



**Utility Commission
City of Fort Valley, Georgia**

**(A Discretely Presented Component Unit of the
City of Fort Valley, Georgia)**

**Annual Comprehensive Financial Report
For the Years Ended
September 30, 2022 and 2021**

**Prepared By:
Finance Department
Stephanie Hall, Director, Financial Services**

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City of Fort Valley, Georgia
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For the Years Ended September 30, 2022 and 2021

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(Unaudited)

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INTRODUCTORY SECTION



FORT VALLEY UTILITY COMMISSION

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July 24, 2025

To the Utility Commissioners and the Customers of the Utility Commission:

This Annual Comprehensive Financial Report (ACFR) of the Utility Commission, City of Fort Valley, Georgia (the Utility Commission) for the fiscal years ended September 30, 2022 and 2021, is submitted herewith pursuant to the State of Georgia Statutes, 36-81-7.

The staff of the Utility Commission's Department of Finance prepared this ACFR. Responsibility for the accuracy of the data and the completeness and reliability of the presentation, including all disclosures, rests with the Utility Commission, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

We believe the data, as presented, is accurate in all material respects, that it is presented in a manner designed to fairly set forth the financial position and results of operations of the Utility Commission and that all disclosures necessary to enable the readers to gain the maximum understanding of the Utility Commission's financial activity have been included.

The Utility Commission's financial statements have been audited by Butler, Williams & Wyche, LLP, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Utility Commission for the fiscal years ended September 30, 2022 and 2021 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation.

The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Utility Commission's financial statements for the fiscal years ended September 30, 2022 and 2021, are fairly presented in conformity with generally accepted accounting principles (GAAP). The independent auditor's report is presented as the first component of the financial section of this report.

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

Profile of the Commission

The **Town of Fort Valley** was originally chartered in 1853. In 1890, the Georgia General Assembly chartered (as amended and supplemented from time to time, the "Commission Charter") the "**Board of Commissioners of Water and Sewers**" which was formed after a referendum and election of the first Commissioners of such Board.

In 1909, an act of the Georgia General Assembly amended the Commission Charter (the "1909 Commission Charter Amendment") to reincorporate the Board of Commissioners of Water and Sewers as the "**Board of Water and Light Commissioners**". The incumbent Board of Commissioners of Water and Sewers were designated as members of the new board, with specific provisions for future elections to four-year terms on a staggered basis.

In 1945, an act of the Georgia General Assembly amended the Commission Charter (the “1945 Commission Charter Amendment”) to reaffirm and expand the Board of Water and Light Commissioners’ authority and control over utility proceeds. The 1945 Commission Charter Amendment gave the Board of Water and Light Commissioners express authority to decide whether any utility funds would be used for general City purposes and to determine how much utility revenue should be retained for the construction, maintenance, and repair of the system. The 1945 Commission Charter Amendment also gave the Board of Water and Light Commissioners sole authority to determine whether the public utilities in Fort Valley should be extended, and if so, how such extension should occur.

In 1953, an act of the Georgia General Assembly further amended the Commission Charter (the “1953 Commission Charter Amendment”) to reincorporate the Board of Commissioners of Water and Sewers as the “**Utility Commission**”.

In 1954, the Mayor and Council enacted the Ordinance authorizing the Acquisition and Construction of a Gas System. The bond obligations issued to finance the construction of the natural gas system were subsequently paid in full (1983). The natural gas distribution system is currently unencumbered.

In 1999, the charter was amended under Home Rule provisions to provide full power and authority to own and operate a telecommunications systems network. This includes power to serve consumers within and outside the corporate limits of the city.

In 2019, the Georgia General Assembly took additional steps to codify and ensure the Commission’s financial, legal, and operational autonomy from the City by passing House Bill 685 (“HB 685”). HB 685 reaffirms that the Commission is “a body corporate” with “the right to sue and be sued and power to make all contracts and obligations necessary or convenient to discharge the duties that devolve upon it.” HB 685 further reaffirms that the Commission is, as the 1945 Commission Charter Amendment stated, in complete control of “revenues realized from utility rents, fees, dues, or rates.” HB 685 reiterates that “[n]othing in this Act shall impair or otherwise interfere with the commission’s rights to existing utility funds, including those funds held at or by the Municipal Electric Authority of Georgia,” and that any other transfers of funds “derived from the operation of utilities under the commission,” whether held by the Commission or elsewhere, would have to be specifically approved by the Commission.

Finally, at the Utility Commission’s request, HB 685 codified a fixed sum monthly payment in lieu of franchise fees that the City may use for general fund purposes. The Commission requested this provision to ensure that the City would receive appropriate, but predictable and limited, financial support from the Commission.

The Utility Commission has no taxing authority. Operational and maintenance costs are funded from customer fees and charges. The acquisition and construction of capital assets are funded by capital (cash and systems) contributions from customers, including developers and political subdivisions of the state of Georgia, Federal and State grants, subsidies and loans, and customer revenues.

The Mission

The mission of the Utility Commission is to provide quality utility service to all users in its customer service area at the best possible rates; to provide long-range planning for upgrades and modernization of utility facilities, infrastructure, and equipment; and, to take advantage of the latest usable and practical technology. Our Mission Statement serves as the foundation for the Utility Commission’s Strategic Plan, the operational and financial initiatives of our departments and functions, and the performance and development for our employees and systems. The comprehensive annual financial report is one of many tools used to communicate historical financial conditions and performance results.

System Profile

The Utility Commission's administrative offices are located in Fort Valley, Georgia, the capital seat of Peach County. The Utility Commission is located in the geographic area known as "Middle Georgia," approximately 100 miles south of Atlanta, Georgia.

The electric, water, sewer, natural gas, and telecom systems are managed and operated by the Utility Commission. The Utility Commission provides utility services primarily to the City of Fort Valley and unincorporated Peach County. Also, natural gas service is provided to a portion of Crawford County and water service is provided to a portion of Macon County.

Local Economy

The City of Fort Valley (the City) and a portion of Peach County (the County) are the primary service delivery areas for the Utility Commission.

The County reports a 2022 estimated median household income of \$60,940. This amount compares to the state's estimated household income of \$74,632. The County's estimated population is 28,269. The median age is 38. The unemployment rate is 3.8%.

Major Initiative

There were two major initiatives that the Utility Commission worked on in 2021 and 2022.

- Elevated storage tank, new well, and chemical feed building
- Gas Main Replacement – Park Ave

The project is described below.

Elevated Storage tank, new well, and chemical building The Utility Commission commenced construction on a 300,000-gallon elevated storage tank, a new well, and a chemical feed building. This project's purpose is to supply fire protection and increase water pressure on the Fort Valley State University campus.

Gas Main Replacement – Park Ave 3,400 feet of steel gas main was replaced with polyethylene piping on Park Ave, Fort Valley, Ga.

Acknowledgments

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the Utility Commission. Credit must also be given to the Utility Commissioners and the Utility Commission's General Manager for their unfailing support of maintaining the highest standards of professionalism in the management of the Utility Commission and in the stewardship of its financial resources.

Respectively submitted,



Stephanie Hall
Director, Financial Services

***Utility Commission
City of Fort Valley, Georgia
(A Discretely Presented Component Unit of the City of
Fort Valley, Georgia)***

Elected and Appointed Utility Commissioners

Chairman Alre' Horton

At-Large Seat – Post 3

In office since January 2018

Current term expires December 2023

Stephen Lindsey

West Ward – Post 2

*Current term expires December
2023*

Rose Marie Huff-Thompson

At-Large Seat – Post 4

In office since January 2020

*Current term expires December
2023*

Keytrick Jones

East Ward – Post 1

*In office since February 2022
Current term expires December
2023*

Mayor Jeffery Lundy

Ex-Officio Member

*In office since January 2022
Current term expires December
2025*

Robert Lee Dickey IV

Crawford County - Appointed

Current term expires June 2025

Ned Watson

Peach County - Appointed

Current term expires June 2025

Darrel West

Peach County - Appointed

Current term expires June 2025

***Utility Commission
City of Fort Valley, Georgia
(A Discretely Presented Component Unit of the City of
Fort Valley, Georgia)***

Appointed Officials

Clay Walker

General Manager | CEO

Utility Commission Staff

Robert Johns

Operations Manager – Electric, Gas, Telecom

Clay Walker

Operations Manager – Water, Wastewater, Plants

Nathalie Rumph

Customer Service Manager

Martha McAfee

Economic | Community Development Manager

Zac Gowen

IT Manager

Crystal Rutherford

Director of Financial & Administrative Services

Jessica Robinson

HR/Key Accounts Manager

Finance Department

Pam Lee

Billing Coordinator

Karina Ceballos

Staff Accountant

Carol Cutchen

Accounting & Billing Coordinator

Alvin Wallace

Warehouse and Purchasing Agent

Advisors/Consultants

Charles Jones, Attorney

General Counsel

Butler, Williams & Wyche, LLP

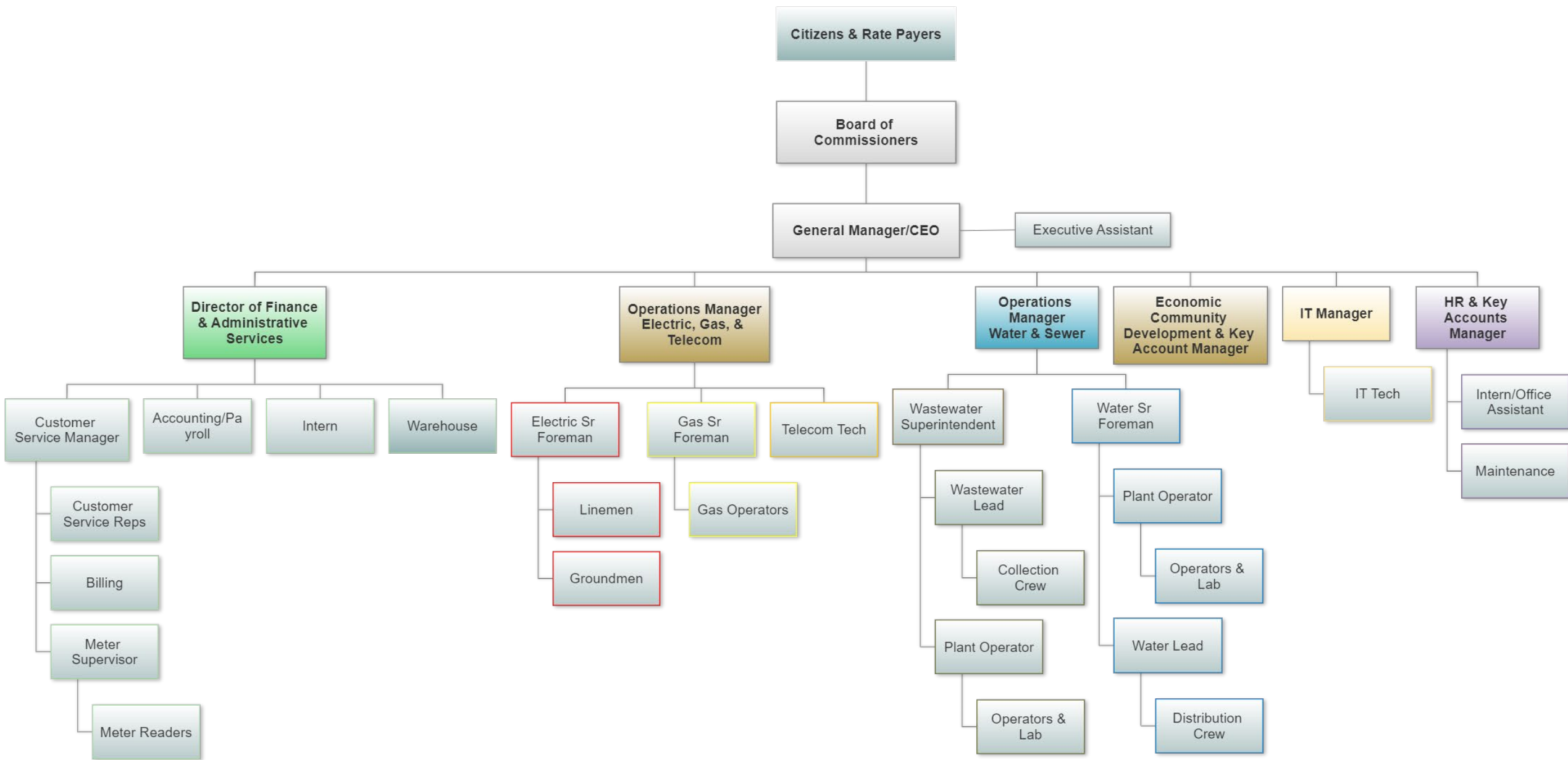
Independent Auditors

Carter & Sloope, Inc.

Consulting Engineers

ESG Engineering, Inc.

Consulting Engineers



FINANCIAL SECTION

BUTLER, WILLIAMS & WYCHE, LLP
CERTIFIED PUBLIC ACCOUNTANTS
5223 RIVERSIDE DRIVE
MACON, GEORGIA 31210

INDEPENDENT AUDITOR'S REPORT

**To the Members of the Utility Commission
City of Fort Valley, Georgia**

Opinions

We have audited the accompanying financial statements of the business-type activities of the Utility Commission, a component unit of the City of Fort Valley, Georgia ("the Utility Commission"), as of and for the years ended September 30, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Utility Commission's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Utility Commission, as of September 30, 2022 and 2021, and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (pages 4 through 12), the Schedule of Changes in the Net Pension Liability and Related Ratios (page 38 through 39) and the Schedule of Contributions (page 40 through 41) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

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

Other Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 24, 2025 on our consideration of the Utility Commission's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Utility Commission's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Butler, Williams & Hyche, LLP". The signature is written in dark ink on a light background.

Macon, Georgia
July 24, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Within this section of the Utility Commission's, City of Fort Valley, Georgia (the Utility Commission) annual comprehensive financial report, the Utility Commission's management is pleased to provide this narrative discussion and analysis of the financial activities of the Utility Commission for the fiscal years ended September 30, 2022 and 2021. The Utility Commission's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section.

Financial Highlights

- The Utility Commission's assets plus deferred outflows of resources exceeded its liabilities plus deferred inflows of resources by \$54,468,622 (total net position) at September 30, 2022 and \$51,623,875 (total net position) at September 30, 2021.
- Total net position is comprised of the following:
 - Net investment in capital assets of \$39,235,636 at September 30, 2022 and of \$38,936,990 at September 30, 2021, includes property and equipment, net of accumulated depreciation, and reduced for outstanding debt related to the purchase or construction of capital assets.
 - Restricted net position at September 30, 2022 is \$2,766,961 as compared to \$2,927,961 at September 30, 2021.
 - Unrestricted net position of \$12,466,024 at September 30, 2022 and of \$9,759,524 at September 30, 2021, represents the portion available to maintain the Utility Commission's continuing obligations to citizens and creditors.

The above financial highlights are explained in more detail in the "financial analysis" section of this document.

Overview of the Financial Statements

This Management Discussion and Analysis document introduces the Utility Commission's basic financial statements. The basic financial statements include: (1) comparative statement of net position, (2) comparative statement of revenues, expenses, and changes in net position (3) comparative statement of cash flows, and (4) notes to the basic financial statements. The Utility Commission also includes in this report additional information to supplement the basic financial statements.

The Utility Commission is a single enterprise fund although it provides a variety of utility services. Services are provided to customers external to the Utility Commission organization for electric, gas, water, sewer, and telecom utilities.

The comparative statement of net position includes all of the Utility Commission's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position, and provides information about the nature and amounts of investments in assets and the obligations to the Utility Commission creditors. It also provides the basis for computing the rate of return, evaluating the capital structure of the Utility Commission, and assessing the liquidity and financial flexibility of the Utility Commission.

All of the current year and prior years' revenues and expenses are accounted for in the comparative statement of revenues, expenses, and changes in net position. This statement measures the success of the Utility Commission's operations over the past two years and can be used to determine whether the Utility Commission has successfully recovered all its costs through its user fees and charges. This statement measures the Utility Commission's profitability and creditworthiness.

The third required financial statement is a comparative statement of cash flows. The primary purpose of this statement is to provide information about the Utility Commission's cash receipts and cash disbursements during the past two years. This statement reports cash receipts, cash disbursements, and net changes in cash resulting from operations, financing, and investing activities, and provides answers to such questions as "where did cash come from, what was cash used for, and what was the change in the cash balances during the past two years?"

The basic enterprise fund financial statements are presented on pages 12, 13, 14, and 15 of this report.

Notes to the Basic Financial Statements

The accompanying notes to the basic financial statements provide information essential to a full understanding of the Utility Commission's basic financial statements. The notes to the basic financial statements begin on page 16 of this report.

Required Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Utility Commission's pension plan. This information begins on page 37.

Other Supplementary Information

In addition to the basic financial statements, accompanying notes and required supplementary information, this report also presents certain supplementary information concerning the Utility Commission's operating revenues and expenses before and after our cost allocations and the budget to actual presentations. This information begins on page 43.

MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited) Utility Commission, City of Fort Valley, Georgia
As of and For The Years Ended September 30, 2022 and 2021

Financial Analysis of the Utility Commission

The Utility Commission's total net position at September 30, 2022 is \$54,468,622; \$51,623,875 at September 30, 2021; and \$47,948,706 at September 30, 2020. The following table provides a summary of the Utility Commission's net position:

Summary of Net Position

	September 30, 2022		September 30, 2021		September 30, 2020	
	Amount	% of Total	Amount	% of Total	Amount	% of Total
Assets:						
Current assets	\$ 16,098,320	25%	\$ 14,195,729	23%	\$ 12,572,137	23%
Noncurrent assets:						
Restricted assets	2,766,961	4%	2,927,362	5%	2,925,386	5%
Capital assets	44,306,339	70%	43,799,417	71%	39,035,338	71%
Total assets	63,171,620		60,922,508		54,532,861	
Deferred outflows of resources	454,158	1%	528,979	1%	678,302	1%
Total assets and deferred outflows of resources	63,625,778	100%	61,451,487	100%	55,211,163	100%
Liabilities:						
Current liabilities	2,532,520	28%	4,985,416	51%	2,799,518	39%
Noncurrent liabilities	5,368,095	59%	4,546,807	46%	4,215,840	58%
Total liabilities	7,900,615		9,532,223		7,015,358	
Deferred inflows of resources	1,256,541	14%	295,389	3%	247,099	3%
Total liabilities and deferred inflows of resources	9,157,156	100%	9,827,612	100%	7,262,457	100%
Net position:						
Net investment in capital assets	39,235,636	72%	38,936,990	75%	36,716,774	77%
Restricted	2,766,962	5%	2,927,361	6%	2,925,386	6%
Unrestricted	12,466,024	23%	9,759,524	19%	8,306,546	17%
Total net position	\$ 54,468,622	100%	\$ 51,623,875	100%	\$ 47,948,706	100%

The Utility Commission continues to maintain a high current ratio. The current ratio compares current assets to current liabilities and is an indication of the ability to pay current obligations. The current ratio at September 30, 2022 is 6.36 to 1; 2.85 to 1 at September 30, 2021; and 4.49 to 1 at September 30, 2020. These ratios are strong.

The Utility Commission reported positive balances in total net position at September 30, 2022, 2021, and 2020. Total net position increased \$2,844,747 in fiscal year 2022, \$3,675,169 in fiscal year 2021 and by \$4,273,794 in fiscal year 2020. Note that 72%, 75% and 77% of total net position is classified as "*net investment in capital assets*," for each of the respective years presented. The Utility Commission uses these capital assets to provide utility services and these assets generate revenues for this fund. See the following table for a summary of changes in total net position for business-type activities.

Summary of Changes in Total Net Position

	Fiscal Year 2022		Fiscal Year 2021		Fiscal Year 2020	
	Amount	% of Total	Amount	% of Total	Amount	% of Total
Operating Revenues						
Charges for services	\$ 24,126,231	90%	\$ 23,438,465	97%	\$ 22,540,834	93%
Miscellaneous	2,787,751	10%	804,526	3%	1,630,214	7%
Total Operating Revenues	<u>26,913,982</u>	<u>100%</u>	<u>24,242,991</u>	<u>100%</u>	<u>24,171,048</u>	<u>100%</u>
Operating Expenses						
Personal services	3,932,243	17%	4,075,820	18%	4,403,221	19%
Purchased services	3,749,662	16%	3,510,792	16%	3,615,835	16%
Materials and supplies	451,515	2%	315,743	1%	336,269	1%
Repairs and maintenance	874,421	4%	719,286	3%	765,775	3%
Gas and electric purchased for resale	13,072,773	55%	12,220,066	55%	12,144,696	53%
Depreciation	1,516,521	6%	1,464,675	7%	1,445,984	6%
Miscellaneous	(36,540)	0%	(58,825)	0%	113,206	0%
Total Operating Expenses	<u>23,560,595</u>	<u>100%</u>	<u>22,247,557</u>	<u>100%</u>	<u>22,824,986</u>	<u>100%</u>
Operating Income	<u>3,353,387</u>		<u>1,995,434</u>		<u>1,346,062</u>	
Nonoperating Revenues (Expenses)						
Interest and fiscal charges	(68,586)		(50,983)		(55,398)	
Gain/(Loss) on disposition of capital assets	-		-		-	
Investment earnings	(519,283)		2,784		108,805	
Total Nonoperating Revenues (Expenses)	<u>(587,869)</u>		<u>(48,199)</u>		<u>53,407</u>	
Income Before Capital Contributions	<u>2,765,518</u>		<u>1,947,235</u>		<u>1,399,469</u>	
Capital Contributions	<u>79,229</u>		<u>1,727,934</u>		<u>2,874,325</u>	
Change in Net Position	<u>2,844,747</u>		<u>3,675,169</u>		<u>4,273,794</u>	
Net Position Beginning of Year, restated	<u>51,623,875</u>		<u>47,948,706</u>		<u>43,674,912</u>	
Net Position End of Year	<u>\$ 54,468,622</u>		<u>\$ 51,623,875</u>		<u>\$ 47,948,706</u>	

Financial Analysis of the Utility Commission's Operations

Fiscal Year 2022 Analysis (After Cost Allocations)

Overall Analysis – Total operating revenues increased \$2,670,991. Operating expenses increased \$1,313,038. In total, the operating income increased \$1,357,953. The increase in net position was caused by construction in progress expenses for the USDA Water Tower Project.

After all cost allocations, the operating income (loss) for each utility was as follows:

	<u>Amount</u>
Electric	\$ 2,104,673
Gas	188,261
Water	1,550,682
Sewer	(560,946)
Telecom	70,716

The following includes an analysis of the fiscal year 2022 financial activities for each utility.

Electric Utility – The operating income of \$2,104,673 in fiscal year 2022 compares to an operating income of \$1,534,246 in fiscal year 2021. This is an increase of \$570,427.

The fiscal year 2022 operating revenues decreased \$377,547 from fiscal year 2021. Fiscal year 2022 customer sales were lower than Fiscal Year 2021 by \$502,483 offset partially by an increase in MEAG Year End Settlement increase of \$319,309.

Operating expenses decreased \$947,974. Purchased items for resale expenses were \$905,716 less than fiscal year 2021.

Natural Gas Utility – The operating income of \$188,261 in fiscal year 2022 compares to an operating income of \$697,185 in fiscal year 2021. This is a decrease of \$508,924.

The fiscal year 2022 operating revenues increased \$1,524,379 from fiscal year 2021. This increase was due to an increase in the market rate charged to customers based on the industry-wide market rate increase and the greater number of days with freezing temperatures during the winter months prompting additional gas usage by customers.

Operating expenses increased \$2,033,303. The increase was due to higher wholesale gas prices.

Water Utility – The operating income of \$1,550,682 in fiscal year 2022 compares to an operating income of \$153,810 in fiscal year 2021. The is an increase of \$1,396,872.

The fiscal year 2022 operating revenues increased by \$1,577,285 from fiscal year 2021. This increase was due to an increase in miscellaneous revenues. Consumption was similar between 2021 and 2022.

Operating expenses increased \$180,413. The increase was due to an increase in purchased services of \$68,556 and repairs/maintenance of \$58,423.

Sewer Utility – For the twenty-third year in a row, the sewer utility reported an operating loss, this year \$560,946 as compared to last years' operating loss of \$456,307.

Operating revenues decreased by \$58,822 from fiscal year 2021. This decrease was due to an 3.2% decrease in consumption.

Total operating expenses increased by \$45,817 over fiscal year 2021. The largest increase was due to an increase of purchased services of \$73,138 and materials/supplies of \$70,106 partially offset by a decrease in personal costs of \$88,200 as a result of vacant positions.

Telecom – The operating income of \$70,716 in fiscal year 2022 compares to an operating income of \$66,500 in fiscal year 2021. Operating revenues in fiscal year 2022 were \$5,696 more than fiscal year 2021. Operating expenses increased \$1,480 from fiscal year 2021. All expense categories were consistently level compared to 2021.

Financial Analysis of the Utility Commission's Operations

Fiscal Year 2021 Analysis (After Cost Allocations)

Overall Analysis – Total operating revenues increased \$71,943. Operating expenses decreased \$577,429. In total, the operating income increased \$649,372. The increase in net position was caused by construction in progress expenses for the USDA Water Tower Project and an increased account receivable balance due to a disconnect moratorium.

After all cost allocations, the operating income (loss) for each utility was as follows:

	<u>Amount</u>
Electric	\$ 1,534,246
Gas	697,185
Water	153,810
Sewer	(456,307)
Telecom	66,500

The following includes an analysis of the fiscal year 2021 financial activities for each utility.

Electric Utility – The operating income of \$1,534,246 in fiscal year 2021 compares to an operating income of \$1,466,054 in fiscal year 2020. This is an increase of \$68,192.

The fiscal year 2021 operating revenues decreased \$529,063 from fiscal year 2020. Fiscal year 2020 included true-up from MEAG of the Year-End Settlements after litigation.

Operating expenses decreased \$597,255. Vacant positions led to a decrease of \$120,964 in personal costs and purchased for resale expenses were \$319,971 less than fiscal year 2020.

Natural Gas Utility – The operating income of \$697,185 in fiscal year 2021 compares to an operating income of \$655,340 in fiscal year 2020. This is an increase of \$41,845.

The fiscal year 2021 operating revenues increased \$295,394 from fiscal year 2020. This increase was due to an increase in the market rate charged to customers based on the industry-wide market rate increase.

Operating expenses increased \$253,549. The increase was due to higher wholesale gas prices.

Water Utility – The operating income of \$153,810 in fiscal year 2021 compares to an operating loss of \$192,989 in fiscal year 2020. The is an increase of \$346,799.

The fiscal year 2021 operating revenues increased by \$195,934 from fiscal year 2020. This increase was due to an 3.5% increase in consumption.

Operating expenses decreased \$150,865. The largest decrease was in personal costs due to vacant positions.

Sewer Utility – For the twenty-second year in a row, the sewer utility reported an operating loss, this year \$456,307 as compared to last years' operating loss of \$590,993.

Operating revenues increased by \$94,739 from fiscal year 2020. This increase was due to an 8.7% increase in consumption.

Total operating expenses decreased by \$39,947 over fiscal year 2020. The largest decrease was in personal costs due to vacant positions.

Telecom – The operating income of \$66,500 in fiscal year 2021 compares to an operating income of \$8,650 in fiscal year 2020. Operating revenues in fiscal year 2021 were \$14,939 more than fiscal year 2020. Operating expenses decreased \$42,911 from fiscal year 2020. Personal services decreased \$33,981 due to vacant positions.

Capital Assets and Debt Administration

Capital Assets

The Utility Commission's investment in capital assets, net of accumulated depreciation, as of September 30, 2022, 2021, and 2020 was \$44,306,338, \$43,799,417 and \$39,035,338 respectively. See Note 3-C for additional information about changes in capital assets during the fiscal year and outstanding at the end of the year.

The following table provides a summary of capital asset activity.

