



**CITY OF DUNWOODY, GEORGIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT  
FOR THE YEAR ENDED  
DECEMBER 31, 2022**

**Prepared by:**

Finance Department

**Submitted by:**

Eric Linton

City Manager

**CITY OF DUNWOODY, GEORGIA**  
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# CITY OF DUNWOODY, GEORGIA

## ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED DECEMBER 31, 2022

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## INTRODUCTORY SECTION

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June 7, 2023

The Honorable Lynn Deutsch, Mayor,  
Members of the City Council,  
And Citizens of Dunwoody, Georgia

## Ladies and Gentlemen

State law and local ordinances require that every general-purpose local government publish a complete set of audited financial statements each fiscal year. This report is published to fulfill that requirement for the year ended December 31, 2022. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based on a comprehensive framework of internal controls established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of the City of Dunwoody, Georgia (the "City").

This report has been prepared in accordance with State statutes set forth in an Act providing uniform standards for audits of municipalities and counties within the State of Georgia, approved March 28, 1968 (p. 464), and as amended by an Act approved April 21, 1968 (GA Laws 1997, p. 883). Mauldin & Jenkins, LLC, has issued an unmodified (clean) opinion on the City of Dunwoody's financial statements for the year ended December 31, 2022. The independent auditor's report is located at the front of the financial section of this report.

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

## Our History

Dunwoody is located in northern DeKalb County, west of Norcross and east of Sandy Springs; the City is bordered to the north by Dunwoody Club Drive and to the south by Interstate 285. Although not formally recognized as an incorporated city prior to 2008, the residents in this area have always identified themselves as living in "Dunwoody," with a unique history separate from unincorporated DeKalb County. Dunwoody residents have a strong history of community involvement going back for decades before incorporation.

The Dunwoody area was originally inhabited by a number of Cherokee tribes, all part of the Creek Indian Confederation. In 1822, a significant tract of land was obtained from the Creek Indians from which Georgia formed the counties: Monroe, Dooly, Houston, Fayette, and Henry. In 1823, the legislators took portions of Fayette and Henry to form DeKalb County, with Decatur being the County seat. In 1821, Elias Redfield was granted land lot d#377, which would eventually become part of the estate of Stephen T. Spruill. This land also passed through the hands of C. A. Dunwoody, in 1862.

Charles Alexander Dunwoody (City of Dunwoody namesake, 1828-1905) was the son of John Dunwoody (originally spelled Dunwody). John Dunwoody was one of the founders of the mills in Roswell, Georgia. The Dunwoody family moved to Roswell in 1839 along with the family's shoe manufacturing business. In 1863, because of the ever-increasing need for mill products during the Civil War, a charter was secured by the State of Georgia to fund the building of a railroad. Both Charles Dunwoody and James King were members of the Roswell Guards and Roswell Battalion. (James King was the grandson of Roswell King, the namesake of Roswell, Georgia).

Following the Civil War and the destruction wrought on Atlanta and its surrounding area, the Dunwoody family returned to Roswell. Major Charles Dunwoody decided to build his family's new home near the present day intersection of Chamblee-Dunwoody Road and Spalding Drive. Railroad construction resumed and the new, 9.8-mile line opened for business on September 1, 1881, running between the Air-Line Railroad and the Chattahoochee

River. The Roswell railroad tied into the Air-Line at Roswell Junction, which is now Chamblee. The railroad carried produce from Dunwoody and fabric from the mills in Roswell. In 1903, the narrow gauge track was replaced with modern tracks, and the engine that ran them soon gained the nicknames "The Dinky" and "Old Buck." Dunwoody thrived as a crossroads community and continued to grow even after the railroad stopped running in 1921.

In 1971 the Spruill family, who owned a large amount of land in the area, sold a portion of their property for the construction of Perimeter Mall and surrounding commercial development. In this area today, you can still find a testament to the founding fathers and landowners visible in a cemetery preserved behind commercial buildings, the Stephen Martin/Spruill Cemetery at the corner of Hammond Drive and Ashford Dunwoody Road. Many other locations have been refurbished or marked as historical sites in order to preserve Dunwoody's historically rich legacy.

## Dunwoody Present Day

Dunwoody entered into cityhood at midnight on December 1, 2008, following a community led movement to incorporate the City. Dunwoody was voted into cityhood by an overwhelming 81% majority. The City of Dunwoody is approximately 13.2 square miles with an estimated population of more than 51,000 residents and an estimated daytime population of more than 120,000.

## Profile of the Government

The City of Dunwoody operates under a council-manager form of government. The Dunwoody City Council is comprised of a mayor and six council members elected by the people on a nonpartisan ballot for four-year terms.

Three members are elected by voters in each of the three separate districts they represent; the other three, including the mayor, are elected by city voters at large. The terms for council members from District Local 1, District Local 2 and District Local 3 expire in January 2026, while terms for the council members from District 1 At Large, District 2 At Large and District 3 At Large, including the mayor, will expire in January 2024.

The Council serves as the legislative and policymaking body of the municipal government. They enact city ordinances and appropriate funds to conduct city business and provide policy direction to the administrative staff. The City manager works closely with the City Council to assist them in formulating policies and programs. Overseeing all city employees, the manager is responsible for the efficient ongoing operation of all city services as set forth by the City Council. Some services are still provided by DeKalb County.

In conformity with generally accepted accounting principles, as set forth in Governmental Accounting Standards Board (GASB) Statement No. 61, The Financial Reporting Entity: Omnibus an amendment of GASB Statements No. 14 and No. 39, this report includes all funds of the primary government and any component units. For purposes of this report, the primary government includes all departments and agencies of the City which are not separate legal entities, including the Stormwater Department. The component units include those separate legal entities of which relationships with the primary government meet the criteria for inclusion defined in GASB Statement No. 61, specifically the Convention and Visitors Bureau of Dunwoody and Dunwoody Development Authority.

## Local Economy

Dunwoody Population, Households, and Forecast: 2000 - 2030

	2000	2008	2010	2020	2025	2030
Population	38,699	43,322	46,267	51,683	51,323	53,019
Households	16,018	18,322	19,944	20,628	22,609	23,356
Avg. Household Size	2.38	2.30	2.31	2.40	2.27	2.27

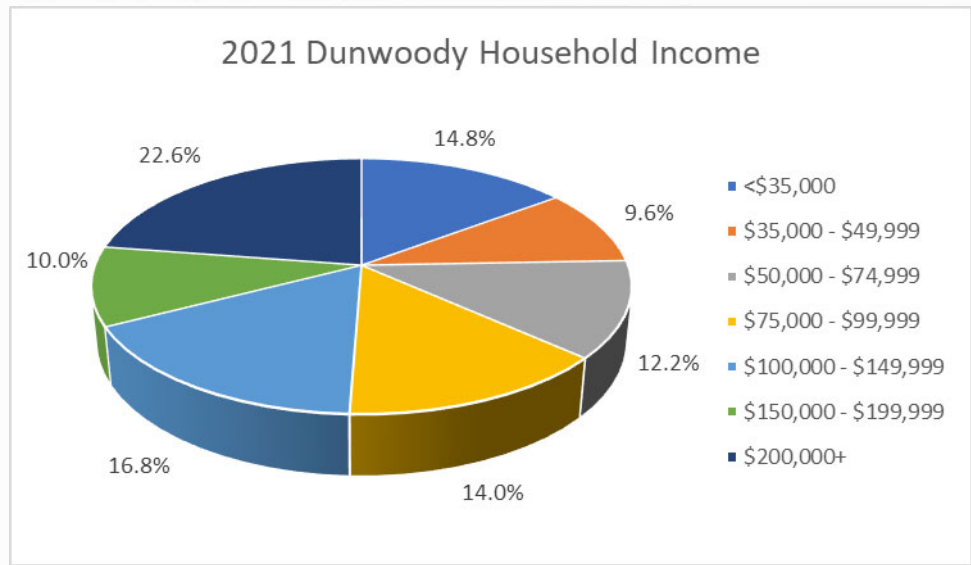
Based on the 2020 US Census, in 2020 DeKalb County had a population of 764,382 people and stood as the third-most populous county in the Atlanta Regional Commission (ARC) region. DeKalb County has come to represent



nearly a sixth of metropolitan Atlanta’s total population, a significant figure for a single county considering the region consists of ten counties. Moreover, the County represents 7.1% of the entire population of Georgia. Dunwoody represents 6.8% of the DeKalb population.

The City of Dunwoody contains approximately 40 percent of the Perimeter Community Improvement Districts (PCID). The PCIDs’ goal is to work continuously to develop efficient transportation services, with an emphasis on access, mobility, diversification and modernization. The Perimeter Center/Perimeter Mall area is served by the Dunwoody train station on Metropolitan Atlanta Rapid Transit Authorities (MARTA) north line, while the other two stations in the area are both on the Fulton County side. Perimeter Mall and the adjacent Perimeter Place shopping complex are the two largest dedicated retail areas housed within city limits. Also included as a primary retail area and considered a central location of Dunwoody is the Dunwoody Village. Within the city limits, there are approximately 3,700 licensed businesses.

The City of Dunwoody’s median household income in 2021 was \$97,868, and the per capita income was \$57,873. DeKalb County (2021), in contrast has a median income of \$70,985 and a per capita income of \$40,348, with Fulton County a bit higher at a median income of \$83,192 (2021) and a per capita income of \$54,243 (2021). This illustrates that the North Fulton/North DeKalb cities have higher incomes than the counties in which they are contained. Georgia numbers are substantially lower at \$66,559 and \$35,086, respectively.



Dunwoody hosts several of the nation’s largest companies and virtually every major industry except agriculture within the Perimeter Mall and surrounding commercial properties. Perimeter Mall is the Southeast’s second largest shopping mall. The City’s commercial properties comprise more than 49% of the total tax digest by property value, ensuring a strong economic environment for the government.

### National and Local Economy

Real GDP is projected to increase by 2.2 percent in 2023—down from the increase of 3.0 percent in 2022 over 2021. 2022 saw the nation move toward normal activity. However, supply chain disruptions, the lingering effect of fiscal stimulus, and Russia’s invasion of Ukraine caused inflation to surge to its highest level in 40 years. **Some form of a recession is widely predicted for 2023.** However, given the current economic environment, unemployment rates decreased at the national, state, county, and local levels:

	<u>Current</u>	<u>Previous</u>
United States	3.5%	5.4%
Georgia	3.1%	5.6%
DeKalb County	2.8%	6.7%
Dunwoody	2.6%	2.6%

Private sector wages and salaries increased 5.1% for the 12-month period ending in December 2022.

Several indicators continue to show how **Dunwoody's local economy is showing signs of improvement during 2022.** **The City's property tax valuation increased by 18.09% over 2021.** Additionally, hotel revenue increased 45.4% from 2021 to 2022, as both business and leisure travel continued to rebound. Dunwoody's effective and efficient structure established during recession years in the economy has continued to be advantageous, illustrating the benefits of a diverse revenue stream and an efficiently managed service culture. Additionally, the City has avoided unmanageable health care costs and pension liabilities experienced by other municipalities by utilizing the Split Contract Service model that provides the City with highly trained staff for a fixed fee cost.

### Long-term Financial Planning

Dunwoody is well-positioned for future economic success. The City's diverse revenue base provides a variety of additional revenues to the millage rate of only 3.04 mills from a variety of sources from groups of local businesses, residents and visitors to the area. **The City continues to focus on keeping taxes low and making public investments in services and infrastructure.** **The City's policy is to obtain and then maintain a minimum General Fund balance reserve equal to 33% of operating expenditures and a maximum of 50%.** Excess fund balances over reserve requirements will be used in subsequent periods for pay-as-you-go capital projects and one-time non-recurring expenditures. The City's operating millage rate is 3.04 mills (and just 2.04 for homeowners).

The Finance Department administers financial policies within which the government's finances are maintained. These policies address fund balances, the use of one-time revenues, issuance of debt, purchasing and procurement, cash and investment management, and accounting practices. In totality, these policies formulate the core criteria for which internal evaluations occur. The Finance Department also engaged an independent auditor to evaluate the City's internal control structure and recommend improvements to our structure.

### City Council Budget Priorities

The budget adopted by the Mayor and City Council established priorities including:

1. **Maintain a safe environment for all residents, businesses and visitors.**
2. **Promote responsible and balanced redevelopment.**
3. **Actively pursue comprehensive infrastructure improvements.**
4. **Create an atmosphere in which businesses thrive.**

The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level, within the fund.

The General Fund, Special Revenue Funds, and the Debt Service Fund adopt an annual budget. The Capital Projects Funds adopt project-length budgets.

Fiscal Year 2022 was the fourteenth full year of service. Major items implemented during this fiscal year include:

**Priority 1 - Maintain a safe environment for all residents, businesses and visitors.**

- Maintained compliance with the certification standards of the new 6th Edition Standards of the Georgia Association of Chiefs of Police.
- Participated in multi-jurisdictional operations targeting the sexual exploitation/trafficking of females and juveniles (MATCH Task Force).
- Conducted multiple Commercial Motor Vehicle/distracted driving enforcement details on I-285 and throughout the City.
- Conducted multiple pedestrian crosswalk safety details throughout the City of Dunwoody.
- Maintained use of National Incident Based Reporting System (NIBRS) with <3% errors.
- Defensive driving course for all sworn/non-sworn personnel that operate city vehicles.
- Acquired a mechanical breaching tool for Patrol officers responding to in-progress Active Shooter or medical emergencies.
- Established a back-up system for our Crime Scene Technician.
- Acquired new investigative technology to help improve our investigative outcomes.
- Secured contract with View Point Health and began Co-Responder program with a licensed clinician.
- Issued less lethal shotgun to every patrol officer as an additional force option.

**Priority 2 - Promote responsible and balanced redevelopment.**

- The Economic Development Department, in conjunction with the Community Development Department, lead a year-long community visioning process for the Perimeter Dunwoody Market called Edge City 2.0.
- Focus on project-based implementation of the sustainability plan. Successes include submittal of a grant application for residential composting, implementation of the front yard tree planting program, and starting the "Green Speak" sustainability speaker series.
- Completed rezoning cases that approved a furniture store on Ravinia Drive, medical office on North Shallowford Road and for a final retail building at Perimeter Marketplace.

**Priority 3 - Actively pursue comprehensive infrastructure improvements.**

- Completed intersection improvements on Spalding Drive at Chamblee Dunwoody Road.
- Added sidewalk on Dunwoody Park between Chamblee Dunwoody Road and Dunwoody Parks South and on Ridgeview Road north of Meadow Lane Road.
- Completed 15 lane miles of pavement resurfacing.

- Completed stormwater pipe rehabilitation projects on Redfield Drive, Mary Briggs Court, Layfield Drive, Brandy Turk Way and Cherry Hill Lane.
- Completed the construction of Two Bridges Park on Perimeter Center East.
- Completed the conceptual design the Veterans Memorial at Brook Run Park.
- Submitted grant application for a multi-use path connection between Cherry Hill Lane and Eidson Road.
- Started work on the new citywide Trail Master Plan with the PATH Foundation.

#### **Priority 4 - Create an atmosphere in which businesses thrive.**

- Worked with the Georgia Department of Economic Development and Decide DeKalb to recruit the US Headquarters of Hapag-Lloyd, creating 750 new jobs in Dunwoody.
- The Dunwoody Art Commission approved 13 pieces of public art and created the Storefront Art Exhibit in partnership with Dunwoody High School Students.
- Lead the creation of the three-year Entrepreneurship/Innovation Strategy to focus resources on growing small businesses in Dunwoody.
- Marketing Partnerships:
  - Coordinated with the Perimeter CID to publish the Atlanta Business Chronicle's Central Perimeter Market Report.
  - Worked with the Communications Department to Host Ribbon Cuttings for Local Businesses.
- Developed and implemented the Welcome Back to the Perimeter campaign with signs and digital ads used to encourage returning workers to visit and spend money in local shops and restaurants.
- Promoted new businesses with ribbon-cutting videos and photos submitted to the Crier.

#### **Awards and Acknowledgments**

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its annual comprehensive financial report for the year ended December 31, 2021. This program recognizes those governments that go beyond the minimum requirements of generally accepted accounting principles to prepare ACFRs that represent the spirit of transparency and full disclosure. To be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized annual comprehensive financial report. The report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA for consideration.

In addition, the City also received the GFOA's Distinguished Budget Presentation Award for the 2022 budget document. This program recognizes those governments that prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's recommended practices on budgeting. To qualify for the Distinguished Budget Presentation Award, the

City's budget document must be proficient as a policy document, financial plan, operations guide, and communications device. This award is valid for a period of one year only. We believe our current 2023 budget continues to conform to program requirements and have submitted it to the GFOA to determine its eligibility for another award.

The preparation of this report is possible because of the dedicated services of the staff of the Department of Finance and the cooperation of all City departments. I would like to express my appreciation to all who assisted and contributed to the preparation of this report, including the Audit Committee and Internal Auditor. I would also like to thank the Mayor, City Council, and City Manager for the unfailing support for maintaining the highest standards of professionalism in the oversight of the City's finances.

