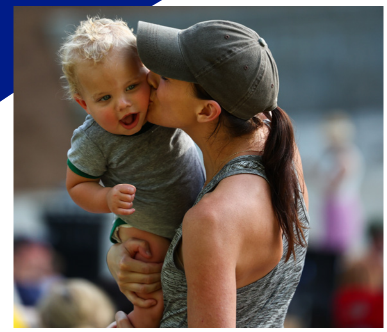
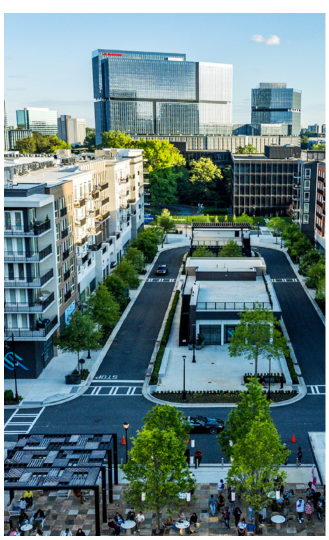


CITY OF DUNWOODY GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED

DECEMBER 31, 2025



Prepared by: Finance Department

Submitted by: Eric Linton, City Manager

CITY OF DUNWOODY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

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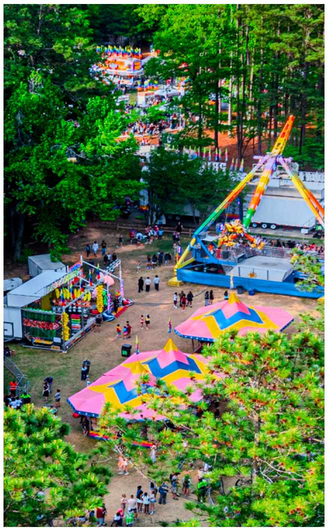
CITY OF DUNWOODY GEORGIA

INTRODUCTORY SECTION



City of Dunwoody Georgia

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June 11, 2026

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

Ladies and Gentlemen

The City of Dunwoody, GA is pleased to present the Annual Comprehensive Financial Report (ACFR), for the fiscal year ended December 31, 2025. State law and local ordinances require that every general-purpose local government publish a complete set of audited financial statements each fiscal year. This report is published to fulfill that requirement for the year ended December 31, 2025. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based on a comprehensive framework of internal controls established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of the City of Dunwoody, Georgia (the City).

This report has been prepared in accordance with State statutes set forth in an Act providing uniform standards for audits of municipalities and counties within the State of Georgia, approved March 28, 1968 (p. 464), and as amended by an Act approved April 21, 1968 (GA Laws 1997, p. 883). Mauldin & Jenkins, LLC, has issued an unmodified (clean) opinion on the City of Dunwoody's financial statements for the year ended December 31, 2025. The independent auditor's report is located at the front of the financial section of this report.

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

Our History

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

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

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

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Following the Civil War and the destruction wrought on Atlanta and its surrounding area, the Dunwoody family returned to Roswell. Major Charles Dunwoody decided to build his family's new home near the present-day intersection of Chamblee-Dunwoody Road and Spalding Drive. Railroad construction resumed and the new, 9.8-mile line opened for business on September 1, 1881, running between the Air-Line Railroad and the Chattahoochee River. The Roswell railroad tied into the Air-Line at Roswell Junction, which is now Chamblee. The railroad carried produce from Dunwoody and fabric from the mills in Roswell. In 1903, the narrow-gauge track was replaced with modern tracks, and the engine that ran them soon gained the nicknames “The Dinky” and “Old Buck.” Dunwoody thrived as a crossroads community and continued to grow even after the railroad stopped running in 1921.

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

Dunwoody Present Day

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

Profile of the Government

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

Three members are elected by voters in each of the three separate districts they represent; the other three, including the mayor, are elected by city voters at large. The terms for council members from District Local 1, District Local 2 and District Local 3 expire in January 2030, while terms for the council members from District 1 At Large, District 2 At Large and District 3 At Large, including the mayor, will expire in January 2028.

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

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

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Local Economy

The City of Dunwoody is located near the City of Atlanta in the northern perimeter. The City is continuously thriving and has a stable economy. The unemployment rate is low with many of the residences working in the technology, education and healthcare industries. The City of Dunwoody's median household income in 2025 was $121,903, and the per capita income was $72,129. DeKalb County, in contrast, has a median income of $80,644 and a per capita income of $46,998, with Fulton County a bit higher at a median income of $95,292 and a per capita income of $63,269. This illustrates that the North Fulton/North DeKalb cities have higher incomes than the counties in which they are contained. Georgia numbers are substantially lower at $77,353 and $40,924, respectively.

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

High Street: $2 billion mixed-use development located close to GA-400, I-285 and the Dunwoody Marta Station. At the heart of the Perimeter, this destination features new places to shop, dine, work and live with over 150,000 sq. ft. of retail and restaurants, 600 luxury apartments, 90,000 sq. ft. of loft office space, 222,000 sq. ft. of existing office space and a ¾ acre park.

Perimeter Marketplace: $38 million development affixed by Publix Supermarket. This project is located at 600 Ashwood Parkway which features a variety of local and national tenants. This development also includes a section of the commuter trail. The City is working with Perimeter Center Improvement District, PCID, to extend the commuter trail to improve connectivity and enhance walkability in the Perimeter Center.

Ashford Lane: Located at 4500 Olde Perimeter Way includes Super Target, was designed to create a mixed-use town center combining shops, restaurants, offices, residences and roughly a 70,000 sq. ft. central lawn.

Campus 244: Located near Hammond Drive and visible from I-285, this existing building was redeveloped and expanded to create 380,000 sq. ft. of modern office space, a 145-key hotel, restaurants, and greenspace.

National and Local Economy

U.S. job openings per unemployed worker are currently at lows not seen since 2021 as businesses exercise hiring related caution. In 2025, an additional 584,000 new jobs were added in the U.S. compared to roughly 2 million jobs added in 2024. The unemployment rate ticked down slightly to 4.4% but is still much lower than the long-term average of 5.7%. Wage growth, a key measure for gauging inflation pressures, rose 3.8% on a year-over-year basis in December 2025, which was higher than expected.

U.S. GDP is forecasted to grow steadily over the next 4 years; near-term consumer spending is expected to be strong due to equity gains. The Consumer Price Index (CPI) rose at an annualized rate of 2.7% in December; core CPI, which strips out more volatile food and energy prices, rose by 2.6%. The U.S. dollar index dropped roughly 10% in 2025. This is the lowest level since 2017, as the Federal government move forward with interest rate cuts.

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Dunwoody's effective and efficient structure established during recession years in the economy has continued to be advantageous, illustrating the benefits of a diverse revenue stream and an efficiently managed service culture. Additionally, the City has avoided unmanageable health care costs and pension liabilities experienced by other municipalities by utilizing the Split Contract Service model that provides the City with highly trained staff for a fixed fee cost.

Business Climate

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

TOP 10 EMPLOYERS
(based on 2025 business license renewals)

Employer	# of Employees
INTERCONTINENTAL HOTELS GROUP (SIX CONTINENTS GROUP)	1,073
IG SERVICES	839
HAPAG-LLOYD America, LLC	807
MAGGIANO"S	355
UHS OF PEACHFORD LP	332
INSIGHT GLOBAL LLC	315
KADAN HOMECARE	313
MERIDIAN COOPERATIVE, INC	292
PUBLIX SUPERMARKETS	279
NORDSTROM	246

Workforce

EDUCATION

Education is extremely important to the citizens of Dunwoody as is shown by a very high level of education attainment with 72.2% of City of Dunwoody residents with a bachelor's degree or higher.

High school graduate or higher, percent of persons aged 25 years or older ………….. 95.5%

Bachelor's degree or higher, percent of persons aged 25 years or older……………..... 72.2%

PERSONNEL

The City of Dunwoody's population more than doubles during the day. This means that people from across the region come to the City of Dunwoody to work, shop and play.

Residential population ……………………………………………………………. over 51,000

Per square mile …………………………………………………………………… 3,967.7

Daytime population ………………………………………................................. over 120,000

Mean travel time to work, workers aged 16 years or older……………………… 24.9 minutes

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Long-term Financial Planning

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

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

City Council Budget Priorities

MISSION STATEMENT

To provide the highest quality of life for those who live, work, or play in our community, and to foster an environment where businesses can prosper. We will serve all stakeholders in a transparent manner with resourceful, efficient, progressive, and professional leadership.

STRATEGIC GOALS

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

1. Maintain a safe environment for all residents, businesses, and visitors
2. Promote responsible and balanced development
3. Develop and maintain a comprehensive park and recreation plan
4. Provide high-quality and responsive services to all residents
5. Create an atmosphere in which businesses thrive.

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

Fiscal Year 2025 was the seventeenth full year of service. Major items implemented during this fiscal year include:

Priority 1 – Maintain a safe environment for all residents, businesses, and visitors

- Staffed Special Investigations Unit (SIU) (1 Sergeant, 3 Investigators), sustained operational readiness and outcomes by delivering planned SIU operations, disrupting vice and narcotics issues within the City.

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- Successfully trained all of Criminal Investigations Division (CID) on the operations of the Real-Time Crime Center (RTCC)
- Implemented audio and video-based crash detection capabilities within the Real-Time Crime Center (RTCC)
- Integrated city-owned traffic cameras into the RTCC
- Trained personnel and deployed Pepper ball as an additional less-lethal option for Patrol and CID operations
- Successfully completed all sworn officer training and qualifications to include Less-Lethal Munitions Annual, Spring, and Fall Firearms training
- Expanded the North Metro SWAT team's area of responsibility to include the City of Doraville
- Hired 13 new Officers, 2 new Public Safety Ambassadors, and 2 new Police Service Representatives
- Filled TAC/Records Supervisor, Property & Evidence Tech and Community Outreach Officer positions
- Traffic safety initiatives:
    - Implemented leading pedestrian interval signal timing at 19 intersections
    - Upgraded all school zone flashers for remote monitoring
    - Added crosswalk enhancements at 6 locations
    - Installed an R-cut intersection on Hammond Drive

Priority 2 – Promote responsible and balanced development

- Adopted the 2025-2045 Comprehensive Plan. The Comprehensive Plan has received approval both from the State Department of Community Affairs and the Atlanta Regional Commission and was adopted on schedule
- Completed Dunwoody Nature Center Wetlands Restoration and Boardwalk Project which was recognized by the Georgia Chapter of the American Society of Civil Engineers for engineering excellence
- Received the Tree City USA designation for the 13th year in a row
- Implemented the Adopt-a-Stream program
- Completed 12.2 miles of pavement resurfacing on 27 streets
- Marketing Partnerships:
    - Coordinated with Perimeter Community Improvement District's (PCID) to publish the Atlanta Business Chronicle's annual Central Perimeter Market Report.
    - Sponsored the inaugural Envision Perimeter conference produced by the Perimeter Community Improvement Districts (PCID).
    - Produced three Edge City 2.0 Community Forums to highlight development opportunities in the Dunwoody Perimeter commercial district

Priority 3 – Develop and maintain a comprehensive parks and recreation plan

- Completed Veterans Memorial at Brook Run Park
- Renovation of Donaldson-Bannister Farm blacksmith shop that enabled an expansion of programming and revenue for Dunwoody Preservation Trust.
- Installed first non-verbal communication board at Brook Run Park playground.
- Completed safety initiatives through Save Stations opened at Brook Run Park playground and multi-use fields, Two Bridges Park, and Pernoshal Park; and First aid stations at all park playgrounds
- Installed shade structures for Two Bridges Park over the playground and splash pad.

- Four new Therapeutic Recreation programs added: Adaptive Dance Night, Adaptive Bingo Night, Parents Night Out, and "Free to be Me" Films.
- Amplified sustainability efforts through solar light installations at Homecoming Park and Wildcat Park; additional bike racks at the N. Shallowford Annex, educational signs for the Brook Run Park wildflower/pollinator meadow, and "upcycled" art initiatives
- Completed Waterford Park playground
- Completed the Cherry Hill Path
- Expanded Art in the Park to include Groovin' on the Green amphitheater art, Two Bridges Park "Reflections" sculpture, and "Study Time" statue at the Dunwoody Library
- The Dunwoody Art Commission approved 38 pieces of public art, partnered with the Parks Department on the Wildcat Park Sculpture Exhibit
- Staff earned recognition at the annual Georgia Recreation and Parks Association District Banquet

Priority 4 – Provide high-quality and responsive services to all residents

- Hosted or participated in over 500 Community Outreach events
- Successfully hosted the 2025 household electronics recycling and the 2025 household hazardous waste recycling event. The household hazardous waste event was the largest post-pandemic recycling event with 504 vehicles dropping off materials and a weight increase of 57% over 2024
- Received and processed 1,395 permit applications
- Completed 4,242 inspections on active construction permits
- Received and investigated 504 code enforcement complaints
- Removed 902 signs from the right-of-way
- Introduced "Dunwoody 101: All Aboard," a day-long exploration of city government for residents
- Continued the distribution of welcome packets for new residents with swag and information about city programs and resources
- Produced weekly and monthly newsletters with an average open rate of 60 percent, far exceeding industry stand
- Organized and promoted the 6th annual #GreatDunwoodyCleanup

Priority 5 – Create an atmosphere in which businesses thrive

- Held over 200 Business Retention and Expansion meetings with Dunwoody Companies to create stronger relationships with our business community
- Partnered with the Urban Land Institute on the Dunwoody Village Technical Assistance Panel to develop recommendations to create a vibrant Village center
- Adopted an ordinance that makes it easier to operate a restaurant, by allowing residents of Cobb and Fulton Counties to act as a registered agent for alcohol licenses
- Introduced Dunwoody Holiday Headquarters in partnership with Dunwoody Economic Development, Discover Dunwoody and Create Dunwoody
- Entrepreneur and Innovation Strategy:
    - Partnered with TiE Atlanta to host over two dozen entrepreneur workshops and networking events in Dunwoody.
    - Formed a strategic partnership with Access Georgia Foundation to provide support to Dunwoody entrepreneurs and small businesses

Awards and Acknowledgments

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report for the year ended December 31, 2024. This program recognizes those governments that go beyond the minimum

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requirements of generally accepted accounting principles to prepare CAFRs that represent the spirit of transparency and full disclosure. To be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized comprehensive annual report. The report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA for consideration.

In addition, the City also received the GFOA's Distinguished Budget Presentation Award for the 2025 budget document. This program recognizes those governments that prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's recommended practices on budgeting. To qualify for the Distinguished Budget Presentation Award, the City's budget document must be proficient as a policy document, financial plan, operations guide, and communications device. This award is valid for a period of one year only. We believe our current 2026 budget continues to conform to program requirements and have submitted it to the GFOA to determine its eligibility for another award.

