

**CITY OF PINE LAKE, GEORGIA**

**ANNUAL FINANCIAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
**TOGETHER WITH**  
**INDEPENDENT AUDITOR'S REPORT**

**JAMES L. WHITAKER, P.C.**

CERTIFIED PUBLIC ACCOUNTANT

SNELLVILLE, GEORGIA 30078



**CITY OF PINE LAKE, GEORGIA  
ANNUAL FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2018**

**TABLE OF CONTENTS**

	Page
<b>FINANCIAL SECTION</b>	
Independent Auditor's Report	1-2
Management's Discussion and Analysis	3-10
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	11-12
Statement of Activities	13
Fund Financial Statements:	
Balance Sheet Governmental Funds	14
Reconciliation of the Balance Sheet of Governmental Funds To the Statement of Net Position	15
Statement of Revenues, Expenditures, and Changes in Fund Balances-Governmental Funds	16
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	17
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual - General Fund	18
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual - McAllister Environmental Fund	19
Statement of Net Position - Proprietary Funds	20
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds	21
Statement of Cash Flows - Proprietary Funds	22
Statement of Cash Flows - Reconciliation of Operating Income to Net Cash Provided by Operating Activities	23
Notes to the Financial Statements	24-42
Individual Fund Financial Statements:	
Grant Fund -	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Project Length Budget (GAAP Basis) and Actual	43
Revenue Bond Fund -	
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	44
Capital Projects Fund -	
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	45
SPLOST Capital Projects Fund -	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Project Length Budget (GAAP Basis) and Actual	46



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## **INDEPENDENT AUDITOR'S REPORT**

To the Honorable Mayor and Members of City Council  
City of Pine Lake, Georgia

### **Report on Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit and each major fund of City of Pine Lake, Georgia (the City) as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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

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

### **Auditor's Responsibility**

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

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

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

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit and each major fund of the City of Pine Lake, Georgia, as of December 31, 2018 and the respective changes in financial position and, where applicable, cash flows, thereof, and the respective budgetary comparisons for the General Fund and the McAllister Environmental Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 3 through 10 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Pine Lake, Georgia's basic financial statements. The individual fund budgetary schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund budgetary schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statement 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 individual fund budgetary schedules are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

We also have previously audited, in accordance with auditing standards generally accepted in the United States of America, the City of Pine Lake, Georgia's basic financial statements for the year ended December 31, 2017 which are not presented with the accompanying financial statements and we expressed unmodified opinions on the respective financial statements of the governmental activities, the business-type activities, the discretely presented component unit and each major fund. That audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Pine Lake, Georgia's basic financial statements as a whole. The individual fund financial statements, related to the 2017 financial statements, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 2017 basic financial statements. The information has been subjected to the auditing procedures applied in the audit of those 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 2017 individual fund financial statements are fairly stated in all material respects in relation to the basic financial statements from which they have been derived.

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

In accordance with Government Auditing Standards, we have also issued a report dated November 15, 2019 on our consideration of City of Pine Lake, Georgia's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the 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 City of Pine Lake, Georgia's internal control over financial reporting and compliance.

Snellville, Georgia  
November 15, 2019

*James A. Whitaker, P.C.*

**CITY OF PINE LAKE  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

As management of the City of Pine Lake, we offer readers of the City of Pine Lake's financial statements this narrative overview and analysis of the financial activities of the City of Pine Lake for the fiscal year ended December 31, 2018. We encourage readers to consider the information presented in this analysis with their review of the financial statements.

**Financial Highlights**

- The assets of the City of Pine Lake exceeded its liabilities at December 31, 2018 by \$3,134,118. Of this amount unrestricted net position of \$719,722 may be used to meet the government's ongoing obligations to citizens and creditors.
- The total net position increased by \$241,269. Of this amount an increase of \$213,123 was associated with governmental activities and an increase of \$28,146 was associated with business-type activities.
- As of the close of the current fiscal year, the City of Pine Lake's governmental funds reported combined ending fund balances of \$833,141 an increase of \$85,053 in comparison with the prior year's fund balances. Of this amount \$205,734 is restricted for capital projects specified in the revenue bond ordinance, SPLOST referendum and intergovernmental agreements; \$93,940 is restricted for environmental projects; \$3,439 is restricted for police activities; \$19,476 assigned for the 2018 budget; and \$14,728 is nonspendable and in the form of prepaid expenses and the City had an unassigned fund balance of \$495,824.
- The City of Pine Lake's total debt obligations consisted of the DDA's 2009 revenue bonds in the amount of \$611,400 and capital lease obligations totaling \$24,576. The City made \$59,731 in principal payments during 2018 while no additional borrowings were incurred.

**Overview of the Financial Statements**

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

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the City of Pine Lake's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the city's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the 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. (For example, stormwater fees are recognized as income when they are billed but the payments will be received in the future. Expenses are recognized when incurred but may be paid sometime in the future.)

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 of Pine Lake include general government, sanitation, public safety and courts, public improvements, and parks and recreation. The business-type activity of the City is Stormwater management.

**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 of Pine Lake can be divided into two categories: governmental funds and proprietary funds.

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government'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 the two.

The City maintains six major governmental funds. The City's major governmental funds are the General Fund, the McAllister Environmental Fund, Revenue Bond Fund, Capital Projects Fund, SPLOST Fund and the Grant Fund. 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 each major fund. The governmental funds financial statements begin on page 14.

The City of Pine Lake adopts an annual budget for its General Fund and the McAllister Environmental Special Revenue Fund. The annual budget for solid waste management is developed as part of the General Fund. Pine Lake sets a fee for solid waste management and a plot fee to help finance sanitation and other maintenance activities. Budgetary comparison statements have been provided for these funds to demonstrate compliance with the FY 18 budget. The budgetary comparison statements begin on page 18.

**Proprietary funds.** The City of Pine Lake maintains one enterprise fund (a component of proprietary funds) 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 Utility.

Proprietary funds provide the same type of information as government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the Stormwater Utility.

**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 begin on page 24.

**Other information.** In addition to the basic financial statement and accompanying notes, this report also presents certain other supplementary information which consists of individual fund financial statements beginning on page 43.

### **Government-wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At December 31, 2018, the City's assets exceeded its liabilities by \$3,134,118, largely due to a large investment into capital assets. The City's net capital assets increased by \$71,637 (or 2.7%) from 2017 to 2018 (to \$2,747,259). Capital assets are used to provide services to citizens and they are not available for future spending. Of the total net position of \$3,134,118, \$303,113 (9.7 percent) is restricted for environmental, police activities and capital outlay purposes. The City had unrestricted net position of \$719,722 or 23.0%.



City of Pine Lake's Net Position

	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
Current and other assets	\$ 947,640	\$ 876,542	\$ 165,968	\$ 137,324	\$ 1,113,608	\$ 1,013,866
Capital assets	<u>2,747,259</u>	<u>2,675,622</u>	<u>-</u>	<u>-</u>	<u>2,747,259</u>	<u>2,675,622</u>
Total assets	<u>3,694,899</u>	<u>3,552,164</u>	<u>165,968</u>	<u>137,324</u>	<u>3,860,867</u>	<u>3,689,488</u>
Current liabilities	90,275	100,932	498	-	90,773	100,932
Long-term liabilities	<u>635,976</u>	<u>695,707</u>	<u>-</u>	<u>-</u>	<u>635,976</u>	<u>695,707</u>
Total liabilities	<u>726,251</u>	<u>796,639</u>	<u>498</u>	<u>-</u>	<u>726,749</u>	<u>796,639</u>
Net position:						
Net investment in capital assets	2,111,283	1,979,915	-	-	2,111,283	1,979,915
Restricted	303,113	249,466	-	-	303,113	249,466
Unrestricted	<u>554,252</u>	<u>526,144</u>	<u>165,470</u>	<u>137,324</u>	<u>719,722</u>	<u>663,468</u>
Total net position	<u>\$ 2,968,648</u>	<u>\$ 2,755,525</u>	<u>\$ 165,470</u>	<u>\$ 137,324</u>	<u>\$ 3,134,118</u>	<u>\$ 2,892,849</u>

A portion of the net position represents resources that are subject to external restrictions on how they may be used. The unrestricted net position of \$719,722 may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City of Pine Lake is able to report positive balances in all three categories of net position.

