
CITY OF SKY VALLEY, GEORGIA
ANNUAL FINANCIAL REPORT
For the Year Ended December 31, 2017

**CITY OF SKY VALLEY, GEORGIA
ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2017**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-3
BASIC FINANCIAL STATEMENTS	
<hr/>	
Government-wide Financial Statements	
Statement of Net Position	4
Statement of Activities	5
Fund Financial Statements:	
Balance Sheet – Governmental Funds	6
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	7
Reconciliation of the Statement of Revenues, Expenditures, And Changes in Fund Balances of Governmental Funds to the Statement of Activities	8
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual (GAAP Basis) – General Fund	9
Statement of Net Position – Proprietary Funds	10
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds	11
Statement of Cash Flows – Proprietary Funds	12
Notes to Financial Statements	13-32
REQUIRED SUPPLEMENTARY INFORMATION	
<hr/>	
Schedule of Changes in the City's Net Pension Liability And Related Ratios	33
Schedule of City Contributions	34
Notes to Required Supplementary Information	35-36
SUPPLEMENTARY INFORMATION	
<hr/>	
Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds	37
COMPLIANCE SECTION	
<hr/>	
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	38-39
Schedule of Findings and Questioned Costs	40

Independent Auditor's Report

Honorable Mayor, Members of the
City Council and City Manager
Of the City of Sky Valley, Georgia

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the remaining fund information of the City of Sky Valley, Georgia (the "City") as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the remaining fund information of the City of Sky Valley, Georgia as of December 31, 2017, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Schedule of Changes in the City's Net Pension Liability and Related Ratios on page 33, the Schedule of City Contributions on page 34, and the notes to the required supplementary information on pages 35-36, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has chosen to omit Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by 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. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of Sky Valley, Georgia's basic financial statements. The Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds (as required by the Official Code of Georgia Annotated 48-8-121) are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds 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. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2018 on our consideration of City of Sky Valley, Georgia'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 City's internal control over financial reporting and compliance.

Mixon, Mixon, Brown & Tench CPAs

Mixon, Mixon, Brown & Tench, CPAs
Cornelia, Georgia
June 29, 2018

BASIC FINANCIAL STATEMENTS

CITY OF SKY VALLEY, GEORGIA
STATEMENT OF NET POSITION
DECEMBER 31, 2017

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	\$ 1,619,850	\$ 963,445	\$ 2,583,295
Receivables, net			
Accounts	-	29,934	29,934
Taxes	76,631	-	76,631
Internal Balances	-	-	-
Capital Assets:			
Land, Improvements, and Construction in Progress	251,739	2,222	253,961
Other Capital Assets, net of Depreciation	1,303,422	3,136,397	4,439,819
Total Assets	3,251,642	4,131,998	7,383,640
Deferred Outflows of Resources			
Pension Related Items	18,244	5,450	23,694
Total Assets and Deferred Outflows of Resources	3,269,886	4,137,448	7,407,334
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES			
Liabilities			
Accounts Payable	20,572	-	20,572
Accrued Liabilities	-	-	-
Unearned Property Tax Revenue	943,808	-	943,808
Customer Deposits Payable	-	12,497	12,497
Compensated Absences:			
Due Within One Year	8,335	2,229	10,564
Due Beyond One Year	3,941	303	4,244
Capital Leases:			
Due Within One Year	-	-	-
Due Beyond One Year	-	-	-
Notes Payable:			
Due Within One Year	-	100,694	100,694
Due Beyond One Year	-	1,481,601	1,481,601
Net Pension Liability, Due Beyond One Year	113,328	33,851	147,179
Total Liabilities	1,089,984	1,631,175	2,721,159
Deferred Inflows of Resources			
Pension Related Items	17,190	5,136	22,326
Total Liabilities and Deferred Inflows of Resources	1,107,174	1,636,311	2,743,485
NET POSITION			
Net Invested in Capital Assets	1,555,161	1,556,324	3,111,485
Restricted for:			
Capital Projects	3,448	-	3,448
Unrestricted Net Position	604,103	944,813	1,548,916
Total Net Position	\$ 2,162,712	\$ 2,501,137	\$ 4,663,849

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

CITY OF SKY VALLEY, GEORGIA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2017

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-Type Activities	Total
Primary Government							
Governmental Activities							
General Government	\$ 274,422	\$ 4,195	\$ 39,108	\$ 3	\$ (231,116)	\$ -	\$ (231,116)
Public Safety:							
Fire	61,225	-	-	-	(61,225)	-	(61,225)
Police and Courts	327,833	6,378	-	-	(321,455)	-	(321,455)
Public Works/Streets	238,758	-	-	-	(238,758)	-	(238,758)
Community Development:							
Parks	4,327	-	-	-	(4,327)	-	(4,327)
Promotions & Tourism	31,891	8,214	-	-	(23,677)	-	(23,677)
Economic Development	48,096	-	-	-	(48,096)	-	(48,096)
Housing & Development	22,156	8,815	-	-	(13,341)	-	(13,341)
Interest on Long-Term Debt	-	-	-	-	-	-	-
Total Governmental Activities	<u>1,008,708</u>	<u>27,602</u>	<u>39,108</u>	<u>3</u>	<u>(941,995)</u>	<u>-</u>	<u>(941,995)</u>
Business-Type Activities							
Water	420,340	410,803	-	-	-	(9,537)	(9,537)
Sanitation	159,572	191,972	-	-	-	32,400	32,400
Total Business-Type Activities	<u>579,912</u>	<u>602,775</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,863</u>	<u>22,863</u>
Total Primary Government	<u>\$ 1,588,620</u>	<u>\$ 630,377</u>	<u>\$ 39,108</u>	<u>\$ 3</u>	<u>(941,995)</u>	<u>22,863</u>	<u>(919,132)</u>
General Revenues							
Taxes:							
Property					999,369	-	999,369
Intangible and Transfer					13,259	-	13,259
Franchise					54,939	-	54,939
Beer and Wine					1,110	-	1,110
Insurance Premium					17,944	-	17,944
Business Taxes					950	-	950
Hotel/Motel Taxes					17,287	-	17,287
Unrestricted Investment Earnings					1,512	934	2,446
Miscellaneous					33,868	-	33,868
Gain on Sale of Assets					-	-	-
Transfers					-	-	-
Total General Revenues and Transfers					<u>1,140,238</u>	<u>934</u>	<u>1,141,172</u>
Change in Net Position					<u>198,243</u>	<u>23,797</u>	<u>222,040</u>
Net Position - Beginning					<u>1,964,469</u>	<u>2,477,340</u>	<u>4,441,809</u>
Net Position - Ending					<u>\$ 2,162,712</u>	<u>\$ 2,501,137</u>	<u>\$ 4,663,849</u>