Respectfully Submitted,



Richard Platto  
Director of Finance



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Dunwoody  
Georgia**

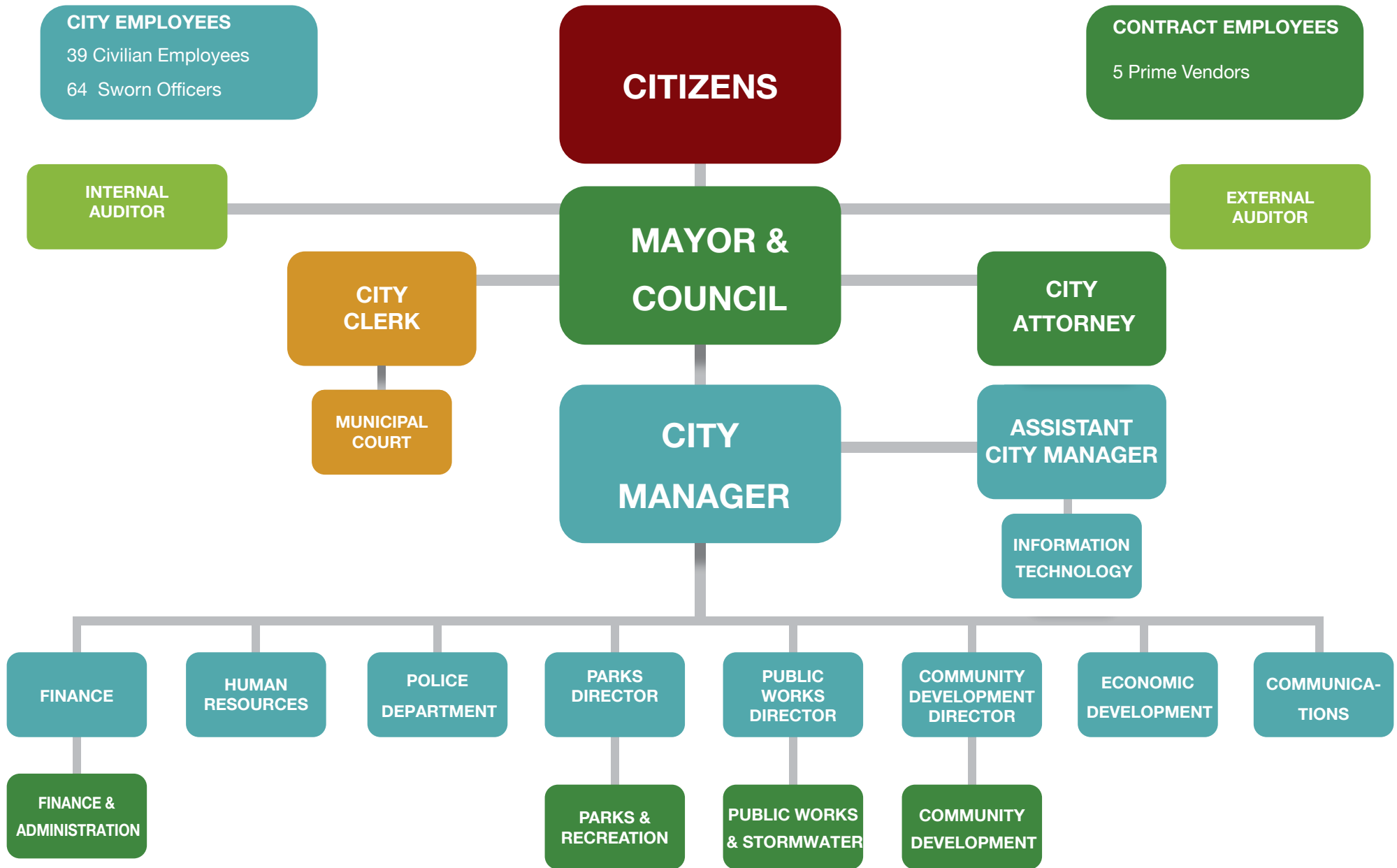
For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

December 31, 2021

*Christopher P. Morill*

Executive Director/CEO

# ORGANIZATIONAL CHART





**ROB PRICE**  
City Council Post 2

**TOM LAMBERT**  
City Council Post 3

**JOHN HENEGHAN**  
City Council Post 6

**JOE SECONDER**  
City Council Post 5

**CATHERINE LAUTENBACHER**  
City Council Post 1

**LYNN P. DEUTSCH**  
Mayor

**STACEY HARRIS**  
City Council Post 4



# Listing of Appointed Officials - 2022



**City Manager**  
Eric Linton



**City Clerk**  
Sharon Lowery

**City Attorney** – Sherrod & Bernard, P.C.

**Internal Auditor** – Nichols, Cauley & Associates, LLC

**External Auditor** – Mauldin & Jenkins, LLC

## FINANCIAL SECTION

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## INDEPENDENT AUDITOR'S REPORT

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

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

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Dunwoody, Georgia (the "City") as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Dunwoody, Georgia, as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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

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

#### ***Emphasis of a Matter – Change in Accounting Principle***

As described in Note 6 to the financial statements, during the year ended December 31, 2022, the City adopted new accounting guidance, Governmental Accounting Standards Board Statement No. 87, *Leases*. Our opinions are not modified with respect to this matter.

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

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

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

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

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

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

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

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

***Required Supplementary Information***

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

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and the schedule of expenditures of special purpose local option sales tax proceeds as required by Official Code of Georgia 48-8-121, as listed in the table of contents, are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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**Other Information**

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

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 7, 2023 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  
June 7, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The following discussion and analysis of the City of Dunwoody, GA (the "City") provides an introduction to the basic financial statements for the fiscal year ended December 31, 2022. Management prepared this discussion that should be read in conjunction with the basic financial statements, footnotes, and supplementary information found in this report. This information taken collectively is designed to provide readers with an understanding of the City's finances.

### OVERVIEW OF THE FINANCIAL STATEMENTS

The Management's 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. The governmental activities of the City include general government, judicial, public safety, public works, culture and recreation and community development.

**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, liabilities, and deferred inflows, with the difference between the three 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 government'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, judicial, public safety, public works, culture and recreation and community development. The business-type activities of the City include the stormwater management fund.

The government-wide financial statements include not only the City itself (known as the primary government), but also a legally separate convention and visitors bureau and downtown development authority for which the City is financially accountable. Financial information for these component units is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 12-14 of this report.

**Fund financial statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into 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. Such information may be useful in evaluating the City's near-term financing requirements.

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

The City maintains ten individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General, American Rescue Plan, SPLOST, and Capital Projects Funds, which are considered to be major funds. Data for the other six governmental funds (Grants Fund, Motor Vehicle Excise Tax Fund, Emergency 911 Telephone Service, Confiscated Assets Fund, Hotel/Motel, and Debt Service Fund) 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 all its governmental funds with the exception of the Capital Projects Funds. The City adopts project length budgets for the Capital Projects Funds.

The basic governmental fund financial statements can be found on pages 15 through 17 of this report.

**Proprietary funds.** The City maintains one proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its stormwater system. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The proprietary fund financial statements can be found on pages 18 through 20 of this report.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 21 through 45 of this report.

**Other information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the budgetary comparison schedules for the General Fund and Special Revenue Funds as presented on a generally accepted accounting principles basis in this section. These schedules are intended to demonstrate the City's compliance with the legally adopted and amended budgets. Required supplementary information can be found on pages 46-48 of this report.

The individual fund statements, referred to earlier, are presented immediately following the required supplementary information. Individual fund statements can be found on pages 49 through 56 of this report.



# GOVERNMENT-WIDE FINANCIAL ANALYSIS

## City of Dunwoody's Net Position

	Primary Government				Total	
	Governmental Activities		Business-type Activities		2022	2021
	2022	2021	2022	2021		
<b>ASSETS</b>						
Cash and cash equivalents	\$ 66,779,114	\$ 53,545,148	\$ 3,934,870	\$ 2,960,269	\$ 70,713,984	\$ 56,505,417
Accounts receivable	465,639	358,328	127,906	234,866	593,545	593,194
Taxes receivable	3,536,872	3,089,880	-	-	3,536,872	3,089,880
Due from other governments	1,490,252	1,780,289	-	-	1,490,252	1,780,289
Lease receivable, due in one year	71,919	-	-	-	71,919	-
Lease receivable, due in more than one year	2,005,568	-	-	-	2,005,568	-
Land held for development	853,770	853,770	-	-	853,770	853,770
Prepays	1,725,175	2,075,134	3,809	3,510	1,728,984	2,078,644
Restricted cash	434,093	427,181	-	-	434,093	427,181
Capital assets:						
Nondepreciable	41,861,685	37,057,964	364,789	-	42,226,474	37,057,964
Depreciable, net of accumulated depreciation	80,430,442	82,291,655	1,519,588	1,603,446	81,950,030	83,895,101
<b>TOTAL ASSETS</b>	<u>199,654,529</u>	<u>181,479,349</u>	<u>5,950,962</u>	<u>4,802,091</u>	<u>205,605,491</u>	<u>186,281,440</u>
<b>LIABILITIES</b>						
Accounts payable	3,930,163	2,206,338	152,333	132,395	4,082,496	2,338,733
Accrued liabilities	1,196,174	1,471,424	-	11,582	1,196,174	1,483,006
Due to component unit	303,835	122,842	-	-	303,835	122,842
Unearned maintenance	1,132,096	1,191,680	-	-	1,132,096	1,191,680
Unearned revenue	6,567,542	9,701,793	-	-	6,567,542	9,701,793
Compensated absences due within one year	523,648	466,338	-	-	523,648	466,338
Compensated absences due in more than one year	92,408	82,295	-	-	92,408	82,295
Notes payable due within one year	890,294	799,251	-	-	890,294	799,251
Note payable due in more than one year	12,513,113	13,403,407	-	-	12,513,113	13,403,407
<b>TOTAL LIABILITIES</b>	<u>27,149,273</u>	<u>29,445,368</u>	<u>152,333</u>	<u>143,977</u>	<u>27,301,606</u>	<u>29,589,345</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred revenue - leases	2,008,722	-	-	-	2,008,722	-
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<u>2,008,722</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,008,722</u>	<u>-</u>
<b>NET POSITION</b>						
Net investment in capital assets	107,167,045	104,810,843	1,847,898	1,603,446	109,014,943	106,414,289
Restricted for E911 operations	1,613,902	1,493,194	-	-	1,613,902	1,493,194
Restricted for public safety	111,322	131,002	-	-	111,322	131,002
Restricted for capital projects	11,261,616	8,127,820	-	-	11,261,616	8,127,820
Restricted for law enforcement activities	315,639	310,831	-	-	315,639	310,831
Restricted for tourism promotion	2,591,356	1,835,695	-	-	2,591,356	1,835,695
Unrestricted	47,435,654	35,324,596	3,950,731	3,054,668	51,386,385	38,379,264
<b>TOTAL NET POSITION</b>	<u>\$ 170,496,534</u>	<u>\$ 152,033,981</u>	<u>\$ 5,798,629</u>	<u>\$ 4,658,114</u>	<u>\$ 176,295,163</u>	<u>\$ 156,692,095</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the City of Dunwoody, assets exceeded liabilities and deferred inflows of resources by \$176,295,163.

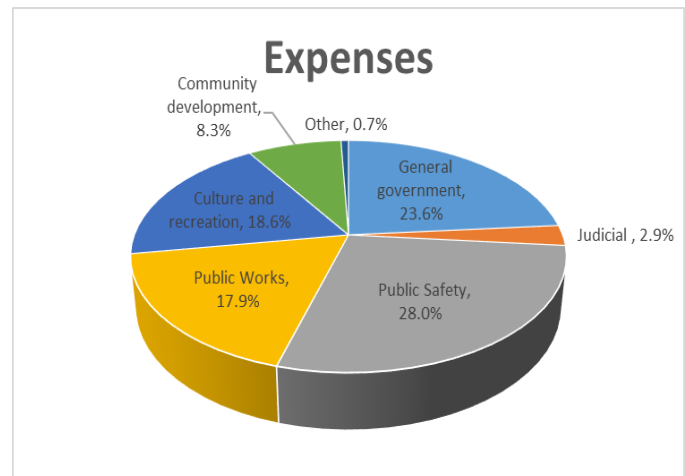
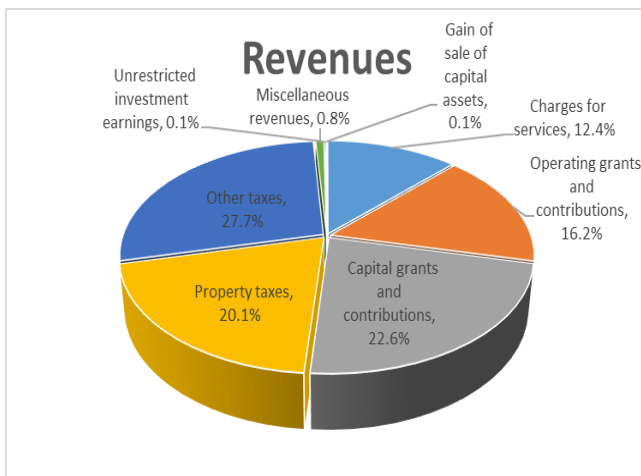
The largest portion of the City's net position, \$109,014,943, reflects its investment in capital assets (e.g., buildings, machinery and equipment, roadways, sidewalks, culverts, equipment and signals); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The City reports restricted net position of \$15,893,835 which consists of restricted SPLOST funds to be used on capital projects, restricted seized funds to be used for public safety, restricted emergency 911 fees to be used for operation of the E911 center, restricted funds to be used for law enforcement activities, restricted funds for tourism and restricted capital projects funds. The remaining portion of the City's net position represents net position of \$51,386,385 is

available to meet the ongoing obligations of the government. The City has current assets of \$79,423,419. These assets include \$70,713,984 of cash and cash equivalents. The City's capital assets are \$124,176,504. Long-term debt liabilities are \$12,605,521 with another \$1,413,942 due within a year for the 2016 financing for the City Hall facilities and 2020 financing of the Vermack properties as well as compensated absences.

### City of Dunwoody's Changes in Net Position

	Primary Government				Total	
	Governmental Activities		Business-type Activities		2022	2021
	2022	2021	2022	2021		
<b>REVENUES</b>						
Program revenues:						
Charges for services	\$ 7,430,422	\$ 7,935,610	\$ 2,468,722	\$ 2,525,535	\$ 9,899,144	\$ 10,461,145
Operating grants and contributions	9,759,750	81,409	-	-	9,759,750	81,409
Capital grants and contributions	13,605,281	9,954,354	-	-	13,605,281	9,954,354
General revenues:						
Property taxes	12,047,225	10,393,782	-	-	12,047,225	10,393,782
Other taxes	16,619,841	14,730,768	-	-	16,619,841	14,730,768
Gain of sale of capital assets	70,038	66,594	-	-	70,038	66,594
Miscellaneous revenues	462,203	303,815	-	-	462,203	303,815
Unrestricted investment earnings	76,757	20,522	8,117	1,517	84,874	22,039
<b>Total Revenues</b>	<b>60,071,517</b>	<b>43,486,854</b>	<b>2,476,839</b>	<b>2,527,052</b>	<b>62,548,356</b>	<b>46,013,906</b>
<b>EXPENSES</b>						
General government	9,833,274	8,457,591	-	-	9,833,274	8,457,591
Judicial	1,187,409	1,280,499	-	-	1,187,409	1,280,499
Public Safety	11,634,546	11,348,379	-	-	11,634,546	11,348,379
Public Works	7,462,010	7,436,928	-	-	7,462,010	7,436,928
Culture and recreation	7,757,326	7,513,909	-	-	7,757,326	7,513,909
Community development	3,457,575	5,370,092	-	-	3,457,575	5,370,092
Interest on long-term debt	276,824	221,979	-	-	276,824	221,979
Stormwater	-	-	1,336,324	1,749,524	1,336,324	1,749,524
<b>Total Expenses</b>	<b>41,608,964</b>	<b>41,629,377</b>	<b>1,336,324</b>	<b>1,749,524</b>	<b>42,945,288</b>	<b>43,378,901</b>
<b>Increase (decrease) in net position</b>	<b>18,462,553</b>	<b>1,857,477</b>	<b>1,140,515</b>	<b>777,528</b>	<b>19,603,068</b>	<b>2,635,005</b>
Net position - beginning	152,033,981	150,176,504	4,658,114	3,880,586	156,692,095	154,057,090
Net position - ending	<b>\$ 170,496,534</b>	<b>\$ 152,033,981</b>	<b>\$ 5,798,629</b>	<b>\$ 4,658,114</b>	<b>\$ 176,295,163</b>	<b>\$ 156,692,095</b>

### City of Dunwoody – Governmental Activities



## City of Dunwoody - Total Primary Government

**Governmental activities.** The increase in net position of \$18,462,553 is due to the City maintaining its efficient model of government to control expenses. The increase in revenues from 2021 to 2022 is due to an increase in operating and capital grants of \$13,329,268 mainly due to usage of the ARPA funds and an increase in SPLOST. Additionally, property taxes increased \$1,653,443 due to an increase in the millage rate and Hotel/Motel taxes increased \$1,447,384 due to higher demand.

Our most sizable expenses during the year were \$11,634,546 and \$9,833,274 for the operation of the Dunwoody Police Department and General Government, respectively. Overall, expenses remained flat when comparing 2021 to 2022. This is largely attributable to the increase in General Government costs, mainly in IT and Legal, offset by a decrease in Community Development, as the City saw a decrease in building activity compared to the prior year.

**Business-type activities.** The increase in net position of \$1,140,515 is a result of a decrease in operating expenses, mainly related to maintenance activities.

Stormwater assessment fees (computed based on a property's impervious surface area) were \$2,468,722, representing almost all of the revenues in the fund. Repairs to the system accounted for 76% of the operating expenses while depreciation on the assets accounted for 6% of the operating 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.

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

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balance of \$61,149,733, an increase in fund balance of \$14,574,111. Of this balance, \$18,907,740 is restricted or assigned for capital projects, \$1,725,175 is non-spendable as prepaid expenses and \$68,765 is non-spendable for lease receivables, \$16,538,426 is restricted or assigned for special purposes and \$20,909,627 is considered unassigned and can be used to meet the near-term operating needs of the City.

**General Fund.** The General Fund is the chief operating fund of the City. At the end of the current fiscal year the total fund balance was \$37,333,018 representing an unassigned fund balance of \$23,909,627 restricted or assigned funds of \$11,629,451 for special purposes, and \$1,793,940 in non-spendable for prepaid expenses and lease receivables. Fund balance increased by \$10,403,385 from 2021 primarily as a result of public safety salaries being charged to the ARPA Fund. As a measure of the liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 129% of total General Fund expenditures, while total fund balance represents 201% of total general fund expenditures.

General Fund revenue increased by \$1,560,646, or 5%, compared to 2021. The main driver of this increase is related to real and personal property tax collections, which increased by \$1,448,367, or 14%. The City's net digest increased 8% year-over-year, with most of this growth coming from the increased assessed values of both residential and commercial properties throughout the City. Also, the City increased the millage rate from 2.74 mills to 3.04 mills, which contributed to the increase in revenue.

General Fund expenditures decreased by \$15,244,628, or 45%, compared to 2021. There were several items that contributed to this increase; 1) Public Safety expenditures decreased \$9,101,494 in 2022 compared to 2021 as the City utilized \$10,000,000 of revenue replacement funding from the American Rescue Plan Act (ARPA) to offset public safety salaries and benefits, and other costs; and 2) Recreation expenditures decreased \$4,686,765 in 2022 compared to 2021, and this is mainly due to the prior year financing of \$5,777,319 in order to purchase properties located on Vermack Road.