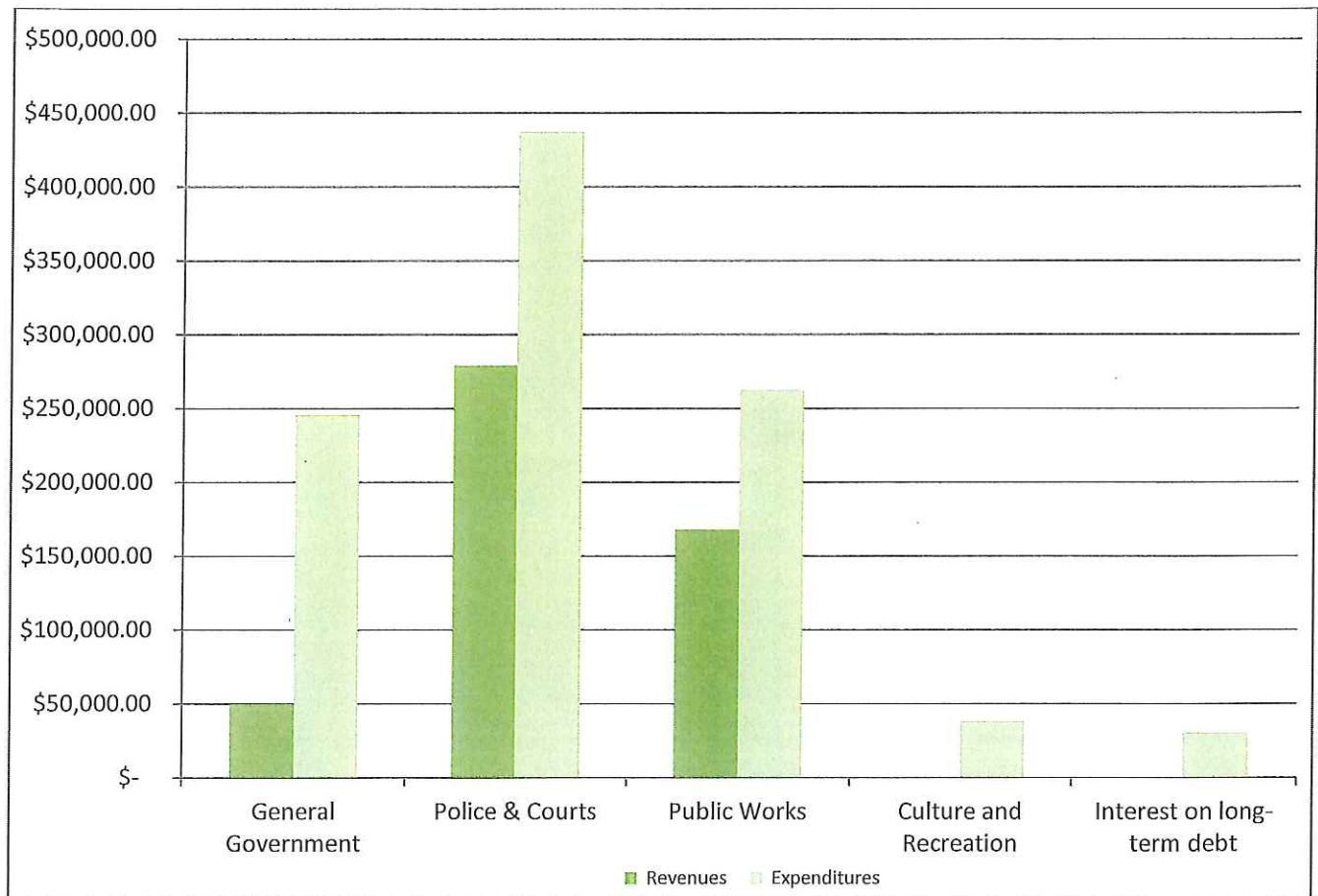
**Governmental activities.** Governmental activities increased the City's net position by \$213,123 or 7.7%. Key elements of this increase are as follows:

**City of Pine Lake's Change in Net Position  
For The Years Ended December 31, 2018 and 2017**

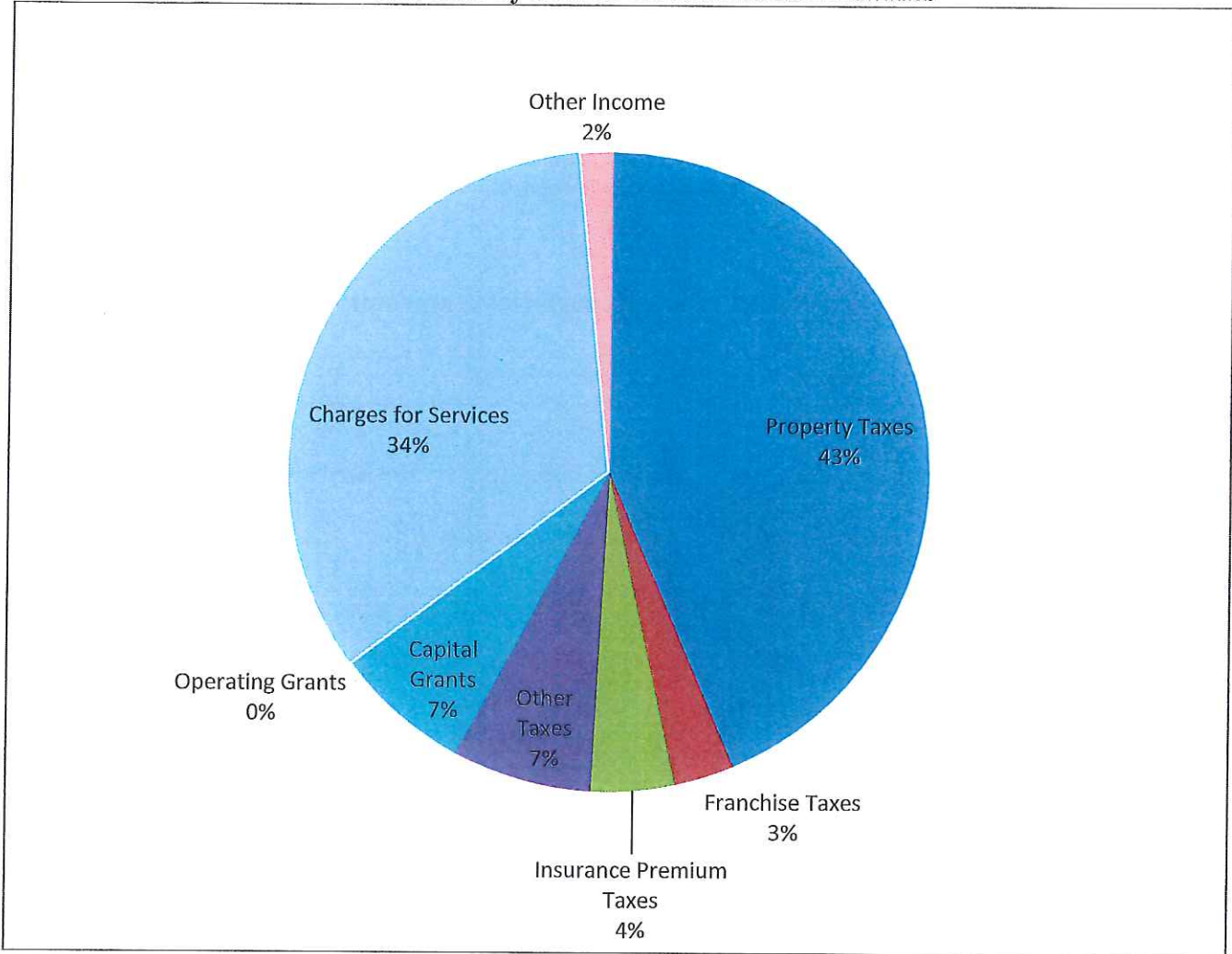
	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
<b>Revenues:</b>						
Program Revenues -						
Charges for services	\$ 412,571	\$ 397,902	\$ 65,681	\$ 65,759	\$ 478,252	\$ 463,661
Operating grants and contributions	-	5,500	-	-	-	5,500
Capital grants and contributions	84,356	-	-	-	84,356	-
General Revenues-						
Property taxes	533,646	475,614	-	-	533,646	475,614
Franchise taxes	37,218	33,499	-	-	37,218	33,499
Insurance premium taxes	52,251	48,517	-	-	52,251	48,517
Other taxes	86,386	84,420	-	-	86,386	84,420
Interest	2,995	2,337	10	-	3,005	2,337
Other	16,987	9,020	-	-	16,987	9,020
	<u>1,226,410</u>	<u>1,056,809</u>	<u>65,691</u>	<u>65,759</u>	<u>1,292,101</u>	<u>1,122,568</u>
<b>Expenses:</b>						
General government	245,457	239,740	-	-	245,457	239,740
Police and courts	437,320	414,532	-	-	437,320	414,532
Public works	262,387	240,564	-	-	262,387	240,564
Culture and recreation	37,890	38,930	-	-	37,890	38,930
Interest on long-term debt	30,233	31,931	-	-	30,233	31,931
Stormwater	-	-	37,545	32,412	37,545	32,412
	<u>1,013,287</u>	<u>965,697</u>	<u>37,545</u>	<u>32,412</u>	<u>1,050,832</u>	<u>998,109</u>
Increase (decrease) in net position before transfers	213,123	91,112	28,146	33,347	241,269	124,459
Transfers	-	-	-	-	-	-
Increase (decrease) in net position	213,123	91,112	28,146	33,347	241,269	124,459
Net position - beginning	<u>2,755,525</u>	<u>2,664,413</u>	<u>137,324</u>	<u>103,977</u>	<u>2,892,849</u>	<u>2,768,390</u>
Net position - ending	<u>\$ 2,968,648</u>	<u>\$ 2,755,525</u>	<u>\$ 165,470</u>	<u>\$ 137,324</u>	<u>\$ 3,134,118</u>	<u>\$ 2,892,849</u>

- Total revenues increased by \$169,601 or 16.1% in 2018. The increase is due to the start of the SPLOST program which had revenues of \$79,856 and an increase in property taxes of \$58,032. The increase in property taxes was the result of an increase in new construction as well as renovations
- The total cost of Governmental Activities increased a total of \$47,590 (or 4.9%) from \$965,697 for 2017 to \$1,013,257 for 2018. Expenses increased in the Public Works Department approximately \$22,000 which is the result of an increase in the cost of sanitation services. Police and Courts also increased approximately \$20,000 due to an increase in personnel cost.

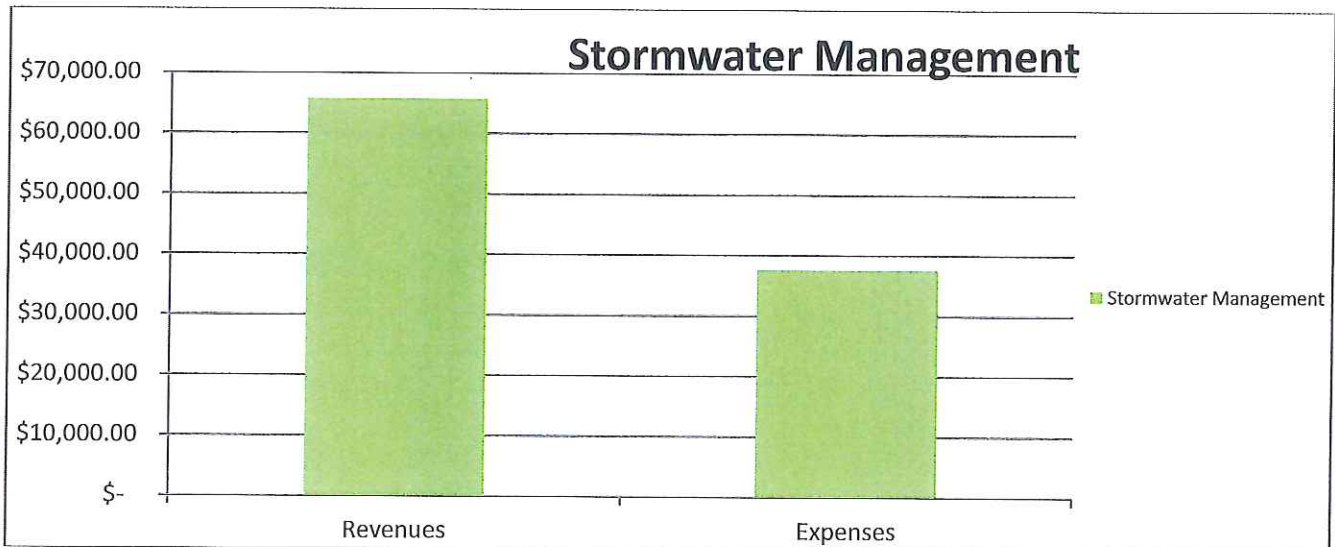
### Expenses and Program Revenues-Governmental Activities



### Revenue by Source-Governmental Activities



**Business-type activities:** The stormwater utility received \$65,681 from impervious surface fees in 2018 compared to \$65,759 in 2017. Stormwater revenues are used to help finance stormwater system improvements, state mandated testing and reporting and normal operations of the system.