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

**CITY OF SKY VALLEY, GEORGIA
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2017**

	<u>Major Governmental Funds</u>			<u>Total Governmental Funds</u>
	<u>General Fund</u>	<u>SPLOST Capital Projects Fund</u>	<u>Nonmajor Governmental Fund</u>	
ASSETS				
Cash and Cash Equivalents	\$ 1,616,339	\$ 3,448	\$ 63	\$ 1,619,850
Receivables, net	76,631	-	-	76,631
Due From Other Funds	-	-	-	-
TOTAL ASSETS	<u>\$ 1,692,970</u>	<u>\$ 3,448</u>	<u>\$ 63</u>	<u>\$ 1,696,481</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 20,572	\$ -	\$ -	\$ 20,572
Accrued Liabilities	-	-	-	-
Due to Other Funds	-	-	-	-
Unearned Property Tax Revenue	943,808	-	-	943,808
TOTAL LIABILITIES	<u>964,380</u>	<u>-</u>	<u>-</u>	<u>964,380</u>
FUND BALANCES				
Non-Spendable	-	-	-	-
Restricted for Capital Projects	-	3,448	-	3,448
Assigned to:				
Hotel/Motel	-	-	63	63
Unassigned Reported in:				
General Fund	728,590	-	-	728,590
TOTAL FUND BALANCES	<u>728,590</u>	<u>3,448</u>	<u>63</u>	<u>732,101</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 1,692,970</u>	<u>\$ 3,448</u>	<u>\$ 63</u>	

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

Capital assets used in governmental activities are not financial resources, and therefore, are not reported in the funds.	1,555,161
Long-term liabilities are not due and payable in the current period, and therefore, are not reported in the funds:	
Compensated Absences	(12,276)
Net Pension Liability	(113,328)
The deferred outflows of resources and deferred inflows of resources related to the City's pension plan are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the funds:	
Deferred Outflows of Resources	18,244
Deferred Inflows of Resources	(17,190)
Net Position of Governmental Activities	<u>\$ 2,162,712</u>

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

CITY OF SKY VALLEY, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	Major Governmental Funds			Total Governmental Funds
	General Fund	SPLIST Capital Projects Fund	Nonmajor Governmental Fund	
REVENUES				
Taxes:				
Property	\$ 997,170	\$ -	\$ -	\$ 997,170
Intangible and Transfer	13,259	-	-	13,259
Franchise	54,939	-	-	54,939
Beer and Wine	1,110	-	-	1,110
Insurance Premiums	17,944	-	-	17,944
Business Taxes	950	-	-	950
Hotel/Motel Taxes	-	-	17,287	17,287
Licenses and Permits	11,685	-	-	11,685
Intergovernmental	39,108	-	-	39,108
Charges for Services	9,539	-	-	9,539
Fines and Forfeitures	6,378	-	-	6,378
Investment Earnings	1,504	3	8	1,515
Miscellaneous	30,900	-	-	30,900
TOTAL REVENUES	<u>1,184,486</u>	<u>3</u>	<u>17,295</u>	<u>1,201,784</u>
EXPENDITURES				
Current:				
General Government	261,803	-	-	261,803
Police and Courts	308,998	-	-	308,998
Fire	61,225	-	-	61,225
Public Works/Streets	559,580	-	-	559,580
Parks	158,787	-	-	158,787
Promotions & Tourism	24,976	-	6,915	31,891
Economic Development	48,096	-	-	48,096
Housing & Development	33,639	-	-	33,639
Debt Service:				
Principal	-	-	-	-
Interest	-	-	-	-
TOTAL EXPENDITURES	<u>1,457,104</u>	<u>-</u>	<u>6,915</u>	<u>1,464,019</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(272,618)</u>	<u>3</u>	<u>10,380</u>	<u>(262,235)</u>
OTHER FINANCING SOURCES AND USES				
Proceeds From Sale of Assets	-	-	-	-
Transfers In	10,372	-	-	10,372
Transfers Out	-	-	(10,372)	(10,372)
TOTAL OTHER FINANCING SOURCES AND USES	<u>10,372</u>	<u>-</u>	<u>(10,372)</u>	<u>-</u>
NET CHANGES IN FUND BALANCES	<u>(262,246)</u>	<u>3</u>	<u>8</u>	<u>(262,235)</u>
FUND BALANCES - BEGINNING	<u>990,836</u>	<u>3,445</u>	<u>55</u>	<u>994,336</u>
FUND BALANCES - ENDING	<u>\$ 728,590</u>	<u>\$ 3,448</u>	<u>\$ 63</u>	<u>\$ 732,101</u>

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

CITY OF SKY VALLEY, GEORGIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2017

Net Change in Fund Balances - Total Governmental Funds	\$	(262,235)
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
<p>Government funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays (\$537,185) exceeded depreciation (\$81,383) in the current period.</p>		455,802
<p>Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenue in the funds.</p>		5,167
<p>In the Statement of Activities, operating expenses are measured by the amounts incurred during the year. However, compensated absences are included in the governmental funds only to the extent that they require the expenditure of current financial resources.</p>		810
<p>Governmental funds report pension contributions as expenditures. However, in the Statement of Activities, the cost of pension benefits earned, net of employee contributions is reported as pension expense. This is the amount by which cost of benefits earned, net of employee contributions (\$23,522) exceeded pension contributions (\$22,221).</p>		(1,301)
Change in Net Position of Governmental Activities	\$	<u>198,243</u>

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

CITY OF SKY VALLEY, GEORGIA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2017