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

Respectfully Submitted,

Richard Platto

Richard Platto
Director of Finance

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

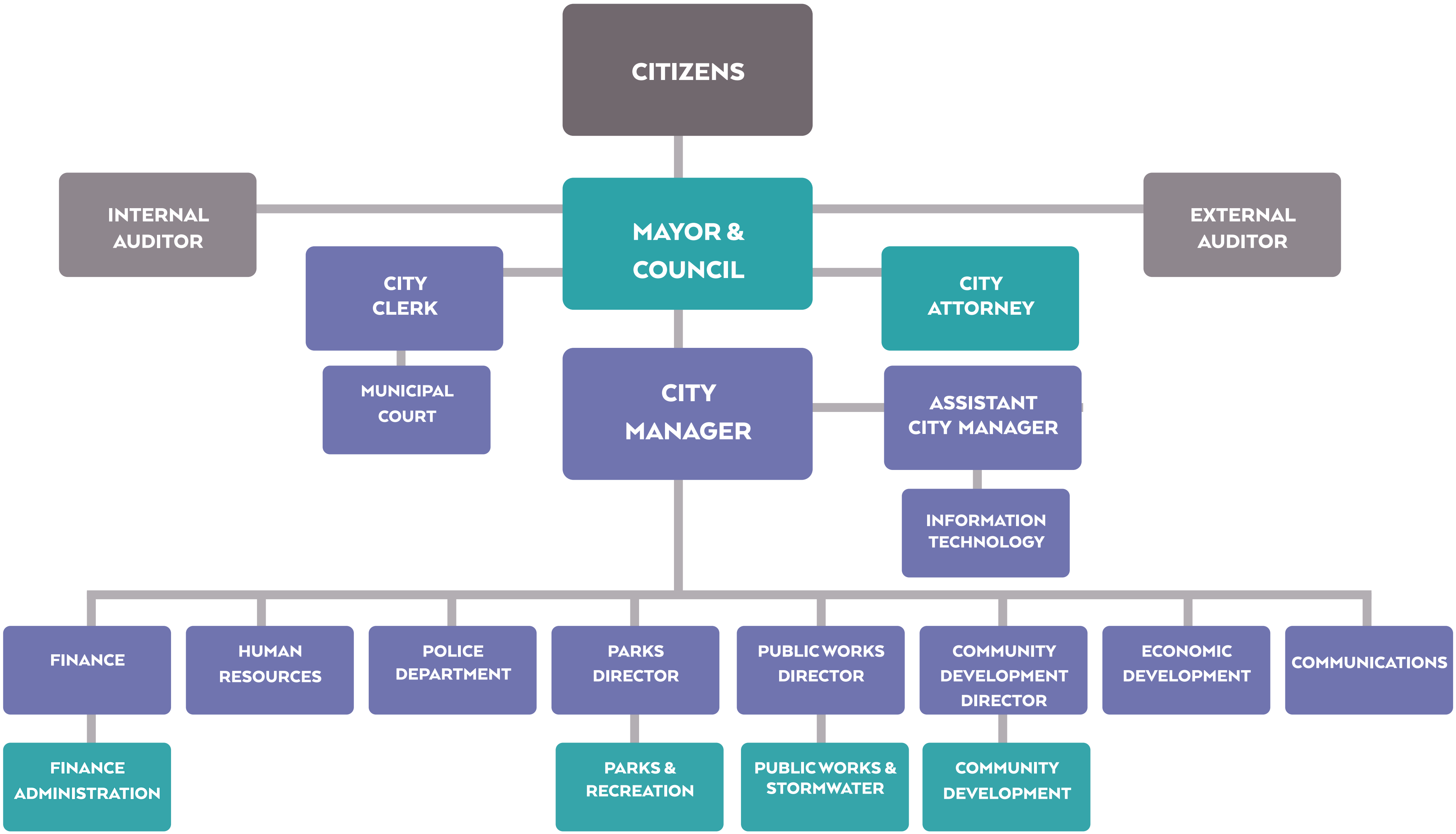
City of Dunwoody
Georgia

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill
Executive Director/CEO

City of Dunwoody
ORGANIZATIONAL CHART



MAYOR AND CITY COUNCIL

JOHN HENEGHAN
City Council Post 6

TOM LAMBERT
City Council Post 3

ROB PRICE
City Council Post 2

CATHERINE LAUTENBACHER
City Council Post 1

LYNN DEUTSCH
Mayor

STACEY HARRIS
City Council Post 4

JOE SECONDER
City Council Post 5

Listing of Appointed Officials

City Manager

Eric Linton

City Clerk

Sharon Lowery

City Attorney – Sherrod & Bernard, P.C.

Internal Auditor – Nichols, Cauley & Associates, LLC

External Auditor – Mauldin & Jenkins, LLC

CITY OF DUNWOODY GEORGIA

FINANCIAL SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Dunwoody, Georgia (the "City") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Dunwoody, Georgia, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

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.

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770-955-8600 • FAX 770-980-4489 • www.mjcpa.com

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

Auditor's Responsibility

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

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

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules and the schedule of expenditures of special purpose local option sales tax proceeds as required by Official Code of Georgia 48-8-121, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relate 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 supplementary information is 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 our report dated June 11, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
June 11, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The following discussion and analysis of the City of Dunwoody, GA (the "City") provides an introduction to the basic financial statements for the fiscal year ended December 31, 2025. Management prepared this discussion that should be read in conjunction with the basic financial statements, footnotes, and supplementary information found in this report. This information taken collectively is designed to provide readers with an understanding of the City's finances.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Management's Discussion and Analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. The governmental activities of the City include general government, judicial, public safety, public works, culture and recreation and community development.

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

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

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

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, judicial, public safety, public works, culture and recreation and community development. The business-type activities of the City include the stormwater management fund.

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

The government-wide financial statements can be found on pages 13 through 15 of this report.

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

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

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

The City maintains twelve individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General, SPLOST I, SPLOST II, Capital Projects and Hotel/Motel Tax funds, which are considered to be major funds. Data for the other seven governmental funds (Grants Fund, Motor Vehicle Excise Tax Fund, Emergency 911 telephone service, Confiscated Assets Fund, Opioid Settlement Fund, American Rescue Plan Fund, and Debt Service Fund) are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for all its governmental funds with the exception of the Capital Projects Funds. The City adopts project length budgets for the Capital Projects Funds.

The basic governmental fund financial statements can be found on pages 16 through 18 of this report.

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

The proprietary fund financial statements can be found on pages 19 through 21 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 22 through 47 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the budgetary comparison schedules for the general, grants, SPLOST, and hotel/motel tax fund as presented on a generally accepted accounting principles basis in this section. These schedules are intended to demonstrate the City's compliance with the legally adopted and amended budgets. Required supplementary information can be found on pages 48 through 50 of this report.

The individual fund statements, referred to earlier, are presented immediately following the required supplementary information. Individual fund statements can be found on pages 51 through 60 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

City of Dunwoody's Net Position

	Primary Government					
	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
ASSETS						
Cash and cash equivalents	$ 72,277,964	$ 71,135,700	$ 2,289,854	$ 3,607,078	$ 74,567,818	$ 74,742,778
Accounts receivable	368,470	697,751	143,307	43,976	511,777	741,727
Taxes receivable	4,095,137	3,952,769	-	-	4,095,137	3,952,769
Due from other governments	1,142,960	1,792,785	-	-	1,142,960	1,792,785
Lease receivable, due in one year	40,131	39,344	-	-	40,131	39,344
Lease receivable, due in more than one year	1,887,520	1,927,651	-	-	1,887,520	1,927,651
Land held for development	853,770	853,770	-	-	853,770	853,770
Prepaids	2,715,091	2,123,570	5,047	4,657	2,720,138	2,128,227
Restricted cash	636,019	638,938	-	-	636,019	638,938
Capital assets:						
Nondepreciable	35,060,485	41,249,082	232,031	368,471	35,292,516	41,617,553
Depreciable, net of accumulated depreciation	94,521,265	85,525,389	7,038,162	4,382,102	101,559,427	89,907,491
TOTAL ASSETS	213,598,812	209,936,749	9,708,401	8,406,284	223,307,213	218,343,033
LIABILITIES						
Accounts payable	3,427,693	3,193,795	391,890	815,394	3,819,583	4,009,189
Retainage payable	204,060	271,086	21,780	12,671	225,840	283,757
Accrued liabilities	1,296,895	1,387,143	64,471	-	1,361,366	1,387,143
Due to component unit	323,322	329,445	-	-	323,322	329,445
Unearned maintenance	953,344	1,012,928	-	-	953,344	1,012,928
Unearned revenue	1,119,696	1,935,091	-	-	1,119,696	1,935,091
Compensated absences due within one year	1,501,335	1,250,467	-	-	1,501,335	1,250,467
Compensated absences due in more than one year	264,941	220,671	-	-	264,941	220,671
Notes payable due within one year	1,098,451	1,024,405	-	-	1,098,451	1,024,405
Note payable due in more than one year	9,435,138	10,533,589	-	-	9,435,138	10,533,589
SBITA liability, due within one year	109,840	82,624	-	-	109,840	82,624
SBITA liability, due in more than one year	115,484	139,346	-	-	115,484	139,346
TOTAL LIABILITIES	19,850,199	21,380,590	478,141	828,065	20,328,340	22,208,655
DEFERRED INFLOWS OF RESOURCES						
Deferred revenue - leases	1,799,287	1,852,207	-	-	1,799,287	1,852,207
TOTAL DEFERRED INFLOWS OF RESOURCES	1,799,287	1,852,207	-	-	1,799,287	1,852,207
NET POSITION						
Net investment in capital assets	116,852,552	113,924,299	7,248,413	4,497,158	124,100,965	118,421,457
Restricted for E911 operations	1,446,998	1,687,385	-	-	1,446,998	1,687,385
Restricted for public safety	93,390	122,302	-	-	93,390	122,302
Restricted for capital projects	20,493,762	16,558,117	-	-	20,493,762	16,558,117
Restricted for law enforcement activities	584,117	550,909	-	-	584,117	550,909
Restricted for tourism promotion	4,747,713	3,531,532	-	-	4,747,713	3,531,532
Unrestricted	47,730,794	50,329,408	1,981,847	3,081,061	49,712,641	53,410,469
TOTAL NET POSITION	$ 191,949,326	$ 186,703,952	$ 9,230,260	$ 7,578,219	$ 201,179,586	$ 194,282,171

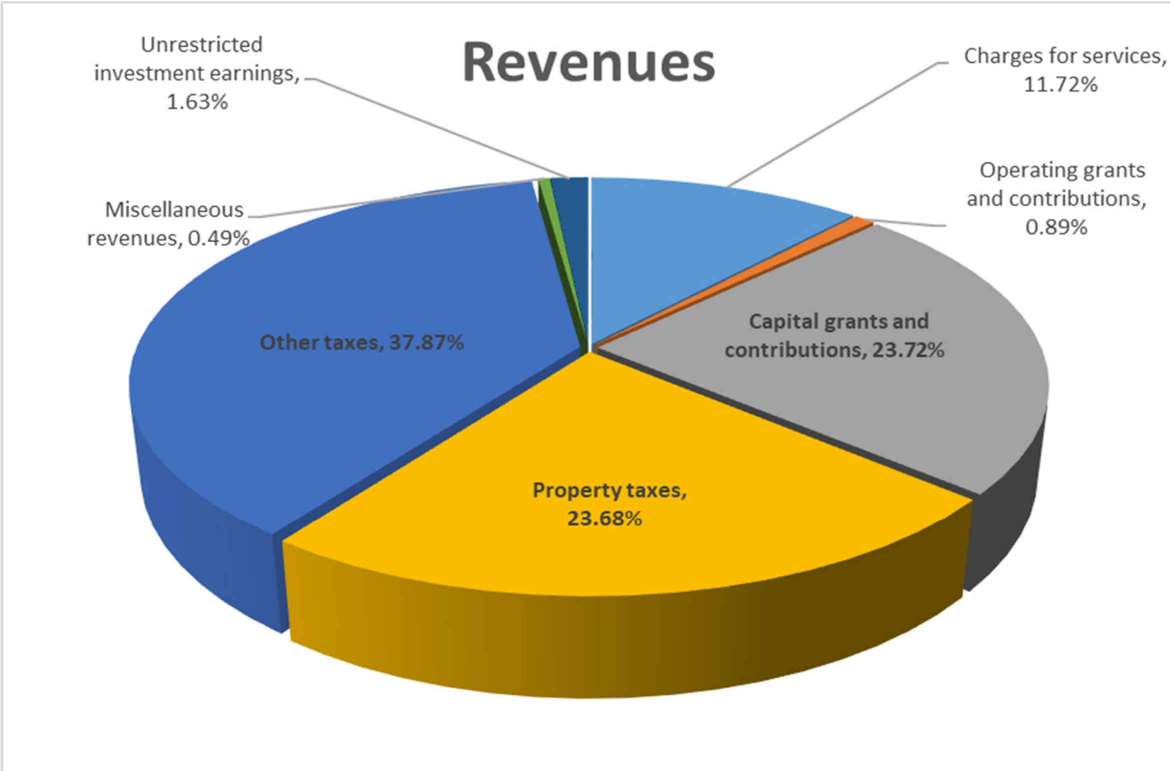
As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the City of Dunwoody, assets exceeded liabilities and deferred inflows of resources by $201,179,586.

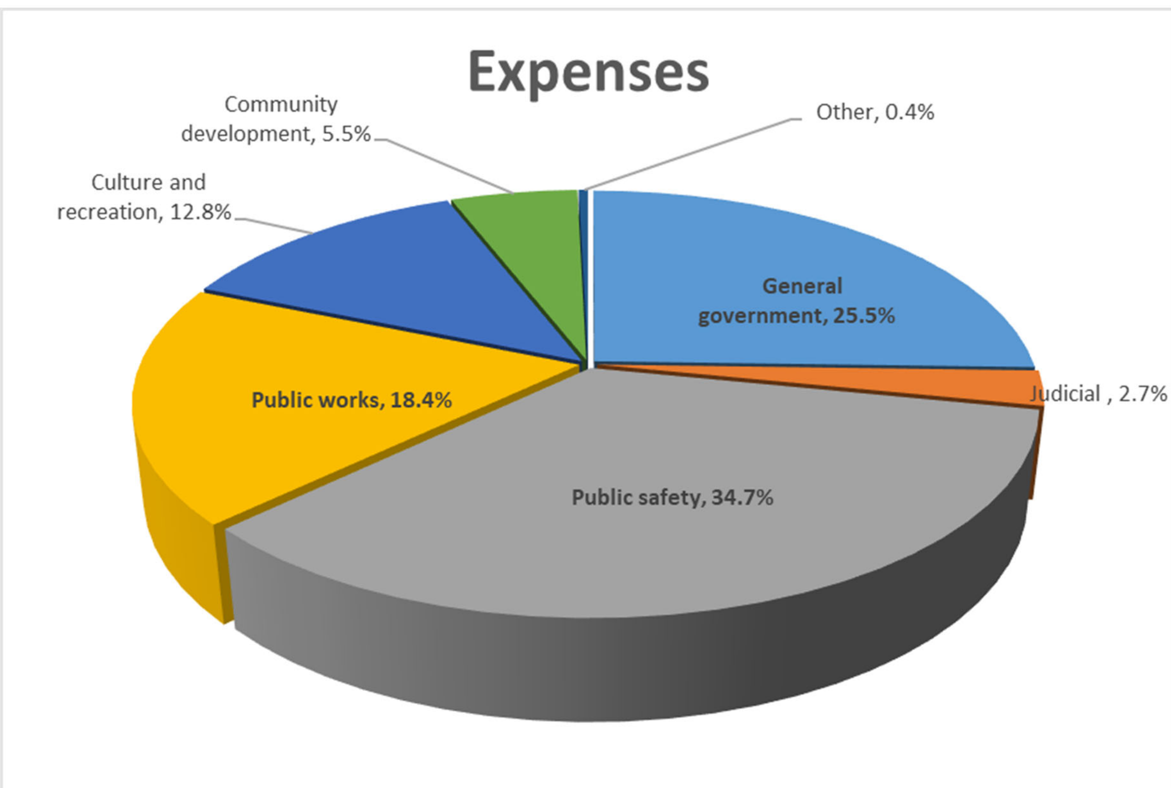
The largest portion of the City's net position, $124,100,965, reflects its investment in capital assets (e.g., buildings, machinery and equipment, roadways, sidewalks, culverts, equipment and signals); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The City reports restricted net position of $27,365,980 which consists of restricted SPLOST funds to be used on capital projects, restricted seized funds to be used for public safety, restricted emergency 911 fees to be used for operation of the E911 center, restricted funds to be used for law enforcement activities and restricted capital projects funds. The remaining portion of the City's net position represents net position of $49,712,641 available to meet the ongoing obligations of the government. The City has current assets of $85,819,251. These assets include $74,567,818 of cash and cash equivalents. The City's capital assets are $136,851,943. Long-term debt liabilities are $12,525,189 with $2,709,626 due within a year for the 2016 financing for the City Hall facilities and 2020 financing of the Vermack properties, and subscription liabilities.

City of Dunwoody's Changes in Net Position

	Primary Government					
	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
REVENUES						
Program revenues:						
Charges for services	$ 6,404,009	$ 6,947,629	$ 2,928,861	$ 2,926,205	$ 9,332,870	$ 9,873,834
Operating grants and contributions	487,783	215,453	-	-	487,783	215,453
Capital grants and contributions	12,957,515	14,074,617	540,544	29,952	13,498,059	14,104,569
General revenues and Transfers:						
Property taxes	12,940,093	13,192,060	-	-	12,940,093	13,192,060
Other taxes	20,689,758	19,316,081	-	-	20,689,758	19,316,081
Gain of sale of capital assets	-	111,484	-	-	-	111,484
Miscellaneous revenues	269,181	185,209	-	-	269,181	185,209
Unrestricted investment earnings	887,920	1,075,173	35,699	83,854	923,619	1,159,027
Transfers	(403,656)	-	403,656	-	-	-
Total Revenues	54,232,603	55,117,706	3,908,760	3,040,011	58,141,363	58,157,717
EXPENSES						
General government	12,463,278	11,453,998	-	-	12,463,278	11,453,998
Judicial	1,318,074	1,352,000	-	-	1,318,074	1,352,000
Public safety	17,016,955	16,201,516	-	-	17,016,955	16,201,516
Public works	8,992,748	9,605,264	-	-	8,992,748	9,605,264
Culture and recreation	6,287,514	6,582,762	-	-	6,287,514	6,582,762
Community development	2,689,582	3,435,254	-	-	2,689,582	3,435,254
Interest on long-term debt	219,078	238,667	-	-	219,078	238,667
Stormwater	-	-	2,256,719	2,799,721	2,256,719	2,799,721
Total Expenses	48,987,229	48,869,461	2,256,719	2,799,721	51,243,948	51,669,182
Increase (decrease) in net position	5,245,374	6,248,245	1,652,041	240,290	6,897,415	6,488,535
Net position - beginning, restated	186,703,952	180,455,707	7,578,219	7,337,929	194,282,171	187,793,636
Net position - ending	$ 191,949,326	$ 186,703,952	$ 9,230,260	$ 7,578,219	$ 201,179,586	$ 194,282,171

City of Dunwoody – Governmental Activities





City of Dunwoody - Total Primary Government

Governmental activities. The increase in net position of $5,245,374 is due to the City maintaining its efficient model of government to control expenses. The decrease in revenues from 2024 to 2025 is due to a decrease in charges for services of $543,620, capital grants of $1,117,102 mainly due to the ARPA funds and various revenue decreases of $346,091; offset by increases in taxes in the amount of $1,121,710.