	Capital Assets					
	September 30, 2022		September 30, 2021		September 30, 2020	
	Amount	%	Amount	%	Amount	%
Non-depreciable assets:						
Land	\$ 176,981	3%	\$ 176,981	4%	\$ 176,981	10%
Construction in progress	5,742,470	97%	4,173,457	96%	1,624,084	90%
Total non-depreciable	<u>5,919,451</u>	<u>100%</u>	<u>4,350,438</u>	<u>100%</u>	<u>1,801,065</u>	<u>100%</u>
Depreciable assets:						
Building	3,534,633	5%	3,483,174	5%	3,483,174	5%
Distribution system	61,533,420	87%	61,157,740	87%	57,493,858	82%
Machinery and equipment	5,074,639	7%	5,049,177	7%	5,033,677	7%
Intangibles	512,977	1%	511,149	1%	511,149	1%
Total depreciable capital assets	<u>70,655,669</u>	<u>100%</u>	<u>70,201,240</u>	<u>99%</u>	<u>66,521,858</u>	<u>95%</u>
Total Capital assets	<u>76,575,120</u>		<u>74,551,678</u>		<u>68,322,923</u>	
Accumulated depreciation:						
Building	454,423		386,691		319,845	
Distribution system	27,119,118		25,912,755		24,763,922	
Machinery and equipment	4,348,783		4,124,874		3,892,567	
Intangibles	346,458		327,941		311,251	
Total accumulated depreciation	<u>\$ 32,268,782</u>		<u>\$ 30,752,261</u>		<u>\$ 29,287,585</u>	
Business-type activities capital assets, net	<u>\$ 44,306,338</u>		<u>\$ 43,799,417</u>		<u>\$ 39,035,338</u>	

At September 30, 2022, the depreciable capital assets were 46% depreciated. This compares favorably to the September 30, 2021, and 2020 percentages. This comparison indicates that the Utility Commission is replacing its assets at approximately the same rate as they are depreciating, which is a positive indicator.

At September 30, 2022, the construction in progress includes primarily the USDA RD FVSU Water Project.

MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited) Utility Commission, City of Fort Valley, Georgia
As of and For The Years Ended September 30, 2022 and 2021

Long-term Debt

At September 30, 2022, the Utility Commission has five loans outstanding with the Georgia Environmental Finance Authority (GEFA) and two with the Georgia Environmental Loan Acquisition Corporation (GELAC).

The following schedule discloses the amount of outstanding long-term debt for the last three years.

	<u>September 30, 2022</u>	<u>September 30, 2021</u>	<u>September 30, 2020</u>
GEFA Loan - DW97-027	\$ -	\$ -	\$ 81,727
GEFA Loan - DW97-027A	-	-	19,003
GELAC Loan - 2006-L58WQ	296,606	345,344	437,008
GEFA Loan - DWSRF 04-004	90,277	107,330	140,480
GELAC Loan - 2007-L42WQ	258,241	289,777	349,294
GEFA Loan - DW 14-001	729,284	776,855	870,539
GEFA Loan - CW2016025	357,925	379,182	420,512
GEFA Loan - CW20200009	712,922	612,085	-
GEFA Loan - DW2020015	88,589	92,777	-
USDA Bond - Series 2022A	2,366,510	-	-
Death Benefits	265,723	260,742	222,106
Compensated Absences	<u>75,170</u>	<u>73,743</u>	<u>261,225</u>
Total	<u>\$ 5,241,247</u>	<u>\$ 2,937,835</u>	<u>\$ 2,801,894</u>

See Note 3-E for additional information about the Utility Commission's long-term debt.

Economic Conditions Affecting the Utility Commission

The Commission's top private industry customers are Blue Bird, Arriscraft, Atlanta Sand and Supply, and Southern Flavor Farms. These businesses continue to increase their growth and are key to the stability of the Commission.

Blue Bird prides itself on being a technology leader and innovator of school buses. The company is the proven leader in low- and zero-emission school buses with more than 20,000 propane, natural gas, and electric-powered buses in operation today.

Economic Development in Georgia continues to be very active. In collaboration with the State of Georgia and the Peach County Development Authority, the Commission frequently meets with potential global businesses.

Our top public customers include two educational institutions: The Peach County Board of Education and Fort Valley State University.

Contacting the Utility Commission's Financial Management

This financial report is designed to provide a general overview of the Utility Commission's finances, comply with finance-related laws and regulations, and demonstrate the Utility Commission's commitment to public accountability. If you have questions about this report or would like to request additional information, contact the Utility Commission's Director of Financial and Administrative Services at 478-825-7701, extension 245. Please visit our web page at www.fvutil.com.

Utility Commission
City of Fort Valley, Georgia
Comparative Statement of Net Position
September 30, 2022 and 2021

	2022	2021
Assets		
Current Assets:		
Cash and cash equivalents (Note 3-A)	\$ 1,741,576	\$ 923,336
Investments (Note 3-A)		
Natural Gas	6,057,133	4,891,347
Electric	3,349,934	3,136,396
Receivables:		
Accounts (net of allowance for uncollectibles):		
Billed	2,331,209	2,620,295
Unbilled	1,820,179	1,785,823
Interest	497	1,057
Inventory (Note 1-E-3)	686,645	643,632
Prepaid expenses (Note 1-E-4)	111,147	193,843
Total Current Assets	16,098,320	14,195,729
Noncurrent Assets:		
Restricted assets (Note 1-E-5)		
Investments	2,766,961	2,927,362
Capital assets (Note 3-C)		
Nondepreciable	5,919,451	4,350,438
Depreciable, net	38,386,888	39,448,979
Total Noncurrent Assets	47,073,300	46,726,779
Total Assets	63,171,620	60,922,508
Deferred Outflows of Resources		
Deferred outflows of resources from pension amounts	454,158	528,979
Total Assets and Deferred Outflows of Resources	63,625,778	61,451,487
Liabilities		
Current Liabilities:		
Accounts payable	1,662,292	1,962,078
Accrued payroll	69,683	144,496
Sales and excise taxes payable	61,492	53,552
Intergovernmental payable	376,714	419,167
Compensated absences payable	149,890	147,046
Revenue bonds payable (Note 3-E)	42,001	2,093,148
Notes payable (Note 3-F)	170,448	165,929
Total Current Liabilities	2,532,520	4,985,416
Noncurrent Liabilities:		
Net pension liability	(467,451)	949,893
Customer deposits payable	636,399	659,079
Compensated absences payable (net of current portion)	75,170	73,743
Deferred compensation	265,723	260,742
Revenue bonds payable (net of current portion) (Note 3-E)	2,324,509	-
Notes payable (net of current portion) (Note 3-F)	2,533,745	2,603,350
Total Noncurrent Liabilities	5,368,095	4,546,807
Total Liabilities	7,900,615	9,532,223
Deferred Inflows of Resources		
Deferred inflows of resources from pension amounts	1,256,541	295,389
Total Liabilities and Deferred Inflows of Resources	9,157,156	9,827,612
Net Position		
Net investment in capital assets (Note 3-H)	39,235,636	38,936,990
Restricted for new electric generation (Note 1-E-5)	1,389,199	1,551,658
Restricted for pledged collateral - construction loan (Note 1-E-5)	1,377,763	1,375,703
Unrestricted	12,466,024	9,759,524
Total Net Position	\$ 54,468,622	\$ 51,623,875

See accompanying notes to the basic financial statements

Utility Commission
City of Fort Valley, Georgia
Comparative Statement of Revenues,
Expenses and Changes in Net Position
For the Years Ended September 30, 2022 and 2021

	2022	2021
Operating Revenues		
Charges for services	\$ 24,126,231	\$ 23,438,465
Miscellaneous	2,787,751	804,526
Total Operating Revenues	<u>26,913,982</u>	<u>24,242,991</u>
Operating Expenses		
Personal services	3,932,243	4,075,820
Purchased services	3,749,662	3,510,792
Materials and supplies	451,515	315,743
Repairs and maintenance	874,421	719,286
Gas and electric purchased for resale	13,072,773	12,220,066
Depreciation	1,516,521	1,464,675
Miscellaneous	<u>(36,540)</u>	<u>(58,825)</u>
Total Operating Expenses	<u>23,560,595</u>	<u>22,247,557</u>
Operating Income	<u>3,353,387</u>	<u>1,995,434</u>
Nonoperating Revenues (Expenses)		
Interest and fiscal charges	(68,586)	(50,983)
Investment earnings	<u>(519,283)</u>	<u>2,784</u>
Total Nonoperating Revenues (Expenses)	<u>(587,869)</u>	<u>(48,199)</u>
Income Before Capital Contributions	2,765,518	1,947,235
Capital Contributions	<u>79,229</u>	<u>1,727,934</u>
Change in Net Position	2,844,747	3,675,169
Net Position Beginning of Year	<u>51,623,875</u>	<u>47,948,706</u>
Net Position End of Year	<u><u>\$ 54,468,622</u></u>	<u><u>\$ 51,623,875</u></u>

See accompanying notes to the basic financial statements

Utility Commission
City of Fort Valley, Georgia
Comparative Statement of Cash Flows
For the Years Ended September 30, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Increase (Decrease) in Cash and Cash Equivalents		
Cash Flows from Operating Activities		
Cash received from customers	\$ 27,153,972	\$ 23,355,477
Cash payments for personal services	(4,379,175)	(4,179,294)
Cash payments for goods and services	<u>(18,414,387)</u>	<u>(16,542,111)</u>
Net Cash Provided by (Used in) Operating Activities	<u>4,360,410</u>	<u>2,634,072</u>
Cash Flows from Capital and Related Financing Activities		
Proceeds from revenue bonds	2,387,000	2,093,148
Principal paid on revenue bonds	(2,113,638)	-
Proceeds from notes payable	180,067	710,657
Principal paid on notes payable	(245,153)	(259,942)
Interest paid on notes payable	(68,586)	(50,983)
Payments for capital acquisitions	<u>(1,944,214)</u>	<u>(4,500,820)</u>
Net Cash Provided by (Used in) Capital and Related Financing Activities	<u>(1,804,524)</u>	<u>(2,007,940)</u>
Cash Flows from Investing Activities		
Investment earnings (loss)	(518,723)	1,977
Net purchase of investments	<u>(1,218,923)</u>	<u>(477,730)</u>
Net Cash Provided (Used in) Investing Activities	<u>(1,737,646)</u>	<u>(475,753)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	818,240	150,379
Cash and Cash Equivalents Beginning of Year	<u>923,336</u>	<u>772,957</u>
Cash and Cash Equivalents End of Year	<u><u>\$ 1,741,576</u></u>	<u><u>\$ 923,336</u></u>

(continued)

See accompanying notes to the basic financial statements

Utility Commission
City of Fort Valley, Georgia
Comparative Statement of Cash Flows
For the Years Ended September 30, 2022 and 2021

(continued)

	<u>2022</u>	<u>2021</u>
Reconciliation of Operating Income to Net Cash Provided by (Used in) Operating Activities		
Operating Income	\$ 3,353,387	\$ 1,995,434
Adjustments:		
Depreciation	1,516,521	1,464,675
(Increase) Decrease in Assets:		
Accounts receivable	254,730	(945,422)
Materials and supplies inventory	(43,013)	(39,404)
Prepaid expenses	82,696	(11,826)
Deferred outflows of resources from pension amounts	74,821	149,323
Increase (Decrease) in Liabilities:		
Accounts payable	(299,786)	105,942
Accrued payroll	(74,813)	(8,319)
Sales and excise taxes payable	7,940	4,148
Intergovernmental payable	(42,453)	110,239
Customer deposits	(22,680)	53,760
Compensated absences payable	4,271	(40,436)
Deferred compensation payable	4,981	38,636
Net pension liability	(1,417,344)	(290,968)
Deferred inflows of resources from pension amounts	961,152	48,290
Net Cash Provided by (Used in) Operating Activities	<u>\$ 4,360,410</u>	<u>\$ 2,634,072</u>
Noncash Capital Financing Activities:		
Capital Contributions	\$ -	\$ 1,148,439
Developer Contributions	\$ 79,229	\$ 579,495

See accompanying notes to the basic financial statements

*Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021*

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Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

In 1909, the City of Fort Valley's charter was amended to create a "Board of Water and Light Commissioners." In 1953, the Board was renamed the "Utility Commission." The Utility Commission of the City of Fort Valley (the Utility Commission) provides the following services: natural gas, electricity, water, and sewage collection and telecommunications to the City of Fort Valley and unincorporated Peach County. In addition, the Utility Commission provides natural gas service to a portion of Crawford County and provides water service to a portion of Macon County.

Note 1 - Summary of Significant Accounting Policies

The financial statements of the Utility Commission have been prepared in conformity with accounting principles generally accepted in the United States (GAAP) as applied to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for governmental accounting and financial reporting. The Utility Commission has elected not to follow subsequent private-sector guidance.

The most significant of the Utility Commission's accounting policies are described below.

1-A. Reporting Entity

In 2019, the Georgia General Assembly took additional steps to codify and ensure the Commission's financial, legal, and operational autonomy from the City by passing House Bill 685 ("HB 685"). HB 685 reaffirms that the Commission is a 'body corporate' with 'the right to sue and be sued and power to make all contracts and obligations necessary or convenient to discharge the duties that devolve upon it.' The Utility Commission has no taxing authority. The Utility Commission consists of five members: the Mayor of the City is an ex-officio member and four popularly elected commissioners, two elected at large and two elected by ward (i.e., east and west).

The City believes it would be misleading to omit the Utility Commission from its financial statements; therefore, the Utility Commission is reported as a discretely presented component unit of the City.

The Utility Commission has not included any other component units within its reporting entity.

1-B. Basis of Presentation

The Utility Commission's basic financial statements consist of a comparative statement of net position, a comparative statement of revenues, expenses and changes in net position and a comparative statement of cash flows.

Fund Accounting - The Utility Commission uses funds to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts. The Utility Commission uses a single fund, a proprietary fund.

The Proprietary Fund – The proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position and cash flows. The proprietary fund is classified as an enterprise fund.

1-C. Measurement Focus

The enterprise fund is accounted for on a flow of economic resources measurement focus. All assets and all liabilities associated with the operation of this fund are included on the comparative statement of net position. The comparative statement of revenues, expenses and changes in net position presents increases (i.e., revenues) and decreases (i.e., expenses) in the total net position. The comparative statement of cash flows provides information about how the Utility Commission finances and meets the cash flow needs of its proprietary activities.

1-D. Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. The enterprise fund financial statements are prepared using the accrual basis of accounting.

Revenues – Exchange Transactions - Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place, if measurable. Charges for services are exchange transactions.

*Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021*

Note 1 - Summary of Significant Accounting Policies (Continued)

1-D. Basis of Accounting (Continued)

Revenues – Non-exchange Transactions – Non-exchange transactions, in which the Utility Commission receives value without directly giving equal value in return, include grants and donations. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Utility Commission must provide local resources to be used for a specified purpose, and expense requirements, in which the resources are provided to the Utility Commission on a reimbursement basis.

Expenses - On the accrual basis of accounting, expenses are recognized at the time they are incurred, if measurable. For reporting purposes, bad debt expenses are offset against operating revenue.

1-E. Assets, Liabilities and Net Position

1-E-1 Cash, Cash Equivalents and Investments

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the Utility Commission. For the statement of cash flow purposes, cash and cash equivalents and investments are included.

Investments are stated at fair value based on quoted market prices.

Georgia law authorizes the Utility Commission to invest in the following type of obligations:

- Obligations of the State of Georgia or of any other states
- Obligations of the United States Government
- Obligations fully insured or guaranteed by the United States Government or Government agency
- Obligations of any corporation of the United States Government
- Prime bankers' acceptances
- The State of Georgia local government investment pool (i.e., Georgia Fund I)
- Repurchase agreements
- Obligations of the other political subdivisions of the State of Georgia

1-E-2 Receivables

Customer receivables represent various utility charges earned, billed, but not collected, at September 30, 2022. Unbilled service receivables represent the estimated amount of accounts receivable for services that have not been billed as of the comparative statement of net position date. The amounts are a result of a timing difference between the end of the financial statement cycle and the billing cycle. The receivables are reported net of an allowance for uncollectibles, where applicable (Note 3-B).

1-E-3 Consumable Inventories

Inventory is recorded using the average unit cost method and expensed when consumed. Inventories include meters, transformers, lines, poles, pipe and fittings for both fiscal years.

1-E-4 Prepaid Expenses

Payments made to vendors for services (i.e., prepaid insurance) that will benefit periods beyond September 30, 2022, are recorded as prepaid expenses using the consumption method by recording an asset for the prepaid amount and reflecting the expense in the year in which services are consumed.

**Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021**

Note 1 - Summary of Significant Accounting Policies (Continued)

1-E-5 Restricted Assets

In 2021 and 2022 restricted assets consist of the new generation and capacity funding account in the amount of \$1,551,658 and \$1,389,199 respectively. And at September 30, 2021 and 2022, a construction loan certificate of deposit pledged as collateral in the amount of \$1,375,703 and \$1,377,763, respectively.

1-E-6 Capital Assets

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their acquisition values as of the date received. The Utility Commission maintains a capitalization threshold of five thousand dollars. The Utility Commission's capital assets consist of the water distribution system, the sewerage collection system, the gas distribution system, the electric distribution system and the fiber optic system. Improvements to capital assets are capitalized. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are expensed. Interest incurred during the construction of capital assets utilized by the enterprise fund is capitalized.

All reported capital assets are depreciated except for land and construction in progress. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method over the following useful lives presented as rates:

Asset Class	Depreciation Rate
Buildings	2%
Natural gas system	2%
Natural gas meters	2.5%
Natural gas equipment	5 - 20%
Electric system and equipment	3 - 10%
Water system and equipment	2.5 - 10%
Sewerage system and equipment	2.5 - 10%
Fiber optic system and equipment	2.5 - 10%
Intangible assets	10%

1-E-7 Compensated Absences

Annual leave benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means.

All compensated absence liabilities include salary-related payments, where applicable.

1-E-8 Accrued Liabilities and Long-term Obligations

All payables, accrued liabilities and long-term obligations are reported in the comparative statement of net position.

**Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021**

Note 1 - Summary of Significant Accounting Policies (Continued)

1-E-9 Net Position

Net position represents the difference between assets and liabilities. The portion of net position classified as “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, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Utility Commission or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted.

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

1-E-10 Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The Commission has deferred outflows of resources related to pensions.

In addition to liabilities, the statement of net 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 Commission has deferred inflows of resources related to pensions.

1-E-11 Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the enterprise fund. For the Utility Commission, these revenues are charges for services for electric, gas, water, sewer and telecom. Operating expenses are necessary costs incurred to provide the goods or service that is the primary activity of each utility. All other revenues and expenses are reported as non-operating, including investment earnings, interest expense and the gain or loss on the disposal of capital assets.

1-E-12 Pension

For purposes of measuring the net pension liability, deferred outflows of resources and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Georgia Municipal Employees’ Benefit System (GMEBS) and additions to/deductions from GMEBS fiduciary net position have been determined on the same basis as they are reported by GMEBS. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

1-E-13 Contributions of Capital

Contributions of capital in enterprise fund financial statements arise from outside contributions of capital assets, service connection fees to the extent they exceed the cost of the connection to the system, or from grants or outside contributions of resources restricted to capital acquisition and construction.

1-E-14 Cost Allocations

For reporting purposes, the Utility Commission conducts various allocations of costs within the operating accounts.

Allocation of Meter, Warehouse and Administrative Costs to the Electric, Water, Sewer, Gas and Telecom Departments: The Utility Commission allocates the cost of operating its Meter Department, Warehouse Operation and Administrative Offices, which include Customer Service, Billing, Finance, Information Technology, Accounting and Operations, on the basis of the number of customers/meters served by each of the operating departments. The allocation rates are: Electric 30.00%; Water 28.50%; Sewer 20.00%; Gas 20.00%; Telecom 1.50% for fiscal year 2021 and Electric 30.00%; Water 28.50%; Sewer 20.00%; Gas 20.00%; Telecom 1.50% for fiscal year 2022.

*Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021*

Note 1 - Summary of Significant Accounting Policies (Continued)

1-E-15 Estimates

The preparation of the financial statements in conformity with GAAP 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.

1-E-16 Comparative Data

Comparative total data for the prior year have been presented in all of the financial statements in order to provide an understanding of the changes in the financial position and operations. Also, certain amounts presented in the prior year data have been reclassified to be consistent with the current year's presentation.

Note 2 – Stewardship, Compliance and Accountability

2-A. Budgetary Information – The Utility Commission adopts an annual operating budget generally consistent with GAAP. However, bad debt expense is reported as an expense on the budgetary basis and offset against the revenue accounts on the GAAP basis. Also, certain revenues and expenditures are classified differently on the budget schedule as compared to the GAAP comparative statement of revenues, expenses and changes in net position.

The legal level of control (the level at which expenses may not legally exceed appropriations) for each adopted annual operating budget generally is the department level. Any change in total to a departmental appropriation requires approval of the Board of Utility Commissioners.

Either the Utility Commission General Manager or Finance Director may approve budget transfers within departments.

Generally, all unexpended annual appropriations lapse at year-end. However, some capital appropriations may carry forward to the subsequent year automatically. During the year, the Board of Utility Commissioners amended the budget.

Note 3 - Detailed Notes

3-A. Deposits and Investments

The Utility Commission has adopted formal cash and investment policies.

State statutes require banks holding public funds to secure these funds by FDIC insurance, securities pledged at par value, and surety bonds at face value in combined aggregate totaling not less than 110 percent of the public funds held.

The Utility Commission categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The Municipal Competitive Trust is classified as Level 1 of the fair value hierarchy and is valued using prices quoted in active markets for those securities.

Deposits

Custodial Credit Risk – Deposits – The custodial credit risk for deposits is the risk that, in the event of a bank failure, the Utility Commission's deposits may not be recovered.

At September 30, 2022, all bank balances were entirely insured or collateralized. In October 2011, the Utility Commission elected to secure its deposits in a pool of pledged securities established and maintained by CB&T Bank of Middle Georgia, a division of Synovus Bank, in accordance with Georgia Uniform Commercial Code Chapter 8, Title 45, Code Section 45-8-1 and administered under the direction of the Georgia Office of Treasury and Fiscal Services. The Utility Commission did the same in 2016 when they opened two new accounts at BB&T, a bank that participates in a pool of pledged securities. In fiscal year 2019, the Utility Commission opened a new account at Georgia Community Bank with a balance of less than the FDIC insured limit. At September 30, 2022, the bank balances were \$1,815,738 and the carrying amount was \$1,738,576.

Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 - Detailed Notes (Continued)

3-A. Deposits and Investments (Continued)

At September 30, 2021, all bank balances were entirely insured or collateralized. At September 30, 2021, the bank balances were \$810,585 and the carrying amount was \$920,336.

Investments

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The Utility Commission’s investment policy does not formally limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates

At September 30, 2022 and September 30, 2021, the Utility Commission had the following investments presented by maturity period:

Investment Type	Maturity Period			
	Fair Value	Three Months or Less	4 - 12 Months	1 - 5 Years
2022				
Certificates of Deposit	\$ 1,377,763	\$ -	\$ -	\$ 1,377,763
Money Market Account	6,057,133			
Municipal Competitive Trust	4,739,133			
Total	<u>\$ 12,174,029</u>			
2021				
Certificates of Deposit	\$ 1,375,703	\$ -	\$ -	\$ 1,375,703
Money Market Account	4,891,347			
Municipal Competitive Trust	4,688,054			
Total	<u>\$ 10,955,104</u>			

Credit Quality Risk – Credit quality risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Utility Commission’s money market account and investment in the municipal competitive trust are not rated.

Custodial Credit Risk - Custodial credit risk is the risk that, in the event of a bank failure, the Utility Commission’s investments may not be recovered. The investment policies require securities to be held by an independent third-party custodian selected by the Utility Commission as evidenced by safekeeping receipts in the Utility Commission’s name. At September 30, 2022 and 2021, all investments were entirely insured or collateralized with securities held by the Utility Commission’s agent in the Utility Commission’s name.

Concentration of Credit Risk – Concentration of credit risk is the risk of loss attributed to the magnitude of the Utility Commission’s investment in a single issuer. The investment policies require that the investments be diversified by limiting investments to avoid over concentration in securities from a specific issuer or business sector (excluding U.S. Treasury securities); limiting investment in securities that have higher credit risks; investing in securities with varying maturities; and, continuously investing a portion of the portfolio in readily available funds, local government investment pools, money market funds or overnight repurchase agreements to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 - Detailed Notes (Continued)

3-A. Deposits and Investments (Continued)

The Utility Commission's certificates of deposits are issued by the following bank:

Bank:	September 30, 2022		September 30, 2021	
	Amount	% of Total	Amount	% of Total
CB&T Bank of Middle Georgia	\$ 1,377,763	100%	\$ 1,375,703	100%

Cash & Investment Reconciliation:

	September 30, 2022		September 30, 2021	
	Cash and Cash Equivalents	Investments	Cash and Cash Equivalents	Investments
Enterprise Fund Type Statement of Net Position				
Unrestricted	\$ 1,741,576	\$ 9,407,067	\$ 923,336	\$ 8,027,743
Restricted	-	2,766,962	-	2,927,361
Less cash on hand and petty cash	(3,000)	-	(3,000)	-
Total	\$ 1,738,576	\$ 12,174,029	\$ 920,336	\$ 10,955,104

3-B. Receivables

Receivables at September 30, 2022 and 2021 consisted of interest and customer accounts (billings for user charges, including unbilled utility receivables).

Receivables and payables are recorded on the Utility Commission's financial statements to the extent that the amounts are determined to be material and substantiated not only by supporting documentation, but also by a reasonable, systematic method of determining their existence, completeness, valuation, and in the case of receivables, collectability.

The allowance for uncollectibles for accounts receivable was \$230,000 at both September 30, 2022 and 2021.

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Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 - Detailed Notes (Continued)

3-C. Capital Assets

Capital asset activity for the year ended September 30, 2022, was as follows:

	Balance 9/30/2021	Additions	Deductions	Balance 9/30/2022
Business-type activities:				
Nondepreciable capital assets:				
Land	\$ 176,981	\$ -	\$ -	\$ 176,981
Construction in progress	4,173,457	1,569,013	-	5,742,470
Total nondepreciable capital assets	4,350,438	1,569,013	-	5,919,451
Depreciable capital assets:				
Building	3,483,174	51,459	-	3,534,633
Distribution system	61,157,740	375,680	-	61,533,420
Machinery and equipment	5,049,177	25,462	-	5,074,639
Intangibles	511,149	1,828	-	512,977
Total depreciable capital assets	70,201,240	454,429	-	70,655,669
Total capital assets	74,551,678	2,023,442	-	76,575,120
Accumulated depreciation:				
Building	386,691	67,732	-	454,423
Distribution system	25,912,755	1,206,363	-	27,119,118
Machinery and equipment	4,124,874	223,909	-	4,348,783
Intangibles	327,941	18,517	-	346,458
Total accumulated depreciation	30,752,261	1,516,521	-	32,268,782
Business-type activities capital assets, net	\$ 43,799,417	\$ 506,921	\$ -	\$ 44,306,338

Capital asset activity for the year ended September 30, 2021, was as follows:

	Balance 9/30/2020	Additions	Deductions	Balance 9/30/2021
Business-type activities:				
Nondepreciable capital assets:				
Land	\$ 176,981	\$ -	\$ -	\$ 176,981
Construction in progress	1,624,084	4,687,308	2,137,935	4,173,457
Total nondepreciable capital assets	1,801,065	4,687,308	2,137,935	4,350,438
Depreciable capital assets:				
Building	3,483,174	-	-	3,483,174
Distribution system	57,493,858	3,665,435	1,553	61,157,740
Machinery and equipment	5,033,677	15,500	-	5,049,177
Intangibles	511,149	-	-	511,149
Total depreciable capital assets	66,521,858	3,680,935	1,553	70,201,240
Total capital assets	68,322,923	8,368,243	2,139,488	74,551,678
Accumulated depreciation:				
Building	319,845	66,846	-	386,691
Distribution system	24,763,922	1,148,833	-	25,912,755
Machinery and equipment	3,892,567	232,307	-	4,124,874
Intangibles	311,251	16,690	-	327,941
Total accumulated depreciation	29,287,585	1,464,676	-	30,752,261
Business-type activities capital assets, net	\$ 39,035,338	\$ 6,903,567	\$ 2,139,488	\$ 43,799,417

Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 - Detailed Notes (Continued)

3-D. Leases

The Utility Commission has considered the concepts and implications of GASB Statement No.87 and determined the Authority does not have any agreements that fall under the provisions of the statement.