## Financial Analysis of the Government's Funds

As noted earlier, the City of Pine Lake used fund accounting to ensure and demonstrate compliance with finance related legal requirements.

**Governmental Funds.** The purpose of the City's governmental fund financial statements 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, unrestricted fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At December 31, 2018 the City's governmental funds reported combined ending fund balances of \$833,141. Of this amount, the City had an unassigned fund balance of \$495,824. The remainder of fund balance is restricted to indicate that it is not available for new spending because \$205,734 is restricted for capital projects under the bond issue, SPLOSST program and intergovernmental agreements; \$93,940 is restricted for environmental purposes; \$3,439 is restricted for police activities; \$19,476 is assigned to the 2018 budget; and \$14,728 is nonspendable and in the form of prepaid expenses.

**The General Fund** is the City's chief operating fund. At the end of the current fiscal year, the General Fund had an unassigned fund balance of \$495,824 while the total fund balance totaled \$533,467. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 44.7% of the total general fund expenditures, while total fund balance represents 48.1% of that same amount.

During the current fiscal year the fund balance of the City's general fund increased by \$25,907. The increase was the result of the increase in property taxes of approximately \$59,000 due to the increase in taxable property and the millage rate along with the increase in intangible and transfer taxes of approximately \$27,000. Expenditures also increased over 2017 by approximately \$167,600. This increase was due to the purchase of real estate in the amount of \$137,500 and the increase cost of sanitation services. The City did enter into an intergovernmental agreement with DeKalb County for the County to start providing the citizens of Pine Lake sanitation services. The County will also bill the citizens for such services.

**The McAllister Environmental Special Revenue Fund** is used to account for the bequest of Dr. Ann Dunn McAllister. The bequest received during 2010 of \$115,500 is to be used to support work for the growth and preservation of the natural environment as a bird-friendly habitat. This fund had no significant transactions during 2018.

**The Revenue Bond Capital Project Fund** was created during 2010 to properly account for the proceeds from the 2009 Downtown Development Authority revenue bonds. The City created this fund during 2010 by transferring the remaining related assets as of December 31, 2009 of \$684,784 to the fund. This fund had no significant transactions during 2018.

**The Grant Capital Project Fund** was created during 2013 to account for the proceeds from federal and state grants and other financial assistance that are to be used for capital improvements. The City received grants from DeKalb County in the amount of \$810,000 and from the Georgia Environmental Finance Authority in the amount of \$687,500 for improvements to Snapfinger Creek and other related projects during 2012. No significant transactions occurred in this fund during the 2018.

**The Capital Projects Fund** was created during 2016 to account for the proceeds from the HOST Tax and other sources that are to be used for capital projects. The City received approximately \$8,800 in Host Taxes for the year expended \$30,000 for a police vehicle during 2018.

**The SPLOST Fund** was created during 2018 to account for the proceeds of the special purpose local option sales tax which was approved by the voters of DeKalb County, Georgia. The City received \$79,856 of SPLOST collections during 2018 and incurred no significant expenditures for the year.

**Proprietary funds.** The City's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail.

## General Fund Budgetary Highlights

The General Fund expenditures for FY 2018 were \$1,110,193 compared to the final budget amount of \$1,215,518. The original budget of \$1,027,638 was amended during the year to account for capital outlay for the purchase of a building to house both the administration and court departments. This purchase will also free up additional space for the police department.

## Capital Asset and Debt Administration

**Capital assets.** The City's investment in capital assets at December 31, 2018 amounts to \$2,747,259 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, automobiles, equipment, and parks. Capital asset expenditures during 2018 included the purchase of an office building for \$137,500 and a new police vehicle for \$30,500. Additional information on the City's capital assets can be found in Note 7 on page 35 of this report.

**Long-term debt.** At the end of the current fiscal year, the City had \$635,976 in outstanding debt consisting of the following:

### CITY OF PINE LAKE'S OUTSTANDING DEBT

	<u>Balance</u>
Governmental Activities:	
Revenue Bonds	\$ 611,400
Capital Lease Obligation	<u>24,576</u>
Total Long-Term Debt	<u>\$ 635,976</u>

The City's total debt decreased by \$59,731 which includes normal debt service payments. Additional information on the City's long-term debt can be found in note 8 on page 36 of this report.

State statutes limit the amount of general obligation debt a governmental entity may issue to 10 percent of its total assessed valuation. The current debt limitation for the City of Pine Lake is approximately \$2,400,000 which is significantly in excess of the City of Pine Lake's outstanding general obligation debt.

## Status of the City of Pine Lake's Economy

- Net assessed property values increased 11.5% for 2018.
- The City was under a moratorium for construction of anything other than single family residential during 2017. However, the commercial component of the City's moratorium was lifted in February 2018. With the upturn in the economy, the City has recognized an increase in not only new construction but renovations as well. That trend has carried forward into 2019.
- DeKalb County residents have approved a Special Purpose Local Option Sales Tax Referendum. The tax is to be collected beginning in 2018 and will be distributed to the County and all the municipalities inside the County. Pine Lake's share of the special purpose local option sales tax is expected to be \$653,289 over the next six years.

The above factors were considered in preparing the City of Pine Lake's budget for F/Y 2019.

## Requests for Information

This financial report is designed to provide a general overview of the City of Pine Lake's finances, comply with finance-related laws and regulations, and demonstrate the City's commitment to public accountability. Questions concerning this report or requests for additional information can be obtained by contacting the City at (404) 292-4250 or at the following address

City of Pine Lake  
P.O. Box 1325  
Pine Lake, GA 30072

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**CITY OF PINE LAKE, GEORGIA  
STATEMENT OF NET POSITION  
DECEMBER 31, 2018**

	<u>Primary Government</u>			<u>Component Unit</u>
	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>	<u>Downtown Dev. Auth.</u>
<b>Assets</b>				
Cash and Cash Equivalents	\$ 565,928	\$ 153,524	\$ 719,452	\$ -
Receivables, net				
Taxes	61,009	-	61,009	-
Accounts	9,947	5,359	15,306	-
Intergovernmental	10,300	-	10,300	-
Internal balances	(7,085)	7,085	-	-
Due from Primary Government	-	-	-	616,204
Prepaid Items	14,728	-	14,728	-
Restricted Assets -				
Cash	292,813	-	292,813	-
Non-Depreciable Capital Assets	166,524	-	166,524	-
Depreciable Capital Assets, Net	<u>2,580,735</u>	<u>-</u>	<u>2,580,735</u>	<u>-</u>
<b>Total Assets</b>	<u>3,694,899</u>	<u>165,968</u>	<u>3,860,867</u>	<u>616,204</u>

See accompanying notes to the basic financial statements.

Continued



**CITY OF PINE LAKE, GEORGIA  
STATEMENT OF NET POSITION  
DECEMBER 31, 2018**

	<u>Primary Government</u>			<u>Component Unit</u>
	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>	<u>Downtown Dev. Auth.</u>
<b>Liabilities</b>				
Accounts payable	\$ 35,004	\$ 498	\$ 35,502	\$ -
Accrued liabilities -				
Salaries and wages	39,407	-	39,407	-
Interest	5,119	-	5,119	4,804
Other	6,075	-	6,075	-
Unearned revenues	4,670	-	4,670	-
Long-Term Liabilities -				
Due Within One Year	57,690	-	57,690	49,778
Due In More Than One Year	<u>578,286</u>	<u>-</u>	<u>578,286</u>	<u>561,622</u>
<b>Total Liabilities</b>	<u>726,251</u>	<u>498</u>	<u>726,749</u>	<u>616,204</u>
<b>Net Position</b>				
Net investment in capital assets	2,111,283	-	2,111,283	-
Restricted for -				
Environmental projects	93,940	-	93,940	-
Capital outlay	205,734	-	205,734	-
Police activities	3,439	-	3,439	-
Unrestricted	<u>554,252</u>	<u>165,470</u>	<u>719,722</u>	<u>-</u>
<b>Total Net Position</b>	<u>\$ 2,968,648</u>	<u>\$ 165,470</u>	<u>\$ 3,134,118</u>	<u>\$ -</u>

See accompanying notes to the basic financial statements.

Concluded

**CITY OF PINE LAKE, GEORGIA  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2018**

<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>Governmental Activities:</b>				
General Government	\$ 245,457	\$ 42,711	\$ -	\$ 7,302
Police and Courts	437,320	236,641	-	42,576
Public Works	262,387	133,219	-	34,478
Culture and Recreation	37,890	-	-	-
Community Development	-	-	-	-
Interest	30,233	-	-	-
Total Governmental Activities	<u>1,013,287</u>	<u>412,571</u>	<u>-</u>	<u>84,356</u>
<b>Business-Type Activities:</b>				
Stormwater Management	<u>37,545</u>	<u>65,681</u>	<u>-</u>	<u>-</u>
Total Business-Type Activities	<u>37,545</u>	<u>65,681</u>	<u>-</u>	<u>-</u>
<b>Total Primary Government</b>	<u>\$ 1,050,832</u>	<u>\$ 478,252</u>	<u>\$ -</u>	<u>\$ 84,356</u>
<b>Component Unit:</b>				
Downtown Development Authority	<u>\$ 28,963</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

General Revenues:

Taxes:

Property  
Franchise  
Intangible  
Motor vehicle  
Insurance premium  
Alcohol beverage  
Occupational  
Real estate transfer  
Other taxes

Investment earnings

Other

Total General Revenues

Transfers

Total General Revenues and Transfers

Change in Net Position

Net Position - Beginning

Net Position - End of Year

See accompanying notes to the basic financial statements.

