

PRELIMINARY OFFICIAL STATEMENT DATED OCTOBER 28, 2025
BONDS TO BE SOLD TUESDAY, NOVEMBER 4, 2025, AT 9:30 A.M. CENTRAL TIME

New Issue
Book-Entry Only

Rating: S&P Global Ratings “__”
(See “RATING” herein)

In the opinion of Bond Counsel, based on existing law and assuming compliance with certain tax covenants of the Issuer, interest on the Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”) and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals; however, such interest on the Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. Under existing law and subject to certain exceptions, the Bonds and the income therefrom will be exempt from state, county and municipal taxation in the State of Tennessee. (See “Tax Matters” herein).

\$5,075,000*
CITY OF GREENBRIER, TENNESSEE
GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2025
(ULT) (BQ)

Dated: Date of Delivery

Due: May 1, as shown below*

The City of Greenbrier, Tennessee (the “Issuer”) will issue its \$5,075,000* General Obligation Public Improvement Bonds, Series 2025 (the “Bonds”) in fully registered form, without coupons, and, when issued, the Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository of the Bonds. Individual purchases of beneficial ownership interest in the Bonds will be made in book-entry form only, in denominations of \$5,000 or multiples thereof through DTC Participants. Interest on the Bonds will be payable semiannually on May 1 and November 1 of each year, commencing on May 1, 2026*, calculated on the basis of a 360-day year consisting of twelve 30-day months.

Payments of principal of and interest on the Bonds are to be made to purchasers by DTC through the Participants (as such term is herein defined). Purchasers will not receive physical delivery of Bonds purchased by them. See “The Bonds-Book-Entry-Only System.” Principal of and interest on the Bonds are payable by the Issuer to the corporate trust office of U.S. Bank Trust Company, National Association, Nashville, Tennessee, as registration and paying agent (the “Registration Agent”).

The Bonds are subject to redemption prior to maturity at the option of the Issuer at any time on or after May 1, 2035* at a price of par. The Bonds are payable on May 1* of each year as follows:

Maturity (May 1)*	Principal*	Interest Rate	Price or Yield	Maturity (May 1)*	Principal*	Interest Rate	Price or Yield
2027	\$275,000			2035	\$340,000		
2028	280,000			2036	355,000		
2029	285,000			2037	365,000		
2030	295,000			2038	380,000		
2031	305,000			2039	395,000		
2032	310,000			2040	410,000		
2033	320,000			2041	430,000		
2034	330,000						

The Bonds are payable from unlimited ad valorem taxes to be levied on all taxable property within the Issuer. The full faith and credit of the Issuer are irrevocably pledged for the prompt payment of principal of and interest on the Bonds.

The Bonds have been designated as “qualified tax-exempt obligations,” as defined by Section 265(b) of the Internal Revenue Code.

The Bonds are offered when, as and if issued, subject to the approval of the legality by Bass, Berry & Sims PLC, Nashville, Tennessee, Bond Counsel, whose opinion will be delivered with the Bonds. Certain legal matters will be passed upon for the Issuer by Lewis Thomason, P.C., Nashville, Tennessee, Counsel to the Issuer. Stephens Inc. is serving as Municipal Advisor to the City. The Bonds, in book-entry form, are expected to be available for delivery through The Depository Trust Company in New York, New York, on or about November 18, 2025.*

_____, 2025

* Preliminary, subject to change as provided in the Detailed Notice of Sale.

For purposes of compliance with Rule 15c2-12 of the Securities and Exchange Commission, this document, as the same may be supplemented or amended (collectively, the “Official Statement”) by the Issuer from time to time, is an Official Statement with respect to the Bonds described herein that is deemed final by the Issuer as of the date hereof (or of any such supplement or amendment). It is subject to completion with certain information to be established at the time of the sale of the Bonds as permitted by Rule 15c2-12 of the Securities and Exchange Commission.

No dealer, broker, salesman or other person has been authorized by the Issuer or by Stephens Inc., as financial advisor, to give any information or make any representations other than those contained in this Official Statement and, if given or made, such information or representations with respect to the Issuer or the Bonds must not be relied upon as having been authorized by the Issuer or Stephens Inc. This Official Statement does not constitute an offer to sell, or solicitation of an offer to buy, any securities other than the securities offered hereby to any person in any jurisdiction where such offer or solicitation of such offer would be unlawful.

This Official Statement should be considered in its entirety and no one factor should be considered more or less important than any other by reason of its position in this Official Statement. Where statutes, reports or other documents are referred to herein, reference should be made to such statutes, reports or other documents for more complete information regarding the rights and obligations of parties thereto, facts and opinions contained therein and the subject matter thereof.

The information and expressions of opinion in this Official Statement are subject to change without notice and neither the delivery of this Official Statement nor any sale made under it shall, under any circumstances, create any implication that there has been no change in the affairs of the Issuer since the date as of which information is given in this Official Statement.

In making an investment decision investors must rely on their own examination of the Issuer and the terms of the offering, including the merits and risks involved. No registration statement relating to the Bonds has been filed with the Securities and Exchange Commission or with any state securities agency. The Bonds have not been approved or disapproved by the Securities and Exchange Commission or any state securities agency, nor has the Securities and Exchange Commission or any state securities agency passed upon the accuracy or adequacy of this Official Statement. Any representation to the contrary is a criminal offense.

City of Greenbrier, Tennessee
General Obligation Public Improvement Bonds, Series 2025
(ULT) (BQ)

Dated _____, 2025*

<u>Maturity (May 1)*</u>	<u>Amount*</u>	<u>Rate</u>	<u>Yield</u>	<u>CUSIP No.**</u>
2027	\$275,000			
2028	280,000			
2029	285,000			
2030	295,000			
2031	305,000			
2032	310,000			
2033	320,000			
2034	330,000			
2035	340,000			
2036	355,000			
2037	365,000			
2038	380,000			
2039	395,000			
2040	410,000			
2041	430,000			

* Preliminary, subject to change as provided in the Detailed Notice of Sale.

** These CUSIP numbers have been assigned by Standard & Poor's CUSIP Service Bureau, a Division of The McGraw Hill Companies, Inc., and are included solely for the convenience of the Noteholders. The Issuer is not responsible for the selection or use of these CUSIP numbers, nor is any representation made as to their correctness on the Bonds or as indicated herein. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions, including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

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The material contained herein has been obtained from sources believed to be current and reliable, but the accuracy thereof is not guaranteed. The Official Statement contains statements which are based upon estimates, forecasts, and matters of opinion, whether or not expressly so described, and such statements are intended solely as such and not as representations of fact. All summaries of statutes, resolutions, and reports contained herein are made subject to all the provisions of said documents. The Official Statement is not to be construed as a contract with the purchasers of any of the City of Greenbrier, Tennessee General Obligation Public Improvement Bonds, Series 2025.

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CITY OF GREENBRIER, TENNESSEE

MAYOR

Lanny Adcock

BOARD OF MAYOR AND ALDERMEN

Alisha Allgood
Chris Davis
Bill Deaver
Jeff DeLong
Billy Ray Dorris
Donald Toohey

ADMINISTRATION

Stephanie Peterson Toland, City Recorder

ISSUER ATTORNEY

Lewis Thomason, P.C.
Nashville, Tennessee

BOND COUNSEL

Bass, Berry & Sims PLC
Nashville, Tennessee

REGISTRATION AND PAYING AGENT

U.S. Bank National Association
Nashville, Tennessee

MUNICIPAL ADVISOR

Stephens Inc.
Nashville, Tennessee

UNDERWRITER

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NOTICE OF SALE

\$5,075,000*

CITY OF GREENBRIER, TENNESSEE

GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2025 (ULT) (BQ)

Notice is hereby given that the Mayor of the City of Greenbrier, Tennessee (the “Issuer”) will accept a written bid or electronic bid for the purchase of all, but not less than all, of the Issuer’s \$5,075,000* General Obligation Public Improvement Bonds, Series 2025 (the “Bonds”) until:

9:30 A.M. Central Time on Tuesday, November 4, 2025.

Written bids must be addressed and delivered to the Issuer to the attention of the Mayor, c/o the office of the City Recorder, 2414 Hwy 41 S., Greenbrier, Tennessee 37073. Electronic bids must be submitted to PARITY® via the BiDCOMP Competitive Bidding System. No other form of bid or provider of electronic bidding services will be accepted. Such bids are to be publicly opened and read at such time and place on said day. For the purposes of both the written sealed bid process and the electronic bidding process, the time as maintained by BiDCOMP/PARITY® shall constitute the official time with respect to all bids submitted. If any provisions of this Notice of Sale conflict with information provided by BiDCOMP/PARITY® as the approved provider of electronic bidding services, this Notice of Sale shall control. ***The sale of all the Bonds on Tuesday, November 4, 2025 may be postponed prior to the time bids are to be received and as published on I-dealProspectus.com. If such postponement occurs, a later public sale may be held at the hour and place and on such date as communicated via I-dealProspectus.com upon forty-eight hours’ notice.***

The Bonds will be dated the date of delivery. The interest rate or rates on the Bonds shall not exceed 5% per annum and shall be payable semi-annually on May 1 and November 1, commencing May 1, 2026. No bid for the Bonds will be considered for less than 99% of par nor greater than 120% of par, as described in the Detailed Notice of Sale. In addition, each maturity of the Bonds must be reoffered at a price of not less than 98% of the par amount of such maturity. The Bonds will mature on May 1 in the years 2027 through 2041, inclusive, with term bonds optional and will be awarded on the sale date by the Mayor to the bidder whose bid results in the lowest true interest cost on the Bonds. The Bonds are subject to redemption prior to maturity at any time on or after May 1, 2035, at a price of par.

After opening the bids, the Issuer reserves the right to increase or decrease the principal amount of each maturity of the Bonds, provided that the aggregate principal amount of the Bonds may not exceed \$5,075,000, all as described in the Detailed Notice of Sale.

In the event that the competitive sale requirements of applicable Treasury Regulations are not met, the Issuer will require bidders to comply with the “hold-the-offering-price rule” for purposes of determining the issue price of the Bonds.

The Bonds will be “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

The Bonds in book-entry only form (except as otherwise set forth in the Detailed Notice of Sale) and approving opinion of Bass, Berry & Sims PLC, Nashville, Tennessee, will be furnished at the expense of the Issuer. Additional information, including the Official Statement and Detailed Notice of Sale, may be obtained from the undersigned at the office of the City Recorder, 2414 Hwy 41 S., Greenbrier, Tennessee 37073 or from Stephens Inc. Attention: Ashley McAnulty, One American Center, 3100 West End Avenue, Suite 630, Nashville, Tennessee 37203, Telephone: (615) 279-4334; Fax: (615) 279-4351.

Lanny Adcock
Mayor

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DETAILED NOTICE OF SALE

\$5,075,000*

CITY OF GREENBRIER, TENNESSEE

General Obligation Public Improvement Bonds, Series 2025 (ULT) (BQ)

Time and Place of Sale

Notice is hereby given that the Mayor of the City of Greenbrier, Tennessee (the “Issuer”) will accept a written bid or electronic bid for the purchase of all, but not less than all, of the Issuer’s \$5,075,000* General Obligation Public Improvement Bonds, Series 2025 (the “Bonds”) until:

9:30 A.M. Central Time on Tuesday, November 4, 2025.

The written bids must be addressed and delivered to the Issuer to the attention of the Mayor, c/o the office of the City Recorder, 2414 Hwy 41 S., Greenbrier, Tennessee 37073. Electronic bids must be submitted to PARITY® via the BiDCOMP Competitive Bidding System. No other form of bid or provider of electronic bidding services will be accepted. Such bids are to be publicly opened and read at such time and place on said day. For the purposes of both the written sealed bid process and the electronic bidding process, the time as maintained by BiDCOMP/PARITY® shall constitute the official time with respect to all bids submitted. If any provisions of this Notice of Sale conflict with information provided by BiDCOMP/PARITY® as the approved provider of electronic bidding services, this Notice of Sale shall control. ***The sale of all the Bonds on Tuesday, November 4, 2025 may be postponed prior to the time bids are to be received and as published on I-dealProspectus.com. If such postponement occurs, a later public sale may be held at the hour and place and on such date as communicated via I-dealProspectus.com upon forty-eight hours’ notice.*** The Bonds will be awarded on such date by the Mayor of the Issuer.

Description of Bonds

The Bonds will be issued in fully registered, book-entry form (except as otherwise provided herein), without coupons, be dated the date of delivery, be issued, or reissued upon transfer, in \$5,000 denominations or multiples thereof, as shall be requested by the purchaser or transferor thereof, as appropriate, and will mature and be payable on May 1 of each year as follows:

<u>Maturity (May 1)*</u>	<u>Principal*</u>	<u>Maturity (May 1)*</u>	<u>Principal*</u>
2027	\$275,000	2035	\$340,000
2028	280,000	2036	355,000
2029	285,000	2037	365,000
2030	295,000	2038	380,000
2031	305,000	2039	395,000
2032	310,000	2040	410,000
2033	320,000	2041	430,000
2034	330,000		

Registration and Depository Participation

The Bonds will be issued by means of a book-entry system with no physical distribution of note certificates made to the public. One Note certificate for each maturity will be issued to The Depository Trust Company, New York, New York (“DTC”), and immobilized in its custody. The book-entry system will evidence beneficial ownership interests of the Bonds in the principal amount of \$5,000 and any integral multiple of \$5,000, with transfers of beneficial ownership interest effected on the records of DTC participants and, if necessary, in turn by DTC pursuant to rules and procedures established by DTC and its participants. The successful bidder, as a condition to delivery of the Bonds, shall be required to deposit the Note certificates with DTC, registered in the name of Cede & Co., nominee of DTC. Interest on the Bonds will be payable semiannually on May 1 and November 1, beginning May 1, 2026, and principal of the Bonds will be payable, at maturity or upon redemption, to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC, and transfer of principal and interest payments to beneficial owners of the Bonds by Participants of DTC, will be the responsibility of such participants and of the nominees of beneficial owners. The Issuer will not be responsible or liable for such transfer of payments or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

In the event that the book-entry only system for the Bonds is discontinued and a successor securities depository is not appointed by the Issuer, Note Certificates in fully registered form will be delivered to, and registered in the names of, the DTC Participants or such other persons as such DTC participants may specify (which may be the indirect participants or beneficial owners), in authorized denominations of \$5,000 or integral multiples thereof. In addition, if the successful bidder for the Bonds certifies that it has no present intent to reoffer the Bonds, the Bonds may be issued in fully registered form only. The ownership of Bonds so delivered shall be registered in registration books to be kept by U.S. Bank Trust Company, National Association, Nashville, Tennessee, as registration and paying agent (the “Registration Agent”), at its principal corporate office, and the Issuer and the Registration Agent shall be entitled to treat the registered owners of the Bonds, as their names appear in such registration books as of the appropriate dates, as the owners thereof for all purposes described herein and in the resolution authorizing the Bonds.

Optional Redemption

The Bonds maturing May 1, 2027 through May 1, 2035, inclusive, shall mature without option of prior redemption, and Bonds maturing May 1, 2036 and thereafter, shall be subject to redemption prior to maturity at the option of the Municipality on May 1, 2035 and thereafter, as a whole or in part, at any time at the redemption price of par plus accrued interest to the redemption date.

Mandatory Redemption

The successful bidder shall have the option to designate certain consecutive serial maturities of the Bonds as one or more Term Bonds, each Term Note bearing a single interest rate. If a successful bidder designates certain consecutive serial maturities to be combined into one or more Term Bonds, each Term Note shall be subject to mandatory sinking fund redemption by the Issuer at a redemption price equal to 100% of the principal amount thereof, together with accrued interest to the date fixed for redemption at the rate stated in the Term Bonds to be redeemed. Each such mandatory sinking fund redemption shall be made on the date on which a consecutive maturity included as part of a Term Note is payable in accordance with the proposal of the successful bidder for the Bonds and in the amount of the maturing principal installment for the Bonds listed above for such principal payment date. Term Bonds to be redeemed within a single maturity shall be determined by DTC, or its successor, by lot or such other manner as DTC, or successor, shall determine; or if the Term Bonds are not being held under a Book-Entry System, the Term Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

Purpose and Authority for Bonds

The Bonds are being issued to finance the (i) improvement and extension of the water and sewer system of the Municipality (the “System”); (ii) acquisition of all property real and personal, appurtenant thereto, or connected with such public works projects; (iii) payment of legal, fiscal, administrative, architectural and engineering costs incident

thereto; (iv) reimbursement to the Issuer for funds previously expended for the foregoing projects; and (v) payment of costs incident to the issuance of the Bonds.

The Bonds are being issued under and in full compliance with the constitution and statutes of the State of Tennessee, including Sections 9-21-101 et seq., Tennessee Code Annotated, and pursuant to a resolution adopted by the Board of Mayor and Aldermen of the Issuer on October 6, 2025.

Security and Sources of Payment

The Bonds are payable from unlimited ad valorem taxes to be levied on all taxable property within the Issuer. The full faith and credit of the Issuer are irrevocably pledged for the prompt payment of principal of and interest on the Bonds. The Bonds are additionally payable from, but not secured by a pledge of, the revenues of the System.

Under Tennessee law, the Issuer's legislative body is authorized to levy a tax on all taxable property within the Issuer, or a portion thereof, without limitation as to rate or amount, and a referendum is neither required nor permitted to set the rate or amount. For a more complete statement of the general covenants and provisions to which the Bonds are issued, reference is hereby made to the resolution authorizing the Bonds.

Submission of Bid

All bids submitted, electronic or otherwise, must be submitted as set forth under the heading **"Time and Place of Sale"**, set forth above.

Written bids must be enclosed in a sealed envelope bearing the name and address of the bidder, clearly and legibly marked on the outside "Bid for Bonds," addressed and delivered to the following address:

Office of the Mayor
c/o Office of the City Recorder
2414 Hwy 41 S.
Greenbrier, Tennessee 37073

Written bids must be submitted on the Bid Form included with the Preliminary Official Statement or on a reasonable facsimile thereof. Electronic bids must be submitted to PARITY® via the BiDCOMP Competitive Bidding System. An electronic bid made through the facilities of BiDCOMP/PARITY® shall be deemed an offer to purchase in response to the Notice of Sale and shall be binding upon the bidder as if made by a signed sealed written bid made to the Issuer. To the extent any instructions or directions set forth in BiDCOMP/PARITY® conflict with the terms of the Detailed Notice of Sale, the Detailed Notice of Sale shall prevail. The Issuer shall not be responsible for any malfunction or mistake made by or as a result of the use of electronic bidding facilities. The use of such facilities is at the sole risk of the bidders. Subscription to I-Deal's BiDCOMP/PARITY® Competitive Bidding System by a bidder is required in order to submit an electronic bid. The Issuer will not confirm any subscription or be responsible for the failure of any prospective bidder to subscribe. Both written bids and electronic bids must be unconditional and received by the office of the Mayor and/or BiDCOMP/PARITY®, respectively, before the time stated above. Each bid must be accompanied by a Good Faith Deposit or Financial Surety Bond, if applicable (see below). The Issuer is not liable for any costs incurred in the preparation, delivery, acceptance or rejection of any bid, including, without limitation, the providing of a bid security deposit.

Form of Bids

All bids for the Bonds must be for not less than all of the Bonds. Bidders must bid not less than 99% of par nor greater than 120% of par plus accrued interest, if applicable (the "Purchase Price") for all of the Bonds. Bidders must specify the interest rate or rates the Bonds are to bear in multiples of one-eighth (1/8th) or one-twentieth (1/20th) of one percent (1%), but no rate specified for the Bonds shall be in excess of 5% per annum. There will be no limitation on the number of rates of interest which may be specified for the Bonds, but one rate of interest shall apply to all the Bonds of a maturity. Bidders may designate two or more consecutive serial maturities as one or more Term Note maturities equal in aggregate principal amount to, and with mandatory redemption requirements corresponding to,

such designated serial maturities. Bidders must specify the reoffering prices or yields of each maturity. Each maturity of the Bonds must be reoffered at a price of not less than 98% of the par amount of such maturity.

Revised Maturity Schedule

The aggregate principal amount of the Bonds (the “Preliminary Aggregate Principal Amount”) and the annual principal amounts of Bonds (the “Preliminary Annual Principal Amounts” and collectively, with reference to the Preliminary Aggregate Principal Amounts, the “Preliminary Amounts”) set forth in this Detailed Notice of Sale may be revised before the viewing of bids for the purchase of the Bonds. Any such revisions (the “Revised Aggregate Principal Amount”, the “Revised Annual Principal Amounts” and the “Revised Amounts”) WILL BE GIVEN BY NOTIFICATION PUBLISHED ON www.I-dealProspectus.com NOT LATER THAN 4:00 P.M., CENTRAL TIME ON THE DAY PRECEDING THE RECEIPT OF BIDS. In the event that no such revisions are made, the Preliminary Amounts will constitute the Revised Amounts and will remain as stated in this Detailed Notice of Sale. BIDDERS SHALL SUBMIT BIDS BASED ON THE REVISED AMOUNTS, IF ANY. Prospective bidders may request notification by facsimile transmission of any revisions in the Preliminary Amounts by so advising and faxing their telecopier number(s) to Stephens Inc., Financial Advisor to the Issuer, at (615) 279-4351 by 12:00 Noon, Central Time, at least one day prior to the date for receipt of the bids.

Changes to Maturity Schedule

The Issuer reserves the right to change the Revised Aggregate Principal Amount of the Bonds and the Revised Annual Principal Amounts of the Bonds after determination of the winning bidder, by increasing or decreasing the Revised Annual Principal Amount of the Bonds may not exceed \$5,075,000. Such changes, if any, will determine the final annual principal amounts of the Bonds (the “Final Annual Principal Amounts”) and the final aggregate principal amount of Bonds (the “Final Aggregate Principal Amount”). The dollar amount bid by the successful bidder will be adjusted to reflect any adjustments in the Final Aggregate Principal Amount of the Bonds. THE SUCCESSFUL BIDDER MAY NOT WITHDRAW ITS BID OR CHANGE THE INTEREST RATES BID OR THE INITIAL REOFFERING PRICES AS A RESULT OF ANY CHANGES MADE TO THE PRINCIPAL AMOUNTS WITHIN THESE LIMITS. The Issuer anticipates that the Final Annual Principal Amounts of the Bonds and the Final Aggregate Principal Amount of Bonds will be communicated to the successful bidder prior to the award of the Bonds. THE DOLLAR AMOUNT BID BY THE SUCCESSFUL BIDDER FOR THE PURCHASE OF THE BONDS WILL BE ADJUSTED TO REFLECT ANY CHANGE IN THE ANNUAL PRINCIPAL AMOUNTS BASED UPON THE ASSUMPTION THAT THE COUPON RATES, REOFFERING PRICES, AND THE UNDERWRITER’S DISCOUNT (EXCLUDING ORIGINAL ISSUE DISCOUNT/PREMIUM) STATED AS A PERCENTAGE OF THE AGGREGATE PRINCIPAL AMOUNT, AS SPECIFIED BY THE SUCCESSFUL BIDDER WILL NOT CHANGE.

Basis of Award

If an award is made, the Bonds will be awarded to the bidder whose bid results in the lowest true interest cost to the Issuer for the Bonds as determined by reference to the Revised Aggregate Principal Amounts as discussed in the paragraph above. The lowest true interest cost on the Bonds will be calculated as that rate which when used in computing the present worth of all payments of principal and interest on the Bonds (compounded semi-annually from the dated date of such Bonds) produces a yield equal to the purchase price of the Bonds. For the purpose of calculating the true interest cost, the principal amount of Term Bonds scheduled for mandatory sinking fund redemption as part of a Term Note shall be treated as a serial maturity in each year. Each bidder is required to specify its calculation of the true interest cost resulting from its bid, but such information shall not be treated as part of its proposal.

In the event that two or more of the bidders offer to purchase the Bonds thereof at the same lowest true interest cost, the Mayor shall determine, in the sole discretion of the Mayor, which of the bidders shall be awarded the Bonds.

The Mayor reserves the right to waive any irregularity or informality in any bid, and to reject any or all bids, and notice of rejection of any bid will be made promptly. Unless all bids are rejected, award of Bonds will be made by the Mayor on the sale date specified in the Notice of Sale.

Good Faith Deposit

The successful bidder will be required to submit a good faith deposit (each a “Deposit”) in the amount of \$101,500 for the Bonds. The Deposit may be provided in the form of:

1. **Federal Funds Wire Transfer.** A federal funds wire transfer submitted to the Issuer by the successful bidder by 3:00 p.m. Central Time on the day of the sale provided the Issuer awards the bid by 1:00 p.m. Central Time otherwise the wire shall be received not later than 12:00 noon Central Time on the next business day following the award. The Mayor reserves the right to adjust the time the deposit is to be received if there are problems with electronic transfers of funds or other acceptable reasons.
2. **Surety Bond.** A financial surety bond (a “Surety Bond”) from an insurance company acceptable to the Issuer and licensed to issue such a bond in the State of Tennessee. If a Surety Bond is used, it must be submitted to the Issuer prior to 4:00 p.m. Central Time on the day prior to the date bids are to be received. The Surety Bond must be in the form and substance acceptable to the Issuer, including (without limitation) identifying the bidder whose Deposit is guaranteed by such Surety Bond. If the Bonds are awarded to a bidder utilizing a Surety Bond, then each such successful bidder is required to submit its deposit to the Issuer not later than 12:00 noon Central Time on the next business day following the award by federal funds wire transfer. If such Deposit is not timely received, the Issuer may draw on the Surety Bond to satisfy the Deposit requirement.
3. **Certified Check.** A bank certified check, bank cashier’s check or a treasurer’s check drawn upon an incorporated bank or trust company payable unconditionally to the order of the Issuer. If a check is used, it must accompany a bid and be received by the time and date bids are required. If the successful bidder’s Deposit is by check, the check will be deposited on the date of the sale.

Wire transfer instructions are available from Stephens Inc., Attn: Ashley McNulty, One American Center, 3100 West End Avenue, Suite 630, Nashville, Tennessee 37203, Telephone (615) 279-4334; Fax: (615) 279-4351. In the event the successful bidder fails to timely submit the Deposit, the award may be terminated by the Mayor, and the Mayor, in the discretion of the Mayor, may award the Bonds to the bidder whose bid results in the next lowest true interest cost to the Issuer as the lowest complying bidder or hold a subsequent sale of the Bonds. The Issuer shall have no liability to any bidder who fails to properly submit a Deposit.

The Deposit of the successful bidder will be deposited by the Issuer and the proceeds thereof credited with no interest allowed thereon against the total purchase price to be paid for the Bonds upon their delivery or retained as and for full liquidated damages if the successful bidder fails to accept delivery of and pay for the Bonds. Checks and Surety Bonds of unsuccessful bidders will be returned promptly upon the award of the Bonds. If a successful bidder fails to timely make the Deposit for the Bonds, the award may be terminated in the discretion of the Mayor and the Issuer shall be entitled to an amount equal to the Deposit as liquidated damages for failure of the successful bidder to comply with the terms of the award of the Bonds.

