

# PAULDING COUNTY SCHOOL DISTRICT

## Annual Financial Information Report

For the Fiscal Year Ended June 30, 2024



This Annual Financial Information Report pertains to the operations of the Paulding County School District (herein referred to as the "District") for the fiscal year ended June 30, 2024.

This Annual Financial Information Report is intended to satisfy the District's obligation to provide annual financial information and operating data pursuant to SEC Rule 15c2-12 and as established in one or more Continuing Disclosure Agreements entered into by the District. Specifically, the following information is provided in accordance with the reporting obligations established in connection with the following Issue:

#	Issue Name	Dated Date	Listed Maturity Date	Revised Obligation End Date *	CUSIP-6
1	\$26,275,000 Paulding County School District (Georgia) General obligation Sales Tax Bonds, Series 2020 (the "Issue").	December 10, 2020	August 1, 2026	N/A	703600

\* Due to refunding or other action resulting in a change to disclosure obligation

Questions regarding information contained in this Annual Financial Information Report should be directed to Anna Durham, Chief Financial Officer, Paulding County School District, 3236 Atlanta Highway, Dallas, GA 30132; telephone: 770-443-8003.

This Annual Financial Information Report is dated June 23, 2025.

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## **REGARDING THIS ANNUAL FINANCIAL INFORMATION REPORT**

This Annual Financial Information Report does not constitute an offering of any security of the District and should not be construed as a contract with the owners of the Issue.

This Annual Financial Information Report, which includes the cover page and all information herein, has been prepared by the District, pursuant to a Continuing Disclosure Agreement entered into by the District in compliance with SEC Rule 15c2-12 (the "Rule") for outstanding obligations of the District. The information herein is subject to change without notice. The delivery of this Annual Financial Information Report shall not create any implication that there has been no change in the affairs of the District since the date hereof. The Continuing Disclosure Agreement requires the District to disclose only specific limited information at specific times and does not require disclosure of all information that may be material in determining the value of the Issue. If the District chooses, however, to include any information in any annual report, such as this Annual Financial Information Report, in addition to that which is specifically required by a Continuing Disclosure Agreement, then the District will have no obligation under the Continuing Disclosure Agreement to update such information or to include such information in any future annual report.

While the District or its representatives have reviewed this Annual Financial Information Report for accuracy, no other federal, state, municipal, or other governmental entity, agency, or instrumentality (including, but not limited to, the Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB")) has passed, or been asked to pass, upon the accuracy or adequacy of this Annual Financial Information Report and the information contained herein.

This Annual Financial Information Report is not sufficient to base an investment decision on but should be read in conjunction with the original offering document and all subsequent updates. Other relevant information may exist for the fiscal year that ended on June 30, 2024, and matters may have occurred or become known during or since that period, which an investor would consider to be important when making an investment decision. The inclusion of certain information pertaining to post-fiscal year 2024 events, if any, is provided solely for convenience, and is not intended to suggest that other such information not so included is any less material or important to an investor. This Annual Financial Information Report does not contain all information that may be material to determining the value of the Issue and speaks only as of its date. The information contained herein is subject to change, and there is no duty to update the information more frequently than annually.

All financial and other information presented in this Annual Financial Information Report has been provided by the District from its records, except for information expressly attributed to other sources. The presentation of information, including tables of receipts from taxes and other sources, is intended to show recent historic information, and is not intended to indicate future or continuing trends in the financial position or other affairs of the District. No representation is made that past experience, as is shown by financial and other information, will necessarily continue or be repeated in the future, and no representation is made as to the materiality or completeness of that information.

Insofar as the statements contained in this Annual Financial Information Report involve matters of opinion, projections, or estimates, even if not expressly stated as such, such statements are made as such and not as representations of fact or certainty, no representation is made that any of such statements have been or will be realized, and such statements should be regarded as suggesting independent investigation or consultation of other sources prior to the making of investment decisions. Certain information may not be

current; however, attempts were made to date and document sources of information. No dealer, broker, salesman, or other person has been authorized by the District to give any information or to make any representations other than those contained in this Annual Financial Information Report, and, if given or made, such other information or representations should not be relied upon as having been authorized by the District.