3-E. Revenue Bonds Payable

On October 21, 2020, The Utility Commission issued a revenue bond to Synovus Bank, Series 2020A, in the amount of \$2,400,000 and an interest rate of 2%. The bond was issued for the purpose of financing, together with other funds, the cost of adding an elevated storage tank, and a new well to the water system. The amount was paid off as of 9/30/2022. The United States Department of Agriculture retired this loan during fiscal year 2022 and provided long-term financing through the issuance of a 40-year bond in the amount of \$2,387,000.

3-F. Long-term Debt

At September 30, 2022, the Utility Commission has five loans outstanding with the Georgia Environmental Finance Authority (GEFA) and two with the Georgia Environmental Loan Acquisition Corporation (GELAC).

GEFA Loan – DW97-027 – On May 19, 1999, the Utility Commission borrowed \$3.5 million in an interest free loan for water distribution system and wells. Payments were due quarterly with a final maturity date of February 1, 2021. This loan was paid off in 2021.

GEFA Loan – DW97-027A – On May 19, 1999, the Utility Commission borrowed \$550,000 at a 3% interest rate for water distribution system and wells. Payments were due quarterly with a final maturity date of February 1, 2021. This loan was paid off in 2021.

GELAC Loan – 2006-L58WQ - On May 10, 2007 the Utility Commission received a loan commitment of \$920,000 at a 4.12% interest rate for a lift station and water and sewer lines in the Heritage Pointe Subdivision.

Payments of \$5,171 are due monthly with a final maturity date of January 1, 2029. The construction loan went into repayment on February 1, 2009, in the amount of \$844,499.

Annual debt service requirements to amortize this loan as of September 30, 2022 follow:

Year	Principal	Interest	Total
2023	\$ 48,743	\$ 13,309	\$ 62,052
2024	50,779	11,274	62,053
2025	52,931	9,121	62,052
2026	55,145	6,908	62,053
2027	57,460	4,593	62,053
2028-2029	80,291	2,422	82,713
Total	<u>\$ 345,349</u>	<u>\$ 47,627</u>	<u>\$ 392,976</u>

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Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 – Detailed Notes (Continued)

3-F. Long term Debt (Continued)

GEFA Loan – DWSRF 04-004 – In fiscal year 2007, the Utility Commission drew down \$631,650 at a 1.9% interest rate for an elevated water storage tank at Peach County High School and water main system improvements to serve Rolling Hills Trailer Park. Payments of \$1,579 are due monthly with a final maturity date of September 1, 2028. During fiscal year 2008 the Utility Commission drew down \$513,350, to the maximum authorized borrowing of \$1,145,000. However, in fiscal year 2008, the Utility Commission received a \$500,000 GEFA DWSRF subsidy which was used to reduce the principal of this loan. The Utility Commission made a balloon payment of \$330,000 in fiscal year 2008. During fiscal year 2009 the construction loan went into repayment on October 1, 2008, in the amount of \$315,000.

Annual debt service requirements to amortize this loan as of September 30, 2022 follow:

Year	Principal	Interest	Total
2023	\$ 17,053	\$ 1,891	\$ 18,944
2024	17,378	1,566	18,944
2025	17,714	1,230	18,944
2026	18,053	891	18,944
2027	18,399	545	18,944
2028	18,733	193	18,926
Total	<u>\$ 107,330</u>	<u>\$ 6,316</u>	<u>\$ 113,646</u>

GELAC Loan – 2007-L42WQ – On December 14, 2008, the Utility Commission received a loan commitment of \$10,750,000 at 4.1% rate for 20 years for a reclamation facility, three sewage pump stations, force main sewer and gravity main sewer to serve east Peach County.

Payments of \$3,577 are due monthly with a final maturity date in 2030. During fiscal year 2008 the Utility Commission drew down \$1,815,208. During fiscal year 2009 the Utility Commission drew down \$6,445,045. During fiscal year 2010 the Utility Commission drew down \$912,965. On November 17, 2009 GEFA released the Utility Commission from the Debt Service Reserve account in accordance with Exhibit D of the loan contract. The item was waived in its entirety, retroactively to September 30, 2009.

The Utility Commission has received all of the \$7,500,000 from Peach County, Georgia for 2000 SPLOST funds allocated to it in the Intergovernmental Agreement. The Utility Commission made balloon payments with those funds during fiscal year 2009 totaling \$7,500,000. The Utility Commission made an additional balloon payment in August 2009 of \$588,000. Also, in fiscal year 2010, the Utility Commission made another balloon payment in November 2009 of \$500,000. During fiscal year 2010, the construction loan went into repayment in the amount of \$585,218.

Annual debt service requirements to amortize this loan as of September 30, 2022 follow:

Year	Principal	Interest	Total
2023	\$ 31,636	\$ 11,291	\$ 42,927
2024	32,958	9,969	42,927
2025	34,335	8,592	42,927
2026	35,769	7,158	42,927
2027	37,264	5,663	42,927
2028-2030	117,815	7,385	125,200
Total	<u>\$ 289,777</u>	<u>\$ 50,058</u>	<u>\$ 339,835</u>

Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 – Detailed Notes (Continued)

3-F. Long term Debt (Continued)

GEFA Loan – DW14-001 – During fiscal year 2016, the Utility Commission was approved to borrow up to \$1,500,000 at a 1.03% interest rate in order to fund the Asbestos Cement Watermain project. FVUC received disbursements of \$920,533 in fiscal year 2016, \$478,936 in fiscal year 2017, and \$100,531 in fiscal year 2018. A subsidy in the amount of \$500,000 was received and applied to the principal balance of the disbursements. Repayment of the \$1,000,000 final loan amount began on December 1, 2017. Payments of \$4,612 are made monthly with a final maturity date of November 1, 2037.

Annual debt service requirements to amortize this loan as of September 30, 2022 follow:

Year	Principal	Interest	Total
2023	\$ 47,571	\$ 7,777	\$ 55,348
2024	48,063	7,285	55,348
2025	48,560	6,788	55,348
2026	49,063	6,285	55,348
2027	49,570	5,778	55,348
2028-2032	255,655	21,085	276,740
2033-2037	269,160	7,580	276,740
2038	9,213	12	9,225
Total	\$ 776,855	\$ 62,590	\$ 839,445

GEFA Loan – CW2016025 – During fiscal year 2017, the Utility Commission was approved to borrow up to \$1,000,000 at a 1.89% interest rate in order to fund the Speece Cone Superoxygenation System project. During fiscal years 2017 and 2018, the Utility Commission received loan disbursements of \$522,971 from the total amount approved. A subsidy was received lowering the principal balance by \$82,946. Repayment of the \$470,025 final loan amount began on April 1, 2018. Payments of \$2,353 are made monthly with a final maturity date of March 1, 2038.

Annual debt service requirements to amortize this loan as of September 30, 2022 follow:

Year	Principal	Interest	Total
2023	\$ 21,257	\$ 6,983	\$ 28,240
2024	21,663	6,578	28,241
2025	22,076	6,165	28,241
2026	22,497	5,744	28,241
2027	22,925	5,315	28,240
2028-2032	121,352	19,850	141,202
2033-2037	133,369	7,833	141,202
2038	14,043	77	14,120
Total	\$ 379,182	\$ 58,545	\$ 437,727

GEFA Loan – CW20200009 – During fiscal year 2021, the Utility Commission was approved to borrow up to \$2,500,000 at a 1.94% interest rate in order to fund a sewer main and lift station for the Peach County High School project. During fiscal year 2021, the Utility Commission received loan disbursements of \$1,093,009 from the total amount approved. A subsidy was received lowering the principal balance by \$480,924 leaving a balance on the loan of \$612,085 at 9/30/2021. During fiscal year 2022, the Utility Commission received additional disbursements of \$180,067 of which a subsidy of \$79,229 was received. The loan balance at 9/30/2022 is \$712,922. As there are still additional projects to fund with this loan money, the loan is not finalized and has not entered the repayment phase.

Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 – Detailed Notes (Continued)

3-F. Long term Debt (Continued)

GEFA Loan – DW2020015 – During fiscal year 2021, the Utility Commission was approved to borrow up to \$200,000 at a 1.94% interest rate in order to fund a water main for the Peach County High School project. During fiscal year 2021, the Utility Commission received loan disbursements of \$197,143 from the total amount approved. A subsidy in the amount of \$98,572 was received and applied to the principal balance of the disbursements. Repayment of the \$98,572 final loan amount began on May 1, 2021. Payments of \$495.86 are made monthly with a final maturity date of April 1, 2041.

Annual debt service requirements to amortize this loan as of September 30, 2022 follow:

Year	Principal	Interest	Total
2023	\$ 4,188	\$ 1,763	\$ 5,951
2024	4,270	1,681	5,951
2025	4,353	1,597	5,950
2026	4,438	1,512	5,950
2027	4,525	1,425	5,950
2028-2032	23,990	5,762	29,752
2033-2037	26,431	3,321	29,752
2038	20,582	740	21,322
Total	\$ 92,777	\$ 17,801	\$ 110,578

USDA Bond Payable – Series 2022A – During fiscal year 2022, the Utility Commission issued a utility revenue bond to the United States Department of Agriculture, Series 2022A, in the amount of \$2,387,000 and an interest rate of 1.750%. This bond was used to pay off the revenue bond, Series 2020A, issued to Synovus Bank on October 21, 2020. Funds from these bonds were used to construct an elevated storage tank, a new well and booster pump station, and water main extensions. Payments of \$6,923 are made monthly with a final maturity date of March 25, 2062. The balance as of 09/30/2022 was \$2,366,510.

Annual debt service requirements to amortize this bond as of September 30, 2022 follow:

Year	Principal	Interest	Total
2023	\$ 42,001	\$ 41,075	\$ 83,076
2024	42,630	40,446	83,076
2025	43,494	39,582	83,076
2026	44,261	38,815	83,076
2027	45,042	38,034	83,076
2028-2032	237,208	178,172	415,380
2033-2037	259,002	156,378	415,380
2038-2042	282,677	132,703	415,380
2043-2047	308,516	106,864	415,380
2048-2052	336,681	78,699	415,380
2053-2057	367,511	47,869	415,380
2058-2062	357,487	14,437	371,924
Total	\$ 2,366,510	\$ 913,074	\$ 3,279,584

Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 – Detailed Notes (Continued)

3-F. Long-term Debt (Continued)

Changes in Long-term Debt - Changes in the Utility Commission's long-term obligations consisted of the following for the years ended September 30, 2022 and 2021:

	Outstanding 10/1/2021	Additions	Reductions	Outstanding 9/30/2022	Amounts Due in One Year	Long-term Portion
Business-Type Activities						
GEFA loan - DW97-027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GEFA loan - DW97-027A	-	-	-	-	-	-
GELAC loan - 2006-L58WQ	392,124	-	46,774	345,350	48,744	296,606
GEFA loan - DWSRF 04-004	124,062	-	16,732	107,330	17,053	90,277
GELAC loan - 2007-L42WQ	320,144	-	30,367	289,777	31,536	258,241
GEFA loan - DW14-001	823,938	-	47,083	776,855	47,571	729,284
GEFA loan -CW2016025	400,042	-	20,860	379,182	21,257	357,925
GEFA loan -CW20200009	612,085	180,066	79,229	712,922	-	712,922
GEFA loan -DW2020015	96,884	-	4,107	92,777	4,188	88,589
USDA bond - Series 2022A	-	2,387,000	20,490	2,366,510	42,001	2,324,509
Death benefits	260,742	13,582	8,601	265,723	-	265,723
Compensated absences	220,789	23,908	19,637	225,060	149,890	75,170
Total Business-Type Activities	\$ 3,250,810	\$ 2,604,556	\$ 293,880	\$ 5,561,486	\$ 362,240	\$ 5,199,246

	Outstanding 10/1/2020	Additions	Reductions	Outstanding 9/30/2021	Amounts Due in One Year	Long-term Portion
Business-Type Activities						
GEFA loan - DW97-027	\$ 81,727	\$ -	\$ 81,727	\$ -	\$ -	\$ -
GEFA loan - DW97-027A	19,003	-	19,003	-	-	-
GELAC loan - 2006-L58WQ	437,008	-	44,884	392,124	46,780	345,344
GEFA loan - DWSRF 04-004	140,480	-	16,418	124,062	16,732	107,330
GELAC loan - 2007-L42WQ	349,294	-	29,150	320,144	30,367	289,777
GEFA loan - DW14-001	870,539	-	46,601	823,938	47,083	776,855
GEFA loan -CW2016025	420,512	-	20,470	400,042	20,860	379,182
GEFA loan -CW20200009	-	612,085	-	612,085	-	612,085
GEFA loan -DW2020015	-	98,572	1,688	96,884	4,107	92,777
Death benefits	222,106	38,636	-	260,742	-	260,742
Compensated absences	261,225	206,058	246,494	220,789	147,046	73,743
Total Business-Type Activities	\$ 2,801,894	\$ 955,351	\$ 506,435	\$ 3,250,810	\$ 312,975	\$ 2,937,835

Deferred compensation is paid upon the death of an employee (including retired employees but excluding temporary employees of the Commission). Benefits are paid to the surviving spouse or legal representative. Benefit amounts are determined by length of employment and salary. This benefit is effective unless an employee terminates before retirement. Charges for services are used to retire the above loans and capital leases. The compensated absences and death benefits liabilities are retired from enterprise fund resources.

Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 – Detailed Notes (Continued)

3-G. Pension Plan

Plan Description – The Utility Commission’s defined benefit pension plan, the Fort Valley Utility Commission Retirement Plan (the Plan), provides retirement, disability and death benefits to Plan members and beneficiaries. The Plan is a non-contributory defined benefit plan, which is affiliated with the Georgia Municipal Employees Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The authority for establishing and amending benefits rests with the Utility Commission’s Board of Commissioners. GMEBS issues a publicly available financial report that includes financial statements and required supplementary information for the Plan. The report may be obtained from: Georgia Municipal Employees Benefit System, 201 Pryor Street, SW, Atlanta, Georgia 30303.

Eligibility requirements are one year of service for all employees. The Plan allows for early retirement at age 55 if the employee has ten years of service. Normal retirement is at age 65 with five years of service. Benefits are dependent upon factors such as the number of years of credited service to the Utility Commission and the employee’s final average earnings. Beginning January 1, 2003 employees’ benefits vest at 50 percent after five years and 10 percent of additional vesting takes place each year thereafter until reaching 100% after ten years of service. These benefit provisions were established by a City ordinance dated September 26, 1974. The Utility Commission’s plan was separated from the City’s plan as of October 1, 1990.

At September 30, 2022, the plan had 43 active employees, 20 vested former employees, and 42 retired participants or beneficiaries currently receiving benefits. At September 30, 2021, the plan had 47 active employees, 16 vested former employees, and 39 retired participants or beneficiaries currently receiving benefits.

Contributions – Required contributions are determined by the GMEBS based on actuarial calculations performed by an independent actuary. The actuarially-determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Commission’s recommended contribution rate for the years ended September 30, 2021 and 2022 was 9.41 and 9.23 percent of covered payroll. The Commission’s recommended contribution to the plan for the years ended September 30, 2021 and 2022 was \$248,019 and \$237,058. Participants in the plan are not required to contribute.

Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions – At September 30, 2021 and 2022, the Commission reported a net pension liability of \$949,893 and \$(467,451). The net pension liability was measured as of September 30, 2020 and 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The actuarial date was January 1, 2021 and 2022.

For the year ended September 30, 2021, the Commission recognized pension expense of \$137,734. At September 30, 2021, the Commission had deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ -	\$ (196,219)
Changes of Assumptions	280,960	-
Net Differences Between Projected and Actual Earnings on Pension Plan Investments	-	(99,170)
Contributions made subsequent to measurement date	248,019	-
	<u>\$ 528,979</u>	<u>\$ (295,389)</u>

Note: Individual period investment outflows and inflows listed below are being shown netted in accordance with GASB 68 paragraph 33b.

Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 – Detailed Notes (Continued)

3-G. Pension Plan (Continued)

For the year ended September 30, 2022, the Commission recognized pension expense of \$(146,846). At September 30, 2022, the Commission had deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 76,620	\$ (85,215)
Changes of Assumptions	140,480	-
Net Differences Between Projected and Actual Earnings on Pension Plan Investments	-	(1,171,326)
Contributions made subsequent to measurement date	237,058	-
	<u>\$ 454,158</u>	<u>\$ (1,256,541)</u>

Note: Individual period investment outflows and inflows listed below are being shown netted in accordance with GASB 68 paragraph 33b.

The Authority's contributions subsequent to the measurement date of \$248,019 and \$237,058 are reported as deferred outflows of resources and will be recognized as a reduction to the net pension liability in the years ending September 30, 2021 and 2022. Other amounts reported as deferred outflows and inflows of resources will be recognized in pension expense as follows:

Year ended September 30:

2023	\$ (181,097)
2024	(260,236)
2025	(304,534)
2026	(293,574)
	<u>\$ (1,039,441)</u>

Actuarial Assumptions – The total pension liability in the January 1, 2022 and 2021 actuarial valuations was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	<u>9/30/2022</u>	<u>9/30/2021</u>
Inflation	2.25%	2.25%
Salary Increases (including inflation)	3.00%	3.00%
Net Investment Rate of Return	7.375%	7.375%

Mortality rates were based on sex-distinct Pri-2012 head-count weighted Employee Mortality Table.

The actuarial assumptions used in the January 1, 2022 and 2021 valuation were based on the results of an actuarial experience study for the period of January 1, 2015 – June 30, 2019 conducted in November and December 2019.

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Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 – Detailed Notes (Continued)

3-G. Pension Plan (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2022 and 2021 are summarized in the following table:

Asset Class	Target Allocation	9/30/22 Long-Term Expected Real Rate of Return	9/30/21 Long-Term Expected Real Rate of Return
Domestic equity	45%	6.55%	6.40%
International equity	20%	7.30%	7.05%
Real estate	10%	3.65%	4.50%
Global fixed income	5%	0.50%	1.25%
Domestic fixed income	20%	0.40%	1.15%
Cash	0%		
Total	100%		

Discount Rate – The discount rate used to measure the total pension liability as of September 30, 2022 and 2021 was 7.375 and 7.375 percent. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at contractually required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on the pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 – Detailed Notes (Continued)

3-G. Pension Plan (Continued)

Changes in Net Pension Liability – Changes in the Commission’s net pension liability for the year ended September 30, 2022 and 2021 were as follows:

	Total Pension Liability	Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances at October 1, 2021	\$ 9,669,173	\$ 8,719,280	\$ 949,893
Changes for the Year:			
Service Costs	105,654	-	105,654
Interest	699,958	-	699,958
Differences between expected and actual experience	102,158	-	102,158
Contributions - employer	-	245,456	(245,456)
Contributions - employee	-	-	-
Net investment income	-	2,098,342	(2,098,342)
Benefit payments, including refunds of employee contributions	(567,754)	(567,754)	-
Administrative expense	-	(18,684)	18,684
Other	-	-	-
Net changes	340,016	1,757,360	(1,417,344)
Balances at September 30, 2022	\$ 10,009,189	\$ 10,476,640	\$ (467,451)

	Total Pension Liability	Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances at October 1, 2020	\$ 9,528,503	\$ 8,287,642	\$ 1,240,861
Changes for the Year:			
Service Costs	105,290	-	105,290
Interest	690,893	-	690,893
Differences between expected and actual experience	(124,014)	-	(124,014)
Contributions - employer	-	200,333	(200,333)
Contributions - employee	-	-	-
Net investment income	-	780,838	(780,838)
Benefit payments, including refunds of employee contributions	(531,499)	(531,499)	-
Administrative expense	-	(18,034)	18,034
Other	-	-	-
Net changes	140,670	431,638	(290,968)
Balances at September 30, 2021	\$ 9,669,173	\$ 8,719,280	\$ 949,893

Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021

Note 3 – Detailed Notes (Continued)

3-G. Pension Plan (Continued)

Sensitivity of the Net Pension Liability to Changes in the Discount Rate – The following presents the net pension liability calculated using the discount rate of 7.375 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375 percent) or 1-percentage-point higher (8.375 percent) than the current rate:

	1 % Decrease	Current	1 % Increase
September 30, 2022:	(6.375%)	Discount Rate	(8.375%)
	(7.375%)	(7.375%)	(8.375%)
Net Pension Liability	\$ 604,803	\$ (467,451)	\$ (1,377,014)

Benefit Changes – There were no changes in benefit provisions in the last two fiscal years.

Plan Fiduciary Net Position – Detailed information about the plan’s fiduciary net position is available in the separately issued GMEBS financial report. That report may be obtained by writing to the Georgia Municipal Association or by calling (404) 688-0472.

3-H. Net Investment in Capital Assets

The “net investment in capital assets” amount is calculated on the comparative statement of net position as of September 30, 2022 and 2021 as follows:

	2022	2021
Net Investment in capital assets:		
Cost of capital assets	\$ 76,575,120	\$ 74,551,678
Less accumulated depreciation	(32,268,782)	(30,752,261)
Book Value	44,306,338	43,799,417
Less capital related debt	(5,070,703)	(4,862,427)
Net Investment in capital assets	\$ 39,235,636	\$ 38,936,990

Note 4 - Other Notes

4-A. Contract Commitments

The Utility Commission has commitments for contracts with four governmental organizations.

Municipal Electric Authority of Georgia – The Utility Commission has contracted for a period not to exceed 50 years, to purchase all of its electric power from the Municipal Electric Authority of Georgia (MEAG). MEAG agrees to provide the generating capacity necessary for reliable and economical power for the Utility Commission’s needs.

MEAG has issued bonds for the purpose of building generation, transmission, and telecommunications facilities. Each participant, such as the Utility Commission, is contingently liable for their pro rata share of the bonds as a power purchase cost until they are retired. The Utility Commission’s contingent contractual obligation varies by individual MEAG project and totals approximately \$80,039,604 at September 30, 2022 and \$80,025,367 at September 30, 2021. The contingent obligations are general obligations of the Utility Commission and the City to which the City’s full faith, credit and taxing powers are pledged.

*Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021*

Note 4 - Other Notes (Continued)

4-A. Contract Commitments (Continued)

On April 12, 1999 the Utility Commission adopted the provisions of a Municipal Competitive Trust agreement with MEAG. Under the agreement, MEAG established the Trust for the mutual benefit of MEAG and its wholesale customers (the participating Cities). The Trust was created to provide a means of accumulating funds to mitigate the expected differential between market rates for power and the associated costs of generating that power after the anticipated deregulation of the electric industry. The Trust provides for three types of accounts that are held by the trustee in the name of the Utility Commission.

The flexible operating trust account includes funds that are available for withdrawal at the discretion of the Utility Commission. This amount is included in investments and totals \$3,349,934 at September 30, 2022 and \$3,136,396 at September 30, 2021. The two additional accounts created were the credit support operating trust account and the reserve funded debt trust account. The funds in the credit support operating trust account can only be used to offset rate increases exceeding certain criteria and for loans for capital improvements that will reduce future operating costs.

The funds in the reserve funded debt trust account can only be used for charges related to MEAG's bond obligations. The balances in the credit support operating trust account and the reserve funded debt trust account at September 30, 2022 were \$0 and \$0, respectively; at September 30, 2021 were \$0 and \$0, respectively. Due to the restrictions on the use of these two accounts, they are not presented on the comparative statement of net position.

Credits from the Municipal Competitive Trust for Power Supply Year 2014. In accordance with the First Amendment of the Municipal Competitive Trust, MEAG Power withdrew funds from the credit support operation account and the reserve funded debt account on behalf of the Participants for the purpose of lowering the annual generation charges for the period of January 1, 2009 through December 31, 2018. The annual amount for the Utility Commission for 2009 was \$1,202,727. The annual amount for the Utility Commission for 2010 was \$1,157,508. The annual amount for the Utility Commission for 2011 was \$1,387,086. The annual amount for the Utility Commission for 2012 was \$769,170. The annual amount for the Utility Commission for 2013 was \$1,463,662. The annual amount for the Utility Commission for 2015 was \$1,183,043. The annual amount for the Utility Commission for 2016 was \$1,038,756. The annual amount for the Utility Commission for 2017 is \$662,190 and for 2018 was \$432,326. The final credits of \$100,740 were issued in 2019.

In accordance with the Second Amendment of the Municipal Competitive Trust, effective August 10, 2009, MEAG Power amended the restrictions and broadened the circumstances under which a Participant may withdraw funds from the New Generation Trust, which was established earlier in 2009 to provide for the future funding of the construction of new power generation facilities, including, but not limited to the Plant Vogtle expansion project. The voluntary funding of the New Generation Trust by Participants will improve the overall credit rating of MEAG Power in the municipal bond market, both now and in the future. The Generation Trust Account is displayed as a restricted investment asset in the comparative statement of net position. The amounts were \$1,389,199 for 2022 and \$1,551,658 for 2021.

Georgia Public Web Membership – The Utility Commission and other members of MEAG's telecommunication project created Georgia Public Web (a Georgia not-for-profit corporation) to provide internet and telecommunication services to customers in Georgia. On October 10, 2000 the Utility Commission signed a 50-year commitment to pay each month a proportionate share of the difference between Georgia Public Web's budgeted costs and revenues. The Utility Commission's proportionate share is 2.315% at both September 30, 2022 and 2021. The contingent obligations are general obligations of the Utility Commission and the City to which the City's full faith, credit and taxing powers are pledged. However, in fiscal year 2008, the Utility Commission advance paid their total commitment (Georgia Public Web telecom debt issued on April 3, 2003).

*Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021*

Note 4 - Other Notes (Continued)

4-A. Contract Commitments (Continued)

Municipal Gas Authority of Georgia – The Utility Commission has entered into a contract for the purchase of wholesale natural gas supplies and related services with the Municipal Gas Authority of Georgia (MGAG) that requires the Utility Commission to purchase all of its natural gas from MGAG, other than any supplies that were under contract for delivery to the Utility Commission at the time of the execution of the contract with MGAG. The gas supply contract with MGAG authorizes MGAG to establish rates and charges so as to produce revenues sufficient to cover its operating costs and retire its bonds issued to acquire long-term gas supplies for sale to its members, including the Utility Commission. In the event that revenues are insufficient to cover all costs and retire bonds issued by MGAG, the Utility Commission is obligated to pay its share of the costs of the gas supply and related services MGAG provides to the Utility Commission, which costs include amounts equal to principal of and interest on MGAG's bonds.

The contingent obligations, which extend through the year 2058, are general obligations of the Utility Commission and the City to which the City's full faith, credit and taxing powers are pledged. The obligation to MGAG for gas supply costs are based on MGAG's costs to provide such supply, including bonds issued to purchase long-term gas supplies.

The Utility Commission is contingently liable for their pro-rata share of the debt. The Utility Commission's contingent contractual obligation total approximately \$2,440,770 at September 30, 2022 and \$2,032,620 at September 30, 2021. On December 12, 2002 an intergovernmental agreement was made between the Utility Commission and the City of Fort Valley related to the MGAG contract. Under this agreement, in the event of any required payments pursuant to the provisions of the Gas Supply Contract the payments shall be made first by the Utility Commission from its revenues and assets before any required payments are made by the City of Fort Valley.

USDA Rural Development – On April 15, 2011, the Utility Commission committed to participate in a project with the USDA Rural Development to add a 500,000-gallon elevated storage tank on the campus of Fort Valley State University, a new well and a chemical feed building. The USDA Rural Development will loan the Utility Commission an amount not to exceed \$2,387,000 and will award a grant for the project for \$1,848,000. The loan will be repayable over 40 years at an interest rate of 3.75% or interest rate at closing. The monthly payment is estimated at \$9,620. On April 15, 2012, the USDA Rural Development granted an extension until October 15, 2012. On October 15, 2012 the USDA Rural Development granted a second extension until April 15, 2013. At that time an additional 60-day extension was approved. As of November 13, 2014, plans and specifications have been approved by USDA and the status of the legal services agreement, preliminary title opinion, updated litigation and judgment agreement and lease agreement with the City of Fort Valley are all open. After no activity on the project for 2015 and 2016, the project was rebid in 2017 with anticipation that construction would begin in 2018-2019. Pending litigation postponed the project and it was put out to bid again in 2019. The \$2,387,000 of bond funds were received during fiscal year 2022 as were \$1,533,147 of the grant funds. The Utility Commission expects to receive the remainder of the grant funds and complete the project during fiscal year 2023.