Establishment of Issue Price

General. The winning bidder shall assist the Issuer in establishing the issue price of the Bonds as more fully described herein. All actions to be taken by the Issuer under this Notice of Sale to establish the issue price of the Bonds may be taken on behalf of the Issuer by the Issuer’s Municipal Advisor identified herein and any notice or report to be provided to the Issuer may be provided to the Issuer’s Municipal Advisor.

Anticipated Compliance with Competitive Sale Requirements. The Issuer anticipates that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the “competitive sale requirements”) because:

- the Issuer shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- all bidders shall have an equal opportunity to bid;

- the Issuer expects to receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- the Issuer anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Bonds, as specified in the bid.

Issuer Intention to Apply the Hold-the-Offering-Price Rule if Competitive Sale Requirements are Not Met. In the event that the competitive sale requirements are not satisfied with respect to the Bonds, the Issuer intends to treat the initial offering prices of the Bonds to the public as the issue price of such Bonds (the “hold-the-offering-price rule”), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity).

Application of the Hold-the-Offering-Price Rule. If the competitive sale requirements are not satisfied, then the successful bidder shall, on behalf of the underwriters participating in the purchase of the Bonds (i) confirm that the underwriters have offered or will offer each maturity of the Bonds to the public on or before the date of award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- the close of the fifth (5th) business day after the sale date; or
- the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The winning bidder shall promptly advise the Issuer when the underwriters have sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the winning bidder that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public, if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the winning bidder or such underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public, if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires.

The Issuer acknowledges that, in making the agreements and representations set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The Issuer further acknowledges that each underwriter shall be solely liable for its failure to

comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

Definitions. Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

- “public” means any person other than an underwriter or a related party,
- “underwriter” means (A) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),
- a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and
- “sale date” means the date that the Bonds are awarded by the Issuer to the winning bidder.

Issue Price Certificate. The winning bidder will be required to provide the Issuer, at closing, with an issue price certificate consistent with the foregoing. In the event the winning bidder will not reoffer any maturity of the Bonds for sale to the Public (as defined herein) by the delivery date of the Bonds, the issue price certificate may be modified in a manner approved by the Issuer.

CUSIP

The Issuer’s municipal advisor will request that the CUSIP Service Bureau assign CUSIP identification numbers to the Bonds, which numbers will be printed on the Bonds. The winning bidder will be responsible for the costs of assigning CUSIP numbers to the Bonds. Neither the failure to print a CUSIP number on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds in accordance with this Detailed Notice of Sale.

Official Statement

The Issuer will provide or cause to be provided, to the successful bidder, either in electronic format or printed copies, the final official statement sufficient in quantity to enable the successful bidder to comply with SEC Rule 15c2-12 and the rules of the Municipal Securities Rulemaking Board. Said final official statements will be provided to the successful bidder not later than seven (7) business days after the sale, or, if the Issuer, or its Financial Advisor, is notified that any confirmation requesting payment from any customer will be sent before the expiration of such period and specifying the date such confirmation will be sent, the final official statements will be provided in sufficient time to accompany such confirmation.

Continuing Disclosure

The Issuer will, at the time the Bonds are delivered, execute a Continuing Disclosure Certificate in which it will covenant for the benefit of holders and beneficial owners of the Bonds to provide audited financial information for the Issuer not later than twelve months after each of the Issuer’s fiscal years (the “Annual Report”), and to provide notice of the occurrence of certain enumerated events and notice of failure to provide any required financial information of the Issuer. The Annual Report and notices described above will be filed by the Issuer with the Municipal Securities Rulemaking Board (“MSRB”) at www.emma.msrb.com and with any State Information Depository established in the State of Tennessee (the “SID”).

Legal Opinion and Transcript

The book-entry Bonds and the approving opinion of Bass, Berry & Sims PLC, Nashville, Tennessee, Bond Counsel (which will be delivered with the Bonds), together with the Bond transcript, including a certificate as to no litigation from the Issuer dated as of the date of the delivery of the Bonds, will be furnished to the purchaser at the expense of the Issuer. As set forth in the Official Statement and subject to the limitations set forth therein, bond counsel's opinion will include an opinion that interest on the Bonds is (i) excludable from gross income for federal income tax purposes as it relates to the Bonds; and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax, except for certain corporations, as more fully described in the official statement. Owners of the Bonds, however, may be subject to certain additional taxes or tax consequences arising with respect to ownership of the Bonds. For a discussion thereof, reference is hereby made to the Official Statement and the forms of opinions contained therein.

Bank Qualification

The Bonds will be "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

Delivery and Payment

The Bonds are expected to be ready for delivery within forty-five (45) days after the sale thereof, in book-entry form. At least five (5) days' notice will be given to the bidder. Delivery will be made through The Depository Trust Company, New York, New York at the expense of the purchaser. Payment for the Bonds must be made in federal funds or other immediately available funds.

Further Information

Copies of the Preliminary Official Statement may be obtained from the undersigned at the office of the City Recorder, 2414 Hwy 41 S., Greenbrier, Tennessee 37073, or from Stephens Inc., Attn: Ashley McAnulty, One American Center, 3100 West End Avenue, Suite 630, Nashville, Tennessee 37203, Telephone: (615) 279-4334; Fax: (615) 279-4351.

Lanny Adcock,
Mayor

\$5,075,000*
CITY OF GREENBRIER, TENNESSEE
GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2025
OFFICIAL BID FORM
(ULT) (BQ)

The Honorable Lanny Adcock
 Mayor
 c/o Office of City Recorder
 2414 Hwy 41 S.
 Greenbrier, Tennessee 37073

_____, 2025

For your legally issued, properly executed the City of Greenbrier, Tennessee (the "Issuer") \$5,075,000* General Obligation Public Improvement Bonds, Series 2025 (the "Bonds") and in all respects to be as more fully outlined in your Detailed Notice of Sale, which by reference is made a part hereof, we will pay you a sum of \$_____.

The Bonds will be dated the date of issuance, will mature on May 1 as shown below, and shall bear interest at the following rates:

<u>Maturity (May 1)*</u>	<u>Amount*</u>	<u>Interest Rate</u>	<u>Reoffering Price</u>	<u>Maturity (May 1)*</u>	<u>Amount*</u>	<u>Interest Rate</u>	<u>Reoffering Price</u>
2027	\$275,000	_____%	_____%	2035	\$340,000	_____%	_____%
2028	280,000	_____	_____	2036	355,000	_____	_____
2029	285,000	_____	_____	2037	365,000	_____	_____
2030	295,000	_____	_____	2038	380,000	_____	_____
2031	305,000	_____	_____	2039	395,000	_____	_____
2032	310,000	_____	_____	2040	410,000	_____	_____
2033	320,000	_____	_____	2041	430,000	_____	_____
2034	330,000	_____	_____				

Principal of and interest on the Bonds will be payable at the principal corporate trust office of U.S. Bank Trust Company, National Association, Nashville, Tennessee. This bid is made with the understanding that the Issuer will furnish without cost to the successful bidder the unqualified approving opinion of Bass, Berry & Sims PLC, Attorneys, Nashville, Tennessee, and the executed Bonds.

We have exercised the option to designate two or more consecutive serial maturities as Term Bonds as set forth below:

Term Bond 1, due May 1, _____ includes the following maturities: From May 1, _____ to May 1, _____. Term Bond 2, due May 1, _____ includes the following maturities: From May 1, _____ to May 1, _____.
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Firm Name	
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In accordance with the terms of the Detailed Notice of Sale, there is enclosed herewith a certified check or bank cashier's or treasurer's check for \$110,000 payable to the order of the Issuer or a Financial Surety Bond which guarantees payment of \$110,000, or a wire transfer of \$110,000 to the Issuer as set forth in the Detailed Notice of Sale, which is to be applied in accordance with the Detailed Notice of Sale. If using a Financial Surety Bond or a wire transfer, the good faith deposit may be provided in the form of:

1. **Federal Funds Wire Transfer.** A federal funds wire transfer submitted to the Issuer by the successful bidder by 3:00 p.m. Central Time on the day of the sale provided the Issuer awards the bid by 1:00 p.m. Central Time otherwise the wire shall be received not later than 12:00 noon Central Time on the next business day following

the award. The Mayor reserves the right to adjust the time the deposit is to be received if there are problems with electronic transfers of funds or other acceptable reasons.

2. **Surety Bond.** A financial surety bond (a “Surety Bond”) from an insurance company acceptable to the Issuer and licensed to issue such a bond in the State of Tennessee. If a Surety Bond is used, it must be submitted to the Issuer prior to 4:00 p.m. Central Time on the day prior to the date bids are to be received. The Surety Bond must be in the form and substance acceptable to the Issuer, including (without limitation) identifying the bidder whose Deposit is guaranteed by such Surety Bond. If the Bonds are awarded to a bidder utilizing a Surety Bond, then each such successful bidder is required to submit its deposit to the Issuer not later than 12:00 noon Central Time on the next business day following the award by federal funds wire transfer. If such Deposit is not timely received, the Issuer may draw on the Surety Bond to satisfy the Deposit requirement.
3. **Certified Check.** A bank certified check, bank cashier’s check or a treasurer’s check drawn upon an incorporated bank or trust company payable unconditionally to the order of the Issuer. If a check is used, it must accompany a bid and be received by the time and date bids are required. If the successful bidder’s Deposit is by check, the check will be deposited on the date of the sale.

Wire transfer instructions are available from Stephens Inc., Attn: Ashley McNulty, One American Center, 3100 West End Avenue, Suite 630, Nashville, Tennessee 37203, Telephone (615) 279-4334; Fax: (615) 279-4351. In the event the successful bidder fails to timely submit the Deposit, the award may be terminated by the Mayor, and the Mayor, in the discretion of the Mayor, may award the Bonds to the bidder whose bid results in the next lowest true interest cost to the Issuer as the lowest complying bidder or hold a subsequent sale of the Bonds. The Issuer shall have no liability to any bidder who fails to properly submit a Deposit.

In the event this bid is accepted and should for any reason we fail to comply with the terms of this bid, said deposit will be forfeited by us as full liquidated damages; otherwise, said deposit will be credited against the purchase price of the Bonds at closing. In the event the Mayor fails to deliver the Bonds to us as described in the Detailed Notice of Sale, said deposit will be returned to us.

Accepted _____, 2025

Respectfully submitted,

Mayor

Firm Name

Signature

Title

Telephone Number of Person to Submit Bid

The following is for information purposes only.

Total Interest Cost	
Plus discount or less premium, if any	
Net Interest Cost	
True Interest Rate (TIC)	

(The calculations of Net Interest Costs and True Interest Rate and the Reoffering Prices are for information purposes only and do not constitute a part of this bid.)

Summary Statement

This Summary is expressly qualified by the entire Official Statement, which should be viewed in its entirety by potential investors.

ISSUER	City of Greenbrier, Tennessee (the “Issuer”).
ISSUE	\$5,075,000* General Obligation Public Improvement Bonds, Series 2025 (the “Bonds”).
PURPOSE	The Bonds are being issued to provide funds to finance the (i) improvement and extension of the water and sewer system (the “System”) of the Municipality; (ii) acquisition of all property real and personal, appurtenant thereto, or connected with such public works projects; (iii) payment of legal, fiscal, administrative, architectural and engineering costs incident thereto; (iv) reimbursement to the Issuer for funds previously expended for the foregoing projects; and (v) payment of costs incident to the issuance of the Bonds.
SECURITY	The Bonds are payable from unlimited ad valorem taxes to be levied on all taxable property within the Issuer. The full faith and credit of the Issuer are irrevocably pledged for the prompt payment of principal of and interest on the Bonds. The Bonds are additionally payable from, but not secured by a pledge of, the revenues of the System.
DATED DATE	November 18, 2025*.
INTEREST DUE	Each May 1 and November 1, commencing May 1, 2026.*
PRINCIPAL DUE	May 1, commencing May 1, 2027 through May 1, 2041.*
SETTLEMENT DATE	November 18, 2025*.
OPTIONAL REDEMPTION	The Bonds maturing May 1, 2036* and thereafter, shall be subject to redemption prior to maturity at the option of the Municipality on May 1, 2035* and thereafter, as a whole or in part, at any time at the redemption price of par plus accrued interest to the redemption date.
RATING	“_____” by S&P Global Ratings (the “Rating Agency”), based on documents and other information provided by the Issuer. The rating reflects only the view of the Rating Agency and neither the Issuer, the Financial Advisor nor the Underwriter makes any representations as to the appropriateness of such rating.

There is no assurance that such rating will continue for any given period of time or that it will not be lowered or withdrawn entirely by the Rating Agency if in its judgment circumstances so warrant. Any such downward change in or withdrawal of the rating may have an adverse effect on the secondary market price of the Bonds. Any explanation of the significance of the rating may be obtained from the Rating Agency.

TAX MATTERS	Bass, Berry & Sims PLC will provide an unqualified opinion as to the tax exemption of the Bonds discussed under “TAX MATTERS” herein.
BANK QUALIFICATION	The Bonds will be "qualified tax-exempt obligations" pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended.
REGISTRATION AND PAYING AGENT.....	U.S. Bank Trust Company, National Association, Nashville, Tennessee.
MUNICIPAL ADVISOR.....	Stephens Inc., Nashville, Tennessee.
UNDERWRITER.....	_____, _____, _____.

Official Statement

City of Greenbrier, Tennessee

\$5,075,000*

General Obligation Public Improvement Bonds, Series 2025 (ULT) (BQ)

Introduction

The Official Statement, including the cover page and appendices hereto, is furnished in connection with the issuance by The City of Greenbrier, Tennessee (the “Issuer”) of \$5,075,000* General Obligation Public Improvement Bonds, Series 2025 (the “Bonds”).

The Bonds are issuable under and in full compliance with the constitution and statutes of the State of Tennessee, including Sections 9-21-101, et seq., Tennessee Code Annotated, and pursuant to a resolution adopted by the Board of Mayor and Aldermen of the Issuer on October 6, 2025 (the “Resolution”) authorizing the issuance, sale and payment of the Bonds.

This Official Statement includes descriptions of, among other matters, the Bonds, the Resolution, and the Issuer. Such descriptions and information do not purport to be comprehensive or definitive. All references to the Resolution are qualified in their entirety by reference to the definitive document, including the form of the Bonds included in the Resolution. During the period of the offering of the Bonds, copies of the Resolution and any other documents described herein or in the Resolution may be obtained from the Issuer. After delivery of the Bonds, copies of such documents will be available for inspection at the Mayor’s office. All capitalized terms used in this Official Statement and not otherwise defined herein have the meanings set forth in the Resolution.

The Bonds

Description

The Bonds are being issued to finance the (i) improvement and extension of the water and sewer system (the “System”) of the Municipality; (ii) acquisition of all property real and personal, appurtenant thereto, or connected with such public works projects; (iii) payment of legal, fiscal, administrative, architectural and engineering costs incident thereto (collectively, the “Projects”); (iv) reimbursement to the Issuer for funds previously expended for the foregoing projects; and (v) payment of costs incident to the issuance of the Bonds.

The Bonds will be issued as fully registered book-entry Bonds, without coupons, in denominations of \$5,000 or any integral multiple thereof. The Bonds will be dated the date of delivery. Interest on the Bonds, at the rates per annum set forth on the cover page and calculated on the basis of a 360-day year, consisting of twelve 30-day months, will be payable semiannually on May 1 and November 1 of each year (herein an “Interest Payment Date”), commencing May 1, 2026.*

The Bonds will mature on the dates and in the amounts set forth on the cover page.

Except as otherwise provided in the Detailed Notice of Sale and in the Resolution, the Bonds will be initially registered only in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”), which will act as securities depository for the Bonds.

U.S. Bank Trust Company, National Association, Nashville, Tennessee (the “Registration Agent”) will make all interest payments with respect to the Bonds on each Interest Payment Date directly to the registered owners as shown on the Note registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the Interest Payment Date (the “Regular Record Date”) by check or draft mailed to such owners at their addresses shown on said registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the obligations of the Issuer in respect of such Bonds to the extent of the payments so made. Payment of principal of the Bonds shall be made upon presentation and surrender of such Bonds to the Registration Agent as the same shall become due and payable. In the event the Bonds are no longer registered in the name of DTC or its successor or assigns, if requested by the Owner of at least \$1,000,000 in aggregate principal amount of the Bonds, payment of interest on such Bonds shall be paid by wire transfer to a bank within the continental United States or deposited to a designated account if such account is maintained with the Registration Agent and written notice of any such election and designated account is given to the Registration Agent prior to the record date.

Any interest on any Note which is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter “Defaulted Interest”) shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the Issuer to the persons in whose names the Bonds are registered at the close of business on a date (the “Special Record Date”) for the payment of such Defaulted Interest, which shall be fixed in the following manner: The Issuer shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Note and the date of the proposed payment, and at the same time the Issuer shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest. Thereupon, not less than ten (10) days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which date shall not be more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered owners. The Registration Agent shall promptly notify the Issuer of such Special Record Date and, in the name and at the expense of the Issuer, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each registered owner at the address thereof as it appears in the Note registration records maintained by the Registration Agent as of the date of such notice. Nothing contained in the Resolution or in the Bonds shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the Issuer to punctually pay or duly provide for the payment of principal of and interest on the Bonds when due.

Optional Redemption

The Bonds maturing May 1, 2036* and thereafter, shall be subject to redemption prior to maturity at the option of the Municipality on May 1, 2035* and thereafter, as a whole or in part, at any time at the redemption price of par plus accrued interest to the redemption date.

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

Mandatory Redemption

Subject to the credit hereinafter provided, the Issuer shall redeem Bonds maturing May 1, 20__ on the redemption dates set forth below opposite, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. DTC, as securities depository for the series of Bonds of which this Note is one, or such Person as shall then be serving as the securities depository for the Bonds, shall determine the interest of each Participant in the Bonds to be redeemed using its procedures generally in use at that time. If DTC, or another securities depository is no longer serving as securities depository for the Bonds, the Bonds to be redeemed within a maturity shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall select. The dates of redemption and principal amount of Bonds to be redeemed on said dates are as follows:

<u>Final Maturity</u>	<u>Redemption Date</u>	<u>Principal Amount of Bonds Redeemed</u>
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*Final Maturity

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such redemption date, the Issuer may (i) deliver to the Registration Agent for cancellation Bonds maturing May 1, 20__ to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and canceled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Note maturing May 1, 20__ so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the Issuer on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced.

Notice of Redemption

Notice of call for redemption, whether optional or mandatory, shall be given by the Registration Agent on behalf of the Issuer not less than twenty (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Note registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the Issuer nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants, or Beneficial Owners. Failure of DTC, or any successor Depository, to provided notice to any

DTC Participant or Beneficial Owner will not affect the validity of such redemption. The Registration Agent shall mail said notices as and when directed by the Issuer pursuant to written instructions from an authorized representative of the Issuer (other than for a mandatory sinking fund redemption, if applicable, notices of which shall be given at least forty-five (45) days prior to the redemption date unless a shorter notice period shall be satisfactory to the Registration Agent). From and after the redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided. In the case of a Conditional Redemption, the failure of the Issuer to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the Depository or the affected Bondholders that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

Security and Sources of Payment

The Bonds are payable from unlimited ad valorem taxes to be levied on all taxable property within the Issuer. The full faith and credit of the Issuer are irrevocably pledged for the prompt payment of principal of and interest on the Bonds. The Bonds are additionally payable from, but not secured by a pledge of, the revenues of the System.

Discharge and Satisfaction of Bonds

The Bonds may be discharged and defeased in any one or more of the following ways:

(a) By depositing sufficient funds as and when required with the Registration Agent, to pay the principal of and interest on such Bonds as and when the same become due and payable;

(b) By depositing or causing to be deposited with any trust company or financial institution whose deposits are insured by the Federal Deposit Insurance Corporation or similar federal agency and which has trust powers (an "Agent"; which Agent may be the Registration Agent) in trust or escrow, on or before the date of maturity or redemption, sufficient money or Defeasance Obligations, as hereafter defined, the principal of and interest on which, when due and payable, will provide sufficient moneys to pay or redeem such Bonds and to pay interest thereon when due until the maturity or redemption date (provided, if such Bonds are to be redeemed prior to maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for the giving of such notice);

(c) By delivering such Bonds to the Registration Agent, for cancellation by it;

and if the Issuer shall also pay or cause to be paid all other sums payable under the Resolution, or make adequate provision therefor, and by resolution of the Board of Mayor and Aldermen instruct any such Agent to pay amounts when and as required to the Registration Agent for the payment of principal of and interest on such Bonds when due, then such Bonds shall be discharged and satisfied and all covenants, agreements and obligations of the Issuer to the holders of such Bonds shall be fully discharged and satisfied.

If the Issuer pays and discharges the indebtedness evidenced by any of the Bonds in the manner provided in either clause (a) or clause (b) above, then the registered owners of such Bonds shall thereafter be entitled only to payment out of the money or Defeasance Obligations.

Defeasance Obligations are direct obligations of, or obligations, the principal of and interest on which are guaranteed by, the United States of America, which bonds or other obligations shall not be subject to redemption prior to their maturity other than at the option of the registered owner thereof.

Book-Entry-Only System

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee). Only one fully-registered Note certificate will be issued in the aggregate principal amount of each maturity of the Bonds, and will be deposited with DTC.

DTC is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds securities that its participants (“Participants”) deposit with DTC. DTC also facilitates the settlement among Participants of securities transactions, such as transfers and pledges, in deposited securities through electronic computerized book-entry changes in Participants’ accounts, thereby eliminating the need for physical movement of securities certificates. Direct Participants include securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is owned by a number of its Direct Participants and by the New York Stock Exchange, Inc., the American Stock Exchange, Inc., and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as securities brokers and dealers, banks, and trust companies that clear through or maintain a custodial relationship with Direct Participants, either directly or indirectly (“Indirect Participants”). The Rules applicable to DTC and its Participants are on file with the Securities and Exchange Commission.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Note (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase, but Beneficial Owners are expected to receive written confirmation providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interest in the Bonds are to be accomplished by entries made on the books of Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co. The deposit of Bonds with DTC and their registration in the name of Cede & Co. effect no change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Neither DTC nor Cede & Co. will consent or vote with respect to the Bonds. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Bonds will be made to DTC. DTC's practice is to credit Direct Participants' accounts on the payable date in accordance with their respective holdings shown on DTC's records unless DTC has reason to believe that it will not receive payment on the payable date. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as in the case with securities held for the accounts of customers in bearer form or registered in "street name" and will be the responsibility of such Participant and not of DTC, the Registration Agent, or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to DTC is the responsibility of the Issuer or the Registration Agent, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the Issuer or the Registration Agent. Under such circumstances, in the event that a successor securities depository is not obtained, Note certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Note certificates will be printed and delivered.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer takes no responsibility for the accuracy thereof.

THE ISSUER AND THE REGISTRATION AGENT HAVE NO RESPONSIBILITY OR OBLIGATION TO PARTICIPANTS, OR TO ANY BENEFICIAL OWNER WITH RESPECT TO (I) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY PARTICIPANT; (II) THE PAYMENT BY DTC OR ANY PARTICIPANT OF ANY AMOUNT WITH RESPECT TO THE PRINCIPAL OF OR INTEREST ON THE BONDS; (III) THE DELIVERY OR TIMELINESS OF DELIVERY BY ANY PARTICIPANT OR ANY NOTICE TO ANY BENEFICIAL OWNER WHICH IS REQUIRED OR PERMITTED UNDER THE TERMS OF THE RESOLUTION TO BE GIVEN TO NOTEHOLDERS; OR (IV) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC OR CEDE & CO. AS NOTEHOLDER.

Sources and Uses of Funds

The following table sets forth the sources and uses of funds in connection with the issuance of the Bonds.

Sources of Funds

Par Amount	\$ _____
Reoffering Premium (Discount)	_____
Total Sources	\$ _____

Uses of Funds

Deposit to Project Fund	\$ _____
Costs of Issuance (includes Underwriter's Discount, Municipal Advisory Fees, and Expenses)	_____
Total Uses	\$ _____

Application of Bond Proceeds

The proceeds of the Bonds will be deposited to a Project Fund held by the Issuer, and used to pay costs of the Projects and costs of issuance of the Bonds.

Rating

The Bonds have been assigned a rating of “__” by S&P Global Ratings (the “Rating Agency”) based on documents and other information provided by the Issuer. The rating reflects only the view of the Rating Agency, and neither the Issuer, the Financial Advisor, nor the Underwriter make any representation as to the appropriateness of such rating.

There is no assurance that such rating will continue for any given period of time or that it will not be lowered or withdrawn entirely by the Rating Agency if in its judgment circumstances so warrant. Any such downward change in or withdrawal of the rating may have an adverse effect on the secondary market price of the Bonds. Any explanation of the significance of the rating may be obtained from the Rating Agency.

Continuing Disclosure

General

The Issuer will at the time the Bonds are delivered execute a Continuing Disclosure Certificate under which it will covenant for the benefit of holders and beneficial owners of the Bonds to provide audited financial statements relating to the Issuer by not later than twelve months after the end of each fiscal year commencing with the fiscal year ending June 30, 2025 (the “Annual Report”), and to provide notice of the occurrence of certain enumerated events and notice of failure to provide any required financial information of the Issuer. The Annual Report and notices described above will be filed by the Issuer with the Municipal Securities Rulemaking Board (“MSRB”) at www.emma.msrb.com and with any State Information Depository which may be established in Tennessee (the “SID”). The specific nature of the information to be contained in the Annual Report or the notices of events is summarized below. These covenants have been made in order to assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b), as it may be amended from time to time (the “Rule”).

In the past five years, the Issuer has not failed to comply, in any material respect, with any previous undertakings with regard to the Rule.

Annual Report

The Issuer’s Annual Report shall contain or incorporate by reference the General Purpose Financial Statements of the Issuer for the fiscal year, prepared in accordance with generally accepted accounting principles; provided, however, if the Issuer’s audited financial statements are not available by the time the Annual Report is required to be filed, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained herein, and the audited financial statements shall be filed when available.