**American Rescue Plan Fund.** The American Rescue Plan fund was set up to account for federal funds the City received as part of the American Rescue Plan Act that was passed in 2021. During the current year, the City utilized a total of \$12,331,651 in funding for all costs related to public safety, to invest in the City's stormwater infrastructure, to begin construction of a new park, and to being the manufacturing of wayfinding signs to be placed within the city limits. These initiatives will continue into the next year until all ARPA funding is used.

**SPLOST Fund.** The SPLOST fund was set up to account for receipts of a sales tax levied in DeKalb County and related expenditures for road improvements and public safety projects in accordance with the voter-approved sales tax referendum. During the current year, a total of \$8,950,056 was recognized as revenues. The City continues to see strong sales tax collections, as this was an increase of \$717,135, or 9%, compared to 2021. Capital outlay expenditures of \$6,067,872 are mainly related to road resurfacing, and pedestrian and intersection improvements. Based on the activity for the year, the SPLOST fund is reporting an increase in fund balance of \$2,884,262.

**Capital Projects Fund.** The Capital Projects Fund was set up to account for capital projects managed by the City. During the current year, total intergovernmental revenue of \$187,550 was received into the Capital Projects Fund. The City also transferred into the fund \$2,000,000 from the General Fund for ongoing capital projects at City owned facilities. Capital outlay expenditures of \$1,869,696 during the year include sidewalk and intersection improvements made to areas throughout the City. Based on this activity, the Capital Projects Fund had an increase in fund balance of \$335,004.

## **GENERAL FUND BUDGETARY HIGHLIGHTS**

The City's budget utilized a conservative approach based on the limited information available. Emphasis was given to ensuring financial stability and long-term stability while providing revenue enhancement, financial priorities and discipline.

The City employs an annual mid-year budget process in order to re-align appropriations made during the annual budget process with significant unexpected trends. This ensures adjustments facilitating appropriations to be in alignment with expected resources. Differences between the original budget and final amended budget are then taken by resolution to the City Council for vote.

For fiscal 2022, the City's General Fund had a favorable budget variance of \$7,841,291. There was a \$1,272,252 favorable budget variance for revenues as well as a \$17,516,486 favorable budget variance for expenditures. The City's actual activity was more favorable than budgeted for most line items due to a conservative budget approach. The favorable revenue variance is attributable to an increase in property taxes, business taxes, charges for services and miscellaneous revenue. The favorable expenditures variance is attributable to the use of ARPA funds to cover the cost of public safety as well as less capital outlay in culture and recreation and less maintenance cost for the information technology department.

## **CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital assets.** The City's investment in capital assets for its governmental activities as of December 31, 2022, amounts to \$122,292,127 (net of accumulated depreciation). These assets primarily reflect infrastructure assets such as roadways, sidewalks, and signals; land; parks and culture facilities; and the capital investment for police vehicles and other capital related equipment. The City's investment in net capital assets for its business-type activities as of December 31, 2022, amounts to \$1,884,377. These assets reflect culverts and other stormwater management assets. The increase in business-type capital assets results from the continued investment in the stormwater management system.

## City of Dunwoody's Capital Assets (net of depreciation)

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
<b>FIXED ASSETS</b>						
Land	\$ 31,103,788	\$ 31,103,788	\$ -	\$ -	\$ 31,103,788	\$ 31,103,788
Construction in progress	10,757,897	5,954,176	364,789	-	11,122,686	5,954,176
Buildings	11,913,741	12,695,918	-	-	11,913,741	12,695,918
Improvements	13,433,365	14,297,131	-	-	13,433,365	14,297,131
Machinery and equipment	2,163,479	2,462,313	47,628	50,180	2,211,107	2,512,493
Infrastructure	52,919,857	52,836,293	1,471,960	1,553,266	54,391,817	54,389,559
<b>Total Fixed Assets</b>	<u>\$ 122,292,127</u>	<u>\$ 119,349,619</u>	<u>\$ 1,884,377</u>	<u>\$ 1,603,446</u>	<u>\$ 124,176,504</u>	<u>\$ 120,953,065</u>

Additional information on the City's capital assets can be found in note 7 on pages 36 and 37 of this report.

**Long-term debt.** At the end of fiscal year 2022, the City had total debt outstanding of \$13,403,407. The debt outstanding at December 31, 2022 represents debt issued in 2016 for the purchase of the property for City Hall and debt issued in 2021 for two parcels of land on Vermack Road. All debt is backed by the full faith and credit of the City.

Additional information on the City's long-term debt can be found in note 8 on pages 38 and 39 of this report.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

All of these factors were considered in preparing the City's budget for the 2023 fiscal year.

**Sustainability of existing services** – the City has maintained its philosophy of budgetary evaluation which reviews the needs of the City to the standard which realizes that services and associated costs should not be appropriated if they are not justified as long-term goals of the City. This philosophy is solidified during the budget process, with a multi-year financial outlook that provides the conduit to evaluate government priorities, realign and diversify revenue structures, and provide the data for decision making for continued financial success.

**Cost of government** – The operating millage rate cap of 3.04 mills is statutorily set and cannot be changed without a referendum. As part of the financial strategic plan, the government is committed to a consistent millage rate for property taxes, to facilitate the provision of city services.

**Infrastructure improvements** – The City provided substantial capital funding to continue the implementation of the 5-year capital paving plan to address a significant backlog of existing infrastructure deficiencies. Funding was also allocated for intersection improvements, parks, buildings, equipment, roadways, sidewalks, culverts, and signals. Additionally, the City continues to invest heavily in maintaining an aging stormwater system.

**Economy impact** – The local economy continues to rebound from the COVID-19 pandemic that hit in early 2020. The City's property tax valuations show an 18% increase, and the City will consider these impacts on next year's budget. The City will continue with its conservative budgeting approach, reinforcing its effective and efficient structure established during recession years.

The City historically restricts the use of one-time revenues to capital and other one-time projects.

### REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Dunwoody'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 the Department of Finance, City of Dunwoody, 4800 Ashford Dunwoody Road, Dunwoody, GA 30338.

# CITY OF DUNWOODY, GEORGIA

## STATEMENT OF NET POSITION DECEMBER 31, 2022

	Primary Government			Component Units	
	Governmental	Business-type	Total	Dunwoody Convention and Visitors Bureau	Dunwoody Development Authority
	Activities	Activities			
<b>ASSETS</b>					
Cash and cash equivalents	\$ 66,779,114	\$ 3,934,870	\$ 70,713,984	\$ 1,231,519	\$ 1,873,134
Accounts receivable	465,639	127,906	593,545	-	-
Taxes receivable	3,536,872	-	3,536,872	-	-
Due from other governments	1,490,252	-	1,490,252	-	-
Due from primary government	-	-	-	303,835	-
Lease receivable, due in one year	71,919	-	71,919	-	-
Lease receivable, due in more than one year	2,005,568	-	2,005,568	-	-
Land held for development	853,770	-	853,770	-	-
Prepays	1,725,175	3,809	1,728,984	1,000	-
Restricted cash	434,093	-	434,093	-	-
Capital assets:					
Nondepreciable	41,861,685	364,789	42,226,474	-	-
Depreciable, net of accumulated depreciation	80,430,442	1,519,588	81,950,030	443,015	-
<b>Total assets</b>	<b>199,654,529</b>	<b>5,950,962</b>	<b>205,605,491</b>	<b>1,979,369</b>	<b>1,873,134</b>
<b>LIABILITIES</b>					
Accounts payable	3,930,163	152,333	4,082,496	80,043	-
Accrued liabilities	1,196,174	-	1,196,174	1,165	-
Due to component unit	303,835	-	303,835	-	-
Unearned maintenance	1,132,096	-	1,132,096	-	-
Unearned revenue	6,567,542	-	6,567,542	-	-
Compensated absences due within one year	523,648	-	523,648	-	-
Compensated absences due in more than one year	92,408	-	92,408	-	-
Notes payable due within one year	890,294	-	890,294	-	-
Notes payable due in more than one year	12,513,113	-	12,513,113	-	-
Lease liability, due within one year	-	-	-	93,818	-
Lease liability, due in more than one year	-	-	-	359,576	-
<b>Total liabilities</b>	<b>27,149,273</b>	<b>152,333</b>	<b>27,301,606</b>	<b>534,602</b>	<b>-</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred revenue - leases	2,008,722	-	2,008,722	-	-
<b>Total deferred inflows of resources</b>	<b>2,008,722</b>	<b>-</b>	<b>2,008,722</b>	<b>-</b>	<b>-</b>
<b>NET POSITION</b>					
Net investment in capital assets	107,167,045	1,847,898	109,014,943	(10,379)	-
Restricted for E911 operations	1,613,902	-	1,613,902	-	-
Restricted for public safety	111,322	-	111,322	-	-
Restricted for capital projects	11,261,616	-	11,261,616	-	-
Restricted for law enforcement activities	315,639	-	315,639	-	-
Restricted for tourism promotion	2,591,356	-	2,591,356	1,455,146	-
Restricted for housing and development	-	-	-	-	1,873,134
Unrestricted	47,435,654	3,950,731	51,386,385	-	-
<b>Total net position</b>	<b>\$ 170,496,534</b>	<b>\$ 5,798,629</b>	<b>\$ 176,295,163</b>	<b>\$ 1,444,767</b>	<b>\$ 1,873,134</b>

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

# CITY OF DUNWOODY, GEORGIA

## STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
<b>Primary government:</b>				
Governmental activities:				
General government	\$ 9,833,274	\$ 887,287	\$ 21,218	\$ 38,287
Judicial	1,187,409	1,677,625	-	-
Public safety	11,634,546	1,588,138	9,715,220	1,207,785
Public works	7,462,010	564,832	-	10,747,455
Culture and recreation	7,757,326	297,993	-	1,584,706
Community development	3,457,575	2,414,547	23,312	27,048
Interest on long-term debt	276,824	-	-	-
Total governmental activities	41,608,964	7,430,422	9,759,750	13,605,281
Business-type activities:				
Stormwater	1,336,324	2,468,722	-	-
Total primary government	\$ 42,945,288	\$ 9,899,144	\$ 9,759,750	\$ 13,605,281
<b>Component Unit:</b>				
Dunwoody Convention and Visitors Bureau	\$ 1,683,875	\$ -	\$ 2,047,946	\$ -
Dunwoody Development Authority	68,800	155,000	-	-
	\$ 1,683,875	\$ -	\$ 2,047,946	\$ -
General revenues:				
Property taxes				
Hotel/Motel taxes				
Franchise taxes				
Business taxes				
Alcohol & excise taxes				
Insurance premium				
Unrestricted investment earnings				
Miscellaneous revenues				
Gain on sale of capital assets				
Total general revenues				
Change in net position				
Net position, beginning of year				
Net position, end of year				

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

<b>Net (Expenses) Revenues and Changes in Net Position</b>				
<b>Primary Government</b>			<b>Component Unit</b>	<b>Component Unit</b>
<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>	<b>Dunwoody Convention and and Visitors Bureau</b>	<b>Dunwoody Development Authority</b>
\$ (8,886,482)	\$ -	\$ (8,886,482)	\$ -	\$ -
490,216	-	490,216	-	-
876,597	-	876,597	-	-
3,850,277	-	3,850,277	-	-
(5,874,627)	-	(5,874,627)	-	-
(992,668)	-	(992,668)	-	-
(276,824)	-	(276,824)	-	-
(10,813,511)	-	(10,813,511)	-	-
-	1,132,398	1,132,398	-	-
(10,813,511)	1,132,398	(9,681,113)	-	-
-	-	-	364,071	-
-	-	-	-	86,200
-	-	-	364,071	86,200
12,047,225	-	12,047,225	-	-
4,681,019	-	4,681,019	-	-
3,671,331	-	3,671,331	-	-
3,134,752	-	3,134,752	-	-
961,772	-	961,772	-	-
4,170,967	-	4,170,967	-	-
76,757	8,117	84,874	2,752	178
462,203	-	462,203	-	-
70,038	-	70,038	-	-
29,276,064	8,117	29,284,181	2,752	178
18,462,553	1,140,515	19,603,068	366,823	86,378
152,033,981	4,658,114	156,692,095	1,077,944	1,786,756
<u>\$ 170,496,534</u>	<u>\$ 5,798,629</u>	<u>\$ 176,295,163</u>	<u>\$ 1,444,767</u>	<u>\$ 1,873,134</u>



# CITY OF DUNWOODY, GEORGIA

## BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2022

	General Fund	American Rescue Plan Fund	SPLOST Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>ASSETS</b>						
Cash and cash equivalents	\$ 36,189,199	\$ 6,955,260	\$ 10,330,394	\$ 8,477,519	\$ 4,826,742	\$ 66,779,114
Accounts receivable	222,749	-	-	-	242,890	465,639
Taxes receivable, net	3,194,838	-	-	-	342,034	3,536,872
Intergovernmental receivable	40,964	-	868,851	20,428	560,009	1,490,252
Lease receivable, due within one year	71,919	-	-	-	-	71,919
Lease receivable, due in more than one year	2,005,568	-	-	-	-	2,005,568
Due from other funds	280,855	-	-	14,265	-	295,120
Prepaid items	1,725,175	-	-	-	-	1,725,175
Restricted assets:						
Cash and cash equivalents	111,322	-	-	-	322,771	434,093
<b>Total assets</b>	<b>\$ 43,842,589</b>	<b>\$ 6,955,260</b>	<b>\$ 11,199,245</b>	<b>\$ 8,512,212</b>	<b>\$ 6,294,446</b>	<b>\$ 76,803,752</b>
<b>LIABILITIES</b>						
Accounts payable	\$ 1,602,744	\$ 855,587	\$ 580,069	\$ 167,618	\$ 724,145	\$ 3,930,163
Accrued liabilities	1,009,898	-	-	118,401	-	1,128,299
Unearned maintenance	1,132,096	-	-	-	-	1,132,096
Unearned revenue	467,869	6,099,673	-	-	-	6,567,542
Due to other funds	-	-	-	-	295,120	295,120
Due to component unit	-	-	-	-	303,835	303,835
<b>Total liabilities</b>	<b>4,212,607</b>	<b>6,955,260</b>	<b>580,069</b>	<b>286,019</b>	<b>1,323,100</b>	<b>13,357,055</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Unavailable revenue - property taxes	281,237	-	-	-	-	281,237
Unavailable revenue - other	7,005	-	-	-	-	7,005
Deferred revenue - leases	2,008,722	-	-	-	-	2,008,722
<b>Total deferred inflows of resources</b>	<b>2,296,964</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,296,964</b>
<b>FUND BALANCES</b>						
Fund balances:						
Nonspendable:						
Prepaid items	1,725,175	-	-	-	-	1,725,175
Lease receivable	68,765	-	-	-	-	68,765
Restricted:						
E911 operations	-	-	-	-	1,613,902	1,613,902
Public safety	111,322	-	-	-	-	111,322
Capital projects	-	-	10,619,176	-	62,371	10,681,547
Law enforcement activities	-	-	-	-	315,639	315,639
Tourism promotion	-	-	-	-	2,591,356	2,591,356
Assigned:						
General government	269,974	-	-	-	-	269,974
Public safety	17,972	-	-	-	-	17,972
Parks and recreation	60,000	-	-	-	-	60,000
Community development	174,400	-	-	-	-	174,400
Capital projects	-	-	-	8,226,193	-	8,226,193
Debt service	-	-	-	-	388,078	388,078
Assigned for future development	9,740,763	-	-	-	-	9,740,763
Assigned for appropriation of next year's budget	1,255,020	-	-	-	-	1,255,020
Unassigned	23,909,627	-	-	-	-	23,909,627
<b>Total fund balances</b>	<b>37,333,018</b>	<b>-</b>	<b>10,619,176</b>	<b>8,226,193</b>	<b>4,971,346</b>	<b>61,149,733</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 43,842,589</b>	<b>\$ 6,955,260</b>	<b>\$ 11,199,245</b>	<b>\$ 8,512,212</b>	<b>\$ 6,294,446</b>	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.	122,292,127
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(14,087,338)
Some revenues are not available in the current period and, therefore, are not reported in the governmental funds.	288,242
Land held for development included as part of governmental activities are not financial resources and, therefore, are not reported in the governmental funds.	853,770
<b>Net position of governmental activities</b>	<b>\$ 170,496,534</b>

The accompanying notes are an integral part of these statements.