City of Fort Valley Payment In lieu of Franchise Fees (PILOFF) - HB 685 codified a fixed sum monthly payment in lieu of franchise fees that the City may use for general fund purposes. The Commission shall annually pay to the city, in lieu of franchise fees, the greater of \$1.25 million or 6.0 percent of all revenue collected for charges for services for the year, to be paid in twelve monthly installments of \$104,165.00 on or before the 15th day of each month, with a final payment due, if required, within 90 days of the completion of the Commission's comprehensive annual financial report for the subject year.

4-B. Significant Customers

The Utility Commission has three significant customers to which it provides natural gas, electric, water and sewer utility services: Blue Bird Body Company, Fort Valley State University, and Southern Flavor Farms.

*Utility Commission
City of Fort Valley, Georgia
Notes to the Basic Financial Statements
For the Years Ended September 30, 2022 and 2021*

Note 4 - Other Notes (Continued)

4-C. Risk Management

The Utility Commission maintains third party coverage for claims arising from property and casualty claims, general liability claims, and medical claims.

There were no significant reductions in insurance coverage from the prior year, and there have been no settlements that exceed the Utility Commission's insurance coverage during the past three years.

4-D. Contingent Liabilities

The Utility Commission has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies or their designee. These audits could result in a request for reimbursement to the grantor agency for costs disallowed under terms of the grant. Based on prior experience, the Utility Commission believes such disallowances, if any, will be immaterial.

The Utility Commission was not a defendant in any lawsuits at September 30, 2022 or 2021. In the opinion of the Utility Commission's management, there are no legal contingencies which will have a material effect on the financial position of the Utility Commission in subsequent years.

4-E. Subsequent Event

In preparing these financial statements, the Utility Commission has evaluated events and transactions for potential recognition or disclosure through July 24, 2025, the date the financial statements were available to be issued.

Utility Commission
City of Fort Valley, Georgia
Required Supplementary Information
Schedule of Changes in the Net Pension Liability and Related Ratios
Fort Valley Utility Commission Retirement Plan
For the Year Ended September 30, 2022

Total Pension Liability	2022	2021	2020
Service Cost	\$ 105,654	\$ 105,290	\$ 103,115
Interest	699,958	690,893	650,367
Differences between expected and actual experience	102,158	(124,014)	(92,826)
Changes of assumptions		-	561,918
Changes of benefit terms		-	-
Benefit payments, including refunds of employee contributions	(567,754)	(531,499)	(525,039)
Other		-	-
Net change in total pension liability	340,016	140,670	697,535
Total pension liability - beginning	9,669,173	9,528,503	8,830,968
Total pension liability - ending	<u>\$ 10,009,189</u>	<u>\$ 9,669,173</u>	<u>\$ 9,528,503</u>
Plan Fiduciary Net Position			
Contributions - Employer	\$ 245,456	\$ 200,333	\$ 263,504
Contributions - Employee		-	-
Net Investments Income	2,098,342	780,838	237,653
Benefit Payments, including refunds of employee contributions	(567,754)	(531,499)	(525,039)
Administrative expense	(18,684)	(18,034)	(16,150)
Net change in fiduciary net position	1,757,360	431,638	(40,032)
Plan fiduciary net position - beginning	8,719,280	8,287,642	8,327,674
Plan fiduciary net position - ending	<u>\$ 10,476,640</u>	<u>\$ 8,719,280</u>	<u>\$ 8,287,642</u>
Net Pension Liability			
Net pension liability - ending	\$ (467,451)	\$ 949,893	\$ 1,240,861
Plan's fiduciary net position as a percentage of the total pension liability	104.67%	90.18%	86.98%
Covered payroll	\$ 2,270,917	\$ 2,524,936	\$ 2,591,017
Net pension liability as a percentage of covered payroll	-20.58%	37.62%	47.89%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

2019	2018	2017	2016	2015
\$ 113,091	\$ 112,839	\$ 109,755	\$ 119,251	\$ 117,458
651,391	636,872	598,733	582,211	575,409
(227,170)	19,441	238,247	(170,715)	78,639
-	-	-	-	(407,054)
-	-	-	-	-
(556,920)	(550,465)	(358,774)	(276,361)	(276,999)
-	138,956	-	-	-
(19,608)	357,643	587,961	254,386	87,453
8,850,576	8,492,933	7,904,972	7,650,586	7,563,133
<u>\$ 8,830,968</u>	<u>\$8,850,576</u>	<u>\$8,492,933</u>	<u>\$ 7,904,972</u>	<u>\$ 7,650,586</u>

\$ 254,108	\$ 200,520	\$ 255,122	\$ 300,029	\$ 281,466
-	-	-	-	-
769,539	1,056,958	730,391	73,390	665,224
(556,920)	(550,465)	(358,774)	(276,361)	(276,999)
(17,358)	(18,158)	(10,059)	(11,662)	(9,329)
449,369	688,855	616,680	85,396	660,362
7,878,305	7,189,450	6,572,770	6,487,374	5,827,012
<u>\$ 8,327,674</u>	<u>\$7,878,305</u>	<u>\$7,189,450</u>	<u>\$ 6,572,770</u>	<u>\$ 6,487,374</u>

\$ 503,294	\$ 972,271	\$1,303,483	\$ 1,332,202	\$ 1,163,212
94.30%	89.01%	84.65%	83.15%	84.80%
\$ 2,850,874	\$2,819,279	\$2,951,168	\$ 3,044,224	\$ 3,042,462
17.65%	34.49%	44.17%	43.76%	38.23%

Utility Commission
City of Fort Valley, Georgia
Required Supplementary Information
Schedule of Contributions
Fort Valley Utility Commission Retirement Plan
For the Year Ended September 30, 2022

	2022	2021	2020
Actuarially determined contribution	--*	\$ 248,019	\$ 217,263
Contributions in relation to the actuarially determined contribution	--*	245,456	200,333
Contribution deficiency (excess)	--*	\$ 2,563	\$ 16,930
Covered payroll	\$ 2,797,988	\$ 2,847,138	\$ 2,959,814
Contributions as a percentage of covered payroll	--*	8.62%	6.77%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

--* 2022 information will be determined after fiscal year end and will be included in the 2023 valuation report.

This information is not available in the current actuarial report.

2019	2018	2017	2016	2015
\$ 263,504	\$ 235,879	\$ 218,749	\$ 255,122	\$ 276,637
263,504	254,108	200,520	255,122	300,029
\$ -	\$ (18,229)	\$ 18,229	\$ -	\$ (23,392)
\$2,780,391	\$2,880,335	\$ 2,951,168	\$3,044,224	\$ 3,042,462
9.48%	8.82%	6.79%	8.38%	9.86%

Utility Commission
City of Fort Valley, Georgia
Notes to Required Supplementary Information
Fort Valley Utility Commission Retirement Plan
For the Year Ended September 30, 2022

1. Notes to Required Supplementary Information

Valuation Date	The actuarially-determined contribution rate was determined as of January 1, 2022, with an interest adjustment to the fiscal year. Contributions in relation to this actuarially-determined contribution rate will be reported for the fiscal year ending September 30, 2023.
Actuarial Cost Method	Projected Unit Credit
Amortization Method	Closed Level Dollar for Remaining Unfunded Liability
Remaining Amortization Period	Remaining amortization period varies for the bases, with a net effective amortization period of 13 years
Asset Valuation Method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amount that the value exceeds or is less than the market value at end of year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Actuarial Assumptions:	
Net Investment Rate of Return	7.375 Percent
Projected Salary Increases	2.25 Percent Plus Service Based Merit Increases
Cost of Living Adjustments	N/A
Retirement Age and Mortality	See info below

Changes of Assumptions (changed in fiscal year 2020, still current as of fiscal year 2022):

- The mortality table for healthy retirees and beneficiaries was changed from the sex-distinct RP-2000 Combined Healthy Mortality Table, set forward two years in age for males and one year for females to the sex-distinct Pri-2012 head-count weighted Healthy Retiree Mortality Table with rates multiplied by 1.25.
- The mortality table for disabled participants was changed from the sex-distinct RP-2000 Disabled Retiree Mortality Table to the sex-distinct Pri-2012 head-count weighted Disabled Retiree Mortality Table with rates multiplied by 1.25.
- The mortality table for active participants, terminated vested participants, and deferred beneficiaries was changed from the sex-distinct RP-2000 Combined Healthy Mortality Table, set forward two years in age for males and one year for females to the sex -distinct Pri-2012 head-count weighted Employee Mortality Table.
- Future mortality improvement is based on projecting generationally from 2012 using 60% of the sex-distinct Scale SSA2019. Previously future mortality improvements were not explicitly projected.
- The prior retirement assumption was based on the Plan's normal retirement eligibility. If normal retirement eligibility was only available on or after age 65, the prior assumption was 60% at ages 65 to 69 and 100% at age 70 and older. If normal retirement eligibility was available prior to age 65, the rates were 10% at ages 55 to 59, 20% at age 60, 25% at age 61, 35% at age 62, 40% at age 63, 45% at age 64, 50% at ages 65 to 69, and 100% at age 70 and older as long as a participant was at least eligible for early retirement.
- The new assumption relates to when a given participant is eligible for normal retirement (either regular normal retirement or alternative normal retirement). Retirement rates do not apply if a participant is not eligible for either early or normal retirement. The retirement rates where normal retirement is available on or after age 65 are 5% at ages 55 to 59, 7% at ages 60 and 61, 20% at age 62, 10% at ages 63 and 64, 35% at age 65, 25% at ages 66 to 71 and 100% at ages 72 and older.

Utility Commission
City of Fort Valley, Georgia
Notes to Required Supplementary Information
Fort Valley Utility Commission Retirement Plan
For the Year Ended September 30, 2022

Changes of Assumptions (continued):

- Where normal retirement is available to a given participant at age 62, 63, or 64, the new retirement rates are 3% when first eligible for early retirement through age 60, 10% at ages 61 to 64, 35% at age 65, 25% at ages 66 to 71 and 100% at ages 72 and older. In addition, in the first year a participant is eligible for normal retirement, the rate is increased by 30%.
- Where normal retirement is available at age 60 or 61, the new retirement rates are 3% when first eligible for early retirement through age 59, 10% at ages 60 to 64, 35% at age 65, 25% at ages 66 to 71 and 100% at ages 72 and older. In addition, in the first year a participant is eligible for normal retirement, the rate is increased by 20%.
- Where normal retirement is available prior to age 60, the new retirement rates are 3% when first eligible for early retirement through the year prior to normal retirement eligibility, 10% from normal retirement eligibility through age 59, 20% at age 60, 25% at age 61, 35% at age 62, 40% at age 63, 45% at age 64, 50% at age 65, 25% at ages 66 to 71 and 100% at ages 72 and older. In addition, in the first year a participant is eligible for normal retirement, the rate is increased by 10%.
- The turnover rates were changed from the greater of age-based rates and select rates for the first five years of service followed by age-based rates thereafter to service-based rates only.
- The disability rates were changed to 50% of the rates in the prior age-based table.
- The inflation assumption was decreased from 2.75% to 2.25%.
- The salary increase assumption was changed from a service-based salary scale starting at 8.25% for the first two years of service with an ultimate rate of 3.25% at ten years of service to a service-based scale starting at 8.50% for the first two years of service with an ultimate rate of 3.00% at 15 years of service.
- The investment return assumption was decreased from 7.50% to 7.375%.

Benefit Changes

There were no changes in benefit provisions in the last two fiscal years.

The accompanying schedules of the Commission's net pension liability and contributions to the Plan are required supplementary information to be presented for 10 years. However, until a full 10-year trend is compiled, information is presented in the schedules for those years for which information is available.

Utility Commission
City of Fort Valley, Georgia
Combining Schedule of Operating Revenues and Expenses
(After Cost Allocation)
For the Year Ended September 30, 2022

	Natural Gas	Electric	Water	Sewer	Telecom	Total
Operating Revenues						
Charges for services	\$ 5,714,155	\$ 12,963,113	\$ 2,802,696	\$ 2,220,151	\$ 426,116	\$ 24,126,231
Miscellaneous	160,902	965,155	1,632,647	28,900	147	2,787,751
Total Operating Revenues	5,875,057	13,928,268	4,435,343	2,249,051	426,263	26,913,982
Operating Expenses						
Personal services	545,869	976,867	1,290,682	992,636	126,189	3,932,243
Purchased services	650,372	1,427,897	790,455	829,608	51,330	3,749,662
Materials and supplies	37,942	58,700	130,377	189,508	34,988	451,515
Repairs and maintenance	271,597	142,784	279,165	169,058	11,817	874,421
Gas and electric purchased for resale	4,007,461	9,030,439	-	-	34,873	13,072,773
Depreciation	180,863	197,870	404,395	636,495	96,898	1,516,521
Miscellaneous	(7,308)	(10,962)	(10,413)	(7,308)	(548)	(36,539)
Total Operating Expenses	5,686,796	11,823,595	2,884,661	2,809,997	355,547	23,560,596
Operating Income (Loss)	\$ 188,261	\$ 2,104,673	\$ 1,550,682	\$ (560,946)	\$ 70,716	\$ 3,353,386

Utility Commission
City of Fort Valley, Georgia
Combining Schedule of Operating Revenues and Expenses
(Before Cost Allocation)
For the Year Ended September 30, 2022

	Natural Gas	Electric	Water	Sewer	Telecom
Operating Revenues					
Charges for services	\$ 5,714,155	\$ 12,963,113	\$ 2,802,696	\$ 2,220,151	\$ 426,116
Miscellaneous	160,902	965,155	1,632,647	28,900	147
Total Operating Revenues	5,875,057	13,928,268	4,435,343	2,249,051	426,263
Operating Expenses					
Personal services	172,275	416,476	758,310	619,042	98,169
Purchased services	451,777	1,130,004	507,456	631,012	36,435
Materials and supplies	23,256	36,670	109,449	174,822	33,886
Repairs and maintenance	247,026	105,928	244,152	144,488	9,974
Gas and electric purchased for resale	4,007,461	9,030,439	-	-	34,873
Depreciation	154,633	158,525	367,018	610,265	94,931
Miscellaneous	-	-	-	-	-
Total Operating Expenses	5,056,428	10,878,042	1,986,385	2,179,629	308,268
Operating Income (Loss)	\$ 818,629	\$ 3,050,226	\$ 2,448,958	\$ 69,422	\$ 117,995

Administrative, Meter and Warehouse Costs			Total	
104	105	106	Administration	Total
\$ -	\$ -	\$ -	\$ -	\$ 24,126,231
42,513	-	-	42,513	2,830,264
42,513	-	-	42,513	26,956,495
1,483,509	288,740	95,722	1,867,971	3,932,243
917,602	61,702	13,674	992,978	3,749,662
29,051	11,598	32,783	73,432	451,515
96,299	7,743	18,811	122,853	874,421
-	-	-	-	13,072,773
131,149	-	-	131,149	1,516,521
5,974	-	-	5,974	5,974
2,663,584	369,783	160,990	3,194,357	23,603,109
\$ (2,621,071)	\$ (369,783)	\$ (160,990)	\$ (3,151,844)	\$ 3,353,386

Utility Commission
City of Fort Valley, Georgia
Combining Schedule of Operating Revenues and Expenses
(After Cost Allocation)
For the Year Ended September 30, 2021

	Natural Gas	Electric	Water	Sewer	Telecom	Total
Operating Revenues						
Charges for services	\$ 4,176,166	\$ 13,741,813	\$ 2,807,171	\$ 2,294,273	\$ 419,042	\$ 23,438,465
Miscellaneous	174,512	564,002	50,887	13,600	1,525	804,526
Total Operating Revenues	4,350,678	14,305,815	2,858,058	2,307,873	420,567	24,242,991
Operating Expenses						
Personal services	609,569	982,596	1,275,686	1,080,836	127,133	4,075,820
Purchased services	511,495	1,474,911	721,899	756,470	46,017	3,510,792
Materials and supplies	31,287	47,195	102,083	119,402	15,776	315,743
Repairs and maintenance	92,197	164,481	220,742	215,636	26,230	719,286
Gas and electric purchased for resale	2,241,165	9,936,155	-	-	42,746	12,220,066
Depreciation	179,545	183,879	400,603	603,601	97,047	1,464,675
Miscellaneous	(11,765)	(17,648)	(16,765)	(11,765)	(882)	(58,825)
Total Operating Expenses	3,653,493	12,771,569	2,704,248	2,764,180	354,067	22,247,557
Operating Income (Loss)	\$ 697,185	\$ 1,534,246	\$ 153,810	\$ (456,307)	\$ 66,500	\$ 1,995,434

Utility Commission
City of Fort Valley, Georgia
Combining Schedule of Operating Revenues and Expenses
(Before Cost Allocation)
For the Year Ended September 30, 2021

	Natural Gas	Electric	Water	Sewer	Telecom
Operating Revenues					
Charges for services	\$ 4,176,166	\$ 13,741,813	\$ 2,807,171	\$ 2,294,273	\$ 419,042
Miscellaneous	174,512	564,002	50,887	13,600	1,525
Total Operating Revenues	4,350,678	14,305,815	2,858,058	2,307,873	420,567
Operating Expenses					
Personal services	267,636	469,697	788,432	738,903	101,488
Purchased services	315,952	1,181,597	443,251	560,927	31,351
Materials and supplies	19,933	30,160	85,900	108,045	14,924
Repairs and maintenance	66,190	125,470	183,681	189,629	24,279
Gas and electric purchased for resale	2,241,165	9,936,155	-	-	42,746
Depreciation	152,365	143,109	361,871	576,421	95,008
Miscellaneous	-	-	-	-	-
Total Operating Expenses	3,063,241	11,886,188	1,863,135	2,173,925	309,796
Operating Income (Loss)	\$ 1,287,437	\$ 2,419,627	\$ 994,923	\$ 133,948	\$ 110,771

Administrative, Meter and Warehouse Costs			Total	
104	105	106	Administration	Total
\$ -	\$ -	\$ -	\$ -	\$ 23,438,465
61,185	-	-	61,185	865,711
61,185	-	-	61,185	24,304,176
1,338,960	280,554	90,150	1,709,664	4,075,820
916,670	32,795	28,248	977,713	3,510,791
19,346	7,249	30,188	56,783	315,745
100,159	12,799	17,079	130,037	719,286
-	-	-	-	12,220,066
135,901	-	-	135,901	1,464,675
2,359	-	-	2,359	2,359
2,513,395	333,397	165,665	3,012,457	22,308,742
\$ (2,452,210)	\$ (333,397)	\$ (165,665)	\$ (2,951,272)	\$ 1,995,434

Utility Commission
City of Fort Valley, Georgia
Comparative Schedule of Revenues and Expenses by Object Classification - Budget and Actual
(Before Cost Allocation)
For the Years Ended September 30, 2022 and 2021

Object Classification	2022			Variance With Final Budget
	Original Budget	Final Budget	Actual	
Revenues:				
Charges for services:				
Electric	\$ 13,700,074	\$ 13,700,074	\$ 13,219,115	\$ (480,959)
Gas	4,588,905	4,588,905	5,775,899	1,186,994
Water	2,722,892	2,722,892	2,881,474	158,582
Sewer	2,175,518	2,175,518	2,312,569	137,051
Telecom	361,312	361,312	426,637	65,325
Fees	368,083	368,083	524,467	156,384
Investment earnings	41,500	41,500	2,544	(38,956)
Miscellaneous	416,936	416,936	1,863,201	1,446,265
Total Revenues	24,375,220	24,375,220	27,005,904	2,630,686
Expenses:				
Personal Services:				
Salaries and wages	3,307,234	3,307,234	3,002,221	305,013
Payroll taxes	240,198	240,198	213,248	26,950
Group insurance	920,587	920,587	787,432	133,155
Pension	376,244	376,244	(101,781)	478,025
Uniforms	46,984	46,984	24,060	22,924
Safety shoes	9,975	9,975	7,063	2,912
Total Personal Services	4,901,222	4,901,222	3,932,243	968,979
Purchased Services:				
Professional services - audit	40,000	40,000	44,751	(4,751)
Professional services - legal	172,000	172,000	35,796	136,204
Professional services - engineering	66,200	66,200	40,162	26,038
Professional services - other	753,468	753,468	615,833	137,635
Professional services - MEAG Power	7,650	7,650	7,430	220
Communications - postage	44,000	44,000	50,616	(6,616)
Communications - telephones	73,340	73,340	63,971	9,369
Utilities	757,500	757,500	661,281	96,219
Advertising	10,700	10,700	2,518	8,182
Transportation, room and board	96,492	96,492	78,941	17,551
Continuing professional education	80,299	80,299	55,597	24,702
Insurance	255,090	255,090	250,488	4,602
Total Purchased Services	2,356,739	2,356,739	1,907,384	449,355
Total Expenses Carried Forward	7,257,961	7,257,961	5,839,627	1,418,334

2021			
Original Budget	Final Budget	Actual	Variance With Final Budget
\$ 13,688,153	\$ 13,688,153	\$ 13,721,598	\$ 33,445
4,227,281	4,227,281	4,167,857	(59,424)
2,745,973	2,745,973	2,799,457	53,484
2,173,385	2,173,385	2,285,891	112,506
374,824	374,824	418,930	44,106
379,839	379,839	366,365	(13,474)
114,211	114,211	2,784	(111,427)
359,884	359,884	2,225,801	1,865,917
24,063,550	24,063,550	25,988,683	1,925,133
3,228,798	3,228,798	2,874,499	354,299
244,557	244,557	209,804	34,753
1,116,371	1,116,371	771,115	345,256
379,258	379,258	196,821	182,437
47,334	47,334	15,895	31,439
9,975	9,975	7,686	2,289
5,026,293	5,026,293	4,075,820	950,473
40,000	40,000	37,901	2,099
172,000	172,000	184,694	(12,694)
71,200	71,200	9,599	61,601
762,909	762,909	540,176	222,733
7,650	7,650	7,076	574
44,100	44,100	16,678	27,422
84,960	84,960	57,886	27,074
693,940	693,940	614,279	79,661
9,700	9,700	5,825	3,875
79,000	79,000	25,763	53,237
85,175	85,175	25,040	60,135
281,000	281,000	240,549	40,451
2,331,634	2,331,634	1,765,466	566,168
7,357,927	7,357,927	5,841,286	1,516,641

Utility Commission
City of Fort Valley, Georgia
Comparative Schedule of Revenues and Expenses by Object Classification - Budget and Actual
(Before Cost Allocation)
For the Years Ended September 30, 2022 and 2021

Object Classification	2022			Variance With Final Budget
	Original Budget	Final Budget	Actual	
Total Expenses Brought Forward	\$ 7,257,961	\$ 7,257,961	\$ 5,839,627	\$ 1,418,334
Materials and Supplies:				
General office	20,800	20,800	21,174	(374)
Printed forms	2,400	2,400	679	1,721
General operating	303,500	303,500	229,053	74,447
Hand tools and small equipment	46,800	46,800	33,257	13,543
Safety	29,700	29,700	18,275	11,425
Custodial	13,200	13,200	9,026	4,174
City of Fort Valley	8,000	8,000	50	7,950
Vehicles and equipment - fuel and oil	91,300	91,300	140,074	(48,774)
Total Materials and Supplies	515,700	515,700	451,588	64,112
Repairs and Maintenance:				
Metering service	111,500	111,500	41,691	69,809
Overhead lines	148,800	148,800	52,921	95,879
Underground lines	196,640	196,640	313,276	(116,636)
Stations	70,500	70,500	58,024	12,476
Office equipment	84,200	84,200	66,457	17,743
Vehicles	82,500	82,500	65,988	16,512
Heavy equipment	124,000	124,000	55,980	68,020
Communications	25,540	25,540	8,069	17,471
Buildings	87,500	87,500	49,911	37,589
Other	219,000	219,000	162,104	56,896
Total Repairs and Maintenance	1,150,180	1,150,180	874,421	275,759
Total Gas and Electric Purchased For Resale	12,431,265	12,431,265	13,072,773	(641,508)
Depreciation	1,516,000	1,516,000	1,516,521	(521)
Total Expenses Carried Forward	22,871,106	22,871,106	21,754,930	1,116,176

2021			
Original Budget	Final Budget	Actual	Variance With Final Budget
\$ 7,357,927	\$ 7,357,927	\$ 5,841,286	\$ 1,516,641
21,300	21,300	10,525	10,775
2,400	2,400	2,060	340
298,500	298,500	164,315	134,185
43,800	43,800	37,746	6,054
29,700	29,700	13,967	15,733
13,200	13,200	7,246	5,954
8,000	8,000	209	7,791
91,300	91,300	79,713	11,587
508,200	508,200	315,781	192,419
105,000	105,000	25,494	79,506
138,000	138,000	65,871	72,129
194,000	194,000	133,765	60,235
59,000	59,000	50,355	8,645
62,700	62,700	75,067	(12,367)
76,000	76,000	64,254	11,746
119,000	119,000	81,323	37,677
8,850	8,850	4,627	4,223
108,500	108,500	36,412	72,088
209,000	209,000	182,118	26,882
1,080,050	1,080,050	719,286	360,764
12,527,237	12,527,237	12,220,067	307,170
1,488,560	1,488,560	1,464,676	23,884
22,961,974	22,961,974	20,561,096	2,400,878

Utility Commission
City of Fort Valley, Georgia
Comparative Schedule of Revenues and Expenses by Object Classification - Budget and Actual
(Before Cost Allocation)
For the Years Ended September 30, 2022 and 2021

Object Classification	2022			Variance With Final Budget
	Original Budget	Final Budget	Actual	
Total Expenses Brought Forward	\$ 22,871,106	\$ 22,871,106	\$ 21,754,930	\$ 1,116,176
Miscellaneous:				
Operating	253,345	253,345	167,736	85,609
Non-operating	140,900	140,900	218,779	(77,879)
Interest	157,569	157,569	68,587	88,982
Bad debts/(recoveries)	127,958	127,958	499,793	(371,835)
Franchise fees	1,412,890	1,412,890	1,447,574	(34,684)
City of Roberta collection fees	6,000	6,000	6,000	-
Aid to other governments	-	-	-	-
Total Miscellaneous	2,098,662	2,098,662	2,408,469	(309,807)
Total Expenses	24,969,768	24,969,768	24,163,399	806,369
Net Income - Budgetary Basis	<u>\$ (594,548)</u>	<u>\$ (594,548)</u>	2,842,505	<u>\$ 3,437,055</u>
Non-budgeted Items:				
Contributions			-	
Gain/(Loss) on disposal of capital assets			-	
Inventory adjustments			2,242	
Change in Net Position - GAAP Basis			<u>\$ 2,844,747</u>	

2021			
Original Budget	Final Budget	Actual	Variance With Final Budget
\$ 22,961,974	\$ 22,961,974	\$ 20,561,096	\$ 2,400,878
227,000	227,000	107,615	119,385
129,083	129,083	210,143	(81,060)
92,000	92,000	50,982	41,018
102,936	102,936	(28,875)	131,811
1,391,076	1,391,076	1,406,308	(15,232)
6,000	6,000	2,261	3,739
1,000	1,000	-	1,000
1,949,095	1,949,095	1,748,434	200,661
24,911,069	24,911,069	22,309,530	2,601,539
\$ (847,519)	\$ (847,519)	3,679,153	\$ 4,526,672
		-	
		-	
		(3,984)	
		\$ 3,675,169	

STATISTICAL SECTION
(UNAUDITED)

Utility Commission
City of Fort Valley, Georgia
Statistical Section Summary
(Unaudited)

This statistical section of the Utility Commission's comprehensive annual financial report presents detailed information as a context for understanding this year's financial statements, note disclosures, and supplementary information. This information is unaudited.

Contents

Table

Financial Trends

S-1 - S-17

These tables contain trend information that may assist the reader in assessing the Utility Commission's current financial performance by placing it in a historical perspective.

Revenue Capacity

S-18 - S-27

These tables contain information that may assist the reader in assessing the viability of the Utility Commission's most significant "own-source" revenue source, which is electric user charges. In addition, the Utility Commission has provided this information for each of its utilities.

Debt Capacity

S-28 & S-29

These tables present information that may assist the reader in analyzing the affordability of the Utility Commission's current levels of outstanding debt and the Utility Commission's ability to issue additional debt in the future. The Utility Commission may not issue general obligation debt since it has no authority to levy property taxes. However, the Utility Commission may issue notes.