Any or all of the items above may be incorporated by reference from other documents, including Official Statements in final form for debt issues of the Issuer or related public entities, which have been submitted to the Securities and Exchange Commission. If the document incorporated by reference is a final Official Statement, it will be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

Reporting of Significant Events

The Issuer will file notice of the following events (the “Listed Events”) with the MSRB and SID, if any:

- a. Principal and interest payment delinquencies.
- b. Non-payment related defaults, if material.
- c. Unscheduled draws on debt service reserves reflecting financial difficulties.
- d. Unscheduled draws on credit enhancements reflecting financial difficulties.
- e. Substitution of credit or liquidity providers, or their failure to perform.
- f. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds.
- g. Modifications to rights of the security holders, if material.
- h. Bond calls, if material, and tender offers.
- i. Defeasances.
- j. Release, substitution or sale of property securing repayment of the security, if material.
- k. Rating changes.
- l. Bankruptcy, insolvency, receivership or similar event of the obligated person.
- m. The consummation of a merger, consolidation or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
- n. Appointment of a successor or additional trustee or the change of name of a trustee, if material
- o. Incurrence of a financial obligation (as defined by the Rule) of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Issuer, any of which affect security holders, if material; and
- p. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Issuer, any of which reflect financial difficulties.

Upon the occurrence of a Listed Event, the Issuer shall file a notice of such occurrence with the MSRB and SID, if any, no more than ten (10) business days after the occurrence of such event.

For Listed Events where notice is only required upon a determination that such event would be material under applicable Federal securities laws, the Issuer shall determine the materiality of such event as soon as possible after learning of its occurrence.

Termination of Reporting Obligation

The Issuer's obligations under the Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds.

Amendment/Waiver

Notwithstanding any other provision of the Disclosure Certificate, the Issuer may amend the Disclosure Certificate, and any provision of the Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions concerning the Annual Report and Reporting of Significant Events it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized Bond Counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Holders of the Bonds in the same manner as provided in the Resolution for amendments to the Resolution with the consent of the respective Holders, or (ii) does not, in the opinion of nationally recognized Bond Counsel, materially impair the interests of the Holders or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of the Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given, and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Default

In the event of a failure of the Issuer to comply with any provision of the Disclosure Certificate, any Noteholder or any Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under the Disclosure Certificate. A default under the Disclosure Certificate shall not be deemed an event of default, if any, under the Resolution, and the sole remedy under the Disclosure Certificate in the event of any failure of the Issuer to comply with the Disclosure Certificate shall be an action to compel performance.

Future Issues

The City has not authorized and does not contemplate the issuance of additional indebtedness in next 24 months.

Litigation

The Issuer, like other similar bodies, is subject to a variety of suits and proceedings arising in the ordinary conduct of its affairs. As of the date of this Official Statement and after reviewing the current status of all pending and threatened litigation with its counsel, the Issuer believes that, while the outcome of litigation cannot be predicted, the final settlement of all lawsuits that have been filed and of any actions or claims pending or threatened against the Issuer or its officials in such capacity are adequately covered by insurance or by sovereign immunity or will not have a material adverse effect upon the Issuer's financial condition.

As of the date of this Official Statement, the Issuer has no knowledge or information concerning any pending or threatened litigation contesting the authority of the Issuer to issue, sell or deliver the proposed Bonds. The Issuer has no knowledge or information of any actions pending or expected which would materially affect the Issuer's ability to pay the debt service requirements of the proposed Bonds.

Approval of Legal Proceedings

Legal matters incident to the authorization and issuance of the Bonds are subject to the unqualified approving opinion of Bass, Berry & Sims PLC, Bond Counsel. A copy of the opinion will be delivered with the Bonds. (See Appendix A). Certain legal matters will be passed upon for the Issuer by Lewis Thomason, P.C. Nashville, Tennessee, Counsel to the Issuer.

Tax Matters

Federal Taxes

General. Bass, Berry & Sims PLC, Nashville, Tennessee, is Bond Counsel for the Bonds. Their opinion under existing law, relying on certain statements by the City and assuming compliance by the City with certain covenants, is that interest on the Bonds:

- is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"); and
- is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals; however, such interest on the Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations.

The Code imposes requirements on the Bonds that the City must continue to meet after the Bonds are issued. These requirements generally involve the way that the Bond proceeds must be invested and ultimately used. If the City does not meet these requirements, it is possible that a bondholder may have to include interest on the Bonds in its federal gross income on a retroactive basis to the date of issue. The City has covenanted to do everything necessary to meet these requirements of the Code.

A bondholder or who is a particular kind of taxpayer may also have additional tax consequences from owning the Bonds. This is possible if a bondholder is:

- an S corporation,

- a United States branch of a foreign corporation,
- a financial institution,
- a property and casualty or a life insurance company,
- an individual receiving Social Security or railroad retirement benefits,
- an individual claiming the earned income credit,
- a borrower of money to purchase or carry the Bonds, or
- an applicable corporation, as defined in Section 59(k) of the Code

If a bondholder is in any of these categories, it should consult its tax advisor.

Bond Counsel is not responsible for updating its opinion in the future. It is possible that future events or changes in applicable law could change the tax treatment of the interest on the Bonds or affect the market price of the Bonds. See also “Changes in Federal and State Tax Law” below in this heading.

Bond Counsel expresses no opinion on the effect of any action taken or not taken in reliance upon an opinion of other counsel on the federal income tax treatment of interest on the Bonds, or under State, local or foreign tax law.

Bond Premium. If a bondholder purchases a Bond for a price that is more than the principal amount, generally the excess is “bond premium” on that Bond. The tax accounting treatment of bond premium is complex. It is amortized over time and as it is amortized a bondholder’s tax basis in that Bond will be reduced. The holder of a Bond that is callable before its stated maturity date may be required to amortize the premium over a shorter period, resulting in a lower yield on such Bonds. A bondholder in certain circumstances may realize a taxable gain upon the sale of a Bond with bond premium, even though the Bond is sold for an amount less than or equal to the owner’s original cost. If a bondholder owns any Bonds with bond premium, it should consult its tax advisor regarding the tax accounting treatment of bond premium.

Original Issue Discount. A Bond will have “original issue discount” if the price paid by the original purchaser of such Bond is less than the principal amount of such Bond. Bond Counsel’s opinion is that any original issue discount on these Bonds as it accrues is excluded from a bondholder’s federal gross income under the Internal Revenue Code. The tax accounting treatment of original issue discount is complex. It accrues on an actuarial basis and as it accrues a bondholder’s tax basis in these Bonds will be increased. If a bondholder owns one of these Bonds, it should consult its tax advisor regarding the tax treatment of original issue discount.

Information Reporting and Backup Withholding. Information reporting requirements apply to interest on tax-exempt obligations, including the Bonds. In general, such requirements are satisfied if the interest recipient completes, and provides the payor with a Form W-9, “Request for Taxpayer Identification Number and Certification,” or if the recipient is one of a limited class of exempt recipients. A recipient not otherwise exempt from information reporting who fails to satisfy the information reporting requirements will be subject to “backup withholding,” which means that the payor is required to deduct and withhold a tax from the interest payment, calculated in the manner set forth in the Code. For the foregoing purpose, a “payor” generally refers to the person or entity from whom a recipient receives its payments of interest or who collects such payments on behalf of the recipient.

If an owner purchasing a Bond through a brokerage account has executed a Form W-9 in connection with the establishment of such account, as generally can be expected, no backup withholding should occur. In any event, backup withholding does not affect the excludability of the interest on the Bonds from gross income for Federal income tax purposes. Any amounts withheld pursuant to backup withholding would be

allowed as a refund or a credit against the owner's Federal income tax once the required information is furnished to the Internal Revenue Service.

Qualified Tax-Exempt Obligations

Under the Code, in the case of certain financial institutions, no deduction from income under the federal tax law will be allowed for that portion of such institution's interest expense which is allocable to tax-exempt interest received on account of tax-exempt obligations acquired after August 7, 1986. The Code, however, provides that certain "qualified tax-exempt obligations", as defined in the Code, will be treated as if acquired on August 7, 1986. Based on an examination of the Code and the factual representations and covenants of the City as to the Bonds, Bond Counsel has determined that the Bonds upon issuance will be "qualified tax-exempt obligations" within the meaning of the Code.

State Taxes

Under existing law, the Bonds and the income therefrom are exempt from all present state, City and municipal taxes in Tennessee except (a) Tennessee excise taxes on interest on the Bonds during the period the Bonds are held or beneficially owned by any organization or entity, or other than a sole proprietorship or general partnership doing business in the State of Tennessee, and (b) Tennessee franchise taxes by reason of the inclusion of the book value of the Bonds in the Tennessee franchise tax base of any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee.

Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal and Congressional committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. It cannot be predicted whether, or in what form, these proposals might be enacted or if enacted, whether they would apply to Bonds prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

Municipal Advisor

Stephens Inc. is serving as Municipal Advisor to the Issuer in connection with the issuance of the Bonds. Stephens Inc., in its capacity as Municipal Advisor, has relied on the opinion of Bond Counsel and has not verified and does not assume any responsibility for the information, covenants and representations contained in any of the legal documents with respect to the federal or state income tax status of the Bonds or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies. The information set forth herein has been obtained from the Issuer and other sources believed to be reliable, but has not been independently verified by Municipal Advisor.

The Municipal Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds.

The Municipal Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the Issuer and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Municipal Advisor does not guarantee the accuracy or completeness of such information.

Underwriting

_____, _____, _____ (the "Underwriter"), acting for and on behalf of itself and such other securities dealers as it may designate, will purchase the Bonds for an aggregate purchase price of \$_____, which is par, plus/less original issue premium/discount of \$_____, less Underwriter's Discount of \$_____.

The Underwriter may offer and sell the Bonds to certain dealers (including dealer banks and dealers depositing the Bonds into investment trusts) and others at prices different from the public offering prices stated on the cover page of this Official Statement. Such initial public offering prices may be changed from time to time by the Underwriter.

Miscellaneous

The foregoing summaries do not purport to be complete and are expressly made subject to the exact provisions of the complete documents. For details of all terms and conditions, purchasers are referred to the Resolution, copies of which may be obtained from the Issuer.

Any statement made in this Official Statement involving matters of opinion and estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

The execution and delivery of this Official Statement was duly authorized by the Issuer.

Certificate of Issuer

I, Lanny Adcock, do hereby certify that I am the duly qualified and acting Mayor of the City of Greenbrier, Tennessee, and as such official, I do hereby further certify with respect to the Official Statement dated _____, 2025 issued in connection with the sale of the Issuer's \$_____ General Obligation Public Improvement Bonds, Series 2025, and to the best of my knowledge, information, and belief (a) the descriptions and statements contained in said Official Statement were at the time of the acceptance of the winning bid and are on the date hereof true and correct in all material respects; and (b) that said Official Statement did not at the time of the acceptance of the winning bid and does not on the date hereof contain an untrue statement of a material fact or omit to state a material fact required to be stated where necessary to make the statements made, in light of the circumstances under which they are made, not misleading.

WITNESS my official signature this ____ day of _____, 2025.

/s/ _____
Mayor

I, Stephanie Peterson Toland, do hereby certify that I am the duly qualified and acting City Recorder of the City of Greenbrier, Tennessee, and as such official, I do hereby certify that Lanny Adcock is the duly qualified and acting Mayor of said Issuer and that the signature appended to the foregoing certificate is the true and genuine signature of such official.

WITNESS my official signature and the seal of the City of Greenbrier, Tennessee as of the date subscribed to the foregoing certificate.

/s/ _____
City Recorder

(SEAL)

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APPENDIX A

Proposed Form of Legal Opinion of Bass, Berry & Sims PLC, Attorneys,
Nashville, Tennessee relating to the Bonds

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(Proposed Form of Opinion of Bond Counsel)

Bass, Berry & Sims PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

(Dated Closing Date)

We have acted as bond counsel to the City of Greenbrier, Tennessee (the "Issuer") in connection with the issuance of \$_____ General Obligation Public Improvement Bonds, Series 2025, dated the date hereof (the "Bonds"). We have examined the law and such certified proceedings and other papers as we deemed necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify such facts by independent investigation.

Based on our examination, we are of the opinion, as of the date hereof, as follows:

1. The Bonds have been duly authorized, executed and issued in accordance with the constitution and laws of the State of Tennessee and constitute valid and binding general obligations of the Issuer.

2. The resolution of the Board of Mayor and Aldermen of the Issuer authorizing the Bonds have been duly and lawfully adopted, is in full force and effect and is the valid and binding agreement of the Issuer, enforceable in accordance with its terms.

3. The Bonds are payable from unlimited ad valorem taxes to be levied on all taxable property within the Issuer. The full faith and credit of the Issuer are irrevocably pledged for the prompt payment of principal of and interest on the Bonds.

4. Interest on the Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals; however, such interest on the Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes under Section 103 of the Code. Failure to comply with certain of such requirements could cause interest on the Bonds to be so includable in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds. The Issuer has covenanted to comply with all such requirements.

5. Under existing law, the Bonds and the income therefrom are exempt from all present state, City and municipal taxes in Tennessee except (a) Tennessee excise taxes on all or a portion of the interest on any of the Bonds during the period such Bonds are held or beneficially owned by any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee, and (b) Tennessee franchise taxes by reason of the inclusion of the book value of the Bonds in the Tennessee franchise tax base of any organization or entity, other than a sole proprietorship or general partnership doing business in the State of Tennessee.

6. The Bonds are “qualified tax-exempt obligations” for purposes of Section 265 of the Code.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Resolution may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting the rights and remedies of creditors, and by equity principles, whether considered at law or in equity.

We express no opinion herein as to the accuracy, adequacy or completeness of the Official Statement relating to the Bonds. Further, we express no opinion herein regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

This opinion is given as of the date hereof, and we assume no obligation to update or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Yours truly,

APPENDIX B

Demographic and General Financial Information for the Issuer

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DEMOGRAPHIC AND GENERAL FINANCIAL INFORMATION OF THE COUNTY

GENERAL INFORMATION

The City of Greenbrier (the “City”) is located in the Northcentral portion of Tennessee in Robertson County (the “County”). The County is bordered by Montgomery, Cheatham, Davidson and Sumner Counties in Tennessee and the State of Kentucky. The City has a total area of 6.6 square miles and is approximately 23 miles north of Nashville.

An elected City Mayor and a 6 Aldermen govern the County. Elections are held every four years.

DEMOGRAPHIC DATA

Population

The U.S. Census Bureau estimated a 2024 population of 7,039 residents in the City which represents a 9.4% increase since the 2010 Census.

	<u>City</u>	<u>County</u>	<u>Tennessee</u>
1980 U.S. Census	3,180	37,021	4,600,252
1990 U.S. Census	3,062	41,669	4,890,626
2000 U.S. Census	4,981	54,825	5,703,719
2010 U.S. Census	6,433	66,314	6,355,518
2020 U.S. Census	6,945	72,962	6,927,904
2021 U.S. Census Estimate	6,984	74,054	6,965,740
2022 U.S. Census Estimate	6,960	75,402	7,062,217
2023 U.S. Census Estimate	6,955	76,820	7,148,304
2024 U.S. Census Estimate	7,039	78,459	7,227,750

Source: U.S. Census Bureau

Per Capita Personal Income

The County's per capita personal income for 2023 was \$56,484 reflecting a 56% increase since 2014.

	Robertson County	Tennessee	% of State
2014 Per Capita Personal Income	\$36,182	\$40,225	89.9%
2015 Per Capita Personal Income	\$37,542	\$41,937	89.5%
2016 Per Capita Personal Income	\$38,330	\$42,938	89.3%
2017 Per Capita Personal Income	\$40,108	\$44,407	90.3%
2018 Per Capita Personal Income	\$41,538	\$46,449	89.4%
2019 Per Capita Personal Income	\$44,202	\$48,903	90.4%
2020 Per Capita Personal Income	\$46,726	\$51,945	90.0%
2021 Per Capita Personal Income	\$51,772	\$57,491	90.1%
2022 Per Capita Personal Income	\$53,977	\$59,099	91.3%
2023 Per Capita Personal Income	\$56,484	\$62,039	91.0%

Source: U.S. Department of Commerce, Bureau of Economic Analysis, CA1-3 Personal Income Summary

Median Housing Values

	County	Tennessee	% of State
2014 Median Housing Value	\$165,000	\$166,000	99.4%
2015 Median Housing Value	\$164,900	\$175,000	94.2%
2016 Median Housing Value	\$183,922	\$185,000	99.4%
2017 Median Housing Value	\$192,250	\$196,800	97.7%
2018 Median Housing Value	\$206,000	\$210,000	98.1%
2019 Median Housing Value	\$230,000	\$226,000	101.8%
2020 Median Housing Value	\$255,980	\$244,900	104.5%
2021 Median Housing Value	\$307,000	\$283,410	108.3%
2022 Median Housing Value	\$360,000	\$325,000	110.8%
2023 Median Housing Value	\$355,000	\$339,900	104.4%

Source: Tennessee Housing Development Agency – This data reflects only the sales prices of new and existing homes that were sold in the respective years. This data may not be representative of the median value of all homes in the County.

Economic Data

Labor Force, Employment and Unemployment Data

The labor force within the County has increased from 33,943 in 2015 to 41,037 as of July 2025, reflecting a 21% increase.

Year	Employment	Unemployment	Total Labor Force	Unemployment Percent		
				Robertson County	State	U.S.
2015	32,314	1,629	33,943	4.8%	5.5%	5.3%
2016	32,532	1,462	33,994	4.3%	4.7%	4.9%
2017	33,876	1,229	35,105	3.5%	3.7%	4.4%
2018	34,969	1,156	36,125	3.2%	3.5%	3.9%
2019	36,075	1,077	37,152	2.9%	3.3%	3.7%
2020	33,837	2,314	36,151	6.4%	7.5%	8.1%
2021	36,000	1,344	37,344	3.6%	4.5%	5.4%
2022	37,551	1,122	38,673	2.9%	3.4%	3.6%
2023	38,234	1,101	39,335	2.8%	3.2%	3.6%
2024	38,723	1,157	39,880	2.9%	3.4%	4.0%
July-25	39,519	1,518	41,037	3.7%	3.6%	4.2%

Source: Bureau of Labor Statistics

Major Employers

The following are the largest employers and their respective number of employees in the County.

LIST OF MAJOR EMPLOYERS IN ROBERTSON COUNTY

Employer	Employees	Products/Services
Electrolux Home Products	2,500	Gas & Electric Ranges
Robertson County Board of Education	1,592	Schools
Macy's Logistics	988	Distribution for Macy's
Dorman Products	775	Automotive Parts
Lowe's Home Centers, LLC	752	Retail
NorthCrest Medical Center	500	Healthcare – Hospitals
Walmart Inc.	450	Retail
Robertson County Government	442	Government
Martinrea Fabco	375	Automotive Parts
Unarco Material Handling, Inc.	370	Pallet and Warehouse Storage Systems

Source: Tennessee Department of Economic and Community Development.

Location and Transportation

The City is located in the Southeast section of Robertson County. The County adjoins Tennessee's Davidson County on the south, Montgomery County on the west, Sumner County on the east, and Cheatham County on the southwest. The County also adjoins Kentucky's Logan County, Simpson County, and Todd County to the north.

Interstate highways I-65 and I-24 run through the County along with U.S. Highways 41, which runs right through the City, and 431. There are various State Highways running through the County as well.

Air Transport

The Springfield-Robertson County Airport handles corporate jets and general aviation aircraft and is approximately 12 miles from the City. The nearest commercial airport, Nashville International Airport, is approximately 30 miles away in Nashville. The Nashville International Airport operates an average of 660 daily flights to approximately 114 nonstop markets.

Water Transport

The nearest port facility for water transport is in Nashville on the Cumberland River.

Rail Transport

The CSX Railroad runs through the middle of the City.

Health Care

TriStar NorthCrest Medical Center, which began operations in 1956 under the name of Jesse Holman Jones Hospital, is a 109-bed facility located in Springfield, just 8 miles from Greenbrier. The hospital serves Robertson and surrounding counties as well as Southern Kentucky. The 43 acre NorthCrest Medical Center campus includes the hospital and four medical office buildings that house more than 100 physicians in a broad range of specialties. NorthCrest Medical Center has been named Top Performer on Key Quality Measures by The Joint Commission, the leading accreditor of health care organizations in America. In September 2021, it became part of the TriStar Health network, part of HCA Healthcare.

Retail Sales

The County’s retail sales in 2024 totaled \$1,118,182,952, reflecting a 105% increase since 2005.

Retail Sales By Calendar Year			
2005 Retail Sales	\$545,060,606	2015 Retail Sales	\$682,614,878
2006 Retail Sales	\$596,883,751	2016 Retail Sales	\$743,689,138
2007 Retail Sales	\$632,037,659	2017 Retail Sales	\$784,355,523
2008 Retail Sales	\$616,557,109	2018 Retail Sales	\$794,450,440
2009 Retail Sales	\$545,705,722	2019 Retail Sales	\$884,458,229
2010 Retail Sales	\$564,468,268	2020 Retail Sales	\$930,003,934
2011 Retail Sales	\$601,074,174	2021 Retail Sales	\$1,102,339,676
2012 Retail Sales	\$614,987,645	2022 Retail Sales	\$1,231,682,906
2013 Retail Sales	\$656,930,692	2023 Retail Sales	\$1,169,848,868
2014 Retail Sales	\$670,882,089	2024 Retail Sales	\$1,118,182,952

Source: Tennessee Department of Revenue

Tourism, Restaurants and Lodging

There are several hotels/motels within the County and a multitude of restaurants. Area attractions include the Port Royal State Historic Park, Highland Rim Speedway, Tennessee-Kentucky Threshermen’s Show, and the Bell Witch Bluegrass Festival.

Higher Education

The County’s population is served locally by the Highland Crest College Campus that was opened in August 2011. In coordination with Volunteer State Community College and Austin Peay State University, the college offers general education core classes in a 30,000 square foot, two-story building. In addition, many colleges and universities in the Greater Nashville Area, including Belmont University, Fisk University, Lipscomb University, Tennessee State University, Trevecca Nazarene University, and Vanderbilt University provide many options within driving distance of the County.

Public Education

There are 23 schools in the Robertson County public school system. All Robertson County schools are accredited by the Southern Association of Colleges and Schools and are approved by the Tennessee Department of Education. The City is served by Greenbrier Elementary School, Greenbrier Middle School and Greenbrier High School.

The school system operates under the direction of a six-member School Board and a Director of Schools. Members are elected by popular vote in county elections. They serve staggered, four-year terms. The Director of Schools is appointed by the Board members. The average daily membership of the Robertson County school system was 11,084 for the 2023-2024 school year.

Average Daily Membership			
Robertson County		Robertson County	
School Year	Schools	School Year	Schools
2004-2005	9,974	2014-2015	11,143
2005-2006	10,261	2015-2016	10,977
2006-2007	10,551	2016-2017	11,085
2007-2008	10,710	2017-2018	11,050
2008-2009	10,774	2018-2019	10,959
2009-2010	10,909	2019-2020	12,296
2010-2011	10,957	2020-2021	13,583
2011-2012	11,050	2021-2022	13,670
2012-2013	11,182	2022-2023	11,180
2013-2014	10,807	2023-2024	11,084

Source: Tennessee Department of Education

Accounting and Financial Reporting for Retirement Commitments

See page 33, Note 6, of the City’s Annual Financial Report for the fiscal year ending June 30, 2024.

Accounting and Financial Reporting for Other Post-employment Benefits (“OPEB”)

See page 38, Note 7 of the City’s Annual Financial Report for the fiscal year ending June 30, 2024.

CITY OF GREENBRIER, TENNESSEE
GENERAL FINANCIAL INFORMATION
SUMMARY OF OUTSTANDING DEBT

Amount Issued	Issue	Date Issued	Maturity Date	Interest Rate	Principal Outstanding 6/30/2020⁽¹⁾
General Obligation Notes and Bonds					
1,214,700	General Obligation Capital Outlay Note, Series 2014	09/08/14	09/01/26	2.63%	237,000
3,410,000	General Obligation Public Improvement Bonds, Series 2021	08/25/21	05/01/42	2.00% - 3.00%	3,005,000
5,075,000	Proposed GO Public Improvement Bonds, Series 2025	TBD	05/01/41	TBD	5,075,000 ⁽²⁾
Total General Obligation Notes and Bonds					\$8,317,000
Self-Supporting Debt					
1,500,000	SRLF #16-370	07/01/16	06/30/37	0.32%	837,354
2,227,000	SRLF #16-371	09/01/17	08/31/37	0.32%	1,473,523
2,163,700	SRLF #17-380	01/10/17	04/30/39	0.52%	1,617,574
2,000,000	General Obligation Capital Outlay Note, Series 2019	10/24/19	10/24/24	3.00%	1,771,000
400,000	General Obligation Capital Outlay Note, Series 2020	09/23/20	09/01/32	2.69%	311,600
Total Self-Supporting Debt					\$6,011,051
Total Current Outstanding Debt					\$14,328,051

DEBT STATEMENT
(As of June 30, 2024)⁽¹⁾

Outstanding Debt	
Total Outstanding Debt as of 6/30/2024	\$14,328,051
Gross Direct Debt	\$14,328,051
Less: Self-Supporting Debt	(6,011,051)
Net Direct Debt	\$8,317,000
Net Overlapping Debt (governmental activities debt as of June 30, 2024)	
City's Portion of Robertson County Debt	4,702,476
Total Net Overlapping Debt	\$4,702,476
Overall Net Debt	\$13,019,476

DEBT RECORD

There is no record of a default of payment of principal and interest from information available.

(1) As of June 30, 2024 and adjusted for Proposed GO Public Improvement Bonds, Series 2025.

(2) Preliminary, subject to change.

Source: Annual Financial Report for the fiscal year ending June 30, 2024.

POPULATION

	<u>City</u>	<u>County</u>	<u>Tennessee</u>
1980 U.S. Census	3,180	37,021	4,600,252
1990 U.S. Census	3,062	41,669	4,890,626
2000 U.S. Census	4,981	54,825	5,703,719
2010 U.S. Census	6,433	66,314	6,355,518
2020 U.S. Census	6,945	72,962	6,927,904
2021 U.S. Census Estimate	6,984	74,054	6,965,740
2022 U.S. Census Estimate	6,960	75,402	7,062,217
2023 U.S. Census Estimate	6,955	76,820	7,148,304
2024 U.S. Census Estimate	7,039	78,459	7,227,750

Source: U.S. Census Bureau

PER CAPITA DEBT RATIOS

Outstanding Debt	\$2,035.52
Gross Direct Debt	2,035.52
Net Direct Debt	1,181.56
Total Net Overlapping Debt	668.06
Overall Net Debt	1,849.62

DEBT RATIOS

	<u>Assessed Value</u>	<u>Estimated Actual Value</u>
Outstanding Debt to	6.06%	1.64%
Gross Direct Debt to	6.06%	1.64%
Net Direct Debt to	3.52%	0.95%
Total Net Overlapping Debt to	1.99%	0.54%
Overall Net Debt to	5.51%	1.49%

DEBT TREND

	<u>06/30/24</u>	<u>06/30/23</u>	<u>06/30/22</u>	<u>06/30/21</u>	<u>06/30/20</u>
GO Debt	\$3,242,000	\$3,447,000	\$3,645,000	\$457,000	\$527,000
Self-Supporting Debt	6,011,051	6,378,847	6,743,410	7,163,206	6,133,197
Total Debt	<u>\$9,253,051</u>	<u>\$9,825,847</u>	<u>\$10,388,410</u>	<u>\$7,620,206</u>	<u>\$6,660,197</u>

Sources: Annual Financial Reports for the fiscal years ending June 30, 2020 - 2024.