Our most sizable expenses during the year were $17,016,955 and $8,992,748 for the operation of the Dunwoody Police Department and the Public Works Department, respectively. Overall, expenses increased $117,768 primarily due to an increase in general and public safety expenses in the amount of $1,824,719 mainly due to salary/benefit increases; offset by various department decreases in the amount of $1,706,951.

Business-type activities. The increase in net position of $1,652,041 is a result of an increase in operating revenues, mainly related to transfers and capital grants and contributions in the amount of $914,248; offset by a decrease in stormwater projects in the amount of $543,042.

Stormwater assessment fees (computed based on a property's impervious surface area) were $2,928,861, representing almost all of the revenues in the fund. Cost of services was $2,101,867 while depreciation on the assets was $154,852.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balance of $73,982,957, an increase in fund balance of $1,664,601. Of this balance, $30,257,651 is restricted or assigned for capital projects, $2,715,091 is non-spendable as prepaid expenses, $128,364 is non-spendable for lease receivables, $9,519,534 is restricted or assigned for special purposes and $31,362,317 is considered unassigned and can be used to meet the near-term operating needs of the City.

General Fund. The general fund is the chief operating fund of the City. At the end of the current fiscal year the total fund balance was $36,137,919 representing an unassigned fund balance of $31,362,317, restricted or assigned funds of $2,180,885 for special purposes, and $2,594,717 in non-spendable for prepaid expenses and leases. Fund balance decreased by $1,519,143 from 2024. As a measure of the liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 87% of total general fund expenditures, while total fund balance represents 101% of total General Fund expenditures.

General Fund revenue decreased by $331,796, compared to 2024. Most of this decrease was related to property tax revenue, as the City has seen growth in property tax appeals.

General Fund expenditures increased by $1,921,695, compared to 2024. The main item that contributed to this increase is Public Safety expenditures increasing $1,135,714 in 2025 compared to 2024 due to pay increases and increases in healthcare costs.

SPLOST I Fund. The SPLOST I fund was set up to account for receipts of a sales tax levied in DeKalb County and related expenditures for road improvements and public safety projects in accordance with the voter-approved sales tax referendum. Collections for SPLOST I ended March 2024. During the current year, a total of $76,100 was recognized as revenues due to interest earned. Capital outlay expenditures of $1,689,606 are mainly related to road resurfacing, and pedestrian and intersection improvements. Based on the activity for the year, the SPLOST I fund is reporting a decrease in fund balance of $1,613,506.

SPLOST II Fund. The SPLOST II fund was set up to account for receipts of a sales tax levied in DeKalb County and related expenditures for road improvements and public safety projects in accordance with the voter-approved sales tax referendum. SPLOST II collections began April 2024. During the current year, a total of $9,306,416 was recognized as revenue. Capital outlay expenditures of $4,075,304 are mainly related to transportation improvements, public safety and repairs to capital outlay projects. Based on the activity for the year, the SPLOST II fund is reporting an increase in fund balance of $5,660,100.

Capital Projects Fund. The capital projects fund was set up to account for capital projects managed by the City. During the current year, the City transferred into the fund $220,000 from the General Fund for ongoing capital projects at City-owned facilities. Capital outlay expenditures of $2,469,963 during the year include sidewalk and intersection improvements made to areas throughout the City. Based on this activity, the capital projects fund had a decrease in fund balance of $1,920,753.

Hotel/Motel Tax Fund. The Hotel/Motel Tax Fund accounts for the taxes collected on lodging in the City limits and the funds are used for the promotion of tourism. During the current year, the City collected taxes of $5,969,091 of which $2,867,652 was spent on tourism and $2,238,409 was transferred to General Fund.

GENERAL FUND BUDGETARY HIGHLIGHTS

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

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

For fiscal 2025, the City's general fund had overall results that were greater than budget by $1,132,325. Revenues were less than budget by $653,879 while expenditures were less than budget by $1,475,273. The City's actual activity was less than budgeted for most line items due to a conservative budget approach. The revenues were less than budget mainly due to a decrease in property taxes. The expenditures were less than budget due to the City's conservative budget approach across all departments.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The City's investment in capital assets for its governmental activities as of December 31, 2025, amounts to $129,581,750 (net of accumulated depreciation). These assets primarily reflect infrastructure assets such as roadways, sidewalks, and signals; land; parks and culture facilities; and the capital investment for police vehicles and other capital-related equipment. The City's investment in net capital assets for its business-type activities as of December 31, 2025, amounts to $7,270,193. These assets reflect culverts and other stormwater management assets. The increase in business-type capital assets results from the continued investment in the stormwater management system.

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

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
CAPITAL ASSETS						
Land	$ 26,555,332	$ 26,555,332	$ -	$ -	$ 26,555,332	$ 26,555,332
Construction in progress	8,505,153	14,693,750	232,031	368,471	8,737,184	15,062,221
Buildings	10,854,724	11,160,825	-	-	10,854,724	11,160,825
Improvements	11,819,475	12,580,787	-	-	11,819,475	12,580,787
Machinery and equipment	5,614,718	4,387,157	39,972	42,524	5,654,690	4,429,681
Infrastructure	65,947,293	57,023,233	6,998,190	4,339,578	72,945,483	61,362,811
Right-of-use asset	285,055	373,387	-	-	285,055	373,387
Total Capital Assets	$ 129,581,750	$ 126,774,471	$ 7,270,193	$ 4,750,573	$ 136,851,943	$ 131,525,044

Additional information on the City's capital assets can be found in Note 7 on pages 38 and 39 of this report.

Long-term debt. At the end of fiscal year 2025, the City had total debt outstanding of $10,758,913. The debt outstanding at December 31, 2025, represents debt issued in 2016 for the purchase of property for City Hall, debt issued in 2021 for two parcels of land on Vermack Road, and subscription liabilities. All debt is backed by the full faith and credit of the City.

Additional information on the City's long-term debt can be found in Note 8 on pages 40 and 41 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

For the fiscal year 2026, the City Council approved a total budget of $85.1 million which included a $7.3 million one-time transfer from general fund reserves to fund capital projects. The General Fund is the principal operating fund of the City and is budgeted at $38.0 million. This is a 2.7% increase over the fiscal year 2025 amended budget. All of these factors were considered in preparing the City's budget for the 2026 fiscal year:

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

Cost of government – The City of Dunwoody, like most all other municipal governments, consistently reviews both revenue and expenditure trends. While the suburb has seen good growth in property values, the City acknowledges that the property tax freeze and one mill exemption place restrictions on revenue growth to match the growing citizen demand for additional services.

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

Economic Impact – The City of Dunwoody, like other cities across the nation, is facing many economic pressures. The City's revenue remains stable but will need to be closely monitored due to changing economic conditions. All revenues have particular characteristics in terms of stability, growth, sensitivity to inflation or business cycle effects, and impact on the tax and ratepayers. A diversity of revenue sources can improve a City's ability to handle fluctuations in revenues and potentially help to better distribute the cost of providing services. The City shall strive to maintain a diversified and stable revenue structure to shelter it from short-term fluctuations in any primary revenue source. When possible, the revenue mix shall combine elastic and inelastic revenue sources to minimize the effect of economic downturns.

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

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Dunwoody's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Department of Finance, City of Dunwoody, 4800 Ashford Dunwoody Road, Dunwoody, GA 30338.

CITY OF DUNWOODY, GEORGIA

STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Dunwoody Convention and Visitors Bureau	Dunwoody Development Authority
ASSETS					
Cash and cash equivalents	$ 72,277,964	$ 2,289,854	$ 74,567,818	$ 1,085,048	$ 1,700,156
Accounts receivable	368,470	143,307	511,777	488	1,362
Taxes receivable	4,095,137	-	4,095,137	-	-
Due from other governments	1,142,960	-	1,142,960	-	-
Due from primary government	-	-	-	323,322	-
Lease receivable, due in one year	40,131	-	40,131	-	-
Lease receivable, due in more than one year	1,887,520	-	1,887,520	-	-
Land held for development	853,770	-	853,770	-	-
Prepaids	2,715,091	5,047	2,720,138	11,957	-
Restricted cash	636,019	-	636,019	-	-
Capital assets:					
Nondepreciable	35,060,485	232,031	35,292,516	-	-
Depreciable, net of accumulated depreciation	94,521,265	7,038,162	101,559,427	149,496	-
Total assets	213,598,812	9,708,401	223,307,213	1,570,311	1,701,518
LIABILITIES					
Accounts payable	3,427,693	391,890	3,819,583	9,023	150,791
Retainage payable	204,060	21,780	225,840	-	-
Accrued liabilities	1,296,895	64,471	1,361,366	27,317	-
Due to component unit	323,322	-	323,322	-	-
Unearned maintenance	953,344	-	953,344	-	-
Unearned revenue	1,119,696	-	1,119,696	-	-
Compensated absences due within one year	1,501,335	-	1,501,335	-	-
Compensated absences due in more than one year	264,941	-	264,941	-	-
Notes payable due within one year	1,098,451	-	1,098,451	-	-
Notes payable due in more than one year	9,435,138	-	9,435,138	-	-
Lease liability, due within one year	-	-	-	109,352	-
Lease liability, due in more than one year	-	-	-	47,448	-
SBITA liability, due within one year	109,840	-	109,840	-	-
SBITA liability, due in more than one year	115,484	-	115,484	-	-
Total liabilities	19,850,199	478,141	20,328,340	193,140	150,791
DEFERRED INFLOWS OF RESOURCES					
Lease related	1,799,287	-	1,799,287	-	-
Total deferred inflows of resources	1,799,287	-	1,799,287	-	-
NET POSITION					
Net investment in capital assets	116,852,552	7,248,413	124,100,965	(7,304)	-
Restricted for E911 operations	1,446,998	-	1,446,998	-	-
Restricted for public safety	93,390	-	93,390	-	-
Restricted for capital projects	20,493,762	-	20,493,762	-	-
Restricted for law enforcement activities	584,117	-	584,117	-	-
Restricted for tourism promotion	4,747,713	-	4,747,713	1,384,475	-
Restricted for housing and development	-	-	-	-	1,550,727
Unrestricted	47,730,794	1,981,847	49,712,641	-	-
Total net position	$ 191,949,326	$ 9,230,260	$ 201,179,586	$ 1,377,171	$ 1,550,727

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

CITY OF DUNWOODY, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2025

		Program Revenues		
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**
Primary government:				
Governmental activities:				
General government	$ 12,463,278	$ 859,499	$ 165,434	$ 496,922
Judicial	1,318,074	1,852,557	-	-
Public safety	17,016,955	1,583,444	-	1,758,805
Public works	8,992,748	756,034	-	10,364,070
Culture and recreation	6,287,514	374,420	-	149,420
Community development	2,689,582	978,055	322,349	188,298
Interest on long-term debt	219,078	-	-	-
Total governmental activities	48,987,229	6,404,009	487,783	12,957,515
Business-type activities:				
Stormwater	2,256,719	2,928,861	-	540,544
Total primary government	$ 51,243,948	$ 9,332,870	$ 487,783	$ 13,498,059
Component Unit:				
Dunwoody Convention and Visitors Bureau	$ 2,667,868	$ -	$ 2,646,770	$ -
Dunwoody Development Authority	234,704	-	-	-
	$ 2,902,572	$ -	$ 2,646,770	$ -

General revenues and transfers:
- Property taxes
- Hotel/motel taxes
- Franchise taxes
- Business taxes
- Alcohol and excise taxes
- Insurance premium
- Unrestricted investment earnings
- Miscellaneous revenues

Transfers

Total general revenues and transfers

Change in net position

Net position, January 1

Net position, end of year

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

Net (Expenses) Revenues and Changes in Net Position				
Primary Government			Component Unit	Component Unit
Governmental Activities	Business-Type Activities	Total	Dunwoody Convention and and Visitors Bureau	Dunwoody Development Authority
$ (10,941,423)	$ -	$ (10,941,423)	$ -	$ -
534,483	-	534,483	-	-
(13,674,706)	-	(13,674,706)	-	-
2,127,356	-	2,127,356	-	-
(5,763,674)	-	(5,763,674)	-	-
(1,200,880)	-	(1,200,880)	-	-
(219,078)	-	(219,078)	-	-
(29,137,922)	-	(29,137,922)	-	-
-	1,212,686	1,212,686	-	-
(29,137,922)	1,212,686	(27,925,236)	-	-
-	-	-	(21,098)	-
-	-	-	-	(234,704)
-	-	-	(21,098)	(234,704)
12,940,093	-	12,940,093	-	-
5,969,091	-	5,969,091	-	-
4,210,817	-	4,210,817	-	-
3,589,291	-	3,589,291	-	-
1,302,366	-	1,302,366	-	-
5,618,193	-	5,618,193	-	-
887,920	35,699	923,619	31,143	28,633
269,181	-	269,181	4	10,000
(403,656)	403,656	-	-	-
34,383,296	439,355	34,822,651	31,147	38,633
5,245,374	1,652,041	6,897,415	10,049	(196,071)
186,703,952	7,578,219	194,282,171	1,367,122	1,746,798
$ 191,949,326	$ 9,230,260	$ 201,179,586	$ 1,377,171	$ 1,550,727

CITY OF DUNWOODY, GEORGIA
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General Fund	SPLOST I Fund	SPLOST II Fund	Capital Projects Fund	Hotel/Motel Tax Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS							
Cash and cash equivalents	$ 33,686,659	$ 9,272,918	$ 9,953,399	$ 11,863,054	$ 5,009,124	$ 2,492,810	$ 72,277,964
Accounts receivable	142,954	-	-	-	-	225,516	368,470
Taxes receivable, net	3,727,207	-	-	-	358,378	9,552	4,095,137
Intergovernmental receivable	65,240	-	904,954	-	-	172,766	1,142,960
Lease receivable, due within one year	40,131	-	-	-	-	-	40,131
Lease receivable, due in more than one year	1,887,520	-	-	-	-	-	1,887,520
Due from other funds	294,414	-	-	14,265	-	-	308,679
Prepaid items	2,466,353	120,480	-	-	-	128,258	2,715,091
Restricted assets:							
Cash and cash equivalents	93,390	-	-	-	-	542,629	636,019
Total assets	$ 42,403,868	$ 9,393,398	$ 10,858,353	$ 11,877,319	$ 5,367,502	$ 3,571,531	$ 83,471,971
LIABILITIES							
Accounts payable	$ 1,695,408	$ 433,635	$ 250,577	$ 1,036,013	$ 12,060	$ -	$ 3,427,693
Retainage payable	-	29,548	-	174,512	-	-	204,060
Accrued liabilities	1,190,267	16,000	-	30,000	7,274	-	1,243,541
Unearned maintenance	953,344	-	-	-	-	-	953,344
Unearned revenue	540,916	-	-	-	-	578,780	1,119,696
Due to other funds	-	-	-	-	277,133	31,546	308,679
Due to component unit	-	-	-	-	323,322	-	323,322
Total liabilities	4,379,935	479,183	250,577	1,240,525	619,789	610,326	7,580,335
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue - property taxes	81,007	-	-	-	-	-	81,007
Unavailable revenue - other	5,720	-	-	-	-	22,665	28,385
Lease related	1,799,287	-	-	-	-	-	1,799,287
Total deferred inflows of resources	1,886,014	-	-	-	-	22,665	1,908,679
FUND BALANCES							
Fund balances:							
Nonspendable:							
Prepaid items	2,466,353	120,480	-	-	-	128,258	2,715,091
Lease receivable	128,364	-	-	-	-	-	128,364
Restricted:							
E911 operations	-	-	-	-	-	1,318,740	1,318,740
Public safety	93,390	-	-	-	-	-	93,390
Capital projects	-	8,793,735	10,607,776	-	-	219,346	19,620,857
Law enforcement activities	-	-	-	-	-	584,117	584,117
Tourism promotion	-	-	-	-	4,747,713	-	4,747,713
Assigned:							
General government	589,846	-	-	-	-	-	589,846
Public safety	17,972	-	-	-	-	-	17,972
Parks and recreation	240,000	-	-	-	-	-	240,000
Community development	110,238	-	-	-	-	-	110,238
Capital projects	-	-	-	10,636,794	-	-	10,636,794
Debt service	-	-	-	-	-	688,079	688,079
Assigned for future development	1,129,439	-	-	-	-	-	1,129,439
Unassigned	31,362,317	-	-	-	-	-	31,362,317
Total fund balances	36,137,919	8,914,215	10,607,776	10,636,794	4,747,713	2,938,540	73,982,957
Total liabilities, deferred inflows of resources, and fund balances	$ 42,403,868	$ 9,393,398	$ 10,858,353	$ 11,877,319	$ 5,367,502	$ 3,571,531	

Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.	129,581,750
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(12,578,543)
Some revenues are not available in the current period and, therefore, are not reported in the governmental funds.	109,392
Land held for development included as part of governmental activities are not financial resources and, therefore, are not reported in the governmental funds.	853,770
Net position of governmental activities	$ 191,949,326

The accompanying notes are an integral part of these statements.