**Net (Expense) Revenue and  
Changes in Net Position**

<u>Primary Government</u>			<u>Component Unit</u>
<u>Governmental Activities</u>	<u>Business- Type Activities</u>	<u>Total</u>	<u>Downtown Dev. Auth.</u>
\$ (195,444)	\$ -	\$ (195,444)	\$ -
(158,103)	-	(158,103)	-
(94,690)	-	(94,690)	-
(37,890)	-	(37,890)	-
-	-	-	-
(30,233)	-	(30,233)	-
<u>(516,360)</u>	<u>-</u>	<u>(516,360)</u>	<u>-</u>
-	28,136	28,136	-
-	28,136	28,136	-
<u>(516,360)</u>	<u>28,136</u>	<u>(488,224)</u>	<u>-</u>
-	-	-	(28,963)
533,646	-	533,646	-
37,218	-	37,218	-
20,105	-	20,105	-
20,635	-	20,635	-
52,251	-	52,251	-
5,037	-	5,037	-
10,107	-	10,107	-
20,705	-	20,705	-
9,797	-	9,797	-
2,995	10	3,005	28,963
16,987	-	16,987	-
<u>729,483</u>	<u>10</u>	<u>729,493</u>	<u>28,963</u>
-	-	-	-
<u>729,483</u>	<u>10</u>	<u>729,493</u>	<u>28,963</u>
213,123	28,146	241,269	-
<u>2,755,525</u>	<u>137,324</u>	<u>2,892,849</u>	<u>-</u>
<u>\$ 2,968,648</u>	<u>\$ 165,470</u>	<u>\$ 3,134,118</u>	<u>\$ -</u>

**CITY OF PINE LAKE, GEORGIA**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2018**

	<u>General Fund</u>	<u>Special Revenue</u>	<u>Capital Projects</u>	
		<u>McAllister Environmental Fund</u>	<u>Revenue Bond Fund</u>	<u>Grant Fund</u>
<b>ASSETS</b>				
Cash	\$ 565,928	\$ -	\$ -	\$ -
Receivables-				
Accounts	9,947	-	-	-
Taxes	61,009	-	-	-
Intergovernmental	-	-	-	-
Due from other funds	-	-	-	-
Prepaid items	14,728	-	-	-
Cash - restricted	3,439	93,940	78,065	4,171
<b>Total assets</b>	<u>\$ 655,051</u>	<u>\$ 93,940</u>	<u>\$ 78,065</u>	<u>\$ 4,171</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 35,004	\$ -	\$ -	\$ -
Accrued salaries and wages	39,407	-	-	-
Accrued other	6,075	-	-	-
Due to other funds	7,085	-	-	-
Unearned Revenue	4,670	-	-	-
Total liabilities	<u>92,241</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	<u>29,343</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE</b>				
Nonspendable - Prepaid items	14,728	-	-	-
Restricted -				
Environmental projects	-	93,940	-	-
Capital projects	-	-	78,065	4,171
Police activities	3,439	-	-	-
Assigned for next year's budget	19,476	-	-	-
Unassigned	495,824	-	-	-
Total fund balance	<u>533,467</u>	<u>93,940</u>	<u>78,065</u>	<u>4,171</u>
<b>Total liabilities, deferred inflows of resources and fund balance</b>	<u>\$ 655,051</u>	<u>\$ 93,940</u>	<u>\$ 78,065</u>	<u>\$ 4,171</u>

See accompanying notes to the basic financial statements.

<u>Capital Projects</u>		<u>Total</u>
<u>Capital</u>	<u>SPLOST</u>	<u>Governmental</u>
<u>Projects</u>	<u>Fund</u>	<u>Funds</u>
<u>Fund</u>		
\$ -	\$ -	\$ 565,928
-	-	9,947
-	-	61,009
-	10,300	10,300
-	-	-
-	-	14,728
<u>43,791</u>	<u>69,407</u>	<u>292,813</u>
\$ <u>43,791</u>	\$ <u>79,707</u>	\$ <u>954,725</u>

\$ -	\$ -	\$ 35,004
-	-	39,407
-	-	6,075
-	-	7,085
-	-	4,670
<u>-</u>	<u>-</u>	<u>92,241</u>
<u>-</u>	<u>-</u>	<u>29,343</u>

-	-	14,728
-	-	93,940
43,791	79,707	205,734
-	-	3,439
-	-	19,476
-	-	495,824
<u>43,791</u>	<u>79,707</u>	<u>833,141</u>
\$ <u>43,791</u>	\$ <u>79,707</u>	\$ <u>954,725</u>

**CITY OF PINE LAKE, GEORGIA**  
**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF NET POSITION**  
**DECEMBER 31, 2018**

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

Total fund balances -- total governmental funds	\$ 833,141
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	2,747,259
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the funds: Unavailable revenues	29,343
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Revenue bond obligation - DDA	(611,400)
Capital lease obligation	(24,576)
Accrued interest payable	<u>(5,119)</u>
Net Position of governmental activities.	<u>\$ 2,968,648</u>

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

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**CITY OF PINE LAKE, GEORGIA  
GOVERNMENTAL FUNDS  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
FOR THE YEAR ENDED DECEMBER 31, 2018**

	General Fund	Special Revenue	Capital Projects	
		McAllister Environmental Fund	Revenue Bond Fund	Grant Fund
<b>REVENUES</b>				
Taxes	\$ 704,647	\$ -	\$ -	\$ -
Licenses and permits	14,184	-	-	-
Intergovernmental	-	-	-	-
Charges for services	134,141	-	-	-
Fines and forfeitures	235,683	-	-	-
Interest	1,592	9	1,381	5
Rental Income	28,527	-	-	-
Other	11,896	-	-	-
<b>Total revenues</b>	<u>1,130,670</u>	<u>9</u>	<u>1,381</u>	<u>5</u>
<b>EXPENDITURES</b>				
Current-				
General government	241,832	-	-	-
Municipal court	163,427	-	-	-
Police	256,610	-	-	-
Public works	185,856	-	-	696
Culture and recreation	29,354	-	-	-
Capital Outlay	142,395	-	-	-
Debt Service -				
Principal	59,731	-	-	-
Interest	30,988	-	-	-
Debt issue cost	-	-	-	-
<b>Total expenditures</b>	<u>1,110,193</u>	<u>-</u>	<u>-</u>	<u>696</u>
Excess of revenues over (under) expenditures	20,477	9	1,381	(691)
<b>Other financing sources (uses):</b>				
Proceeds from debt issuance	-	-	-	-
Proceeds from asset disposition	5,430	-	-	-
Transfers	-	-	-	-
<b>Total other financing sources (uses):</b>	<u>5,430</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	25,907	9	1,381	(691)
Fund balance - beginning	<u>507,560</u>	<u>93,931</u>	<u>76,684</u>	<u>4,862</u>
<b>Fund balance - ending</b>	<u>\$ 533,467</u>	<u>\$ 93,940</u>	<u>\$ 78,065</u>	<u>\$ 4,171</u>

See accompanying notes to the basic financial statements.



**Capital Projects**

<b>Capital Projects Fund</b>	<b>SPLOST Fund</b>	<b>Total</b>
\$ 8,772	\$ -	\$ 713,419
-	-	14,184
-	79,856	79,856
-	-	134,141
-	-	235,683
8	-	2,995
-	-	28,527
-	-	11,896
<u>8,780</u>	<u>79,856</u>	<u>1,220,701</u>
-	149	241,981
-	-	163,427
-	-	256,610
19	-	186,571
-	-	29,354
30,021	-	172,416
-	-	59,731
-	-	30,988
-	-	-
<u>30,040</u>	<u>149</u>	<u>1,141,078</u>
(21,260)	79,707	79,623
-	-	-
-	-	5,430
-	-	-
-	-	5,430
(21,260)	79,707	85,053
<u>65,051</u>	<u>-</u>	<u>748,088</u>
<u>\$ 43,791</u>	<u>\$ 79,707</u>	<u>\$ 833,141</u>

**CITY OF PINE LAKE, 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, 2018**

Net change in fund balances -- total governmental funds \$ 85,053

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.

Capital outlays	167,520
Depreciation expense	(100,383)

Long term debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net assets. Repayment of long term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of Net Position.