Demographic and Economic Information

S-30 & S-31

These tables present demographic and economic information intended (1) to assist users in understanding the socioeconomic environment within which the Utility Commission operates and (2) to provide information that facilitates comparisons of financial statement information over time and among utility entities.

Operating Information

S-32 - S-34

These tables contain service and infrastructure indicators that can inform one's understanding of how the information in the Utility Commission's financial statements relates to the services the Utility Commission provides and the activities it performs.

Data Source:

Unless otherwise noted, the information in these tables is derived from the annual financial report for the applicable year. The Utility Commission implemented GASB Statement No. 34 in 2004, however, all reported periods have been restated to conform to this GASB statement.

FINANCIAL TRENDS
(UNAUDITED)

Table S-1

Utility Commission
City of Fort Valley, Georgia
Changes in Net Position - All Services
Last Ten Fiscal Years

Amounts ⁴							
Fiscal Year	Operating Revenue	Operating Expenses ^{1,5}	Operating Income	Total Net Nonoperating Revenue (Expense) ⁶	Income (Loss) Before Capital Contributions	Net Capital Contributions ⁷	Change in Net Position
2013	\$ 21,267,220	\$ 20,290,751	\$ 976,469	\$ (124,897)	\$ 851,572	\$ 31,620	\$ 883,192
2014	22,247,273	21,306,624	940,649	75,712	1,016,361	45,450	1,061,811
2015	20,816,655	19,818,975	997,680	160,948	1,158,628	3,236,169	4,394,797
2016	21,360,140	21,375,377	(15,237)	317,432	302,195	306,844	609,039
2017	22,466,071	21,430,767	1,035,304	67,235	1,102,539	238,040	1,340,579
2018	22,530,214	21,989,347	540,867	(11,102)	529,765	38,062	567,827
2019	24,299,978	23,679,204	620,774	230,866	851,640	-	851,640
2020	24,171,048	22,824,986	1,346,062	53,407	1,399,469	2,874,324	4,273,793
2021	24,242,991	22,247,557	1,995,434	(48,199)	1,947,235	1,727,934	3,675,169
2022	26,913,982	23,560,595	3,353,387	(587,869)	2,765,518	79,229	2,844,747
Annual Percentage Change							
2013	6.9%	2.7%	-631.5%	221.7%	799.6%	0.0%	833.0%
2014	4.6%	5.0%	-3.7%	-160.6%	19.4%	43.7%	20.2%
2015	-6.4%	-7.0%	6.1%	-112.6%	14.0%	7020.3%	313.9%
2016	2.6%	7.9%	-101.5%	-97.2%	-73.9%	-90.5%	-86.1%
2017	5.2%	0.3%	-6894.7%	78.8%	264.8%	-22.4%	120.1%
2018	0.3%	2.6%	-47.8%	116.5%	-52.0%	-84.0%	-57.6%
2019	7.9%	7.7%	14.8%	2179.5%	60.8%	-100.0%	50.0%
2020	-0.5%	-3.6%	116.8%	-76.9%	64.3%	0.0%	401.8%
2021	0.3%	-2.5%	48.2%	-190.2%	39.1%	-39.9%	-14.0%
2022	11.0%	5.9%	68.1%	1119.7%	42.0%	-95.4%	-22.6%

Notes:

¹ Includes the allocation of funds to the City of Fort Valley, Georgia.

² Includes a special item for early payment to MEAG for telecom MEAG debt.

Data Sources:

⁴ Applicable years' annual financial report.

⁵ Table S-2

⁶ Table S-3

⁷ Table S-4

Utility Commission
City of Fort Valley, Georgia
Chart - Total Operating Income (Loss)
Last Ten Fiscal Years

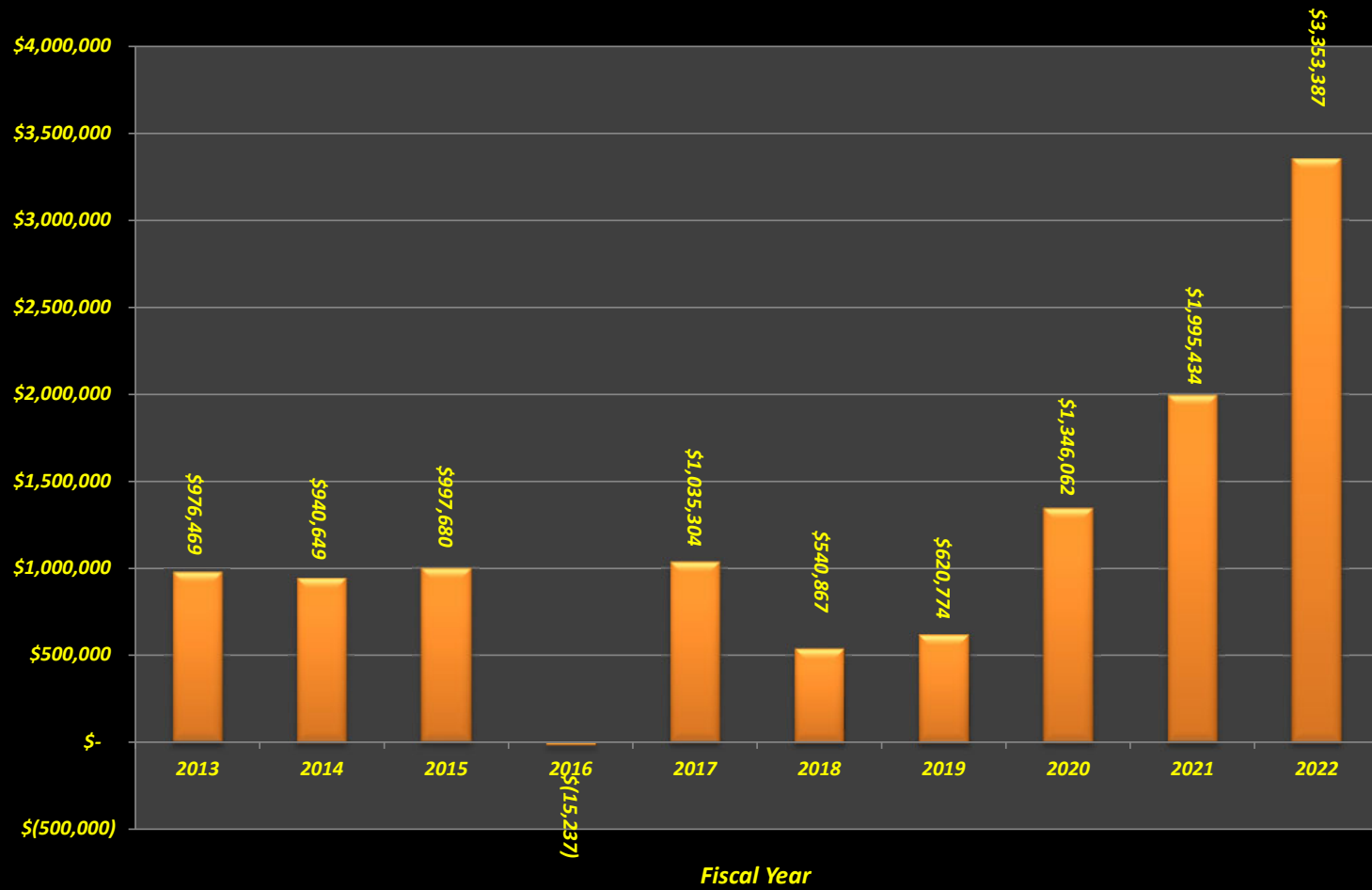


Table S-2

**Utility Commission
City of Fort Valley, Georgia
Operating Expenses - By Object
All Services
Last Ten Fiscal Years**

Amounts ^{1, 2}								
Fiscal Year	Personal Services	Purchased Services	Materials and Supplies	Repairs and Maintenance	Electric and Gas Purchased	Depreciation	Miscellaneous	Total
2013	\$ 4,490,076	\$ 2,101,462	\$ 536,228	\$ 857,651	\$ 10,923,283	\$ 1,101,687	\$ 280,364	\$ 20,290,751
2014	4,432,613	2,244,440	565,726	764,319	11,742,660	1,098,466	458,400	21,306,624
2015	3,846,579	2,161,236	470,193	925,007	11,170,507	1,120,006	125,447	19,818,975
2016	4,622,006	2,586,219	462,810	924,647	11,456,048	1,217,664	105,983	21,375,377
2017	4,326,871	2,954,967	469,665	818,300	11,309,107	1,237,390	314,467	21,430,767
2018	4,411,550	3,402,470	454,663	876,320	11,396,769	1,251,625	195,950	21,989,347
2019	4,007,100	3,976,063	451,602	868,910	12,922,941	1,354,148	98,440	23,679,204
2020	4,403,221	3,615,835	336,269	765,775	12,144,696	1,445,984	113,206	22,824,986
2021	4,075,820	3,510,792	315,743	719,286	12,220,066	1,464,675	(58,825)	22,247,557
2022	3,932,243	3,749,662	451,515	874,421	13,072,773	1,516,521	(36,540)	23,560,595
*	\$ 4,254,808	\$ 3,030,315	\$ 451,441	\$ 839,464	\$ 11,835,885	\$ 1,280,817	\$ 159,689	\$ 21,852,418
**	-12.4%	78.4%	-15.8%	2.0%	19.7%	37.7%	-113.0%	16.1%
Annual Percentage Change								
2013	4.5%	-4.1%	3.5%	12.3%	2.0%	-2.4%	77.8%	2.7%
2014	-1.3%	6.8%	5.5%	-10.9%	7.5%	-0.3%	63.5%	5.0%
2015	-13.2%	-3.7%	-16.9%	21.0%	-4.9%	2.0%	-72.6%	-7.0%
2016	20.2%	19.7%	-1.6%	0.0%	2.6%	8.7%	-15.5%	7.9%
2017	-6.4%	14.3%	1.5%	-11.5%	-1.3%	1.6%	196.7%	0.3%
2018	2.0%	15.1%	-3.2%	7.1%	0.8%	1.2%	-37.7%	2.6%
2019	-9.2%	16.9%	-0.7%	-0.8%	13.4%	8.2%	-49.8%	7.7%
2020	9.9%	-9.1%	-25.5%	-11.9%	-6.0%	6.8%	15.0%	-3.6%
2021	-7.4%	-2.9%	-6.1%	-6.1%	0.6%	1.3%	-152.0%	-2.5%
2022	-3.5%	6.8%	43.0%	21.6%	7.0%	3.5%	-37.9%	5.9%

* Dollar average for ten years.

** Percentage change in dollars over ten years.

Notes:

¹ Amounts presented after cost allocation.

Data Source:

² Applicable years' annual financial report.

Table S-3

Utility Commission
City of Fort Valley, Georgia
Nonoperating Revenues and Expenses ³
All Services
Last Ten Fiscal Years

Fiscal Year	Interest and Fiscal Charges	Investment Earnings (Loss)	Gain (Loss) on Disposal of Capital Assets	Net Other Revenue (Expenses)	Net Nonoperating Revenues and (Expenses)
2013	\$ (64,787)	\$ 13,961	\$ (74,071) ¹	\$ -	\$ (124,897)
2014	(61,372)	145,845	(8,761) ²	-	75,712
2015	(57,827)	218,775	-	-	160,948
2016	(56,883)	374,315	-	-	317,432
2017	(60,463)	127,698	-	-	67,235
2018	(64,761)	53,659	-	-	(11,102)
2019	(60,505)	284,911	6,460	-	230,866
2020	(55,398)	108,805	-	-	53,407
2021	(50,983)	2,784	-	-	(48,199)
2022	(68,586)	(519,283)	-	-	(587,869)

Notes:

¹ The loss on the abandonment of the telecom 900 Mhz wireless system.

² The loss on the sale of the Peach Shaving Plant = \$13,900.

Data Source:

³ Applicable years' annual financial report.

Table S-4

**Utility Commission
City of Fort Valley, Georgia
Annual Capital Contributions - By Source - All Services
Last Ten Fiscal Years**

Fiscal Year	Amounts ^{1, 5}				Total
	Developers	State of Georgia ²	Other ^{3,4,6}		
2013	\$ -	\$ 31,620	\$ -	\$	31,620
2014	-	-	45,450		45,450
2015	150,022	-	3,086,147		3,236,169
2016	-	306,844	-		306,844
2017	-	238,040	-		238,040
2018	-	38,062	-		38,062
2019	-	-	-		-
2020	-	-	2,874,324		2,874,324
2021	-	579,495	1,148,439		1,727,934
2022	-	79,229	-		79,229

Notes:

¹ Negative capital contributions are transfers of capital assets to other entities or retirement of capital assets acquired with capital contributions.

² Fiscal year 2016, 2017 and 2018 include a capital grant received from GEFA.

³ Includes a cash contribution from Peach County from 2000 SPLOST funds for the Walter S. Lanter Water Reclamation Facility and the East Peach County Sewer Project.

⁴ 2015 amount for Southwest Peach County Sewer Project.

⁶ 2020 amount for Southwest Peach County Sewer Project from Peach County Board of Commissioners, Southern Flavor Farms Project from Peach County Development Authority & Peach County High School Sewer from Peach County Board of Education.

Data Source:

⁵ Applicable years' annual financial report.

Table S-5

Utility Commission
City of Fort Valley, Georgia
Summary of Operating Revenue, Expenses and Operating Income (Loss)
Natural Gas Service
Last Ten Fiscal Years

Fiscal Year ²	Operating Revenue ^{1, 4}		Operating Expenses ⁴		Operating Income (Loss)	
	Amount	% Change	Amount	% Change	Amount	% Change
2013 ³	\$ 4,222,317	13.9%	\$ 3,824,541	6.4%	\$ 397,776	257.3%
2014	4,893,129	15.9%	4,472,517	16.9%	420,612	5.7%
2015	3,789,576	-22.6%	3,395,906	-24.1%	393,670	-6.4%
2016	3,322,854	-12.3%	3,021,830	-11.0%	301,024	-23.5%
2017	3,981,459	19.8%	3,377,937	11.8%	603,522	100.5%
2018	4,267,120	7.2%	3,636,327	7.6%	630,793	4.5%
2019	4,732,213	10.9%	4,238,489	16.6%	493,724	-21.7%
2020	4,055,284	-14.3%	3,399,944	-19.8%	655,340	32.7%
2021	4,350,678	7.3%	3,653,493	7.5%	697,185	6.4%
2022	5,875,057	35.0%	5,686,796	55.7%	188,261	-71.3%

Notes:

¹ Includes charges for services and miscellaneous revenue.

² Beginning in fiscal year 2004, the fiber optic service was allocated to each of the remaining services.

³ Fiscal year rate increase across the board effective October 2012.

Data Source:

⁴ Table S-6

Utility Commission
City of Fort Valley, Georgia
Natural Gas Services
Chart - Operating Revenues and Expenses
(in \$1,000)
Last Ten Fiscal Years

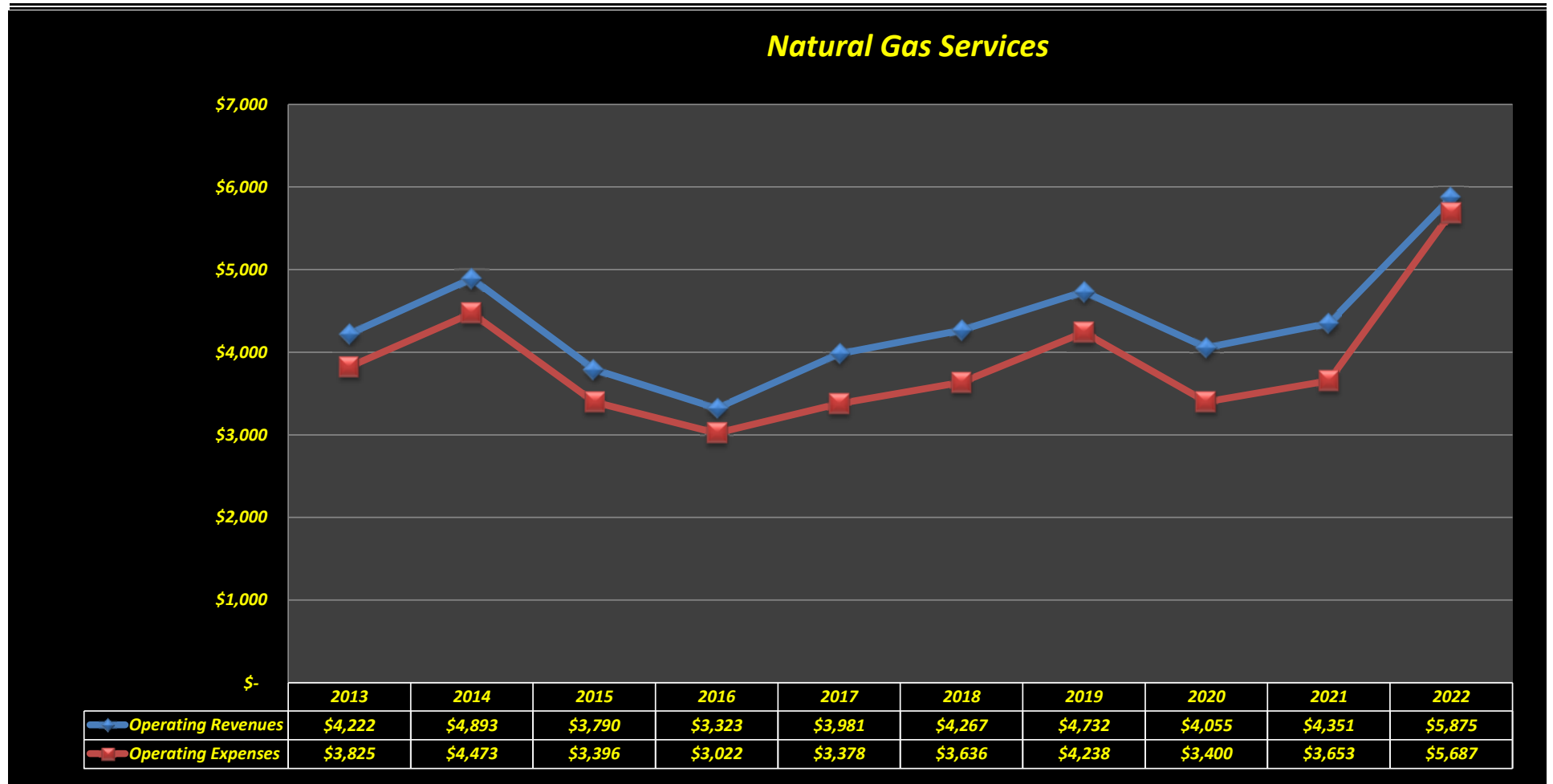


Table S-6

Utility Commission - City of Fort Valley, Georgia
Detailed Operating Revenues, Expenses and Operating Income (Loss)
Natural Gas Service
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Amounts ^{1,2,3}										
Operating Revenues	\$ 3,705,571	\$ 4,222,317	\$ 4,893,129	\$ 3,322,854	\$ 3,981,459	\$ 4,267,120	\$ 4,732,213	\$ 4,055,284	\$ 4,350,678	\$ 5,875,057
Operating Expenses:										
Personal services	820,994	808,499	680,836	828,913	755,144	742,067	619,520	663,424	609,569	545,869
Purchased services	362,462	415,124	412,847	414,170	459,537	481,505	670,864	547,026	511,495	650,372
Materials and supplies	49,586	58,221	45,247	58,271	40,804	44,170	64,245	38,306	31,287	37,942
Repairs and maintenance	131,471	133,135	144,166	158,976	127,713	135,016	123,206	89,234	92,197	271,597
Gas purchased for resale	2,263,093	2,837,813	1,961,721	1,415,539	1,804,472	2,063,566	2,584,705	1,858,075	2,241,165	4,007,461
Depreciation	136,236	121,169	124,118	124,765	127,373	130,813	156,261	181,238	179,545	180,863
Miscellaneous	60,699	98,556	26,971	21,196	62,893	39,190	19,688	22,641	(11,765)	(7,308)
Total Operating Expenses	3,824,541	4,472,517	3,395,906	3,021,830	3,377,936	3,636,327	4,238,489	3,399,944	3,653,493	5,686,796
Operating Income (Loss)	\$ (118,970)	\$ (250,200)	\$ 1,497,223	\$ 301,024	\$ 603,523	\$ 630,793	\$ 493,724	\$ 655,340	\$ 697,185	\$ 188,261
Percentage of Total										
Operating Revenues	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Operating Expenses:										
Personal services	21.5%	18.1%	20.0%	27.4%	22.4%	20.4%	14.6%	19.5%	16.7%	9.6%
Purchased services	9.5%	9.3%	12.2%	13.7%	13.6%	13.2%	15.8%	16.1%	14.0%	11.4%
Materials and supplies	1.3%	1.3%	1.3%	1.9%	1.2%	1.2%	1.5%	1.1%	0.9%	0.7%
Repairs and maintenance	3.4%	3.0%	4.2%	5.3%	3.8%	3.7%	2.9%	2.6%	2.5%	4.8%
Gas purchased for resale	59.2%	63.5%	57.8%	46.8%	53.4%	56.7%	61.0%	54.7%	61.3%	70.5%
Depreciation	3.6%	2.7%	3.7%	4.1%	3.8%	3.6%	3.7%	5.3%	4.9%	3.2%
Miscellaneous	1.6%	2.2%	0.8%	0.7%	1.9%	1.1%	0.5%	0.7%	-0.3%	-0.1%
Total Operating Expenses	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Operating Income (Loss) as a Percentage of Operating Revenues	-3.2%	-5.9%	30.6%	9.1%	15.2%	14.8%	10.4%	16.2%	16.0%	3.2%

Notes:

¹ Amounts presented after cost allocation.

² The major increases in revenue and the cost of natural gas purchased relates to seasonal adjustments, primarily due to extremely cold winters. Also, beginning in the fiscal year 2001, the billing base changed from a fixed price for CCF to a spot market gas price plus a city distribution charge.

Data Source:

³ Applicable years' annual financial report.

Table S-7

Utility Commission
City of Fort Valley, Georgia
Operating Expenses - By Object
Natural Gas Service
Last Ten Fiscal Years

Amounts ^{1, 2}								
Fiscal Year	Personal Services	Purchased Services	Materials and Supplies	Repairs and Maintenance	Gas Purchased	Depreciation	Miscellaneous	Total
2013	\$ 820,994	\$ 362,462	\$ 49,586	\$ 131,471	\$ 2,263,093	\$ 136,236	\$ 60,699	\$ 3,824,541
2014	808,499	415,124	58,221	133,135	2,837,813	121,169	98,556	4,472,517
2015	680,836	412,847	45,247	144,166	1,961,721	124,118	26,971	3,395,906
2016	828,913	414,170	58,271	158,976	1,415,539	124,765	21,196	3,021,830
2017	755,144	459,537	40,804	127,713	1,804,472	127,373	62,893	3,377,936
2018	742,067	481,505	44,170	135,016	2,063,566	130,813	39,190	3,636,327
2019	619,520	670,864	64,245	123,206	2,584,705	156,261	19,688	4,238,489
2020	663,424	547,026	38,306	89,234	1,858,075	181,238	22,641	3,399,944
2021	609,569	511,495	31,287	92,197	2,241,165	179,545	(11,765)	3,653,493
2022	545,869	650,372	37,942	271,597	4,007,461	180,863	(7,308)	5,686,796
*	\$ 707,484	\$ 492,540	\$ 46,808	\$ 140,671	\$ 2,303,761	\$ 146,238	\$ 33,276	\$ 3,870,778
**	-33.5%	79.4%	-23.5%	106.6%	77.1%	32.8%	-112.0%	48.7%
Annual Percentage Change								
2013	2.6%	-19.3%	-11.8%	-4.6%	14.5%	-2.4%	77.8%	6.4%
2014	-1.5%	14.5%	17.4%	1.3%	25.4%	-11.1%	62.4%	16.9%
2015	-15.8%	-0.5%	-22.3%	8.3%	-30.9%	2.4%	-72.6%	-24.1%
2016	21.7%	0.3%	28.8%	10.3%	-27.8%	0.5%	-21.4%	-11.0%
2017	-8.9%	11.0%	-30.0%	-19.7%	27.5%	2.1%	196.7%	11.8%
2018	-1.7%	4.8%	8.2%	5.7%	14.4%	2.7%	-37.7%	7.6%
2019	-16.5%	39.3%	45.4%	-8.7%	25.3%	19.5%	-49.8%	16.6%
2020	7.1%	-18.5%	-40.4%	-27.6%	-28.1%	16.0%	15.0%	-19.8%
2021	-8.1%	-6.5%	-18.3%	3.3%	20.6%	-0.9%	-152.0%	7.5%
2022	-10.5%	27.2%	21.3%	194.6%	78.8%	0.7%	-37.9%	55.7%

* Dollar average for ten years.

** Percentage change in dollars over ten years.

Notes:

¹ Amounts presented after cost allocation.

Data Source:

² Table S-6.

Table S-8

Utility Commission
City of Fort Valley, Georgia
Summary of Operating Revenue, Expenses and Operating Income (Loss) ⁶
Electric Service
Last Ten Fiscal Years

Fiscal Year ²	Operating Revenue ¹		Operating Expenses		Operating Income (Loss)	
	Amount	% Change	Amount	% Change	Amount	% Change
2013 ³	\$ 12,427,917	3.9%	\$ 11,287,894	0.8%	\$ 1,140,023	49.4%
2014	12,630,849	1.6%	11,642,340	3.1%	988,509	-13.3%
2015	12,615,501	-0.1%	11,682,466	0.3%	933,035	-5.6%
2016	13,041,534	3.4%	12,595,767	7.8%	445,767	-52.2%
2017	12,895,372	-1.1%	12,159,353	-3.5%	736,019	65.1%
2018	12,754,118	-1.1%	12,000,105	-1.3%	754,013	2.4%
2019	14,153,592	11.0%	13,318,543	11.0%	835,049	10.7%
2020	14,834,878	4.8%	13,368,824	0.4%	1,466,054	75.6%
2021	14,305,815	-3.6%	12,771,569	-4.5%	1,534,246	4.7%
2022	13,928,268	-2.6%	11,823,595	-7.4%	2,104,673	37.2%

Notes:

¹ Includes charges for services and miscellaneous revenue.

² Beginning in fiscal year 2004, the fiber optic service was allocated to each of the remaining services.

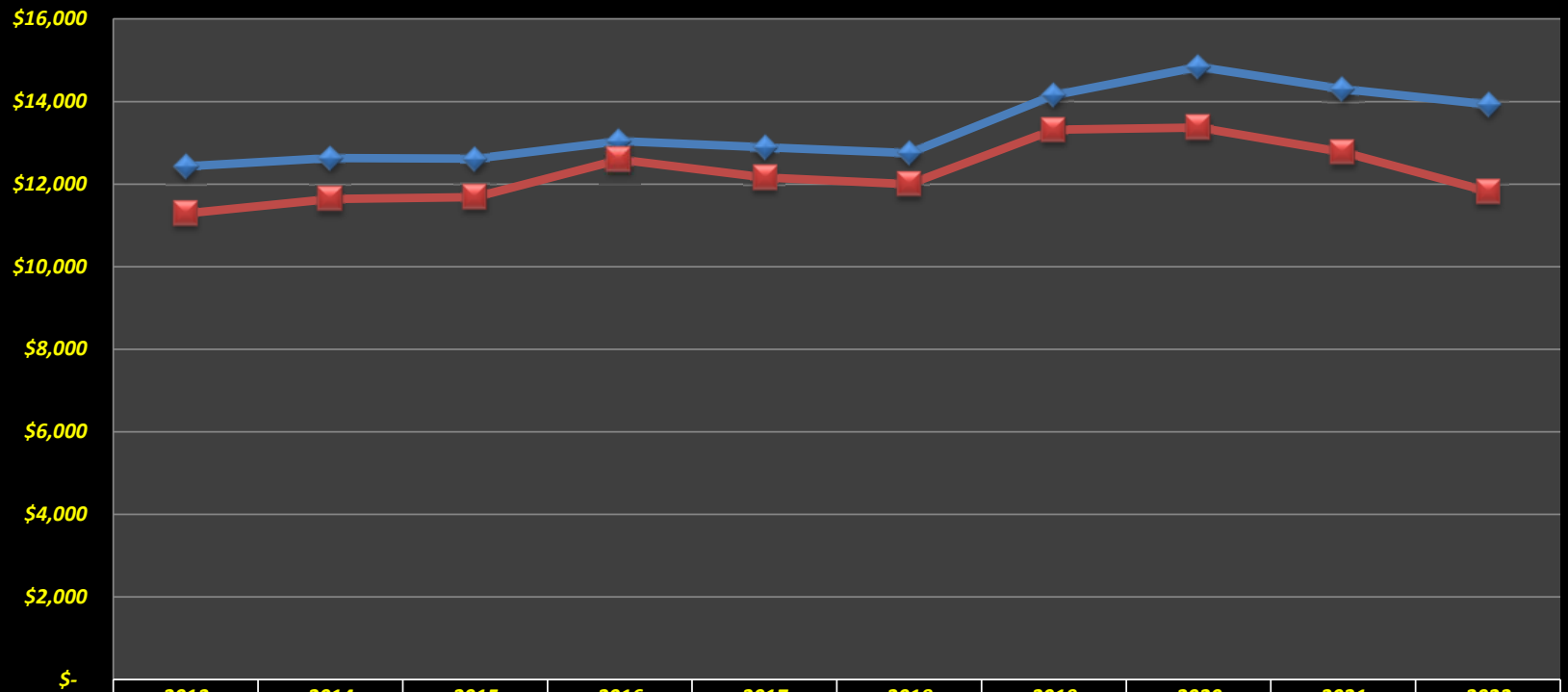
³ Fiscal year rate increase across the board effective October 2012.