	<u>Budget</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Taxes:				
Property	\$ 984,650	\$ 996,250	\$ 997,170	\$ 920
Intangible and Transfer	7,800	12,200	13,259	1,059
Franchise	55,000	55,000	54,939	(61)
Beer and Wine	1,200	1,200	1,110	(90)
Insurance Premium	15,000	17,900	17,944	44
Business Taxes	600	1,000	950	(50)
Licenses and Permits	15,200	10,300	11,685	1,385
Intergovernmental	25,000	17,950	39,108	21,158
Charges for Services	10,600	9,400	9,539	139
Fines and Forfeitures	8,000	4,900	6,378	1,478
Investment Earnings	1,500	1,500	1,504	4
Other Revenues	31,000	46,900	30,900	(16,000)
TOTAL REVENUES	<u>1,155,550</u>	<u>1,174,500</u>	<u>1,184,486</u>	<u>9,986</u>
EXPENDITURES				
Current:				
General Government	249,230	289,530	261,803	27,727
Police and Courts	285,465	320,915	308,998	11,917
Fire	58,425	61,225	61,225	-
Public Works/Streets	458,859	593,613	559,580	34,033
Parks	-	174,000	158,787	15,213
Promotions & Tourism	204,962	30,000	24,976	5,024
Economic Development	63,235	54,045	48,096	5,949
Housing & Development	23,830	36,380	33,639	2,741
Debt Service:				
Principal	-	-	-	-
Interest	-	-	-	-
TOTAL EXPENDITURES	<u>1,344,006</u>	<u>1,559,708</u>	<u>1,457,104</u>	<u>102,604</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(188,456)</u>	<u>(385,208)</u>	<u>(272,618)</u>	<u>112,590</u>
OTHER FINANCING SOURCES (USES):				
Proceeds from Sale of Assets	-	-	-	-
Transfers In	188,456	385,208	10,372	(374,836)
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>188,456</u>	<u>385,208</u>	<u>10,372</u>	<u>(374,836)</u>
NET CHANGE IN FUND BALANCES	-	-	(262,246)	(262,246)
FUND BALANCES - BEGINNING	<u>744,305</u>	<u>745,905</u>	<u>990,836</u>	<u>244,931</u>
FUND BALANCES - ENDING	<u>\$ 744,305</u>	<u>\$ 745,905</u>	<u>\$ 728,590</u>	<u>\$ (17,315)</u>

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

CITY OF SKY VALLEY, GEORGIA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2017

		<u>Business-Type Activities - Enterprise Funds</u>
ASSETS		<u>Water, Sewer, & Sanitation</u>
CURRENT ASSETS		
Cash and Cash Equivalents	\$	963,445
Accounts Receivable, net		29,934
Due from Other Funds		-
TOTAL CURRENT ASSETS		<u>993,379</u>
NONCURRENT ASSETS		
Capital Assets:		
Land and Improvement		2,222
Depreciable Assets, net of Accumulated Depreciation		3,136,397
TOTAL NONCURRENT ASSETS		<u>3,138,619</u>
TOTAL ASSETS		<u>4,131,998</u>
DEFERRED OUTFLOWS OF RESOURCES		
Pension Related Items		5,450
TOTAL DEFERRED OUTFLOWS OF RESOURCES		<u>5,450</u>
LIABILITIES		
CURRENT LIABILITIES		
Accounts Payable		-
Compensated Absences		2,229
Due to Other Funds		-
Customer Deposits Payable		12,497
Capital Leases Payable		-
Notes Payable		100,694
TOTAL CURRENT LIABILITIES		<u>115,420</u>
NONCURRENT LIABILITIES		
Compensated Absences		303
Capital Leases		-
Notes Payable		1,481,601
Net Pension Liability		33,851
TOTAL NONCURRENT LIABILITIES		<u>1,515,755</u>
TOTAL LIABILITIES		<u>1,631,175</u>
DEFERRED INFLOWS OF RESOURCES		
Pension Related Items		5,136
TOTAL DEFERRED INFLOWS OF RESOURCES		<u>5,136</u>
NET POSITION		
Net Invested in Capital Assets		1,556,324
Restricted for Capital Projects		-
Unrestricted		944,813
TOTAL NET POSITION	\$	<u><u>2,501,137</u></u>

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

CITY OF SKY VALLEY, GEORGIA
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	Business-Type Activities - Enterprise Funds	
	Water, Sewer, & Sanitation	
OPERATING REVENUES		
Water Fees	\$	410,803
Sanitation Fees		191,972
TOTAL OPERATING REVENUES		602,775
 OPERATING EXPENSES		
Water		230,365
Sanitation		147,975
Depreciation		180,674
TOTAL OPERATING EXPENSES		559,014
 OPERATING INCOME (LOSS)		43,761
 NON-OPERATING REVENUES (EXPENSES)		
Intergovernmental Revenue		-
Interest and Investment Revenue		934
Miscellaneous Revenue (Expenses)		-
Interest Expense		(20,898)
TOTAL NON-OPERATING REVENUES (EXPENSES)		(19,964)
 INCOME (LOSS) BEFORE TRANSFERS		23,797
Transfers In		-
Transfers Out		-
CHANGE IN NET POSITION		23,797
 NET POSITION - BEGINNING		2,477,340
 NET POSITION - ENDING	\$	2,501,137

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

CITY OF SKY VALLEY, GEORGIA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	Business-Type Activities - Enterprise Funds
	Water and Sanitation Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Customers	\$ 694,481
Payments to Suppliers	(217,222)
Payments to or on Behalf of Employees	(167,734)
NET CASH PROVIDED FOR OPERATING ACTIVITIES	309,525
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Transfers From Other Funds	-
Transfers to Other Funds	-
Loans to Other Funds	-
Loans from Other Funds	-
NET CASH PROVIDED FOR NON-CAPITAL FINANCING ACTIVITIES	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Transfers In From Other Funds	-
Proceeds from Notes Payable	-
Principal Payments on Note Payables	(99,629)
Purchases of Capital Assets	-
Interest Paid	(20,898)
NET CASH USED FOR CAPITAL AND RELATED FINANCING ACTIVITIES	(120,527)
CASH FLOWS FROM INVESTING ACTIVITIES	
Investments Redeemed	-
Interest Earned	934
NET CASH USED FOR INVESTING ACTIVITIES	934
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	189,932
CASH AND CASH EQUIVALENTS - BEGINNING	773,513
CASH AND CASH EQUIVALENTS - ENDING	\$ 963,445
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities:	
Operating Income (Loss)	\$ 43,761
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:	
Depreciation Expense	180,674
Changes in Assets and Liabilities:	
Receivables, net	23,775
Due from Other Funds	61,614
Prepaid Expenses	515
Deferred Outflows for Pension Items	6,201
Accounts Payables	(6,583)
Compensated Absences	2,046
Customer Deposit Payables	3,334
Net Pension Liability	(9,308)
Deferred Inflows for Pension Items	3,496
Net Cash Provided by Operating Activities	\$ 309,525

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

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The City of Sky Valley, Georgia (the "City") was incorporated, under the laws of the State of Georgia, in 1986 and operates under an elected Mayor-Council form of government. The City provides such services as police protection, fire services, economic development services, parks and recreation amenities, planning and building inspection, municipal court services, public works, water and sewer services, sanitation services, and general and administrative services.