CITY OF DUNWOODY, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	General Fund	SPLOST I Fund	SPLOST II Fund	Capital Projects Fund	Hotel/Motel Tax Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:							
Property taxes	$ 12,926,078	$ -	$ -	$ -	$ -	$ -	$ 12,926,078
Hotel/Motel taxes	-	-	-	-	5,969,091	-	5,969,091
Franchise taxes	4,210,817	-	-	-	-	-	4,210,817
Alcohol excise taxes	1,202,030	-	-	-	-	-	1,202,030
Business taxes	3,589,291	-	-	-	-	-	3,589,291
Insurance premium taxes	5,618,193	-	-	-	-	-	5,618,193
Motor vehicle excise taxes	-	-	-	-	-	100,336	100,336
Licenses and permits	1,658,275	-	-	-	-	-	1,658,275
Intergovernmental	-	-	9,306,416	-	-	3,117,526	12,423,942
Charges for services	1,264,995	-	-	-	-	1,406,558	2,671,553
Fines and forfeitures	1,852,557	-	-	-	-	45,685	1,898,242
Contributions	165,434	-	369,816	100	322,349	-	857,699
Interest earned	569,747	76,100	59,172	260,047	30,802	27,324	1,023,192
Miscellaneous	376,057	-	-	69,063	-	-	445,120
Total revenues	33,433,474	76,100	9,735,404	329,210	6,322,242	4,697,429	54,593,859
Expenditures:							
Current:							
General government	9,280,922	-	-	35,545	2,611,477	-	11,927,944
Judicial	1,313,785	-	-	-	-	-	1,313,785
Public safety	14,333,488	-	-	43,338	-	1,757,098	16,133,924
Public works	3,870,115	-	-	21,735	112,471	2,760,555	6,764,876
Recreation	4,418,378	-	-	32,859	43,704	149,420	4,644,361
Community development	2,589,582	-	-	-	100,000	-	2,689,582
Capital outlay	-	1,689,606	4,075,304	2,336,486	-	188,298	8,289,694
Debt service:							
Principal	129,593	-	-	-	-	1,024,405	1,153,998
Interest	-	-	-	-	-	224,259	224,259
Total expenditures	35,935,863	1,689,606	4,075,304	2,469,963	2,867,652	6,104,035	53,142,423
Excess (deficiency) of revenues over (under) expenditures	(2,502,389)	(1,613,506)	5,660,100	(2,140,753)	3,454,590	(1,406,606)	1,451,436
Other financing sources (uses):							
Sale of capital assets	80,218	-	-	-	-	-	80,218
Issuance of SBITA	132,947	-	-	-	-	-	132,947
Transfers in	2,338,745	-	-	220,000	-	1,348,664	3,907,409
Transfers out	(1,568,664)	-	-	-	(2,238,409)	(100,336)	(3,907,409)
Total other financing sources (uses)	983,246	-	-	220,000	(2,238,409)	1,248,328	213,165
Net change in fund balances	(1,519,143)	(1,613,506)	5,660,100	(1,920,753)	1,216,181	(158,278)	1,664,601
Fund balances, January 1	37,657,062	10,527,721	4,947,676	12,557,547	3,531,532	3,096,818	72,318,356
Fund balances, December 31	$ 36,137,919	$ 8,914,215	$ 10,607,776	$ 10,636,794	$ 4,747,713	$ 2,938,540	$ 73,982,957

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

CITY OF DUNWOODY, GEORGIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2025

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds	$	1,664,601
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation/amortization expense in the current period.		3,409,802
The net book value of capital assets disposed of during the year decreases net position.		(198,867)
The transfer of capital assets from governmental activities to business-type activities does not involve the flow of current financial resources and is not reported in the governmental funds, but is reported as a transfer in the statement of activities.		(403,656)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.		42,400
The issuance of long-term debt (notes, leases, SBITAs) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		1,021,051
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(289,957)
Change in net position - governmental activities	$	5,245,374

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

CITY OF DUNWOODY, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUND
DECEMBER 31, 2025

ASSETS	Stormwater Fund
CURRENT ASSETS	
Cash	$ 2,289,854
Accounts receivable, net of allowance	143,307
Prepaid items	5,047
Total current assets	2,438,208
NONCURRENT ASSETS	
Capital assets, nondepreciable	232,031
Capital assets, depreciable	9,025,602
Accumulated depreciation	(1,987,440)
Total capital assets	7,270,193
Total assets	9,708,401
LIABILITIES	
CURRENT LIABILITIES	
Accounts payable	391,890
Accrued expenses	64,471
Retainage payable	21,780
Total current liabilities	478,141
NET POSITION	
Net investment in capital assets	7,248,413
Unrestricted	1,981,847
Total net position	$ 9,230,260

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

CITY OF DUNWOODY, GEORGIA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	Stormwater Fund
OPERATING REVENUE	
Stormwater fees	$ 2,928,861
Total operating revenues	2,928,861
OPERATING EXPENSES	
Cost of services	2,101,867
Depreciation	154,852
Total operating expenses	2,256,719
Operating income	672,142
NONOPERATING REVENUES	
Interest	35,699
Intergovernmental revenue	540,544
Total nonoperating revenues	576,243
INCOME BEFORE CAPITAL CONTRIBUTIONS	1,248,385
Capital contributions	403,656
Change in net position	1,652,041
Total net position, beginning	7,578,219
Total net position, ending	$ 9,230,260

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

CITY OF DUNWOODY, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	Stormwater Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	$ 2,829,140
Payments to suppliers	(2,451,791)
Net cash provided by operating activities	377,349
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets	(2,270,816)
Receipt of capital grant	540,544
Net cash used in capital and related financing activities	(1,730,272)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	35,699
Net cash provided by investing activities	35,699
Net decrease in cash	(1,317,224)
Cash, beginning of year	3,607,078
Cash, end of year	$ 2,289,854
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating income	$ 672,142
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	154,852
Change in assets and liabilities:	
Increase in accounts receivable	(99,331)
Increase in prepaids	(390)
Decrease in accounts payable	(423,504)
Increase in retainage payable	21,780
Increase in accrued liabilities	51,800
Net cash provided by operating activities	$ 377,349
NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES	
Contribution of capital assets from governmental funds	$ 403,656

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

CITY OF DUNWOODY, GEORGIA

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

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

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

Discretely Presented Component Units

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements

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

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

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

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

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

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City reports the following major governmental funds:

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

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

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

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

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

The City reports the following proprietary fund:

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

Additionally, the City reports the following fund types:

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Budgets

Formal budgetary accounting is employed as a management control device for the General Fund, Special Revenue Funds, and Capital Projects Funds of the City. The governmental funds budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual operating budgets are adopted for the General Fund, each Special Revenue Fund, and the Debt Service Fund each fiscal year through passage of an annual budget ordinance and amended as required. The City adopts project length budgets for the Capital Projects Funds. During the fiscal year ended December 31, 2025, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedules.

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

E. Cash, Cash Equivalents, and Investments

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

F. Receivables

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

G. Interfund Receivables and Payables

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Leases

Lessor

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

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

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

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

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

Lessee

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Leases (Continued)

Lessee (Continued)

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

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

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

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

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

I. Subscription-Based Information Technology Arrangements (SBITAs)

The City is a subscriber in various subscription-based information technology arrangements. The City recognizes a subscription liability and an intangible right-to-use asset in the government-wide financial statements. The City recognizes SBITA liabilities with an initial, individual value of $50,000 of more.

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Subscription-Based Information Technology Arrangements (SBITAs) (Continued)

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

- The City uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the vendor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for subscriptions.
- The subscription term includes the noncancellable period of the subscription. Subscription payments included in the measurement of the subscription liability are composed of fixed payments that the City is reasonably certain to exercise.

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

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

J. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2025 are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

K. Capital Assets

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Capital Assets (Continued)

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

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

L. Restricted Assets

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

M. Deferred Outflows/Inflows of Resources

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

N. 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 nonvesting accumulated rights to receive sick pay benefits since the City does not have a policy to pay any amounts when employees separate from service with the City. The City does accrue a liability for an estimate of sick pay expected to be used during employment. All vacation pay is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Long-Term Obligations

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

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

P. Fund Balance

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

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

Fund balances are classified as follows:

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

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

Committed – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed through a resolution of the City Council. Only the City Council may modify or rescind the commitment.

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

Unassigned – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the general fund.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Fund Balance (Continued)

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

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

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

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

Q. Use of Estimates

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

NOTES TO FINANCIAL STATEMENTS

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

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

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this $12,578,543 difference are as follows:

Notes payable	$	(10,533,589)
SBITA liability		(225,324)
Accrued interest payable		(53,354)
Compensated absences		(1,766,276)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$	(12,578,543)

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net change in fund balances – total governmental funds and change in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this $3,409,802 difference are as follows:

Capital outlay	$	8,649,151
Depreciation expense		(5,018,070)
Amortization expense - SBITA assets		(221,279)
Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	3,409,802

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

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

Another element of the reconciliation states that “The issuance of long-term debt (notes, leases, SBITAs) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.” The details of this $1,021,051 difference are as follows:

Principal repayments of notes payable	$	1,024,405
Issuance of SBITA		(132,947)
Principal repayments of SBITA liability		129,593
Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	1,021,051

Another element of the reconciliation states that “some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this $289,957 difference are as follows:

Compensated absences	$	(295,138)
Accrued interest		5,181
Net adjustment to decrease *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	(289,957)

NOTES TO FINANCIAL STATEMENTS

NOTE 3. LEGAL COMPLIANCE – BUDGETS

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

Transfers of appropriations within a department budget or within a nondepartmental expenditure category require only the approval of the Finance Director. Increases in appropriations in a departmental budget or in a nondepartmental expenditure category, require approval of the governing body in the form of amendments to the budget ordinance. The following funds had an excess of actual expenditures over appropriations for the fiscal year ended December 31, 2025:

General Fund		
General government - finance	$	255,744
Public works		182,785
Recreation		406,223
Hotel/Motel Fund		
General government		3,677
Grants Fund		
Public works		116,837
	$	965,266

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

NOTE 4. DEPOSITS AND INVESTMENTS

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

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits: Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes and City policy require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either: (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of December 31, 2025, the City and had deposits with four (4) financial institutions and the Dunwoody Convention and Visitors Bureau and the Dunwoody Development Authority had deposits with two (2) financial institution collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer and requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State.

NOTE 5. RECEIVABLES

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

Receivables at December 31, 2025, for the City's individual major funds and aggregate nonmajor funds, including any applicable allowances for uncollectible accounts are as follows:

	General	SPLOST II	Hotel/Motel Fund	Nonmajor Governmental	Stormwater
Receivables:					
Accounts	$ 142,954	$ -	$ -	$ 225,516	$ 203,771
Taxes	3,947,694	-	358,378	9,552	-
Intergovernmental	65,240	904,954	-	289,606	-
Total receivables	4,155,888	904,954	358,378	524,674	203,771
Less allowance for uncollectibles	(220,487)	-	-	(116,840)	(60,464)
Net total receivable	$ 3,935,401	$ 904,954	$ 358,378	$ 407,834	$ 143,307

NOTES TO FINANCIAL STATEMENTS

NOTE 6. LEASE RECEIVABLES

The City leases one building to a third party. The City receives variable monthly payments in amounts ranging from $3,120 to $9,593 which includes the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 2% as the discount rate for the lease. For the current year, the City recognized $52,920 in lease revenue and $787 in interest revenue related to the lease. As of December 31, 2025, the City's receivable for lease payments was $1,927,651. Also, the City has a deferred inflow of resources associated with the lease that will be recognized over the lease term which ends on December 31, 2059. This deferred inflow of resources has a balance of $1,799,287 as of December 31, 2025.

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Lease receivable - Spruill	$ 1,966,995	$ -	$ (39,344)	$ 1,927,651	$ 40,131
	$ 1,966,995	$ -	$ (39,344)	$ 1,927,651	$ 40,131

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NOTES TO FINANCIAL STATEMENTS

NOTE 7. CAPITAL ASSETS

Capital asset activity for the City for the year ended December 31, 2025 is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	$ 26,555,332	$ -	$ -	$ -	$ 26,555,332
Construction in progress	14,693,750	6,454,574	(198,867)	(12,444,304)	8,505,153
Total	41,249,082	6,454,574	(198,867)	(12,444,304)	35,060,485
Capital assets, being depreciated/amortized:					
Buildings	17,429,741	175,097	-	228,895	17,833,733
Improvements	20,577,539	-	-	-	20,577,539
Machinery and equipment	11,457,686	1,217,835	(585,442)	785,091	12,875,170
Infrastructure	83,599,670	668,698	-	11,026,662	95,295,030
Right-to-use SBITA asset	672,139	132,947	(76,641)	-	728,445
Total	133,736,775	2,194,577	(662,083)	12,040,648	147,309,917
Less accumulated depreciation/amortizaton					
Buildings	(6,268,916)	(710,093)	-	-	(6,979,009)
Improvements	(7,996,752)	(761,312)	-	-	(8,758,064)
Machinery and equipment	(7,070,529)	(775,365)	585,442	-	(7,260,452)
Infrastructure	(26,576,437)	(2,771,300)	-	-	(29,347,737)
Right-to-use SBITA asset	(298,752)	(221,279)	76,641	-	(443,390)
Total	(48,211,386)	(5,239,349)	662,083	-	(52,788,652)
Capital assets, net depreciation/amortization	85,525,389	(3,044,772)	-	12,040,648	94,521,265
Governmental activities capital assets, net	$ 126,774,471	$ 3,409,802	$ (198,867)	$ (403,656)	$ 129,581,750

NOTES TO FINANCIAL STATEMENTS

NOTE 7. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Tranfsers	Ending Balance
Business-type activities:					
Capital assets, not being depreciated:					
Construction in progress	$ 368,471	$ 1,814,915	$ -	$ (1,951,355)	$ 232,031
Total	368,471	1,814,915	-	(1,951,355)	232,031
Capital assets, being depreciated:					
Infrastructure	6,163,660	455,901	-	2,355,011	8,974,572
Machinery and equipment	51,030	-	-	-	51,030
Total	6,214,690	455,901	-	2,355,011	9,025,602
Less accumulated depreciation:					
Infrastructure	(1,824,082)	(152,300)	-	-	(1,976,382)
Machinery and equipment	(8,506)	(2,552)	-	-	(11,058)
Total	(1,832,588)	(154,852)	-	-	(1,987,440)
Capital assets, net depreciation	4,382,102	301,049	-	2,355,011	7,038,162
Business-type activities capital assets, net	$ 4,750,573	$ 2,115,964	$ -	$ 403,656	$ 7,270,193

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

Governmental activities:	
General government	$ 737,595
Public safety	676,576
Public works	2,210,511
Culture and recreation	1,614,667
Total depreciation/amortization expense - governmental activities	$ 5,239,349
Business-type activities:	
Stormwater	$ 154,852

NOTE 8. LONG-TERM DEBT

Changes in Long-Term Liabilities

The following is a summary of long-term debt activity of the City for the year ended December 31, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Notes payable	$ 11,557,994	$ -	$ (1,024,405)	$ 10,533,589	$ 1,098,451
SBITA liability	221,970	132,947	(129,593)	225,324	109,840
Compensated absences*	1,471,138	295,138	-	1,766,276	1,501,335
Governmental activities Long-term liabilities	$ 13,251,102	$ 428,085	$ (1,153,998)	$ 12,525,189	$ 2,709,626

*The change in the City's compensated absences liability is presented as a net change.

For governmental activities, the note payable and SBITA liability are generally liquidated by the General Fund.