Data Source:

⁶ Table S-9

Utility Commission
City of Fort Valley, Georgia
Electric Services
Chart - Operating Revenues and Expenses
(in \$1,000)
Last Ten Fiscal Years

Electric Services



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Operating Revenues	\$12,428	\$12,631	\$12,616	\$13,042	\$12,895	\$12,754	\$14,154	\$14,835	\$14,306	\$13,928
Operating Expenses	\$11,288	\$11,642	\$11,682	\$12,596	\$12,159	\$12,000	\$13,319	\$13,369	\$12,772	\$11,824

Table S-9

Utility Commission - City of Fort Valley, Georgia
Detailed Operating Revenues, Expenses and Operating Income (Loss)
Electric Service
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Amounts ^{1,2}										
Operating Revenues	\$ 12,427,917	\$ 12,630,849	\$ 12,615,501	\$ 13,041,534	\$ 12,895,372	\$ 12,754,118	\$ 14,153,592	\$ 14,834,878	\$ 14,305,815	\$ 13,928,268
Operating Expenses:										
Personal services	1,154,737	1,135,639	966,681	1,217,944	1,086,737	1,085,260	1,028,435	1,103,560	982,596	976,867
Purchased services	959,508	981,592	976,193	981,446	1,102,807	1,225,657	1,542,193	1,531,562	1,474,911	1,427,897
Materials and supplies	70,178	77,645	64,612	67,256	60,873	65,962	69,465	61,010	47,195	58,700
Repairs and maintenance	197,312	156,369	158,092	200,694	225,650	185,518	224,196	201,599	164,481	142,784
Electric purchased for resale	8,708,725	9,036,228	9,354,234	9,954,882	9,439,998	9,232,565	10,265,675	10,256,126	9,936,155	9,030,439
Depreciation	113,325	117,347	125,020	141,750	148,948	146,358	159,047	181,005	183,879	197,870
Miscellaneous	84,109	137,520	37,634	31,795	94,340	58,785	29,532	33,962	(17,648)	(10,962)
Total Operating Expenses	11,287,894	11,642,340	11,682,466	12,595,767	12,159,353	12,000,105	13,318,543	13,368,824	12,771,569	11,823,595
Operating Income (Loss)	\$ 1,140,023	\$ 988,509	\$ 933,035	\$ 445,767	\$ 736,019	\$ 754,013	\$ 835,049	\$ 1,466,054	\$ 1,534,246	\$ 2,104,673
Percentage of Total										
Operating Revenues	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Operating Expenses:										
Personal services	10.2%	9.8%	8.3%	9.7%	8.9%	9.0%	7.7%	8.3%	7.7%	8.3%
Purchased services	8.5%	8.4%	8.4%	7.8%	9.1%	10.2%	11.6%	11.5%	11.5%	12.1%
Materials and supplies	0.6%	0.7%	0.6%	0.5%	0.5%	0.5%	0.5%	0.5%	0.4%	0.5%
Repairs and maintenance	1.7%	1.3%	1.4%	1.6%	1.9%	1.5%	1.7%	1.5%	1.3%	1.2%
Electric purchased for resale	77.2%	77.6%	80.1%	79.0%	77.6%	76.9%	77.1%	76.7%	77.8%	76.4%
Depreciation	1.0%	1.0%	1.1%	1.1%	1.2%	1.2%	1.2%	1.4%	1.4%	1.7%
Miscellaneous	0.7%	1.2%	0.3%	0.3%	0.8%	0.5%	0.2%	0.3%	-0.1%	-0.1%
Total Operating Expenses	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Operating Income (Loss) as a Percentage of Operating Revenues	9.2%	7.8%	7.4%	3.4%	5.7%	5.9%	5.9%	9.9%	10.7%	15.1%

Notes:¹ Amounts presented after cost allocation.**Data Source:**² Applicable years' annual financial report.

Table S-10

**Utility Commission
City of Fort Valley, Georgia
Operating Expenses - By Object
Electric Service
Last Ten Fiscal Years**

Amounts ^{1, 2}								
Fiscal Year	Personal Services	Purchased Services	Materials and Supplies	Repairs and Maintenance	Electric Purchased	Depreciation	Miscellaneous	Total
2013	1,154,737	959,508	70,178	197,312	8,708,725	113,325	84,109	11,287,894
2014	1,135,639	981,592	77,645	156,369	9,036,228	117,347	137,520	11,642,340
2015	966,681	976,193	64,612	158,092	9,354,234	125,020	37,634	11,682,466
2016	1,217,944	981,446	67,256	200,694	9,954,882	141,750	31,795	12,595,767
2017	1,086,737	1,102,807	60,873	225,650	9,439,998	148,948	94,340	12,159,353
2018	1,085,260	1,225,657	65,962	185,518	9,232,565	146,358	58,785	12,000,105
2019	1,028,435	1,542,193	69,465	224,196	10,265,675	159,047	29,532	13,318,543
2020	1,103,560	1,531,562	61,010	201,599	10,256,126	181,005	33,962	13,368,824
2021	982,596	1,474,911	47,195	164,481	9,936,155	183,879	(17,648)	12,771,569
2022	976,867	1,427,897	58,700	142,784	9,030,439	197,870	(10,962)	11,823,595
*	\$ 1,073,846	\$ 1,220,377	\$ 64,290	\$ 185,670	\$ 9,521,503	\$ 151,455	\$ 47,907	\$ 12,265,046
**	-15.4%	48.8%	-16.4%	-27.6%	3.7%	74.6%	-113.0%	4.7%
Annual Percentage Change								
2013	6.3%	0.2%	10.1%	45.9%	-1.1%	2.2%	77.7%	0.8%
2014	-1.7%	2.3%	10.6%	-20.8%	3.8%	3.5%	63.5%	3.1%
2015	-14.9%	-0.6%	-16.8%	1.1%	3.5%	6.5%	-72.6%	0.3%
2016	26.0%	0.5%	4.1%	26.9%	6.4%	13.4%	-15.5%	7.8%
2017	-10.8%	12.4%	-9.5%	12.4%	-5.2%	5.1%	196.7%	-3.5%
2018	-0.1%	11.1%	8.4%	-17.8%	-2.2%	-1.7%	-37.7%	-1.3%
2019	-5.2%	25.8%	5.3%	20.8%	11.2%	8.7%	-49.8%	11.0%
2020	7.3%	-0.7%	-12.2%	-10.1%	-0.1%	13.8%	15.0%	0.4%
2021	-11.0%	-3.7%	-22.6%	-18.4%	-3.1%	1.6%	-152.0%	-4.5%
2022	-0.6%	-3.2%	24.4%	-13.2%	-9.1%	7.6%	-37.9%	-7.4%

* Dollar average for ten years.

** Percentage change in dollars over ten years.

Notes:

¹ Amounts presented after cost allocation.

Data Source:

² Table S-9.

Utility Commission
City of Fort Valley, Georgia
Summary of Operating Revenue, Expenses and Operating Income (Loss) ⁴
Water Service
Last Ten Fiscal Years

Fiscal Year ²	Operating Revenue ¹		Operating Expenses		Operating Income (Loss)	
	Amount	% Change	Amount	% Change	Amount	% Change
2013 ³	\$ 2,464,067	4.4%	\$ 2,731,262	3.6%	\$ (267,195)	3.3%
2014	2,566,305	4.1%	2,513,818	-8.0%	52,487	119.6%
2015	2,410,875	-6.1%	2,272,207	-9.6%	138,668	-164.2%
2016	2,627,719	9.0%	2,723,274	19.9%	(95,555)	168.9%
2017	2,731,567	4.0%	2,828,776	3.9%	(97,209)	-1.7%
2018	2,779,533	1.8%	2,950,163	4.3%	(170,630)	75.5%
2019	2,737,948	-1.5%	2,875,459	-2.5%	(137,511)	-19.4%
2020	2,662,124	-2.8%	2,855,113	-0.7%	(192,989)	40.3%
2021	2,858,058	7.4%	2,704,248	-5.3%	153,810	-179.7%
2022	4,435,343	55.2%	2,884,661	6.7%	1,550,682	908.2%

Notes:

¹ Includes charges for services and miscellaneous revenue.

² Beginning in fiscal year 2004, the fiber optic service was allocated to each of the remaining

³ Fiscal year rate increase across the board effective October 2012.

Data Source:

⁴ Table S-12

Utility Commission
City of Fort Valley, Georgia
Water Services
Chart - Operating Revenues and Expenses
(in \$1,000)
Last Ten Fiscal Years

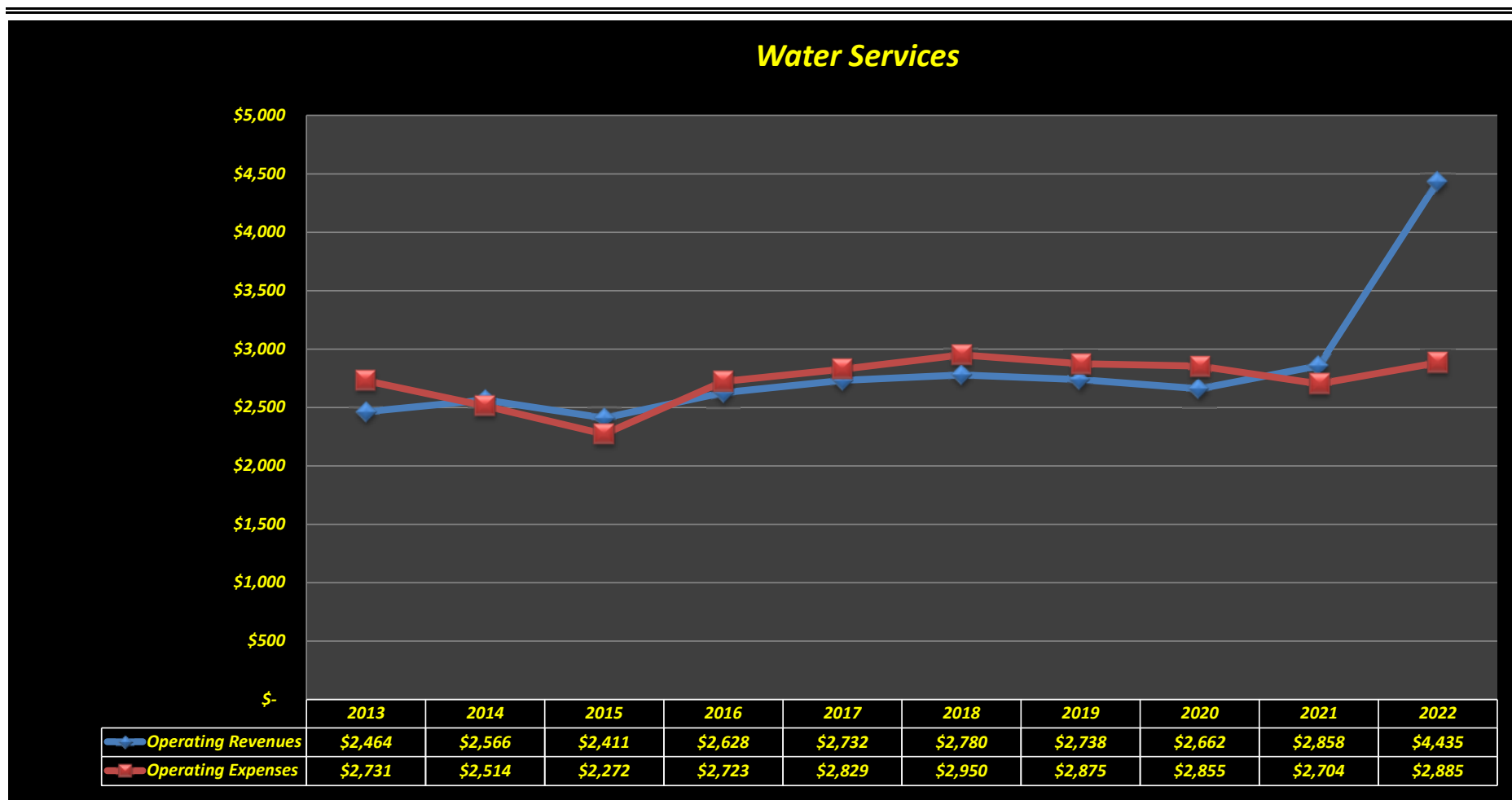


Table S-12

Utility Commission - City of Fort Valley, Georgia
Detailed Operating Revenues, Expenses and Operating Income (Loss)
Water Service
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Amounts ^{1,2,3}										
Operating Revenues	\$ 2,464,067	\$ 2,566,305	\$ 2,410,875	\$ 2,627,719	\$ 2,731,567	\$ 2,779,533	\$ 2,737,948	\$ 2,662,124	\$ 2,858,058	\$ 4,435,343
Operating Expenses:										
Personal services	1,404,496	1,363,227	1,213,156	1,430,914	1,437,961	1,362,656	1,232,912	1,356,608	1,275,686	1,290,682
Purchased services	451,321	391,224	342,002	525,356	623,754	764,266	848,268	740,990	721,899	790,455
Materials and supplies	150,615	158,497	127,147	102,247	113,383	124,162	121,830	95,905	102,083	130,377
Repairs and maintenance	354,351	278,940	377,244	305,816	237,569	321,139	282,392	235,209	220,742	279,165
Cost of treated water contra expense	(81,895)	(176,501)	(190,990)	-	-	-	-	-	-	-
Depreciation	373,171	368,932	368,209	328,736	326,486	322,094	362,002	394,137	400,603	404,395
Miscellaneous	79,203	129,499	35,439	30,205	89,623	55,846	28,055	32,264	(16,765)	(10,413)
Total Operating Expenses	2,731,262	2,513,818	2,272,207	2,723,274	2,828,776	2,950,163	2,875,459	2,855,113	2,704,248	2,884,661
Operating Income (Loss)	\$ (267,195)	\$ 52,487	\$ 138,668	\$ (95,555)	\$ (97,209)	\$ (170,630)	\$ (137,511)	\$ (192,989)	\$ 153,810	\$ 1,550,682
Percentage of Totals										
Operating Revenues	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Operating Expenses:										
Personal services	51.4%	54.2%	53.4%	52.5%	50.8%	46.2%	42.9%	47.5%	47.2%	44.7%
Purchased services	16.5%	15.6%	15.1%	19.3%	22.1%	25.9%	29.5%	26.0%	26.7%	27.4%
Materials and supplies	5.5%	6.3%	5.6%	3.8%	4.0%	4.2%	4.2%	3.4%	3.8%	4.5%
Repairs and maintenance	13.0%	11.1%	16.6%	11.2%	8.4%	10.9%	9.8%	8.2%	8.2%	9.7%
Cost of treated water contra expense	-3.0%	-7.0%	-8.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Depreciation	13.7%	14.7%	16.2%	12.1%	11.5%	10.9%	12.6%	13.8%	14.8%	14.0%
Miscellaneous	2.9%	5.2%	1.6%	1.1%	3.2%	1.9%	1.0%	1.1%	-0.6%	-0.4%
Total Operating Expenses	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Operating Income (Loss) as a Percentage of Operating Revenues	-10.8%	2.0%	5.8%	-3.6%	-3.6%	-6.1%	-5.0%	-7.2%	5.4%	35.0%

Notes:¹ Amounts presented after cost² Beginning in 2004, the fiber optic service was allocated to each**Data Source:**³ Applicable years' annual

Table S-13

**Utility Commission
City of Fort Valley, Georgia
Operating Expenses - By Object
Water Service
Last Ten Fiscal Years**

Amounts ^{1, 2}								
Fiscal Year	Personal Services	Purchased Services	Materials and Supplies	Repairs and Maintenance	Treated Water Contra Expense ³	Depreciation	Miscellaneous	Total
2013	1,404,496	451,321	150,615	354,351	(81,895)	373,171	79,203	2,731,262
2014	1,363,227	391,224	158,497	278,940	(176,501)	368,932	129,499	2,513,818
2015	1,213,156	342,002	127,147	377,244	(190,990)	368,209	35,439	2,272,207
2016	1,430,914	525,356	102,247	305,816	-	328,736	30,205	2,723,274
2017	1,437,961	623,754	113,383	237,569	-	326,486	89,623	2,828,776
2018	1,362,656	764,266	124,162	321,139	-	322,094	55,846	2,950,163
2019	1,232,912	848,268	121,830	282,392	-	362,002	28,055	2,875,459
2020	1,356,608	740,990	95,905	235,209	-	394,137	32,264	2,855,113
2021	1,275,686	721,899	102,083	220,742	-	400,603	(16,765)	2,704,248
2022	1,290,682	790,455	130,377	279,165	-	404,395	(10,413)	2,884,661
*	\$ 1,336,830	\$ 619,954	\$ 122,625	\$ 289,257	\$ (44,939)	\$ 364,877	\$ 45,296	\$ 2,733,898
**	-8.1%	75.1%	-13.4%	-21.2%	-100.0%	8.4%	-113.1%	5.6%
Annual Percentage Change								
2013	3.1%	-2.3%	1.4%	11.2%	-18.7%	-6.6%	77.7%	3.6%
2014	-2.9%	-13.3%	5.2%	-21.3%	115.5%	-1.1%	63.5%	-8.0%
2015	-11.0%	-12.6%	-19.8%	35.2%	8.2%	-0.2%	-72.6%	-9.6%
2016	17.9%	53.6%	-19.6%	-18.9%	-100.0%	-10.7%	-14.8%	19.9%
2017	0.5%	18.7%	10.9%	-22.3%	0.0%	-0.7%	196.7%	3.9%
2018	-5.2%	22.5%	9.5%	35.2%	0.0%	-1.3%	-37.7%	4.3%
2019	-9.5%	11.0%	-1.9%	-12.1%	0.0%	12.4%	-49.8%	-2.5%
2020	10.0%	-12.6%	-21.3%	-16.7%	0.0%	8.9%	15.0%	-0.7%
2021	-6.0%	-2.6%	6.4%	-6.2%	0.0%	1.6%	-152.0%	-5.3%
2022	1.2%	9.5%	27.7%	26.5%	0.0%	0.9%	-37.9%	6.7%

* Dollar average for ten years.

** Percentage change in dollars over ten years.

Notes:

¹ Amounts presented after cost allocation.

³ FYE 2014 \$(176,501) is due to maintaining lift station flows on SR #96.

Data Source:

² Table S-12.

Utility Commission
City of Fort Valley, Georgia
Summary of Operating Revenue, Expenses and Operating Income (Loss) ⁴
Sewer Service
Last Ten Fiscal Years

Fiscal Year ²	Operating Revenue ¹		Operating Expenses		Operating Income (Loss)	
	Amount	% Change	Amount	% Change	Amount	% Change
2013 ³	2,152,919	15.4%	2,447,054	5.0%	(294,135)	36.7%
2014	2,156,990	0.2%	2,677,949	9.4%	(520,959)	-77.1%
2015	2,000,699	-7.2%	2,468,396	-7.8%	(467,697)	10.2%
2016	1,973,729	-1.3%	2,674,348	8.3%	(700,619)	-49.8%
2017	2,407,513	22.0%	2,716,801	1.6%	(309,288)	55.9%
2018	2,285,429	-5.1%	2,986,865	9.9%	(701,436)	-126.8%
2019	2,208,031	-3.4%	2,890,263	-3.2%	(682,232)	2.7%
2020	2,213,134	0.2%	2,804,127	-3.0%	(590,993)	13.4%
2021	2,307,873	4.3%	2,764,180	-1.4%	(456,307)	22.8%
2022	2,249,051	-2.5%	2,809,997	1.7%	(560,946)	-22.9%

Notes:

¹ Includes charges for services and miscellaneous revenue.

² Beginning in fiscal year 2004, the fiber optic service was allocated to each of the remaining services.

³ Fiscal year rate increase across the board effective October 2012.

Data Source:

⁴ Table S-15

Utility Commission
City of Fort Valley, Georgia
Sewer Services
Chart - Operating Revenues and Expenses
(in \$1,000)
Last Ten Fiscal Years

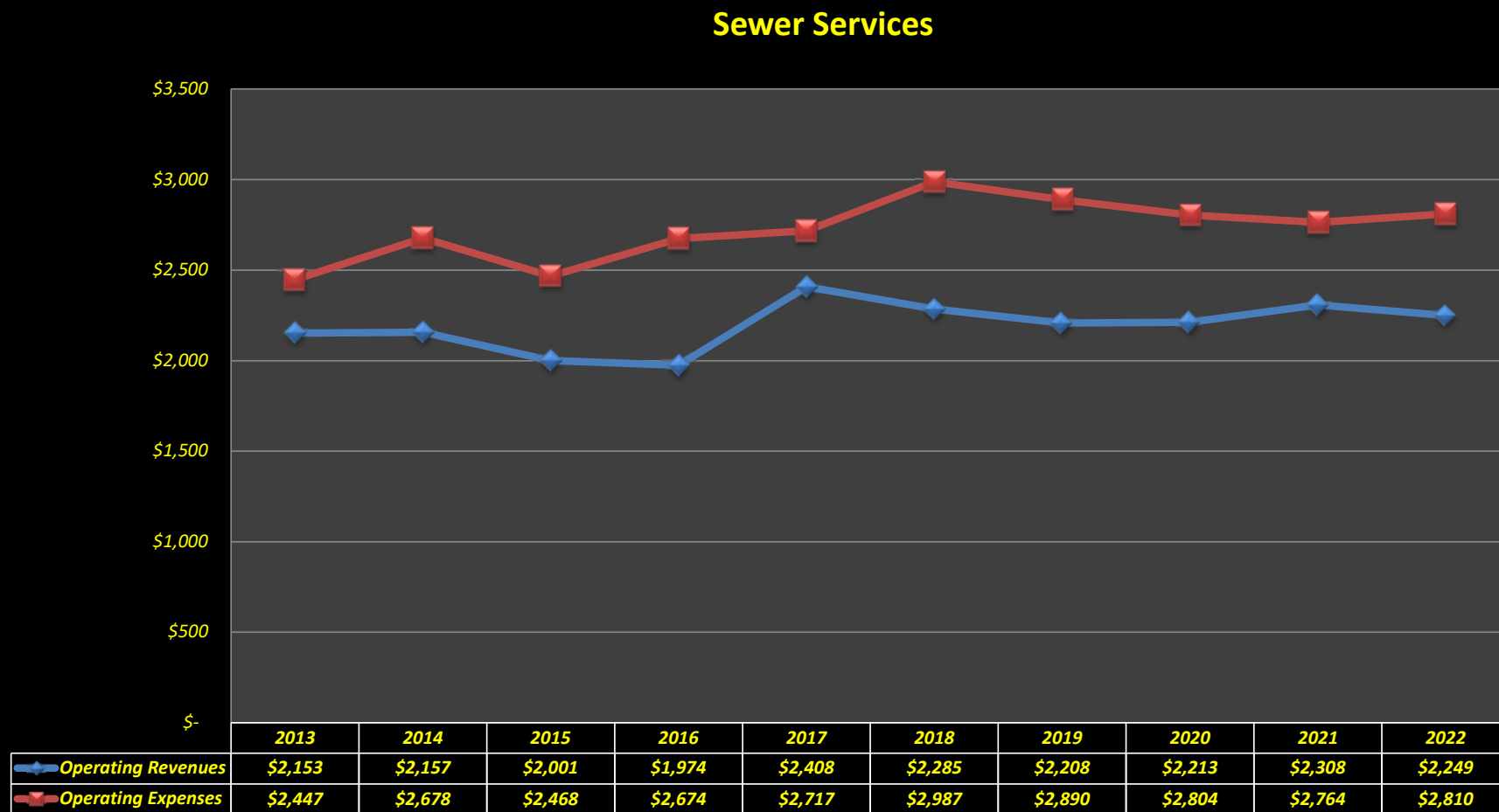


Table S-15

Utility Commission - City of Fort Valley, Georgia
Detailed Operating Revenues, Expenses and Operating Income (Loss)
Sewer Service
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Amounts ^{1,2,3}									
Operating Revenues	\$ 2,152,919	\$ 2,156,990	\$ 2,000,699	\$ 1,973,729	\$ 2,407,513	\$ 2,285,429	\$ 2,208,031	\$ 2,213,134	\$ 2,307,873	\$ 2,249,051
Operating Expenses:										
Personal services	1,109,849	1,125,247	985,906	992,933	918,996	1,073,340	1,041,237	1,118,515	1,080,836	992,636
Purchased services	328,171	456,500	430,194	652,056	747,798	877,965	854,529	741,814	756,470	829,608
Materials and supplies	265,849	271,362	233,187	218,972	227,812	214,353	190,671	136,248	119,402	189,508
Repairs and maintenance	174,516	195,875	245,505	246,427	205,938	212,569	192,907	184,454	215,636	169,058
Cost of treated sewer contra expense	33,360	45,120	45,542	-	-	-	-	-	-	-
Depreciation	478,956	491,019	502,659	542,763	553,364	569,448	591,231	600,455	603,601	636,495
Miscellaneous	56,353	92,826	25,403	21,197	62,893	39,190	19,688	22,641	(11,765)	(7,308)
Total Operating Expenses	2,447,054	2,677,949	2,468,396	2,674,348	2,716,801	2,986,865	2,890,263	2,804,127	2,764,180	2,809,997
Operating Income (Loss)	\$ (294,135)	\$ (520,959)	\$ (467,697)	\$ (700,619)	\$ (309,288)	\$ (701,436)	\$ (682,232)	\$ (590,993)	\$ (456,307)	\$ (560,946)
	Percentage of Totals									
Operating Revenues	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Operating Expenses:										
Personal services	45.4%	42.0%	39.9%	37.1%	33.8%	35.9%	36.0%	39.9%	39.1%	35.3%
Purchased services	13.4%	17.0%	17.4%	24.4%	27.5%	29.4%	29.6%	26.5%	27.4%	29.5%
Materials and supplies	10.9%	10.1%	9.4%	8.2%	8.4%	7.2%	6.6%	4.9%	4.3%	6.7%
Repairs and maintenance	7.1%	7.3%	9.9%	9.2%	7.6%	7.1%	6.7%	6.6%	7.8%	6.0%
Cost of treated sewer contra expense	1.4%	1.7%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Depreciation	19.6%	18.3%	20.4%	20.3%	20.4%	19.1%	20.5%	21.4%	21.8%	22.7%
Miscellaneous	2.3%	3.5%	1.0%	0.8%	2.3%	1.3%	0.7%	0.8%	-0.4%	-0.3%
Total Operating Expenses	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Operating Income (Loss) as a Percentage of Operating Revenues	-13.7%	-24.2%	-23.4%	-35.5%	-12.8%	-30.7%	-30.9%	-26.7%	-19.8%	-24.9%

Notes:¹ Amounts presented after cost allocation.² Beginning in fiscal year 2004, the fiber optic service was allocated to each of the remaining services.**Data Source:**³ Applicable years' annual financial report.