GENERAL OBLIGATION DEBT SERVICE REQUIREMENTS

(as of June 30, 2024)⁽¹⁾

Year Ended June 30	Principal Requirements				Interest Requirements			
	Bonds, Notes, and Capital Leases as of 6/30/2024	Plus: Proposed General Obligation Public Improvement Bonds, Series 2025 ⁽²⁾	Total Principal Requirements	Percent Principal Retired	Bonds, Notes, and Capital Leases as of 6/30/2024	Plus: Proposed General Obligation Public Improvement Bonds, Series 2025 ⁽²⁾	Total Interest Requirements	Total Debt Service Requirements
2025	212,000		212,000		72,571		72,571	284,571
2026	219,000		219,000		66,469	81,255	147,724	366,724
2027	226,000	275,000	501,000		60,165	173,088	233,253	734,253
2028	145,000	280,000	425,000		54,750	165,800	220,550	645,550
2029	150,000	285,000	435,000	21.5%	50,400	158,380	208,780	643,780
2030	155,000	295,000	450,000		45,900	150,828	196,728	646,728
2031	160,000	305,000	465,000		42,800	142,863	185,663	650,663
2032	160,000	310,000	470,000		39,600	134,170	173,770	643,770
2033	165,000	320,000	485,000		36,400	124,715	161,115	646,115
2034	170,000	330,000	500,000	50.0%	33,100	114,635	147,735	647,735
2035	170,000	340,000	510,000		29,700	103,745	133,445	643,445
2036	175,000	355,000	530,000		26,300	91,845	118,145	648,145
2037	180,000	365,000	545,000		22,800	78,710	101,510	646,510
2038	185,000	380,000	565,000		19,200	64,658	83,858	648,858
2039	185,000	395,000	580,000	82.9%	15,500	49,838	65,338	645,338
2040	190,000	410,000	600,000		11,800	34,235	46,035	646,035
2041	195,000	430,000	625,000		8,000	17,630	25,630	650,630
2042	200,000		200,000	100.0%	4,100		4,100	204,100
	3,242,000	5,075,000	8,317,000		639,555	1,686,392	2,325,947	10,642,947

(1) As of June 30, 2024 and adjusted for Proposed GO Public Improvement Bonds, Series 2025.

(2) Preliminary, subject to change.

Source: Annual Financial Report for the fiscal year ending June 30, 2024 and City Officials.

SELF-SUPPORTING DEBT SERVICE REQUIREMENTS

(as of June 30, 2024)

Year Ended June 30	Principal Requirements		Percent Principal Retired	Interest Requirements		Total Debt Service Requirements
	Bonds, Notes, and Capital Leases as of 6/30/2024	Total Principal Requirements		Bonds, Notes, and Capital Leases as of 6/30/2024	Total Interest Requirements	
2025	371,788	371,788		75,524	75,524	447,312
2026	375,704	375,704		71,671	71,671	447,375
2027	379,708	379,708		67,747	67,747	447,455
2028	382,636	382,636		63,730	63,730	446,366
2029	386,640	386,640	31.5%	59,670	59,670	446,310
2030	391,768	391,768		55,486	55,486	447,254
2031	395,796	395,796		51,201	51,201	446,997
2032	399,936	399,936		46,818	46,818	446,754
2033	404,064	404,064		42,360	42,360	446,424
2034	369,804	369,804	64.2%	38,319	38,319	408,123
2035	372,968	372,968		34,695	34,695	407,663
2036	376,120	376,120		31,023	31,023	407,143
2037	379,630	379,630		27,279	27,279	406,909
2038	223,211	223,211		23,639	23,639	246,850
2039	178,221	178,221	89.6%	20,091	20,091	198,312
2040	97,057	97,057		17,224	17,224	114,281
2041	99,000	99,000		14,295	14,295	113,295
2042	102,000	102,000		11,280	11,280	113,280
2043	105,000	105,000		8,175	8,175	113,175
2044	108,000	108,000	98.1%	4,980	4,980	112,980
2045	112,000	112,000	100.0%	1,680	1,680	113,680
	<u>6,011,051</u>	<u>6,011,051</u>		<u>766,887</u>	<u>766,887</u>	<u>6,777,938</u>

Source: Annual Financial Report for the fiscal year ending June 30, 2024 and City Officials.

Real Property Assessment, Tax Levy and Collection Procedures

State Taxation of Property; Classifications of Taxable Property; Assessment Rates

Under the Constitution and laws of the State of Tennessee, all real and personal property is subject to taxation, except to the extent that the General Assembly of the State of Tennessee (the “*General Assembly*”) exempts certain constitutionally permitted categories of property from taxation. Property exempt from taxation includes federal, state and local government property, property of housing authorities, certain low cost housing for elderly persons, property owned and used exclusively for certain religious, charitable, scientific and educational purposes and certain other property as defined under the *Tennessee Code Annotated*.

Under the Constitution and laws of the State of Tennessee, property is classified into three separate classes for purposes of taxation: Real Property; Tangible Personal Property; and Intangible Personal Property. Real Property includes lands, structures, improvements, machinery and equipment affixed to realty and related rights and interests. Real Property is required constitutionally to be classified into four sub classifications and assessed at the rates as follows:

(a) Public Utility Property (which includes all property of every kind used or held for use in the operation of a public utility, such as railroad companies, certain telephone companies, freight and private car companies, street car companies, power companies, express companies and other public utility companies), to be assessed at 55% of its value;

(b) Industrial and Commercial Property (which includes all property of every kind used or held for use for any commercial, mining, industrial, manufacturing, business or similar purpose), to be assessed at 40% of its value;

(c) Residential Property (which includes all property which is used or held for use for dwelling purposes and contains no more than one rental unit), to be assessed at 25% of its value; and

(d) Farm Property (which includes all real property used or held for use in agriculture), to be assessed at 25% of its value.

Tangible Personal Property includes personal property such as goods, chattels and other articles of value, which are capable of manual or physical possession and certain machinery and equipment. Tangible Personal Property is required constitutionally to be classified into three sub classifications and assessed at the rates as follows:

(a) Public Utility Property, to be assessed at 55% of its value;

(b) Industrial and Commercial Property, to be assessed at 30% of its value; and

(c) All other Tangible Personal Property (including that used in agriculture), to be assessed at 5% of its value, subject to an exemption of \$7,500 worth of Tangible Personal Property for personal household goods and furnishings, wearing apparel and other tangible personal property in the hands of a taxpayer.

Intangible Personal Property includes personal property, such as money, any evidence of debt owed to a taxpayer, any evidence of ownership in a corporation or other business organization having multiple owners and all other forms of property, the value of which is expressed in terms of what the property represents rather than its own intrinsic value. The Constitution of the State of Tennessee empowers the General Assembly to classify Intangible Personal Property into sub classifications and to establish a ratio of assessment to value in each class or subclass and to provide fair and equitable methods of apportionment of the value to the State of Tennessee for purposes of taxation.

The Constitution of the State of Tennessee requires that the ratio of assessment to value of property in each class or subclass be equal and uniform throughout the State of Tennessee and that the General Assembly direct the method to ascertain the value and definition of property in each class or subclass. Each respective taxing authority is constitutionally required to apply the same tax rate to all property within its jurisdiction.

County Taxation of Property

The Constitution of the State of Tennessee empowers the General Assembly to authorize the several counties and incorporated towns in the State of Tennessee to impose taxes for county and municipal purposes in the manner prescribed by law. Under the *Tennessee Code Annotated*, the General Assembly has authorized the counties in Tennessee to levy an *ad valorem* tax on all taxable property within their respective jurisdictions, the amount of which is required to be fixed by the county legislative body of each county.

All property is required to be taxed according to its values upon the principles established in regard to State taxation as described above, including equality and uniformity. All counties, which levy and collect taxes to pay off any bonded indebtedness are empowered, through the respective county legislative bodies, to place all funds levied and collected into a special fund of the respective counties and to appropriate and use the money for the purpose of discharging any bonded indebtedness of the respective counties. Under Tennessee law, the County's legislative body is authorized to levy a tax on all taxable property within the County, or a portion thereof, without limitation as to rate or amount, and a referendum is neither required nor permitted to set the rate or amount.

Assessment of Property

The function of assessment is to assess all property (with certain exceptions) to the person or persons owning or claiming to own such property on January 1 for the year for which the assessment is made. All assessment of real and personal property are required to be made annually and as of January 1 for the year to which the assessment applies. Not later than May 20 of each year, the assessor of property in each county is required to (a) make an assessment of all property in the county and (b) note upon the assessor's records the current classification and assessed value of all taxable property within the assessor's jurisdiction.

The assessment records are open to public inspection at the assessor's office during normal business hours. The assessor is required to notify each taxpayer of any change in the classification or assessed value of the taxpayer's property and to cause a notice to be published in a newspaper of general circulation stating where and when such records may be inspected and describing certain information concerning the convening of the county board of equalization. The notice to taxpayers and such published notice are required to be provided and published at least 10 days before the local board of equalization begins its annual session.

Valuation for Property Tax Purposes

The value of all property is based upon its sound, intrinsic and immediate value for purposes of sale between a willing seller and a willing buyer without consideration of speculative values. In determining the value of all property of every kind, the assessor is to be guided by, and follow the instructions of, the appropriate assessment manuals issued by the division of property assessments and approved by the State board of equalization. Such assessment manuals are required to take into account various factors that are generally recognized by appraisers as bearing on the sound, intrinsic and immediate economic value of property at the time of assessment.

PROPERTY VALUATION AND PROPERTY TAX

Fiscal Year Tax Year	2024-2025 2024	2023-2024 2023	2022-2023 2022	2021-2022 2021	2020-2021 2020
ESTIMATED ACTUAL VALUES					
Residential & Farm	\$738,199,600	\$723,222,800	\$636,570,376	\$507,134,711	\$494,159,730
Commercial & Industrial	67,055,100	67,291,900	66,933,988	49,167,894	46,863,673
Personal Tangible Property	42,075,416	43,360,219	33,665,663	29,568,731	31,371,152
Public Utilities	28,205,308	28,172,186	17,414,167	17,907,214	16,771,237
Total Estimated Actual Values	\$875,535,424	\$862,047,105	\$754,584,194	\$603,778,550	\$589,165,792
Annual Percentage Change	1.56%	14.24%	24.98%	2.48%	19.48%
Estimated Per Capita Amount	\$124,383	\$122,467	\$107,200	\$85,776	\$83,700
ASSESSED VALUES					
Residential & Farm (at 25%)	\$184,549,900	\$180,805,700	\$109,203,650	\$108,438,075	\$105,663,700
Commercial & Industrial (at 40%)	26,822,040	26,916,760	18,372,040	16,821,320	16,033,000
Personal Tangible Property (at 30%)	12,622,629	13,008,074	7,268,071	7,713,722	9,049,535
Public Utilities (at 30%-55%)	12,311,617	12,297,159	7,601,284	7,816,499	7,320,645
Total Assessed Values	\$236,306,186	\$233,027,693	\$142,445,045	\$140,789,616	\$138,066,880
Annual Percentage Change	1.41%	63.59%	1.18%	1.97%	3.35%
Estimated Per Capita Amount	\$33,571	\$33,105	\$20,237	\$20,001	\$19,615
Appraisal Ratio	100.00%	100.00%	68.62%	85.53%	85.53%
Assessed Values to Actual Values	26.99%	27.03%	18.88%	23.32%	23.43%
Property Tax Rate	<u>\$1.0395</u>	<u>\$1.0395</u>	<u>\$1.6700</u>	<u>\$1.5700</u>	<u>\$1.5700</u>
Taxes Levied	\$2,456,403	\$2,422,323	\$2,378,832	\$2,210,397	\$2,167,650
Collections					
Current Fiscal Year	In Process	\$2,379,247	\$2,334,002	\$2,139,454	\$2,122,978
Percent Collected Current FY		98.22%	98.12%	96.79%	97.94%

Sources: Annual Financial Reports for the fiscal years ending June 30, 2021 - 2024, State Board of Equalization, 2020-2024 Tax Aggregate Reports of Tennessee and City Officials.

TOP TAXPAYERS

<u>Business</u>	<u>Tax Year 2024 Assessed Value</u>	<u>Assessed Value as a % of Total Assessment</u>
Dometic Corporation	\$8,455,373	3.58%
Cumberland Electric Membership Corp.	6,365,484	2.69%
CSX Transportation, Inc.	2,553,095	1.08%
Laborg Mike P Etal	2,321,530	0.98%
Highmark Ridgewood Lp	2,301,120	0.97%
Piedmont Natural Gas Company, Inc.	1,548,774	0.66%
Franklin Center Partners LLC	1,319,680	0.56%
Laborg James	1,025,050	0.43%
Crown Paving LLC	1,015,421	0.43%
Southeastern Tool & Die	631,300	0.27%
Source: Town Officials.		

FUND BALANCES

	<u>06/30/24</u>	<u>06/30/23</u>	<u>06/30/22</u>	<u>06/30/21</u>	<u>06/30/20</u>
GOVERNMENTAL FUNDS					
General Government Fund	\$6,209,020	\$5,521,542	\$4,359,782	\$3,435,778	\$2,532,869
Capital Projects Fund	\$145,407	\$1,669,957	\$3,440,029		
Solid Waste Fund	369,272	366,970	319,039	265,047	243,064
State Street Aid Fund	347,354	405,035	364,447	302,512	244,437
Non-Major Governmental Funds	390,667	313,823	173,367	87,528	23,560
Total Governmental Funds	<u>7,461,720</u>	<u>8,277,327</u>	<u>8,656,664</u>	<u>4,090,865</u>	<u>3,043,930</u>

Sources: Annual Financial Reports for the fiscal years ending June 30, 2020 - 2024.

NET ASSETS

	<u>06/30/24</u>	<u>06/30/23</u>	<u>06/30/22</u>	<u>06/30/21</u>	<u>06/30/20</u>
PROPRIETARY FUNDS					
Water and Sewer Fund	12,178,278	10,172,814	8,315,424	7,993,978	8,443,459
Total Proprietary Funds	<u>12,178,278</u>	<u>10,172,814</u>	<u>8,315,424</u>	<u>7,993,978</u>	<u>8,443,459</u>

Sources: Annual Financial Reports for the fiscal years ending June 30, 2020 - 2024.

p

Local Option Sales and Use Tax

Pursuant to applicable provision of Title 67, Chapter 6, Part 7 of *Tennessee Code Annotated* as amended, the “Local Sales Tax”), a county levies a county-wide local option sales tax. Under the Local Sales Tax, counties and incorporated cities may levy a sales tax on the same privileges on which the State levies its sales tax. The rate of any sales tax levied by a county or town is limited under State law to two and three-fourths percent (2 $\frac{3}{4}$ %).

Pursuant to the Local Sales Tax, the levy of a sales tax by a county precludes any city or town within the county from levying a sales tax, but a city or town may levy a sales tax in addition to the county’s sales tax at a rate not exceeding the difference between the county sales tax rate and the maximum local option sales tax rate of two and three-fourths percent (2 $\frac{3}{4}$ %). If a city or town is located in more than one county, each portion of the city or town that is located in a separate county is treated as a separate city or town for purposes of determining the maximum sales tax rate.

The revenues from the county-wide sales taxes are distributed pursuant to the provisions of the Local Sales Tax and other provision of the *Tennessee Code Annotated*. Fifty percent (50%) of the revenues raised through the county-wide sales taxes are directed to educational purposes and are distributed to all organized school systems in the county in which the taxes are collected based upon the average daily attendance of each school system. The balance of the sales tax collections are divided between the general fund of the county in which the taxes are collected and all incorporated cities or towns in such county bases upon the sites of collection, unless a separate agreement has been ratified concerning the distribution of these funds.

Local Sales Taxes collected by Robertson County and shared with the City pursuant to State statutory authorities are based on the current rate of two and three-fourths percent (2.75%) for the fiscal years 2020 – 2024 are outlined below:

LOCAL SALES TAX					
	<u>FY 2023-24</u>	<u>FY 2022-23</u>	<u>FY 2021-22</u>	<u>FY 2020-21</u>	<u>FY 2019-20</u>
Rate (Percent of retail sales)	2.75%	2.75%	2.75%	2.75%	2.75%
Distribution					
Total Amount to City (General Fund)	\$1,861,382	\$1,953,911	\$1,654,942	\$1,453,810	\$1,100,630
% of Increase	-4.74%	18.07%	13.83%	32.09%	8.92%

Sources: Annual Financial Reports for the fiscal years ending June 30, 2020 - 2024.

**STATEMENT OF OPERATING REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR YEARS ENDING JUNE 30**

	2024	2023	2022	2021	2020
REVENUES					
Taxes	\$4,779,283	\$4,921,420	\$4,325,564	\$4,073,049	\$3,736,235
Licenses & Permits	320,456	361,752	320,346	283,755	249,839
Fines and Forfeitures	177,378	127,279	172,813	144,939	120,145
Charges for Services	10,000	17,000	9,000	9,100	9,100
Intergovernmental	262,400	378,069	188,436	293,810	118,410
Investment Income	157,917	60,891	7,673	9,245	13,508
Miscellaneous Revenues	174,398	207,413	28,558	14,582	48,201
Other Sources:					
Contributions and Grants	0	0	0	0	0
Insurance Recovery	3,200	3,500	7,304	21,067	1,750
Proceeds from Sale of Capital Assets	447,366	92,900	146,379	93,318	88,128
Total Revenues & Other Sources	\$6,332,398	\$6,170,224	\$5,206,073	\$4,942,865	\$4,385,316
EXPENDITURES					
General Government	\$609,020	\$594,623	\$628,037	\$776,947	\$557,142
Public Safety	\$2,214,288	\$1,944,119	\$1,878,660	\$1,715,443	\$1,521,841
City Court	\$161,855	\$161,285	\$160,948	\$141,712	\$121,515
Highways, Streets and Roadways	354,096	397,694	481,432	369,302	249,118
Parks and Recreation	618,856	553,868	472,988	507,780	396,222
Building and Codes	131,255	105,711	202,581	194,186	202,379
Cemeteries	16,951	11,643	13,216	14,455	13,867
Animal Control	90,000	95,238	77,080	85,136	78,837
Debt Service	247,160	200,000	204,325	0	78,014
General Capital Projects	751,439	944,283	162,802	297,568	109,575
Total Expenditures	\$5,194,920	\$5,008,464	\$4,282,069	\$4,102,529	\$3,328,510
Other Uses:					
Payments to Refunding Bond	0	0	0	0	0
Operating Transfers	450,000	0	0	0	0
Total Expenditures & Other Uses	\$5,644,920	\$5,008,464	\$4,282,069	\$4,102,529	\$3,328,510
Excess of Revenues & Other Sources					
Over (Under) Expenditures & Other Uses	\$687,478	\$1,161,760	\$924,004	\$840,336	\$1,056,806
Fund Balance, July 1	5,521,542	4,359,782	3,435,778	2,532,869	1,516,409
Prior Period Adjustments	0	0	0	62,573	(40,346)
Fund Balance, June 30	\$6,209,020	\$5,521,542	\$4,359,782	\$3,435,778	\$2,532,869

Sources: Annual Financial Reports for the fiscal years ending June 30, 2020 - 2024.

BONDHOLDER RISKS

The purchase of the Series 2025 Bonds involves various risks and investment considerations. Certain of these risks and investment considerations are set forth in this section for convenience and are not intended to be a comprehensive compilation of all possible risk factors nor a substitute for an independent evaluation of the information presented in this Official Statement, including the appendices attached hereto.

Each potential purchaser of any of the Series 2025 Bonds should read this Official Statement, including the appendices attached hereto, in its entirety and consult such prospective purchaser's own investment, financial and legal advisor for a more complete explanation of the matters that should be evaluated and considered when purchasing the Series 2025 Bonds.

Epidemics, Pandemics and Public Health Emergencies

The outbreak of epidemics, pandemics and other public health emergencies have the potential to materially disrupt the operations and financial condition of the City and the local economy. The spread of Covid-19, a respiratory disease caused by a novel strain of coronavirus, is an example of a recent public health emergency. The Covid-19 outbreak led to quarantines and social-distancing efforts that impacted government agencies, schools, businesses and other entities throughout the City and the State. Multiple vaccines and additional boosters for the virus were approved for distribution in the United States. The vaccines have had varying efficacy rates and studies suggest the efficacy rates may decline over time. While some studies suggest that the existing vaccines are effective against known variants of the virus, there is no assurance that future variants will not be resistant to current vaccines.

Given the evolving nature of the spread of the disease, and future diseases, and the behavior of governments, businesses, and individuals in response thereto, the Issuer is unable to predict the (1) extent or duration of the Covid-19 outbreak or other epidemics, pandemics or public health emergencies, (2) the extent or duration of any existing or future quarantines, business closures, travel restrictions or other measures relating to Covid-19 or other epidemics, pandemics or public health emergencies, and (3) whether and to what extent the Covid-19 outbreak or other epidemics, pandemics or public health emergencies will adversely affect the operations or financial condition of the Issuer.

Climate Change

Numerous scientific studies have suggested that changing global weather patterns and extreme weather events may potentially disrupt government operations and economic conditions in impacted areas. Changing weather patterns can potentially increase the risk of higher temperatures, changes in precipitation, increased flooding, droughts and fires. The City cannot accurately predict the timing, extent or severity of any climate change and its impact on the City's operations and finances.

Cyber-Security

The City utilizes various computer systems and network technology to perform many of its vital operations. Such operations often include the storage and transmission of sensitive information, and as a result, the City may be the target of cyberattacks attempting to gain access to such information. In addition to intentional attacks, information breaches may occur due to unintentional employee error. A successful cyberattack or unintentional breach may require the expenditure of an unknown amount of money or time to resolve, substantially interrupt municipal services and operations and

subject the City to legal action. The City has no knowledge of, nor historical record of any successful cyber-security breach or related attack. Attempted cyber-security attacks, whether anonymous or targeted, occur on a periodic frequency that is not uncommon to organizations or agencies of similar characteristics. To mitigate against such risks, the City has instituted various policies and procedures to protect its network infrastructure, including a cyber-security training requirement for certain departments, as well as general cyber-security training and awareness for all employees. Despite the City's measures to safeguard its network infrastructure, there are no guarantees that such measures will be successful.

Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing, where applicable, the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

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APPENDIX C

Audited Financial Statements of the Issuer for the
Fiscal Year Ended June 30, 2024

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CITY OF GREENBRIER, TENNESSEE

**FINANCIAL STATEMENTS
AND OTHER INFORMATION**

FOR THE YEAR ENDED JUNE 30, 2024

CITY OF GREENBRIER, TENNESSEE
FINANCIAL STATEMENTS

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CITY OF GREENBRIER, TENNESSEE
FINANCIAL STATEMENTS

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INTRODUCTORY SECTION



CITY OF GREENBRIER, TENNESSEE
OFFICIALS OF THE CITY OF GREENBRIER, TENNESSEE
JUNE 30, 2024

<u>Position</u>	<u>Official</u>	<u>Period of Service</u>
Mayor	Lanny Adcock	7/1/2023- 6/30/2024
Vice Mayor/Alderman	Bill Deaver	7/1/2023- 6/30/2024
Alderman	Alisha Allgood	7/1/2023- 6/30/2024
Alderman	Jeff DeLong	7/1/2023- 6/30/2024
Alderman	Billy Ray Dorris	7/1/2023- 6/30/2024
Alderman	Chris Davis	7/1/2023- 6/30/2024
Alderman	Donald Toohey	7/1/2023- 6/30/2024
City Recorder	Stephanie Toland	7/1/2023- 6/30/2024
Police Chief	Buster Locklayer	7/1/2023- 6/30/2024
City Attorney	Reba Brown	7/1/2023- 6/30/2024
City Judge	William Kroeger	7/1/2023- 6/30/2024

All employees of the City of Greenbrier are covered under the Property and Crime policy with the Tennessee Municipal League Risk Management Pool, with up to \$150,000 of coverage.

FINANCIAL SECTION





Independent Auditor's Report

Honorable Mayor and Members of the Board of Aldermen
City of Greenbrier, Tennessee

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Greenbrier, Tennessee (the "City") as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof, budgetary comparison information for the general fund and capital projects fund 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 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.

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 Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 and required supplementary information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying supplementary schedules, including the schedule of expenditures of federal awards, as required by the State of Tennessee Comptroller of the Treasury's *Audit Manual for Local Governmental Units and Other Organizations*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 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 schedules and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the financial statements. The other information comprises the introductory section and the schedules in the other information section, as listed in the table of contents, 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.



Honorable Mayor and Members of the Board of Aldermen
City of Greenbrier, Tennessee

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2025, 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.

Crosslin, PLLC

Nashville, Tennessee
March 28, 2025

CITY OF GREENBRIER, TENNESSEE
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2024

The City's basic financial statements include three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains additional required supplementary information and other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Highlights

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 and liabilities, with the difference between the two reported as net position. Comparing the year-to-year increases or decreases in net position may be used as an indicator of whether the financial position of the City is improving or deteriorating. The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when 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 the future fiscal periods (e.g., uncollected taxes and earned but unused compensated absences). These statements include all assets of the City (including infrastructure) as well as all liabilities (including long-term debt).

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues from 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 and administration, public safety, state street aid, public works, parks and recreation, stormwater, and the solid waste operation. The business-type activities of the City include the water and sewer operation.

Fund Financial Statements

The fund financial statements include statements for two categories of activities - governmental and proprietary funds. 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.

Government Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be used in evaluating a government's near-term financing requirements. Since the focus of governmental funds is narrower than that of the government-wide financial statements, a comparison of the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements may offer readers a better understanding of the long-term effect of near-term financing decisions. Both the governmental funds balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate the comparison between funds and activities.

CITY OF GREENBRIER, TENNESSEE
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2024

The City maintains six 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 major funds, which are the general fund and the capital projects fund. Individual fund data for each of the non-major governmental funds is provided elsewhere in this report.

Proprietary (Enterprise) 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 sewer operations. Proprietary funds provide the same type of information as the government-wide financial statements.

Notes to 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.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees.

Statements in connection with the non-major governmental fund are presented following the required supplementary information on pensions. Combining and individual fund statements and schedules can be found on pages 50 – 55 of this report.