Repayments of debt	59,731
Proceeds from debt issue	-

The net effect of other miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position. This is the net amount of capital assets donated and written off. 4,500

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. This is the difference between the beginning and ending deferred revenue balances related to timing differences. (4,053)

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:

Change in accrued interest payable	755
------------------------------------	-----

Change in Net Position of governmental activities. \$ 213,123

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

**CITY OF PINE LAKE, GEORGIA  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE -- BUDGET (GAAP BASIS) AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2018**

	BUDGET AMOUNTS		ACTUAL	VARIANCE
	ORIGINAL	FINAL		
<b>REVENUES</b>				
Taxes	\$ 615,500	\$ 615,500	\$ 704,647	\$ 89,147
Licenses and permits	16,025	16,025	14,184	(1,841)
Intergovernmental grants	-	-	-	-
Charges for services	173,085	150,085	134,141	(15,944)
Fines, fees and forfeitures	204,528	198,837	235,683	36,846
Investment income	2,500	2,500	1,592	(908)
Miscellaneous	6,500	29,740	40,423	10,683
<b>Total revenues</b>	<u>1,018,138</u>	<u>1,012,687</u>	<u>1,130,670</u>	<u>117,983</u>
<b>EXPENDITURES</b>				
Current				
General Government	262,113	261,729	241,832	19,897
Municipal Court	151,454	163,497	163,427	70
Police	278,268	280,878	256,610	24,268
Public Works	207,822	208,562	185,856	22,706
Culture and Recreation	33,447	33,447	29,354	4,093
Capital Outlay	-	172,869	142,395	30,474
Debt Service				
Principal	63,666	61,619	59,731	1,888
Interest	30,868	32,917	30,988	1,929
<b>Total expenditures</b>	<u>1,027,638</u>	<u>1,215,518</u>	<u>1,110,193</u>	<u>105,325</u>
Excess of revenues over (under) expenditures	(9,500)	(202,831)	20,477	223,308
<b>Other financing sources (uses):</b>				
Proceeds from debt issuance	-	-	-	-
Proceeds from asset disposition	3,000	3,000	5,430	2,430
Transfers	-	30,500	-	(30,500)
<b>Total other financing sources (uses):</b>	<u>3,000</u>	<u>33,500</u>	<u>5,430</u>	<u>(28,070)</u>
Net change in fund balance	(6,500)	(169,331)	25,907	195,238
Fund balance - beginning	<u>507,560</u>	<u>507,560</u>	<u>507,560</u>	<u>-</u>
<b>Fund balance - ending</b>	<u>\$ 501,060</u>	<u>\$ 338,229</u>	<u>\$ 533,467</u>	<u>\$ 195,238</u>

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

**CITY OF PINE LAKE, GEORGIA**  
**McALLISTER ENVIRONMENTAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE -- BUDGET (GAAP BASIS) AND ACTUAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**

	*BUDGET ORIGINAL / FINAL	ACTUAL	VARIANCE
<b>REVENUES</b>			
Investment income	\$ -	\$ 9	\$ 9
Intergovernmental	-	-	-
Miscellaneous	-	-	-
<b>Total revenues</b>	<u>-</u>	<u>9</u>	<u>9</u>
<b>EXPENDITURES</b>			
Current			
Public Works	1,200	-	1,200
Capital Outlay	-	-	-
<b>Total expenditures</b>	<u>1,200</u>	<u>-</u>	<u>1,200</u>
Excess of revenues over (under) expenditures	(1,200)	9	1,209
<b>Other financing sources (uses):</b>			
Proceeds from deletion of capital assets	-	-	-
Transfers	-	-	-
<b>Total other financing sources (uses):</b>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(1,200)</u>	<u>9</u>	<u>1,209</u>
Fund balance - beginning	<u>93,931</u>	<u>93,931</u>	<u>-</u>
<b>Fund balance - ending</b>	<u>\$ 92,731</u>	<u>\$ 93,940</u>	<u>\$ 1,209</u>

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

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**CITY OF PINE LAKE, GEORGIA**  
**STATEMENTS OF NET POSITION**  
**PROPRIETARY FUNDS**  
**DECEMBER 31, 2018 AND 2017**

	<b>STORMWATER FUND</b>	
	<b>2018</b>	<b>2017</b>
<b>ASSETS</b>		
<b>Current assets</b>		
Cash	\$ 153,524	\$ 104,089
Accounts receivable	5,359	7,730
Due from other funds	7,085	25,505
Total current assets	165,968	137,324
<b>Total assets</b>	<b>165,968</b>	<b>137,324</b>
 <b>LIABILITIES</b>		
<b>Current liabilities</b>		
Accounts payable	498	-
Due to other funds	-	-
Total current liabilities	498	-
<b>Long-term liabilities</b>	-	-
<b>Total liabilities</b>	<b>498</b>	<b>-</b>
 <b>NET POSITION</b>		
Investment in capital assets	-	-
Unrestricted	165,470	137,324
Total Net Assets	<b>\$ 165,470</b>	<b>\$ 137,324</b>

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

**CITY OF PINE LAKE, GEORGIA  
STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN NET POSITION  
PROPRIETARY FUNDS  
DECEMBER 31, 2018 AND 2017**

	<b>STORMWATER FUND</b>	
	<b>2018</b>	<b>2017</b>
<b>OPERATING REVENUES</b>		
Charges for services	\$ 65,681	\$ 65,759
Total operating revenues	65,681	65,759
<b>OPERATING EXPENSES</b>		
Salaries and benefits	29,663	13,045
Contract services	7,882	19,210
Supplies	-	157
Total operating expenses	37,545	32,412
Operating income (loss)	28,136	33,347
<b>NON-OPERATING INCOME (EXPENSE)</b>		
Interest income	10	-
Change in net position	28,146	33,347
NET POSITION - BEGINNING	137,324	103,977
<b>NET POSITION - ENDING</b>	\$ 165,470	\$ 137,324

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

**CITY OF PINE LAKE, GEORGIA  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
DECEMBER 31, 2018 AND 2017**

**STORMWATER FUND**

	<u>2018</u>	<u>2017</u>
<b>Cash flows from operating activities:</b>		
Cash received from customers and users	\$ 68,052	\$ 63,957
Cash paid to suppliers for goods	(21,651)	(22,459)
Cash paid to employees	(15,396)	(11,953)
Net cash provided from operating activities	<u>31,005</u>	<u>29,545</u>
<b>Cash flows from investing activities:</b>		
Interest	<u>10</u>	<u>-</u>
Net cash from investing activities	<u>10</u>	<u>-</u>
<b>Cash flows from non-capital financing activities:</b>		
(Increase) decrease in due to/from other funds	18,420	(6,899)
FEMA grant	<u>-</u>	<u>-</u>
Net cash flows from non-capital financing activities	<u>18,420</u>	<u>(6,899)</u>
<b>Cash flows from capital financing activities:</b>		
Purchase of capital assets	<u>-</u>	<u>-</u>
Net cash flows from capital financing activities	<u>-</u>	<u>-</u>
Net cash flows	49,435	22,646
Cash and cash equivalents - beginning	<u>104,089</u>	<u>81,443</u>
<b>Cash and cash equivalents - ending</b>	<u>\$ 153,524</u>	<u>\$ 104,089</u>

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



**CITY OF PINE LAKE, GEORGIA  
STATEMENTS OF CASH FLOWS  
PROPRIETARY FUNDS**

**RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED  
BY OPERATING ACTIVITIES**

	<u>STORMWATER FUND</u>	
	<u>2018</u>	<u>2017</u>
<b>Operating income (loss)</b>	<u>\$ 28,136</u>	<u>\$ 33,347</u>
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation and amortization	-	-
(Increase) decrease in receivables	2,371	(1,802)
Increase (decrease) in accounts payable	<u>498</u>	<u>(2,000)</u>
Total adjustments	<u>2,869</u>	<u>(3,802)</u>
<b>Net cash from operating activities</b>	<u><u>\$ 31,005</u></u>	<u><u>\$ 29,545</u></u>

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

**CITY OF PINE LAKE, GEORGIA  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:**

**A. Basis of Presentation**

The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established in GAAP and used by the City are discussed below.

**B. The Reporting Entity**

The City of Pine Lake, Georgia (the City) was established in 1937 and is located in DeKalb County. The City provides a variety of services to approximately 706 residents. These services are provided in whole by the City. These services include public safety, culture and recreation, sanitation, public improvements, planning and zoning, stormwater management and general administrative services.

Governmental Accounting Standards Board Statement (GASB) No. 14, as amended by GASB No. 61 defines the reporting entity for determining which potential component units should be included in a primary government's financial statements. Inclusion is based on organization's for which the primary government is financially accountable. In addition, the primary government may determine, through exercise of management's professional judgment, that the inclusion of an organization that does not meet the financial accountability criteria is necessary in order to prevent the reporting entity's financial statements from being misleading. In such instances, the organization should be included as a component unit. The criteria for determining financial accountability includes appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits or to impose specific financial burdens on the City regardless of whether the organization has a separate elected or appointed governing board. Blended component units, although legally separate entities, are, in substance part of the government's operations and are reported with similar funds of the primary government. Using the above criteria, the City has included in the City's financial report the City of Pine Lake Downtown Development Authority because of the significance of its operational and financial relationship with the City.

**Discretely Presented Component Unit –**

The component unit column in the Government – Wide Financial Statements includes the financial data of City of Pine Lake, Georgia Downtown Development Authority. This component unit is reported in a separate column to emphasize that it is legally separate from the City. The City of Pine Lake, Georgia Downtown Development Authority was organized to develop and promote commerce, industry and general welfare within the City. The City appoints the Authority's board members and reviews the annual budget. Funding of the Authority is provided by the City's General Fund. Separate financial statements for the Authority are not issued.

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued):**

**C. Basic Financial Statements—Government-Wide Statements**

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type.

The government-wide Statement of Net Position presents the financial condition of the governmental and business-type activities of the City at year end. The statement is presented on a consolidated basis and is reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net position is reported in three parts—net investment in capital assets; restricted net position; and unrestricted net position. The City first utilizes restricted resources to finance qualifying activities.

The government-wide Statement of Activities presents a comparison between direct expenses and program revenues for each program or function of the City's governmental activities and for business-type activities of the City. Direct expenses are those that are specifically associated with a service, program, or department and therefore clearly identifiable to a particular function. The City does not allocate indirect cost. Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program, and interest earned on grants that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues of the City, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program or business activity self-financing or draws from the general revenues of the City.

The net costs (by function) are normally covered by general revenue (property taxes, franchise taxes, intergovernmental revenues, interest income, etc.).

This government-wide focus is more on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activities.

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued):**

**D. Basic Financial Statements-Fund Financial Statements**

The financial transactions of the City are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. Fund financial statements are designed to present financial information of the City at this more detailed level. The focus of governmental and enterprise fund financial statements is on major funds. Each major fund is presented in a separate column. Non-major funds, if any, are aggregated and presented in a single column.

**Governmental Fund Types** – Governmental funds are those through which most governmental functions of the City are financed. Governmental fund reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance. The following are the City's major governmental funds:

**General Fund** – The General Fund is the primary operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

**McAllister Environmental Special Revenue Fund** – This fund was created in 2010 to account for the proceeds from the bequest of Dr. Ann Dunn McAllister. Proceeds are to be used to support the work being done toward the growth and preservation of the natural environment as a bird-friendly habitat.