Notes Payable from Direct Borrowing

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

Fiscal Year Ending December 31,	Principal	Interest	Total
2026	$ 721,727	$ 116,502	$ 838,229
2027	793,058	101,296	894,354
2028	869,657	84,860	954,517
2029	951,890	66,318	1,018,208
2030	1,040,145	46,321	1,086,466
2031	1,788,727	17,905	1,806,632
	$ 6,165,204	$ 433,202	$ 6,598,406

NOTE 8. LONG-TERM DEBT (CONTINUED)

Notes Payable from Direct Borrowing (Continued)

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

Fiscal Year Ending December 31,	Principal	Interest	Total
2026	$ 376,724	$ 88,059	$ 464,783
2027	384,524	80,258	464,782
2028	392,486	72,296	464,782
2029	400,613	64,169	464,782
2030	408,908	55,874	464,782
2031-2035	2,175,108	148,806	2,323,914
2036	230,022	2,369	232,391
	$ 4,368,385	$ 511,831	$ 4,880,216

Subscription-Based Information Technology Arrangements (SBITAs)

The City has entered into various subscription-based information technology arrangements for the use of different software for terms ranging from three (3) to five (5) years. As of December 31, 2025, the value of the subscription liability was $225,324. The City is required to make annual variable principal and interest payments ranging from $20,361 to $73,539. The subscriptions did not have a specified interest rate, therefore the City used its incremental borrowing rate of 2.0%. The subscriptions have a useful life equal to the remaining subscription term of two (2) years and the value of the right-to-use assets as of the end of the current fiscal year was $728,445 and had accumulated amortization of $443,390. The SBITA entered into in fiscal year 2024 was paid in full and the City reports a right-to-use asset but no liability.

The debt service requirements to maturity are as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ 109,840	$ 4,507	$ 114,347
2027	115,484	2,310	117,794
Total	$ 225,324	$ 6,817	$ 232,141

NOTE 9. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of interfund balances as of December 31, 2025 is as follows:

Receivable Entity	Payable Entity		Amount
General Fund	Hotel/Motel Tax Fund	$	277,133
General Fund	Nonmajor Governmental Funds		17,281
Capital Projects Fund	Nonmajor Governmental Funds		14,265
		$	308,679

All interfund balances resulted from the time lag between the dates that: (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. The payable from the Hotel/Motel Tax Fund represents a portion of tax levy to be paid to the General Fund for the promotion of tourism. The payable from the Nonmajor governmental funds represents allowable grant costs incurred in the Capital Projects Fund and collections of taxes and funds owed to the General Fund.

Due to/from primary government and component units:

Receivable Entity	Payable Entity		Amount
Component Unit - Convention and Visitors Bureau	Primary Government - Hotel/Motel Tax Fund	$	323,322

Interfund transfers:

Transfers In	Transfers Out		Amount
General Fund	Hotel/Motel Tax Fund	$	2,238,409
General Fund	Nonmajor Governmental Funds		100,336
Capital Projects	General Fund		220,000
Nonmajor Governmental Funds	General Fund		1,348,664
		$	3,907,409

Transfers are used to: (1) move revenues from the fund that statute or budget requires to collect them (Hotel/Motel Tax Fund and Motor Vehicle Excise Tax Fund) to the fund that statute or budget requires to expend them (General Fund) and (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds (Capital Projects Fund and Debt Service Fund) in accordance with budgetary authorizations.

NOTE 10. COMMITMENTS AND CONTINGENT LIABILITIES

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

The City has entered several public/private contractual partnerships for outsourced services and operations. Through these contracts with private companies, an array of operational services are provided via outsourcing. These contracts are operating contracts for which the City is continually monitoring its outsourcing needs as compared to providing services in-house. Currently, these contracts approximate $7 million annually. The contracts were bid for four annual service periods and run through the year ending December 31, 2026.

For the fiscal year ended December 31, 2025, construction commitments on uncompleted contracts were $8,346,914.

The City employed encumbrance accounting during the period. There were $589,846 of encumbrances outstanding in the General Fund for the general government function at December 31, 2025.

NOTE 11. DEFINED CONTRIBUTION PENSION PLAN

The City of Dunwoody offers three retirement plans for City employees. The 401(a) plan is a defined contribution plan established and administered by the City for all full-time employees. City Council has the authority to establish and amend the plan provisions as well as the contribution for the plan. The City contributes 11% of each employee’s compensation each pay period except for the City Manager who has 18% contributed each pay period. Employees are eligible to participate on the first day of the month following 30 days of employment, and they are vested in the contributions after one year of service. At December 31, 2025, there were 111 employees participating in the plan with total contributions of $1,612,220.

The City also contributes the Social Security withholding amount (6.2% for 2025) to a Social Security replacement plan for each eligible employee. All participants are fully vested in their Social Security replacement plan at all times. At December 31, 2025, there were 111 employees participating in the plan with total contributions of $699,634.

City employees may also participate in an Internal Revenue Code Section 457 deferred compensation plan. If an employee contributes at least 8%, the City will also offer a 4% (all or nothing) 401a plan match to all full-time employees. At December 31, 2025, there were 109 employees participating in the plan with total contributions of $1,889,823 for the year ended December 31, 2025.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. JOINT VENTURE

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

NOTE 13. HOTEL/MOTEL LODGING TAX

The City has levied an 8% lodging tax. The Official Code of Georgia Annotated 48-13-51 requires that all lodging taxes levied of 3% or more be expended or obligated contractually for the promotion of tourism, conventions, or trade shows. During the year ended December 31, 2025, the City received $5,969,091 in hotel/motel taxes. Of this amount, $2,611,477, or 43.75%, was used for the promotion of tourism, conventions, or trade shows.

NOTE 14. MOTOR VEHICLE EXCISE TAX

The City has levied an excise tax on the rental of motor vehicles. The Official Code of Georgia Annotated 48-13-93 requires that all motor vehicle excise taxes be expended or obligated contractually, in accordance with the City’s ordinance, for the acquisition, construction, renovation, improvements, maintenance and equipping of pedestrian walkways, or the installation of traffic lights, and streetlights associated with public safety facilities or public improvements for sports and recreational facilities. During the year ended December 31, 2025, the City received $100,336 in motor vehicle excise taxes. Of this amount, $100,336, or 100%, was used for these purposes.

NOTE 15. RISK MANAGEMENT

The City is exposed to various risks of losses related to: torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has insurance through Georgia Interlocal Risk Management Agency.

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

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

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 16. LAND SWAP

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

	Prepaid Amounts	Unearned Income
City use of track and football field	$ 1,157,760	$ -
City maintenance of track and football field	-	233,344
DCSD use of baseball fields (2)	-	720,000
	$ 1,157,760	$ 953,344

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

Fiscal Year Ending December 31,	
2026	$ 72,360
2027	72,360
2028	72,360
2029	72,360
2030	72,360
2031-2035	361,800
2036-2040	361,800
2041	72,360
	$ 1,157,760

NOTE 16. LAND SWAP (CONTINUED)

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

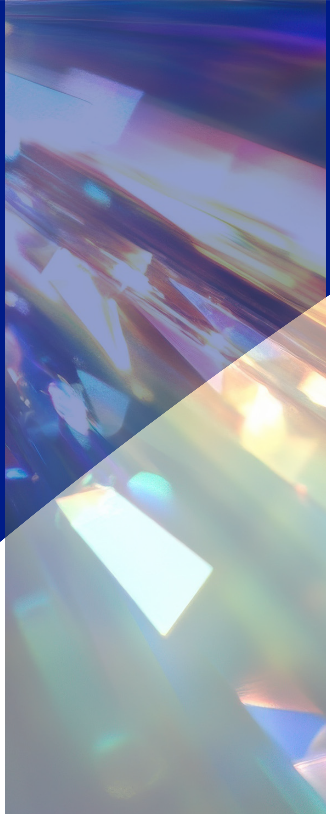
Fiscal Year Ending December 31,	
2026	$ 59,584
2027	59,584
2028	59,584
2029	59,584
2030	59,584
2031-2035	297,920
2036-2040	297,920
2041	59,584
	$ 953,344

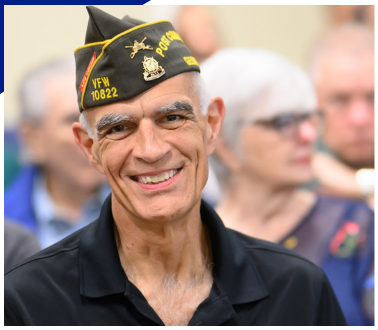
NOTE 17. TAX ABATEMENTS

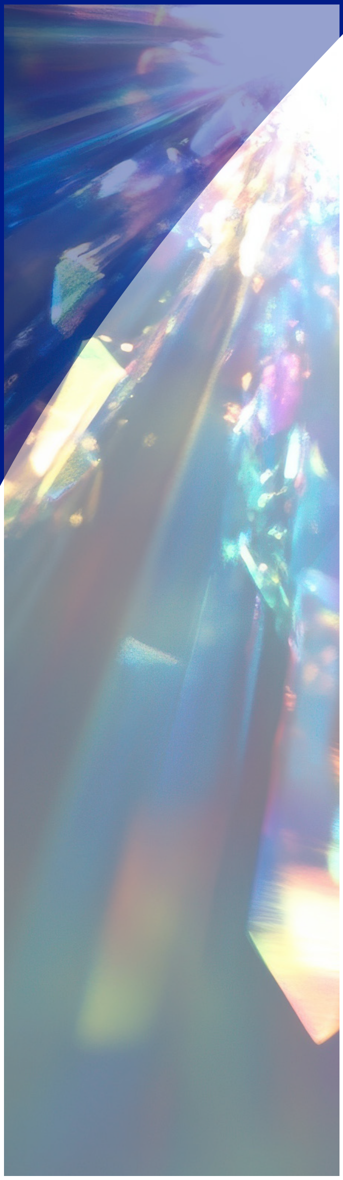
For the year ended December 31, 2025, City property tax revenues were reduced by $1,110,774 under agreements entered into by the DeKalb County Development Authority and Dunwoody Development Authority. Under the agreements, taxes on both real property and personal property are reduced based on investments made by the corporation to whom the incentives were offered as long as the corporation meets certain investment targets.

CITY OF DUNWOODY GEORGIA

SUPPLEMENTAL INFORMATION







CITY OF DUNWOODY, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues:				
Property taxes	$ 13,424,000	$ 13,750,000	$ 12,926,078	$ (823,922)
Franchise taxes	3,947,000	4,438,100	4,210,817	(227,283)
Alcohol excise taxes	931,000	976,000	1,202,030	226,030
Business taxes	3,220,000	3,508,000	3,589,291	81,291
Insurance taxes	4,813,000	5,069,373	5,618,193	548,820
Licenses and permits	1,999,000	2,054,000	1,658,275	(395,725)
Charges for services	1,092,000	1,092,000	1,264,995	172,995
Fines and forfeitures	1,338,000	1,940,835	1,852,557	(88,278)
Contributions	20,000	174,420	165,434	(8,986)
Interest earned	385,000	385,000	569,747	184,747
Miscellaneous	670,525	699,625	376,057	(323,568)
Total revenues	31,839,525	34,087,353	33,433,474	(653,879)
Expenditures:				
Current:				
General government:				
Mayor and council	382,470	383,470	379,144	4,326
City manager	705,920	705,920	704,825	1,095
City clerk	576,145	576,145	505,326	70,819
Human resources	642,665	642,665	487,784	154,881
Finance	2,098,773	2,100,478	2,356,222	(255,744)
Information technology	3,344,085	3,217,151	3,101,336	115,815
Facilities	689,630	884,775	764,076	120,699
Law	420,000	467,605	467,158	447
Public information	525,535	525,535	515,051	10,484
Total general government	9,385,223	9,503,744	9,280,922	222,822
Judicial	842,645	1,445,480	1,313,785	131,695
Public safety - Police department	15,445,890	15,445,890	14,333,488	1,112,402
Public works	3,159,450	3,687,330	3,870,115	(182,785)
Recreation	3,996,885	4,012,155	4,418,378	(406,223)
Community development	3,020,670	3,189,603	2,589,582	600,021
Debt Services:				
Principal	-	126,934	129,593	(2,659)
Total debt service	-	126,934	129,593	(2,659)
Total expenditures	35,850,763	37,411,136	35,935,863	1,475,273
Excess (deficiency) of revenues over (under) expenditures	(4,011,238)	(3,323,783)	(2,502,389)	821,394

(Continued)

CITY OF DUNWOODY, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Other financing sources (uses):				
Sale of capital assets	$ -	$ -	$ 80,218	$ 80,218
Issuance of SBITA	-	-	132,947	132,947
Transfers out	(3,586,717)	(3,586,717)	(1,568,664)	2,018,053
Transfers in	4,259,032	4,259,032	2,338,745	(1,920,287)
Total other financing sources (uses)	672,315	672,315	983,246	310,931
Net change in fund balance	(3,338,923)	(2,651,468)	(1,519,143)	1,132,325
Fund balance, beginning of year	37,657,062	37,657,062	37,657,062	-
Fund balance, end of year	$ 34,318,139	$ 35,005,594	$ 36,137,919	$ 1,132,325

CITY OF DUNWOODY, GEORGIA
HOTEL/MOTEL TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues:				
Taxes	$ 5,706,000	$ 6,028,345	$ 5,969,091	$ (59,254)
Interest	1,000	29,290	30,802	1,512
Contributions and donations	-	-	322,349	322,349
Total revenues	5,707,000	6,057,635	6,322,242	264,607
Expenditures:				
General government	2,496,375	2,607,800	2,611,477	(3,677)
Public works	1,070,875	1,070,875	112,471	958,404
Recreation	-	43,705	43,704	1
Community development	-	100,000	100,000	-
Total expenditures	3,567,250	3,822,380	2,867,652	954,728
Excess of revenues over expenditures	2,139,750	2,235,255	3,454,590	1,219,335
Other financing uses:				
Transfers out	(2,139,750)	(2,235,255)	(2,238,409)	(3,154)
Total other financing uses	(2,139,750)	(2,235,255)	(2,238,409)	(3,154)
Net change in fund balances	-	-	1,216,181	1,216,181
Fund balances, beginning of year	3,531,532	3,531,532	3,531,532	-
Fund balances, end of year	$ 3,531,532	$ 3,531,532	$ 4,747,713	$ 1,216,181

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

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

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

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

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

Opioid Settlement Fund – To account for the opioid settlement funds allocated to the City.

American Rescue Plan Fund – To account for the American Rescue Plan Act grant activity of the City.

DEBT SERVICE FUND

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

CITY OF DUNWOODY, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	Special Revenue Funds							
ASSETS	Grants Fund	Motor Vehicle Excise Tax Fund	E911 Fund	Confiscated Assets Fund	Opioid Settlement Fund	American Rescue Plan Fund	Debt Service Fund	Total Nonmajor Governmental Funds
Cash	$ 662,290	$ 7,729	$ 1,093,224	$ 138	$ 41,350	$ -	$ 688,079	$ 2,492,810
Accounts receivable	-	-	225,516	-	-	-	-	225,516
Taxes receivable	-	9,552	-	-	-	-	-	9,552
Intergovernmental receivable	172,766	-	-	-	-	-	-	172,766
Prepaid items	-	-	128,258	-	-	-	-	128,258
Restricted assets:								
Cash and cash equivalents	-	-	-	542,629	-	-	-	542,629
Total assets	$ 835,056	$ 17,281	$ 1,446,998	$ 542,767	$ 41,350	$ -	$ 688,079	$ 3,571,531
LIABILITIES								
Due to other funds	$ 14,265	$ 17,281	$ -	$ -	$ -	$ -	$ -	$ 31,546
Unearned revenue	578,780	-	-	-	-	-	-	578,780
Total liabilities	593,045	17,281	-	-	-	-	-	610,326
DEFERRED INFLOWS OF RESOURCES								
Unavailable revenue - other	22,665	-	-	-	-	-	-	22,665
Total deferred inflows of resources	22,665	-	-	-	-	-	-	22,665
FUND BALANCES								
Fund balances:								
Nonspendable:								
Prepaid items	-	-	128,258	-	-	-	-	128,258
Restricted:								
E911 operations	-	-	1,318,740	-	-	-	-	1,318,740
Capital projects	219,346	-	-	-	-	-	-	219,346
Law enforcement activities	-	-	-	542,767	41,350	-	-	584,117
Assigned:								
Debt service	-	-	-	-	-	-	688,079	688,079
Total fund balances	219,346	-	1,446,998	542,767	41,350	-	688,079	2,938,540
Total liabilities and fund balances	$ 835,056	$ 17,281	$ 1,446,998	$ 542,767	$ 41,350	$ -	$ 688,079	$ 3,571,531