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

As required by accounting principles generally accepted in the United States of America, the financial statements of the reporting entity include those of the City (the primary government) organizations for which the primary government is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

For financial reporting purposes, management has considered all potential component units. The decision whether to include a potential component unit in the reporting entity was made by applying the criteria set forth in generally accepted accounting principles (GAAP). The City has no component units.

GASB 14 defines the foundation of a primary government as its separately elected governing body; one that is elected by the citizens in a general population election. The primary government consists of all of the organizations that make up its legal entity. All funds, organizations, institutions, agencies, departments and offices that are not legally separate are, for financial reporting purposes, part of the primary government. The primary government is also financially accountable for legally separate organizations if its officials appoint a voting majority of the organizations governing body and either imposes its will on the organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government.

The City has no relationships with legally separate organizations that are required to be included in the reporting entity for financial statement purposes. However, fire protection services are

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

provided by an independently organized volunteer group. The City supports this group paying a quarterly fee for their services.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The statement of net position will include non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets.

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

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

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It is used to account for resources traditionally associated with the City, which are not required legally or by sound financial management to be accounted for in a different fund.

The **SPLOST Capital Projects Fund** accounts for the acquisition and construction of capital expenditures which are financed by the special purpose local option sales tax (SPLOST) proceeds from Rabun County.

The City reports its nonmajor governmental fund in a single column in the fund financial statements.

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

The City reports the following major enterprise funds:

The ***Water and Sanitation Fund*** accounts for the operation of the water utility system and the activities associated with the collection of residential and commercial garbage. Activity is rendered on a user charge basis and the fund includes all revenues from sources applicable to the system's operations and all expenses of the operation.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

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

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis* of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, claims, and judgements are recorded only when payments are due.

Property taxes, franchise taxes, business taxes, charges for services, and interest associated with the current year are all considered to be susceptible to accrual and so have been recognized as revenues in the current year. All other revenue items are considered to be measurable and available only when cash is received by the City.

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The government has elected not to follow subsequent private-sector guidance.

Amounts reported as program revenue include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the government's enterprise fund are charges to customers for goods and services. Operating expenses of the enterprise funds include the costs of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

D. BUDGETS

Annual appropriated budgets are adopted for all funds. The budgets for the proprietary funds are for management control purposes and are not required to be reported. Budgets are adopted on a modified accrual basis, which is consistent with generally accepted accounting principles for governmental funds, except the capital projects funds, which adopt project-length budgets. All appropriations lapse at year end. Encumbrance accounting – under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation – is not employed by the City.

E. DEPOSITS AND INVESTMENTS

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

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

amounts must be collateralized by an equivalent amount of state or U.S. obligations. For purposes of the statement of cash flows, all highly liquid investments with an original maturity of 3 months or less are considered to be cash equivalents. Investments are reported at fair value based on quoted market prices.

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and certificates of deposit with original maturities of 3 months or less from the date of acquisition.

F. RECEIVABLES

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Estimated unbilled revenues from the enterprise funds are recognized at the end of each fiscal year based on the amount of service provided prior to year end.

G. INTERFUND RECEIVABLES AND PAYABLES

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

H. INVENTORY

Inventories, consisting of expendable supplies, not held for resale are valued at cost using the first-in/first-out (FIFO) method. The costs of governmental fund type inventories are recorded as expenditures when consumed rather than when purchased.

I. PREPAID ITEMS

Prepaid items consist of certain payments to vendors in which the costs are applicable to future accounting periods. These items are recognized as expenditures during the benefitting period in both the government-wide and fund financial statements.

J. CAPITAL ASSETS

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, culverts, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements.

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

GASB Statement No. 34 required the City to report and depreciate new infrastructure assets effective with the year ended December 31, 2003. Infrastructure assets include roads, bridges, underground pipe (other than related to utilities), traffic signals, etc. These infrastructure assets are among the largest asset classes of the City. The City reported general infrastructure assets placed into service after January 1, 2003.

Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. In the case of donations, the government values these capital assets at the estimated fair value of the item at the date of its donation.

The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend assets' lives are not capitalized, but charged to operations when incurred. Upon sale or retirement of capital assets, the cost and related accumulated depreciation, if applicable, are eliminated from the respective accounts and any resulting gain or loss is included in the results of operation.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the assets constructed. No interest was capitalized during 2017.

K. COMPENSATED ABSENCES

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

L. LONG-TERM OBLIGATIONS

In the government-wide financial statements and the propriety fund in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or propriety fund statement of net position.

Proprietary fund type loans payable are reported as liabilities at their outstanding value. Loan issuance costs are reported as expenses when incurred.

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

M. DEFERRED OUTFLOWS OF RESOURCES/DEFERRED 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/expenditure) until then. The City has one item that qualifies for reporting in this category. The deferred outflow of resources relates to pensions. These amounts are described more fully below.

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 City has one type of deferred inflows of resources which arise under the accrual basis of accounting that relates to pensions and is described below.

The City has deferred outflows and inflows of resources related to the recording of changes in its net pension liability. Certain changes in the net position liability are recognized as pension expense over time instead of being recognized in the year of occurrence. Experience gains or losses result from periodic studies by the City's actuary which adjust the net pension liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining lives of plan members. Changes in actuarial assumption which adjust the net pension liability are also recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of plan members. The difference between projected investment return on pension investments and actual returns on those investments is also deferred and amortized against pension expense over a five year period. Additionally, any contributions made by the City to the pension plan before year end but subsequent to the measurement date of the City's net pension liability are reported as deferred outflows of resources.

N. FUND EQUITY AND NET POSITION

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

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

Fund Balance

In accordance with GASB Statement 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, the City classifies governmental fund balances as follows:

Non-spendable – includes amounts that cannot be spent because they are either (a) not spendable in form (i.e., items that are not expected to be converted to cash like inventories and prepaid items) or are (b) legally or contractually required to be maintained intact. The City has not reported any amounts that are legally or contractually required to be maintained intact.