**Revenue Bond Capital Projects Fund** – This fund was created during 2010 to account for the proceeds from a 2009 bond issue. The proceeds are to be used for various items specified in the bond agreement.

**Grant Capital Projects Fund** – This fund was created during 2011 to account for the proceeds from federal and state grants and other financial assistance to be used for capital improvements.

**Capital Projects Fund** – This fund was created during 2015 to account for the proceeds from the HOST tax and other sources that are to be used for capital projects.

**SPLOST Capital Projects Fund** – The SPLOST Fund is used by the City to account for acquisition and construction of major capital facilities and equipment that were approved by the voters of DeKalb County, Georgia through the special purpose local option sales tax referendum.

**Proprietary Fund Type** – Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position, and cash flows. The City's proprietary funds are classified as enterprise funds. Enterprise funds may be used to account for any activity for which a fee is charged to external users for goods or services. The following are the City's major enterprise funds:

**Stormwater Management Enterprise Fund** - The Stormwater Management Enterprise Fund is used to account for the revenues generated from the charges for stormwater management provided to the citizens of the City.

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued):**

**E. Measurement Focus**

**Government-wide Financial Statements** – The government-wide financial statements are prepared using the economic resources measurement focus. All assets and all liabilities associated with the operation of the City are included on the statement of net position.

**Fund Financial Statements** – All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures, and changes in fund balances reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of government-wide financial statements are prepared. Therefore, governmental fund financial statements include reconciliation with brief explanations to better identify the relationship between the government-wide and the statements for governmental funds.

Like the government-wide statements, all proprietary funds are accounted for on a flow of economic resources measurement focus. All assets and all liabilities associated with the operation of these funds are included on the statement of fund net position. The statement of changes in revenues, expenses, and changes in fund net position presents increases (i.e., revenues) and decreases (i.e., expenses) in net position. The statement of cash flows provides information about how the City finances and meets the cash flow needs of its proprietary activities.

On the proprietary funds financial statements, operating revenues are those that flow directly from the operations of the activity, i.e. charges to customers or users who purchase or use the goods or services of that activity. Operating expenses are those that are incurred to provide the goods or services. Non-operating revenues and expenses are items such as investment income and interest expense that are not a result of the direct operations of the activity.

**F. Basis of Accounting**

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied.

**1. Accrual**

Government-wide financial statements are presented on the accrual basis of accounting; proprietary funds also use the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

**2. Modified Accrual:**

The governmental funds financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. “Available” means collectible within the current period or within 60 days after year end. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. The exception to this general rule is that principal and interest on general obligation long-term debt, if any, is recognized when due.

(See Independent Auditor’s Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued):**

**F. Basis of Accounting, continued**

Those revenues susceptible to accrual are taxes, state and federal grants, interest revenue and charges for services. Major revenues that are determined not to be susceptible to accrual because they are either not available soon enough to pay liabilities of the current period or are not objectively measurable include licenses, penalties, fines and forfeitures and miscellaneous revenues which are recorded as revenues when received in cash. Those revenues that are measurable but are not collected within 60 days after year end are recorded as unavailable revenues.

**G. Cash and Investments**

Cash 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. For purposes of the statement of cash flows, the Enterprise Funds consider all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

The City did not have any investments as of December 31, 2018. For reporting purposes, all investments, if any, are recorded at fair value.

In applying GASB Statement No. 31, the City utilized the following methods and assumptions as of December 31, 2018:

1. Fair value is based on quoted market prices as of the valuation date;
2. The investment portfolio did not hold investments in any of the following: a) items required to be reported at amortized costs; b) items subject to involuntary participation in an external pool; and, c) items associated with a fund other than the fund to which the income is assigned.

The City's policy is to hold investments until maturity.

**H. Inventory**

Inventory is valued at the lower of cost (first-in, first-out) or market. Inventory, if any, in the General Fund consists of expendable supplies held for consumption. The cost is recorded as expenditure at the time individual inventory items are used, rather than in the period purchased. Reported inventories are equally offset by a fund balance reserve, which indicates that they do not constitute "available spendable resources" even though they are a component of net current assets. Inventories of the enterprise fund, if any, consist of various repair parts and supplies.

**I. Prepaid Expenses**

Payments made to vendors for service that will benefit periods beyond December 31, 2018 are recorded as prepaid items and are expensed during the period benefited.

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued):**

**J. Restricted Assets**

Certain proceeds from the City’s revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The “revenue bond construction fund” account is used to segregate bond proceeds that are to be used for the purposes specified in the bond agreement. The “debt service reserve fund” account is used to report resources set aside to make up potential future deficiencies in the revenue bond current debt service account.

**K. Capital Assets**

General capital assets are capital assets which are associated with and generally arise from governmental activities. They generally result from expenditures in governmental funds. General capital assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the fund financial statements. Capital assets utilized by the proprietary funds are reported both in the business-type activities column of the government-wide statement of net position and in the respective funds.

Capital assets purchased or acquired with an original cost of \$500 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Interest incurred during the construction phase of capital assets is not included as part of the capitalized value of the assets constructed. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Buildings and structures	20-50 years
Furniture and equipment	5-10 years
Infrastructure	10-50 years

The City only reports infrastructure assets purchased subsequent to December 31, 2004.

**L. Bond Premiums, Discounts and Issuance Cost**

For governmental fund types, bond premiums and discounts, as well as issuance costs, are recognized during the current period. Bond proceeds are reported as other financing source net of the applicable premium or discount. Issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures. For government-wide statements and proprietary fund types, bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method. Bonds payable are at the gross amount payable. Issuance costs are reported as an expense in the year incurred.

(See Independent Auditor’s Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued):**

**M. Accrued Liabilities and Long-Term Obligations**

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements. All payables, accrued liabilities, and long-term obligations payable from proprietary funds are reported on the proprietary fund financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources, are reported as obligations of the funds. However, claims and judgments and compensated absences that will be paid from governmental funds are reported as liability in the fund financial statements only to the extent that they are due for payment during the current year. Long-term loans are recognized as a liability on the governmental fund financial statements when due.

**N. Revenues**

Substantially all governmental fund revenues are accrued. When applicable, property taxes are billed and collected within the same period in which the taxes are levied. In applying GASBS No. 33 to grant revenues, the provider recognizes liabilities and expenses and the recipient recognizes receivables and revenue when the applicable eligibility requirements, including time requirements, are met. Resources transmitted before the eligibility requirements are met are reported as advances by the provider and deferred revenue by the recipient.

**O. Expenditures**

Expenditures are recognized when the related fund liability is incurred. Inventory costs are reported in the period when inventory items are used, rather than in the period purchased.

**P. Compensated Absences**

The City accrues accumulated unpaid vacation and sick leave benefits, which will be paid to employees upon separation from service, when earned (or estimated to be earned) by the employee. The noncurrent portion (the amount estimated to be used in subsequent fiscal years) for governmental funds is maintained separately and represents a reconciling item between the fund and government-wide presentations. In accordance with the provisions of Statement No. 16 of the Governmental Accounting Standards Board, Accounting for Compensated Absences, no liability is recorded for nonvesting accumulating rights to receive sick pay benefits.

**Q. Interfund Activity**

Interfund activity is reported as either loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental funds are netted as part of the reconciliation to the government-wide financial statements.

**R. Encumbrances**

Encumbrances accounting, under which purchase orders, contracts, and other commitments for the expenditures of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed by the City.

(See Independent Auditor's Report).



**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued):**

**S. Deferred Outflows / Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflow of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense / expenditures) until then. The government has no items that qualify for reporting in this category as of December 31, 2018.

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 position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and sanitation fees.

**T. Fund Equity – Governmental Funds**

As of December 31, 2018, fund balances of the governmental funds are classified as follows:

**Nonspendable** – amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

**Restricted** – amounts that can be spent only for specific purposes because of constitutional provisions, charter requirements or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

**Committed** – amounts that can be used only for specific purposes determined by a formal action of City of Pine Lake’s Council. Pine Lake’s Council is the highest level of decision making authority for the City. Commitments may be established, modified, or rescinded only through ordinances approved by City Council prior to end of the fiscal year. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken to remove or revise the limitation.

**Assigned** – amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. Only the City Council may assign amounts for specific purposes through passage of a resolution. Unlike commitments, assignments generally only exist temporarily and do not normally have to have an additional action taken for their removal.

**Unassigned** – all other spendable amounts.

As of December 31, 2018, fund balances are composed of the following:

	General Fund	McAllister Environmental Fund	Revenue Bond Fund	Grant Fund	Capital Projects Fund	SPLOST Fund
Nonspendable:						
Prepays	\$ 14,728	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted:						
Environmental projects	-	93,940	-	-	-	-
Capital projects	-	-	78,065	4,171	43,791	79,707
Police activities	3,439	-	-	-	-	-
Assigned - 2019 budget	19,476	-	-	-	-	-
Unassigned	495,824	-	-	-	-	-
Total Fund Balances	\$ 533,467	\$ 93,940	\$ 78,065	\$ 4,171	\$ 43,791	\$ 79,707

(See Independent Auditor’s Report).

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued):**

**T. Fund Equity – Governmental Funds, Continued**

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the City Council has provided otherwise in its commitment or assignment actions.

**U. Net Position**

Net position represents the difference between assets plus deferred outflows of resources and liabilities and deferred inflows of resources. Net investment in capital assets, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, constructions, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The City's government-wide statement of net position reports \$303,113 in restricted net position, of which \$123,498 is restricted by enabling legislation.

**V. Estimates**

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

**W. Budgets and Budgetary Accounting**

The City Council adopts an annual budget for all of the City's funds. Public hearings are conducted to obtain taxpayer comments. The operating budget includes proposed expenditures and the means of financing them. The budget is legally enacted by the passage of an ordinance. Any revisions that alter the total expenditures of any department must be approved by City Council. Formal budgetary integration is employed as a management control device during the year.