Utility Commission
City of Fort Valley, Georgia
Operating Expenses - By Object
Sewer Service
Last Ten Fiscal Years

Amounts ^{1, 2}								
Fiscal Year	Personal Services	Purchased Services	Materials and Supplies	Repairs and Maintenance	Treated Sewer Contra Expense	Depreciation	Miscellaneous	Total
2013	1,109,849	328,171	265,849	174,516	33,360	478,956	56,353	2,447,054
2014	1,125,247	456,500	271,362	195,875	45,120	491,019	92,826	2,677,949
2015	985,906	430,194	233,187	245,505	45,542	502,659	25,403	2,468,396
2016	992,933	652,056	218,972	246,427	-	542,763	21,197	2,674,348
2017	918,996	747,798	227,812	205,938	-	553,364	62,893	2,716,801
2018	1,073,340	877,965	214,353	212,569	-	569,448	39,190	2,986,865
2019	1,041,237	854,529	190,671	192,907	-	591,231	19,688	2,890,263
2020	1,118,515	741,814	136,248	184,454	-	600,455	22,641	2,804,127
2021	1,080,836	756,470	119,402	215,636	-	603,601	(11,765)	2,764,180
2022	992,636	829,608	189,508	169,058	-	636,495	(7,308)	2,809,997
*	\$ 1,043,950	\$ 667,511	\$ 206,736	\$ 204,289	\$ 12,402	\$ 556,999	\$ 32,112	\$ 2,723,998
**	-10.6%	152.8%	-28.7%	-3.1%	-100.0%	32.9%	-113.0%	14.8%
Annual Percentage Change								
2013	6.1%	2.1%	6.4%	1.6%	-8.2%	0.0%	77.8%	5.0%
2014	1.4%	39.1%	2.1%	12.2%	-35.3%	2.5%	64.7%	9.4%
2015	-12.4%	-5.8%	-14.1%	25.3%	0.9%	2.4%	-72.6%	-7.8%
2016	0.7%	51.6%	-6.1%	0.4%	-100.0%	8.0%	-16.6%	8.3%
2017	-7.4%	14.7%	4.0%	-16.4%	0.0%	2.0%	196.7%	1.6%
2018	16.8%	17.4%	-5.9%	3.2%	0.0%	2.9%	-37.7%	9.9%
2019	-3.0%	-2.7%	-11.0%	-9.2%	0.0%	3.8%	-49.8%	-3.2%
2020	7.4%	-13.2%	-28.5%	-4.4%	0.0%	1.6%	15.0%	-3.0%
2021	-3.4%	2.0%	-12.4%	16.9%	0.0%	0.5%	-152.0%	-1.4%
2022	-8.2%	9.7%	58.7%	-21.6%	0.0%	5.4%	-37.9%	1.7%

* Dollar average for ten years.

** Percentage change in dollars over ten years.

Notes:

¹ Amounts presented after cost allocation.

Data Source:

² Table S-15.

Utility Commission
City of Fort Valley, Georgia
Net Position by Component - All Services ¹
Last Ten Fiscal Years

	September 30, 2013	September 30, 2014	September 30, 2015	September 30, 2016	September 30, 2017
Amounts ²					
Net Position Components					
Net investment in capital assets	\$ 24,167,429	\$ 24,629,201	\$ 27,873,499	\$ 28,585,600	\$ 29,695,761
Restricted	2,558,901	2,835,546	3,089,084	2,732,719	2,748,061
Unrestricted	10,387,472	10,710,866	9,329,472	9,582,775	9,797,850
Total Net Position	\$ 37,113,802	\$ 38,175,613	\$ 40,292,055	\$ 40,901,094	\$ 42,241,672
Percentage of Total					
Net Position Components					
Net investment in capital assets	65.1%	64.5%	69.2%	69.9%	70.3%
Restricted	6.9%	7.4%	7.7%	6.7%	6.5%
Unrestricted	28.0%	28.1%	23.2%	23.4%	23.2%
Total Net Position	100.0%	100.0%	100.0%	100.0%	100.0%
	September 30, 2018	September 30, 2019	September 30, 2020	September 30, 2021	September 30, 2022
Amounts ²					
Net Position Components					
Net investment in capital assets	\$ 32,411,515	\$ 33,265,590	\$ 36,716,774	\$ 38,936,990	\$ 39,235,636
Restricted	2,773,503	2,874,075	2,925,386	2,927,361	2,766,962
Unrestricted	7,624,481	7,757,353	8,306,546	9,759,524	12,466,024
Total Net Position	\$ 42,809,499	\$ 43,897,018	\$ 47,948,706	\$ 51,623,875	\$ 54,468,622
Percentage of Total					
Net Position Components					
Net investment in capital assets	75.7%	75.8%	76.6%	75.4%	72.0%
Restricted	6.5%	6.5%	6.1%	5.7%	5.1%
Unrestricted	17.8%	17.7%	17.3%	18.9%	22.9%
Total Net Position	100.0%	100.0%	100.0%	100.0%	100.0%

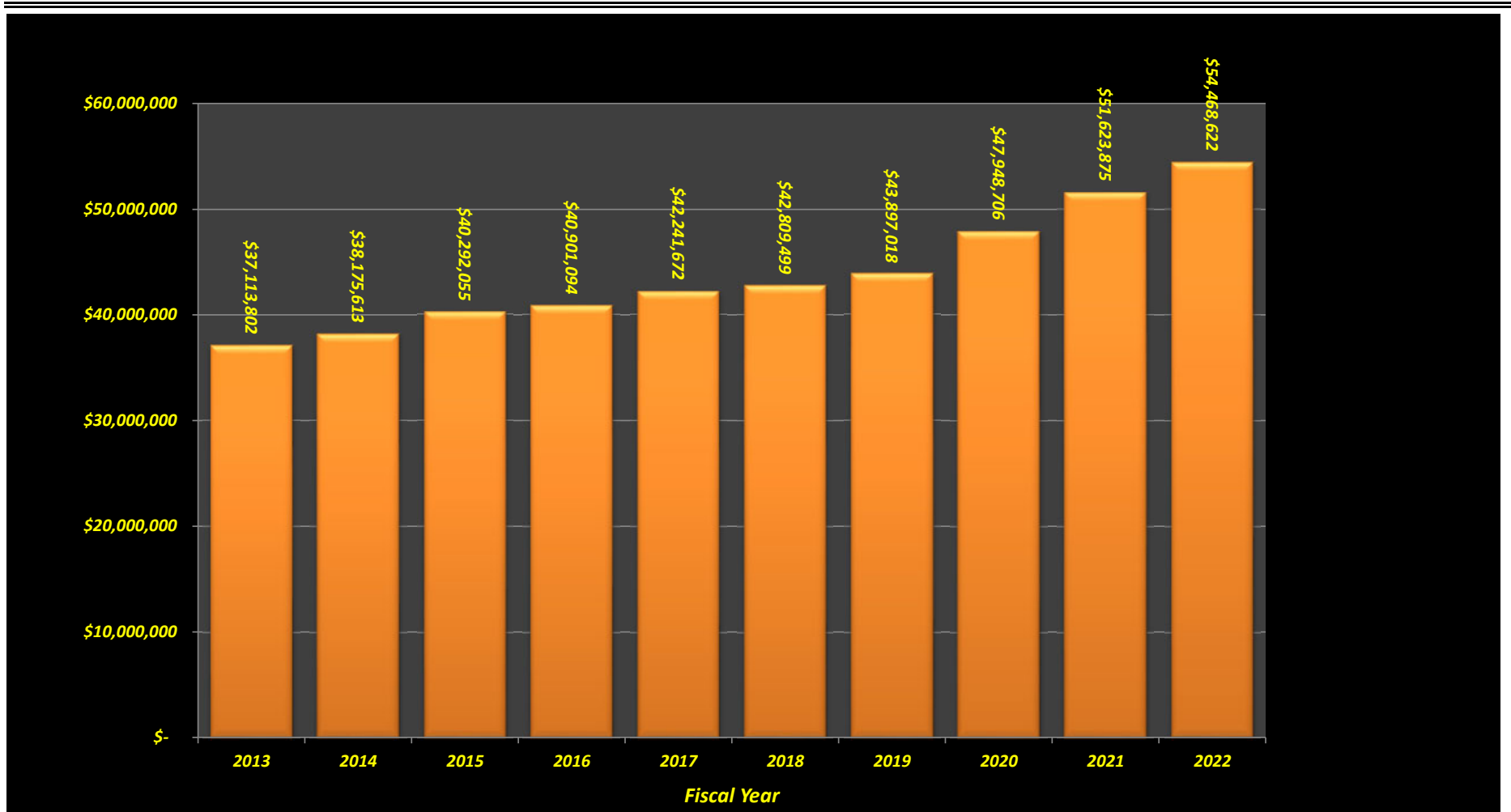
Notes:

¹ Accounting standards require that net position be reported in three components in the financial statements: net investment in capital assets; restricted; and unrestricted. Net position is considered restricted only when (1) an external party, such as the State of Georgia or the federal government, places a restriction on how the resources may be used, or (2) enabling legislation is enacted by the Utility Commission.

Data Source:

² Applicable years' annual financial report.

Utility Commission
City of Fort Valley, Georgia
Chart-Total Net Position
Last Ten Fiscal Years



REVENUE CAPACITY
(UNAUDITED)

Table S-18

Utility Commission
City of Fort Valley, Georgia
Consumption Billed ¹
By Service
Last Ten Fiscal Years

Fiscal Year	Natural Gas		Electric		Water		Sewer	
	Cubic Feet	% Change	kWh	% Change	Gallons	% Change	Gallons ²	% Change
2013	407,096,300	18.1%	121,198,809	3.7%	477,910,500	-12.6%	284,604,000	5.3%
2014	439,949,800	8.1%	120,435,659	-0.6%	492,803,250	3.1%	276,865,500	-2.7%
2015	429,268,000	-2.4%	122,058,556	1.3%	461,117,250	-6.4%	252,750,750	-8.7%
2016	388,899,100	-9.4%	119,179,075	-2.4%	446,688,396	-3.1%	246,890,864	-2.3%
2017	375,462,500	-3.5%	116,906,445	-1.9%	462,488,400	3.5%	252,915,256	2.4%
2018	441,767,600	17.7%	117,016,613	0.1%	451,700,744	-2.3%	274,369,392	8.5%
2019	497,315,100	12.6%	134,682,638	15.1%	455,907,496	0.9%	294,058,996	7.2%
2020	554,365,100	11.5%	139,753,453	3.8%	439,753,688	-3.5%	291,117,860	-1.0%
2021	493,577,800	-11.0%	140,251,387	0.4%	455,187,920	3.5%	315,443,568	8.4%
2022	498,043,400	0.9%	138,555,641	-1.2%	635,771,000	39.7%	417,463,000	32.3%

Notes:

2011 and 2012 - Short and warm winter seasons for Natural Gas.

2019 - Southern Flavor Farms began operating 10/2018

Data Source:

¹ Utility Commission's billing department.

² From May - October in fiscal years 2007 - 2015 the consumption billed was capped.

Table S-19

Utility Commission
City of Fort Valley, Georgia
Natural Gas Service Rates ^{1, 4}
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Service:										
Base Charge	\$ 12.000	\$ 12.000	\$ 12.000	\$ 14.000	\$ 14.000	\$ 14.000	\$ 14.000	\$ 14.000	\$ 14.000	\$ 14.000
Spot market natural gas price	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3
City distribution charge ²										
Winter	0.31000	0.31000	0.31000	0.31000	0.41000	0.41000	0.41000	0.41000	0.41000	0.41000
Summer	0.54000	0.54000	0.54000	0.54000	0.41000	0.41000	0.41000	0.41000	0.41000	0.41000
Interruptible Gas Service:										
Spot market natural gas price	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3	Note #3
Commission distribution charge:										
First 1000 Mcf	1.6100	1.6100	1.6100	1.6100	1.8000	1.8000	1.8000	1.8000	1.8000	1.8000
Next 3000 Mcf	1.3400	1.3400	1.3400	1.3400	1.5000	1.5000	1.5000	1.5000	1.5000	1.5000
Next 6000 Mcf	1.0700	1.0700	1.0700	1.0700	1.2000	1.2000	1.2000	1.2000	1.2000	1.2000
Over 10,000 Mcf	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600

Notes:

¹ Rates presented as of September 30 of the applicable year.

² Beginning in fiscal year 2004, the distribution charge varied for summer and winter seasons.
Beginning 7/1/16, the distribution charge is the same for all months.

³ The Spot Market Natural Gas Price of Natural Gas is the wholesale cost of gas. This price changes monthly.

Data Source:

⁴ Utility Commission's rate and connection fee book.

Table S-20

Utility Commission
City of Fort Valley, Georgia
Electric Service Rates ^{1,4}
Last Ten Fiscal Years

	2013 ⁵	2014	2015	2016	2017 ⁶	2018	2019	2020	2021	2022
Residential:										
Winter Rates:										
Base Charge	\$ 9.50000	\$ 9.50000	\$ 9.50000	\$ 9.50000	\$ 15.00000	\$ 16.00000	\$ 17.00000	\$ 18.00000	\$ 18.00000	\$ 18.00000
First 650 kWh	0.08090	0.08090	0.08090	0.08090	0.07837	0.08207	0.08577	0.08947	0.08947	0.08947
Next 350 kWh	0.07690	0.07690	0.07690	0.07690	0.07439	0.07809	0.08178	0.08547	0.08547	0.08547
Over 1000 kWh	0.07290	0.07290	0.07290	0.07290	0.07038	0.07404	0.07773	0.08142	0.08142	0.08142
Summer Rates:										
Base Charge	9.50000	9.50000	9.50000	9.50000	15.00000	16.00000	17.00000	18.00000	18.00000	18.00000
First 650 kWh	0.08090	0.08090	0.08090	0.08090	0.07837	0.08207	0.08577	0.08947	0.08947	0.08947
Next 350 kWh	0.10090	0.10090	0.10090	0.10090	0.09837	0.10207	0.10577	0.10947	0.10947	0.10947
Over 1000 kWh	0.10890	0.10890	0.10890	0.10890	0.10637	0.11010	0.11381	0.11752	0.11752	0.11752
Small Commercial:										
Winter Rates:										
Base Charge	16.00000	16.00000	16.00000	16.00000	16.00000	16.00000	16.00000	16.00000	16.00000	16.00000
All kWh	0.13990	0.13990	0.13990	0.13990	0.14100	0.14100	0.14100	0.14100	0.14100	0.14100
Summer Rates:										
Base Charge	16,490.00000	16,490	16,490	16	16.00000	16.00000	16.00000	16.00000	16.00000	16.00000
All kWh	0.16490	0.16490	0.16490	0.16490	0.16600	0.16600	0.16600	0.16600	0.16600	0.16600
First 25 kWh	-	-	-	-	-	-	-	-	-	-
Next 475 kWh	-	-	-	-	-	-	-	-	-	-
Next 1000 kWh	-	-	-	-	-	-	-	-	-	-
Next 8500 kWh	-	-	-	-	-	-	-	-	-	-
All over 10000 kWh	-	-	-	-	-	-	-	-	-	-
Commercial:										
Base charge	35.00000	35.00000	35.00000	35.00000	50.00000	50.00000	50.00000	50.00000	50.00000	50.00000
Demand charge	-	-	-	-	5.00000	6.00000	7.00000	8.00000	8.00000	8.00000
First 200 X KW:										
First 3000 kWh	0.15490	0.15490	0.15490	0.15490	0.13259	0.12165	0.11766	0.10946	0.10946	0.10946
Next 7000 kWh	0.14490	0.14490	0.14490	0.14490	0.11509	0.10415	0.10016	0.09196	0.09196	0.09196
Next 190000 kWh	0.13490	0.13490	0.13490	0.13490	0.09509	0.08415	0.08016	0.07196	0.07196	0.07196
Over 200000 kWh	0.12490	0.12490	0.12490	0.12490	0.07009	0.05915	0.05516	0.04696	0.04696	0.04696
Next 200 X KW	0.06490	0.06490	0.06490	0.06490	0.06009	0.06009	0.05610	0.04790	0.04790	0.04790
Next 200 X KW	0.06090	0.06090	0.06090	0.06090	0.04654	0.04654	0.04253	0.03429	0.03429	0.03429
Over 600 X KW	0.05690	0.05690	0.05690	0.05690	0.03214	0.03214	0.02847	0.02047	0.02047	0.02047

(Continued)

Table S-20

Utility Commission
City of Fort Valley, Georgia
Electric Service Rates ^{1,4}
Last Ten Fiscal Years

	2013 ⁵	2014	2015	2016	2017 ⁶	2018	2019	2020	2021	2022
Institutional:										
Base Charge	25.00000	33.25000	33.25000	33.25000	33.25000	33.25000	50.00000	50.00000	50.00000	50.00000
Demand charge	-	-	-	-	-	-	5.00000	6.00000	8.00000	8.00000
First 200 X KW:										-
First 3000 kWh	0.12000	0.14250	0.14740	0.14740	0.14740	0.14740	0.13259	0.12165	0.10946	0.10946
Next 7000 kWh	0.11600	0.13300	0.13790	0.13790	0.13790	0.13790	0.11509	0.10415	0.09196	0.09196
Next 190000 kWh	0.10200	0.12350	0.12840	0.12840	0.12840	0.12840	0.09509	0.08415	0.07196	0.07196
Over 200000 kWh	0.08300	0.11400	0.11890	0.11890	0.11890	0.11890	0.07009	0.05915	0.04696	0.04696
Next 200 X KW	0.02700	0.05700	0.06190	0.06190	0.06190	0.06190	0.06009	0.06009	0.04790	0.04790
Next 200 X KW	0.02500	0.05320	0.05810	0.05810	0.05810	0.05810	0.04654	0.04654	0.03429	0.03429
Over 600 X KW	0.02400	0.04940	0.05430	0.05430	0.05430	0.05430	0.03214	0.03214	0.02047	0.02047
Industrial Small/Large Power										
Base Charge	50.00000	50.00000	50.00000	50.00000	50.00000	50.00000	50.00000	50.00000	50.00000	50.00000
Demand charge	-	-	-	-	-	-	5.00000	6.00000	8.00000	8.00000
First 200 X KW:									-	-
First 3000 kWh	0.13000	0.15000	0.15490	0.15490	0.15490	0.15490	0.13259	0.12165	0.10946	0.10946
Next 7000 kWh	0.11500	0.14000	0.14490	0.14490	0.14490	0.14490	0.11509	0.10415	0.09196	0.09196
Next 190000 kWh	0.10200	0.13000	0.13490	0.13490	0.13490	0.13490	0.09509	0.08415	0.07196	0.07196
Over 200000 kWh	0.05300	0.07500	0.07990	0.07990	0.07990	0.07990	0.07009	0.05915	0.04696	0.04696
Next 200 X KW	0.03500	0.06000	0.06490	0.06490	0.06490	0.06490	0.06009	0.06009	0.04790	0.04790
Next 200 X KW	0.03100	0.05600	0.06090	0.06090	0.06090	0.06090	0.04654	0.04654	0.03429	0.03429
Over 600 X KW	0.02700	0.05200	0.05690	0.05690	0.05690	0.05690	0.03214	0.03214	0.02047	0.02047
Seasonal Power:										
Base Charge	25.00000	-	-	-	-	-	-	-	-	-
First 200 X KW:										
First 3000 kWh	0.13000	-	-	-	-	-	-	-	-	-
Next 7000 kWh	0.12200	-	-	-	-	-	-	-	-	-
Next 190000 kWh	0.10800	-	-	-	-	-	-	-	-	-
Over 200000 kWh	0.08700	-	-	-	-	-	-	-	-	-
Next 200 X KW	0.02900	-	-	-	-	-	-	-	-	-
Next 200 X KW	0.02600	-	-	-	-	-	-	-	-	-
Over 600 X KW	0.02500	-	-	-	-	-	-	-	-	-
Power Cost Adjustment										
Per kWh	0.01950	-	-	-	-	-	0.00230	0.00457	0.00682	0.00682

Notes:¹ Rates presented as of September 30 of the applicable year.² Implemented a "Revenue Neutral Rate Equalization Plan" which resulted in lower user rates for electric service.³ During this fiscal year, there were two rate adjustments, October 1, 2011 and March 1, 2012. With the latter rate change, the seasonal power rate customers are incorporated into small commercial customers.⁵ Cost of Service Study implemented October 1, 2012.⁶ ECCR increased from .00490 to .0060 per kWh. Environmental compliance cost recovery. Demand charge to rate structure implemented fiscal year 2017.⁷ Rates include the ECCR⁸ The Utility Commission approved an Economic Development Rate in 03/2019 to encourage business growth in the City of Fort Valley Downtown area. Businesses located in the Downtown Corridor area, as defined by the City's Downtown Development Authority, will receive a 6.2% discount from the traditional Small Commercial Rate; Businesses located in the Mainstreet Corridor, as designated by the City's Downtown Development Authority's map as "Downtown " triangle" & Government Sub-Area", will receive a 6.2% discount from the traditional Small Commercial Class rates and additional 10% discount for the first 12 months of service.**Data Source:**⁴ Utility Commission's rate and connection fee book.

Table S-21

**Utility Commission
City of Fort Valley, Georgia
Water Service Rates^{1, 2, 4}
Last Ten Fiscal Years**

	<i>2013³</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>
Inside city:										
Minimum charge	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.70	\$ 12.70	\$ 12.70
All CCF	-	-	-	-	-	-	-	-	-	-
0 - 6 CCF	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000
Over 6 - 12 CCF	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000
Over 12 CCF	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000
Outside city:										
Minimum charge	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.30	\$ 12.70	\$ 12.70	\$ 12.70
All CCF	-	-	-	-	-	-	-	-	-	-
0 - 6 CCF	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000	2.61000
Over 6 - 12 CCF	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000	3.39000
Over 12 CCF	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000	3.65000
Direct cost	-	-	-	-	-	-	-	-	-	-

Notes:

¹ Rates presented as of September 30 of the applicable year.

² In fiscal year 2001, the rate schedule was changed to a standard charge for CCF.

³ Cost of Service Study implemented October 1, 2012.

Data Source:

⁴ Utility Commission's rate and connection fee book.

**Utility Commission
City of Fort Valley, Georgia
Sewer Service Rates^{1, 3}
Last Ten Fiscal Years**

	<u>2013^{2, 4}</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Monthly Rate:					
Inside city:					
Capacity charge	\$ 12.300	\$ 12.300	\$ 12.300	\$ 12.300	\$ 12.300
Commodity charge	-	-	-	-	-
0 - 6 ccf (80% Water ccf)	4.000	4.000	4.000	4.000	4.000
6 - 12 ccf (80% Water ccf)	4.800	4.800	4.800	4.800	4.800
Over 12 ccf (80% Water ccf)	5.200	5.200	5.200	5.200	5.200
Outside city:					
Capacity charge	12.300	12.300	12.300	12.300	12.300
Commodity charge	-	-	-	-	-
0 - 6 ccf (80% Water ccf)	4.000	4.000	4.000	4.000	4.000
6 - 12 ccf (80% Water ccf)	4.800	4.800	4.800	4.800	4.800
Over 12 ccf (80% Water ccf)	5.200	5.200	5.200	5.200	5.200
	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Monthly Rate:					
Inside city:					
Capacity charge	\$ 12.300	\$ 12.300	\$ 12.700	\$ 12.700	\$ 12.700
Commodity charge	-	-	-	-	-
0 - 6 ccf (80% Water ccf)	4.000	4.000	4.000	4.000	4.000
6 - 12 ccf (80% Water ccf)	4.800	4.800	4.800	4.800	4.800
Over 12 ccf (80% Water ccf)	5.200	5.200	5.200	5.200	5.200
Outside city:					
Capacity charge	12.300	12.300	12.700	12.700	12.700
Commodity charge	-	-	-	-	-
0 - 6 ccf (80% Water ccf)	4.000	4.000	4.000	4.000	4.000
6 - 12 ccf (80% Water ccf)	4.800	4.800	4.800	4.800	4.800
Over 12 ccf (80% Water ccf)	5.200	5.200	5.200	5.200	5.200

Notes:

¹ Rates presented as of September 30 of the applicable year.

² 90% of Water ccf; 125% Cap Effective November 2012.

⁴ Cost of Service Study implemented October 1, 2012.

Data Source:

³ Utility Commission's rate and connection fee book.

Table S-23

Utility Commission
City of Fort Valley, Georgia
Number of Customer Accounts at Year-end ¹
By Service
Last Ten Fiscal Years

Fiscal Year	Natural Gas		Electric		Water		Sewer ²		Total	
	Number	% Change	Number	% Change	Number	% Change	Number	% Change	Number	% Change
2013	3,002	-0.6%	4,680	0.5%	4,558	1.0%	3,016	1.4%	15,256	0.6%
2014	2,941	-2.0%	4,634	-1.0%	4,541	-0.4%	2,983	-1.1%	15,099	-1.0%
2015	2,924	-0.6%	4,654	0.4%	4,505	-0.8%	3,032	1.6%	15,115	0.1%
2016	2,889	-1.2%	4,602	-1.1%	4,475	-0.7%	3,036	0.1%	15,002	-0.7%
2017	2,912	0.8%	4,654	1.1%	4,546	1.6%	3,096	2.0%	15,208	1.4%
2018	2,906	-0.2%	4,683	0.6%	4,582	0.8%	3,094	-0.1%	15,265	0.4%
2019	2,893	-0.4%	4,689	0.1%	4,627	1.0%	3,144	1.6%	15,353	0.6%
2020	2,914	0.7%	4,745	1.2%	4,707	1.7%	3,252	3.4%	15,618	1.7%
2021	2,908	-0.2%	4,864	2.5%	4,764	1.2%	3,284	1.0%	15,820	1.3%
2022	2,860	-1.7%	4,855	-0.2%	4,791	0.6%	3,261	-0.7%	15,767	-0.3%

Data Source:

¹ Utility Commission's billing department - Utility Service Stats Month End Reports

² For 2020 Sewer, the increase in customers was related to the finishing of Southwest Sewer Phase II Project.

Utility Commission
City of Fort Valley, Georgia
Ten Largest Customers - Natural Gas Service ¹
Fiscal Years 2013 & 2022

Fiscal Year 2013					Fiscal Year 2022			
Rank	Customer	Consumption Cubic Feet	Amount ²	Dollar %	Customer	Consumption Cubic Feet	Amount ²	Dollar %
1	Blue Bird Body Company	106,904,000	\$ 679,933	16.9%	Southern Flavor Farms, LP	119,380,000	\$ 1,107,701	18.4%
2	Fort Valley State University #2	23,372,000	260,954	6.5%	Blue Bird Body Co #1	99,503,000	951,255	15.8%
3	Fort Valley State University #1	18,353,000	201,253	5.0%	Atlanta Sand & Supply	46,381,000	482,222	8.0%
4	Ariscraft International	29,354,000	193,530	4.8%	Arriscraft International	31,156,000	315,166	5.2%
5	Atlanta Sand & Supply Company	27,260,000	180,665	4.5%	Fort Valley State Univ #2	16,948,000	213,510	3.5%
6	Peach County Jail	4,842,100	53,856	1.3%	Blue Bird Body Co #2	9,688,400	123,147	2.0%
7	Peach Regional Medical Center	6,318,000	42,744	1.1%	Fort Valley State Univ #1	6,530,000	79,523	1.3%
8	Lakeview Apartments	3,520,000	38,777	1.0%	Peach County Jail	5,057,900	69,463	1.2%
9	Fort Valley Housing Authority	3,489,000	38,193	0.9%	Dalcor Mgt Inc	3,011,000	43,665	0.7%
10	Peach County High School	2,854,000	31,300	0.8%	FV Housing Authority	2,615,000	33,600	0.6%
Total Ten Largest Customers		226,266,100	1,721,205	42.7%	Total Ten Largest Customers	340,270,300	3,419,252	56.7%
All Other Customers		180,830,200	2,308,437	57.3%	All Other Customers	157,773,100	2,612,091	43.3%
Total ²		<u>407,096,300</u>	<u>\$ 4,029,642</u>	<u>100.0%</u>	Total ²	<u>498,043,400</u>	<u>\$ 6,031,343</u>	<u>100.0%</u>

Data Source:¹ Utility Commission billing department. * *Top Listing by contact*² Applicable year total charges for services.