As used in this Annual Financial Information Report, "State" or "GA" means the state of Georgia.

Additional Information concerning this Annual Financial Information Report, as well as copies of the basic documentation relating to any outstanding obligations of the District, is available from Anna Durham, Chief Financial Officer, Paulding County School District, 3236 Atlanta Highway, Dallas, GA 30132; telephone: 770-443-8003.

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### **Accounting Principles Change Statement**

While the adoption of certain statements as dictated by applicable accounting standards boards can take place from time to time (the details of which can be found in the District's audited financial statements where applicable), the District did not change its core set of accounting principles or methodology in the fiscal year ending June 30, 2024.

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## Schools Comprising the District's School System

### Schools Comprising the School District

The District includes 19 elementary schools, 10 middle schools, and 5 high schools as described below.

<u>School Names</u>	<u>Grades</u>	<u>Current Enrollment</u> <sup>1</sup>	<u>Size of Site (Acres)</u>	<u>Year Built</u>	<u>Number of Classrooms</u> <sup>2</sup>	<u>Portable Rooms</u> <sup>3</sup>
<i>Elementary Schools</i>						
Abney	PreK-5	1,324	19	2010	76	4
Allgood	PreK-5	811	26	1999	58	0
Baggett	PreK-5	549	21	2003	49	0
Burnt Hickory	PreK-5	996	20	2008	76	0
Dallas	PreK-5	513	21	1954	34	3
Dugan	PreK-5	647	48	2004	53	0
Hiram	PreK-5	797	15	1954	56	0
Hutchens	PreK-5	613	77	2009	61	0
McGarity	PreK-5	572	21	1987	40	0
Nebo	PreK-5	874	27	1998	60	0
New Georgia	PreK-5	336	23	1954	26	2
Northside	PreK-5	626	30	1993	45	0
Panter	PreK-5	506	25	1997	43	0
Poole	PreK-5	460	38	2003	49	0
Ragsdale	PreK-5	637	23	2009	61	0
Roberts	PreK-5	668	30	1999	43	2
Russom	PreK-5	982	27	2004	72	0
Shelton	PreK-5	1,389	53	1993	76	4
Union	PreK-5	346	7	1954	26	7
<i>Middle Schools</i>						
Austin	6-8	782	56	2004	56	0
Crossroads	6-8	908	42	2024	63	0
Dobbins	6-8	531	41	1996	41	0
East Paulding	6-8	630	37	1993	56	0
Herschel Jones	6-8	728	14	1959	54	0
Sammy McClure	6-8	834	30	2007	70	0
Moses	6-8	921	42	2001	61	0
P.B. Ritch	6-8	690	25	2012	57	0
Scoggins	6-8	809	66	2009	55	0
South Paulding	6-8	507	22	1991	37	0
<i>High School</i>						
East Paulding	9-12	1,985	46	1991	96	0
Hiram	9-12	1,460	69	2000	90	0
North Paulding	9-12	3,015	69	2008	106	7
Paulding County	9-12	2,099	60	1969	92	0
South Paulding	9-12	1,881	84	2006	96	0
TOTALS		31,426				

<sup>1</sup> Based on Student Enrollment Summary Report as of October 1, 2024, (2025-1) FTE report.

<sup>2</sup> Based on State Facility Plan Forms and Paulding County School District as of October 1, 2024.)

<sup>3</sup> Includes all mobiles on campus

Source: Paulding County School District

## Enrollment in the District's School System

### Enrollment in the District's School System

Set forth below is information concerning enrollment in the District's school system over the past five (5) school years, as of the beginning of each school year.

<u>School Year</u>	<u>Pre-K</u>	<u>Kinder-</u> <u>garten</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>Total</u>
2024-2025	258	1,908	2,214	2,183	2,381	2,253	2,449	2,451	2,449	2,440	2,818	2,622	2,527	2,473	31,426
2023-2024	240	2,116	2,147	2,343	2,218	2,381	2,430	2,469	2,453	2,554	2,828	2,731	2,598	2,323	31,831
2022-2023	216	2,068	2,316	2,165	2,308	2,390	2,352	2,427	2,479	2,522	2,860	2,719	2,355	2,341	31,518
2021-2022	216	2,241	2,079	2,200	2,307	2,304	2,356	2,403	2,460	2,522	2,956	2,433	2,436	2,216	31,129
2020-2021	231	1,885	2,058	2,149	2,161	2,189	2,306	2,326	2,413	2,534	2,567	2,538	2,327	2,282	29,966

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Source: Georgia Department of Education, October FTE Data Collection System report.