CITY OF DUNWOODY, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2025

	Special Revenue Funds							
	Grants Fund	Motor Vehicle Excise Tax Fund	E911 Fund	Confiscated Assets Fund	Opioid Settlement Fund	American Rescue Plan Fund	Debt Service Fund	Total Nonmajor Governmental Funds
REVENUES								
Taxes	$ -	$ 100,336	$ -	$ -	$ -	$ -	$ -	$ 100,336
Intergovernmental	2,303,523	-	-	-	13,642	800,361	-	3,117,526
Charges for services	-	-	1,406,558	-	-	-	-	1,406,558
Fines and forfeitures	-	-	-	45,685	-	-	-	45,685
Interest	-	-	24,159	3,165	-	-	-	27,324
Total revenues	2,303,523	100,336	1,430,717	48,850	13,642	800,361	-	4,697,429
EXPENDITURES								
Current:								
Public safety	56,710	-	1,671,104	19,384	9,900	-	-	1,757,098
Public works	2,297,912	-	-	-	-	462,643	-	2,760,555
Recreation	-	-	-	-	-	149,420	-	149,420
Community development	-	-	-	-	-	188,298	-	188,298
Debt service:								
Principal	-	-	-	-	-	-	1,024,405	1,024,405
Interest	-	-	-	-	-	-	224,259	224,259
Total expenditures	2,354,622	-	1,671,104	19,384	9,900	800,361	1,248,664	6,104,035
Excess (deficiency) of revenues over (under) expenditures	(51,099)	100,336	(240,387)	29,466	3,742	-	(1,248,664)	(1,406,606)
OTHER FINANCING SOURCES (USES)								
Transfers in	-	-	-	-	-	-	1,348,664	1,348,664
Transfers out	-	(100,336)	-	-	-	-	-	(100,336)
Total other financing sources (uses)	-	(100,336)	-	-	-	-	1,348,664	1,248,328
Net change in fund balances	(51,099)	-	(240,387)	29,466	3,742	-	100,000	(158,278)
FUND BALANCES, January 1	270,445	-	1,687,385	513,301	37,608	-	588,079	3,096,818
FUND BALANCES, December 31	$ 219,346	$ -	$ 1,446,998	$ 542,767	$ 41,350	$ -	$ 688,079	$ 2,938,540

CITY OF DUNWOODY, GEORGIA
GRANTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 503,410	$ 2,237,785	$ 2,303,523	$ 65,738
Total revenues	503,410	2,237,785	2,303,523	65,738
Expenditures:				
Current:				
Public safety	-	56,710	56,710	-
Public works	503,410	2,181,075	2,297,912	(116,837)
Total expenditures	503,410	2,237,785	2,354,622	(116,837)
Net change in fund balances	-	-	(51,099)	(51,099)
Fund balances, beginning of year	270,445	270,445	270,445	-
Fund balances, end of year	$ 270,445	$ 270,445	$ 219,346	$ (51,099)

CITY OF DUNWOODY, GEORGIA
MOTOR VEHICLE EXCISE TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues:				
Taxes	$ 103,000	$ 102,996	$ 100,336	$ (2,660)
Total revenues	103,000	102,996	100,336	(2,660)
Excess of revenues over expenditures	103,000	102,996	100,336	(2,660)
Other financing uses:				
Transfers out	(103,000)	(102,996)	(100,336)	2,660
Total other financing uses	(103,000)	(102,996)	(100,336)	2,660
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	$ -	$ -	$ -	$ -

CITY OF DUNWOODY, GEORGIA
E911 FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues:				
Charges for services	$ 1,444,000	$ 1,443,999	$ 1,406,558	$ (37,441)
Interest	2,500	24,160	24,159	(1)
Total revenues	1,446,500	1,468,159	1,430,717	(37,442)
Expenditures:				
Public safety	1,446,500	1,671,104	1,671,104	-
Total expenditures	1,446,500	1,671,104	1,671,104	-
Net change in fund balances	-	(202,945)	(240,387)	(37,442)
Fund balances, beginning of year	1,687,385	1,687,385	1,687,385	-
Fund balances, end of year	$ 1,687,385	$ 1,484,440	$ 1,446,998	$ (37,442)

CITY OF DUNWOODY, GEORGIA
CONFISCATED ASSETS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues:				
Fines and forfeitures	$ 45,690	$ 45,690	$ 45,685	$ (5)
Interest	3,170	3,170	3,165	(5)
Total revenues	48,860	48,860	48,850	(10)
Expenditures:				
Current:				
Public safety	61,550	61,550	19,384	42,166
Total expenditures	61,550	61,550	19,384	42,166
Net change in fund balances	(12,690)	(12,690)	29,466	42,156
Fund balances, beginning of year	513,301	513,301	513,301	-
Fund balances, end of year	$ 500,611	$ 500,611	$ 542,767	$ 42,156

CITY OF DUNWOODY, GEORGIA
OPIOID SETTLEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 20,000	$ 20,000	$ 13,642	$ (6,358)
Total revenues	20,000	20,000	13,642	(6,358)
Expenditures:				
Public safety	20,000	20,000	9,900	10,100
Total expenditures	20,000	20,000	9,900	10,100
Net change in fund balances	-	-	3,742	3,742
Fund balances, beginning of year	37,608	37,608	37,608	-
Fund balances, end of year	$ 37,608	$ 37,608	$ 41,350	$ 3,742

CITY OF DUNWOODY, GEORGIA
AMERICAN RESCUE PLAN FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 800,365	$ 800,365	$ 800,361	$ (4)
Expenditures:				
Public works	462,645	462,645	462,643	2
Recreation	149,420	149,420	149,420	-
Community development	188,300	188,300	188,298	2
Total expenditures	800,365	800,365	800,361	4
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	$ -	$ -	$ -	$ -

CITY OF DUNWOODY, GEORGIA
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Expenditures:				
Debt service:				
Principal	$ 1,024,405	$ 1,024,405	$ 1,024,405	$ -
Interest	226,030	226,030	224,259	(1,771)
Total expenditures	1,250,435	1,250,435	1,248,664	(1,771)
Deficiency of revenues over expenditures	(1,250,435)	(1,250,435)	(1,248,664)	(1,771)
Other financing sources:				
Transfers in	1,350,435	1,350,435	1,348,664	1,771
Total other financing sources	1,350,435	1,350,435	1,348,664	1,771
Net change in fund balances	100,000	100,000	100,000	-
Fund balances, beginning of year	588,079	588,079	588,079	-
Fund balances, end of year	$ 688,079	$ 688,079	$ 688,079	$ -

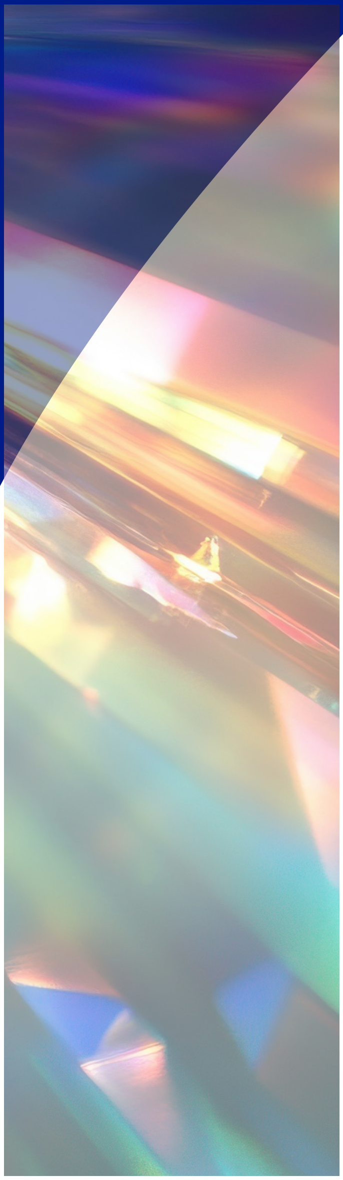
CITY OF DUNWOODY, GEORGIA
SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX
FOR THE YEAR ENDED DECEMBER 31, 2025

PROJECT		ESTIMATED COST ORIGINAL	ESTIMATED COST CURRENT	EXPENDITURES PRIOR	EXPENDITURES CURRENT	EXPENDITURES TOTAL	PERCENTAGE OF COMPLETION
SPLOST I							
Transportation Improvements	(1)	$ 36,787,543	$ 40,133,263	$ 30,932,408	$ 925,030	$ 31,857,438	79.38%
Public Safety Facilities and Related Capital Equipment		6,000,000	6,545,610	5,199,268	252,456	5,451,724	83.29%
Repairs of Capital Outlay Projects		1,200,000	1,309,130	869,119	417,206	1,286,325	98.26%
TOTAL SPLOST I		$ 43,987,543	$ 47,988,003	$ 37,000,795	$ 1,594,692	$ 38,595,487	
Transportation Improvements	(1)	$ 50,053,130	$ 50,053,130	$ 769,886	$ 2,785,454	$ 3,555,340	7.10%
Public Safety Facilities and Related Capital Equipment		8,163,634	8,163,634	1,412,571	770,697	2,183,268	26.74%
Parks, Recreations, Greenspace		1,035,417	1,035,417	-	-	-	0.00%
Repairs of Capital Outlay Projects		598,506	598,506	23,022	149,337	172,359	28.80%
TOTAL SPLOST II		$ 59,850,687	$ 59,850,687	$ 2,205,479	3,705,488	$ 5,910,967	
Expenditures funded with local contributions:							
Public Safety Facilities and Related Capital Equipment					464,730		
					4,170,218		
Total SPLOST Funds expenditures					$ 5,764,910		

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

CITY OF DUNWOODY GEORGIA

COMPONENT UNITS



CITY OF DUNWOODY, GEORGIA
BALANCE SHEET
COMPONENT UNIT - DUNWOODY CONVENTION AND VISITORS BUREAU
DECEMBER 31, 2025

ASSETS		Dunwoody Convention and Visitors Bureau
CURRENT ASSETS		
Cash	$	1,085,048
Due from primary government		323,810
Prepaids		11,957
Total assets	$	1,420,815
LIABILITIES AND FUND BALANCE		
LIABILITIES		
Accounts payable	$	9,023
Accrued liabilities		27,317
Total liabilities		36,340
FUND BALANCE		
Nonspendable prepaid items		11,957
Restricted for promotion of tourism		1,372,518
Total fund balance		1,384,475
Total liabilities and fund balance	$	1,420,815

CITY OF DUNWOODY, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMPONENT UNIT - DUNWOODY CONVENTION AND VISITORS BUREAU
FOR THE YEAR ENDED DECEMBER 31, 2025

		Dunwoody Convention and Visitors Bureau
REVENUES		
Intergovernmental revenues	$	2,646,770
Interest		31,143
Miscellaneous revenue		4
Total revenues		2,677,917
EXPENDITURES		
Current:		
Housing and development		2,558,857
Debt service:		
Lease principal		103,976
Lease interest		4,268
Total expenditures		2,667,101
Net change in fund balances		10,816
FUND BALANCES, beginning of year		1,373,659
FUND BALANCES, end of year	$	1,384,475

CITY OF DUNWOODY, GEORGIA
BALANCE SHEET
COMPONENT UNIT - DUNWOODY DEVELOPMENT AUTHORITY
DECEMBER 31, 2025

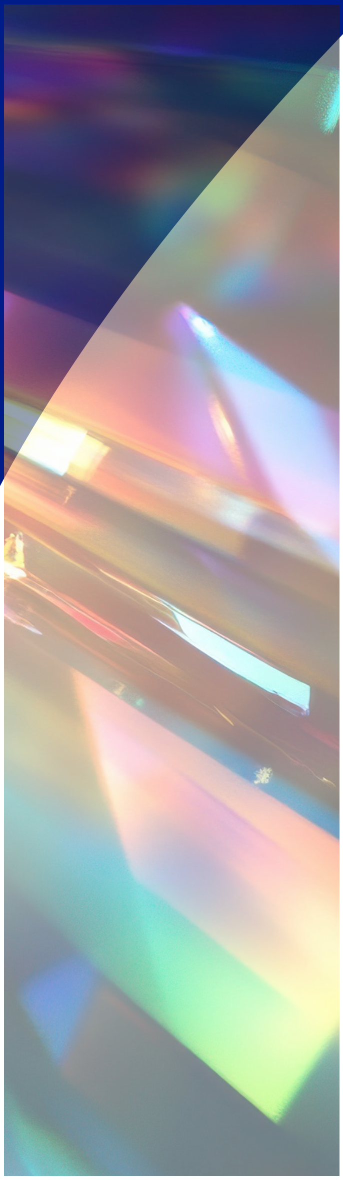
ASSETS		Dunwoody Development Authority
CURRENT ASSETS		
Cash	$	1,700,156
Accounts Receivable		1,362
Total assets	$	1,701,518
LIABILITIES AND FUND BALANCE		
LIABILITIES		
Accounts payable	$	150,791
Total liabilities		150,791
FUND BALANCE		
Restricted for housing and development		1,550,727
Total fund balance		1,550,727
Total liabilities and fund balance	$	1,701,518

CITY OF DUNWOODY, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMPONENT UNIT - DUNWOODY DEVELOPMENT AUTHORITY
FOR THE YEAR ENDED DECEMBER 31, 2025

	Dunwoody Development Authority
REVENUES	
Interest	$ 28,633
Miscellaneous revenues	10,000
Total revenues	38,633
EXPENDITURES	
Current:	
Housing and development	234,704
Total expenditures	234,704
Net change in fund balances	(196,071)
FUND BALANCES, beginning of year	1,746,798
FUND BALANCES, end of year	$ 1,550,727

CITY OF DUNWOODY GEORGIA

STATISTICAL SECTION



STATISTICAL SECTION

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

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report.

CITY OF DUNWOODY, GEORGIA

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

	2025	2024	2023 Restated (1)	2022	2021	2020	2019	2018	2017	2016
Governmental activities:										
Net investment in capital assets	$ 116,852,552	$ 113,924,299	$ 108,975,984	$ 107,167,045	$ 104,810,843	$ 106,145,401	$ 104,927,444	$ 98,243,118	$ 89,548,797	$ 72,367,890
Restricted for HOST capital projects	-	-	-	-	-	-	-	1,360,007	2,351,098	4,276,217
Restricted for SPLOST capital projects	-	-	-	-	-	-	4,761,692	1,957,500	-	-
Restricted for hotel/motel tax	4,747,713	3,531,532	3,438,397	2,591,356	1,835,695	1,364,625	1,449,805	723,522	-	-
Restricted for parks operation	-	-	-	-	-	-	-	-	-	473,356
Restricted for public safety	93,390	122,302	111,322	111,322	131,002	134,002	-	201,342	297,060	319,040
Restricted for E911 operations	1,446,998	1,687,385	1,687,916	1,613,902	1,493,194	1,348,998	1,172,967	730,253	171,979	-
Restricted for grant programs	-	-	363,231	-	-	-	-	-	-	-
Restricted for capital projects	20,493,762	16,558,117	13,635,182	11,261,616	8,127,820	5,915,241	3,500,000	3,072,923	3,580,123	4,436,388
Restricted for law enforcement activities	584,117	550,909	437,772	315,639	310,831	267,232	285,297	-	-	-
Unrestricted	47,730,794	50,329,408	51,805,903	47,435,654	35,324,596	35,001,005	29,404,184	32,775,217	32,741,924	30,223,377
Total governmental activities net assets	$ 191,949,326	$ 186,703,952	$ 180,455,707	$ 170,496,534	$ 152,033,981	$ 150,176,504	$ 145,501,389	$ 139,063,882	$ 128,690,981	$ 112,096,268
Business-type activities:										
Net investment in capital assets	$ 7,248,413	$ 4,497,158	$ 3,446,377	$ 1,847,898	$ 1,603,446	$ 1,413,734	$ 995,024	$ 1,080,739	$ 1,172,174	$ 1,266,023
Unrestricted	1,981,847	3,081,061	3,891,552	3,950,731	3,054,668	2,466,852	2,145,620	2,606,822	2,444,892	1,971,690
Total business-type activities net assets	$ 9,230,260	$ 7,578,219	$ 7,337,929	$ 5,798,629	$ 4,658,114	$ 3,880,586	$ 3,140,644	$ 3,687,561	$ 3,617,066	$ 3,237,713
Primary government:										
Net investment in capital assets	$ 124,100,965	$ 118,421,457	$ 112,422,361	$ 109,014,943	$ 106,414,289	$ 107,559,135	$ 105,922,468	$ 99,323,857	$ 90,720,971	$ 73,633,913
Restricted for HOST capital projects	-	-	-	-	-	-	-	1,360,007	2,351,098	4,276,217
Restricted for SPLOST capital projects	-	-	-	-	-	-	4,761,692	1,957,500	-	-
Restricted for hotel/motel tax	4,747,713	3,531,532	3,438,397	2,591,356	1,835,695	1,364,625	1,449,805	723,522	-	-
Restricted for parks operation	-	-	-	-	-	-	-	-	-	473,356
Restricted for public safety	93,390	122,302	111,322	111,322	131,002	134,002	-	201,342	297,060	319,040
Restricted for E911 operations	1,446,998	1,687,385	1,687,916	1,613,902	1,493,194	1,348,998	1,172,967	730,253	171,979	-
Restricted for grant programs	-	-	363,231	-	-	-	-	-	-	-
Restricted for capital projects	20,493,762	16,558,117	13,635,182	11,261,616	8,127,820	5,915,241	3,500,000	3,072,923	3,580,123	4,436,388
Restricted for law enforcement activities	584,117	550,909	437,772	315,639	310,831	267,232	285,297	-	-	-
Unrestricted	49,712,641	53,410,469	55,697,455	51,386,385	38,379,264	37,467,857	31,549,804	35,382,039	35,186,816	32,195,067
Total primary government net assets	$ 201,179,586	$ 194,282,171	$ 187,793,636	$ 176,295,163	$ 156,692,095	$ 154,057,090	$ 148,642,033	$ 142,751,443	$ 132,308,047	$ 115,333,981

(1) Restated for the implementation of GASB No. 101, *Compensated Absences*.