Condensed Comparative Data Statement of Net Position						
	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Assets						
Current and Other Assets	\$ 10,564,156	\$ 11,190,402	\$ 2,997,523	\$ 3,323,612	\$ 13,561,679	\$ 14,514,014
Capital Assets, Net	8,286,178	6,028,225	15,446,975	14,752,027	23,733,153	20,780,252
Total Assets	18,850,334	17,218,627	18,444,498	18,075,639	37,294,832	35,294,266
Deferred Outflows of Resources	1,018,066	1,141,867	254,517	285,466	1,272,583	1,427,333
Total Assets and Deferred Outflows of Resources	<u>\$ 19,868,400</u>	<u>\$ 18,360,494</u>	<u>\$ 18,699,015</u>	<u>\$ 18,361,105</u>	<u>\$ 38,567,415</u>	<u>\$ 36,721,599</u>
Liabilities						
Current Liabilities	\$ 891,371	\$ 718,768	\$ 590,319	\$ 1,219,846	\$ 1,481,690	\$ 1,938,614
Long-term Liabilities	4,094,461	4,160,885	5,853,243	6,197,858	9,947,704	10,358,743
Total Liabilities	4,985,832	4,879,653	6,443,562	7,417,704	11,429,394	12,297,357
Deferred Inflows of Resources	2,909,161	2,690,168	77,175	770,587	2,986,336	3,460,755
Net Position						
Net Investment in Capital Assets	4,624,739	4,089,936	9,435,924	8,373,180	14,060,663	12,463,116
Restricted	1,551,862	1,325,332	-	-	1,551,862	1,325,332
Unrestricted	5,796,806	5,375,405	2,742,354	1,799,634	8,539,160	7,175,039
Total Net Position	<u>\$ 11,973,407</u>	<u>\$ 10,790,673</u>	<u>\$ 12,178,278</u>	<u>\$ 10,172,814</u>	<u>\$ 24,151,685</u>	<u>\$ 20,963,487</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 19,868,400</u>	<u>\$ 18,360,494</u>	<u>\$ 18,699,015</u>	<u>\$ 18,361,105</u>	<u>\$ 38,567,415</u>	<u>\$ 36,721,599</u>

CITY OF GREENBRIER, TENNESSEE
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2024

**Condensed Comparative Data
Statement of Net Position**

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues:						
Charges for Services	\$ 1,258,399	\$ 1,284,779	\$ 3,682,611	\$ 3,741,992	\$ 4,941,010	\$ 5,026,771
Operating Grants and Contributions	517,545	630,339	2,019,802	1,339,719	2,537,347	1,970,058
General Revenues	5,340,887	5,313,101	64,058	32,873	5,404,945	5,345,974
Total Revenues	7,116,831	7,228,219	5,766,471	5,114,584	12,883,302	12,342,803
Expenses						
General Government	758,925	667,532	-	-	758,925	667,532
Public Safety	2,480,433	2,113,330	-	-	2,480,433	2,113,330
City Court	161,855	161,285	-	-	161,855	161,285
Highways, Streets and Roadways	903,600	631,881	-	-	903,600	631,881
Solid Waste	498,412	456,022	-	-	498,412	456,022
Stormwater	111,530	130,015	-	-	111,530	130,015
Parks and Recreation	683,823	596,195	-	-	683,823	596,195
Building and Codes	131,887	105,711	-	-	131,887	105,711
Cemeteries	16,951	11,643	-	-	16,951	11,643
Animal Control	97,691	98,894	-	-	97,691	98,894
Capital Projects	59	-	-	-	59	-
Debt Service Interest	88,931	84,166	-	-	88,931	84,166
Water and Sewer	-	-	3,761,007	3,257,194	3,761,007	3,257,194
Total Expenses	5,934,097	5,056,674	3,761,007	3,257,194	9,695,104	8,313,868
Change in Net Position	1,182,734	2,171,545	2,005,464	1,857,390	3,188,198	4,028,935
Net Position - Beginning of Year	10,790,673	8,619,128	10,172,814	8,315,424	20,963,487	16,934,552
Net Position - End of Year	<u>\$ 11,973,407</u>	<u>\$ 10,790,673</u>	<u>\$ 12,178,278</u>	<u>\$ 10,172,814</u>	<u>\$ 24,151,685</u>	<u>\$ 20,963,487</u>

Overall Analysis

The overall financial condition of the City on June 30, 2024 is sound. The governmental activities net position increased from \$10,790,673 to \$11,973,407, which is an increase in net position of \$1,182,734. The business-type activities had an increase in net position of \$2,005,464 from \$10,172,814 to \$12,178,278.

Fund Analysis

General Fund. The general fund balance increased by \$687,478, which is higher than budgeted. The favorable budget to actual outcome was due to higher than originally projected revenues.

Water and Sewer Fund. The water and sewer fund experienced income from operations of \$1,433 and an increase of net position of \$2,005,464. The cash balance decreased from \$2,730,794 to \$1,720,974 at the close of the fiscal year, a decrease of \$1,027,820.

Budget Variances in the General Fund

The most significant revenue variance resulted from higher than projected sales tax and contributions. The most significant variance in expenses was the result of higher than projected salaries, taxes, and benefits expenses, and capital outlay in a number of departments.

CITY OF GREENBRIER, TENNESSEE
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2024

Capital Assets and Long-term Debt Activity

Changes in capital assets occurred in various departments. Most notably, the capital asset additions related to CIP in governmental and business-type activities related to the new municipal building, sewer project, and infrastructure related to new culverts. All CIP was completed and transferred out of CIP during the current fiscal year.

Following is a summary of the City's capital assets:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Land	\$ 655,795	\$ 655,795	\$ 31,500	\$ 31,500	\$ 687,295	\$ 687,295
Construction in Progress	-	1,139,175	-	1,905,774	-	3,044,949
Buildings and improvements	4,865,519	2,146,831	1,818,080	1,818,080	6,683,599	3,964,911
Machinery, equipment, and vehicles	2,990,785	2,873,731	775,214	648,555	3,765,999	3,522,286
Infrastructure	9,346,865	8,848,506	-	-	9,346,865	8,848,506
Utility plant	-	-	19,241,292	16,398,708	19,241,292	16,398,708
Right-of-use lease asset	455,849	-	75,593	-	531,442	-
Accumulated amortization	(48,717)	-	(2,515)	-	(51,232)	-
Accumulated depreciation	(9,979,918)	(9,635,813)	(6,492,189)	(6,050,590)	(16,472,107)	(15,686,403)
Total net of depreciation	<u>\$ 8,286,178</u>	<u>\$ 6,028,225</u>	<u>\$ 15,446,975</u>	<u>\$ 14,752,027</u>	<u>\$ 23,733,153</u>	<u>\$ 20,780,252</u>

Following is a summary of the City's long-term liabilities:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Compensated Absences	\$ 60,138	\$ 69,228	\$ 14,555	\$ 9,885	\$ 74,693	\$ 79,113
Customer Deposits	600	300	21,330	12,700	21,930	13,000
Notes Payable	3,242,000	3,447,000	6,011,051	6,378,847	9,253,051	9,825,847
Premium on Notes Payable	152,928	161,346	-	-	152,928	161,346
Net Pension Liability	329,646	415,972	82,412	103,993	412,058	519,965
OPEB Liability	203,977	280,457	50,994	70,114	254,971	350,571
Total	<u>\$ 3,989,289</u>	<u>\$ 4,374,303</u>	<u>\$ 6,180,342</u>	<u>\$ 6,575,539</u>	<u>\$ 10,169,631</u>	<u>\$ 10,949,842</u>

More detailed information can be found in the notes to financial statements.

Economic Factors And Next Year's Budgets

In the 2024-2025 budget, General Fund revenues are budgeted to approximate from the 2023-2024 budget year. The City's budget has benefited by a stable commercial and retail base producing increasing local sales tax receipts, which was considered in preparing the City's budget for the 2024-2025 fiscal year.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for citizens, taxpayers, customers, investors, creditors, and all others 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 forwarded to the City Recorder at 615-643-4531.

BASIC FINANCIAL STATEMENTS



CITY OF GREENBRIER, TENNESSEE
STATEMENT OF NET POSITION
JUNE 30, 2024

	Governmental Activities	Business-Type Activities	Total Primary Government
ASSETS			
Current assets			
Cash and cash equivalents	\$ 3,846,107	\$ 1,672,250	\$ 5,518,357
Certificates of deposit	2,766,556	1,138,981	3,905,537
Receivables, net	2,983,630	131,628	3,115,258
Inventory	-	23,940	23,940
Restricted cash	967,863	30,724	998,587
Total current assets	10,564,156	2,997,523	13,561,679
Noncurrent assets			
Capital Assets:			
Depreciable capital assets, net of accumulated depreciation	7,223,251	15,342,397	22,565,648
Nondepreciable capital assets	655,795	31,500	687,295
Right-of-use lease asset, net of accumulated amortization	407,132	73,078	480,210
Total capital assets, net of accumulated depreciation	8,286,178	15,446,975	23,733,153
Total noncurrent assets	8,286,178	15,446,975	23,733,153
Total assets	18,850,334	18,444,498	37,294,832
Deferred outflows of resources			
Deferred pension outflows	1,012,498	253,125	1,265,623
Deferred OPEB outflows	5,568	1,392	6,960
Total deferred outflows of resources	1,018,066	254,517	1,272,583
Total assets and deferred outflows of resources	\$ 19,868,400	\$ 18,699,015	\$ 38,567,415
LIABILITIES			
Current liabilities			
Accounts payable and other payables	\$ 586,191	\$ 190,155	\$ 776,346
Long-term debt, current portion	220,418	371,788	592,206
Compensated absences, current portion	-	14,555	14,555
Lease liability, current portion	84,762	13,821	98,583
Total current liabilities	891,371	590,319	1,481,690
Noncurrent liabilities			
Compensated absences	60,138	-	60,138
Customer deposits	600	21,330	21,930
Long-term debt, less current portion	3,174,510	5,639,263	8,813,773
Lease liability, less current portion	325,590	59,244	384,834
Net pension liability	329,646	82,412	412,058
OBEP liability	203,977	50,994	254,971
Total noncurrent liabilities	4,094,461	5,853,243	9,947,704
Total liabilities	4,985,832	6,443,562	11,429,394
Deferred inflows of resources			
Deferred property tax revenues	2,600,461	-	2,600,461
Deferred pension inflows	128,394	32,099	160,493
Deferred OPEB inflows	180,306	45,076	225,382
Total deferred inflows of resources	2,909,161	77,175	2,986,336
NET POSITION			
Net position			
Net investment in capital assets	4,624,739	9,435,924	14,060,663
Restricted:			
Solid waste	369,272	-	369,272
State street aid	347,354	-	347,354
Stormwater	322,466	-	322,466
Drug education and investigations	68,201	-	68,201
Other purposes	444,569	-	444,569
Unrestricted	5,796,806	2,742,354	8,539,160
Total net position	11,973,407	12,178,278	24,151,685
Total liabilities, deferred inflows, and net position	\$ 19,868,400	\$ 18,699,015	\$ 38,567,415

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

**CITY OF GREENBRIER, TENNESSEE
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024**

Activities	Expenses	Program Revenues			Net (Expenses)/Revenues and Changes in Net Position		
		Fees, Fines and Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
Primary government							
Governmental activities							
General government	\$ 758,925	\$ 118,104	\$ -	\$ -	\$ (640,821)	\$ -	\$ (640,821)
Public safety	2,480,433	208,416	256,646	-	(2,015,371)	-	(2,015,371)
City court	161,855	-	-	-	(161,855)	-	(161,855)
Highways, streets, and roadways	903,600	-	255,145	-	(648,455)	-	(648,455)
Solid waste	498,412	481,109	-	-	(17,303)	-	(17,303)
Stormwater	111,530	224,063	-	-	112,533	-	112,533
Parks and recreation	683,823	214,038	5,280	-	(464,505)	-	(464,505)
Building and codes	131,887	-	-	-	(131,887)	-	(131,887)
Cemeteries	16,951	11,425	-	-	(5,526)	-	(5,526)
Animal control	97,691	1,244	474	-	(95,973)	-	(95,973)
Capital projects	59	-	-	-	(59)	-	(59)
Interest	88,931	-	-	-	(88,931)	-	(88,931)
Total governmental activities	<u>5,934,097</u>	<u>1,258,399</u>	<u>517,545</u>	<u>-</u>	<u>(4,158,153)</u>	<u>-</u>	<u>(4,158,153)</u>
Business-type activities							
Water and sewer	3,761,007	3,682,611	2,019,802	-	-	1,941,406	1,941,406
Total business-type activities	<u>3,761,007</u>	<u>3,682,611</u>	<u>2,019,802</u>	<u>-</u>	<u>-</u>	<u>1,941,406</u>	<u>1,941,406</u>
Total primary government	<u>\$ 9,695,104</u>	<u>\$ 4,941,010</u>	<u>\$ 2,537,347</u>	<u>\$ -</u>	<u>(4,158,153)</u>	<u>1,941,406</u>	<u>(2,216,747)</u>
General revenues							
Property taxes					2,391,561	-	2,391,561
Payment in lieu of tax					84,536	-	84,536
Sales taxes					1,861,382	-	1,861,382
Alcoholic beverage taxes					197,753	-	197,753
Business taxes					87,636	-	87,636
Miscellaneous state taxes					142,512	-	142,512
Investment income					189,286	61,760	251,046
Gain on disposals of capital assets					3,721	-	3,721
Insurance settlement					3,200	800	4,000
Miscellaneous					379,300	1,498	380,798
Total general revenues					<u>5,340,887</u>	<u>64,058</u>	<u>5,404,945</u>
Change in net position					1,182,734	2,005,464	3,188,198
Net position, beginning of year					10,790,673	10,172,814	20,963,487
Net position, end of year					<u>\$ 11,973,407</u>	<u>\$ 12,178,278</u>	<u>\$ 24,151,685</u>

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

CITY OF GREENBRIER, TENNESSEE
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024

	General Fund	Capital Projects	Other Governmental Funds	Total Governmental Funds
Assets				
Cash and cash equivalents	\$ 2,784,021	\$ -	\$ 1,062,086	\$ 3,846,107
Certificates of deposit	2,766,556	-	-	2,766,556
Receivables, net				
Property taxes	2,517,211	-	-	2,517,211
Intergovernmental	367,801	-	42,167	409,968
Customers, net of allowance	-	-	56,451	56,451
Restricted cash	444,569	523,294	-	967,863
Total assets	<u>\$ 8,880,158</u>	<u>\$ 523,294</u>	<u>\$ 1,160,704</u>	<u>\$ 10,564,156</u>
Liabilities and fund balances				
Liabilities				
Accounts payable and accrued liabilities	79,176	377,887	\$ 53,411	\$ 510,474
Accrued payroll	74,151	-	-	74,151
Customer deposits	600	-	-	600
Total liabilities	<u>153,927</u>	<u>377,887</u>	<u>53,411</u>	<u>585,225</u>
Deferred inflows of resources				
Deferred property tax revenues	2,517,211	-	-	2,517,211
Total deferred inflows of resources	<u>2,517,211</u>	<u>-</u>	<u>-</u>	<u>2,517,211</u>
Fund balances				
Restricted:				
Capital projects	-	145,407	-	145,407
Solid waste	-	-	369,272	369,272
State street aid	-	-	347,354	347,354
Stormwater	-	-	322,466	322,466
Drug education and investigations	-	-	68,201	68,201
Other purposes	444,569	-	-	444,569
Unassigned	5,764,451	-	-	5,764,451
Total fund balances	<u>6,209,020</u>	<u>145,407</u>	<u>1,107,293</u>	<u>7,461,720</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 8,880,158</u>	<u>\$ 523,294</u>	<u>\$ 1,160,704</u>	<u>\$ 10,564,156</u>

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

CITY OF GREENBRIER, TENNESSEE
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
JUNE 30, 2024

Total Fund Balances for Governmental Funds	\$ 7,461,720
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets and right-of-use leased assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	8,286,178
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Revenues that have been deferred in the balance sheet of the governmental funds because they were not available to pay current liabilities of the period are recognized as revenue in the statement of activities and therefore are not included in the statement of net position.	(83,250)
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Net pension liability and deferred pension inflow, net of deferred pension outflow, which do not represent current period sources or uses and, therefore, are not reported in the fund financial statements.	554,458
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Net accrued post-retirement plan (OPEB) liability and deferred OPEB outflow, net of deferred OPEB inflow, which do not represent current period sources or uses and, therefore, are not reported in the fund financial statements.	(378,715)
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Some liabilities, including long-term debt, lease liabilities, unamortized bond premiums, and compensated absences are not due and payable in the current period and, therefore, are not reported in the funds.	(3,866,984)
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Net Position of Governmental Activities	\$ <u>11,973,407</u>
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CITY OF GREENBRIER, TENNESSEE
STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	General Fund	Capital Projects	Other Governmental Funds	Total Governmental Funds
Revenues				
Taxes	\$ 4,779,283	-	\$ 241,246	\$ 5,020,529
License and permits	320,456	-	-	320,456
Fines and forfeitures	177,378	-	32,282	209,660
Charges for services	10,000	-	705,172	715,172
Intergovernmental	262,400	-	-	262,400
Investment income	157,917	26,654	4,715	189,286
Miscellaneous revenues	174,398	-	218,009	392,407
Total revenues	<u>5,881,832</u>	<u>26,654</u>	<u>1,201,424</u>	<u>7,109,910</u>
Expenditures				
Current				
General government	609,020	-	-	609,020
Public safety	2,214,288	-	73,265	2,287,553
City court	161,855	-	-	161,855
Highways, streets, and roadways	354,096	-	436,095	790,191
Solid waste	-	-	480,571	480,571
Stormwater	-	-	111,530	111,530
Parks and recreation	618,856	-	-	618,856
Building and codes	131,255	-	-	131,255
Cemeteries	16,951	-	-	16,951
Animal control	90,000	-	-	90,000
Capital projects	-	59	-	59
Debt Service and leases				
Principal	167,015	-	75,000	242,015
Interest	80,145	-	7,219	87,364
Issuance costs	-	-	-	-
Capital outlay	751,439	2,001,145	-	2,752,584
Total expenditures	<u>5,194,920</u>	<u>2,001,204</u>	<u>1,183,680</u>	<u>8,379,804</u>
Excess (deficiency) of revenues over (under) expenditures	<u>686,912</u>	<u>(1,974,550)</u>	<u>17,744</u>	<u>(1,269,894)</u>
Other financing sources (uses)				
Proceeds from leases	447,366	-	-	447,366
Insurance proceeds	3,200	-	-	3,200
Transfers in	-	450,000	-	450,000
Transfers out	(450,000)	-	-	(450,000)
Proceeds from sale of capital assets	-	-	3,721	3,721
Net other financing sources (uses)	<u>566</u>	<u>450,000</u>	<u>3,721</u>	<u>454,287</u>
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	<u>687,478</u>	<u>(1,524,550)</u>	<u>21,465</u>	<u>(815,607)</u>
Fund balance - beginning of year	<u>5,521,542</u>	<u>1,669,957</u>	<u>1,085,828</u>	<u>8,277,327</u>
Fund balance - end of year	<u>\$ 6,209,020</u>	<u>\$ 145,407</u>	<u>\$ 1,107,293</u>	<u>\$ 7,461,720</u>

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

CITY OF GREENBRIER, TENNESSEE
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024

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

Net change in fund balance - total governmental funds	\$ (815,607)
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeds depreciation and loss on disposals in the current year.	2,257,953
Revenue in the statement of activities that do not provide current financial resources are not reported as revenues in the funds	(2,226)
The issuance of long-term debt (e.g. bonds, loans) and lease proceeds provides current financial resources to governmental funds, while the repayment of the principal of long-term debt and leases consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Governmental funds also report interest expense in the period it is paid. However, in the statement of activities, interest expense is recorded on the accrual basis of accounting in the period to which the interest relates. Also, governmental funds report the effect of premiums, discounts, refunding losses and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related accounts.	(198,500)
Expense from net pension assets is recognized in the statement of activities but does not represent a current use of resources. Current year pension contributions of are expenditures in the governmental funds but recognized as deferred outflows of resources in the statement of net position.	(69,470)
Expense from net other post retirement employment benefits ("OPEB") is recognized in the statement of activities but does not represent a current use of resources. Current year OPEB benefit payments are expenditures in the governmental funds but recognized as deferred inflows of resources in the statement of net position.	1,494
The current year increase in the liability for compensated absences does not require the use of current financial resources and therefore is not reported in the governmental funds.	9,090
Change in net position of governmental activities	<u>\$ 1,182,734</u>

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

CITY OF GREENBRIER, TENNESSEE
STATEMENT OF GENERAL FUND BUDGETARY COMPARISON
FOR THE YEAR ENDED JUNE 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget- Favorable (Unfavorable)
	Original	Final		
Revenues				
Local Taxes:				
Property and personal taxes	\$ 2,303,850	2,303,850	\$ 2,391,561	\$ 87,711
Sales taxes	868,420	868,420	1,014,213	145,793
Alcoholic beverage taxes	174,673	174,673	197,753	23,080
Business taxes	38,000	38,000	87,636	49,636
Cable TV franchise and lease taxes	75,000	75,000	50,583	(24,417)
Other taxes	91,178	91,178	91,929	751
Licenses and Permits	252,200	252,200	320,456	68,256
Fines	147,500	147,500	177,378	29,878
Intergovernmental:				
Sales taxes	827,760	827,760	847,169	19,409
Petroleum special taxes	12,626	12,626	13,903	1,277
In lieu of taxes	82,776	82,776	84,536	1,760
Contributions	216,617	216,617	262,400	45,783
Charges for Service	7,000	7,000	10,000	3,000
Investment income	63,749	63,749	157,917	94,168
Miscellaneous	25,703	25,703	174,398	148,695
Total revenues	<u>5,187,052</u>	<u>5,187,052</u>	<u>5,881,832</u>	<u>694,780</u>
Expenditures				
Current:				
General government:				
Salaries, taxes and benefits	436,738	439,738	389,201	50,537
Contractual services	25,000	33,000	35,363	(2,363)
Repairs and maintenance	5,500	5,500	4,577	923
Supplies	11,950	11,950	9,064	2,886
Utilities	29,000	29,000	24,161	4,839
Other operating expenses	181,650	193,200	146,654	46,546
Total general government	<u>689,838</u>	<u>712,388</u>	<u>609,020</u>	<u>103,368</u>
Public safety, police:				
Salaries, taxes and benefits	1,300,686	1,335,723	1,297,257	38,466
Contractual services	88,082	88,082	85,835	2,247
Repairs and maintenance	22,500	68,713	27,463	41,250
Supplies	70,500	88,015	75,580	12,435
Utilities	30,000	38,382	31,739	6,643
Other operating expenses	83,950	100,600	69,123	31,477
Capital outlay	106,117	138,117	380,317	(242,200)
Total public safety, police	<u>1,701,835</u>	<u>1,857,632</u>	<u>1,967,314</u>	<u>(109,682)</u>
Public safety, fire:				
Salaries, taxes and benefits	450,595	480,385	442,606	37,779
Contractual services	69,082	74,699	74,555	144
Repairs and maintenance	13,000	27,989	23,400	4,589
Supplies	28,600	42,600	41,613	987
Utilities	16,800	16,800	22,017	(5,217)
Other operating expenses	20,400	25,010	23,100	1,910
Capital outlay	-	36,886	32,993	3,893
Total public safety, fire	<u>598,477</u>	<u>704,369</u>	<u>660,284</u>	<u>44,085</u>
City Court:				
Salaries, taxes and benefits	159,262	159,262	132,753	26,509
Contractual services	300	300	1,272	(972)
Supplies	2,500	2,500	1,484	1,016
Utilities	100	100	-	100
Other operating expenses	25,485	25,485	26,346	(861)
Total city court	<u>187,647</u>	<u>187,647</u>	<u>161,855</u>	<u>25,792</u>

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

CITY OF GREENBRIER, TENNESSEE
STATEMENT OF GENERAL FUND BUDGETARY COMPARISON - CONTINUED
FOR THE YEAR ENDED JUNE 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget- Favorable (Unfavorable)
	Original	Final		
Highways, streets, and roadways, non-SSA:				
Salaries, taxes and benefits	365,433	399,839	270,015	129,824
Contractual services	2,000	4,200	5,333	(1,133)
Repairs and maintenance	20,000	42,118	34,441	7,677
Supplies	18,875	23,146	22,716	430
Utilities	11,000	11,000	7,494	3,506
Other operating expenses	18,185	21,010	14,097	6,913
Capital outlay	-	-	60,409	(60,409)
Total highways, streets, and roadways, non-SSA	435,493	501,313	414,505	86,808
Parks and recreation:				
Salaries, taxes and benefits	363,782	383,526	375,773	7,753
Contractual services	4,500	8,558	10,157	(1,599)
Repairs and maintenance	23,000	63,698	29,002	34,696
Supplies	129,350	136,479	128,389	8,090
Utilities	28,200	28,200	30,331	(2,131)
Other operating expenses	45,500	45,500	45,204	296
Capital outlay	15,000	158,200	199,453	(41,253)
Total parks and recreation	609,332	824,161	818,309	5,852
Building and codes:				
Salaries, taxes and benefits	90,466	90,466	85,981	4,485
Contractual services	-	-	2,269	(2,269)
Repairs and maintenance	2,000	2,000	774	1,226
Supplies	5,925	5,925	3,617	2,308
Utilities	4,500	4,500	3,822	678
Other operating expenses	33,250	45,943	34,792	11,151
Capital outlay	-	-	37,932	(37,932)
Total building and codes	136,141	148,834	169,187	(20,353)
Cemeteries:				
Salaries, taxes and benefits	5,370	5,370	5,416	(46)
Contractual services	6,000	10,000	11,500	(1,500)
Repairs and maintenance	1,000	3,000	35	2,965
Total cemeteries	12,370	18,370	16,951	1,419
Animal control:				
Salaries, taxes and benefits	59,980	66,356	65,339	1,017
Contractual services	300	300	314	(14)
Repairs and maintenance	1,500	1,500	85	1,415
Supplies	8,350	14,698	10,456	4,242
Utilities	5,800	6,800	6,362	438
Other operating expenses	8,900	8,900	7,444	1,456
Capital outlay	-	-	40,335	(40,335)
Total animal control	84,830	98,554	130,335	(31,781)
Debt service				
Principal	130,000	130,000	167,015	(37,015)
Interest	71,250	71,250	80,145	(8,895)
Total debt service	201,250	201,250	247,160	(45,910)
Total expenditures	4,657,213	5,254,518	5,194,920	59,598
Excess of revenues over expenses	529,839	(67,466)	686,912	754,378
Other financing sources (uses)				
Proceeds from leases	-	-	447,366	447,366
Insurance proceeds	-	-	3,200	3,200
Transfers out	-	(450,000)	(450,000)	-
Total other financing sources (uses)	-	(450,000)	566	3,200
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	529,839	(517,466)	687,478	1,204,944
Fund balance - beginning of year	5,521,542	5,521,542	5,521,542	-
Fund balance - end of year	6,051,381	5,004,076	6,209,020	1,204,944