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**Employees of the District**

**Employees of the District**

The School District had approximately 4,164 employees as of June 30, 2024, in the following categories:

<u>Category</u>	<u>Number of Employees</u>
Instruction	1,950
Special Education	805
Grants	83
School Administration	218
Media	66
School Nutrition (SNP)	242
Transportation	412
Pupil Services	58
Improvement of Instruction	100
Maintenance	153
Central & Other Support	48
Business Services	18
General Administration	11
<b>TOTAL:</b>	<b>4,164</b>

Source: Paulding County School District

**Sales Tax Collections of the District**

**Sales Tax Collections of the District**

Set forth below are the net proceeds of sales and uses tax received by the District for the past five years.

<u>Year</u>	<u>Existing Sales Tax</u>	
	<u>Collections</u>	<u>Percentage Change</u>
2024	\$31,154,993	4.9%
2023	29,691,203	6.5%
2022	27,890,879	14.7%
2021	24,317,413	13.4%
2020	21,441,287	--

Source: Series 2025 Official Statement



**Limitations on District Debt - Computation of Legal Debt Margin**

**Legal Debt Margin of the District**

As computed in the table below, based on its 2024 gross tax digest, the District could incur (upon necessary voter approval) approximately \$892,549,635 of long-term obligations payable out of general property taxes (or general obligation bonds).

Computation of Legal Debt Margin	<u>2024</u>
2024 Gross Tax Digest (Gross Assessed Value of Taxable Property): <sup>1</sup>	\$10,241,196,345
Less: District Bond Exemptions: <sup>2</sup>	<u>0</u>
Net Tax Digest for Bond Purposes:	10,241,196,345
Debt Limit (10% of Assessed Value):	1,024,119,635
Less: Amount of Debt, Applicable to Debt Limit, after the issuance of the bonds	<u>(131,570,000)</u>
Legal Debt Margin	\$892,549,635

<sup>1</sup> Figure per the Georgia Department of Revenue - 2024 Tax Digest Consolidated Summary.

<sup>2</sup> Not reported. The legal debt margin should be based upon the net general obligation bond digest. The digest was not prepared because the outstanding General Obligation Bonds have been paid with proceeds of the Existing Sales Tax. If prepared, the net general obligation bond digest would have been smaller than the gross digest, resulting in a lower debt margin.

<sup>3</sup> Assumes the issuance of the Series 2025 Bonds

Source: Paulding County School District

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## Historical Property Tax Data

### Historical Property Tax Data

The following table presents the assessed valued (assessed at forty percent (40%) of fair market value, except for timber which is assessed at one hundred percent (100%) of fair market value) and estimated actual value of taxable property with the District for the last five (5) years.