CITY OF DUNWOODY, GEORGIA

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

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Expenses										
Governmental activities:										
General government	$ 12,463,278	$ 11,453,998	$ 11,626,195	$ 9,833,274	$ 8,457,591	$ 7,918,105	$ 6,246,516	$ 5,781,192	$ 5,470,420	$ 5,472,183
Judicial	1,318,074	1,352,000	1,281,464	1,187,409	1,280,499	569,381	510,478	493,814	467,845	448,206
Public safety	17,016,955	16,201,516	13,063,582	11,634,546	11,348,379	12,287,202	10,598,867	10,012,037	9,412,704	8,784,310
Public works	8,992,748	9,605,264	10,858,761	7,462,010	7,436,928	9,243,311	9,283,600	8,561,008	8,405,211	11,768,593
Housing and development	-	-	-	-	-	-	1,837,312	1,707,639	1,103,613	1,067,674
Culture and recreation	6,287,514	6,582,762	6,131,802	7,757,326	7,513,909	3,847,670	3,646,383	3,049,535	2,607,956	2,481,726
Community development	2,689,582	3,435,254	3,571,419	3,457,575	5,370,092	2,410,095	2,820,337	2,858,795	3,875,067	2,242,840
Interest on long-term debt	219,078	238,667	257,916	276,824	221,979	177,218	184,961	191,346	208,912	97,256
Total governmental activities expenses	48,987,229	48,869,461	46,791,139	41,608,964	41,629,377	36,452,982	35,128,454	32,655,366	31,551,728	32,362,788
Business-type activities:										
Stormwater	2,256,719	2,799,721	1,655,085	1,336,324	1,749,524	1,661,076	2,719,386	2,012,032	2,092,649	2,178,387
Total business-type activities expenses:	2,256,719	2,799,721	1,655,085	1,336,324	1,749,524	1,661,076	2,719,386	2,012,032	2,092,649	2,178,387
Total primary government expenses	51,243,948	51,669,182	48,446,224	42,945,288	43,378,901	38,114,058	37,847,840	34,667,398	33,644,377	34,541,175
Program revenues										
Governmental activities:										
Charges for services:										
General government	859,499	781,922	741,345	887,287	860,963	120	89,372	533,952	494,430	524,690
Judicial	1,852,557	1,876,090	1,922,082	1,677,625	2,098,868	1,585,231	1,620,975	1,363,921	1,337,590	1,231,785
Public safety	1,583,444	1,760,276	1,723,148	1,588,138	1,573,910	1,535,965	1,964,420	1,952,208	1,405,799	1,379,181
Public works	756,034	801,452	497,607	564,832	509,892	501,719	367,551	370,112	359,082	345,254
Culture and recreation	374,420	330,633	314,512	297,993	234,989	26,445	14,240	36,168	52,553	43,561
Community development	978,055	1,397,256	1,506,662	2,414,547	2,656,988	1,608,518	2,441,700	2,428,158	4,736,536	1,220,378
Operating grants and contributions	487,783	215,453	523,464	9,759,750 **(1)**	81,409	117,632	20,027	22,679	60,679	18,522
Capital grants and contributions	12,957,515	14,074,617	16,304,644	13,605,281	9,954,355	12,606,579	8,454,995	4,058,979	6,571,816	2,726,375
Total governmental activities program revenues	19,849,307	21,237,699	23,533,464	30,795,453	17,971,374	17,982,209	14,973,280	10,766,177	15,018,485	7,489,746
Business-type activities:										
Charges for services										
Stormwater	2,928,861	2,926,205	2,807,362	2,468,722	2,525,535	2,391,389	2,166,096	2,068,165	2,111,503	2,010,908
Capital grants and contributions	540,544	29,952	335,041	-	-	-	-	-	354,000	-
Total business-type activities program revenues	3,469,405	2,956,157	3,142,403	2,468,722	2,525,535	2,391,389	2,166,096	2,068,165	2,465,503	2,010,908
Net (expense) revenue:										
Governmental activities	(29,137,922)	(27,631,762)	(23,257,675)	(10,813,511)	(23,658,003)	(18,470,773)	(20,155,174)	(21,889,189)	(16,533,243)	(24,873,042)
Business-type activities	1,212,686	156,436	1,487,318	1,132,398	776,011	730,313	(553,290)	56,133	372,854	(167,479)
Total primary government net (expense) revenue	$ (27,925,236)	$ (27,475,326)	$ (21,770,357)	$ (9,681,113)	$ (22,881,992)	$ (17,740,460)	$ (20,708,464)	$ (21,833,056)	$ (16,160,389)	$ (25,040,521)

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

CITY OF DUNWOODY, GEORGIA

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

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes:										
Property taxes	$ 12,940,093	$ 13,192,060	$ 11,965,595	$ 12,047,225	$ 10,393,782	$ 9,214,017	$ 9,088,509	$ 8,588,976	$ 8,104,867	$ 7,156,674
Sales taxes	-	-	-	-	-	-	-	6,567,340	5,955,748	6,398,673
Hotel/motel taxes	5,969,091	5,493,804	5,438,884	4,681,019	3,233,635	2,036,595	4,178,837	3,860,604	2,751,845	2,669,184
Franchise taxes	4,210,817	4,183,249	3,810,592	3,671,331	3,573,862	3,677,345	3,770,111	3,966,742	3,956,705	3,743,942
Business taxes	3,589,291	3,628,409	3,221,545	3,134,752	3,240,554	3,211,015	3,149,816	3,045,041	2,924,993	2,798,629
Alcohol and excise taxes	1,302,366	1,081,374	1,031,281	961,772	831,933	630,524	1,288,542	778,595	775,886	764,303
Insurance premium taxes	5,618,193	4,929,245	4,582,968	4,170,967	3,850,784	3,728,621	3,522,061	3,317,260	3,075,880	2,887,902
Unrestricted investment earnings	887,920	1,075,173	597,673	76,757	20,522	197,880	457,904	218,419	102,819	498,323
Miscellaneous revenues	269,181	185,209	324,385	462,203	303,814	449,891	1,133,600	1,328,729	684,898	457,688
Gain on disposal of capital assets	-	111,484	2,898,180	70,038	66,594	-	3,301	590,384	4,794,315	-
Transfers	(403,656)	-	-	-	-	-	-	-	-	-
Total governmental activities	34,383,296	33,880,007	33,871,103	29,276,064	25,515,480	23,145,888	26,592,681	32,262,090	33,127,956	27,375,318
Business-type activities:										
Unrestricted investment earnings	35,699	83,854	51,982	8,117	1,517	9,629	6,373	14,362	6,499	1,447
Transfers	403,656									
Total business-type activities	439,355	83,854	51,982	8,117	1,517	9,629	6,373	14,362	6,499	1,447
Total primary government net (expense) revenue	34,822,651	33,963,861	33,923,085	29,284,181	25,516,997	23,155,517	26,599,054	32,276,452	33,134,455	27,376,765
Change in Net Position										
Governmental activities	5,245,374	6,248,245	10,613,428	18,462,553	1,857,477	4,675,115	6,437,507	10,372,901	16,594,713	2,502,276
Business-type activities	1,652,041	240,290	1,539,300	1,140,515	777,528	739,942	(546,917)	70,495	379,353	(166,032)
Total primary government	$ 6,897,415	$ 6,488,535	$ 12,152,728	$ 19,603,068	$ 2,635,005	$ 5,415,057	$ 5,890,590	$ 10,443,396	$ 16,974,066	$ 2,336,244

CITY OF DUNWOODY, GEORGIA

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(accrual basis of accounting)

Fiscal Year	Property Taxes	Sales Taxes	Hotel/Motel Taxes	Franchise Taxes	Business Taxes	Alcohol and Excise Taxes	Insurance Premium Taxes	Total
2016	$ 7,156,674	$ 6,398,673	$ 2,669,184	$ 3,743,942	$ 2,798,629	$ 764,303	$ 2,887,902	$ 26,419,307
2017	8,104,867	5,955,748	2,751,845	3,956,705	2,924,993	775,886	3,075,880	27,545,924
2018	8,588,976	6,567,340	3,860,604 (1)	3,966,745	3,045,041	778,595	3,317,260	30,124,561
2019	9,088,509	- (2)	4,178,837	3,770,111	3,149,816	1,288,542	3,522,061	24,997,876
2020	9,214,017	-	2,036,595 (3)	3,677,345	3,211,015	630,524	3,728,621	22,498,117
2021	10,393,782	-	3,233,635	3,573,862	3,240,554	831,933	3,850,784	25,124,550
2022	12,047,225	-	4,681,019	3,671,331	3,134,752	961,772	4,170,967	28,667,066
2023	11,965,595	-	5,438,884	3,810,592	3,221,545	1,031,281	4,582,968	30,050,865
2024	13,192,060	-	5,493,804	4,183,249	3,628,409	1,081,374	4,929,245	32,508,141
2025	12,940,093	-	5,969,091	4,210,817	3,589,291	1,302,366	5,618,193	33,629,851

(1) In 2018, hotel/motel tax rate changed from 5% to 8%.
(2) Beginning in 2019, sales taxes received were recorded as Intergovernmental Revenue.
(3) In 2020, hotel/motel taxes saw a sharp decline due to COVID-19.

CITY OF DUNWOODY, GEORGIA

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Fund										
Nonspendable	$ 2,594,717	$ 2,056,850	$ 2,260,811	$ 1,793,940	$ 2,061,606	$ 2,145,648	$ 2,086,215	$ 2,111,316	$ 2,130,119	$ 399,732
Restricted:										
Public safety	93,390	122,302	111,322	111,322	131,002	134,002	-	-	-	-
Parks operation	-	-	-	-	-	-	-	-	-	473,355
Assigned:					-					
General government	589,846	559,434	269,974	269,974	73,549	50,915	-	-	-	-
Finance and administration	-	-	-	-	-	-	-	40,000	-	-
Police explorer program	-	-	-	-	-	-	-	3,151	428	1,080
Parks and recreation	240,000	180,000	120,000	60,000	-	3,415	11,600	-	-	-
Public works	-	-	-	-	-	-	-	125,000	-	-
Public safety	17,972	17,972	17,972	17,972	17,972	17,972	-	93,900	-	-
Housing and development	-	-	-	-	-	32,385	-	-	-	-
Community development	110,238	154,650	154,650	174,400	174,400	15,950	5,174	20,000	-	-
Assigned for appropriation of next year's budget	-	-	-	1,255,020	-	-	-	-	-	-
Assigned for future developments	1,129,439	4,615,653	8,006,446	9,740,763	-	-	-	-	-	-
Unassigned	31,362,317	29,950,201	26,440,795	23,909,627	24,471,104	23,270,359	17,104,045	12,689,282	11,653,877	13,224,143
Total general fund	$ 36,137,919	$ 37,657,062	$ 37,381,970	$ 37,333,018	$ 26,929,633	$ 25,670,646	$ 19,207,034	$ 15,082,649	$ 13,784,424	$ 14,098,310
All Other Governmental Funds										
Nonspendable	$ 248,738	$ 181,508	$ 112,421	$ -	$ 13,528	$ 102,881	$ -	$ -	$ -	$ 187,500
Restricted:										
Public safety	-	-	-	-	-	-	-	201,342	297,060	319,040
E911 operations	1,318,740	1,549,215	1,575,495	1,613,902	1,493,194	1,246,117	1,172,967	730,253	171,979	-
Capital projects	19,620,857	15,745,842	13,063,445	10,681,547	7,791,702	5,915,241	3,500,000	3,072,923	3,580,123	4,436,388
Hotel/motel fund	4,747,713	3,531,532	3,376,564	2,591,356	1,835,695	1,364,625	1,449,805	723,522	-	-
HOST capital projects	-	-	-	-	-	-	-	1,360,007	2,351,098	4,276,217
SPLOST capital projects	-	-	-	-	-	-	4,761,692	1,957,500	-	-
Law enforcement activities	584,117	550,909	439,423	315,639	300,803	267,232	285,297	-	-	-
Assigned:										
Capital projects	10,636,794	12,514,209	13,269,339	8,226,193	7,887,689	8,848,622	9,042,115	16,997,329	17,806,015	14,898,839
Debt service	688,079	588,079	488,079	388,078	323,378	185,738	185,738	132,244	-	-
Unassigned	-	-	-	-	-	-	-	-	-	(126,417)
Total all other governmental funds	$ 37,845,038	$ 34,661,294	$ 32,324,766	$ 23,816,715	$ 19,645,989	$ 17,930,456	$ 20,397,614	$ 25,175,120	$ 24,206,275	$ 23,991,567

CITY OF DUNWOODY, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Revenues										
Taxes	$ 33,615,836	$ 33,152,234	$ 29,641,109	$ 28,494,387	$ 25,156,947	$ 22,459,452	$ 24,518,900	$ 30,196,757	$ 27,511,491	$ 26,367,313
Licenses and permits	1,658,275	1,999,952	2,094,637	2,950,491	3,177,220	1,608,518	2,509,633	2,964,166	5,233,883	1,747,291
Intergovernmental	12,423,942	13,208,957	16,115,417	23,311,419 **(1)**	9,812,989	13,018,724	8,456,995	4,064,479	6,726,426	2,165,980
Charges for services	2,671,553	2,757,278	2,381,766	2,419,099	2,261,700	2,047,212	2,227,117	2,250,523	1,787,677	1,752,214
Fines and forfeitures	1,898,242	2,011,978	2,078,509	1,711,055	2,158,468	1,602,268	1,762,275	1,476,172	1,370,498	1,248,536
Contributions	857,699	974,018	670,980	44,530	123,212	168,626	18,527	13,956	24,591	68,522
Interest earned	1,023,192	1,176,045	607,542	78,835	20,522	159,355	457,904	218,419	102,819	35,082
Miscellaneous	445,120	363,630	499,807	811,979	736,645	449,891	1,133,600	1,328,729	684,898	457,696
Total revenues	54,593,859	55,644,092	54,089,767	59,821,795	43,447,703	41,514,046	41,084,951	42,513,201	43,442,283	33,842,634
Expenditures										
Current:										
General government	11,927,944	10,578,557	11,339,336	9,057,972	7,680,791	7,116,225	5,661,616	5,537,371	5,203,601	5,195,516
Judicial	1,313,785	1,348,689	1,279,387	1,185,384	1,280,851	563,530	508,040	495,978	466,244	447,802
Public safety	16,133,924	15,529,760	12,608,434	11,130,687	11,380,679	12,056,460	10,200,232	9,381,239	8,846,017	8,183,855
Public works	6,764,876	7,509,342	9,519,180	5,324,260	9,438,510	7,707,870	3,613,583	4,663,388	3,097,341	3,182,225
Housing and development	-	-	-	-	-	-	1,837,312	1,707,639	1,100,738	1,067,674
Culture and recreation	4,644,361	4,843,398	4,777,741	6,136,245	9,304,122	3,256,339	2,518,415	2,188,949	1,833,278	1,847,778
Community development	2,689,582	3,435,254	3,571,419	3,453,607	5,361,550	2,397,809	2,803,111	2,841,473	3,862,782	2,226,738
Capital outlay	8,289,694	8,584,304	9,069,189	7,919,070	1,266,350	3,891,785	14,068,694	13,646,039	22,791,435	19,086,841
Debt service:										
Principal	1,153,998	1,070,949	1,009,856	799,251	432,872	386,691	343,799	303,980	1,456,467	802,344
Interest	224,259	243,703	262,220	311,246	171,371	179,408	186,427	192,867	221,412	38,696
Total expenditures	53,142,423	53,143,956	53,436,762	45,317,722	46,317,096	37,556,117	41,741,229	40,958,923	48,879,315	42,079,469
Excess (deficiency) of revenues over expenditures	1,451,436	2,500,136	653,005	14,504,073	(2,869,393)	3,957,929	(656,278)	1,554,278	(5,437,032)	(8,236,835)
Other Financing Sources (Uses)										
Proceeds from sale of asset	80,218	111,484	7,446,636	70,038	66,594	38,525	3,152	712,792	5,337,854	1,059,318
Issuance of long-term debt	-	-	-	-	-	-	-	-	-	9,900,000
Issuance of note payable	-	-	457,362	-	5,777,319	-	-	-	-	-
SBITA	132,947	-	-	-	-	-	-	-	-	-
Transfers in	3,907,409	3,917,910	10,679,003	5,028,422	2,048,795	1,579,988	4,302,560	14,786,637	18,993,765	12,924,231
Transfers out	(3,907,409)	(3,917,910)	(10,679,003)	(5,028,422)	(2,048,795)	(1,579,988)	(4,302,560)	(14,786,637)	(18,993,765)	(12,924,231)
Total other financing sources (uses)	213,165	111,484	7,903,998	70,038	5,843,913	38,525	3,152	712,792	5,337,854	10,959,318
Net change in fund balances	$ 1,664,601	$ 2,611,620	$ 8,557,003	$ 14,574,111	$ 2,974,520	$ 3,996,454	$ (653,126)	$ 2,267,070	$ (99,178)	$ 2,722,483
Debt service as a percentage of noncapital expenditures	3.1%	3.0%	3.0%	3.0%	1.6%	1.8%	1.7%	1.7%	5.6%	2.8%