Restricted – includes amounts restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, laws of other governments, or by constitutional provision or enabling legislation.

Committed – includes amounts that can only be used for specific purposes. Committed fund balance is reported pursuant to resolutions passed by the City Council, the City's highest level of decision making authority, which include the language "committed for the purpose of". Commitments may be modified or rescinded only through adoption of a subsequent resolution, which shall refer to the original resolution by its number. A resolution committing amounts must be adopted prior to the end of the fiscal year; however, the amount to be committed may be determined within 120 days of fiscal year end.

Assigned – includes amounts that the City intends to use for a specific purpose, but do not meet the definition of restricted or committed fund balance. Amounts may be assigned by the City Manager, under the authorization of the City Council, through a written memorandum. Amounts appropriated to eliminate a projected deficit in the subsequent fiscal year's budget shall constitute assignments and are documented by adoption of the City's annual operating budget. Equity amounts reported in special revenue funds or capital project funds not otherwise classified as non-spendable, restricted, or committed shall constitute assignments of fund balance.

Unassigned – includes amounts that do not fall into one of the above four categories. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. The General Fund is the only fund that should report this category of fund balance.

For the purposes of fund balance classification, the City considers restricted amounts spent first when an expenditure is incurred for which both restricted and unrestricted fund balance is available. Additionally, when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance can be used, then committed amounts are spent first, followed by assigned amounts, and then unassigned amounts.

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

Net Position

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources in reporting which utilizes the economic resources measurement focus. Net position reported as net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by 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 the use of assets either through enabling legislation adopted by the City Council or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. All other amounts reported under net position are reported as unrestricted. When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

O. MANAGEMENT ESTIMATES

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Budgetary Information

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to January 1, the department heads submit to the City Council a proposed operating budget for each department for the fiscal year commencing January 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted at City Hall to obtain taxpayer comments.
3. Prior to December 31, the City Council approves the budget.
4. The City Manager is authorized to transfer budgeted amounts within departments within any fund; however, any revisions that alter the total expenditures of any department must be approved by the City Council.

Expenditures may not legally exceed budgeted appropriations at the department level in the General Fund. The enterprise fund adopts a budget at the fund level for management purposes. During the year, the supplementary budgetary appropriations made were not material.

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

NOTE 3 – DEPOSITS

Credit Risk – The City’s policy is to adhere to the State statutes as it relates to credit risk for investments. State statutes authorize the City to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. Government; obligations fully insured or guaranteed by the U.S. Government or by a government agency of the United States; obligations of any corporation of the U.S. Government; prime banker’s acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia.

Custodial Credit Risk – Deposits – Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal and state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities. The State of Georgia requires financial institutions to pledge securities at 110% of a local government’s deposits. At December 31, 2017, all of the deposits of the City were fully collateralized in accordance with state statutes.

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of investments. The City has not formally adopted an investment policy to address interest rate risk.

NOTE 4 – RECEIVABLES

The City receives property tax assessments from Rabun County, Georgia. Property taxes are levied on property values assessed as of January 1. Tax bills were levied on all real and personal property and mailed to taxpayers in October, and were due and payable on or before January 2017. After that date, both penalty and interest are accrued until the taxes are collected. Property taxes attach an enforceable lien on property as of May 2017. Property taxes are recorded as receivables and deferred revenues when assessed.

Receivables as of December 31, 2017 for the City’s individual major funds and non-major funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

	General	Water & Sanitation
Receivables:		
Taxes	\$ 76,631	\$ -
Accounts	-	54,922
Less allowance for Uncollectible	-	(24,988)
Net Total Receivables	\$ 76,631	\$ 29,934

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

During normal operations, the City will occasionally pay for goods and services or transfer monies between the general and enterprise fund (water and sanitation). All interfund balances are the result of a time lag between dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. As of December 31, 2017, there were no interfund receivables and/or payables between the general fund and the water and sanitation fund.

Interfund transfers are used to 1) move revenues from the fund that statute or budget requires them to the fund that statute or budget requires to expend them, and 2) use restricted revenues collected to finance various programs accounted for in other funds in accordance with budgetary authorizations. Transfers are eliminated in the government wide financial statements if the interfund transfer is within the governmental fund group or business-type group.

The interfund transfers for the year ended December 31, 2017 were as follows:

	(Transfers Out)	
Transfers In	General Fund	Hotel/Motel Tax Fund
General Fund	\$ 10,372	\$ (10,372)
	\$ 10,372	\$ (10,372)

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2017 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital assets, not being depreciated:				
Land and Improvements	\$ 251,739	\$ -	\$ -	\$ 251,739
Total assets, not being depreciated	<u>251,739</u>	<u>-</u>	<u>-</u>	<u>251,739</u>
Capital assets, being depreciated:				
Buildings	336,302	155,820	-	492,122
Infrastructure	468,223	364,365	-	832,588
Machinery & Equipment	320,278	-	-	320,278
Vehicles	<u>148,408</u>	<u>17,000</u>	<u>-</u>	<u>165,408</u>
Total assets, being depreciated	<u>1,273,211</u>	<u>537,185</u>	<u>-</u>	<u>1,810,396</u>
Less accumulated depreciation for:				
Buildings	(116,443)	(19,870)	-	(136,313)
Infrastructure	(18,443)	(15,607)	-	(34,050)
Machinery & Equipment	(243,428)	(18,895)	-	(262,323)
Vehicles	<u>(47,276)</u>	<u>(27,012)</u>	<u>-</u>	<u>(74,288)</u>
Total accumulated depreciation	<u>(425,590)</u>	<u>(81,384)</u>	<u>-</u>	<u>(506,974)</u>
Total assets, being depreciated, net	<u>847,621</u>	<u>455,801</u>	<u>-</u>	<u>1,303,422</u>
Governmental Activities				
Capital Assets, net	<u>\$ 1,099,360</u>	<u>\$ 455,801</u>	<u>\$ -</u>	<u>\$ 1,555,161</u>