**CITY OF DUNWOODY, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	General Fund	American Rescue Plan Fund	SPLOST Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues:</b>						
Property taxes	\$ 11,874,546	\$ -	\$ -	\$ -	\$ -	\$ 11,874,546
Hotel/Motel taxes	-	-	-	-	4,681,019	4,681,019
Franchise taxes	3,671,331	-	-	-	-	3,671,331
Alcohol excise taxes	863,929	-	-	-	-	863,929
Business taxes	3,134,752	-	-	-	-	3,134,752
Insurance premium taxes	4,170,967	-	-	-	-	4,170,967
Motor vehicle excise taxes	-	-	-	-	97,843	97,843
Licenses and permits	2,950,491	-	-	-	-	2,950,491
Intergovernmental	-	12,331,651	8,950,056	187,550	1,842,162	23,311,419
Charges for services	1,012,871	-	-	-	1,406,228	2,419,099
Fines and forfeitures	1,677,625	-	-	-	33,430	1,711,055
Contributions	21,218	-	-	-	23,312	44,530
Interest earned	55,685	-	2,078	17,150	3,922	78,835
Miscellaneous	811,979	-	-	-	-	811,979
Total revenues	<u>30,245,394</u>	<u>12,331,651</u>	<u>8,952,134</u>	<u>204,700</u>	<u>8,087,916</u>	<u>59,821,795</u>
<b>Expenditures:</b>						
Current:						
General government	7,010,026	-	-	-	2,047,946	9,057,972
Judicial	1,185,384	-	-	-	-	1,185,384
Public safety	11,545	9,715,220	-	18,498	1,385,424	11,130,687
Public works	2,424,003	1,004,677	-	-	1,895,580	5,324,260
Recreation	4,532,558	1,584,706	-	-	18,981	6,136,245
Community development	3,426,559	27,048	-	-	-	3,453,607
Capital outlay	-	-	6,067,872	1,851,198	-	7,919,070
Debt service:						
Principal	-	-	-	-	799,251	799,251
Interest	-	-	-	-	311,246	311,246
Total expenditures	<u>18,590,075</u>	<u>12,331,651</u>	<u>6,067,872</u>	<u>1,869,696</u>	<u>6,458,428</u>	<u>45,317,722</u>
Excess (deficiency) of revenues over expenditures	11,655,319	-	2,884,262	(1,664,996)	1,629,488	14,504,073
<b>Other financing sources (uses):</b>						
Proceeds from sale of capital assets	70,038	-	-	-	-	70,038
Transfers in	1,853,225	-	-	2,000,000	1,175,197	5,028,422
Transfers out	(3,175,197)	-	-	-	(1,853,225)	(5,028,422)
Total other financing sources (uses)	<u>(1,251,934)</u>	<u>-</u>	<u>-</u>	<u>2,000,000</u>	<u>(678,028)</u>	<u>70,038</u>
Net change in fund balances	10,403,385	-	2,884,262	335,004	951,460	14,574,111
<b>Fund balances, beginning of year</b>	<u>26,929,633</u>	<u>-</u>	<u>7,734,914</u>	<u>7,891,189</u>	<u>4,019,886</u>	<u>46,575,622</u>
<b>Fund balances, end of year</b>	<u>\$ 37,333,018</u>	<u>\$ -</u>	<u>\$ 10,619,176</u>	<u>\$ 8,226,193</u>	<u>\$ 4,971,346</u>	<u>\$ 61,149,733</u>

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

**CITY OF DUNWOODY, GEORGIA**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

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

Net change in fund balances - total governmental funds	\$ 14,574,111
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period.	3,036,083
The net book value of capital assets disposed of during the year decreases net position.	(93,575)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.	179,684
The repayment of notes payable principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	799,251
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>(33,001)</u>
Change in net position - governmental activities	<u><u>\$ 18,462,553</u></u>

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

# CITY OF DUNWOODY, GEORGIA

## STATEMENT OF NET POSITION PROPRIETARY FUND DECEMBER 31, 2022

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<b>ASSETS</b>	<b>Stormwater Fund</b>
<b>CURRENT ASSETS</b>	
Cash	\$ 3,934,870
Accounts receivable, net of allowance	127,906
Prepaid items	3,809
Total current assets	<u>4,066,585</u>
<b>NONCURRENT ASSETS</b>	
Capital assets, nondepreciable	364,789
Capital assets, depreciable	3,121,753
Accumulated depreciation	<u>(1,602,165)</u>
Total capital assets	<u>1,884,377</u>
Total assets	<u>5,950,962</u>
<b>LIABILITIES</b>	
<b>CURRENT LIABILITIES</b>	
Accounts payable	<u>152,333</u>
Total current liabilities	<u>152,333</u>
<b>NET POSITION</b>	
Net investment in capital assets	1,847,898
Unrestricted	3,950,731
Total net position	<u>\$ 5,798,629</u>

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

**CITY OF DUNWOODY, GEORGIA  
STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN NET POSITION  
PROPRIETARY FUND  
FOR THE YEAR ENDED DECEMBER 31, 2022**

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	<b>Stormwater Fund</b>
<b>OPERATING REVENUE</b>	
Stormwater fees	\$ 2,468,722
Total operating revenues	2,468,722
<b>OPERATING EXPENSES</b>	
Cost of services	1,252,466
Depreciation	83,858
Total operating expenses	1,336,324
Operating income	1,132,398
<b>NONOPERATING REVENUES</b>	
Interest	8,117
Total nonoperating revenues	8,117
Change in net position	1,140,515
<b>Total net position, beginning</b>	<b>4,658,114</b>
<b>Total net position, ending</b>	<b>\$ 5,798,629</b>

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

**CITY OF DUNWOODY, GEORGIA**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUND**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	<b>Stormwater Fund</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers and users	\$ 2,575,383
Payments to suppliers	(1,244,110)
Net cash provided by operating activities	1,331,273
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Purchase of capital assets	(364,789)
Net cash used in capital and related financing activities	(364,789)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest received	8,117
Net cash provided by investing activities	8,117
Net increase in cash	974,601
Cash, beginning of year	2,960,269
Cash, end of year	\$ 3,934,870
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	
Operating income	\$ 1,132,398
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	83,858
Change in assets and liabilities:	
Decrease in accounts receivable	106,960
Increase in prepaids	(299)
Increase in accounts payable and accrued liabilities	8,356
Net cash provided by operating activities	\$ 1,331,273

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

# CITY OF DUNWOODY, GEORGIA

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2022

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

#### A. Reporting Entity

The City, which was incorporated in 2008, operates under a charter adopted December 1, 2008, as a municipal corporation governed by an elected mayor and a six-member council. The government provides such services as police protection, cultural and recreational activities, community development and public works.

The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City.

#### Discretely Presented Component Units

The Dunwoody Convention and Visitors Bureau has been included as a discretely presented component unit in the accompanying financial statements. The Dunwoody Convention and Visitors Bureau (“Bureau”) is fiscally dependent on the City as it does not have the power to levy taxes, determine its own aggregate budget without the approval of the City of Dunwoody, Georgia, or issue bonded debt, and the City is required by contract to provide a majority of the operational revenues for the Bureau. Financial information with regard to the Bureau can be obtained from the Bureau’s administrative offices at 41 Perimeter Center East, Dunwoody, GA 30346. Separate financial statements for the Dunwoody Convention and Visitors Bureau are not prepared.

The Dunwoody Development Authority has been included as a discretely presented component unit in the accompanying financial statements. The Dunwoody Development Authority (“Authority”) promotes trade, commerce, industry and employment opportunities. The Authority is allowed to package bond financing for companies based on their investment and the number of jobs created. It operates under a seven member board appointed by the Dunwoody City Council and Council can replace them at will with cause. The City is not entitled to nor can it otherwise access the Authority’s resources. The City is not legally obligated to make contributions to or fund debt of the Authority. Financial information with regard to the Authority can be obtained from the Authority’s administrative offices at 4800 Ashford Dunwoody Road, Dunwoody, GA 30338. Separate financial statements for the Dunwoody Development Authority are not prepared.

## NOTES TO FINANCIAL STATEMENTS

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

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information of the primary government and its component units. The primary government is reported separately from its discretely presented component units. 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 normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. The statement of net position includes non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, any interfund services provided and used are not eliminated as this process would distort the direct costs and program revenues reported in the various functions.

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

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

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

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



## NOTES TO FINANCIAL STATEMENTS

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

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service principal and interest expenditures on general long-term debt, including lease liabilities, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions, including entering into contracts giving the City the right to use leased assets, are reported as expenditures in governmental funds. Issuance of long-term debt and financing through leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, intergovernmental grants, and investment income associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

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 revenue of the enterprise fund are charges to customers for services provided. Operating expenses for the enterprise fund include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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

In accordance with GASB Statement No. 34, major individual governmental funds are reported as separate columns in the fund financial statements.

## NOTES TO FINANCIAL STATEMENTS

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

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

The City reports the following major governmental funds:

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

The **American Rescue Plan Fund** is a special revenue fund used to account for the American Rescue Plan Act grant activity of the City.

The **SPLOST Fund** is a capital projects fund used to account for proceeds of a special sales tax levied in DeKalb County and related expenditures for road improvements and public safety projects in accordance with the voter-approved sales tax referendum.

The **Capital Projects Fund** is used to account for the capital expenditures made by the City.

The City reports the following proprietary fund:

The **Stormwater Fund** is used to account for the charges and expenses of maintaining the City's stormwater infrastructure.

Additionally, the City reports the following fund types:

The **Special Revenue Funds** are used to account for specific revenues, such as E911 revenues, hotel/motel tax revenues, and motor vehicle excise tax revenues, which are legally restricted or committed to expenditures for particular purposes.

The **Debt Service Fund** is used to account for the resources accumulated and payments made for principal and interest on long term debt of the City.

## NOTES TO FINANCIAL STATEMENTS

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

#### D. Budgets

Formal budgetary accounting is employed as a management control device for the General Fund, Special Revenue Funds, and Capital Projects Funds of the City. The governmental funds budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual operating budgets are adopted for the General Fund, each Special Revenue Fund, and the Debt Service Fund each fiscal year through passage of an annual budget ordinance and amended as required. The City adopts project length budgets for the Capital Projects Funds. During the fiscal year ended December 31, 2022, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedules.

All unencumbered budget appropriations lapse at the end of each year.

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

Cash and cash equivalents includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. The City pools cash resources of its various funds in order to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. The balance in the pooled cash accounts is available to meet current operating requirements. Investments of the City are reported at fair value. Increases or decreases in the fair value during the year are recognized as a component of interest income.

#### F. Receivables

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

#### G. Interfund Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds are reported as "due to/from other funds."

## NOTES TO FINANCIAL STATEMENTS

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

#### H. Leases

##### *Lessor*

The City is a lessor for noncancellable leases of buildings. The City recognizes a lease receivable and a deferred inflow of resources in the governmental activities financial statements. The City recognizes lease receivables with an initial, individual value of \$25,000 or more.

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

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

- The lease agreements entered into by the City do not contain a stated interest rate. Therefore, the City has used its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease receivable are composed of fixed payments and purchase option prices that the City is reasonably certain to collect.

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

##### *Lessee*

The City of Dunwoody Convention and Visitors Bureau (“CVB”) is a lessee for a building lease. The CVB recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. The CVB recognizes lease liabilities with an initial, individual value of \$25,000 or more.

## NOTES TO FINANCIAL STATEMENTS

---

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

#### H. Leases (Continued)

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

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

- The lease agreements entered into by the City do not contain a stated interest rate. Therefore, the City has used its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option prices that the City is reasonably certain to collect.

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

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

#### I. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2022, are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

## NOTES TO FINANCIAL STATEMENTS

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

#### J. Capital Assets

Capital assets and right-to-use leased assets, which include improvements, machinery and equipment, and infrastructure assets, are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The City has reported all infrastructure that it currently owns and has a responsibility for maintaining. Donated capital assets are recorded at estimated acquisition value at the date of donation.

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

Capital assets of the City are depreciated using the straight-line method over the following useful lives:

Buildings	30 years
Right-to-use leased buildings	5 years
Improvements	15-40 years
Machinery and equipment	3-20 years
Infrastructure	7-60 years
Intangible assets	2-4 years

#### K. Restricted Assets

Certain resources are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants, or other external legislation or restrictions. Applicable expenses are paid from restricted assets first.

## NOTES TO FINANCIAL STATEMENTS

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

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

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two types that qualify for reporting in this category. Unavailable revenue is only reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and intergovernmental revenues and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The City also reports deferred revenue on a lease receivable, which is reported both at the fund level and the government wide level.

#### M. Compensated Absences

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

#### N. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

In the fund financial statements, governmental fund types recognize the face amount of the debt issued as other financing sources and the repayment of debt as debt service expenditures.

## NOTES TO FINANCIAL STATEMENTS

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

#### O. Fund Equity

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

**Fund Balance** – Generally, fund balance represents the difference between the assets and liabilities under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific 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 through a resolution of the City Council. Only the City Council may modify or rescind the commitment.

*Assigned* – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The Fund Balance Policy, as adopted by the City Council, delegates the authority to the City's management, the City Manager, to assign fund balance for particular purposes.

*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.



## NOTES TO FINANCIAL STATEMENTS

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

#### O. Fund Equity (Continued)

The City's policy is to obtain and then maintain a minimum fund balance reserve in the General Fund equal to 33% of current expenditures.

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

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

The City applies restricted resources first to fund outlays for which both restricted and unrestricted net position is available.

#### P. Use of Estimates

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

## NOTES TO FINANCIAL STATEMENTS

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

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

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this \$14,087,338 difference are as follows:

Notes payable	\$ (13,403,407)
Accrued interest payable	(67,875)
Compensated absences (i.e., vacation)	(616,056)
Net adjustment to reduce <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	\$ (14,087,338)

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net change in fund balances – total governmental funds and change in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$3,036,083 difference are as follows:

Capital outlay	\$ 7,932,935
Depreciation expense	(4,896,852)
Net adjustment to increase <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	\$ 3,036,083

## 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 the reconciliation states that “some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$33,001 difference are as follows:

Compensated absences	\$	(67,423)
Accrued interest		34,422
<i>Net adjustment to decrease net change in fund balances - total governmental funds to arrive at change in net position - governmental activities</i>	<i>\$</i>	<i>(33,001)</i>

**NOTE 3. LEGAL COMPLIANCE – BUDGETS**

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

Transfers of appropriations within a department budget or within a non-departmental expenditure category require only the approval of the Finance Director. Increases in appropriations in a departmental budget or in a non-departmental expenditure category, require approval of the governing body in the form of amendments to the budget ordinance. The following funds had an excess of actual expenditures over appropriations for the fiscal year ended December 31, 2022:

General Fund		
General Government - Public Information	\$	94
Grants Fund		
Public safety		22,511
Public works		1,005
	<i>\$</i>	<i>23,610</i>

These expenditures in excess of appropriations were funded by greater than anticipated revenues and available fund balance.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 4. DEPOSITS AND INVESTMENTS

**Credit Risk:** State statutes authorize the City to invest in the following: (1) obligations of the State of Georgia or any other state; (2) obligations of the United States; (3) obligations fully insured or guaranteed by the United States Government or one of its agencies; (4) obligations of any corporation of the United States Government; (5) prime bankers' acceptances; (6) the State of Georgia local government investment pool; (7) repurchase agreements; and (8) obligations of any other political subdivisions of the State of Georgia.

**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 by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of December 31, 2022, the City and had deposits with three (3) financial institutions and the Dunwoody Convention and Visitors Bureau and the Dunwoody Development Authority had deposits with one (1) financial institution collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer and requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State.

### NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1. The City contracts with DeKalb County to bill and collect City of Dunwoody property taxes. The taxes are levied by August 1 based on the assessed value of property as listed on the previous January 1 and are due on November 15 of each year, with a lien date of January 1 of the following year. Property taxes are recorded as receivables and unavailable revenues when assessed. Revenues are recognized when available.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 5. RECEIVABLES (CONTINUED)

Receivables at December 31, 2022, for the City's individual major funds and aggregate nonmajor funds, including any applicable allowances for uncollectible accounts are as follows:

	<u>General</u>	<u>SPLOST</u>	<u>Capital Projects Fund</u>	<u>Nonmajor Governmental</u>	<u>Stormwater</u>
Receivables:					
Accounts	\$ 222,749	\$ -	\$ -	\$ 242,890	\$ 182,612
Taxes	3,270,348	-	-	342,034	-
Intergovernmental	40,964	868,851	20,428	560,009	-
Total receivables	<u>3,534,061</u>	<u>868,851</u>	<u>20,428</u>	<u>1,144,933</u>	<u>182,612</u>
Less allowance for uncollectibles	(75,510)	-	-	-	(54,706)
Net total receivable	<u>\$ 3,458,551</u>	<u>\$ 868,851</u>	<u>\$ 20,428</u>	<u>\$ 1,144,933</u>	<u>\$ 127,906</u>

### NOTE 6. LEASES RECEIVABLE

The City leased two buildings to a third party. The City receives variable monthly payments in amounts ranging from \$3,120 to \$12,063 which includes the principal and interest components of the payments. As the leases do not contain a specific interest rate, the City has used its incremental borrowing rate of 2% as the discount rate for the leases. For the current year, the City recognized \$243,287 in lease revenue and \$6,294 in interest revenue related to the leases. As of December 31, 2022, the City's receivable for lease payments was \$2,077,487. Also, the City has a deferred inflow of resources associated with the leases that will be recognized over the lease terms which end on December 31, 2023 and 2059. This deferred inflow of resources has a balance of \$2,008,271 as of December 31, 2022.

	<u>Restated Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Lease receivable - Spruill	\$ 2,080,459	\$ -	\$ (37,075)	\$ 2,043,384	\$ 37,816
Lease receivable - Emory	171,550	-	(137,447)	34,103	34,103
	<u>\$ 2,252,009</u>	<u>\$ -</u>	<u>\$ (174,522)</u>	<u>\$ 2,077,487</u>	<u>\$ 71,919</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. CAPITAL ASSETS

Capital asset activity for the City for the year ended December 31, 2022 is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
<b>Governmental activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 31,103,788	\$ -	\$ -	\$ -	\$ 31,103,788
Construction in progress	4,479,708	7,350,737	(93,575)	(978,973)	10,757,897
Total	<u>35,583,496</u>	<u>7,350,737</u>	<u>(93,575)</u>	<u>(978,973)</u>	<u>41,861,685</u>
Capital assets, being depreciated:					
Buildings	16,118,299	128,762	-	-	16,247,061
Improvements	21,344,197	-	-	(1,494,198)	19,849,999
Machinery and equipment	8,193,097	369,049	(142,657)	-	8,419,489
Infrastructure	71,773,964	84,387	-	2,473,171	74,331,522
Intangible assets	206,822	-	-	-	206,822
Total	<u>117,636,379</u>	<u>582,198</u>	<u>(142,657)</u>	<u>978,973</u>	<u>119,054,893</u>
Less accumulated depreciation					
Buildings	(3,422,381)	(910,939)	-	(72,894)	(4,406,214)
Improvements	(5,572,598)	(844,036)	-	72,894	(6,343,740)
Machinery and equipment	(5,730,784)	(667,883)	142,657	-	(6,256,010)
Infrastructure	(18,937,671)	(2,473,994)	-	-	(21,411,665)
Intangible assets	(206,822)	-	-	-	(206,822)
Total	<u>(33,870,256)</u>	<u>(4,896,852)</u>	<u>142,657</u>	<u>-</u>	<u>(38,624,451)</u>
Capital assets, net depreciation	<u>83,766,123</u>	<u>(4,314,654)</u>	<u>-</u>	<u>978,973</u>	<u>80,430,442</u>
Governmental activities capital assets, net	<u>\$ 119,349,619</u>	<u>\$ 3,036,083</u>	<u>\$ (93,575)</u>	<u>\$ -</u>	<u>\$ 122,292,127</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. CAPITAL ASSETS (CONTINUED)

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
<b>Business-type activities:</b>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$ 364,789	\$ -	\$ 364,789
Total	-	364,789	-	364,789
Capital assets, being depreciated:				
Infrastructure	3,070,723	-	-	3,070,723
Machinery & equipment	51,030	-	-	51,030
Total	3,121,753	-	-	3,121,753
Less accumulated depreciation:				
Infrastructure	(1,517,457)	(81,306)	-	(1,598,763)
Machinery & equipment	(850)	(2,552)	-	(3,402)
Total	(1,518,307)	(83,858)	-	(1,602,165)
Capital assets, net depreciation	1,603,446	(83,858)	-	1,519,588
Business-type activities capital assets, net	\$ 1,603,446	\$ 280,931	\$ -	\$ 1,884,377

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

Governmental activities:	
General government	\$ 756,577
Public safety	474,871
Public works	2,044,658
Culture and recreation	1,616,778
Community development	3,968
Total depreciation expense - governmental activities	\$ 4,896,852
Business-type activities:	
Stormwater	\$ 83,858

## NOTES TO FINANCIAL STATEMENTS

### NOTE 8. LONG-TERM DEBT

#### Changes in Long-Term Liabilities

The following is a summary of long-term debt activity of the City for the year ended December 31, 2022:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Notes payable	\$ 14,202,658	\$ -	\$ (799,251)	\$ 13,403,407	\$ 890,294
Compensated absences	548,633	490,085	(422,662)	616,056	523,648
Governmental activity					
Long-term liabilities	<u>\$ 14,751,291</u>	<u>\$ 490,085</u>	<u>\$ (1,221,913)</u>	<u>\$ 14,019,463</u>	<u>\$ 1,413,942</u>

For governmental activities, compensated absences are generally liquidated by the General Fund.