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

CITY OF GREENBRIER, TENNESSEE
STATEMENT OF BUDGETARY COMPARISON
CAPITAL PROJECTS FUND
FOR THE YEAR ENDED JUNE 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget- Favorable (Unfavorable)
	Original	Final		
Revenues				
Investment income	\$ 3,000	\$ -	\$ 26,654	\$ 26,654
Total revenues	<u>3,000</u>	<u>-</u>	<u>26,654</u>	<u>26,654</u>
Expenditures				
Current:				
Other operating expenses	-	-	59	(59)
Capital outlay	(1,573,206)	(2,331,894)	2,001,145	(4,333,039)
Total expenditures	<u>(1,573,206)</u>	<u>(2,331,894)</u>	<u>2,001,204</u>	<u>(4,333,098)</u>
Excess of revenues over expenses	<u>1,576,206</u>	<u>2,331,894</u>	<u>(1,974,550)</u>	<u>4,306,444</u>
Other financing sources (uses)				
Transfers from the General Fund	450,000	450,000	450,000	-
Total other financing sources (uses)	<u>450,000</u>	<u>450,000</u>	<u>450,000</u>	<u>-</u>
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	<u>2,026,206</u>	<u>2,781,894</u>	<u>(1,524,550)</u>	<u>4,306,444</u>
Fund balance - beginning of year	<u>1,669,957</u>	<u>1,669,957</u>	<u>1,669,957</u>	<u>-</u>
Fund balance - end of year	<u>\$ 3,696,163</u>	<u>\$ 4,451,851</u>	<u>\$ 145,407</u>	<u>\$ 4,306,444</u>

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

CITY OF GREENBRIER, TENNESSEE
STATEMENT OF NET POSITION
PROPRIETARY FUND
JUNE 30, 2024

	Water and Sewer Fund
ASSETS	
Current assets	
Cash and cash equivalents	\$ 1,672,250
Certificates of deposit	1,138,981
Receivables, customer, less allowance of \$34,467	131,628
Inventories	23,940
Restricted cash	30,724
Total current assets	<u>2,997,523</u>
Noncurrent assets	
Capital assets:	
Land	31,500
Buildings	1,807,745
Land improvements	10,335
Utility plant	19,241,292
Machinery, equipment, and vehicles	775,214
Right-of-use lease assets	75,593
Less: accumulated depreciation	(6,492,189)
Less: accumulated amortization	(2,515)
Total capital assets	<u>15,446,975</u>
Total assets	<u>18,444,498</u>
Deferred outflows of resources	
Pension related items	253,125
OPEB	1,392
Total deferred outflows of resources	<u>254,517</u>
Total assets and deferred outflows of resources	<u><u>\$ 18,699,015</u></u>
LIABILITIES AND NET POSITION	
Current liabilities	
Accounts payable and other payables	\$ 173,535
Due to other governments	16,620
Notes and bonds payable, current portion	371,788
Compensated absences - current portion	14,555
Lease liability - current portion	13,821
Total current liabilities	<u>590,319</u>
Noncurrent liabilities	
Customer deposits	21,330
Notes and bonds payable, net of current portion	5,639,263
Lease liability, net of current portion	59,244
Net pension liability	82,412
OPEB liability	50,994
Total noncurrent liabilities	<u>5,853,243</u>
Total liabilities	<u>6,443,562</u>
Deferred inflows of resources	
Pension related items	32,099
OPEB	45,076
Total deferred inflows of resources	<u>77,175</u>
Net position	
Net investment in capital assets	9,435,924
Unrestricted	2,742,354
Total net position	<u>12,178,278</u>
Total liabilities, deferred inflows of resources, and net position	<u><u>\$ 18,699,015</u></u>

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

CITY OF GREENBRIER, TENNESSEE
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED JUNE 30, 2024

	<u>Water and Sewer Fund</u>
Operating revenues	
Charges for services	\$ 3,682,611
Total operating revenues	<u>3,682,611</u>
Operating expenses	
Water purchased	915,961
General administration	1,273,320
Utilities	200,215
Supplies	178,058
Contractual services	138,228
Repairs and maintenance	442,982
Depreciation and amortization	450,314
Grant	82,100
Total operating expenses	<u>3,681,178</u>
Operating income	<u>1,433</u>
Non-operating revenues (expenses)	
Investment income	61,760
Interest expense	(79,829)
Insurance recoveries, net	800
Miscellaneous revenue	1,498
Total non-operating revenues (expenses)	<u>(15,771)</u>
Net income before capital grants and contributions	(14,338)
Capital grants and contributions	<u>2,019,802</u>
Change in net position	2,005,464
Net position, beginning of year	<u>10,172,814</u>
Net position, end of year	<u><u>\$ 12,178,278</u></u>

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

**CITY OF GREENBRIER, TENNESSEE
STATEMENT OF CASH FLOWS
PROPRIETARY FUND
FOR THE YEAR ENDED JUNE 30, 2024**

	Water and Sewer Fund
Cash flows from operating activities	
Cash received from customers	\$ 3,673,831
Cash paid to suppliers for goods and services	(2,991,535)
Cash paid to employees for services	(750,779)
Net cash used in operating activities	<u>(68,483)</u>
Cash flows from capital and related financing activities	
Cash received from customers for taps and grant funds	1,299,552
Purchases of capital assets	(1,069,668)
Proceeds from insurance recoveries	800
Principal paid on notes	(367,796)
Interest paid on capital debt	(79,270)
Net cash used in capital and related financing activities	<u>(216,382)</u>
Cash flows from investing activities	
Miscellaneous expense	(1,498)
Increase in certificates of deposit	(803,217)
Interest received	61,760
Net cash used in investing activities	<u>(742,955)</u>
Net decrease in cash and cash equivalents	(1,027,820)
Cash and cash equivalents at beginning of year	<u>2,730,794</u>
Cash and cash equivalents at end of year	<u><u>\$ 1,702,974</u></u>
Reconciliation of operating income from operations to net cash used in operating activities	
Operating income	\$ 1,433
Adjustments to reconcile operating income to Net cash used in operating activities:	
Depreciation and amortization	450,314
(Increase) decrease in:	
Accounts receivable	(17,410)
Due from other funds	118,896
Net pension asset	-
Pension related to outflows	30,714
Change in deferred outflows - OPEB Expense	235
Increase (decrease) in:	
Accounts payable	(595,430)
Due to (from) other govts	388
Due to other funds	(56,968)
Compensated absences payable	4,670
Customer deposits	8,630
Net pension liability	(21,581)
OPEB liability	(19,120)
Change in deferred inflows - pension expense	8,235
OPEB inflows	18,511
Total adjustments	<u>(69,916)</u>
Net cash used in operating activities	<u><u>\$ (68,483)</u></u>

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

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Greenbrier, Tennessee (the "City") was incorporated in 1937 and operates under a Mayor-Alderman form of government that provides the following services as authorized by its charter and ordinances: public safety (police and fire), city court, parks and recreation, highways and streets, codes, animal control, cemeteries, general administrative services, solid waste, and water and sewer.

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

Reporting Entity

These financial statements present the financial position and activities of the City government. City officials are responsible for the appointment of residents to the Parks and Recreation Advisory Board and the Beer Board. These boards report to the Board of Aldermen. The City has no component units, thus no blended or discretely presented component units are included in these financial statements.

Government-wide Financial Statements

The government-wide financial statements (the statement of net position and the statement of activities) report information on all of the activities of the City. 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 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. Long-term assets, receivables, long-term debt, and other obligations are recognized. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are assessed. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Amounts reported as program revenues include (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions. General revenues include all taxes and internally dedicated resources. Expenses are allocated among various City functions including administrative overhead charges allocated by the general fund to various City functions.

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

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu-of-taxes where the amounts are reasonably equivalent in value to the interfund services provided, and other charges between the City's utilities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

The financial transactions of the City are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, net position, revenues, and expenditures. Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Governmental Fund Financial Statements

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 '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 all revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related liability is incurred. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, postemployment benefits and environmental obligations are recognized later based on specific accounting rules applicable to each, generally when payment is due.

Property taxes, intergovernmental revenues, and interest associated with the current fiscal period are all considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following governmental funds:

General Fund - 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. This fund is considered a major fund for reporting purposes.

Capital Projects Fund – This fund accounts for the financial resources to be used for the construction or renovation of major capital projects.

Nonmajor Governmental Funds - The special revenue funds of the City that are reported as nonmajor include solid waste, state street aid, stormwater, and drug.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Since the governmental funds financial statements are presented on a different basis than the governmental activities column of the government-wide financial statements, a reconciliation is provided that explains the transition from one basis of accounting to another.

Proprietary Fund Financial Statements

The focus of the proprietary fund measurement is upon determination of operating income, changes in net position, and cash flows. 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 revenues of the various utility funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The City reports the following major proprietary fund:

Water and Sewer Fund - Enterprise fund that accounts for the water and wastewater services provided to customers of the system.

Budgets and Budgetary Accounting

The City's fiscal operating year begins July 1. An annual operating budget by department is adopted by the Mayor and Board of Aldermen prior to the commencement of the fiscal year. The budget is legally enacted through the passage of an ordinance which also sets the tax rate. The mayor is authorized to transfer budget amounts between line items within each department of the same fund. Any revision that alters the total appropriations of any fund requires Board of Aldermen action. The budgetary basis is consistent with US GAAP.

During the year, the City had three departments exceed their departmental budget due to the implementation of leases under GASB Statement No.87, *Leases*, which recorded capital outlay within each department.

Cash and Cash Equivalents

For purposes of the proprietary statement of cash flows, the City defines its cash and cash equivalents to include only cash on hand, demand deposits, and all highly liquid investments with original maturities of three months or less from the date of acquisition. Certain cash balances may be reported as restricted because they are maintained in separate bank accounts and their use is either limited by applicable bond covenants or is restricted for use by outside parties or bond issues. Bank certificates of deposit with maturity in excess of three months from the date of purchase are listed separately from cash.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Investments

Investments with a maturity of less than one year when purchased, non-negotiable certificates of deposit, and other nonparticipating investments are stated at cost or amortized cost. Investments with a maturity greater than one year when purchased and all investments of the pension and other post-employment benefit ("OPEB") trust funds are stated at fair value. Fair value is the price that would be received to sell an investment in an orderly transaction at year end.

Inventory and Prepaid Items

Inventory of the water and sewer fund is stated at cost determined by the first-in, first-out method. The costs of governmental funds inventory are recorded as expenditures when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased. The inventory and prepaid items recorded in the governmental funds do not reflect current appropriable resources and, thus, an equivalent portion of fund balance is reported as nonspendable.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary funds financial statements. Capital assets used in governmental fund operations are accounted for as capital outlay expenditures. Capital assets, not including general government infrastructure assets, are defined by the government as assets with an initial cost of more than \$500 for land, \$10,000 for buildings, \$5,000 for improvements other than buildings, machinery, equipment, and vehicles, and an estimated useful life in excess of one year. General government infrastructure assets with a cost greater than \$10,000 and an estimated useful life in excess of one year are capitalized. Capital assets are valued at historical cost or estimated historical cost, if actual historical cost is not available. Donated fixed assets are valued at their estimated fair value on the date donated. The costs of normal maintenance and repairs that do not add to the value of an asset or materially extend asset lives are not capitalized.

Depreciation has been provided over estimated useful lives using the straight-line method. The estimated useful lives are as follows:

Governmental activities	
Buildings	20 - 40 years
Improvements other than buildings	10 - 20 years
Infrastructure assets	10 - 50 years
Machinery, equipment, and vehicles	5 - 20 years
Business-type activities	
Water and sewer plant	10 - 50 years
Machinery, equipment, and vehicles	5 - 20 years

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Outlays for capital assets and improvements are capitalized, as projects are constructed, in accordance with the City's capitalization policy. Interest and indirect costs incurred during the construction phase of capital assets of proprietary funds are reflected in the capitalized value of the asset constructed. Depreciation/amortization expense is allocated to functions/programs and included as a direct expense in the statement of activities. Capital assets that are under construction or development and have not been completed are put into construction in progress and are presented as a capital asset not being depreciated on the statement of net position.

Leases

The City records its leases under GASB Statement No. 87, *Leases*, which establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use ("ROU") an underlying asset. The City determines whether an arrangement is or contains a lease at lease inception. On the commencement date, leases are recorded as ROU assets and lease liabilities in the statements of net position. ROU assets represent the City's right to use leased assets over the term of the lease. Lease liabilities represent the City's contractual obligation to make lease payments over the lease term.

The lease liability is measured as the present value of the lease payments over the lease term using either the rate implicit in the lease, if it is determinable, or the City's incremental borrowing rate if the implicit rate is not determinable. ROU assets are calculated as the present value of the remaining lease payments plus unamortized initial direct costs and prepayments of rent, less any unamortized lease incentives received. Lease terms may include renewal or extension options to the extent they are reasonably certain to be exercised. Lease expense, an outflow of resources, is recognized on a straight-line basis over the lease term. The City has elected not to recognize a ROU asset and lease liability for leases with an initial term of 12 months or less but includes the expense associated with short-term leases in lease expense in the statements of revenues, expenses, and changes in net position.

ROU assets are assessed for impairment in accordance with the City's capital asset policy. Management reassesses lease classification and remeasures ROU assets and lease liabilities when a lease is modified, and that modification is not accounted for as a separate new lease or upon certain other events that require reassessment in accordance with GASB No. 87. The City's leases are described further in Note 9.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources until then. The City has one item that qualifies for reporting in this category, which is deferred amounts related to pensions and OPEB.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

In addition to liabilities, the statement of financial position includes a separate section for deferred inflows of resources. Deferred inflows of resources represent 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 four items that qualify for reporting in this category. Amounts reported as deferred include property tax revenues, other revenues, pensions, and grants for future periods.

Compensated Absences

The City's policies permit employees to earn vacation time on a calendar-year basis. Any unused vacation leave at December 31 is transferred to sick leave. Vacation leave earned but unpaid at June 30 is accrued and presented as a current liability in the government-wide and proprietary fund financial statements. The City's policies permit the accumulation, within certain limitations, of unused sick leave with no monetary payout of unused amounts upon termination or resignation. In lieu of monetary payout, such accumulation can be added to seniority for retirement purposes. In the fund financial statements, governmental funds report only the compensated absence liability payable from expendable available financial resources. The compensated absences liability attributable to the governmental activities will be liquidated primarily by the general fund.

Interfund Receivables, Payables, and Transfers

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

Noncurrent Liabilities

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period as other financing sources/uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Property Tax

The City's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and personal property located in the City's legal boundaries. All City taxes on real estate are deemed to be a lien on such realty from January 1 of the year the assessments are made. Taxes become delinquent in March of the year subsequent to the levy date; at that time, a lien attaches and delinquent taxes are turned over to Chancery Court for collection proceedings. Property tax revenues are recognized when levied. An allowance is established for delinquent taxes to the extent that their collectability is doubtful.

Under Section N50 of the GASB's Codification of Governmental Accounting and Financial Reporting Standards Accounting for Non-exchange Transactions, property taxes are imposed on non-exchange revenues. Accounts receivable from imposed non-exchange transactions are recorded when the City has an enforceable legal claim to the asset. The enforceable legal claim date for property taxes is the assessment date of January 1. Therefore, the City has recorded the succeeding year's receivable and deferred inflow of resources for taxes assessed as of year-end, though the amounts will not be received until after year-end.

Pensions

For purposes of measuring the net pension liability and the deferred outflows/inflows of resources related to pensions and pension expense, information about the fiduciary net position of the City's participation in the Public Employee Retirement Plan of the Tennessee Consolidated Retirement System ("TCRS"), and additions to/deductions from the City's fiduciary net position have been determined on the same basis as they are reported by the TCRS for the Public Employee Retirement Plan. For this purpose, benefits (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms of the Public Employee Retirement Plan of TCRS. Investments are reported at fair value.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Fund Balances

Fund balances are classified into clearly defined categories, making the nature and extent of the constraints placed on a government's fund balances more transparent. The following classifications describe the relative strength of the spending constraints as defined in the City's fund balance policy:

Nonspendable - Amounts that cannot be spent because they are either in a (1) nonspendable form, including items not expected to be converted to cash (i.e., inventory, prepaid amounts, long-term portion of loans and notes receivable, and property acquired for resale), or (2) legally or contractually required to be maintained intact (i.e., principal of permanent funds).

Restricted - Amounts constrained to be used for a specific purpose as per external parties, constitutional provision, or enabling legislation.

Committed - Amounts constrained to be used for a specific purpose as per action by the Board of Aldermen (by ordinance). Amounts classified as committed are not subject to legal enforceability like restricted resources; however, they cannot be used for any other purpose unless the Board removes or changes the commitment by taking the same action it employed to impose the commitment.

Assigned - Amounts intended to be used by the City for a specific purpose, but which are neither restricted nor committed. The intent shall be expressed by the Board of Aldermen or a designee authorized by the Board of Aldermen for a specific purpose in accordance with policy established by the Board of Aldermen. The nature of the actions necessary to remove or modify an assignment is not as rigid as required under a committed fund balance classification. It does not require formal action.

Unassigned - Amounts available for any purpose (amounts that are not nonspendable, restricted, committed, or assigned) in the general fund. It represents the resources available for future spending. This classification includes negative residual fund balances of any other governmental fund that cannot be eliminated by offsetting against other assigned fund balance amounts. An appropriate level of unassigned fund balance should be maintained in the general fund in order to cover unexpected expenditures and revenue shortfalls.

When expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) amounts are available, it shall be the policy of the City to use the restricted amounts first, as permitted under the law. When an expenditure is incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used, it shall be the policy of the City to use the committed amounts first, followed by the assigned amounts, and then unassigned amounts.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Net Position

Net position represents the net amount of assets and deferred outflows of resources less liabilities and deferred inflows of resources. Government-wide and proprietary fund net position are divided into three components:

Net Investment in Capital Assets - Amounts consist of the historical cost of capital assets less accumulated depreciation/amortization and less any debt that remains outstanding that was used to finance those assets, plus deferred outflows of resources less deferred inflows of resources related to those assets.

Restricted - Amounts consist of assets that are restricted by the City's creditors (for example, through debt covenants), by state enabling legislation (through restrictions on shared revenues), by grantors (both federal and state), and by other contributors (including those who have donated to the City), less related liabilities and deferred inflows of resources.

Unrestricted - All other net position is reported in this category.

When an expense is incurred that can be paid using either restricted or unrestricted resources (net position), the City's policy is to first apply the expense toward restricted resources and then toward unrestricted resources.

Contributions of Capital

Contributions of capital in the proprietary fund financial statements arise from outside contributions of capital assets, tap-in fees to the extent they exceed the cost of the connection to the system, or from grants or outside contributions of resources restricted to capital acquisition and construction. These contributions are recognized as capital grants and contributions.

Use of Estimates

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

Accounting Pronouncements

In June 2017, the GASB issued GASB Statement No. 87 (Statement No. 87), *Leases*. This Statement requires recognition of certain assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. Under this Statement, a lessee is required to recognize an intangible right of use asset and a lease liability. Statement No. 87 is effective for fiscal years beginning after June 15, 2021. Adoption of this Statement is reflected in the City's financial statements as it became effective during the current fiscal year.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 2 – CASH, CASH EQUIVALENTS, AND INVESTMENTS

The City has no formal deposit and investment policies other than those prescribed by the State of Tennessee statute as explained below.

Policies

Deposits in financial institutions are required by State statute to be secured and collateralized by the institutions. The collateral must meet certain requirements and must have a total minimum market value of 105% of the value of the deposits placed in the institutions, less the amount protected by Federal Deposit Insurance Corporation insurance. Collateral requirements are not applicable for financial institutions that participate in the State of Tennessee's collateral pool.

Deposits

All of the City's deposits were held by financial institutions which participate in the bank collateral pool administered by the Treasurer of the State of Tennessee or in the State of Tennessee Local Government Investment Pool ("LGIP"). Participating banks in the bank collateral pool determine the aggregate balance of their public fund accounts. The amount of collateral required to secure these public deposits must be at least 105% of the average daily balance of public deposits held. Collected securities required to be pledged by the participant banks to protect their public fund accounts are pledged to the State Treasurer on behalf of the bank collateral pool. The securities pledged to protect these accounts are pledged in the aggregate rather than against each individual account. The members of the pool may be required by agreement to pay an assessment to cover any deficiency. Under the additional assessment agreement, public fund accounts covered by the pool are considered to be insured for purposes of custodial credit risk disclosure.

NOTE 3 - PROPERTY TAXES RECEIVABLE

Property taxes receivable of \$2,517,211 are summarized by year on the Schedule of Changes in Property Taxes Receivable on page 62 of this report and are presented net of allowance for doubtful accounts of \$18,000.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 4 - INTERFUND BALANCES AND TRANSFERS

There were no interfund receivable or payable balances as of June 30, 2024.

Typically, interfund balances result from the time lag between the dates that (1) interfund goods and services were provided or reimbursable expenditures occurred, (2) transactions are recorded in the accounting system, and (3) payments between funds were made. The balances will typically be repaid within one year.

During 2024, the City transferred \$450,000 from the General Fund to the Capital Projects Fund for capital improvements. The transfer was made in accordance with statutory and budgetary requirements and received approval from the City Council. Funds received in the Capital Projects Fund are restricted for use solely on capital projects, and their use is monitored to ensure compliance with legal and policy requirements. The transfer is reported as an interfund financing transaction in accordance with GASB Statement No. 34 and the City's financial reporting policies.

NOTE 5 - CAPITAL ASSETS

The following is a summary of changes in capital assets:

	Balance July 1, 2023	Increases	Decreases/ Adjustments	Transfers	Balance June 30, 2024
Governmental Activities:					
Capital assets not depreciated:					
Land	\$ 655,795	\$ -	\$ -	\$ -	\$ 655,795
Construction in progress	1,139,175	1,553,506	-	(2,692,681)	-
Total capital assets, not depreciated	1,794,970	1,553,506	-	(2,692,681)	655,795
Capital assets, being depreciated:					
Buildings	1,770,785	-	-	2,692,681	4,463,466
Building improvements	270,379	26,007	-	-	296,386
Land improvements	105,667	-	-	-	105,667
Machinery, equipment, and vehicles	2,873,731	223,863	(106,809)	-	2,990,785
Infrastructure	8,848,506	498,359	-	-	9,346,865
Total capital assets, being depreciated	13,869,068	748,229	(106,809)	2,692,681	17,203,169
Less accumulated depreciation for:					
Buildings, improvements, machinery equipment, and vehicles	(2,552,366)	(362,774)	106,809	-	(2,808,331)
Infrastructure	(7,083,447)	(88,140)	-	-	(7,171,587)
Total accumulated depreciation	(9,635,813)	(450,914)	106,809	-	(9,979,918)
Total capital assets, being depreciated, net	4,233,255	297,315	-	2,692,681	7,223,251
Right-of-use assets					
Vehicles	-	455,849	-	-	455,849
Accumulated amortization	-	(48,717)	-	-	(48,717)
Total right-of-use assets, net	-	407,132	-	-	407,132
Governmental activities capital assets, net	\$ 6,028,225	\$ 2,257,953	\$ -	\$ -	\$ 8,286,178

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 5 - CAPITAL ASSETS - Continued

	Balance July 1, 2023	Increases	Decreases/ Adjustments	Transfers	Balance June 30, 2024
Business-Type Activities:					
Capital assets not depreciated:					
Land	\$ 31,500	\$ -	\$ -	\$ -	\$ 31,500
Construction in progress	1,905,774	936,810	-	(2,842,584)	-
Total capital assets, not depreciated	1,937,274	936,810	-	(2,842,584)	31,500
Capital assets, being depreciated:					
Buildings	1,807,745	-	-	-	1,807,745
Land improvements	10,335	-	-	-	10,335
Utility plant	16,398,708	-	-	2,842,584	19,241,292
Machinery, equipment, and vehicles	648,555	132,859	(6,200)	-	775,214
Total capital assets, being depreciated	18,865,343	132,859	(6,200)	2,842,584	21,834,586
Less accumulated depreciation for:					
Buildings, improvements, machinery equipment, and vehicles	(1,771,480)	(88,767)	6,200	-	(1,854,047)
Utility plant	(4,279,110)	(359,032)	-	-	(4,638,142)
Total accumulated depreciation	(6,050,590)	(447,799)	6,200	-	(6,492,189)
Total capital assets, being depreciated, net	12,814,753	(314,940)	-	2,842,584	15,342,397
Right-of-use assets					
Vehicles	-	75,593	-	-	75,593
Accumulated amortization	-	(2,515)	-	-	(2,515)
Total right-of-use assets, net	-	73,078	-	-	73,078
Business-type activities capital assets, net	\$ 14,752,027	\$ 694,948	\$ -	\$ -	\$ 15,446,975

Depreciation and amortization expense, by function, is as follows:

General Government	\$ 102,211
Public Safety	192,880
Highways and Streets	7,048
Building Codes	632
Parks and Recreation	64,967
Sanitation	17,841
Animal Control	7,691
State Street Aid	106,361
	<u>\$499,631</u>
Water and Sewer	<u>\$450,314</u>

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 6 - PENSION PLAN

General Information

Plan Description - Employees of the City are provided a defined benefit pension plan through the Public Employee Retirement Plan, an agent multiple-employer pension plan administered by the TCRS. The TCRS was created by State statute under *Tennessee Code Annotated*, Title 8, Chapters 34-37. The TCRS Board of Trustees is responsible for the proper operation and administration of the TCRS. The Tennessee Treasury Department, an agency in the legislative branch of State government, administers the plans of the TCRS. The TCRS issues a publicly available financial report that can be obtained at <https://treasury.tn.gov/Retirement/Boards-and-Governance/Reporting-and-Investment-Policies>.

Benefits Provided

Tennessee Code Annotated, Title 8, Chapters 34-37 establishes the benefit terms and can be amended only by the Tennessee General Assembly. The chief legislative body may adopt the benefit terms permitted by statute. Members are eligible to retire with an unreduced benefit at age 60 with 5 years of service credit or after 30 years of service, regardless of age. Benefits are determined by a formula, using the member's highest 5 consecutive year average compensation and the member's service credit. Reduced benefits for early retirement are available at age 55 and vested. Members vest with 5 years of service credit. Service-related disability benefits are provided regardless of length of service. 5 years of service is required for non-service-related disability eligibility. The service-related and non-service-related disability benefits are determined in the same manner as a service retirement benefit but are reduced by 10 percent and include projected service credits. A variety of death benefits are available under various eligibility criteria.

Member and beneficiary annuitants are entitled to automatic cost-of-living adjustments ("COLAs") after retirement. A COLA is granted each July for annuitants retired prior to the 2nd of July of the previous year. The COLA is based on the change in the consumer price index (CPI) during the prior calendar year, capped at 3.00 percent, and applied to the current benefit. No COLA is granted if the change in the CPI is less than 0.50 percent. A 1.00 percent COLA is granted if the CPI change is between 0.50 percent and 1.00 percent. A member who leaves employment may withdraw their employee contributions, plus any accumulated interest.