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Business-Type Activities:				
Capital assets, not being depreciated:				
Land and Improvements	\$ 2,222	\$ -	\$ -	\$ 2,222
Total assets, not being depreciated	<u>2,222</u>	<u>-</u>	<u>-</u>	<u>2,222</u>
Capital assets, being depreciated:				
Buildings & Improvements	17,500	-	-	17,500
Machinery & Equipment	159,532	-	-	159,532
Vehicles	40,071	-	-	40,071
Infrastructure	5,126,982	-	-	5,126,982
Total assets, being depreciated	<u>5,344,085</u>	<u>-</u>	<u>-</u>	<u>5,344,085</u>
Less accumulated depreciation for:				
Buildings & Improvements	(16,334)	(583)	-	(16,917)
Machinery & Equipment	(65,567)	(11,597)	-	(77,164)
Vehicles	(35,488)	(2,500)	-	(37,988)
Infrastructure	(1,909,625)	(165,994)	-	(2,075,619)
Total accumulated depreciation	<u>(2,027,014)</u>	<u>(180,674)</u>	<u>-</u>	<u>(2,207,688)</u>
Total assets, being depreciated, net	<u>3,317,071</u>	<u>(180,674)</u>	<u>-</u>	<u>3,136,397</u>
Business-Type Activities				
Capital Assets, net	<u>\$ 3,319,293</u>	<u>\$ (180,674)</u>	<u>\$ -</u>	<u>\$ 3,138,619</u>

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

Governmental Activities:

General Government	\$ 12,922
Public Safety:	
Police and Courts	18,328
Public Works/Streets	43,257
Parks	1,359
Housing & Development	5,517
Total Depreciation Expense, Governmental Activities	<u>\$ 81,383</u>

Business-type Activities:

Water	\$ 169,077
Sanitation	11,597
Total Depreciation Expense, Business-type Activities	<u>\$ 180,674</u>

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

NOTE 7 – LONG-TERM DEBT

Long-term liability activity for the year ended December 31, 2017, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Compensated Absences	\$ 19,975	\$ -	\$ (7,699)	\$ 12,276	\$ 8,335
Net Pension Liability	144,490	-	(31,162)	113,328	-
Governmental Activities Long-term Liabilities	<u>\$ 164,465</u>	<u>\$ -</u>	<u>\$ (38,861)</u>	<u>\$ 125,604</u>	<u>\$ 8,335</u>
Business-Type Activities:					
Compensated Absences	\$ 486	\$ 2,046	\$ -	\$ 2,532	\$ 2,229
Notes Payable	1,681,924	-	(99,629)	1,582,295	100,694
Net Pension Liability	43,159	-	(9,308)	33,851	-
Business-Type Activities Long-term Liabilities	<u>\$ 1,725,569</u>	<u>\$ 2,046</u>	<u>\$ (108,937)</u>	<u>\$ 1,618,678</u>	<u>\$ 102,923</u>

Business-Type Activities

Note Payables

The City's water and sanitation fund has two Georgia Environmental Finance Authority (GEFA) loans to improve and renovate portions of the water system. Note payables outstanding as of December 31, 2017 are as follows:

Loan	Interest Rate	Maturity Dates	Beginning Balance	Additions	Reductions	Ending Balance
GEFA DW09024	0.00%	12/1/2031	\$ 969,360	\$ -	\$ (64,624)	\$ 904,736
GEFA DW10018	3.00%	1/1/2033	712,564	-	(35,005)	677,559
Total Notes Payable			<u>\$ 1,681,924</u>	<u>\$ -</u>	<u>\$ (99,629)</u>	<u>\$ 1,582,295</u>

Annual debt service requirements to maturity for the note payables are as follows:

Year Ending December 31	Principal	Interest	Total
2018	\$ 100,694	\$ 19,833	\$ 120,527
2019	101,791	18,736	120,527
2020	102,922	17,606	120,528
2021	104,086	16,441	120,527
2022	105,287	15,241	120,528
2023-2027	545,755	63,454	609,209
2028-2032	517,113	28,534	545,647
2033	4,647	1,047	5,694
Total	<u>\$ 1,582,295</u>	<u>\$ 180,892</u>	<u>\$ 1,763,187</u>

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

NOTE 8 – PENSION PLAN

Plan Description

The City, as authorized by the City Council, has established a non-contributory defined benefit pension plan (The City of Sky Valley Retirement Plan), covering substantially all of the City's employees. The City's pension plan is administered through the Georgia Municipal Employee Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. Contributions made by the City are commingled with contributions made by other members of GMEBS for investment purposes. The City does not own any securities on its own. Investment income from the securities is allocated on a pro rata basis. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained at www.gmanet.com or by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404)688-0472.

The City Council, in its role as Plan Sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. The Plan provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. All employees, excluding elected officials, who work thirty hours or more per week are eligible to participate in the Plan immediately upon hiring, but will not be vested until 5 years of service. Benefits are provided by the Plan whereby retirees receive 1.25% multiplied by the average of the five highest years of regular earnings multiplied by the total credited years of service. Death benefits are calculated using an actuarial reserve.

As of July 1, 2017, the date the most recent actuarial valuation, there were 27 participants consisting of the following:

Retirees and beneficiaries currently receiving benefits	8
Terminated vested participants not yet receiving benefits	9
Active employees - Vested	7
Active employees - Non-vested	3
Total	<u>27</u>

Funding Policy

The plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the Plan, as adopted by the City

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

Council, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members, as determined by the City Council. For fiscal year 2017, the actuarially determined contribution rate was 6.16% of covered payroll. City contributions to the Plan were \$28,825 for the year ended December 31, 2017. Employees of the City do not contribute to the plan. For fiscal year 2018, based on July 1, 2017 actuarial valuation, the recommended contribution rate will be 6.84%.

Net Pension Liability of the City

At December 31, 2017, the City reported a liability of \$147,179 for its net pension liability. The City's net pension liability was measured as of July 1, 2017. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of March 31, 2017 with update procedures performed by the actuary to roll forward to the total pension liability measured as of July 1, 2017.