Governmental fund type budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) at the legal level of budgetary control which is the department level. Expenditures may not exceed the appropriations within a fund. Council must approve all line item transfers. Budgets, as reported in the financial statements, are as amended in April 2019. All annual appropriations lapse at year end.

**2. CASH AND INVESTMENTS**

**Custodial Credit Risk – Deposits.** Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The City follows the State's requirement for all deposits in excess of Federal Deposit Insurance be collateralized by securities equal to at least 110% of the excess deposits. As of December 31, 2018, the City's deposits were adequately collateralized.

**Investments**

Investments - Statutes authorize the City to invest in obligations of the United States and of its agencies and instrumentalities, bonds of the State of Georgia and its agencies, instrumentalities and political subdivisions, and certificates of deposit of national or state banks that are fully insured or collateralized by United States obligations.

The City had no investments as of December 31, 2018.

(See Independent Auditor's Report).

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**3. PROPERTY TAX**

Property taxes were levied on June 30, 2018 and are due 60 days after the receipt of the tax notice. Property taxes attach as an enforceable lien on the property as of January 1. The City has obtained the service of DeKalb County to bill and collect the City's property taxes. The County remits monies collected to the City on a semi-monthly basis. Property taxes receivable at December 31, 2018 amounted to \$35,753.

**4. INTERGOVERNMENTAL REVENUES AND RECEIVABLES**

Intergovernmental revenues and receivables as of and for the year ended December 31, 2018 were as follow:

	<u>Revenues</u>	<u>Receivables</u>
DeKalb County - Special Purpose Local Option Sales Taxes	<u>\$ 79,856</u>	<u>\$ 10,300</u>

**5. RECEIVABLES**

Receivables as of year-end, including the applicable allowances for uncollectible accounts, were as follow:

	<u>General</u>	<u>SPLOST</u>	<u>Stormwater</u>
Taxes	\$ 61,009	\$ -	\$ -
Accounts	9,947		5,359
Intergovernmental	<u>-</u>	<u>10,300</u>	<u>-</u>
Gross Receivables	70,956	10,300	5,359
Less: Allowance for Uncollectibles	<u>-</u>	<u>-</u>	<u>-</u>
Net Total Receivables	<u>\$ 70,956</u>	<u>\$ 10,300</u>	<u>\$ 5,359</u>

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**6. INTER-FUND TRANSACTIONS**

Individual fund interfund receivable and payable balances at December 31, 2018 were as follows:

Payable To	Payable From			Total
	General Fund	Capital Projects Fund	Stormwater Fund	
Stormwater	\$ 7,085	\$ -	\$ -	\$ 7,085
General Fund	-	-	-	-
Totals	<u>\$ 7,085</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,085</u>

The City’s General Fund’s operating bank account receives all deposits from the general fund and the stormwater operations. All monies collected for the stormwater fund and all expenditures paid for the stormwater fund are made through the general fund’s operating bank account. The cumulative net amount over the years (receipts over expenditures) is due to/from the stormwater fund.

There were no operating transfers between funds for the year ended December 31, 2018.

(See Independent Auditor’s Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**7. PROPERTY, PLANT AND EQUIPMENT**

Capital asset activity for the year ended December 31, 2018 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<b>Governmental Activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 113,024	\$ 53,500	\$ -	\$ 166,524
Construction in progress	-	-	-	-
Total	<u>113,024</u>	<u>53,500</u>	<u>-</u>	<u>166,524</u>
Capital assets being depreciated:				
Buildings and structures	570,988	84,000	-	654,988
Infrastructure	2,535,511	-	-	2,535,511
Furniture and equipment	<u>541,609</u>	<u>34,520</u>	<u>(52,471)</u>	<u>523,658</u>
Total capital assets being depreciated	<u>3,648,108</u>	<u>118,520</u>	<u>(52,471)</u>	<u>3,714,157</u>
Less accumulated depreciation for:				
Buildings and structures	162,337	12,362	-	174,699
Infrastructure	466,911	62,583	-	529,494
Furniture and equipment	<u>456,262</u>	<u>25,438</u>	<u>(52,471)</u>	<u>429,229</u>
Total accumulated depreciation	<u>1,085,510</u>	<u>100,383</u>	<u>(52,471)</u>	<u>1,133,422</u>
Total capital assets being depreciated, net	<u>2,562,598</u>	<u>18,137</u>	<u>-</u>	<u>2,580,735</u>
Governmental capital assets, net	<u>\$ 2,675,622</u>	<u>\$ 71,637</u>	<u>\$ -</u>	<u>\$ 2,747,259</u>

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

General Government	\$ 2,200
Police and Courts	16,389
Parks and Recreation	8,536
Public Works	<u>73,258</u>
Total depreciation expense	<u>\$ 100,383</u>

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**8. LONG-TERM DEBT**

**Changes in Long-Term Debt**

The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended December 31, 2018:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Current Portion</u>
<b>Governmental Activities</b>					
Intergovernmental Agreement -					
DDA Bonds Payable	\$ 659,039	\$ -	\$ (47,639)	\$ 611,400	\$ 49,778
Capital Leases	<u>36,668</u>	<u>-</u>	<u>(12,092)</u>	<u>24,576</u>	<u>7,912</u>
Total Governmental Activity					
Long-Term Debt	<u>\$ 695,707</u>	<u>\$ -</u>	<u>\$ (59,731)</u>	<u>\$ 635,976</u>	<u>\$ 57,690</u>

The City's General Fund is typically used to liquidate all governmental activity long-term liabilities.

**Governmental Activities Long-Term Obligations -**

The Governmental activities long-term obligations as of December 31, 2018 consist of the following:

An intergovernmental agreement to provide funding for the debt servicing of revenue bonds issued by the Pine Lake Downtown Development Authority in the amount of \$1,023,307, the proceeds are to be used by the City to make various environmental, recreational and street improvements, interest is charged at 4.49%, due in equal annual installments of \$77,230, matures October 2028.	\$ 611,400
Capital lease for the financing of equipment with an original cost of \$39,606, interest at 3.42%, due in yearly installments, matures January 2021.	<u>24,576</u>
Total	<u>\$ 635,976</u>

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**8. LONG-TERM DEBT - (Continued)**

**Governmental Activities Long Term Obligations– Continued**

Annual repayment requirements to amortize all long-term obligations as they mature are as follows:

Year Ending 12/31	REVENUE BONDS		CAPITAL LEASES		Total
	Principal	Interest	Principal	Interest	
2019	\$ 49,778	\$ 27,452	\$ 7,912	\$ 839	\$ 85,981
2020	52,013	25,217	8,184	568	85,982
2021	54,349	22,881	8,480	289	85,999
2022	56,789	20,441	-	-	77,230
2023	59,339	17,891	-	-	77,230
2024	62,003	15,227	-	-	77,230
2025	64,787	12,443	-	-	77,230
2026	67,696	9,534	-	-	77,230
2027	70,735	6,495	-	-	77,230
2028	73,911	3,319	-	-	77,230
	<u>\$ 611,400</u>	<u>\$ 160,900</u>	<u>\$ 24,576</u>	<u>\$ 1,696</u>	<u>\$ 798,572</u>

Asset purchased under capital lease obligations are capitalized and depreciated in accordance with the City’s capitalization policy. Depreciation expense for the year for assets under capital lease obligations amounted to \$7,921 and accumulated depreciation as of December 31, 2018 was \$19,142.

**9. UNAVAILABLE REVENUES**

Unavailable revenues as of December 31, 2018, reported in the Governmental Fund’s balance sheet, consisted of the following revenue items which had been earned and were measurable but were not received within 60 days after year end and therefore were not considered available:

Property taxes	\$ 22,281
Sanitation fees	<u>7,062</u>
Total deferred revenues - Governmental Funds	<u>\$ 29,343</u>

(See Independent Auditor’s Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**10. DOWNTOWN DEVELOPMENT AUTHORITY BOND ISSUE**

In October 2009 the Pine Lake Downtown Development Authority issued revenue bonds in the amount of \$1,023,307. The proceeds are to be used by the City to make various capital improvements. The City and the Downtown Development Authority did enter into an intergovernmental agreement whereby the City has guaranteed funding for the debt service of the bond issue. As a result the Downtown Development Authority has recorded a liability for the bonds payable and accrued interest payable and an amount due from the City in the amount of \$616,204 as of December 31, 2018. The City has also recorded a liability in the governmental – wide financial statements for the amount due under the intergovernmental agreement. Annual debt service requirements to maturity for the revenue bonds are as follows:

Year Ending 12/31	REVENUE BONDS	
	Principal	Interest
2019	\$ 49,778	\$ 27,452
2020	52,013	25,217
2021	54,349	22,881
2022	56,789	20,441
2023	59,339	17,891
2024	62,003	15,227
2025	64,787	12,443
2026	67,696	9,534
2027	70,735	6,495
2028	73,911	3,319
	<u>\$ 611,400</u>	<u>\$ 160,900</u>

(See Independent Auditor’s Report)



**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**11. JOINT VENTURES**

**Atlanta Regional Commission**

Under Georgia law, the City, in conjunction with other cities and counties in the Metro Atlanta area, is a member of the Atlanta Regional Commission (ARC). Membership in this organization is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organizational structure of the Commission in Georgia. The Board's membership includes the chief elected official of each county and one representative from each member county and 15 citizen representatives. 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:

Atlanta Regional Commission  
 3715 Northside Parkway  
 Building 200, Suite 300  
 Atlanta, Georgia 30327

**12. RISK MANAGEMENT**

The City of Pine Lake is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The City is a member of Georgia Interlocal Risk Management Agency. This membership allows the City to share liability, crime, motor vehicle and property damage risks.