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

CITY OF DUNWOODY, GEORGIA

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

Fiscal Year	Property Taxes	Sales Taxes	Hotel/Motel Taxes	Franchise Taxes	Business Taxes	Alcohol and Excise Taxes	Insurance Premium Taxes	Motor Vehicle Taxes	Total
2016	$ 7,104,680	$ 6,398,673	$ 2,669,184	$ 3,743,942	$ 2,798,629	$ 665,173	$ 2,887,902	$ 99,130	$ 26,367,313
2017	8,070,434	5,955,748	2,751,845	3,956,705	2,924,993	667,124	3,075,880	108,762	27,511,491
2018	8,661,175	6,567,340	3,860,604 (1)	3,966,742	3,045,041	662,786	3,317,260	115,809	30,196,757
2019	9,032,933	- (2)	4,178,837	3,770,111	3,149,816	757,104	3,522,061	108,038	24,518,900
2020	9,175,352	-	2,036,595 (3)	3,677,345	3,211,015	541,358	3,728,621	89,166	22,459,452
2021	10,426,179	-	3,233,635	3,573,862	3,240,554	737,634	3,850,784	94,299	25,156,947
2022	11,874,546	-	4,681,019	3,671,331	3,134,752	863,929	4,170,967	97,843	28,494,387
2023	11,555,839	-	5,438,884	3,810,592	3,221,545	931,608	4,582,968	99,673	29,641,109
2024	13,836,153	-	5,493,804	4,183,249	3,628,409	976,343	4,929,245	105,031	33,152,234
2025	12,926,078	-	5,969,091	4,210,817	3,589,291	1,202,030	5,618,193	100,336	33,615,836

(1) In 2018, hotel/motel tax rate was changed from 5% to 8%.
(2) Beginning in 2019, sales taxes received were recorded as Intergovernmental Revenue.
(3) In 2020, hotel/motel taxes saw a sharp decline due to COVID-19.

CITY OF DUNWOODY, GEORGIA

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

Calendar Year	Real Property: Residential Property	Real Property: Commercial Property	Real Property: Industrial Property	Personal Property: Motor Vehicles	Personal Property: Other	Utility	Less Exemptions	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
2016	$ 1,733,097,145	$ 1,342,429,628	$ 1,999,113	$ 50,026,160	$ 168,525,124	$ 12,081,394	$ 737,564,063	$ 2,570,594,501	2.74000	$ 7,043,428,933	40%
2017	1,835,714,056	1,498,503,730	2,025,240	42,877,420	157,243,862	18,678,730	794,802,211	2,760,240,827	2.74000	7,563,059,866	40%
2018	1,911,835,716	1,755,390,179	803,240	24,293,260	154,660,039	19,671,971	841,104,329	3,025,550,076	2.74000	8,290,007,208	40%
2019	1,988,347,626	1,868,262,829	803,240	18,153,600	145,670,146	24,351,399	882,030,465	3,163,558,375	2.74000	8,668,149,948	40%
2020	2,026,208,130	1,875,827,432	815,120	13,510,350	151,394,922	25,904,320	1,002,379,554	3,091,280,720	2.74000	8,470,109,173	40%
2021	2,281,149,191	2,110,374,959	815,120	10,378,120	139,778,729	28,002,738	1,258,399,350	3,312,099,507	2.74000	9,075,152,649	40%
2022	2,614,740,011	2,270,111,724	815,120	8,612,270	139,707,722	29,336,853	1,494,742,553	3,568,581,147	3.04000	10,848,486,687	40%
2023	2,843,569,097	2,334,034,780	2,052,080 (1)	7,775,410	140,892,731	32,236,866	1,600,110,770	3,760,450,194	3.04000	11,431,768,590	40%
2024	2,962,908,928	2,612,771,729	3,028,200 (2)	6,616,220	134,127,514	32,615,631	1,851,963,947	3,900,104,275	3.04000	11,856,316,996	40%
2025	3,153,392,804	2,737,241,575	4,016,040	5,050,710	146,009,702	43,060,166 (3)	2,094,164,517	3,994,606,480	3.04000	12,143,603,699	40%

(1) - Large bulk warehouse added in 2023
(2) - Brownfield property added in 2024
(3) - Centralized public utility reassessment by the State in 2025

Source: Georgia Department of Revenue www.etax.dor.ga.gov

CITY OF DUNWOODY, GEORGIA

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

(rate per $1,000 of assessed value)

		DeKalb County							
Calendar Year	Dunwoody	Operating Millage	Debt Service Millage	Fire District Millage	Hospital Millage	Total County Millage	Total School District Millage	State	Total Direct and Overlapping Rates
2016	2.740	8.760	0.490	2.570	0.740	12.560	23.380	0.000	38.680
2017	2.740	8.693	0.794	3.080	0.740	13.307	23.280	0.000	39.327
2018	2.740	9.638	0.733	2.687	0.726	13.784	23.180	0.000	39.704
2019	2.740	9.304	0.953	2.709	0.648	13.614	23.080	0.000	39.434
2020	2.740	9.366	0.909	2.792	0.642	13.709	23.080	0.000	39.529
2021	2.740	9.108	0.504	2.996	0.356	12.964	23.080	0.000	38.784
2022	3.040	8.988	0.490	3.159	0.476	13.113	23.080	0.000	39.233
2023	3.040	9.209	0.479	2.837	0.379	12.904	22.980	0.000	38.924
2024	3.040	9.496	0.465	2.865	0.506	13.332	22.880	0.000	39.252
2025	3.040	11.027	0.254	2.453	0.611	14.345	22.780	0.000	40.165

Source: DeKalb County Tax Commissioner

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

CITY OF DUNWOODY, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS
CURRENT AND NINE YEARS AGO
DECEMBER 31, 2025

	2025			2016		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
PERIMETER MALL, LLC	$ 159,932,240	1	4.00 %	$ 73,402,838	1	2.86 %
CORPORATE PROPERTIES TRUST II SPE, LLC	125,618,200	2	3.14	-	-	-
BRICKS PERIMETER CENTER, LLC	59,511,000	3	1.49	-	-	-
UST RAVINIA OWNER, LP	58,589,712	4	1.47	-	-	-
BELL FUND V PERIMETER, LLC	47,709,480	5	1.19	-	-	-
CWS STAR CS PV WB, LLC	45,108,200	6	1.13	-	-	-
FPACP3 ASHFORD, LLC	44,318,560	7	1.11	-	-	-
KINSLEY AT PERIMETER PLACE, LLC	42,292,960	8	1.06	-	-	-
SIR JEFFERSON, LLC	42,000,000	9	1.05	-	-	-
CSP COMMUNITY OWNER, LLC	36,238,080	10	0.91	-	-	-
SPUS6 THREE RAVINIA, LP	-	-	-	43,435,200	2	1.69
ML TERRACE, LLC	-	-	-	41,212,920	3	1.61
ML TERRACES, LLC	-	-	-	39,936,640	4	1.56
350 PERIMETER CENTER NORTH ATL	-	-	-	38,236,000	5	1.49
302 PERIMETER CENTER, LLC	-	-	-	36,125,440	6	1.41
SOF BD OWNER	-	-	-	30,344,920	7	1.18
SHF I ALEXANDER PC, LLC	-	-	-	28,060,280	8	1.09
MASSACHUSETTS MUTUAL LIFE	-	-	-	27,998,120	9	1.09
FAIRFIELD PERIMETER	-			27,646,299	10	1.08
Totals	$ 661,318,432		16.56 %	$ 386,398,657		15.06 %

Source: DeKalb County Tax Commissioner

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

CITY OF DUNWOODY, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Period Ended December 31,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2016	$ 9,146,512	$ 8,716,581	95.3 %	$ 429,455	$ 9,146,036	99.9 %
2017	9,742,521	9,515,682	97.7	211,786	9,727,468	99.8
2018	10,202,502	9,920,268	97.2	282,234	10,202,502	100.0
2019	10,608,934	10,247,033	96.6	267,320	10,514,353	99.1
2020	10,852,337	10,575,103	97.4	277,234	10,852,337	100.0
2021	11,281,855	10,977,574	97.3	304,281	11,281,855	100.0
2022	13,244,728	12,737,948	96.2	506,780	13,244,728	100.0
2023	13,224,784	12,781,474	96.6	207,255	12,988,729	98.2
2024	15,009,846	14,429,442	96.1	218,871	14,648,313	97.6
2025	14,368,593	14,328,617	99.7	N/A	14,328,617	99.7

Source: DeKalb County Tax Commissioner
Note: Total tax levy for fiscal year is adjusted each year for errors, releases, and adjustments.

CITY OF DUNWOODY, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Period Ended December 31,	Governmental Activities Bonds Payable	Governmental Activities Notes Payable	Governmental Activities Subscription Liability	Total	Percentage of Personal Income (1)	Per Capita (1)
2016	$ 1,456,467	$ 9,900,000	$ -	$ 11,356,467	0.52 %	$ 233.03
2017	-	9,900,000	-	9,900,000	0.43	205.70
2018	-	9,596,020	-	9,596,020	0.40	196.41
2019	-	9,252,221	-	9,252,221	0.36	187.07
2020	-	8,865,530	-	8,865,530	0.33	179.57
2021	-	14,202,658	-	14,202,658	0.50	274.80
2022	-	13,403,407	-	13,403,407	0.45	262.28
2023	-	12,513,113	337,800	12,850,913	0.37	246.18
2024	-	11,557,994	221,970	11,779,964	0.34	227.80
2025	-	10,533,589	225,324	10,758,913	0.31	207.72

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

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

CITY OF DUNWOODY, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF DECEMBER 31, 2025

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable (1)	Estimated Share of Overlapping Debt
Direct debt:			
Notes payable/SBITA	$ 10,758,913	100.00 %	$ 10,758,913
Total direct debt	$ 10,758,913		$ 10,758,913
Overlapping debt:			
DeKalb County	$ 77,326,000	10.07 %	$ 7,786,728
Total overlapping debt	$ 77,326,000		$ 7,786,728
Total direct and overlapping debt	$ 88,084,913		$ 18,545,641

Source: Assessed value data used to estimate applicable percentages and debt outstanding obtained from DeKalb County's Finance Department.

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

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

CITY OF DUNWOODY, GEORGIA

LEGAL DEBT MARGIN
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Debt limit	$ 608,877,100	$ 575,206,822	$ 536,056,096	$ 506,332,370	$ 457,049,886	$ 409,366,027	$ 404,558,884	$ 386,785,497	$ 355,504,304	$ 330,236,647
Total net debt applicable to limit	-	-	-	-	-	-	-	-	1,456,467	2,258,811
Legal debt margin	$ 608,877,100	$ 575,206,822	$ 536,056,096	$ 506,332,370	$ 457,049,886	$ 409,366,027	$ 404,558,884	$ 386,785,497	$ 354,047,837	$ 327,977,836
Total net debt applicable to the limit as a percentage of debt limit	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%

Legal Debt Margin Calculation for Fiscal Year 2025

Assessed value	$ 3,994,606,480
Add back: exempt real property	2,094,164,517
Total assessed value	6,088,770,997
Debt limit (10% of total assessed value)	608,877,100
Debt applicable to limit:	
General obligation debt	-
Total net debt applicable to limit	-
Legal debt margin	$ 608,877,100

CITY OF DUNWOODY, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN YEARS

Fiscal Period	Population (1)	Personal Income (amounts expressed in thousands) (1)	Per Capita Personal Income (1)	Median Age (1)	School Enrollment (2)	Unemployment Rate (1)
2016	48,733	$ 2,176,952	$ 44,671	36.5	11,950	4.0 %
2017	48,128	2,298,641	47,761	36.8	11,872	3.6
2018	48,857	2,412,119	49,371	36.8	12,203	3.4
2019	49,459	2,572,313	52,009	36.6	12,580	2.4
2020	49,371	2,694,669	54,580	36.8	12,662	2.3
2021	51,683	2,813,002	54,428	36.7	12,703	1.8
2022	51,103	2,957,484	57,873	36.5	13,439	1.5
2023	52,201	3,468,391	66,443	36.5	13,439	1.5
2024	51,713	3,468,391	68,000	36.5	13,276	2.7
2025	51,795	3,516,484	72,129	36.5	13,179	2.8

(1) Source: U.S. Census Bureau - American Factfinder
(2) Source: DeKalb County Schools
Note: Population, per capita and personal income are estimates based on past regional trends.

CITY OF DUNWOODY, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

	2025			2016		
Employer	Employees (3)	Rank	Percentage of Total City Employment (2)	Employees (1)	Rank	Percentage of Total City Employment (2)
INTERCONTINENTAL HOTELS GROUP (SIX CONTINENTS GROUP)	1,073	1	3.83 %	1,523	1	6.05 %
IG SERVICES	839	2	2.99	-	-	-
HAPAG-LLOYD AMERICA, LLC	807	3	2.9	-	-	-
MAGGIANOS	355	4	1.27	360	7	1.43
UHS OF PEACHFORD, LP	332	5	1.18	406	3	1.61
INSIGHT GLOBAL, LLC	315	6	1.12	-	-	-
KADAN HOMECARE	313	7	1.12	-	-	-
MERIDIAN COOPERATIVE, INC.	292	8	1.04	-	-	-
PUBLIX SUPERMARKETS	279	9	0.99	-	-	-
NORDSTROM	246	10	0.88	402	4	1.60
WALMART	-	-	-	286	10	1.14
CONVERGENT OUTSOURCING, INC.	-	-	-	553	2	2.20
MACY'S #20	-	-	-	376	6	1.49
COMPUTER GENERATED SOLUTIONS	-	-	-	336	8	1.33
ABB ENTERPRISE, INC.	-	-	-	384	5	1.53
CONVITI DOMESTIC HOLDING	-	-	-	336	9	1.33
Totals	4,851		17.30 %	4,962		19.71 %

(1) Source: 2016 individual employer's business license filings
(2) Source: U.S. Bureau of Labor Statistics
(3) Source: 2025 individual employer's business license filings

CITY OF DUNWOODY, GEORGIA

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

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General government	30	26	15	15	10	7	6	6	6	6
Judicial	4	4	4	4	4	4	4	4	4	4
Public safety										
Officers	68	64	64	64	64	64	62	62	59	58
Civilians	19	14	14	14	14	14	14	14	13	10
Public works	1.5	1.5	1	1	1	1	1	1	1	1
Housing and development	2	2	2	2	2	1.7	1.7	1.7	1.7	1.7
Recreation	1	1	1	1	1	1	1	1	1	1
Community development	2	2	2	1	1	1	1	1	1	1
Total	127.5	114.5	103	102	97	93.7	90.7	90.7	86.7	82.7

Source: City of Dunwoody Human Resources Department

CITY OF DUNWOODY, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Public Safety										
Stations (1)	1	1	1	1	1	1	1	1	1	1
Patrol Units	55	53	49	52	52	51	51	46	47	46
Patrol Zones	3	3	3	3	3	4	3	3	3	3
Public Works										
Streets (miles)	144	144	144	146	146	146	146	143	143	143
Traffic Signals	62	62	62	63	62	62	62	60	60	57
Recreation										
Parks (acres)	201	201	201	201	201	192	192	185	182	175

Source: Various City departments.

CITY OF DUNWOODY, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Police										
Arrests	1,465	1,669	1,983	1,331	1,614	1,496	2,201	1,976	2,254	2,300
Incidents	4,463	5,470	6,444	5,265	4,864	5,965	5,629	5,578	5,910	6,294
Citations	6,600	7,288	9,140	7,324	7,158	8,568	12,246	8,129	9,021	7,639
Public Works										
Potholes repaired	146	157	74	138	188	141	209	159	207	234
Storm drains cleaned/repaired	96	122	70	154	81	194	229	188	197	180
Municipal Court										
Citations processed	7,369	8,777	8,489	7,490	8,086	9,204	10,659	8,901	10,033	8,787
Clients successfully completing probation	793	812	749	524	853	1,253	1,014	1,251	1,413	1,151
Community Development										
Permits issued	1,172	1,192	1,306	1,415	1,474	1,308	1,240	1,583	1,245	1,579
Inspections completed	4,828	4,906	5,284	6,788	6,079	4,151	4,694	4,408	3,877	6,737

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