The changes in the components of the net pension liability of the City for the year ended December 31, 2017 were as follows:

	<u>Total Pension Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net Pension Liability</u>
Balances at December 31, 2016	\$ 673,912	\$ 486,263	\$ 187,649
Changes for the Year:			
Service Cost	15,174	-	15,174
Interest	50,703	-	50,703
Differences Between Expected and Actual Experience	(22,782)	-	(22,782)
Contributions - Employer	-	27,164	(27,164)
Net Investment Income	-	60,455	(60,455)
Benefit Payments (Including Refunds of Employee Contributions)	(39,367)	(39,367)	-
Administrative Expense	-	(4,054)	4,054
Other	-	-	-
Net Changes	<u>3,728</u>	<u>44,198</u>	<u>(40,470)</u>
Balances at December 31, 2017	<u>\$ 677,640</u>	<u>\$ 530,461</u>	<u>\$ 147,179</u>

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2017, the City recognized pension expense of \$30,515. At December 31, 2017, the City reported deferred outflows of resources 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	\$ 4,756	\$ (21,840)
Changes of Assumptions	586	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	(486)
City Contributions Subsequent to the Measurement Date	21,619	-
Total	\$ 26,961	\$ (22,326)

City contributions subsequent to the measurement date of \$21,619 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31:			
2018	\$	5,797	
2019		5,797	
2020		1,899	
2021		3,491	
Total	\$	16,984	

Actuarial Assumptions

The total pension liability in the March 31, 2017 actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement:

Inflation		3.25%
Salary Increases	3.75% - 8.00%, including inflation	
Investment Rate of Return	7.75%, net of pension plan investment expense, including inflation	

Mortality rates were based on the RP-2000 Combined Healthy Mortality Table with sex-distinct rates, set forward two years for males and one year for females.

The actuarial assumptions used in the July 1, 2017 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through June 30, 2014.

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

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 March 31, 2017 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return*</u>
Domestic Equity	45%	6.71%
International Equity	20%	7.71%
Global Fixed Income	5%	3.36%
Domestic Fixed Income	20%	2.11%
Real Estate	10%	5.21%
Cash	0%	
Total	<u>100%</u>	

* Rates shown are net of the 3.25% assumed rate of inflation

Discount Rate – The discount rate used to measure the total pension liability was 7.75%. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. 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 of pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 7.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate 1 percentage point lower (6.75%) and 1 percentage point higher (8.75%) than the current rate.

	<u>1% Decrease (6.75%)</u>	<u>Discount Rate (7.75%)</u>	<u>1% Increase (8.75%)</u>
City's Net Pension Liability	<u>\$ 242,507</u>	<u>\$ 147,179</u>	<u>\$ 68,273</u>

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of July 1, 2017 and the current sharing pattern of costs between employer and employee.

The required schedule of changes in the City's net pension liability and related ratios immediately following the notes to the financial statements presents multiyear trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

NOTE 9 – JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the northeast Georgia area, is a member of the Georgia Mountains Regional Commission (GMRC) and is required to pay annual dues thereto. Membership in a GMRC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organization structure of a regional commission. GMRC board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the GMRC. Separate financial statements may be obtained from the Georgia Mountains Regional Commission, P.O. Box 1720, Gainesville, Georgia 30503.

NOTE 10 – RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Interlocal Risk Management Agency Property and Liability Insurance Fund and the Georgia Municipal Association Group Self-Insurance Workers Compensation Fund, a public entity risk pool currently operating as common risk management and insurance programs for member local governments.

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

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the worker's compensation law of Georgia. The funds are to pay all cost taxed against members in any legal proceeding defended by

**CITY OF SKY VALLEY, GEORGIA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense.

Settled claims in the past three (3) years have not exceeded insurance coverage.

NOTE 11 - CONTINGENT LIABILITIES

Litigation

The City is involved in pending lawsuits in the normal course of the City's business. Liability, if any, which might result from these proceedings, would not, in the opinion of management and legal counsel, have a material adverse effect on the financial position of the City.

Grant Contingencies

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

NOTE 12 - HOTEL/MOTEL OCCUPANCY TAX

The City imposes a hotel/motel tax on lodging facilities within the City. The tax was assessed at 5%. Revenues were \$17,287 for the year ended December 31, 2017. Of this amount, 40%, or \$6,915, was expended. Expenditures of the tax were used to promote tourism, conventions, and trade shows and for tourism product development as required by O.C.G.A. 48-13-51.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF SKY VALLEY, GEORGIA
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS
 LAST 10 FISCAL YEARS
 December 31, 2017
 (Unaudited)

	Fiscal Year End								
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Total Pension Liability									
Service Cost	\$ 15,174	\$ 13,871	\$ 19,223						
Interest	50,703	48,377	46,961						
Differences Between Expected and Actual Experience	(22,782)	7,131	(11,881)						
Changes of Assumptions	-	-	1,464						
Changes of Benefit Terms	-	-	-						
Benefit Payments, Including Refunds of Employee Contributions	(39,367)	(39,367)	(35,634)						
Net Change in Total Pension Liability	<u>3,728</u>	<u>30,012</u>	<u>20,133</u>						
Total Pension Liability, Beginning	<u>673,912</u>	<u>643,900</u>	<u>623,767</u>						
Total Pension Liability, Ending (a)	<u>\$ 677,640</u>	<u>\$ 673,912</u>	<u>\$ 643,900</u>						
Plan Fiduciary Net Position									
Contributions - Employer	\$ 27,164	\$ 30,273	\$ 39,625						
Net Investment Income	60,455	1,577	44,066						
Benefit Payments, Including Refunds of Employee Contributions	(39,367)	(39,367)	(35,634)						
Administrative Expense	(4,054)	(2,637)	(2,303)						
Other	-	-	-						
Net Change in Plan Fiduciary Net Position	<u>44,198</u>	<u>(10,154)</u>	<u>45,754</u>						
Plan Fiduciary Net Position, Beginning	<u>486,263</u>	<u>496,417</u>	<u>450,663</u>						
Plan Fiduciary Net Position, Ending (b)	<u>\$ 530,461</u>	<u>\$ 486,263</u>	<u>\$ 496,417</u>						
City's Net Pension Liability, Ending (a) - (b)	<u>\$ 147,179</u>	<u>\$ 187,649</u>	<u>\$ 147,483</u>						
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	78.28%	72.16%	77.10%						
Covered-Employee Payroll	\$ 381,400	\$ 460,417	\$ 430,063						
City's Net Pension Liability as a Percentage of Covered-Employee Payroll	38.59%	40.76%	34.29%						

See accompanying notes to the required supplementary information.