General Information

Employees Covered by Benefit Terms

At the measurement date of June 30, 2023, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	17
Inactive employees entitled to but not yet receiving benefits	70
Active employees	<u>37</u>
	<u>124</u>

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 6 - PENSION PLAN - Continued

Contributions

Contributions for employees are established in the statutes governing the TCRS and may only be changed by the Tennessee General Assembly. Employees do not contribute to the plan. The City makes employer contributions at the rate set by the Board of Trustees as determined by an actuarial valuation. For the year ended June 30, 2024, the employer contributions for the City were \$267,897, based on a rate of 12.60% of covered payroll. By law, employer contributions are required to be paid. The TCRS may intercept the City's state shared taxes if required employer contributions are not remitted. The employer's actuarially determined contribution ("ADC") and member contributions are expected to finance the costs of benefits earned by members during the year, the cost of administration, as well as an amortized portion of any unfunded liability.

Net Pension Liability (Asset)

The City's net pension liability (asset) was measured as of June 30, 2023, and the total pension liability used to calculate net pension liability (asset) was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The total pension liability as of the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25 percent
Salary increases	Graded salary ranges from 8.72 to 3.44 percent based on age, including inflation, and averaging 4.00%
Investment rate of return	6.75 percent, net of pension plan investment expenses, including inflation
Cost-of-living adjustment	2.125%

Mortality rates were based on actual experience, including an adjustment for some anticipated improvement.

The actuarial assumptions used in the June 30, 2023 actuarial valuation were based on the results of an actuarial experience study performed for the period July 1, 2016 through June 30, 2020. The demographic assumptions were adjusted to more closely reflect actual and expected future experience.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 6 - PENSION PLAN - Continued

The long-term expected rate of return on pension plan investments was established by the TCRS Board of Trustees in conjunction with the June 30, 2020 actuarial experience study. A blend of future capital market projections and historical market returns was used in a building-block method in which a best estimate of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) is developed for each major asset class. These best estimates are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation of 2.25 percent. The best estimates of geometric real rates of return and the TCRS investment policy target asset allocation for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Long-term Expected real Rate of Return</u>	<u>Target Allocation</u>
US equity	4.88%	31%
Developed market international equity	5.37%	14%
Emerging market international equity	6.09%	4%
Private equity and strategic lending	6.57%	20%
US fixed income	1.20%	20%
Real estate	4.38%	10%
Short-term securities	0.00%	<u>1%</u>
		<u>100%</u>

The long-term expected rate of return on pension plan investments was established by the TCRS Board of Trustees as 6.75 percent, based on a blending of the factors described above.

Discount Rate

The discount rate used to measure the total pension liability was 6.75 percent. The projection of cash flows used to determine the discount rate assumed that contributions from the City will be made at the ADC rate pursuant to an actuarial valuation in accordance with the funding policy of the TCRS Board of Trustees and as required to be paid by state statute. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make projected future benefit payments to current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 6 - PENSION PLAN - Continued

Changes in the Net Pension Liability (Asset)

	Total Pension Liabilities (a)	Plan Fiduciary Net Position (B)	Net Pension Liability (Asset) (a) – (b)
Balance, June 30, 2022	\$ 5,991,971	\$ 5,472,006	\$ 519,965
Service cost	168,026	-	168,026
Interest	411,391	-	411,391
Difference between expected and actual experience	(78,856)	-	(78,856)
Changes in assumptions	-	-	-
Contributions - employer	-	240,206	(240,206)
Contributions - employees	-	-	-
Net investment income	-	371,398	371,398
Benefit payments, including refunds of employee contributions	(130,625)	(130,625)	-
Administrative expenses	-	(3,136)	3,136
Net change	<u>369,936</u>	<u>477,843</u>	<u>(107,907)</u>
Balance, June 30, 2023	<u>\$ 6,361,907</u>	<u>\$ 5,949,849</u>	<u>\$ 412,058</u>

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability (asset) of the City, calculated using the discount rate of 6.75 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1.00 percent lower (5.75 percent) or 1.00 percent higher (7.75 percent) than the current rate:

	1% Decrease (5.75%)	Current Rate (6.75%)	1% Increase (7.75%)
Net pension liability (asset)	<u>\$1,558,715</u>	<u>\$412,058</u>	<u>\$(405,809)</u>

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 6 - PENSION PLAN - Continued

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

Pension Expense

For the year ended June 30, 2024, the City recognized pension expense of \$349,747.

Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflow of Resources</u>	<u>Deferred inflow of Resources</u>
Difference between expected and actual experience	\$ 289,955	\$160,493
Net difference between projected and actual earnings on pension plan investments	49,898	-
Change in assumptions	657,873	-
Contributions subsequent to the measurement date of June 30, 2023	<u>267,897</u>	<u>N/A</u>
	<u>\$1,265,623</u>	<u>\$160,493</u>

The amounts shown above for "Contributions subsequent to the measurement date of June 30, 2023" will be recognized as a reduction (addition) to net pension liability (asset) in the following measurement period.

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended June 30,</u>	<u>Amount</u>
2025	\$ 131,607
2026	99,084
2027	268,009
2028	161,483
2029	148,766
Thereafter	28,278

In the table shown above, positive amounts will increase pension expense while negative amounts will decrease pension expense.

Payable to the Pension Plan

At June 30, 2024, the City had no payable balances for the outstanding amount of contributions to the pension plan required for the year ended June 30, 2024.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 - OTHER POSTEMPLOYMENT BENEFITS

General Information

Plan Description

The City administers a single-employer defined benefit postemployment healthcare plan (the Plan) to provide medical and supplemental medical insurance coverage to retired employees of the City. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. The City currently funds the postemployment healthcare benefits on a pay-as-you-go basis. The Board of Aldermen has the authority to establish and amend benefits and funding policy.

Benefits Provided

The City provides post-retirement health care benefits (medical, dental, and vision) to all employees who retire from the City on or after attaining age 55 with at least 20 years of service. Benefits continue until the retiree reaches age 65 and are deemed similar to those benefits provided for active employees.

The City pays 100% of the current monthly premium for elected medical and dental/vision coverages, up to a maximum of \$1,500 per month. The retiree pays any excess over this amount.

Employees Covered by Benefit Terms

At June 30, 2024, 37 active employees were covered by these benefit terms and there was one retiree for a total of 38 employees and retirees receiving benefits at June 30, 2024.

Total OPEB Liability

The City's total OPEB liability of \$254,971 was measured as of June 30, 2024, and was determined by an actuarial valuation as of June 30, 2024.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 - OTHER POSTEMPLOYMENT BENEFITS - Continued

Actuarial Assumptions

The total OPEB liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Actuarial cost method	Individual entry age normal cost method
Inflation rate	2.50%
Discount rate	4.21%
Healthcare cost trend rates	Level 4.50% per year for medical Level 1.50% per year for dental
Salary increases	3.50%
Retirement age	Retirement after age 55 with 20 years of service
Retiree's share of benefit-related cost	Monthly premium in excess of \$1,500 per month

The discount rate was based on the S&P Municipal Bond 20 Year High Grade Rate Index.

Mortality rates were based on RHP-2014 Total Table with the MP-2021 Mortality Projection.

The actuarial assumptions used in the June 30, 2024 valuation were based on plan data and costs presented by the City with concurrence by the actuary.

Changes in the Net OPEB Liability

	<u>Total OPEB Liability</u>
Balance, July 1, 2023	\$ 350,571
Service cost	32,970
Interest	13,280
Differences between expected and actual experience	(107,604)
Changes in assumptions	(17,419)
Benefit payments	<u>(16,827)</u>
Net change	<u>(95,600)</u>
Balance, June 30, 2024	<u><u>\$ 254,971</u></u>

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

The following represents the net OPEB liability calculated using the stated discount rate, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1.00 percent lower or 1.00 percent higher than the current rate:

	1% Decrease <u>(3.21%)</u>	Current Rate <u>(4.21%)</u>	1% Increase <u>(5.21%)</u>
Total OPEB liability	<u><u>\$281,491</u></u>	<u><u>\$254,971</u></u>	<u><u>\$231,491</u></u>

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 - OTHER POSTEMPLOYMENT BENEFITS - Continued

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following represents the net OPEB liability calculated using the stated healthcare cost trend assumption, as well as what the OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1.00% lower or 1.00% higher than the current rate:

	<u>1% Decrease (3.50%)</u>	<u>Current Rate (4.50%)</u>	<u>1% Increase (5.50%)</u>
Total OPEB liability	<u>\$223,632</u>	<u>\$254,971</u>	<u>\$293,856</u>

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

OPEB Expense

For the year ended June 30, 2024, the City recognized OPEB expense of \$14,959.

Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB benefits from the following sources:

	<u>Deferred Outflow of Resources</u>	<u>Deferred Inflow of Resources</u>
Difference between expected and actual experience	\$ 5,146	\$ 158,128
Change in assumptions	<u>1,814</u>	<u>67,254</u>
	<u>\$ 6,960</u>	<u>\$225,382</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in OPEB expense as follows:

<u>Year Ended June 30,</u>	<u>Amount</u>
2025	\$ (31,291)
2026	(31,291)
2027	(31,291)
2028	(31,291)
2029	(31,141)
Thereafter	(63,117)

In the table shown above, positive amounts will increase OPEB expense while negative amounts will decrease OPEB expense.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 8 - LONG-TERM DEBT

Governmental Activities

The following is a summary of changes to long-term liabilities in the governmental activities during the year:

	Balance July 1, 2023	Additions	Reductions	Balance June 30, 2024	Amounts Due in Year Ending June 30, 2025
Governmental Activities:					
Bonds payable	\$ 3,447,000	\$ -	\$ (205,000)	\$ 3,242,000	\$ 212,000
Premium on Bond Issuance	161,346	-	(8,418)	152,928	8,418
Sub-Total	3,608,346	-	(213,418)	3,394,928	220,418
Compensated Absences	69,228	-	(9,090)	60,138	-
Total Governmental Activities	<u>\$ 3,677,574</u>	<u>\$ -</u>	<u>\$ (222,508)</u>	<u>3,455,066</u>	<u>\$ 220,418</u>

Bonds payable are comprised of the following:

General Obligation, Series 2014, original amount of \$1,214,700,
at fixed interest rate of 2.63%, payable semiannually on
March 1 and September 1, and principal payable annually on
September 1, with the final payment due September 2026 \$ 237,000

General Obligation, Series 2021, original amount of \$3,410,000,
at fixed interest rate of 2.00% to 3.00%, payable annually on
May 1, and principal payable annually on May 1, with the
final payment due May 2042 3,005,000

Total governmental activities long-term debt 3,242,000
Less current portion (212,000)

Governmental activities long-term debt, net of current portion \$ 3,030,000

Business-Type Activities

The following is a summary of changes to long-term liabilities, excluding customer deposits, in the business-type activities during the year:

	Balance July 1, 2023	Additions	Reductions	Balance June 30, 2024	Amounts Due in Year Ending June 30, 2025
Business-Type Activities:					
Bonds payable	\$ 6,378,847	\$ -	\$ (367,796)	\$ 6,011,051	\$ 371,788
Sub-Total	6,378,847	-	(367,796)	6,011,051	371,788
Compensated Absences	9,885	4,670	-	14,555	-
Total Business-type Activities	<u>\$ 6,388,732</u>	<u>\$ 4,670</u>	<u>\$ (367,796)</u>	<u>\$ 6,025,606</u>	<u>\$ 371,788</u>

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 8 - LONG-TERM DEBT - Continued

Bonds payable are comprised of the following:

State Revolving Loan #16-370 - Original loan amount of \$1,500,000, bearing interest at 0.32% per annum, payable in monthly installments of \$5,485, with final payment due June 2037	\$ 837,354
State Revolving Loan #16-371 - Original loan amount of \$2,227,000, bearing interest at 0.32% per annum, payable in monthly installments of \$9,142, with final payment due August 2037	1,473,523
State Revolving Loan #17-380 - Original loan amount of \$2,163,700, bearing interest at 0.52% per annum, payable in monthly installments of \$5,564, with final payment due April 2039	1,617,574
General Obligation Capital Outlay Note, Series 2019 - Original amount of \$2,000,000, bearing interest at 3.00% per annum, payable semiannually on March 1 and September 1, principal payable annually on September 1, with final payment due October 2044	1,771,000
General Obligation Capital Outlay Note, Series 2020 - Original amount of \$400,000, bearing interest at 2.69% per annum, payable semiannually on March 1 and September 1, principal payable annually on September 1, with final payment due September 2032	<u>311,600</u>
Total business-type activities long-term debt	6,011,051
Less: business-type long-term debt, current portion	<u>(371,788)</u>
Total business-type long-term debt, net of current portion	<u>\$ 5,639,263</u>

The above bonds payable are secured by a pledge of a portion of the City's net revenues. Additionally, the bonds payable contain provisions stating that, in the event of default, the lenders can exercise one or more of the following options: 1) make the outstanding bond due and payable with accrued interest immediately, or 2) use remedies allowed by state or federal law.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 8 - LONG-TERM DEBT - Continued

Government-wide

Below is a condensed government-wide schedule of maturities for notes payable. A detailed Schedule of Long-term Debt, Principal, and Interest Requirements is included on pages 58 - 59 of this report.

Year Ended June 30,	Governmental Activities		Business-Type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 212,000	\$ 72,571	\$ 371,788	\$ 75,524	\$ 583,788	\$ 148,095
2026	219,000	66,469	375,704	71,671	594,704	138,140
2027	226,000	60,165	379,708	67,747	605,708	127,912
2028	145,000	54,750	382,636	63,730	527,636	118,480
2029	150,000	50,400	386,640	59,670	536,640	110,070
2030 - 2034	810,000	197,800	1,961,368	234,184	2,771,368	431,984
2035 - 2039	895,000	113,500	1,530,150	136,727	2,425,150	250,227
2040 - 2044	585,000	23,900	511,057	55,954	1,096,057	79,854
2045	-	-	112,000	1,680	112,000	1,680
	<u>\$ 3,242,000</u>	<u>\$ 639,555</u>	<u>\$ 6,011,051</u>	<u>\$ 766,887</u>	<u>\$ 9,253,051</u>	<u>\$ 1,406,442</u>

NOTE 9 – LEASES

The City has eleven vehicle leases, of which nine are included in the governmental activities and two are included in business-type activities. The initial lease terms vary by lease. The interest rate on the leases were based on the City's incremental borrowing rate, which was 4.58% as of June 30, 2024.

The components of lease expense and changes in lease liabilities for Governmental Activities as of June 30, 2024 is as follows:

	Year Ending June 30, 2024
Lease expense	
Amortization expense by class of underlying asset	
Vehicles	\$ 48,717
Total amortization expense	48,717
Interest on lease liabilities	10,461
Total	<u>\$ 59,178</u>

	Year Ending June 30, 2023	Additions	Subtractions	Year Ending June 30, 2024	Amounts due within one year
Lease Liabilities	<u>\$ -</u>	<u>\$ 447,366</u>	<u>\$ 37,014</u>	<u>\$ 410,352</u>	<u>\$ 84,762</u>

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 9 – LEASES – Continued

Maturities and future interest requirements related to the balances of lease liabilities for Governmental Activities as of June 30, 2024, are summarized as follows:

	Lease Maturities	Interest Requirements	Total
2025	\$ 84,762	\$ 17,029	\$ 101,791
2026	88,727	13,065	101,792
2027	92,877	8,915	101,792
2028	97,221	4,571	101,792
2029	46,765	633	47,398
	<u>\$ 410,352</u>	<u>\$ 44,213</u>	<u>\$ 454,565</u>

The components of lease expense and changes in lease liabilities for Business-Type Activities as of June 30, 2024 is as follows:

	Year Ending June 30, 2024
Lease expense	
Amortization expense by class of underlying asset	
Vehicles	\$ 2,515
Total amortization expense	2,515
Interest on lease liabilities	559
Total	<u>\$ 3,074</u>

	Year Ending June 30, 2023	Additions	Subtractions	Year Ending June 30, 2024	Amounts due within one year
Lease Liabilities	<u>\$ -</u>	<u>\$ 74,187</u>	<u>\$ 1,122</u>	<u>\$ 73,065</u>	<u>\$ 13,821</u>

Maturities and future interest requirements related to the balances of lease liabilities for Governmental Activities as of June 30, 2024, are summarized as follows:

	Lease Maturities	Interest Requirements	Total
2025	\$ 13,821	\$ 3,058	\$ 16,879
2026	14,468	2,412	16,880
2027	15,145	1,735	16,880
2028	15,853	1,027	16,880
2029	13,778	294	14,072
	<u>\$ 73,065</u>	<u>\$ 8,526</u>	<u>\$ 81,591</u>

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 10 - DEFERRED COMPENSATION PLAN

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time employees at their option, permits participants to defer a portion of their salary to future years. The deferred compensation is not available to participants until termination, retirement, death, or unforeseeable emergency. The plan does allow loans. The plan's investments are held in trust by ICMA Retirement Corporation. The City does not match employee deferrals.

NOTE 11 - CONCENTRATIONS, COMMITMENTS, AND CONTINGENCIES

The business-type activities have a concentration of accounts receivable with customers who are geographically concentrated in the City service area. The business-type activities require a cash deposit from new rental customers. All accounts are due by the 15th of each month and are recorded at net estimated collectible amounts. These requirements are in place to mitigate the risk of uncollectible accounts.

The City has a contract with the City of Springfield for the purchase of water. The contract allows the City to purchase up to 20,000,000 gallons per 30-day month, at a rate of \$4.10 per 1,000 gallons.

The City has an outstanding moratorium administered by the State of Tennessee Department of Environment and Conservation ("TDEC") which limits new connections to the collections system. The moratorium can only be lifted after meeting certain conditions which, among other items, require improvements to the system and approval by the state.

During the year ended June 30, 2019, the City and TDEC entered into a consent order ("Consent Order") to address the sanitary sewer overflows ("SSOs") that the City has experienced. SSOs are prohibited under the City's permit for its sewer treatment plant. The total penalty amount assessed is \$140,880, but all of that amount except \$26,415 is structured on a contingency basis, to be due and payable only if the City fails to take the required corrective actions.

On July 14, 2022, the City entered into a new Consent Order with TDEC to continue to address the SSOs that the City has experienced as SSOs are prohibited under the City's permit for its sewer treatment plant. The total penalty amount assessed is \$120,500, but all of that amount except \$6,025, which is to be paid upfront, is structured on a contingency basis, to be due and payable only if the City fails to take the required corrective actions noted in the Consent Order. The City is required to be completed with all scheduled activities in the Consent Order by December 31, 2027. The Consent Order shall be considered closed effective June 30, 2028 provided that all requirements of the Consent Order have been met, any outstanding penalties have been paid, and the City is in substantial compliance with Tennessee Code Annotated ("TCA") §§ 69-3-101 to -148.

CITY OF GREENBRIER, TENNESSEE
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 12 - RISK MANAGEMENT

The City is exposed to various risks of general liability and property and casualty losses. The City has deemed it to be more economically feasible to participate in a public entity risk pool than to purchase commercial insurance for general liability, property and casualty, and workers' compensation coverage. The City partners with Public Entity Partners ("PEP"), which provides effective risk management products and services to the City. The City pays an annual premium to PEP to insure against each of the following liabilities: general, law enforcement, errors and omissions, auto, workers' compensation, and property. The City's workers' compensation coverage is retrospectively rated, whereby premiums are accrued based on the ultimate cost of the experience of the City. Claims arising are paid through PEP. The City also obtains commercial insurance coverage for accidents involving elected officials and volunteer firemen. Settled claims have not exceeded insurance coverage in any of the last three years.

REQUIRED SUPPLEMENTARY INFORMATION



CITY OF GREENBRIER, TENNESSEE
SCHEDULES OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS
BASED ON PARTICIPATION IN THE PUBLIC EMPLOYEE PENSION PLAN OF TCRS
LAST FISCAL YEAR ENDED JUNE 30, 2024

	2024 Financial Statement Date 2023 Measurement	2023 Financial Statement Date 2022 Measurement	2022 Financial Statement Date 2021 Measurement	2021 Financial Statement Date 2020 Measurement	2020 Financial Statement Date 2019 Measurement	2019 Financial Statement Date 2018 Measurement	2018 Financial Statement Date 2017 Measurement	2017 Financial Statement Date 2016 Measurement	2016 Financial Statement Date 2015 Measurement	2015 Financial Statement Date 2014 Measurement
Total Pension Liability										
Service cost	\$ 168,026	\$ 146,720	\$ 147,978	\$ 135,698	\$ 140,889	\$ 132,396	\$ 114,602	\$ 103,582	\$ 108,532	\$ 94,643
Interest	411,391	362,635	296,074	266,020	250,994	231,426	210,412	188,358	169,787	161,370
Change in benefit terms	-	-	-	-	-	-	-	-	-	-
Differences between expected and actual experience	(78,856)	316,345	(72,017)	99,250	(104,486)	(34,846)	24,539	52,938	30,688	(117,835)
Change in assumptions	-	-	1,035,917	-	-	-	83,429	-	-	-
Benefit payments, including refunds of member contributions	(130,625)	(118,751)	(117,473)	(79,930)	(69,984)	(65,143)	(63,228)	(60,454)	(52,439)	(27,251)
Net Change in Total Pension Liability	369,936	706,949	1,290,479	421,038	217,413	263,833	369,754	284,424	256,568	110,927
Total Pension Liability - Beginning	5,991,971	5,285,022	3,994,543	3,573,505	3,356,092	3,092,259	2,722,505	2,438,081	2,181,513	2,070,586
Total Pension Liability - Ending (a)	\$ 6,361,907	\$ 5,991,971	\$ 5,285,022	\$ 3,994,543	\$ 3,573,505	\$ 3,356,092	\$ 3,092,259	\$ 2,722,505	\$ 2,438,081	\$ 2,181,513
Plan Fiduciary Net Position										
Contributions - Employer	240,206	191,593	175,326	158,055	150,048	157,660	141,875	132,736	124,060	128,341
Contributions - Member	-	-	22,520	-	-	-	-	-	-	-
Net Investment Income	371,398	(216,298)	1,144,494	206,071	282,657	284,603	340,640	75,799	83,296	376,872
Benefit payments, including refunds of member contributions	(130,625)	(118,751)	(117,473)	(79,930)	(69,984)	(65,143)	(63,228)	(60,454)	(52,439)	(27,251)
Administrative Expenses	(3,136)	(4,066)	(3,427)	(3,235)	(3,339)	(3,624)	(3,127)	(2,732)	(1,786)	(1,306)
Net Change in Plan Fiduciary Net Position	477,843	(147,522)	1,221,440	280,961	359,382	373,496	416,160	145,349	153,131	476,656
Plan Fiduciary Net Position - Beginning	5,472,006	5,619,528	4,398,088	4,117,127	3,757,745	3,384,249	2,968,089	2,822,740	2,669,609	2,192,953
Plan Fiduciary Net Position - Ending (b)	\$ 5,949,849	\$ 5,472,006	\$ 5,619,528	\$ 4,398,088	\$ 4,117,127	\$ 3,757,745	\$ 3,384,249	\$ 2,968,089	\$ 2,822,740	\$ 2,669,609
Net Pension Liability/(Asset) - Ending (a-b)	\$ 412,058	\$ 519,965	\$ (334,506)	\$ (403,545)	\$ (543,622)	\$ (401,653)	\$ (291,990)	\$ (245,584)	\$ (384,659)	\$ (488,096)
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	93.52%	91.32%	106.33%	110.10%	115.21%	111.97%	109.44%	109.02%	115.78%	122.37%
Covered payroll	\$ 2,034,772	\$ 2,047,004	\$ 1,948,067	\$ 1,839,993	\$ 1,746,772	\$ 1,835,392	\$ 1,665,202	\$ 1,557,930	\$ 1,456,100	\$ 1,338,289
Net Pension Liability (Asset) as a Percentage of Covered Payroll	20.25%	25.40%	-17.17%	-21.93%	-31.12%	-21.88%	-17.53%	-15.76%	-26.42%	-36.47%

Notes: Changes of assumptions - In 2021, amounts reported as changes of assumptions resulted from changes to the inflation rate, investment rate of return, cost-of-living adjustment, and mortality improvements. In 2017, amounts reported as changes of assumptions resulted from changes to the inflation rate, investment rate of return, cost-of-living adjustment, salary growth and mortality improvements.

*GASB 68 requires a 10-year schedule for this data to be presented starting with the implementation of GASB 68. The information in this schedule is not required to be presented retroactively prior to the implementation date. Please refer to previously supplied data from the TCRS GASB website for prior years' data, if needed.

CITY OF GREENBRIER, TENNESSEE
SCHEDULES OF CONTRIBUTIONS
BASED ON PARTICIPATION IN THE PUBLIC EMPLOYEE PENSION PLAN OF TCRS-LEGACY PLAN
LAST FISCAL YEAR ENDED JUNE 30, 2024

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially Determined Contribution	\$ 267,897	\$ 240,206	\$ 174,988	\$ 160,131	\$ 151,247	\$ 142,187	\$ 149,401	\$ 136,713	\$ 132,736	\$ 124,060
Contributions in Relation to the Actuarially Determined Contributions	267,897	240,206	191,593	175,326	158,055	150,048	157,660	141,875	132,736	124,060
Contribution Deficiency/(Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (16,605)</u>	<u>\$ (15,195)</u>	<u>\$ (6,808)</u>	<u>\$ (7,861)</u>	<u>\$ (8,259)</u>	<u>\$ (5,162)</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Employee Payroll	\$ 2,126,660	\$ 2,034,772	\$ 2,047,004	\$ 1,948,067	\$ 1,839,993	\$ 1,746,772	\$ 1,835,392	\$ 1,665,202	\$ 1,557,930	\$ 1,456,100
Contributions as a Percentage of Covered Payroll	12.60%	11.81%	9.36%	9.00%	8.59%	8.59%	8.59%	8.52%	8.52%	8.52%

Note: This is a 10-year schedule; however, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years of information is available.

Notes to Schedule:

Valuation date: Actuarially determined contribution rates for 2024 were calculated based on the June 30, 2022 actuarial valuation.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method:	Entry Age Normal
Amortization Method:	Level dollar, closed (not to exceed 20 years)
Remaining Amortization Period:	Various
Asset Valuation:	10-year smoothed within a 20% corridor to market value
Inflation	2.25%
Salary Increases:	Graded salary ranges from 8.72% to 3.44% based on age, including inflation averaging 4.00%
Investment Rate of Return	6.75%, net of investment expense, including inflation
Retirement Age	Pattern of retirement determined by experience study
Mortality	Customized table based on actual experience including an adjustment for some anticipated improvement
Cost of Living Adjustments	2.125%

Changes of Assumptions. In 2021, the following assumptions were changed: decreased inflation rate from 2.50 percent to 2.25 percent; decreased the investment rate of return from 7.25 percent to 6.75 percent; decreased the cost-of-living adjustment from 2.25 percent to 2.125 percent; and modified mortality assumptions. In 2017, the following assumptions were changed: decreased inflation rate from 3.00 percent to 2.50 percent; decreased the investment rate of return from 7.50 percent to 7.25 percent; decreased the cost-of-living adjustment from 2.50 percent to 2.25 percent; decreased salary growth graded ranges from an average of 4.25 percent to an average of 4.00 percent; and modified mortality assumptions.