#### Notes Payable from Direct Borrowing

On August 31, 2016, the City entered into direct borrowing agreement through a financial institution to borrow \$9,900,000 from the Georgia Municipal Association for a City Hall project. Annual principal payments ranging from \$303,980 to \$1,788,727 and semi-annual interest payments, at a rate of 1.98% began in April 2017 and will continue through April 2031. The debt service requirements to maturity are as follows:

Fiscal year ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 536,035	\$ 154,203	\$ 690,238
2024	593,525	143,271	736,796
2025	655,323	130,326	785,649
2026	721,727	116,502	838,229
2027	793,058	101,296	894,354
2028-2031	4,650,419	215,404	4,865,823
	<u>\$ 7,950,087</u>	<u>\$ 861,002</u>	<u>\$ 8,811,089</u>



## NOTES TO FINANCIAL STATEMENTS

### NOTE 8. LONG-TERM DEBT (CONTINUED)

#### Notes Payable from Direct Borrowing (Continued)

On June 28, 2021, the City entered into direct borrowing agreement through a financial institution to borrow \$5,770,000 from the Georgia Municipal Association for two parcels of land on Vermack Road. Annual principal payments ranging from \$142,254 to \$230,022 and semi-annual interest payments, at a rate of 2.06% begin in April 2022 and will continue through April 2036. The debt service requirements to maturity are as follows:

Fiscal year ending December 31,	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ 354,259	\$ 110,523	\$ 464,782
2024	361,594	103,188	464,782
2025	369,082	95,701	464,783
2026	376,724	88,059	464,783
2027	384,524	80,258	464,782
2028-2032	2,045,401	320,004	2,365,405
2033-2036	1,561,736	103,768	1,665,504
	\$ 5,453,320	\$ 901,501	\$ 6,354,821

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## NOTES TO FINANCIAL STATEMENTS

### NOTE 9. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of December 31, 2022 is as follows:

<u>Receivable Entity</u>	<u>Payable Entity</u>	<u>Amount</u>
General Fund	Nonmajor governmental funds	\$ 280,855
Capital Projects Fund	Nonmajor governmental funds	<u>14,265</u>
		<u>\$ 295,120</u>

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

Due to/from primary government and component units:

<u>Receivable Entity</u>	<u>Payable Entity</u>	<u>Amount</u>
Component unit - Convention and Visitors Bureau	Primary government - Nonmajor governmental funds	<u>\$ 303,835</u>

Interfund transfers:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
General Fund	Nonmajor governmental funds	\$ 1,853,225
Capital Projects	General Fund	2,000,000
Nonmajor governmental funds	General Fund	<u>1,175,197</u>
		<u>\$ 5,028,422</u>

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

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 10. COMMITMENTS AND CONTINGENT LIABILITIES**

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of management and legal counsel, the resolution of these matters will not have a material adverse effect on the financial condition of the City.

The City has entered several public/private contractual partnerships for outsourced services and operations. Through these contracts with private companies, an array of operational services are provided via outsourcing. These contracts are operating contracts for which the City is continually monitoring its outsourcing needs as compared to providing services in-house. Currently, these contracts approximate \$6 million annually. The contracts were bid for four annual service periods and run through the year ending December 31, 2025.

For the fiscal year ended December 31, 2022, construction commitments on uncompleted contracts were \$8,940,629.

The City employed encumbrance accounting during the period. There were \$136,018 of encumbrances outstanding in the General Fund for the general government function at December 31, 2022.

### **NOTE 11. DEFINED CONTRIBUTION PENSION PLAN**

The City of Dunwoody offers two retirement plans for City employees. The 401(a) plan is a defined contribution plan established and administered by the City for all full-time employees. City Council has the authority to establish and amend the plan provisions as well as the contribution for the plan. The City contributes 11% of each employee's compensation each pay period. Employees are eligible to participate on the first day of the month following 30 days of employment, and they are vested in the contributions after one year of service. At December 31, 2022, there were 92 employees participating in the plan with total contributions of \$1,100,904.

The City also contributes the Social Security withholding amount (6.2% for 2022) to a Social Security replacement plan for each eligible employee. All participants are fully vested in their Social Security replacement plan at all times. At December 31, 2022, there were 92 employees participating in the plan with total contributions of \$488,075.

City employees may also participate in an Internal Revenue Code Section 457 deferred compensation plan. If an employee contributes at least 8%, the City will also offer a 4% (all or nothing) 401a plan match to all full-time employees. At December 31, 2022, there were 77 employees participating in the plan with total contributions of \$795,247 for the year ended December 31, 2022.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 12. JOINT VENTURE**

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

### **NOTE 13. HOTEL/MOTEL LODGING TAX**

The City has levied a 8% lodging tax. The Official Code of Georgia Annotated 48-13-51 requires that all lodging taxes levied of 3% or more be expended or obligated contractually for the promotion of tourism, conventions, or trade shows. During the year ended December 31, 2022, the City received \$4,681,019 in hotel/motel taxes. Of this amount, \$2,047,946, or 43.75%, was used for the promotion of tourism, conventions, or trade shows.

### **NOTE 14. MOTOR VEHICLE EXCISE TAX**

The City has levied an excise tax on the rental of motor vehicles. The Official Code of Georgia Annotated 48-13-93 requires that all motor vehicle excise taxes be expended or obligated contractually, in accordance with the City's ordinance, for the acquisition, construction, renovation, improvements, maintenance and equipping of pedestrian walkways, or the installation of traffic lights, and street lights associated with public safety facilities or public improvements for sports and recreational facilities. During the year ended December 31, 2022, the City received \$97,843 in motor vehicle excise taxes. Of this amount, \$97,843, or 100%, was used for these purposes.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 15. RISK MANAGEMENT**

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has insurance through Travelers Insurance.

As part of this risk pool, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pool's agents and attorneys, to follow loss reduction procedures established by the funds, and to report as promptly as possible, and in accordance with any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pool's agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract. The fund is to pay all cost taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense.

Settled claims have not exceeded the coverages in the last three years.

The City carries commercial insurance for other risks of losses. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the last three years.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 16. LAND SWAP

On November 15, 2016, the City entered into an Intergovernmental Agreement with the DeKalb County School District (DCSD). The DCSD purchased approximately 10 acres of the Dunwoody Park property for construction of a new school complex. The City purchased approximately 18 acres of property formerly occupied by the Austin Elementary School and Peachtree Middle School. Additional consideration was given for both operational agreements and capital improvements to the properties involved in the transaction. The DCSD will pay the City to make certain capital improvements to three ball field sites, which includes the building of two new baseball fields. After closing, the DCSD leased Austin Elementary School from the City until the school construction was completed in 2019. School construction will start after the two new baseball fields are ready for use. The City and DCSD will cooperatively share the fields for 25 years.

	Prepaid Amounts	Unearned Income
City use of track and football field	\$ 1,374,840	\$ -
City maintenance of track and football field	-	277,096
DCSD use of baseball fields (2)	-	855,000
	\$ 1,374,840	\$ 1,132,096

Amounts reported as prepaid related to the City's use of the track and football field will be amortized over the 25 year term and recognized in expenditures as follows:

Fiscal year ending December 31,

2023	\$	72,360
2024		72,360
2025		72,360
2026		72,360
2027		72,360
2028-2032		361,800
2033-2037		361,800
2038-2041		289,440
		\$ 1,374,840

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 16. LAND SWAP (CONTINUED)

Amounts reported as unearned maintenance related to DCSD's prepayment of maintenance of the track and football field and DCSD use of the baseball fields will be amortized over the 25 year term and recognized in rental income and against repairs and maintenance expense as follows:

Fiscal year ending December 31,

2023	\$	59,584
2024		59,584
2025		59,584
2026		59,584
2027		59,584
2028-2032		297,920
2033-2037		297,920
2038-2041		238,336
		<u>\$ 1,132,096</u>

### NOTE 17. TAX ABATEMENTS

For the year ended December 31, 2022, City property tax revenues were reduced by \$695,683 under agreements entered into by the DeKalb County Development Authority and Dunwoody Development Authority. Under the agreements, taxes on both real property and personal property are reduced based on investments made by the corporation to whom the incentives were offered as long as the corporation meets certain investment targets.

**REQUIRED SUPPLEMENTARY INFORMATION**

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**CITY OF DUNWOODY, GEORGIA**  
**GENERAL FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Property taxes	\$ 9,595,000	\$ 11,595,000	\$ 11,874,546	\$ 279,546
Franchise taxes	3,690,000	3,690,000	3,671,331	(18,669)
Alcohol excise taxes	494,000	744,000	863,929	119,929
Business taxes	2,412,000	3,012,000	3,134,752	122,752
Insurance taxes	3,500,000	4,100,000	4,170,967	70,967
Licenses and permits	1,439,000	2,889,000	2,950,491	61,491
Charges for services	525,000	636,652	1,012,871	376,219
Fines and forfeitures	1,319,000	1,906,490	1,677,625	(228,865)
Contributions	5,000	5,000	21,218	16,218
Interest earned	80,000	80,000	55,685	(24,315)
Miscellaneous	315,000	315,000	811,979	496,979
Total revenues	<u>23,374,000</u>	<u>28,973,142</u>	<u>30,245,394</u>	<u>1,272,252</u>
<b>Expenditures:</b>				
<b>Current:</b>				
<b>General government:</b>				
Mayor and council	340,703	353,703	292,199	61,504
City manager	595,390	605,896	585,471	20,425
City clerk	214,548	318,781	283,353	35,428
Human resources	418,537	485,667	398,080	87,587
Finance	3,276,430	3,226,089	2,621,277	604,812
Information technology	3,394,832	3,400,880	2,015,045	1,385,835
Law	420,000	495,000	489,839	5,161
Public information	318,994	324,668	324,762	(94)
Total general government	<u>8,979,434</u>	<u>9,210,684</u>	<u>7,010,026</u>	<u>2,200,658</u>
<b>Judicial</b>	<u>656,493</u>	<u>1,250,200</u>	<u>1,185,384</u>	<u>64,816</u>
<b>Public safety - Police department</b>	<u>11,277,476</u>	<u>11,359,842</u>	<u>11,545</u>	<u>11,348,297</u>
<b>Public works</b>	<u>2,825,900</u>	<u>2,895,261</u>	<u>2,424,003</u>	<u>471,258</u>
<b>Recreation</b>	<u>4,413,141</u>	<u>4,656,451</u>	<u>4,532,558</u>	<u>123,893</u>
<b>Community development</b>	<u>4,609,978</u>	<u>5,461,871</u>	<u>3,426,559</u>	<u>2,035,312</u>
Total expenditures	<u>32,762,422</u>	<u>34,834,309</u>	<u>18,590,075</u>	<u>16,244,234</u>
Excess (deficiency) of revenues over expenditures	(9,388,422)	(5,861,167)	11,655,319	17,516,486

Continued

**CITY OF DUNWOODY, GEORGIA  
GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Other financing sources (uses):</b>				
Proceeds from the sale of capital assets	\$ -	\$ -	\$ 70,038	\$ 70,038
Transfers out	(1,176,482)	(3,176,482)	(3,175,197)	1,285
Transfers in	10,513,000	11,599,743	1,853,225	(9,746,518)
Total other financing sources (uses)	<u>9,336,518</u>	<u>8,423,261</u>	<u>(1,251,934)</u>	<u>(9,675,195)</u>
Net change in fund balance	(51,904)	2,562,094	10,403,385	7,841,291
<b>Fund balance, beginning of year</b>	<u>26,929,633</u>	<u>26,929,633</u>	<u>26,929,633</u>	<u>-</u>
<b>Fund balance, end of year</b>	<u>\$ 26,877,729</u>	<u>\$ 29,491,727</u>	<u>\$ 37,333,018</u>	<u>\$ 7,841,291</u>

**CITY OF DUNWOODY, GEORGIA**  
**AMERICAN RESCUE PLAN FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Intergovernmental	\$ 18,431,324	\$ 18,431,324	\$ 12,331,651	\$ (6,099,673)
<b>Expenditures:</b>				
Public safety	10,000,000	10,000,000	9,715,220	284,780
Public works	4,931,324	4,931,324	1,004,677	3,926,647
Culture and recreation	3,000,000	3,000,000	1,584,706	1,415,294
Health and welfare	500,000	500,000	27,048	472,952
Total expenditures	<u>18,431,324</u>	<u>18,431,324</u>	<u>12,331,651</u>	<u>6,099,673</u>
Net change in fund balances	-	-	-	-
<b>Fund balances, beginning of year</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## NONMAJOR GOVERNMENTAL FUNDS

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### SPECIAL REVENUE FUNDS

**Grants Fund** – To account for the funds received from external sources as they relate to grants awarded to the City. Matching funds, which are the responsibility of the City, are also recorded within this fund.

**Motor Vehicle Excise Tax Fund** – To account for the revenues and expenditures related to the excise taxes collected on motor vehicles, which is restricted by State law.

**E911 Fund** – To account for the collection and expenditures of E911 fees, which is restricted by State law.

**Confiscated Assets Fund** – To account for monies forfeited by criminals that are prosecuted for narcotics or vice activity.

**Hotel/Motel Tax Fund** – To account for the 8% lodging tax levied in the City, which is restricted by State law.

### DEBT SERVICE FUND

**Debt Service Fund** – To account for the debt service expenditures of the City.

**CITY OF DUNWOODY, GEORGIA**  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2022**

	Special Revenue Funds						Total Nonmajor Governmental Funds
	Grants Fund	Motor Vehicle Excise Tax Fund	E911 Fund	Confiscated Assets Fund	Hotel/Motel Fund	Debt Service Fund	
<b>ASSETS</b>							
Cash	\$ -	\$ 8,280	\$ 1,589,304	\$ -	\$ 2,841,080	\$ 388,078	\$ 4,826,742
Accounts receivable	-	-	242,890	-	-	-	242,890
Taxes receivable	-	7,592	-	-	334,442	-	342,034
Intergovernmental receivable	560,009	-	-	-	-	-	560,009
Restricted assets:							
Cash and cash equivalents	-	-	-	322,771	-	-	322,771
<b>Total assets</b>	<b>\$ 560,009</b>	<b>\$ 15,872</b>	<b>\$ 1,832,194</b>	<b>\$ 322,771</b>	<b>\$ 3,175,522</b>	<b>\$ 388,078</b>	<b>\$ 6,294,446</b>
<b>LIABILITIES AND FUND BALANCES</b>							
<b>LIABILITIES</b>							
Accounts payable	\$ 483,373	\$ -	\$ 218,292	\$ 2,579	\$ 19,901	\$ -	\$ 724,145
Due to other funds	14,265	15,872	-	4,553	260,430	-	295,120
Due to component unit	-	-	-	-	303,835	-	303,835
<b>Total liabilities</b>	<b>497,638</b>	<b>15,872</b>	<b>218,292</b>	<b>7,132</b>	<b>584,166</b>	<b>-</b>	<b>1,323,100</b>
<b>FUND BALANCES</b>							
Fund balances:							
Restricted:							
E911 operations	-	-	1,613,902	-	-	-	1,613,902
Capital projects	62,371	-	-	-	-	-	62,371
Law enforcement activities	-	-	-	315,639	-	-	315,639
Tourism promotion	-	-	-	-	2,591,356	-	2,591,356
Assigned:							
Debt service	-	-	-	-	-	388,078	388,078
<b>Total fund balances</b>	<b>62,371</b>	<b>-</b>	<b>1,613,902</b>	<b>315,639</b>	<b>2,591,356</b>	<b>388,078</b>	<b>4,971,346</b>
<b>Total liabilities and fund balances</b>	<b>\$ 560,009</b>	<b>\$ 15,872</b>	<b>\$ 1,832,194</b>	<b>\$ 322,771</b>	<b>\$ 3,175,522</b>	<b>\$ 388,078</b>	<b>\$ 6,294,446</b>