CITY OF SKY VALLEY, GEORGIA
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF CITY CONTRIBUTIONS
 LAST 10 FISCAL YEARS
 December 31, 2017
 (Unaudited)

	Fiscal Year End									
	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Actuarially Determined Contribution	\$ 28,825	\$ 26,832	\$ 34,401							
Contributions in Relation of the Actuarially Determined Contribution	28,825	26,832	31,534							
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,867</u>	(Historical information prior to implementation of GASB 67/68 is not required)						
Covered-Employee Payroll	\$ 381,400	\$ 460,417	\$ 430,063							
Contributions as a Percentage of Covered-Employee Payroll	6.16%	6.94%	7.33%							

See accompanying notes to the required supplementary information.

CITY OF SKY VALLEY, GEORGIA
NOTES TO REQUIRED SUPPLEMENTARY PENSION INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2017

NOTE 1

Valuation Date

The actuarially determined contribution was determined as of July 1, 2017, with an interest adjustment to the fiscal year. Contributions in relations to this actuarially determined contribution will be reported for the ending December 31, 2017

NOTE 2

Significant methods and assumptions used in calculating the actuarially determined calculations are as follows:

Methods and assumptions used to determine contribution rates:

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 10 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	7.75%
Projected Salary Increases	3.25% plus service based merit increases
Cost of Living Adjustments	0.00%
Retirement Age	65
Mortality Rates	
Healthy	RP-2000 Combined Healthy Mortality Table with sex distinct rates, set forward 2 years for males and 1 year for females
Disabled	RP-2000 Disabled Retiree Mortality Table with sex-distinct rates
Plan Termination Basis	1994 Group Annuity Reserving Unisex Table

NOTE 3

Changes in Benefits

Effective January 1, 2015, the Plan was amended to provide for immediate participation for Employees. This change has no impact on service credited under the Plan and has no impact on benefits.

CITY OF SKY VALLEY, GEORGIA
NOTES TO REQUIRED SUPPLEMENTARY PENSION INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2017

NOTE 4

Changes of Assumptions

As a result of the new administrative fee structure approved by the Board, the administrative expense assumption was updated for fiscal years beginning in 2016.

As a result of the plan change to provide immediate participation for Employees, for the fiscal year ending in 2015, the eligibility assumption has been changed from six month to immediate. The increase in the Plan's net pension liability is minimal and has been included in the differences between expected and actuarial experience.

Amounts reported for the fiscal year ending in 2015 and later reflect the following assumption changes approved by the Board in December 2014 based on the results of an actuarial experience study covering the period January 1, 2010 to June 30, 2014:

The mortality table for disabled participants was changed to remove the two-year set-forward for males and the one-year set-forward for females.

The turnover rates were updated to introduce select rates for service less than five years and to reduce the ultimate rate by 15% and to assume no turnover on and after age 55. The select period rates were further constrained to not be less than the ultimate rates.

The retirement rates where normal retirement is only available on or after age 65 were changed from the prior assumption of 100% at age 65 to the new assumption of 60% at ages 65 to 69 and 100% at age 70. Where normal retirement is available prior to age 65, the rates were changed from the prior assumption of 100% at earliest unreduced age, but not below age 60, to the new assumption of 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.

The inflation assumption was decreased from 3.50% to 3.25%.

The salary increase assumption was changed from select period rates during the first five years of service, followed by age-related rates to an assumption based on new service-related rates. Under the prior assumption, the salary increases ranged from 4.00% to 11.00% and included an inflation assumption of 3.50%. Under the new assumption, the salary increases range from 3.75% to 8.00% and include an inflation assumption of 3.25%.

SUPPLEMENTARY INFORMATION

CITY OF SKY VALLEY, GEORGIA
 SCHEDULE OF EXPENDITURES OF
 SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS
 FOR THE YEAR ENDED DECEMBER 31, 2017

	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Prior Years Cumulative Expenditures</u>	<u>Current Year Expenditures</u>	<u>Total Cumulative Expenditures</u>	<u>Estimated Percentage of Completion</u>
RABUN COUNTY SPLOST						
Roads	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ 350,000	100%
TOTAL RABUN COUNTY SPLOST	<u>\$ 350,000</u>	<u>\$ 350,000</u>	<u>\$ 350,000</u>	<u>\$ -</u>	<u>\$ 350,000</u>	

COMPLIANCE SECTION

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

Honorable Mayor, Members of the
City Council and City Manager
Of the City of Sky Valley, Georgia

We have audited, 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, the financial statements of the governmental activities, the business-type activities, each major fund, and the remaining fund information of City of Sky Valley, Georgia (the "City") as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 29, 2018.

Internal Control over Financial Reporting

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

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item 2017-1 to be a significant deficiency.

Compliance and Other Matters

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

City of Sky Valley, Georgia's Response to Findings

The City's response to the finding identified in our audit is described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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.

Mixon, Mixon, Brown & Tench CPAs

Mixon, Mixon, Brown & Tench, CPAs

Cornelia, Georgia

June 29, 2018

**CITY OF SKY VALLEY, GEORGIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

Financial Statement Findings

Finding 2017-1

Significant Deficiency in Internal Control Over Financial Reporting – Inadequate Training for Preparation of Financial Statements

Condition: The City personnel may require additional training in the application of generally accepted accounting principles and the preparation of financial statements. Currently, the City relies on the external auditors for technical assistance in applying generally accepted accounting principles and the preparation of financial statements. This is common in governments in similar size and structure of the City. This does not indicate that the Finance Director is not trained to perform the daily accounting functions, but that the City has elected as a cost benefit to outsource this expertise to their auditors. As required, we have indicated this finding as a significant deficiency in our Internal Control and Compliance Report.

Criteria: The City should possess the ability to prepare its own financial statements or have access to someone with adequate technical training and education to review the financial statements prepared by others.

Effect: The City does not have the accounting skill necessary to prepare financial statements in accordance with accounting principles generally accepted in the United States.

Recommendation: The City should continue to receive training in identification and application of generally accepted accounting principles and the preparation of the City's financial statements.

Management's Response: Management concurs with this finding.



**CORRECTIVE ACTION PLAN
FOR THE YEAR ENDED DECEMBER 31, 2017**

Finding 2017-1 - Inadequate Training for Preparation of Financial Statements

Planned Corrective Action: We agree with this finding, and will continue to seek training for adequate preparation of our financial statements.

Name of Contact Person: Linda Lapeyrouse; Phone: (706)746-2204; Email: svcitymanager@windstream.net