*GASB 68 requires a 10-year schedule for this data to be presented starting with the implementation of GASB 68. The information in this schedule is not required to be presented retroactively prior to the implementation date. Please refer to previously supplied data from the TCRS GASB website for prior years' data, if needed.

CITY OF GREENBRIER, TENNESSEE
SCHEDULES OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST FISCAL YEAR ENDED JUNE 30, 2024

Total OPEB liability	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Service cost	\$ 32,970	\$ 32,970	\$ 47,481	\$ 47,481	\$ 38,600	\$ 38,600	\$ 37,158
Interest	13,280	12,277	10,047	9,078	14,987	11,544	11,113
Experience (gain)/loss	(107,604)	-	(91,497)	8,626	-	-	-
Changes in assumptions	(17,419)	-	(52,806)	3,042	(32,650)	-	-
Benefit payments	<u>(16,827)</u>	<u>(17,039)</u>	<u>(17,040)</u>	<u>(10,655)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in total OPEB Liability	(95,600)	28,208	(103,815)	57,572	20,937	50,144	48,271
Total OPEB liability- beginning	<u>350,571</u>	<u>322,363</u>	<u>426,178</u>	<u>368,606</u>	<u>347,669</u>	<u>297,525</u>	<u>249,254</u>
Total OPEB liability - ending	<u><u>\$ 254,971</u></u>	<u><u>\$ 350,571</u></u>	<u><u>\$ 322,363</u></u>	<u><u>\$ 426,178</u></u>	<u><u>\$ 368,606</u></u>	<u><u>\$ 347,669</u></u>	<u><u>\$ 297,525</u></u>
 Covered payroll	 \$ 1,861,852	 \$ 1,801,621	 \$ 1,652,394	 \$ 1,933,545	 \$ 1,839,992	 \$ 1,746,772	 \$ 1,835,392
 Total OPEB liability (asset) as a percentage of covered payroll	 13.69%	 19.46%	 19.51%	 22.04%	 20.03%	 19.90%	 16.21%

Note: There are no assets accumulating in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 related to this OPEB plan. This schedule is intended to display ten years of information. Additional years will be displayed as they become available.

SUPPLEMENTARY INFORMATION



**CITY OF GREENBRIER, TENNESSEE
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
JUNE 30, 2024**

	Solid Waste	State Street Aid	Stormwater	Drug	Total Nonmajor Governmental Funds
Assets					
Cash and cash equivalents	\$ 354,546	\$ 313,509	\$ 319,872	\$ 74,159	\$ 1,062,086
Receivables, net:					
Intergovernmental	-	42,167	-	-	42,167
Customers, net of allowance	53,652	-	2,799	-	56,451
Total assets	<u>\$ 408,198</u>	<u>\$ 355,676</u>	<u>\$ 322,671</u>	<u>\$ 74,159</u>	<u>\$ 1,160,704</u>
Liabilities and fund balance					
Liabilities					
Accounts payable and accrued liabilities	\$ 38,926	\$ 8,322	\$ 205	\$ 5,958	\$ 53,411
Total liabilities	<u>38,926</u>	<u>8,322</u>	<u>205</u>	<u>5,958</u>	<u>53,411</u>
Fund balance					
Restricted:					
Solid waste	369,272	-	-	-	369,272
State street aid	-	347,354	-	-	347,354
Stormwater	-	-	322,466	-	322,466
Drug education and investigations	-	-	-	68,201	68,201
Total fund balance	<u>369,272</u>	<u>347,354</u>	<u>322,466</u>	<u>68,201</u>	<u>1,107,293</u>
Total liabilities and fund balance	<u>\$ 408,198</u>	<u>\$ 355,676</u>	<u>\$ 322,671</u>	<u>\$ 74,159</u>	<u>\$ 1,160,704</u>

See the independent auditor's report.

CITY OF GREENBRIER, TENNESSEE
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED JUNE 30, 2024

	Solid Waste	State Street Aid	Stormwater	Drug	Total Nonmajor Governmental Funds
Revenues					
Taxes:					
Gasoline and motor fuel tax	\$ -	\$ 124,262	\$ -	\$ -	\$ 124,262
State gasoline 1989 tax	-	19,315	-	-	19,315
State gasoline 2017 tax	-	62,004	-	-	62,004
State gas 3 cent	-	35,665	-	-	35,665
Fines and forfeitures	-	-	-	32,282	32,282
Charges for Services	481,109	-	224,063	-	705,172
Investment income	1,764	1,378	1,380	193	4,715
Miscellaneous revenues	-	218,009	-	-	218,009
Total revenues	<u>482,873</u>	<u>460,633</u>	<u>225,443</u>	<u>32,475</u>	<u>1,201,424</u>
Expenditures					
Current:					
Public safety	-	-	-	73,265	73,265
Highways, street, and roadways	-	436,095	-	-	436,095
Solid waste	480,571	-	-	-	480,571
Stormwater	-	-	111,530	-	111,530
Debt service					
Principal	-	75,000	-	-	75,000
Interest	-	7,219	-	-	7,219
Capital outlay	-	-	-	-	-
Total expenditures	<u>480,571</u>	<u>518,314</u>	<u>111,530</u>	<u>73,265</u>	<u>1,183,680</u>
Excess of revenues over expenditures	2,302	(57,681)	113,913	(40,790)	17,744
Other financing sources (uses)					
Proceeds from sale of capital assets	-	-	-	3,721	3,721
Net other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,721</u>	<u>3,721</u>
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	2,302	(57,681)	113,913	(37,069)	21,465
Fund balance - beginning of year	<u>366,970</u>	<u>405,035</u>	<u>208,553</u>	<u>105,270</u>	<u>1,085,828</u>
Fund balance - end of year	<u>\$ 369,272</u>	<u>\$ 347,354</u>	<u>\$ 322,466</u>	<u>\$ 68,201</u>	<u>\$ 1,107,293</u>

See the independent auditor's report.

**CITY OF GREENBRIER, TENNESSEE
SOLID WASTE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE-BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024**

	Budgeted Amounts		Actual	Variance- Favorable (Unfavorable)
	Original	Final		
Revenues				
Charges for services	\$ 449,000	\$ 449,000	\$ 481,109	\$ 32,109
Investment income	1,000	1,000	1,764	764
Miscellaneous revenues	-	-	-	-
Total revenues	<u>450,000</u>	<u>450,000</u>	<u>482,873</u>	<u>32,873</u>
Expenditures				
Current				
Repairs and maintenance	1,000	1,000	837	163
Contractual services	416,200	468,700	478,757	(10,057)
Other operating expenses	15,450	15,450	977	14,473
Total expenditures	<u>432,650</u>	<u>485,150</u>	<u>480,571</u>	<u>4,579</u>
Excess of revenues over expenditures	17,350	(35,150)	2,302	37,452
Fund balance - beginning of year	<u>366,970</u>	<u>366,970</u>	<u>366,970</u>	<u>-</u>
Fund balance - end of year	<u>\$ 384,320</u>	<u>\$ 331,820</u>	<u>\$ 369,272</u>	<u>\$ 37,452</u>

See the independent auditor's report.

CITY OF GREENBRIER, TENNESSEE
STATE STREET AID FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE-BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	Budgeted Amounts		Actual	Variance- Favorable (Unfavorable)
	Original	Final		
Revenues				
Intergovernmental	\$ 245,448	\$ 245,448	\$ 241,246	\$ (4,202)
Investment income	500	500	1,378	878
Miscellaneous income	-	-	218,009	218,009
Total revenues	<u>245,948</u>	<u>245,948</u>	<u>460,633</u>	<u>214,685</u>
Expenditures				
Current				
Repairs and maintenance	16,000	362,808	337,257	25,551
Utilities	87,000	98,563	98,838	(275)
Other operating expenses	-	-	-	-
Capital outlay	-	-	-	-
Debt service				
Principal	83,000	83,000	75,000	8,000
Interest	7,219	7,219	7,219	-
Total expenditures	<u>193,219</u>	<u>551,590</u>	<u>518,314</u>	<u>33,276</u>
Excess of revenues over (under) expenditures	52,729	(305,642)	(57,681)	181,409
Fund Balance - beginning of year	<u>405,035</u>	<u>405,035</u>	<u>405,035</u>	<u>-</u>
Fund Balance - end of year	<u>\$ 457,764</u>	<u>\$ 99,393</u>	<u>\$ 347,354</u>	<u>\$ 181,409</u>

See the independent auditor's report.

**CITY OF GREENBRIER, TENNESSEE
STORMWATER FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE-BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024**

	Budgeted Amounts		Actual	Variance- Favorable (Unfavorable)
	Original	Final		
Revenues				
Charges for services	\$ 225,300	\$ 225,300	\$ 224,063	\$ (1,237)
Investment income	-	-	1,380	1,380
Total revenues	<u>225,300</u>	<u>225,300</u>	<u>225,443</u>	<u>143</u>
Expenditures				
Current:				
Repairs and maintenance	10,125	64,872	23,716	41,156
Contractual services	150,000	125,541	85,050	40,491
Supplies	1,550	1,550	369	1,181
Other operating expenses	6,300	6,300	2,395	3,905
Capital outlay	-	-	-	-
Total expenditures	<u>167,975</u>	<u>198,263</u>	<u>111,530</u>	<u>86,733</u>
Excess of revenues over (under) expenditures	57,325	27,037	113,913	(86,590)
Fund Balance - beginning of year	<u>208,553</u>	<u>208,553</u>	<u>208,553</u>	<u>-</u>
Fund Balance - end of year	<u>\$ 265,878</u>	<u>\$ 235,590</u>	<u>\$ 322,466</u>	<u>\$ (86,590)</u>

See the independent auditor's report.

**CITY OF GREENBRIER, TENNESSEE
DRUG FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE-BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024**

	Budgeted Amounts		Actual	Variance- Favorable (Unfavorable)
	Original	Final		
Revenues				
Fines	\$ 5,750	\$ 5,750	\$ 32,282	\$ 26,532
Investment income	-	-	193	193
Total revenues	<u>5,750</u>	<u>5,750</u>	<u>32,475</u>	<u>26,725</u>
Expenditures				
Current:				
Salaries, taxes, and benefits	700	700	-	700
Contractual services	1,000	1,000	-	1,000
Repairs and maintenance	1,500	1,500	-	1,500
Supplies	4,500	4,500	-	4,500
Utilities	2,000	74,613	73,265	1,348
Capital outlay	-	-	-	-
Total expenditures	<u>9,700</u>	<u>82,313</u>	<u>73,265</u>	<u>9,048</u>
(Deficiency) excess of revenues over (under) expenditures	(3,950)	(76,563)	(40,790)	17,677
Other financing sources (uses)				
Proceeds from sale of capital assets	-	-	3,721	3,721
Net other financing sources (uses)	<u>-</u>	<u>-</u>	<u>3,721</u>	<u>3,721</u>
(Deficiency) excess of revenues and other financing sources (under) over expenditures and other financing uses	(3,950)	(76,563)	(37,069)	21,398
Fund balance - beginning of year	<u>105,270</u>	<u>105,270</u>	<u>105,270</u>	<u>-</u>
Fund Balance - end of year	<u>\$ 101,320</u>	<u>\$ 28,707</u>	<u>\$ 68,201</u>	<u>\$ 21,398</u>

See the independent auditor's report.

**CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2024**

<u>Grantor / Pass-through Grantor</u>	<u>Program Name</u>	<u>Assistance Listing Number</u>	<u>Contract Number</u>	<u>Expenditures</u>
U.S. DEPARTMENT OF THE TREASURY				
Tennessee Department of Revenue	Coronavirus State and Local Fiscal Recovery Funds	21.027 ARPA	32701-04831	\$ 720,158
TOTAL U.S. DEPARTMENT OF THE TREASURY				<u>\$ 720,158</u>

Notes

Note 1 - Basis of Presentation

This schedule of expenditures of federal awards summarizes the expenditures of the City under programs for the year ended June 30, 2024. The information in this schedule is presented in accordance with the requirements of the State of Tennessee. Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, change in net position, or cash flows of the City. Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in related federal awards, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 2 - Loans Outstanding

At June 30, 2024, there was an outstanding balance of \$3,928,451 on various loans obtained through the State of Tennessee Revolving Loan Fund. Principal payments and loan forgiveness during the year totaled \$277,596.

Note 3 - Indirect Cost Rate

The City has not elected to use the 10% de minimis indirect cost rate

CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF CHANGES IN LONG-TERM DEBT BY INDIVIDUAL ISSUE
JUNE 30, 2024

	Original Amount of Issue	Interest Rate	Date of Issue	Last Maturity Date	Outstanding July 1, 2023	Issued During Period	Paid and/or Matured During Period	Refunded During Period	Outstanding June 30, 2024
Governmental Activities									
Bonds payable									
<u>Payable through State Street Aid Fund</u>									
General Obligation, Series 2014	\$ 1,214,700	2.63%	9/8/2014	9/1/2026	\$ 312,000	\$ -	\$ 75,000	\$ -	\$ 237,000
Total Payable through State Street Aid Fund					<u>312,000</u>	<u>-</u>	<u>75,000</u>	<u>-</u>	<u>237,000</u>
<u>Payable through General Fund</u>									
General Obligation, Series 2021	\$ 3,410,000	2.00% - 3.00%	8/25/2021	5/1/2042	3,135,000	-	130,000	-	3,005,000
Total Payable through General Fund					<u>3,135,000</u>	<u>-</u>	<u>130,000</u>	<u>-</u>	<u>3,005,000</u>
Total Governmental Activities					<u>\$ 3,447,000</u>	<u>\$ -</u>	<u>\$ 205,000</u>	<u>\$ -</u>	<u>\$ 3,242,000</u>
Business-Type Activities									
Other loans payable									
<u>Payable through Water Fund</u>									
State Revolving Loan, CWS 2016-370	\$ 1,500,000	0.32%	7/1/2016	6/30/2037	\$ 900,378	\$ -	\$ 63,024	\$ -	\$ 837,354
State Revolving Loan, SRF 2016-371	\$ 2,227,000	0.32%	9/1/2017	8/31/2037	1,582,915	-	109,392	-	1,473,523
State Revolving Loan, SRF 2017-380	\$ 2,163,700	0.52%	1/10/2017	4/30/2039	1,722,754	-	105,180	-	1,617,574
Public Building Authority, Series 2019	\$ 2,000,000	3.00%	10/24/2019	10/24/2044	1,831,000	-	60,000	-	1,771,000
General Obligation, Series 2020	\$ 400,000	2.69%	9/23/2020	9/1/2032	341,800	-	30,200	-	311,600
Total Payable through Water Fund					<u>6,378,847</u>	<u>-</u>	<u>367,796</u>	<u>-</u>	<u>6,011,051</u>
Total Business-Type Activities					<u>\$ 6,378,847</u>	<u>\$ -</u>	<u>\$ 367,796</u>	<u>\$ -</u>	<u>\$ 6,011,051</u>

See the independent auditor's report.

CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF LONG-TERM DEBT, PRINCIPAL, AND INTEREST REQUIREMENTS
JUNE 30, 2024

For the Year Ended June 30,	Governmental Activities						Business-Type Activities			
	General Obligation Series 2014		General Obligation Series 2021		Total Governmental Activities		State Revolving Loan 16-370		State Revolving Loan 16-371	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 77,000	\$ 5,221	\$ 135,000	\$ 67,350	\$ 212,000	\$ 72,571	\$ 63,228	\$ 2,592	\$ 109,740	\$ 4,560
2026	79,000	3,169	140,000	63,300	219,000	66,469	63,432	2,388	110,100	4,200
2027	81,000	1,065	145,000	59,100	226,000	60,165	63,636	2,184	110,448	3,852
2028	-	-	145,000	54,750	145,000	54,750	63,840	1,980	110,808	3,492
2029	-	-	150,000	50,400	150,000	50,400	64,044	1,776	111,156	3,144
2030	-	-	155,000	45,900	155,000	45,900	64,248	1,572	111,516	2,784
2031	-	-	160,000	42,800	160,000	42,800	64,452	1,368	111,876	2,424
2032	-	-	160,000	39,600	160,000	39,600	64,668	1,152	112,224	2,076
2033	-	-	165,000	36,400	165,000	36,400	64,872	948	112,584	1,716
2034	-	-	170,000	33,100	170,000	33,100	65,076	744	112,944	1,356
2035	-	-	170,000	29,700	170,000	29,700	65,292	528	113,316	984
2036	-	-	175,000	26,300	175,000	26,300	65,496	324	113,676	624
2037	-	-	180,000	22,800	180,000	22,800	65,070	111	114,036	264
2038	-	-	185,000	19,200	185,000	19,200	-	-	19,099	8
2039	-	-	185,000	15,500	185,000	15,500	-	-	-	-
2040	-	-	190,000	11,800	190,000	11,800	-	-	-	-
2041	-	-	195,000	8,000	195,000	8,000	-	-	-	-
2042	-	-	200,000	4,100	200,000	4,100	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
	<u>\$ 237,000</u>	<u>\$ 9,455</u>	<u>\$ 3,005,000</u>	<u>\$ 630,100</u>	<u>\$ 3,242,000</u>	<u>\$ 639,555</u>	<u>\$ 837,354</u>	<u>\$ 17,667</u>	<u>\$ 1,473,523</u>	<u>\$ 31,484</u>

See the independent auditor's report.

CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF LONG-TERM DEBT, PRINCIPAL, AND INTEREST REQUIREMENTS - CONTINUED
JUNE 30, 2024

Business-Type Activities										
For the Year Ended June 30,	State Revolving Loan 2017-380		Public Building Authority Series 2019		General Obligation Series 2020		Total Business-Type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 105,720	\$ 8,208	\$ 62,000	\$ 52,200	\$ 31,100	\$ 7,964	\$ 371,788	\$ 75,524	\$ 583,788	\$ 148,095
2026	106,272	7,656	64,000	50,310	31,900	7,117	375,704	71,671	594,704	138,140
2027	106,824	7,104	66,000	48,360	32,800	6,247	379,708	67,747	605,708	127,912
2028	107,388	6,540	67,000	46,365	33,600	5,353	382,636	63,730	527,636	118,480
2029	107,940	5,988	69,000	44,325	34,500	4,437	386,640	59,670	536,640	110,070
2030	108,504	5,424	72,000	42,210	35,500	3,496	391,768	55,486	546,768	101,386
2031	109,068	4,860	74,000	40,020	36,400	2,529	395,796	51,201	555,796	94,001
2032	109,644	4,284	76,000	37,770	37,400	1,536	399,936	46,818	559,936	86,418
2033	110,208	3,720	78,000	35,460	38,400	516	404,064	42,360	569,064	78,760
2034	110,784	3,144	81,000	33,075	-	-	369,804	38,319	539,804	71,419
2035	111,360	2,568	83,000	30,615	-	-	372,968	34,695	542,968	64,395
2036	111,948	1,980	85,000	28,095	-	-	376,120	31,023	551,120	57,323
2037	112,524	1,404	88,000	25,500	-	-	379,630	27,279	559,630	50,079
2038	113,112	816	91,000	22,815	-	-	223,211	23,639	408,211	42,839
2039	85,221	36	93,000	20,055	-	-	178,221	20,091	363,221	35,591
2040	1,057	4	96,000	17,220	-	-	97,057	17,224	287,057	29,024
2041	-	-	99,000	14,295	-	-	99,000	14,295	294,000	22,295
2042	-	-	102,000	11,280	-	-	102,000	11,280	302,000	15,380
2043	-	-	105,000	8,175	-	-	105,000	8,175	105,000	8,175
2044	-	-	108,000	4,980	-	-	108,000	4,980	108,000	4,980
2045	-	-	112,000	1,680	-	-	112,000	1,680	112,000	1,680
	<u>\$ 1,617,574</u>	<u>\$ 63,736</u>	<u>\$ 1,771,000</u>	<u>\$ 614,805</u>	<u>\$ 311,600</u>	<u>\$ 39,195</u>	<u>\$ 6,011,051</u>	<u>\$ 766,887</u>	<u>\$ 9,253,051</u>	<u>\$ 1,406,442</u>

See the independent auditor's report.

CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF CHANGES IN LEASE OBLIGATIONS
JUNE 30, 2024

Description of Indebtedness	Original Amount of Issue	Interest Rate	Date of Issue	Last Maturity Date	Outstanding 7/1/2023	Issued During Period	Paid and/or Matured During Period	Outstanding 6/30/2024
Governmental Activities								
LEASES PAYABLE								
Payable through General Fund:								
Vehicle - 2024 Chevrolet Colorado	\$ 37,227	4.58%	6/1/2024	5/31/2029	\$ -	\$ 37,227	\$ -	\$ 37,227
Vehicle - 2023 Ram 1500 Classic	39,584	4.58%	1/1/2024	12/31/2028	-	39,584	3,020	36,564
Vehicle - 2024 GMC Sierra 2500	59,285	4.58%	12/1/2023	11/30/2028	-	59,285	5,438	53,847
Vehicle - 2023 Chevrolet Silverado 2500	56,042	4.58%	12/1/2023	11/30/2028	-	56,042	5,140	50,902
Vehicle - 2023 Dodge Durango	50,295	4.58%	12/1/2023	11/30/2028	-	50,295	4,613	45,682
Vehicle - 2023 Dodge Durango (2)	53,834	4.58%	12/1/2023	11/30/2028	-	53,834	4,939	48,895
Vehicle - 2023 Dodge Durango (3)	50,402	4.58%	12/1/2023	11/30/2028	-	50,402	4,624	45,778
Vehicle - 2023 Dodge Durango (4)	50,402	4.58%	12/1/2023	11/30/2028	-	50,402	4,624	45,778
Vehicle - 2023 Dodge Durango (5)	50,295	4.58%	12/1/2023	11/30/2028	-	50,295	4,616	45,679
Total Payable through General Fund					-	447,366	37,014	410,352
Business Type Activities								
LEASES PAYABLE								
Payable through Water and Sewer Fund:								
Vehicle - 2024 Chevrolet Colorado	37,227	4.58%	6/1/2024	5/31/2029	-	37,227	-	37,227
Vehicle - 2024 Chevrolet Colorado (2)	36,960	4.58%	4/1/2024	3/31/2029	-	36,960	1,122	35,838
Total Payable through Water and Sewer Fund					-	74,187	1,122	73,065
Total Lease Payable					\$ -	\$ 521,553	\$ 38,136	\$ 483,417

See the independent auditor's report.

CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF LEASE REQUIREMENTS BY YEAR
JUNE 30, 2024

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 98,583	\$ 20,087	\$ 118,670
2026	103,195	15,477	118,672
2027	108,022	10,650	118,672
2028	113,074	5,598	118,672
2029	60,543	927	61,470
Total	<u>\$ 483,417</u>	<u>\$ 52,739</u>	<u>\$ 536,156</u>

See the independent auditor's report.

CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF CHANGES IN PROPERTY TAXES RECEIVABLE
JUNE 30, 2024

Tax Year	Gross property taxes receivable July 1, 2023	Property tax levied	Anticipated current year levy	Abatements and adjustments	Collections	Allowances for uncollectibles	Net receivable balance June 30, 2024
2024	\$ -	\$ -	\$ 2,451,961	\$ -	\$ -	\$ -	\$ 2,451,961
2023	2,344,401	62,384	\$ -	\$ -	2,379,247	(18,000)	9,538
2022	14,589	-	-	-	1,858	-	12,731
2021	31,113	-	-	-	1,003	-	30,110
2020	3,241	-	-	-	884	-	2,357
2019	4,115	-	-	-	879	-	3,236
2018	3,732	-	-	-	865	-	2,867
2017	1,122	-	-	-	196	-	926
2016	1,356	-	-	-	-	-	1,356
2015	446	-	-	-	-	-	446
2014	1,683	-	-	-	-	-	1,683
	<u>\$ 2,405,798</u>	<u>\$ 62,384</u>	<u>\$ 2,451,961</u>	<u>\$ -</u>	<u>\$ 2,384,932</u>	<u>\$ (18,000)</u>	<u>\$ 2,517,211</u>

See the independent auditor's report.

OTHER INFORMATION



CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF PROPERTY TAX RATES AND ASSESSMENTS
JUNE 30, 2024

<u>Year of levy</u>	<u>Fiscal year</u>	<u>Tax rate per \$100</u> <u>Robertson County</u>	<u>Tax assessment</u>
2023	2024	\$ 1.67	* \$ 2,451,961
2022	2023	\$ 1.67	\$ 2,344,401
2021	2022	\$ 1.57	\$ 2,294,832
2020	2021	\$ 1.07	\$ 2,088,000
2019	2020	\$ 1.07	\$ 2,155,000
2018	2019	\$ 1.07	\$ 1,372,000
2017	2018	\$ 1.07	\$ 1,371,364
2016	2017	\$ 1.07	\$ 1,096,102
2015	2016	\$ 1.07	\$ 1,093,618
2014	2015	\$ 1.07	\$ 1,079,270

* Anticipated levy as of June 30, 2024.

CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF UTILITY RATE STRUCTURE AND NUMBER OF CUSTOMERS
JUNE 30, 2024

Rates

Water (inside city)	\$	17.95
First 2,000 gallons	\$	13.04
Per 1,000 gallons over 2,000		
Water (outside city)		
First 2,000 gallons	\$	22.74
Per 1,000 gallons over 2,000	\$	13.31
Sewer (inside city)		
Minimum	\$	8.94
Per 1,000 gallons of water used	\$	12.65
Sewer (outside city)		
Minimum	\$	16.01
Per 1,000 gallons of water used	\$	13.39

<u>Services</u>	<u>Number of Customers</u>
Water	2,963
Sewer	2,580

INTERNAL CONTROL AND COMPLIANCE





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

Honorable Mayor and Members of the Board of Aldermen
City of Greenbrier, Tennessee

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Greenbrier, Tennessee (the "City") as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 28, 2025.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



Report on Compliance and Other Matters

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

Purpose of This Report

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

Crosslin, PLLC

Nashville, Tennessee
March 28, 2025

CITY OF GREENBRIER, TENNESSEE
SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED JUNE 30, 2024

Financial Statement Findings

None reported.

CITY OF GREENBRIER, TENNESSEE
SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS
YEAR ENDED JUNE 30, 2024

Financial Statement Findings

<u>Finding Number</u>	<u>Finding Title</u>	<u>Status</u>
2023-001	Year-End Accounting	Corrected
2023-002	Capital Assets	Corrected