**CITY OF DUNWOODY, GEORGIA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Special Revenue Funds						Total Nonmajor Governmental Funds
	Grants Fund	Motor Vehicle Excise Tax Fund	E911 Fund	Confiscated Assets Fund	Hotel/Motel Fund	Debt Service Fund	
<b>REVENUES</b>							
Taxes	\$ -	\$ 97,843	\$ -	\$ -	\$ 4,681,019	\$ -	\$ 4,778,862
Intergovernmental	1,842,162	-	-	-	-	-	1,842,162
Charges for services	-	-	1,406,228	-	-	-	1,406,228
Fines and forfeitures	-	-	-	33,430	-	-	33,430
Interest	-	-	3,262	31	629	-	3,922
Contributions	-	-	-	-	23,312	-	23,312
<b>Total revenues</b>	<b>1,842,162</b>	<b>97,843</b>	<b>1,409,490</b>	<b>33,461</b>	<b>4,704,960</b>	<b>-</b>	<b>8,087,916</b>
<b>EXPENDITURES</b>							
Current:							
General government	-	-	-	-	2,047,946	-	2,047,946
Public safety	67,989	-	1,288,782	28,653	-	-	1,385,424
Public works	1,768,590	-	-	-	126,990	-	1,895,580
Recreation	-	-	-	-	18,981	-	18,981
Debt service:							
Principal	-	-	-	-	-	799,251	799,251
Interest	-	-	-	-	-	311,246	311,246
<b>Total expenditures</b>	<b>1,836,579</b>	<b>-</b>	<b>1,288,782</b>	<b>28,653</b>	<b>2,193,917</b>	<b>1,110,497</b>	<b>6,458,428</b>
Excess (deficiency) of revenues over expenditures	5,583	97,843	120,708	4,808	2,511,043	(1,110,497)	1,629,488
<b>OTHER FINANCING SOURCES (USES)</b>							
Transfers in	-	-	-	-	-	1,175,197	1,175,197
Transfers out	-	(97,843)	-	-	(1,755,382)	-	(1,853,225)
Total other financing sources (uses)	-	(97,843)	-	-	(1,755,382)	1,175,197	(678,028)
Net change in fund balances	5,583	-	120,708	4,808	755,661	64,700	951,460
<b>FUND BALANCES, beginning of year</b>	<b>56,788</b>	<b>-</b>	<b>1,493,194</b>	<b>310,831</b>	<b>1,835,695</b>	<b>323,378</b>	<b>4,019,886</b>
<b>FUND BALANCES, end of year</b>	<b>\$ 62,371</b>	<b>\$ -</b>	<b>\$ 1,613,902</b>	<b>\$ 315,639</b>	<b>\$ 2,591,356</b>	<b>\$ 388,078</b>	<b>\$ 4,971,346</b>

**CITY OF DUNWOODY, GEORGIA**  
**GRANTS FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Intergovernmental	\$ 440,000	\$ 1,813,063	\$ 1,842,162	\$ 29,099
Total revenues	<u>440,000</u>	<u>1,813,063</u>	<u>1,842,162</u>	<u>29,099</u>
<b>Expenditures:</b>				
Current:				
Public safety	-	45,478	67,989	(22,511)
Public works	440,000	1,767,585	1,768,590	(1,005)
Total expenditures	<u>440,000</u>	<u>1,813,063</u>	<u>1,836,579</u>	<u>(23,516)</u>
Net change in fund balances	-	-	5,583	5,583
<b>Fund balances, beginning of year</b>	<u>56,788</u>	<u>56,788</u>	<u>56,788</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u>\$ 56,788</u>	<u>\$ 56,788</u>	<u>\$ 62,371</u>	<u>\$ 5,583</u>

**CITY OF DUNWOODY, GEORGIA**  
**MOTOR VEHICLE EXCISE TAX FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Taxes	\$ 73,000	\$ 97,999	\$ 97,843	\$ (156)
Total revenues	<u>73,000</u>	<u>97,999</u>	<u>97,843</u>	<u>(156)</u>
Excess of revenues over expenditures	73,000	97,999	97,843	(156)
<b>Other financing uses:</b>				
Transfers out	<u>(73,000)</u>	<u>(97,999)</u>	<u>(97,843)</u>	<u>156</u>
Total other financing uses	<u>(73,000)</u>	<u>(97,999)</u>	<u>(97,843)</u>	<u>156</u>
Net change in fund balances	-	-	-	-
<b>Fund balances, beginning of year</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>



**CITY OF DUNWOODY, GEORGIA**  
**E911 FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Charges for services	\$ 1,416,000	\$ 1,416,000	\$ 1,406,228	\$ (9,772)
Interest	1,000	1,000	3,262	2,262
Total revenues	<u>1,417,000</u>	<u>1,417,000</u>	<u>1,409,490</u>	<u>(7,510)</u>
<b>Expenditures:</b>				
Public safety	<u>1,417,000</u>	<u>1,417,000</u>	<u>1,288,782</u>	<u>128,218</u>
Total expenditures	<u>1,417,000</u>	<u>1,417,000</u>	<u>1,288,782</u>	<u>128,218</u>
Net change in fund balances	-	-	120,708	120,708
<b>Fund balances, beginning of year</b>	<u>1,493,194</u>	<u>1,493,194</u>	<u>1,493,194</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u><u>\$ 1,493,194</u></u>	<u><u>\$ 1,493,194</u></u>	<u><u>\$ 1,613,902</u></u>	<u><u>\$ 120,708</u></u>

**CITY OF DUNWOODY, GEORGIA**  
**CONFISCATED ASSETS FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Fines and forfeitures	\$ 8,100	\$ 8,100	\$ 33,430	\$ 25,330
Interest	-	-	31	31
Total revenues	<u>8,100</u>	<u>8,100</u>	<u>33,461</u>	<u>25,361</u>
<b>Expenditures:</b>				
Current:				
Public safety	28,825	28,825	28,653	172
Total expenditures	<u>28,825</u>	<u>28,825</u>	<u>28,653</u>	<u>172</u>
Net change in fund balances	(20,725)	(20,725)	4,808	25,533
<b>Fund balances, beginning of year</b>	<u>310,831</u>	<u>310,831</u>	<u>310,831</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u><u>\$ 290,106</u></u>	<u><u>\$ 290,106</u></u>	<u><u>\$ 315,639</u></u>	<u><u>\$ 25,533</u></u>

**CITY OF DUNWOODY, GEORGIA**  
**HOTEL/MOTEL TAX FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Taxes	\$ 1,960,000	\$ 4,706,000	\$ 4,681,019	\$ (24,981)
Interest	500	500	629	129
Contributions and donations	-	-	23,312	23,312
Total revenues	<u>1,960,500</u>	<u>4,706,500</u>	<u>4,704,960</u>	<u>(1,540)</u>
<b>Expenditures:</b>				
General Government	857,500	2,058,876	2,047,946	10,930
Public Works	368,000	368,000	126,990	241,010
Recreation	-	19,000	18,981	19
Total expenditures	<u>1,225,500</u>	<u>2,445,876</u>	<u>2,193,917</u>	<u>251,959</u>
Excess of revenues over expenditures	735,000	2,260,624	2,511,043	250,419
<b>Other financing uses:</b>				
Transfers out	<u>(735,000)</u>	<u>(1,764,750)</u>	<u>(1,755,382)</u>	<u>9,368</u>
Total other financing uses	<u>(735,000)</u>	<u>(1,764,750)</u>	<u>(1,755,382)</u>	<u>9,368</u>
Net change in fund balances	-	495,874	755,661	259,787
<b>Fund balances, beginning of year</b>	<u>1,835,695</u>	<u>1,835,695</u>	<u>1,835,695</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u>\$ 1,835,695</u>	<u>\$ 2,331,569</u>	<u>\$ 2,591,356</u>	<u>\$ 259,787</u>

**CITY OF DUNWOODY, GEORGIA**  
**DEBT SERVICE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Expenditures:</b>				
Debt service:				
Principal	\$ 799,251	\$ 799,251	\$ 799,251	\$ -
Interest	312,531	312,531	311,246	1,285
Total expenditures	<u>1,111,782</u>	<u>1,111,782</u>	<u>1,110,497</u>	<u>1,285</u>
Deficiency of revenues over expenditures	(1,111,782)	(1,111,782)	(1,110,497)	(1,285)
<b>Other financing sources:</b>				
Transfers in	<u>1,176,482</u>	<u>1,176,482</u>	<u>1,175,197</u>	<u>1,285</u>
Total other financing sources	<u>1,176,482</u>	<u>1,176,482</u>	<u>1,175,197</u>	<u>1,285</u>
Net change in fund balances	64,700	64,700	64,700	-
<b>Fund balances, beginning of year</b>	<u>323,378</u>	<u>323,378</u>	<u>323,378</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u><u>\$ 388,078</u></u>	<u><u>\$ 388,078</u></u>	<u><u>\$ 388,078</u></u>	<u><u>\$ -</u></u>

**CITY OF DUNWOODY, GEORGIA**  
**SCHEDULE OF EXPENDITURES OF SPECIAL**  
**PURPOSE LOCAL OPTION SALES TAX**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

PROJECT	ESTIMATED COST		EXPENDITURES			PERCENTAGE OF COMPLETION
	ORIGINAL	CURRENT	PRIOR	CURRENT	TOTAL	
Transportation Improvements (1)	\$ 36,787,543	\$ 36,787,543	\$ 16,407,193	\$ 5,407,891	\$ 21,815,084	59.30%
Public Safety Facilities and Related Capital Equipment	6,000,000	6,000,000	2,891,022	535,784	3,426,806	57.11%
Repairs of Capital Outlay Projects	1,200,000	1,200,000	188,156	124,197	312,353	26.03%
<b>TOTAL SPLOST</b>	<u>\$ 43,987,543</u>	<u>\$ 43,987,543</u>	<u>\$ 19,486,371</u>	<u>6,067,872</u>	<u>\$ 25,554,243</u>	

(1) Transportation improvement projects including, but not limited to, Infrastructure Preservation (road resurfacing, rehabilitation and replacement of bridges and drainage systems); Pedestrian and Bicycle Path improvements (addition of sidewalks, streetscapes, bike lanes, and multi-use trails); Congestion Relief (intersection improvements, road widenings, traffic management, and signal upgrades); Safety and Operational Improvements (addition/extension of turn lanes, elimination of sight distance problems and other safety concerns, as well as widened lanes and shoulders).

## COMPONENT UNITS

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**CITY OF DUNWOODY, GEORGIA**  
**BALANCE SHEET**  
**COMPONENT UNIT - DUNWOODY CONVENTION & VISITORS BUREAU**  
**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Dunwoody Convention &amp; Visitors Bureau</b>
<b>CURRENT ASSETS</b>	
Cash	\$ 1,231,519
Receivables	303,835
Prepaid items	1,000
Total assets	\$ 1,536,354
 <b>LIABILITIES AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
Accounts payable	\$ 80,043
Accrued liabilities	1,165
Total liabilities	81,208
 <b>FUND BALANCE</b>	
Nonspendable prepaid items	1,000
Restricted for promotion of tourism	1,454,146
Total fund balance	1,455,146
Total liabilities and fund balance	\$ 1,536,354

**CITY OF DUNWOODY, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**COMPONENT UNIT - DUNWOODY CONVENTION & VISITORS BUREAU**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

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	<u>Dunwoody Convention &amp; Visitors Bureau</u>
<b>REVENUES</b>	
Intergovernmental revenues	\$ 2,047,946
Interest	2,752
	<hr/>
Total revenues	2,050,698
	<hr/>
<b>EXPENDITURES</b>	
Current:	
Housing and development	1,583,570
Debt service:	
Lease principal	89,926
	<hr/>
Total expenditures	1,673,496
	<hr/>
Net change in fund balances	377,202
<b>FUND BALANCES, beginning of year</b>	<hr/> 1,077,944
<b>FUND BALANCES, end of year</b>	<hr/> <hr/> \$ 1,455,146



**CITY OF DUNWOODY, GEORGIA**  
**BALANCE SHEET**  
**COMPONENT UNIT - DUNWOODY DEVELOPMENT AUTHORITY**  
**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Dunwoody Development Authority</b>
<b>CURRENT ASSETS</b>	
Cash	\$ 1,873,134
Total assets	\$ 1,873,134
<b>FUND BALANCE</b>	
Restricted for housing and development	\$ 1,873,134
Total fund balance	1,873,134
Total liabilities and fund balance	\$ 1,873,134

**CITY OF DUNWOODY, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**COMPONENT UNIT - DUNWOODY DEVELOPMENT AUTHORITY**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

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	<b>Dunwoody Development Authority</b>
<b>REVENUES</b>	
Charges for services	\$ 155,000
Interest	178
	155,178
Total revenues	155,178
<b>EXPENDITURES</b>	
Current:	
Housing and development	68,800
	68,800
Total expenditures	68,800
Net change in fund balances	86,378
<b>FUND BALANCES, beginning of year</b>	1,786,756
<b>FUND BALANCES, end of year</b>	\$ 1,873,134

## STATISTICAL SECTION

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# STATISTICAL SECTION

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

**Page**

**Financial Trends**..... **62**

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** ..... **68**

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

**Debt Capacity** ..... **73**

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**..... **76**

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 annual comprehensive financial report.

# CITY OF DUNWOODY, GEORGIA

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

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>Governmental activities:</b>										
Net investment in capital assets	\$ 107,167,045	\$ 104,810,843	\$ 106,145,401	\$ 104,927,444	\$ 98,243,118	\$ 89,548,797	\$ 72,367,890	\$ 72,022,101	\$ 64,639,987	\$ 60,390,921
Restricted for HOST capital projects	-	-	-	-	1,360,007	2,351,098	4,276,217	5,074,377	5,002,643	2,788,116
Restricted for SPLOST capital projects	-	-	-	4,761,692	1,957,500	-	-	-	-	-
Restricted for hotel/motel tax	2,591,356	1,835,695	1,364,625	1,449,805	723,522	-	-	-	-	-
Restricted for parks operation	-	-	-	-	-	-	473,356	473,356	-	-
Restricted for public safety	111,322	131,002	134,002	-	201,342	297,060	319,040	302,185	264,089	77,462
Restricted for E911 operations	1,613,902	1,493,194	1,348,998	1,172,967	730,253	171,979	-	60,184	153,934	59,443
Restricted for grant programs	-	-	-	-	-	-	-	-	-	-
Restricted for capital projects	11,261,616	8,127,820	5,915,241	3,500,000	3,072,923	3,580,123	4,436,388	3,668,989	-	-
Restricted for law enforcement activities	315,639	310,831	267,232	285,297	-	-	-	-	-	-
Unrestricted	47,435,654	35,324,596	35,001,005	29,404,184	32,775,217	32,741,924	30,223,377	27,992,800	26,890,499	21,931,336
Total governmental activities net assets	<u>\$ 170,496,534</u>	<u>\$ 152,033,981</u>	<u>\$ 150,176,504</u>	<u>\$ 145,501,389</u>	<u>\$ 139,063,882</u>	<u>\$ 128,690,981</u>	<u>\$ 112,096,268</u>	<u>\$ 109,593,992</u>	<u>\$ 96,951,152</u>	<u>\$ 85,247,278</u>
<b>Business-type activities:</b>										
Net investment in capital assets	\$ 1,847,898	\$ 1,603,446	\$ 1,413,734	\$ 995,024	\$ 1,080,739	\$ 1,172,174	\$ 1,266,023	\$ 1,362,655	\$ 1,462,686	\$ 1,606,488
Unrestricted	3,950,731	3,054,668	2,466,852	2,145,620	2,606,822	2,444,892	1,971,690	2,041,090	1,674,734	1,803,082
Total business-type activities net assets	<u>\$ 5,798,629</u>	<u>\$ 4,658,114</u>	<u>\$ 3,880,586</u>	<u>\$ 3,140,644</u>	<u>\$ 3,687,561</u>	<u>\$ 3,617,066</u>	<u>\$ 3,237,713</u>	<u>\$ 3,403,745</u>	<u>\$ 3,137,420</u>	<u>\$ 3,409,570</u>
<b>Primary government:</b>										
Net investment in capital assets	\$ 109,014,943	\$ 106,414,289	\$ 107,559,135	\$ 105,922,468	\$ 99,323,857	\$ 90,720,971	\$ 73,633,913	\$ 73,384,756	\$ 66,102,673	\$ 61,997,409
Restricted for HOST capital projects	-	-	-	-	1,360,007	2,351,098	4,276,217	5,074,377	5,002,643	2,788,116
Restricted for SPLOST capital projects	-	-	-	4,761,692	1,957,500	-	-	-	-	-
Restricted for hotel/motel tax	2,591,356	1,835,695	1,364,625	1,449,805	723,522	-	-	-	-	-
Restricted for parks operation	-	-	-	-	-	-	473,356	473,356	-	-
Restricted for public safety	111,322	131,002	134,002	-	201,342	297,060	319,040	302,185	264,089	77,462
Restricted for E911 operations	1,613,902	1,493,194	1,348,998	1,172,967	730,253	171,979	-	60,184	153,934	59,443
Restricted for grant programs	-	-	-	-	-	-	-	-	-	-
Restricted for capital projects	11,261,616	8,127,820	5,915,241	3,500,000	3,072,923	3,580,123	4,436,388	3,668,989	-	-
Restricted for law enforcement activities	315,639	310,831	267,232	285,297	-	-	-	-	-	-
Unrestricted	51,386,385	38,379,264	37,467,857	31,549,804	35,382,039	35,186,816	32,195,067	30,033,890	28,565,233	23,734,418
Total primary government net assets	<u>\$ 176,295,163</u>	<u>\$ 156,692,095</u>	<u>\$ 154,057,090</u>	<u>\$ 148,642,033</u>	<u>\$ 142,751,443</u>	<u>\$ 132,308,047</u>	<u>\$ 115,333,981</u>	<u>\$ 112,997,737</u>	<u>\$ 100,088,572</u>	<u>\$ 88,656,848</u>

**CITY OF DUNWOODY, GEORGIA**  
**CHANGES IN NET POSITION**  
**LAST TEN FISCAL YEARS**  
**(accrual basis of accounting)**