Table S-25

Utility Commission
City of Fort Valley, Georgia
Ten Largest Customers - Electric Service ¹
Fiscal Years 2013 & 2022

Fiscal Year 2013					Fiscal Year 2022			
Rank	Customer	Consumption kWh	Amount ²	Dollar %	Customer	Consumption kWh	Amount ²	Dollar %
1	Fort Valley State University	15,886,800	\$ 1,385,477	12.0%	Blue Bird Body Company	20,969,287	\$ 1,556,594	11.2%
2	Blue Bird Body Company #1	16,058,079	1,287,305	11.1%	Southern Flavor Farms	23,739,398	1,011,372	7.3%
3	Metokote Corporation	2,575,521	252,186	2.2%	Fort Valley State University	12,052,800	975,908	7.0%
4	J. H. Harvey Company	1,567,680	147,175	1.3%	Peach County Jail	1,327,680	112,207	0.8%
5	Peach County Jail	1,642,944	143,149	1.2%	Food Depot	1,318,320	108,706	0.8%
6	Peach County High School	1,073,400	134,951	1.2%	Peach County BOE #1	1,047,552	108,303	0.8%
7	Food Depot	1,380,720	128,228	1.1%	Peach County BOE #2	1,658,600	105,487	0.8%
8	Peach County Schools BOE	1,046,080	125,805	1.1%	Utility Comm (W/Water)	1,358,280	104,800	0.8%
9	Peach Regional Medical Center	1,258,880	115,694	1.0%	Peach County Bd of Education 900D	965,600	103,367	0.7%
10	Lakeview Apartments	906,000	102,920	0.9%	Pearson Farm	554,720	98,775	0.7%
Total Ten Largest Customers		43,396,104	3,822,890	33.0%	Total Ten Largest Customers	64,992,237	4,285,519	30.9%
All Other Customers		77,802,705	7,749,782	67.0%	All Other Customers	73,563,404	9,598,351	69.1%
Total ²		121,198,809	\$ 11,572,672	100.0%	Total ²	138,555,641	\$ 13,883,870	100.0%

Data Source:

¹ Utility Commission billing department. * **Top Listing by contact**

² Applicable year total charges for services.

Table S-26

Utility Commission
City of Fort Valley, Georgia
Ten Largest Customers - Water Service ¹
Fiscal Years 2013 & 2022

Fiscal Year 2013					Fiscal Year 2022				
Rank	Customer	Consumption Gallons	Amount ²	Dollar %	Customer	Consumption Gallons	Amount ²	Dollar %	
1	Fort Valley State University #1	74,045,250	\$ 360,408	14.7%	Fort Valley State University	53,307,000	\$ 194,629	6.7%	
2	Blue Bird Body Company	28,905,750	140,729	5.8%	Blue Bird Body Company	48,437,000	176,854	6.1%	
3	Utility Commission WSLRF 2"	12,239,250	59,618	2.4%	Utility Commission (W/Water)	25,120,000	91,747	3.2%	
4	Lakeview Apartments	8,259,750	40,251	1.6%	Indian Oaks MF III	16,225,000	82,621	2.9%	
5	Indian Oaks Apartments LTD	7,092,750	34,572	1.4%	Dalcor MGT Inc - Master Meter	15,038,000	69,426	2.4%	
6	Utility Commission Filter House	5,323,500	25,962	1.1%	Utility Commission 504 Vienna	14,903,000	54,455	1.9%	
7	Utility Commission Jones Plant	5,101,500	24,881	1.0%	College Square	6,161,000	31,690	1.1%	
8	820 State University Drive, LLC	4,775,250	23,294	1.0%	Utility Commission (WT Dept)	7,715,000	28,219	1.0%	
9	Peach Regional Medical Center	4,708,500	22,958	0.9%	Utility Commission 504-Clarifier	6,580,000	24,076	0.8%	
10	Magnolia Terrance	4,608,750	22,483	0.9%	FV Student Housing	4,848,000	23,240	0.8%	
Total Ten Largest Customers		155,060,250	755,156	30.9%	Total Ten Largest Customers	198,334,000	776,957	26.9%	
All Other Customers		322,850,250	1,691,674	69.1%	All Other Customers	437,437,000	2,107,822	73.1%	
Total ²		477,910,500	\$ 2,446,830	100.0%	Total ²	635,771,000	\$ 2,884,779	100.0%	

Data Source:¹ Utility Commission billing department. *Top Listing by contact*² Applicable year total charges for services.

Table S-27

Utility Commission
City of Fort Valley, Georgia
Ten Largest Customers - Sewer Service ¹
Fiscal Years 2013 & 2022

Fiscal Year 2013					Fiscal Year 2022				
Rank	Customer	Collection Gallons	Amount ²	Dollar %	Customer	Collection Gallons	Amount ²	Dollar %	
1	Fort Valley State University #1	65,708,250	\$ 455,610	21.3%	Fort Valley State University #1	53,307,000	\$ 249,514	10.7%	
2	Blue Bird Body Company	25,787,250	178,824	8.4%	Blue Bird Body Company	48,437,000	226,722	9.7%	
3	Lakeview Apartments	7,357,500	51,044	2.4%	Indian Oaks MF III	16,225,000	99,313	4.2%	
4	Indian Oaks Apartments LTD	6,306,000	43,754	2.0%	Dalcor MGT INC	15,038,000	84,893	3.6%	
5	Magnolia Terrace	5,049,750	35,044	1.6%	College Square	6,161,000	38,014	1.6%	
6	820 State University Drive, LLC	4,262,250	29,584	1.4%	FV Student Housing LLC	4,848,000	28,212	1.2%	
7	Peach Regional Medical Center	4,194,000	29,102	1.4%	Hallmark Magnolia Terrace	4,269,000	27,484	1.2%	
8	College Square Apartments	2,781,750	19,319	0.9%	Westside Villas	3,923,000	25,102	1.1%	
9	Brentwood Health Care	1,548,750	10,770	0.5%	Fyffe Construction Co	3,334,000	24,784	1.1%	
10	Peach County Jail	1,546,500	10,755	0.5%	Fort Valley State University #2	5,287,000	24,751	1.1%	
Total Ten Largest Customers		124,542,000	863,806	40.4%	Total Ten Largest Customers	160,829,000	828,789	35.4%	
All Other Customers		160,062,000	1,272,563	59.6%	All Other Customers	256,634,000	1,513,783	64.6%	
Total ²		284,604,000	\$ 2,136,369	100.0%	Total ²	417,463,000	2,342,572	100.0%	

Data Source:¹ Utility Commission billing department. *Top Listing by contact*² Applicable year total charges for services.

DEBT CAPACITY
(UNAUDITED)

Table S-28

Utility Commission
City of Fort Valley, Georgia
Ratios of Total Debt Outstanding - By Type
Last Ten Fiscal Years

Fiscal Year	Business-type Activities ²				Percentage of Personal Income ³	Estimated Population ⁴	Debt Per Capita
	GEFA/GELAC Loans ¹	Polytec Inc.	USDA Bond ⁵	Total			
2013	\$ 2,957,821	\$ 6,543	\$ -	\$ 2,964,364	0.003%	26,861	110
2014	2,693,384	-	-	2,693,384	0.003%	26,828	100
2015	2,425,398	-	-	2,425,398	0.003%	26,720	91
2016	2,767,433	-	-	2,767,433	0.003%	27,000	102
2017	3,255,586	-	-	3,255,586	0.006%	27,099	120
2018	3,021,456	-	-	3,021,456	0.005%	27,246	111
2019	2,672,564	-	-	2,672,564	0.004%	27,546	97
2020	2,318,564	-	-	2,318,564	0.002%	27,729	84
2021	2,769,279	-	-	2,769,279	0.004%	28,417	97
2022	2,704,193	-	2,366,510	5,070,703	0.005%	28,269	179

Notes:

¹ The loans from the Georgia Environmental Finance Authority (GEFA) and Georgia Environmental Loan Acquisition Corporation (GELAC) relate to water and sewer projects. In fiscal year 2011, the GEFA transferred proceeds from the sale of a portion of its loan portfolio to the GELAC, which is a wholly-owned nonprofit subsidiary corporation of GEFA.

⁵ A utility revenue bond was issued during fiscal year 2022 to the United States Department of Agriculture related to several water projects.

Data Source:

² Applicable years' annual financial report.

^{3, 4} Table S-30

Table S-29

Utility Commission
City of Fort Valley, Georgia
Pledged Revenue Coverage
Last Ten Fiscal Years ^{1, 4}

Fiscal Year	Revenues ²	Less Operating Expenses ³	Net Available Revenues	Principal	Interest	Total	Fixed Charges Coverage Ratio ⁵
2013	21,281,181	19,189,064	2,092,117	261,024	64,787	325,811	6.42
2014	22,393,118	20,208,158	2,184,960	264,439	61,372	325,811	6.71
2015	21,035,430	18,698,969	2,336,461	267,988	57,827	325,815	7.17
2016	21,734,455	20,157,713	1,576,742	271,657	56,883	328,540	4.80
2017	22,593,769	20,193,377	2,400,392	275,479	60,463	335,942	7.15
2018	22,583,873	20,737,722	1,846,151	326,850	64,761	391,611	4.71
2019	24,591,349	22,325,056	2,266,293	348,892	60,505	409,397	5.54
2020	24,279,853	21,379,002	2,900,851	354,000	55,398	409,398	7.09
2021	24,245,775	20,782,882	3,462,893	259,942	50,983	310,925	11.14
2022	26,394,699	22,044,074	4,350,625	265,643	68,586	334,229	13.02

Notes:

¹ The fixed charges coverage applies to GEFA loan L08WQ which was initiated in fiscal year 2005 and the loan was repaid in fiscal year 2007, GEFA Loan DWSRF 04-004 which went into repayment on 10-01-08, GEFA Loan 2006-L58WQ which went into repayment on 02-01-09, and GEFA Loan 2007-L42WQ which went into repayment on 9/1/10.

² Includes all revenue of the Utility Commission excluding contributions.

³ Includes all operating expenses of the Utility Commission excluding depreciation and amortization.

⁴ In fiscal year 2011, GEFA transferred proceeds from the sale of a portion of its loan portfolio to GELAC, which is a wholly-owned nonprofit subsidiary corporation of GEFA. All payment terms remain the same. Loans 2006 - L58WQ and 2007 - L42WQ were affected by this transfer.

⁵ The Utility Commission is required to maintain a coverage ratio on this debt of 1.05.

**DEMOGRAPHIC AND
ECONOMIC INFORMATION
(UNAUDITED)**

Table S-30

**Utility Commission
City of Fort Valley, Georgia
Demographic Statistics
Last Ten Fiscal Years**

Year	Population ¹	(thousands of dollars)	Per Capita	Median Age ²	School Enrollment ³	Unemployment Rates		
		Personal Income ¹	Personal Income ¹			Peach County ⁴	State of Georgia ⁴	United States ⁵
2013	26,861	863,878	32,161	N/A	3767	7.0%	7.8%	7.2%
2014	26,828	892,293	33,260	N/A	3668	7.1%	7.4%	5.9%
2015	26,720	935,916	35,027	N/A	3672	6.1%	6.1%	5.1%
2016	27,000	890,000	32,963	N/A	3672	5.6%	5.4%	4.9%
2017	27,099	562,195	20,746	N/A	3678	5.6%	4.5%	4.2%
2018	27,246	654,149	24,009	N/A	3586	4.5%	3.7%	3.8%
2019	27,546	627,140	22,767	N/A	3693	3.6%	3.2%	3.5%
2020	27,729	1,090,748	39,336	N/A	3644	5.9%	4.0%	3.5%
2021	28,417	736,824	25,929	N/A	3685	3.7%	3.5%	4.7%
2022	28,269	950,517	33,624	N/A	3866	3.8%	3.1%	3.6%

¹ 2007 - 2015 - U.S Bureau of Economic Analysis, Peach County 2016 estimated by management
2017-2019 - <https://www.census.gov/quickfacts/fact/table/peachcountygeorgia/PST045217>

2022 Peach Co. Georgia U.S. Census Bureau Quick Facts

² U.S. Census Bureau - State of Georgia - <http://www.census.gov/prod/cen2010/briefs/c2010br-03.pdf>

³ GA Department of Education - https://oraapp.doe.k12.ga.us/ows-bin/owa/fte_pack_enrollgrade.entry_form

⁴ U.S. Department of Labor, Bureau of Labor Statistics, Warner Robins, GA, Metropolitan Statistical Area -
<https://data.bls.gov/map/MapToolServlet>

⁵ U.S. Department of Labor, Bureau of Labor Statistics, <https://data.bls.gov/cgi-bin/surveymost>

N/A - Not Available

Table S-31

Utility Commission
City of Fort Valley, Georgia
Principal Employers ²
For the Fiscal Years Ended September 30, 2013 and 2022

2013 ²					2022				
Employer	Type of Business	Number of Employees	Rank	Percentage of Total County Employment	Employer	Type of Business	Number of Employees	Rank	Percentage of Total County Employment
Blue Bird Body Company	Manufacturing	1,500	1	14.14%	Blue Bird Body Company	Manufacturing	2,450	1	23.29%
Fort Valley State University	Education	658	2	6.20%	Fort Valley State University	Education	674	2	6.41%
Peach County Board of Education	Education	481	3	4.53%	Peach County Board of Education	Education	471	3	4.48%
Lane Southern Orchards	Agribusiness	300	4	2.83%	Lane Southern Orchards	Agribusiness	325	4	3.09%
Peach County Commission	Local Government	186	5	1.75%	CR Meyer	Engineering	198	5	1.88%
Peach Regional Medical Center	Medical	173	6	1.63%	Pure Flavor	Agribusiness	198	6	1.88%
City of Fort Valley	Local Government	132	7	1.24%	Atrium Health Navicent Peach	Community Hospital	187	7	1.78%
The Wire Shop	Manufacturing	76	8	0.72%	Spherion Staffing	Staffing Agency	155	8	1.47%
Arriscraft International	Manufacturing	75	9	0.71%	Pyrotechnic Specialties	Manufacturing	109	9	1.04%
Valley Industrial Products	Manufacturing	25	10	0.24%	HSM Solutions	Manufacturing	55	10	0.52%
Total for Principal Employers		3,606		33.99%	Total for Principal Employers		4,822		45.83%
Total for Other Employers ³		7,004		66.01%	Total for Other Employers ³		5,699		54.17%
Total for All Employers ⁴		10,610		100.00%	Total for All Employers ⁴		10,521		100.00%

Data Source:

² The Development Authority of Peach County, Georgia and each individual employer. <http://peachcountydevelopment.com/largest-employers>

³ This data is estimated by management. <http://recenter.tamu.edu/data/empc/LAUCN132250.htm>

⁴ This data is provided by the Georgia Department of Labor. <https://explorer.gdol.ga.gov/vosnet/mis/Profiles/Counties/Peach.pdf>

OPERATING INFORMATION
(UNAUDITED)

Utility Commission
City of Fort Valley, Georgia
Number of Employees - By Department, Elected Officials and Legal Counsel
Last Ten Fiscal Years

	For the Fiscal Year Ended September 30,									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<u>Elected Officials/Legal Counsel/Departments</u>										
Board of Commissioners	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	8.0	8.0
Commission attorney	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Management	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Administration	1.0	1.0	1.0	2.0	2.0	3.0	3.0	3.0	3.0	2.0
Finance	3.0	3.0	3.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0
Customer service	4.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	4.0
IT support/telecom	4.0	4.0	4.0	4.0	4.0	4.0	3.0	4.0	3.0	3.0
Electric	6.0	6.0	7.0	7.0	5.0	5.0	6.0	5.0	7.0	6.0
Gas	6.0	6.0	6.0	6.0	5.0	4.0	4.0	5.0	5.0	4.0
Water	12.0	12.0	12.0	12.0	13.0	10.0	12.0	11.0	12.0	10.0
Sewer	8.0	8.0	8.0	7.0	8.0	9.0	9.0	9.0	9.0	9.0
Meter reading	5.0	5.0	5.0	3.0	4.0	4.0	4.0	4.0	4.0	5.0
Warehouse	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Total	<u>59.0</u>	<u>59.0</u>	<u>60.0</u>	<u>60.0</u>	<u>59.0</u>	<u>57.0</u>	<u>59.0</u>	<u>59.0</u>	<u>64.0</u>	<u>59.0</u>
<i>Percentage Change From Prior Year</i>	<u>1.7%</u>	<u>0.0%</u>	<u>1.7%</u>	<u>0.0%</u>	<u>-1.7%</u>	<u>-3.4%</u>	<u>3.5%</u>	<u>0.0%</u>	<u>8.5%</u>	<u>-7.8%</u>

Data Source:

Utility Commission Human Resources Department

Utility Commission
City of Fort Valley, Georgia
Operating Indicators - By Service
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Utility Service										
Natural Gas Service:										
Maximum daily capacity of available natural gas (winter cf)	3,984,390	3,984,390	3,984,390	3,984,390	4,179,512	4,179,512	4,179,512	4,179,512	4,159,000	4,584,000
Maximum daily capacity of available natural gas (summer cf)	1,669,268	1,669,268	1,669,268	1,669,268	1,864,390	1,864,390	1,864,390	1,864,390	2,690,000	2,974,000
Average daily consumption of available natural gas (cubic feet)	1,171,633	1,294,989	1,222,529	1,235,000	1,134,372	1,455,609	1,622,439	1,582,000	1,557,000	1,520,000
Average percent of capacity used	70.2%	77.6%	73.2%	74.0%	60.8%	78.1%	87.0%	84.9%	57.9%	51.1%
Winter peak demand day (cubic feet)	3,573,000	5,359,000	4,598,000	4,381,000	4,004,000	4,423,415	5,231,219	5,006,796	5,088,350	4,913,000
Electric Service:										
Coincident peak (kW)	25,614	22,784	24,422	26,204	25,204	22,638	27,714	25,588	26,011	26,626
Reserves (kW)	2,262	2,104	2,139	2,121	2,104	2,057	2,170	1,836	1,829	1,774
Total requirements (kW)	27,876	24,888	26,561	28,325	27,308	24,695	29,884	27,424	27,840	28,400
Southeastern Power Administration (kW)	9,143	9,143	9,143	9,143	9,143	9,143	9,143	9,185	9,185	9,185
MEAG projects 1, 2, 3 & 4 (kW)	22,170	22,170	22,763	22,763	22,820	23,111	23,111	23,216	23,216	23,216
MEAG combined cycle (kW)	3,825	3,825	3,819	3,798	3,766	3,739	3,739	3,783	3,783	3,698
Total resources (kW)	35,138	35,138	35,725	35,704	35,729	35,993	35,993	36,184	36,184	36,099
Excess capacity (deficit) (kW)	7,262	10,250	9,164	7,379	8,421	11,298	6,109	8,760	8,344	7,699
Percent reserve of capacity	57.8%	90.6%	74.0%	55.7%	65.5%	99.0%	44.6%	64.6%	60.5%	54.3%
Water Service:										
Daily average consumption	1,309,344	1,350,146	1,263,335	1,223,804	1,267,092	1,237,536	1,249,062	1,204,805	1,247,090	1,741,838
Maximum daily capacity of wells (in gallons)	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000
Maximum daily capacity of plant (in gallons)	7,800,000	7,800,000	7,800,000	7,800,000	7,800,000	7,800,000	7,800,000	7,800,000	7,800,000	7,800,000
Elevated storage capacity (gallons)	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Reservoir storage capacity (gallons)	675,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000
Sewer Service:										
Maximum daily capacity of treatment plant (gallons)	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
Daily average treatment (gallons)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Unused capacity	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Percentage of capacity used	54.5%	54.5%	54.5%	54.5%	54.5%	54.5%	54.5%	54.5%	54.5%	54.5%

Notes:

N/A Not Available

Data Source:

Applicable Department

Table S-34

Utility Commission
City of Fort Valley, Georgia
Capital Asset Indicators - By Service
Last Ten Fiscal Years

Utility Service/Department	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Natural Gas Service:										
Miles of natural gas mains	141	141	141	141	141	161	161	161	161	161
Peak shaving plant	1	-	-	-	-	-	-	-	-	-
Propane storage tanks (30,000 gallons)	8	-	-	-	-	-	-	-	-	-
Electric Service:										
Miles of line	144	144	144	144	144	144	144	144	144	144
Service area (square miles)	20	20	20	20	20	20	20	20	20	20
Number of sub-stations	3	3	3	3	3	4	4	4	4	4
3 megawatt generator	-	-	-	-	-	-	-	-	-	-
Water Service:										
Miles of water mains	152	152	152	152	152	152	153	153	153	153
Number of wells	6	6	6	6	6	6	6	6	6	6
Number of treatment plants	3	3	3	3	3	3	3	3	3	3
Number of elevated tanks	6	6	6	6	6	6	6	6	6	6
Number of reservoirs	2	2	2	2	2	2	2	2	2	2
Sewer Service:										
Miles of sanitary sewers	72	72	72	72	72	72	82	82	82	82
Number of treatment plants	1	1	1	1	1	1	1	1	1	1
Number of lift stations	10	10	10	10	10	10	15	15	15	15

Data Source:

Various Departments

FINANCIAL COMPLIANCE

SECTION

**BUTLER, WILLIAMS & WYCHE, LLP
CERTIFIED PUBLIC ACCOUNTANTS
5223 RIVERSIDE DRIVE
MACON, GA 31210**

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

**To the Members of the Utility Commission
City of Fort Valley, Georgia**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Utility Commission, a component unit of the City of Fort Valley, Georgia as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Utility Commission's basic financial statements, and have issued our report thereon dated July 24, 2025.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item 2022-01 that we consider to be a material weakness.

Report on Compliance and Other Matters

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

Utility Commission, City of Fort Valley, Georgia's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Utility Commission's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. Utility Commission's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

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

Butler, Williams & Wyche, LLP

Macon, GA
July 24, 2025

BUTLER, WILLIAMS & WYCHE, LLP
CERTIFIED PUBLIC ACCOUNTANTS
5223 RIVERSIDE DRIVE
MACON, GA 31210

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

**To the Members of the Utility Commission
City of Fort Valley, Georgia**

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Fort Valley Utility Commission's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of Fort Valley Utility Commission's major federal programs for the year ended September 30, 2022. The Fort Valley Utility Commission's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

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

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

Other Matters

The results of our auditing procedures disclosed instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items 2022-02. Our opinion on each major federal program is not modified with respect to this matter.

Government Auditing Standards requires the auditor to perform limited procedures on Fort Valley Utility Commission's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. Fort Valley Utility Commission's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify a certain deficiency in internal control over compliance that we consider to be a significant deficiency.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2022-02 to be a significant deficiency.

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

Government Auditing Standards requires the auditor to perform limited procedures on Fort Valley Utility Commission's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. Fort Valley Utility Commission's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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

Butler, Williams & Hayche, LLP

Macon, Georgia
July 24, 2025

Utility Commission
City of Fort Valley, Georgia
Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2022

<u>Federal Grantor / Passed-Through Grantor Program or Cluster Title</u>	<u>Assistance Listing Number</u>	<u>Contract or Project Number</u>	<u>Federal Expenditures</u>	<u>Passed Through to Subrecipients</u>
<u>U.S. Environmental Protection Agency</u>				
Passed-Through Georgia Environmental Finance Authority:				
Capitalization Grants for Clean Water				
State Revolving Funds	66.458	CW2020009	\$ 180,067	\$ -
Total U.S. Environmental Protection Agency			<u>180,067</u>	<u>-</u>
<u>U.S. Department of Agriculture</u>				
Water and Waste Disposal Systems for Rural Communities	10.760	Unavailable	\$ 1,558,404	\$ -
Total U.S. Department of Agriculture			<u>1,558,404</u>	<u>-</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS			<u>\$ 1,738,471</u>	

Utility Commission
City of Fort Valley, Georgia
Notes to the Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2022

Note 1. Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Utility Commission Fort Valley, Georgia, and is presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, expenditures are recognized when the related liability is incurred. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Note 2. De Minimis Indirect Cost Rate

The Utility Commission has elected not to use the ten percent de minimis indirect cost rate allowed under the Uniform Guidance.

Note 3. Non-cash Awards

The Utility Commission did not have any non-cash awards during the fiscal year.

Note 4. Insurance

The Utility Commission did not receive insurance as part of any award during the fiscal year.

Note 5. Outstanding Loan Balances

During the fiscal year, a total of \$79,229 was forgiven by GEFA for loans. The outstanding loan balance for Assistance Listing # 66.458 - Clean Water State Revolving Loan Fund from the federal funding source is \$712,923.

Note 6. Measurement Focus

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

Note 7. Method of Major Program Selection

The risk based approach was used in the selection of federal programs to be tested as major programs. The Utility Commission did not qualify as a low-risk auditee for the fiscal year ended September 30, 2022 due to not requiring a Single Audit in both of the last two years.

Utility Commission
City of Fort Valley, Georgia
Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2022

SECTION I
SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:	-	Unmodified		
Internal control over financial reporting:				
Material weakness identified?	-	<u> X </u>	Yes	<u> </u> No
Significant deficiency identified that is not considered to be a material weakness?	-	<u> </u>	Yes	<u> X </u> None reported
Noncompliance material to financial statements noted?	-	<u> </u>	Yes	<u> X </u> No

Federal Awards

Internal control over major programs:				
Material weakness identified?	-	<u> </u>	Yes	<u> X </u> No
Significant deficiency identified that is not considered to be a material weakness?	-	<u> </u>	Yes	<u> X </u> None reported
Type of auditor's report issued on compliance for major programs:	-	Unmodified		
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	-	<u> </u>	Yes	<u> X </u> No
Identification of major programs:				
<u>CFDA Number</u>		<u>Name of Federal Program or Cluster</u>		
10.760		Water and Waste Disposal Systems for Rural Communities		
Dollar threshold used to distinguish between type A and type B programs:	-	\$750,000		
Auditee qualified as a low-risk auditee	-	<u> </u>	Yes	<u> X </u> No

Utility Commission
City of Fort Valley, Georgia
Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2022

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

- 2022-01** **Criteria** - Internal Controls are processes designed to provide reasonable assurance about the achievement of an entity's objectives with regard to the effectiveness and efficiency of operations, timeliness of financial reporting, and compliance with applicable laws and regulations.
- Condition** - Audit documentation was not provided in a timely manner leading to the Audit Report being delayed and completed late.
- Cause of Condition** - The client lacked the appropriate controls and personnel to provide timely audit documentation and to ensure the Audit Report is completed promptly.
- Effect of Condition** - The completion of the client's audit report was significantly delayed and therefore not in compliance with report deadlines.
- Recommendation** - We recommend the client improve its internal controls related to the timely production of audit documentation including training/hiring of sufficient personnel so that they have the appropriate knowledge needed to complete the Audit Report in a timely manner.
- Response/Corrective Action Plan** - Management concurs with this finding and will hire/train personnel so that they have the knowledge to alleviate delays in the preparation/providing of audit documentation and to complete Audit Reports timely going forward.

SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

- 2022-02** **Criteria** - Sub Section 200.512 of the Uniform Guidance requires the reporting package and Data Collection Form to be submitted to the Federal Audit Clearinghouse the earlier of 30 days after the reports are received by the auditor or nine months after the end of the fiscal year.
- Condition** - The Data Collection Form was not submitted to the Federal Audit Clearinghouse within nine months after the end of the fiscal year.
- Cause of Condition** - The client did not have appropriate expertise to ensure timely submission of the Data Collection Form to the Federal Audit Clearinghouse.
- Effect of Condition** - The client was not in compliance with sub-section 200.512 of the Uniform Guidance.
- Recommendation** - Management needs to acquire appropriate expertise and provide sufficient time to personnel to ensure that all applicable deadlines for the Data Collection Form submission are adhered to.
- Response/Corrective Action Plan** - Management concurs with this finding and will hire/train personnel to improve Data Collection Form completion timing and the required Data Collection Form submissions going forward.

Utility Commission
City of Fort Valley, Georgia
Summary Schedule of Prior Audit Findings
For the Year Ended September 30, 2022

None reported.