Coverages are as follows:

Coverage Description – Property:	
Buildings and contents – (Blanket)	\$1,774,683
Automobile physical damage	Per Application on file with GIRMA
Coverage Description – Casualty:	
Comprehensive general liability	\$ 600,000
Automobile liability	\$ 750,000
Errors and omissions (Public Officials)	\$ 600,000
Employee benefits liability	\$ 600,000
Coverage Description – Crime:	
Blanket bond – employees required to be bonded	\$500,000
Blanket bond – all other employees	\$500,000
Depositors forgery	\$500,000
Money and securities – loss inside and outside premises	\$500,000
Deductible:	
All coverages are subject to a per occurrence deductible of	\$1,000 to \$10,000

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**12. Risk Management (continued)**

Chapter 85 Title 36 of the Official Code of Georgia Annotated authorizes Georgia municipalities to form interlocal risk management agencies. The Georgia Interlocal Risk Management Agency (GIRMA) is a municipal interlocal risk management agency to function as an unincorporated non-profit instrumentality of its member municipalities – GIRMA establishes and administers one or more group self-insurance funds and a risk management service to prevent or lessen the incidence and severity of casualty and property losses occurring in the operation of municipal government.

The basis for estimating the liabilities for unpaid claims is “IBNR” established by an actuary.

During the year ended December 31, 2018, the City paid no claims. The City has not compiled a record of the claims paid up to the \$10,000 deductible for the prior years. The City is not aware of any claims which the City is liable for (up to the \$10,000) which were outstanding and unpaid at December 31, 2018. No provisions have been made in the financial statements for the year ended December 31, 2018 for any estimate of potential unpaid claims.

Pursuant to Title 34, Chapter 9, Article 5 of the Official Code of Georgia Annotated, the City of Pine Lake became a member of the Georgia Municipal Associated Workers’ Compensation Self Insurance Fund. The liability of the fund to the employees of any employer (City of Pine Lake) is specifically limited to such obligations as are imposed by applicable state laws against the employer for workers’ compensation and / or employer’s liability.

As part of these risk pools, 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, 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 and in accordance with the worker’s compensation law of Georgia. The funds are 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.

**13. CONTINGENCIES**

Amounts received or receivable from grant agencies are subject to audit and adjustments by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the government expects such amounts, if any, to be immaterial.

There were no lawsuits or complaints as of December 31, 2018 that management believes will have a material effect on the financial condition of the City.

(See Independent Auditor’s Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**14. EMPLOYEE BENEFIT PENSION PLANS**

**Deferred Compensation Plan -**

The City offers its employees a deferred compensation plan. The plan allows for employee contributions under the guidelines established by the Internal Revenue Service code Section 457. The plan, available to all employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to the employee until termination, retirement, death or unforeseeable emergency. The plan is sponsored by the Georgia Municipal Association and is administered by MetLife.

**Defined Contribution Plan**

As authorized by City Council, the City provides pension benefits for certain management positions that require 40 hour work weeks through a defined contribution plan under Internal Revenue Service Code 401a, City of Pine Lake Pension Plan. Under the terms of the plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The plan is sponsored by the Georgia Municipal Association and is administered by MetLife. A complete report of the pension plan can be obtained from the City Clerk's office.

The City contribution rate is determined by the City Council. Currently the City's contribution is 5% of compensation for covered employees. The contribution requirements of the City and other plan provisions are established and may be amended by the City Council.

During the year, the City contributed \$14,255, equal to 5% of eligible salaries. Eligible salaries for the year amounted to \$285,100. Gross salaries for the year amounted to \$377,102. Contributions are subject to the following vesting schedule:

<u>Years of Service</u>	<u>Percentage</u>
Less than 5	0.0%
5	100.0%

**15. RESTRICTED ASSETS**

Pursuant to the Downtown Development Authority Revenue Bonds, the City was required to create various funds and accounts. Balances in these bond restricted funds and other various restricted funds and accounts as of December 31, 2018 are as follows:

Revenue Bond Restricted Assets -	
Debt service reserve fund	\$ 78,065
Grant Fund	4,171
McAllister Environmental fund	93,940
Capital Projects Fund	43,791
SPLOST Fund	69,407
Confiscated Assets	<u>3,439</u>
	<u>\$ 292,813</u>

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS – (Continued)**

**16. OTHER REQUIRED INDIVIDUAL FUND DISCLOSURES**

Generally accepted accounting principles require disclosures of certain information concerning individual funds including-

A. Deficit fund balances or net position balances of individual funds – As of December 31, 2018 none of the City's funds had a deficit fund balance.

B. Excess expenditures over appropriations in individual funds as follows:

None of the City's funds had departmental expenditures which materially exceeded (if over 5 percent and greater than \$5,000) their funds' approved appropriation.

(See Independent Auditor's Report)

**CITY OF PINE LAKE, GEORGIA  
GRANT FUND  
SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - PROJECT LENGTH  
BUDGET (GAAP BASIS) AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2018**

	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>	<u>Project Authorization</u>
<b>REVENUES</b>				
Intergovernmental -				
GEFA	\$ 687,500	\$ -	\$ 687,500	\$ 687,500
DeKalb County	720,000	-	720,000	715,000
Interest	<u>1,237</u>	<u>5</u>	<u>1,242</u>	<u>-</u>
Total Revenues	<u>1,408,737</u>	<u>5</u>	<u>1,408,742</u>	<u>1,402,500</u>
<b>EXPENDITURES</b>				
Capital Outlay -				
Snapfinger Creek improvements	1,329,257	696	1,329,953	1,375,000
Debt Service -				
Principal	680,196	-	680,196	687,500
Debt issue cost	<u>27,836</u>	<u>-</u>	<u>27,836</u>	<u>27,500</u>
Total Expenditures	<u>2,037,289</u>	<u>696</u>	<u>2,037,985</u>	<u>2,090,000</u>
Excess Revenues Over (Under) Expenditures	<u>(628,552)</u>	<u>(691)</u>	<u>(629,243)</u>	<u>(687,500)</u>
Other Financing Sources (Uses)				
Proceeds from debt issuance	680,196	-	680,196	687,500
Transfers	<u>(46,782)</u>	<u>-</u>	<u>(46,782)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>633,414</u>	<u>-</u>	<u>633,414</u>	<u>687,500</u>
Net Change in Fund Balance	<u>\$ 4,862</u>	<u>(691)</u>	<u>\$ 4,171</u>	<u>\$ -</u>
Fund Balance - Beginning of Year		<u>4,862</u>		
Fund Balance - End of Year		<u>\$ 4,171</u>		

**CITY OF PINE LAKE, GEORGIA  
REVENUE BOND FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE -- BUDGET (GAAP BASIS) AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2018**

	*BUDGET ORIGINAL / FINAL	ACTUAL	VARIANCE
<b>REVENUES</b>			
Investment income	\$ -	\$ 1,381	\$ 1,381
Intergovernmental	-	-	-
<b>Total revenues</b>	<u>-</u>	<u>1,381</u>	<u>1,381</u>
<b>EXPENDITURES</b>			
Current			
Public Works	-	-	-
Capital Outlay	-	-	-
<b>Total expenditures</b>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over (under) expenditures	-	1,381	1,381
<b>Other financing sources (uses):</b>			
Proceeds from debt issuance	-	-	-
Transfers	-	-	-
<b>Total other financing sources (uses):</b>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>-</u>	<u>1,381</u>	<u>1,381</u>
Fund balance - beginning	<u>76,684</u>	<u>76,684</u>	<u>-</u>
<b>Fund balance - ending</b>	<u>\$ 76,684</u>	<u>\$ 78,065</u>	<u>\$ 1,381</u>

\*No activity was anticipated by management for 2018.

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

**CITY OF PINE LAKE, GEORGIA  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE -- BUDGET (GAAP BASIS) AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2018**

	BUDGET FINAL	ACTUAL	VARIANCE
<b>REVENUES</b>			
Investment income	\$ -	\$ 8	\$ 8
HOST tax	30,500	8,772	(21,728)
Intergovernmental	-	-	-
<b>Total revenues</b>	<u>30,500</u>	<u>8,780</u>	<u>(21,720)</u>
<b>EXPENDITURES</b>			
Current			
Public Works	-	19	(19)
Capital Outlay	<u>43,115</u>	<u>30,021</u>	<u>13,094</u>
<b>Total expenditures</b>	<u>43,115</u>	<u>30,040</u>	<u>13,075</u>
Excess of revenues over (under) expenditures	(12,615)	(21,260)	(8,645)
<b>Other financing sources (uses):</b>			
Proceeds from debt issuance	-	-	-
Transfers	-	-	-
<b>Total other financing sources (uses):</b>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(12,615)</u>	<u>(21,260)</u>	<u>(8,645)</u>
Fund balance - beginning	<u>65,051</u>	<u>65,051</u>	<u>-</u>
<b>Fund balance - ending</b>	<u>\$ 52,436</u>	<u>\$ 43,791</u>	<u>\$ (8,645)</u>

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

**CITY OF PINE LAKE, GEORGIA**  
**SPLOST FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE - PROJECT LENGTH**  
**BUDGET (GAAP BASIS) AND ACTUAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**

	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>	<u>Project Authorization</u>
<b>REVENUES</b>				
Intergovernmental -				
SPLOST	\$ -	\$ 79,856	\$ 79,856	\$ 653,189
Other	-	-	-	-
Interest	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>-</u>	<u>79,856</u>	<u>79,856</u>	<u>653,189</u>
<b>EXPENDITURES</b>				
Administrative	-	149	(149)	-
Capital Outlay -				
Renovation / expansion public safety and courts	-			300,000
Police dash cameras	-	-	-	20,000
Renovation / repairs of City Hall	-			70,000
Restroom for public works building	-	-	-	5,000
Rebuild of Oak Road from Forrest Street to Spring Street	-			150,000
Road / street repair & improvements	-			168,500
Police vehicle	-			45,000
Public works enhanced gate repairs	-	-	-	7,000
	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,000</u>
Total Expenditures	<u>-</u>	<u>149</u>	<u>(149)</u>	<u>765,500</u>
Excess Revenues Over (Under)				
Expenditures	<u>-</u>	<u>79,707</u>	<u>79,707</u>	<u>(112,311)</u>
Other Financing Sources (Uses)				
Proceeds from debt issuance	-	-	-	-
Transfers	-	-	-	112,311
	<u>-</u>	<u>-</u>	<u>-</u>	<u>112,311</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>112,311</u>
Net Change in Fund Balance	-	79,707	<u>\$ 79,707</u>	-
Fund Balance - Beginning of Year		<u>-</u>		
Fund Balance - End of Year		<u>\$ 79,707</u>		



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