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>Expenses</b>										
Governmental activities:										
General government	\$ 9,833,274	\$ 8,457,591	\$ 7,918,105	\$ 6,246,516	\$ 5,781,192	\$ 5,470,420	\$ 5,472,183	\$ 4,900,861	\$ 4,423,918	\$ 4,617,699
Judicial	1,187,409	1,280,499	569,381	510,478	493,814	467,845	448,206	405,905	449,480	382,633
Public safety	11,634,546	11,348,379	12,287,202	10,598,867	10,012,037	9,412,704	8,784,310	7,895,867	7,334,076	7,203,617
Public works	7,462,010	7,436,928	9,243,311	9,283,600	8,561,008	8,405,211	11,768,593	6,803,121	4,960,165	6,182,605
Culture & recreation	7,757,326	7,513,909	3,847,670	3,646,383	3,049,535	2,607,956	2,481,726	1,760,061	1,457,055	1,231,199
Community development	3,457,575	5,370,092	2,410,095	2,820,337	2,858,795	3,875,067	2,242,840	4,119,821	2,412,288	2,463,310
Health & welfare	-	-	-	-	-	-	-	-	-	-
Interest on long-term debt	276,824	221,979	177,218	184,961	191,346	208,912	97,256	58,725	72,059	101,343
Total governmental activities expenses	41,608,964	41,629,377	36,452,982	35,128,454	32,655,366	31,551,728	32,362,788	26,964,242	22,079,211	23,001,627
Business-type activities:										
Stormwater	1,336,324	1,749,524	1,661,076	2,719,386	2,012,032	2,092,649	2,178,387	1,623,196	2,134,737	2,054,919
Total business-type activities expenses:	1,336,324	1,749,524	1,661,076	2,719,386	2,012,032	2,092,649	2,178,387	1,623,196	2,134,737	2,054,919
Total primary government expenses	42,945,288	43,378,901	38,114,058	37,847,840	34,667,398	33,644,377	34,541,175	28,587,438	24,213,948	25,056,546
<b>Program revenues</b>										
Governmental activities:										
Charges for services:										
General government	887,287	860,963	120	89,372	533,952	494,430	524,690	468,420	462,905	430,906
Judicial	1,677,625	2,098,868	1,585,231	1,620,975	1,363,921	1,337,590	1,231,785	1,255,293	1,461,499	1,345,044
Public safety	1,588,138	1,573,910	1,535,965	1,964,420	1,952,208	1,405,799	1,379,181	1,474,168	1,365,761	1,436,804
Public works	564,832	509,892	501,719	367,551	370,112	359,082	345,254	333,738	359,728	346,079
Culture & recreation	297,993	234,989	26,445	14,240	36,168	52,553	43,561	34,600	13,524	14,109
Community development	2,414,547	2,656,988	1,608,518	2,441,700	2,428,158	4,736,536	1,220,378	3,566,510	1,321,229	1,328,150
Operating grants and contributions	9,759,750 (1)	81,409	117,632	20,027	22,679	60,679	18,522	54,163	70,025	30,569
Capital grants and contributions	13,605,281	9,954,355	12,606,579	8,454,995	4,058,979	6,571,816	2,726,375	6,028,361	2,348,069	1,827,596
Total governmental activities program revenues	30,795,453	17,971,374	17,982,209	14,973,280	10,766,177	15,018,485	7,489,746	13,215,253	7,402,740	6,759,257
Business-type activities:										
Charges for services:										
Stormwater	2,468,722	2,525,535	2,391,389	2,166,096	2,068,165	2,111,503	2,010,908	1,888,798	1,861,300	1,837,404
Capital grants and contributions	-	-	-	-	-	354,000	-	-	-	-
Total business-type activities program revenues	2,468,722	2,525,535	2,391,389	2,166,096	2,068,165	2,465,503	2,010,908	1,888,798	1,861,300	1,837,404
Net (expense) revenue:										
Governmental activities	(10,813,511)	(23,658,003)	(18,470,773)	(20,155,174)	(21,889,189)	(16,533,243)	(24,873,042)	(13,748,989)	(14,676,471)	(16,242,370)
Business-type activities	1,132,398	776,011	730,313	(553,290)	56,133	372,854	(167,479)	265,602	(273,437)	(217,515)
Total primary government net (expense) revenue	\$ (9,681,113)	\$ (22,881,992)	\$ (17,740,460)	\$ (20,708,464)	\$ (21,833,056)	\$ (16,160,389)	\$ (25,040,521)	\$ (13,483,387)	\$ (14,949,908)	\$ (16,459,885)

(1) - The increase in fiscal year 2022 is attributable to public safety - police salaries being paid for by the Coronavirus State & Local Fiscal Recovery Funds (ARPA) grant.

# CITY OF DUNWOODY, GEORGIA

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

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>General Revenues and Other Changes in Net Position</b>										
Governmental activities:										
Taxes:										
Property taxes	\$ 12,047,225	\$ 10,393,782	\$ 9,214,017	\$ 9,088,509	\$ 8,588,976	\$ 8,104,867	\$ 7,156,674	\$ 6,796,286	\$ 6,812,751	\$ 6,134,605
Sales taxes	-	-	-	-	6,567,340	5,955,748	6,398,673	5,375,676	6,596,344	5,584,893
Hotel/Motel taxes	4,681,019	3,233,635	2,036,595	4,178,837	3,860,604	2,751,845	2,669,184	2,549,701	2,425,426	2,048,049
Franchise taxes	3,671,331	3,573,862	3,677,345	3,770,111	3,966,742	3,956,705	3,743,942	3,893,061	3,880,550	3,643,706
Business taxes	3,134,752	3,240,554	3,211,015	3,149,816	3,045,041	2,924,993	2,798,629	2,675,191	2,702,392	2,673,994
Alcohol & excise taxes	961,772	831,933	630,524	1,288,542	778,595	775,886	764,303	730,988	731,096	721,942
Insurance premium taxes	4,170,967	3,850,784	3,728,621	3,522,061	3,317,260	3,075,880	2,887,902	2,665,983	2,495,238	2,386,636
Unrestricted investment earnings	76,757	20,522	197,880	457,904	218,419	102,819	498,323	707,404	444,439	122,967
Miscellaneous revenues	462,203	303,814	449,891	1,133,600	1,328,729	684,898	457,688	511,539	292,109	69,953
Gain on disposal of capital assets	70,038	66,594	-	3,301	590,384	4,794,315	-	-	-	-
Total governmental activities	<u>29,276,064</u>	<u>25,515,480</u>	<u>23,145,888</u>	<u>26,592,681</u>	<u>32,262,090</u>	<u>33,127,956</u>	<u>27,375,318</u>	<u>25,905,829</u>	<u>26,380,345</u>	<u>23,386,745</u>
Business-type activities:										
Unrestricted investment earnings	8,117	1,517	9,629	6,373	14,362	6,499	1,447	723	1,287	1,823
Total business-type activities	<u>8,117</u>	<u>1,517</u>	<u>9,629</u>	<u>6,373</u>	<u>14,362</u>	<u>6,499</u>	<u>1,447</u>	<u>723</u>	<u>1,287</u>	<u>1,823</u>
Total primary government net (expense) revenue	<u>29,284,181</u>	<u>25,516,997</u>	<u>23,155,517</u>	<u>26,599,054</u>	<u>32,276,452</u>	<u>33,134,455</u>	<u>27,376,765</u>	<u>25,906,552</u>	<u>26,381,632</u>	<u>23,388,568</u>
<b>Change in Net Position</b>										
Governmental activities	18,462,553	1,857,477	4,675,115	6,437,507	10,372,901	16,594,713	2,502,276	12,156,840	11,703,874	7,144,375
Business-type activities	1,140,515	777,528	739,942	(546,917)	70,495	379,353	(166,032)	266,325	(272,150)	(215,692)
Total primary government	<u>\$ 19,603,068</u>	<u>\$ 2,635,005</u>	<u>\$ 5,415,057</u>	<u>\$ 5,890,590</u>	<u>\$ 10,443,396</u>	<u>\$ 16,974,066</u>	<u>\$ 2,336,244</u>	<u>\$ 12,423,165</u>	<u>\$ 11,431,724</u>	<u>\$ 6,928,684</u>

**CITY OF DUNWOODY, GEORGIA**  
**GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE**  
**LAST TEN FISCAL YEARS**  
**(accrual basis of accounting)**

<b>Fiscal Year</b>	<b>Property Taxes</b>	<b>Sales Taxes</b>	<b>Hotel/Motel Taxes</b>	<b>Franchise Taxes</b>	<b>Business Taxes</b>	<b>Alcohol &amp; Excise Taxes</b>	<b>Insurance Premium Taxes</b>	<b>Total</b>
2013	\$ 6,134,605	\$ 5,584,893	\$ 2,048,049	\$ 3,643,706	\$ 2,673,994	\$ 721,942	\$ 2,386,636	\$ 23,193,825
2014	6,812,751	6,596,344	2,425,426	3,880,550	2,702,392	731,096	2,495,238	25,643,797
2015	6,796,286	5,375,676	2,549,701	3,893,061	2,675,191	730,988	2,665,983	24,686,886
2016	7,156,674	6,398,673	2,669,184	3,743,942	2,798,629	764,303	2,887,902	26,419,307
2017	8,104,867	5,955,748	2,751,845	3,956,705	2,924,993	775,886	3,075,880	27,545,924
2018	8,588,976	6,567,340	3,860,604 (1)	3,966,745	3,045,041	778,595	3,317,260	30,124,561
2019	9,088,509	- (2)	4,178,837	3,770,111	3,149,816	1,288,542	3,522,061	24,997,876
2020	9,214,017	-	2,036,595 (3)	3,677,345	3,211,015	630,524	3,728,621	22,498,117
2021	10,393,782	-	3,233,635	3,573,862	3,240,554	831,933	3,850,784	25,124,550
2022	12,047,225	-	4,681,019	3,671,331	3,134,752	961,772	4,170,967	28,667,066

(1) In 2018 Hotel/Motel tax rate changed from 5% to 8%.

(2) Beginning in 2019, Sales Taxes received were recorded as Intergovernmental Revenue.

(3) In 2020 Hotel/Motel taxes saw a sharp decline due to COVID-19.



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

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General Fund										
Nonspendable	\$ 1,793,940	\$ 2,061,606	\$ 2,145,648	\$ 2,086,215	\$ 2,111,316	\$ 2,130,119	\$ 399,732	\$ 166,889	\$ 243,811	\$ 168,938
Restricted:										
HOST capital projects	-	-	-	-	-	-	-	-	-	(1) 2,788,116
Public safety	111,322	131,002	134,002	-	-	-	-	-	264,089	77,462
Parks operation	-	-	-	-	-	-	473,355	473,355	-	-
Assigned										
General government	269,974	73,549	50,915	-	-	-	-	-	12,000	3,309
Finance and administration	-	-	-	-	40,000	-	-	-	-	-
Municipal Court	-	-	-	-	-	-	-	-	25,000	-
Police explorer program	-	-	-	-	3,151	428	1,080	3,670	4,522	7,281
Parks and recreation	60,000	-	3,415	11,600	-	-	-	-	-	-
Public works	-	-	-	-	125,000	-	-	-	5,000	56,850
Culture and recreation	-	-	-	-	-	-	-	-	-	74,267
Public safety	17,972	17,972	17,972	-	93,900	-	-	-	-	75,000
Housing and development	-	-	32,385	-	-	-	-	-	-	-
Community development	174,400	174,400	15,950	5,174	20,000	-	-	-	201,724	4,000
Assigned for appropriation of next year's budget	1,255,020	-	-	-	-	-	-	-	-	-
Assigned for future developments	9,740,763	-	-	-	-	-	-	-	-	-
Unassigned	23,909,627	24,471,104	23,270,359	17,104,045	12,689,282	11,653,877	13,224,143	11,573,142	9,235,081	8,206,754
Total general fund	<u>\$ 37,333,018</u>	<u>\$ 26,929,633</u>	<u>\$ 25,670,646</u>	<u>\$ 19,207,034</u>	<u>\$ 15,082,649</u>	<u>\$ 13,784,424</u>	<u>\$ 14,098,310</u>	<u>\$ 12,217,056</u>	<u>\$ 9,991,227</u>	<u>\$ 11,461,977</u>
All Other Governmental Funds										
Nonspendable	\$ -	\$ 13,528	\$ 102,881	\$ -	\$ -	\$ -	\$ 187,500	\$ 93,750	\$ 3,048	\$ 95,681
Restricted:										
Public safety	-	-	-	-	201,342	297,060	319,040	302,185	257,768	256,356
E911 operations	1,613,902	1,493,194	1,246,117	1,172,967	730,253	171,979	-	60,184	153,934	59,443
Grant projects	-	-	-	-	-	-	-	-	-	-
Capital projects	10,681,547	7,791,702	5,915,241	3,500,000	3,072,923	3,580,123	4,436,388	3,668,989	48,318	57,966
Hotel/motel fund	2,591,356	1,835,695	1,364,625	1,449,805	723,522	-	-	-	-	-
HOST capital projects	-	-	-	-	1,360,007	2,351,098	4,276,217	5,074,377	5,002,643	(1) -
SPLOST capital projects	-	-	-	4,761,692	1,957,500	-	-	-	-	-
Law enforcement activities	315,639	300,803	267,232	285,297	-	-	-	-	-	-
Assigned:										
Capital projects	8,226,193	7,887,689	8,848,622	9,042,115	16,997,329	17,806,015	14,898,839	14,029,833	14,191,240	9,696,507
Debt service	388,078	323,378	185,738	185,738	132,244	-	-	-	140,009	137,272
Unassigned	-	-	-	-	-	-	(126,417)	(78,980)	(884,201)	(86,555)
Total all other governmental funds	<u>\$ 23,816,715</u>	<u>\$ 19,645,989</u>	<u>\$ 17,930,456</u>	<u>\$ 20,397,614</u>	<u>\$ 25,175,120</u>	<u>\$ 24,206,275</u>	<u>\$ 23,991,567</u>	<u>\$ 23,150,338</u>	<u>\$ 18,912,759</u>	<u>\$ 10,216,670</u>

(1) During 2014 the City began reporting the HOST activity as a separate fund to comply with Georgia Law.

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

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>Revenues</b>										
Taxes	\$ 28,494,387	\$ 25,156,947	\$ 22,459,452	\$ 24,518,900	\$ 30,196,757	\$ 27,511,491	\$ 26,367,313	\$ 24,695,326	\$ 25,654,262	\$ 23,164,489
Licenses and permits	2,950,491	3,177,220	1,608,518	2,509,633	2,964,166	5,233,883	1,747,291	4,021,537	1,791,291	1,763,578
Intergovernmental	23,311,419 (1)	9,812,989	13,018,724	8,456,995	4,064,479	6,726,426	2,165,980	7,325,987	1,585,419	1,754,670
Charges for services	2,419,099	2,261,700	2,047,212	2,227,117	2,250,523	1,787,677	1,752,214	1,704,218	1,719,998	1,618,165
Fines and forfeitures	1,711,055	2,158,468	1,602,268	1,762,275	1,476,172	1,370,498	1,248,536	1,397,625	1,472,714	1,479,826
Contributions	44,530	123,212	168,626	18,527	13,956	24,591	68,522	29,069	58,869	10,900
Interest earned	78,835	20,522	159,355	457,904	218,419	102,819	35,082	51,767	16,499	27,672
Miscellaneous	811,979	736,645	449,891	1,133,600	1,328,729	684,898	457,696	497,497	301,104	73,350
Total revenues	<u>59,821,795</u>	<u>43,447,703</u>	<u>41,514,046</u>	<u>41,084,951</u>	<u>42,513,201</u>	<u>43,442,283</u>	<u>33,842,634</u>	<u>39,723,026</u>	<u>32,600,156</u>	<u>29,892,650</u>
<b>Expenditures</b>										
Current:										
General government	9,057,972	7,680,791	7,116,225	5,661,616	5,537,371	5,203,601	5,195,516	4,610,702	4,312,164	4,276,019
Judicial	1,185,384	1,280,851	563,530	508,040	495,978	466,244	447,802	404,464	450,868	382,673
Public safety	11,130,687	11,380,679	12,056,460	10,200,232	9,381,239	8,846,017	8,183,855	7,497,984	7,003,378	7,207,732
Public works	5,324,260	9,438,510	7,707,870	3,613,583	4,663,388	3,097,341	3,182,225	3,336,927	4,552,001	4,887,902
Housing and development	-	-	-	1,837,312	1,707,639	1,100,738	1,067,674	1,019,881	970,170	819,221
Culture and recreation	6,136,245	9,304,122	3,256,339	2,518,415	2,188,949	1,833,278	1,847,778	1,322,680	1,202,590	1,010,262
Community development	3,453,607	5,361,550	2,397,809	2,803,111	2,841,473	3,862,782	2,226,738	4,107,462	2,403,897	2,457,621
Health and welfare	-	-	-	-	-	-	-	-	-	-
Capital outlay	7,919,070	1,266,350	3,891,785	14,068,694	13,646,039	22,791,435	19,086,841	10,608,548	4,115,661	6,039,046
Debt service:										
Principal	799,251	432,872	386,691	343,799	303,980	1,456,467	802,344	1,403,500	1,240,393	1,639,339
Interest	311,246	171,371	179,408	186,427	192,867	221,412	38,696	60,588	73,695	140,035
Total expenditures	<u>45,317,722</u>	<u>46,317,096</u>	<u>37,556,117</u>	<u>41,741,229</u>	<u>40,958,923</u>	<u>48,879,315</u>	<u>42,079,469</u>	<u>34,372,736</u>	<u>26,324,817</u>	<u>28,859,850</u>
Excess (deficiency) of revenues over expenditures	<u>14,504,073</u>	<u>(2,869,393)</u>	<u>3,957,929</u>	<u>(656,278)</u>	<u>1,554,278</u>	<u>(5,437,032)</u>	<u>(8,236,835)</u>	<u>5,350,290</u>	<u>6,275,339</u>	<u>1,032,800</u>
<b>Other Financing Sources (Uses)</b>										
Proceeds from sale of asset	70,038	66,594	38,525	3,152	712,792	5,337,854	1,059,318	1,113,119	950,000	295,009
Issuance of long term debt	-	-	-	-	-	-	9,900,000	-	-	-
Issuance of note payable	-	5,777,319	-	-	-	-	-	-	-	-
Transfers in	5,028,422	2,048,795	1,579,988	4,302,560	14,786,637	18,993,765	12,924,231	17,121,720	13,154,376	12,708,674
Transfers out	(5,028,422)	(2,048,795)	(1,579,988)	(4,302,560)	(14,786,637)	(18,993,765)	(12,924,231)	(17,121,720)	(13,154,376)	(12,708,674)
Total other financing sources (uses)	<u>70,038</u>	<u>5,843,913</u>	<u>38,525</u>	<u>3,152</u>	<u>712,792</u>	<u>5,337,854</u>	<u>10,959,318</u>	<u>1,113,119</u>	<u>950,000</u>	<u>295,009</u>
Net change in fund balances	<u>\$ 14,574,111</u>	<u>\$ 2,974,520</u>	<u>\$ 3,996,454</u>	<u>\$ (653,126)</u>	<u>\$ 2,267,070</u>	<u>\$ (99,178)</u>	<u>\$ 2,722,483</u>	<u>\$ 6,463,409</u>	<u>\$ 7,225,339</u>	<u>\$ 1,327,809</u>
Debt service as a percentage of noncapital expenditures	3.0%	1.6%	1.8%	1.7%	1.7%	5.6%	2.8%	5.7%	6.3%	7.9%

(1) - Increase in fiscal year 2022 is attributable to the recognition of the Coronavirus State & Local Fiscal Recovery Funds (ARPA) revenue totaling \$12.3 million.

