Forest Park, Georgia (the "City") as of and for the fiscal year ended June 30, 2017, 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 4, 2017.

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") to determine the 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 may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

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

A handwritten signature in black ink that reads "Mauldin & Jenkins, LLC". The signature is written in a cursive, flowing style.

Atlanta, Georgia
December 4, 2017