**CITY OF DUNWOODY, GEORGIA**  
**GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE**  
**LAST TEN FISCAL YEARS**  
**(modified accrual basis of accounting)**

<b>Fiscal Year</b>	<b>Property Taxes</b>	<b>Sales Taxes</b>	<b>Hotel/Motel Taxes</b>	<b>Franchise Taxes</b>	<b>Business Taxes</b>	<b>Alcohol &amp; Excise Taxes</b>	<b>Insurance Premium Taxes</b>	<b>Motor Vehicle Taxes</b>	<b>Total</b>
2013	\$ 6,105,269	\$ 5,584,893	\$ 2,048,049	\$ 3,643,706	\$ 2,673,994	\$ 616,533	\$ 2,386,636	\$ 105,409	\$ 23,164,489
2014	6,823,216	6,596,344	2,425,426	3,880,550	2,702,392	616,358	2,495,238	114,738	25,654,262
2015	6,804,726	5,375,676	2,549,701	3,893,061	2,675,191	617,872	2,665,983	113,116	24,695,326
2016	7,104,680	6,398,673	2,669,184	3,743,942	2,798,629	665,173	2,887,902	99,130	26,367,313
2017	8,070,434	5,955,748	2,751,845	3,956,705	2,924,993	667,124	3,075,880	108,762	27,511,491
2018	8,661,175	6,567,340	3,860,604 (1)	3,966,742	3,045,041	662,786	3,317,260	115,809	30,196,757
2019	9,032,933	- (2)	4,178,837	3,770,111	3,149,816	757,104	3,522,061	108,038	24,518,900
2020	9,175,352	-	2,036,595 (3)	3,677,345	3,211,015	541,358	3,728,621	89,166	22,459,452
2021	10,426,179	-	3,233,635	3,573,862	3,240,554	737,634	3,850,784	94,299	25,156,947
2022	11,874,546	-	4,681,019	3,671,331	3,134,752	863,929	4,170,967	97,843	28,494,387

(1) In 2018, Hotel/Motel tax rate was changed from 5% to 8%.

(2) Beginning in 2019, sales taxes received were recorded as Intergovernmental Revenue.

(3) In 2020, Hotel/Motel taxes saw a sharp decline due to COVID-19.

# CITY OF DUNWOODY, GEORGIA

## ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY LAST TEN FISCAL YEARS

Calendar Year	Real Property			Personal Property		Utility	Less Exemptions	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
	Residential Property	Commercial Property	Industrial Property	Motor Vehicles	Other						
2013	\$ 1,473,545,860	\$ 1,012,027,248	\$ 2,170,120	\$ 114,145,810	\$ 142,365,855	\$ 10,750,400	\$ 591,293,621	\$ 2,163,711,672	2.74000	\$ 5,928,569,981	40%
2014	1,564,866,126	896,492,440	2,170,120	97,644,680	158,775,520	9,882,361	615,027,205	2,114,804,042	2.74000	5,794,563,075	40%
2015	1,656,284,799	1,148,982,462	2,025,240	69,585,460	166,868,257	10,899,182	724,349,943	2,330,295,457	2.74000	6,385,009,552	40%
2016	1,733,097,145	1,342,429,628	1,999,113	50,026,160	168,525,124	12,081,394	737,564,063	2,570,594,501	2.74000	7,043,428,933	40%
2017	1,835,714,056	1,498,503,730	2,025,240	42,877,420	157,243,862	18,678,730	794,802,211	2,760,240,827	2.74000	7,563,059,866	40%
2018	1,911,835,716	1,755,390,179	803,240	24,293,260	154,660,039	19,671,971	841,104,329	3,025,550,076	2.74000	8,290,007,208	40%
2019	1,988,347,626	1,868,262,829	803,240	18,153,600	145,670,146	24,351,399	882,030,465	3,163,558,375	2.74000	8,668,149,948	40%
2020	2,026,208,130	1,875,827,432	815,120	13,510,350	151,394,922	25,904,320	1,002,379,554	3,091,280,720	2.74000	8,470,109,173	40%
2021	2,281,149,191	2,110,374,959	815,120	10,378,120	139,778,729	28,002,738	1,258,399,350	3,312,099,507	2.74000	9,075,152,649	40%
2022	2,614,740,011	2,270,111,724	815,120	8,612,270	139,707,722	29,336,853	1,494,742,553	3,568,581,147	3.04000	10,848,486,687	40%

Source: Georgia Department of Revenue [www.etax.dor.ga.gov](http://www.etax.dor.ga.gov)

**CITY OF DUNWOODY, GEORGIA**  
**PROPERTY TAX RATES**  
**DIRECT AND OVERLAPPING GOVERNMENTS**  
**LAST TEN FISCAL YEARS**  
*(rate per \$1,000 of assessed value)*

Calendar Year	Dunwoody	DeKalb County					Total County Millage	Total School District Millage	State	Total Direct & Overlapping Rates
		Operating Millage	Debt Service Millage	Fire District Millage	Hospital Millage	Total County Millage				
2013	2.740	15.670	1.920	2.820	0.800	21.210	23.980	0.150	48.080	
2014	2.740	16.660	1.680	2.870	0.000	21.210	23.980	0.100	48.030	
2015	2.740	10.390	0.640	2.750	0.890	14.670	23.730	0.050	41.190	
2016	2.740	8.760	0.490	2.570	0.740	12.560	23.380	0.000	38.680	
2017	2.740	8.693	0.794	3.080	0.740	13.307	23.280	0.000	39.327	
2018	2.740	9.638	0.733	2.687	0.726	13.784	23.180	0.000	39.704	
2019	2.740	9.304	0.953	2.709	0.648	13.614	23.080	0.000	39.434	
2020	2.740	9.366	0.909	2.792	0.642	13.709	23.080	0.000	39.529	
2021	2.740	9.108	0.504	2.996	0.356	12.964	23.080	0.000	38.784	
2022	3.040	8.988	0.490	3.159	0.476	13.113	23.080	0.000	39.233	

Source: DeKalb County Tax Commissioner

Note: As set forth in the City's charter, the millage rate cannot exceed 3.04 mills unless a higher limit is approved through a referendum by a majority of qualified voters of the City.

**CITY OF DUNWOODY, GEORGIA**  
**PRINCIPAL PROPERTY TAXPAYERS**  
**CURRENT AND NINE YEARS AGO**  
**DECEMBER 31, 2022**

Taxpayer	2022			2013		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
PERIMETER MALL LLC	\$ 118,393,458	1	3.32 %	\$ 75,348,739	1	3.48 %
CORPORATE PROPERTIES TRUST II SPE LLC	86,548,800	2	2.43	-	-	-
BCORE MF NOTTING HILLS LLC	73,590,380	3	2.06	-	-	-
POP 3 RAVINIA LLC	60,426,284	4	1.69	40,243,760	3	2
SIR JEFFERSON LLC	50,056,680	5	1.40	-	-	-
BMF V GA DUNWOODY VILLAGE LLC	48,967,776	6	1.37	-	-	-
POINT AT PERIMETER LLC	44,139,600	7	1.24	-	-	-
4000 DUNWOODY PARK OWNER LLC	43,200,000	8	1.21	-	-	-
BRICKS PERIMETER CENTER LLC	41,900,000	9	1.17	-	-	-
CWS STAR CS PV WB LLC	37,525,000	10	1.05	-	-	-
RB TERRACES LLC	-	-	-	40,978,360	2	1.89
WORTHING PERIMETER CENTER	-	-	-	30,236,400	4	1.40
MASSACHUSETTS MUTUAL LIFE	-	-	-	22,272,040	5	1.03
PERIMETER ATLANTA SC LLC	-	-	-	22,120,000	6	1.02
WRI RETAIL POOL LLP	-	-	-	22,056,080	7	1.02
RB STERLING POINTE LLC	-	-	-	19,439,800	8	0.90
METROPOLITAN LLC	-	-	-	18,995,200	9	0.88
JEFFERSON AT PERIMETER LP	-	-	-	18,800,000	10	0.87
Totals	<u>\$ 604,747,978</u>		<u>16.95 %</u>	<u>\$ 310,490,379</u>		<u>14.35 %</u>

Source: DeKalb County Tax Commissioner

Note: Rank is based on the amount of City maintenance & operations taxes billed since exemptions that reduce the assessed value can vary by entity.

**CITY OF DUNWOODY, GEORGIA**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**LAST TEN FISCAL YEARS**

Fiscal Period Ended December 31,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2013	\$ 7,623,055	\$ 7,359,133	96.5 %	\$ 250,988	\$ 7,610,121	99.8 %
2014	8,138,519	8,043,508	98.8	85,352	8,128,860	99.9
2015	8,356,861	8,212,595	98.3	136,919	8,349,514	99.9
2016	9,146,512	8,716,581	95.3	429,455	9,146,036	100.0
2017	9,742,521	9,515,682	97.7	211,786	9,727,468	99.8
2018	10,202,502	9,920,268	97.2	282,234	10,202,502	100.0
2019	10,608,934	10,247,033	96.6	267,320	10,514,353	99.1
2020	10,852,337	10,575,103	97.4	277,234	10,852,337	100.0
2021	11,281,855	10,977,574	97.3	304,281	11,281,855	100.0
2022	13,244,728	12,737,948	96.2	N/A	12,737,948	96.2

Source: DeKalb County Tax Commissioner

Note: Total tax levy for fiscal year is adjusted each year for errors, releases, and adjustments.

## CITY OF DUNWOODY, GEORGIA

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

Fiscal Period Ended December 31,	Governmental Activities		Total	Percentage of Personal Income (1)	Per Capita (1)
	Bonds Payable	Notes Payable			
2013	\$ 4,902,703	\$ -	\$ 4,902,703	0.20 %	\$ 113.17
2014	3,662,310	-	3,662,310	0.16	79.16
2015	2,258,811	-	2,258,811	0.11	48.26
2016	1,456,467	9,900,000	11,356,467	0.62	240.48
2017	-	9,900,000	9,900,000	0.47	208.02
2018	-	9,596,020	9,596,020	0.45	199.92
2019	-	9,252,221	9,252,221	0.43	192.75
2020	-	8,865,530	8,865,530	0.41	181.92
2021	-	14,202,658	14,202,658	0.62	295.10
2022	-	13,403,407	13,403,407	0.45	262.28

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

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



## CITY OF DUNWOODY, GEORGIA

### DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT AS OF DECEMBER 31, 2022

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable (1)</u>	<u>Estimated Share of Overlapping Debt</u>
Direct debt:			
Notes payable	\$ 13,403,407	100.00 %	\$ 13,403,407
Total direct debt	<u>\$ 13,403,407</u>		<u>\$ 13,403,407</u>
Overlapping debt:			
DeKalb County	\$ 109,480,000	10.07 %	\$ 11,024,636
Total overlapping debt	<u>\$ 109,480,000</u>		<u>\$ 11,024,636</u>
Total direct and overlapping debt	<u>\$ 122,883,407</u>		<u>\$ 24,428,043</u>

Source: Assessed value data used to estimate applicable percentages and debt outstanding obtained from DeKalb County's 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. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(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 City's boundaries and dividing it by the County's total taxable assessed value.

# CITY OF DUNWOODY, GEORGIA

## LEGAL DEBT MARGIN LAST TEN FISCAL YEARS

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Debt limit	\$ 506,332,370	\$ 457,049,886	\$ 409,366,027	\$ 404,558,884	\$ 386,785,497	\$ 355,504,304	\$ 330,236,647	\$ 305,464,540	\$ 272,983,125	\$ 275,500,529
Total net debt applicable to limit	-	-	-	-	-	-	1,456,467	2,258,811	3,662,310	4,866,400
Legal debt margin	<u>\$ 506,332,370</u>	<u>\$ 457,049,886</u>	<u>\$ 409,366,027</u>	<u>\$ 404,558,884</u>	<u>\$ 386,785,497</u>	<u>\$ 355,504,304</u>	<u>\$ 328,780,180</u>	<u>\$ 303,205,729</u>	<u>\$ 269,320,815</u>	<u>\$ 270,634,129</u>
Total net debt applicable to the limit as a percentage of debt limit	0%	0%	0%	0%	0%	0%	0%	1%	1%	2%

### Legal Debt Margin Calculation for Fiscal Year 2022

Assessed value	\$ 3,568,581,147
Add back: exempt real property	<u>1,494,742,553</u>
Total assessed value	5,063,323,700
Debt limit (10% of total assessed value)	506,332,370
Debt applicable to limit:	
General obligation debt	<u>-</u>
Total net debt applicable to limit	<u>-</u>
Legal debt margin	<u>\$ 506,332,370</u>

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

<b>Fiscal Period</b>	<b>Population (1)</b>	<b>Personal Income (amounts expressed in thousands) (1)</b>	<b>Per Capita Personal Income (1)</b>	<b>Median Age (1)</b>	<b>School Enrollment (2)</b>	<b>Unemployment Rate (1)</b>
2013	47,591	\$ 2,113,085	\$ 44,401	36.6	11,728	5.3 %
2014	48,000	2,112,898	44,019	36.5	11,395	4.3
2015	48,000	2,137,008	44,521	36.6	12,101	3.6
2016	48,733	2,176,952	44,671	36.5	11,950	4.0
2017	48,128	2,298,641	47,761	36.8	11,872	3.6
2018	48,857	2,412,119	49,371	36.8	12,203	3.4
2019	49,459	2,572,313	52,009	36.6	12,580	2.4
2020	49,371	2,694,669	54,580	36.8	12,662	2.3
2021	51,683	2,813,002	54,428	36.7	12,703	1.8
2022	51,103	2,957,484	57,873	36.5	13,439	1.5

(1) Source: US Census Bureau - American Factfinder

(2) Source: DeKalb County Schools

Note: Population, per capita and personal income are estimates based on past regional trends.

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

Employer	2022			2013		
	Employees (3)	Rank	Percentage of Total City Employment (2)	Employees (1)	Rank	Percentage of Total City Employment (2)
INTERCONTINENTAL HOTELS GROUP (SIX CONTINENTS GROUP)	1,495	1	5.62 %	1,041	1	4.54 %
T MOBILE	847	2	3.18	348	7	1.52
DEKALB COUNTY SCHOOL DISTRICT	619	3	2.33	-		-
IG SERVICES	487	4	1.83	-		-
KPMG LLC	486	5	1.83	-		-
MERIDIAN COOPERATIVE, INC	413	6	1.55	-		-
UHS OF PEACHFORD LP	361	7	1.36	541	3	2.36
WALMART SUPERCENTER #2360	335	8	1.26	-		-
KADAN HOMECARE	325	9	1.22	-		0.00
LEASEQUERY, LLC	296	10	1.11	-		0.00
CONVERGENT OUTSOURCING, INC	-	-	0.00	548	2	2.39
MACY'S #20	-	-	0.00	396	4	1.73
THE ATLANTA JOURNAL CONSTITUTION	-	-	0.00	371	5	1.62
APEX SYSTEMS, INC	-	-	0.00	365	6	1.59
NORDSTROM	-	-	0.00	334	8	1.46
ACCESS INSURANCE HOLDINGS, INC	-	-	0.00	326	9	1.42
COMPUTER GENERATED SOLUTIONS	-	-	0.00	256	10	1.12
Totals	5,664		21.29 %	4,526		19.75 %

(1) Source: 2013 individual employer's business license filings

(2) Source: U.S. Bureau of Labor Statistics

(3) Source: 2022 individual employer's business license filings

# CITY OF DUNWOODY, GEORGIA

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

Function	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General government	15	10	7	6	6	6	6	5	3	4
Judicial	4	4	4	4	4	4	4	4	4	3
Public safety										
Officers	64	64	64	62	62	59	58	54	50	43
Civilians	14	14	14	14	14	13	10	10	9	8
Public works	1	1	1	1	1	1	1	1	1	-
Housing and development	2	2	1.7	1.7	1.7	1.7	1.7	-	-	-
Recreation	1	1	1	1	1	1	1	-	-	-
Community Development	1	1	1	1	1	1	1	-	-	-
<b>Total</b>	<u>102</u>	<u>97</u>	<u>93.7</u>	<u>90.7</u>	<u>90.7</u>	<u>86.7</u>	<u>82.7</u>	<u>74</u>	<u>67</u>	<u>58</u>

Source: City of Dunwoody Human Resources Department

# CITY OF DUNWOODY, GEORGIA

## CAPITAL ASSET STATISTICS BY FUNCTION LAST TEN FISCAL YEARS

Function/Program	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol Units	52	52	51	51	46	47	46	45	45	43
Patrol Zones	3	3	4	3	3	3	3	3	3	3
Public Works										
Streets (miles)	146	146	146	146	143	143	143	143	145	143
Traffic Signals	63	62	62	62	60	60	57	57	57	56
Parks (acres)	201	201	192	192	185	182	175	175	174	172

Source: Various City departments

Note: Indicators are not available for the General Government, Judicial and Community Development functions.

# CITY OF DUNWOODY, GEORGIA

## OPERATING INDICATORS BY FUNCTION LAST TEN FISCAL YEARS

Function	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Police										
Arrests	1,331	1,614	1,496	2,201	1,976	2,254	2,300	2,130	2,433	1,578
Incidents	5,265	4,864	5,965	5,629	5,578	5,910	6,294	6,192	6,430	6,590
Citations	7,324	7,158	8,568	12,246	8,129	9,021	7,639	7,816	8,924	6,710
Public Works										
Potholes repaired	138	188	141	209	159	207	234	234	201	189
Storm drains cleaned/repared	154	81	194	229	188	197	180	101	237	359
Municipal Court										
Citations processed	7,490	8,086	9,204	10,659	8,901	10,033	8,787	8,821	9,497	9,578
Clients successfully completing probation	524	853	1,253	1,014	1,251	1,413	1,151	1,181	867	876
Community Development										
Permits issued	1,415	1,474	1,308	1,240	1,583	1,245	1,579	1,355	1,548	439
Inspections completed	6,788	6,079	4,151	4,694	4,408	3,877	6,737	5,214	4,923	4,580

Sources: Various government departments

Note: Indicators are not available for the general government function.

Note: Community Development began tracking over the counter permits issued in 2012.