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Residential	\$4,738,434,736	\$5,308,333,711	\$6,836,416,577	\$8,388,475,232	\$8,799,857,507
Agricultural	65,481,204	70,033,081	92,765,828	104,581,437	111,150,795
Preferential	0	0	0	0	0
Conservation Use	116,720,422	122,003,129	148,863,655	168,135,025	171,577,698
Forest Land	3,653,920	3,665,720	3,899,720	4,136,120	4,306,600
Commercial	548,571,522	584,672,516	686,400,844	759,369,635	824,228,027
Industrial	70,055,643	82,212,961	93,788,749	104,239,308	107,223,893
Utility	133,898,847	137,492,726	153,994,366	170,219,035	176,678,268
Motor Vehicle	31,621,130	50,251,310	47,147,590	45,834,700	43,543,380
Mobile Homes	1,632,921	1,534,173	1,591,706	1,729,204	2,185,042
Timber 100%	5,360	225,181	574,328	824,622	165,874
Heavy Equipment	163,857	86,134	144,573	177,148	217,817
Historical	0	0	0	0	0
Qualified Timberland	0	0	0	0	61,444
<b>Gross Digest</b>	<b>\$5,710,239,562</b>	<b>\$6,360,510,642</b>	<b>\$8,065,587,936</b>	<b>\$9,747,721,466</b>	<b>\$10,241,196,345</b>
Bond Exemptions	0	0	0	0	0
Net Bond Digest	\$5,710,239,562	\$6,360,510,642	\$8,065,587,936	\$9,747,721,466	\$10,241,196,345
M&O Exemptions	891,271,119	995,663,606	1,286,156,802	1,608,831,149	1,822,910,964
Net M&O Digest	\$4,818,968,443	\$5,364,847,036	\$6,779,431,134	\$8,138,890,317	\$8,418,285,381
Estimated Actual Value	<b>\$14,275,590,865</b>	<b>\$15,900,938,834</b>	<b>\$20,163,108,348</b>	<b>\$24,368,066,732</b>	<b>\$25,602,742,052</b>

Source: Georgia Department of Revenue

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## Millage Rates

### Millage Rates of the District

Set forth below is information concerning the rate of levy of property taxes per \$1,000 of assessed value, or millage rates, of the District and all overlapping governments for the past five Calendar Years.

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<b>MILLAGE RATES BY CATEGORY:</b>					
State of Georgia	N/A	N/A	N/A	N/A	N/A
Paulding County					
Maintenance and Operation <sup>1</sup>	5.650	5.210	4.220	4.200	4.100
Bond	2.200	2.000	1.600	1.200	1.000
Paulding County School District					
Maintenance and Operation <sup>1</sup>	18.750	18.750	17.750	17.675	17.675
Bond	0.000	0.000	0.000	0.000	0.000
Fire District	3.100	3.100	2.500	2.300	2.100
City of Braswell	5.000	5.000	5.000	5.000	5.000
City of Dallas	4.170	4.170	4.170	6.500	6.330
City of Hiram	0.000	0.000	0.000	0.000	0.000
<b>TOTAL COMBINED MILLAGE RATES:</b>					
Paulding County	29.700	29.060	26.070	25.375	24.875
City of Braswell	34.700	34.060	31.070	30.375	29.875
City of Dallas	33.870	33.230	30.240	31.875	31.205
City of Hiram	29.700	29.060	26.070	25.375	24.875

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<sup>1</sup> The legal limit is 20 mills.

Source: Georgia Department of Revenue, Local Government Services Division; the Paulding County Tax Commissioner.

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## Property Tax Levies and Collections

### Property Tax Levies and Collections of the District

The following table reflects the tax levy and collection record on property in the District for the last five (5) fiscal years.

Fiscal Year	Tax Year	Total Tax Levy <sup>1</sup>	Tax Collections <sup>2</sup>			Percentage of Collection of		
			Current Year's	Subsequent	Total Tax	Current Year's	Percentage of	Delinquent
			Amount	Year's Amount		Amount	Total Tax	
			Collected	Collected <sup>3</sup>	Collections	Total Tax Levy	to Tax Levy	Taxes <sup>4</sup>
2024	2023	\$134,210,257	\$133,207,434	\$1,339,751	\$134,547,185	99.25%	100.25%	\$430,243
2023	2022	119,457,038	119,099,130	1,167,085	120,266,215	99.70	100.68	301,701
2022	2021	99,614,164	98,691,079	666,139	99,357,218	99.07	99.74	258,900
2021	2020	89,729,063	88,715,461	604,818	89,320,279	98.87	99.54	86,212
2020	2019	82,498,937	81,460,647	782,830	82,243,477	98.74	99.69	172,648

<sup>1</sup> Relates to the preceding fiscal year tax digest.

<sup>2</sup> Amounts shown are net of collection fee of 2.5% for Fiscal Years 2020-2023 and 2.09% for Fiscal Year 2024, paid to Paulding County.

<sup>3</sup> This column represents the taxes received for each fiscal year's tax levy in subsequent years to the current year's amount collected through April 8, 2025.

<sup>4</sup> This column represents the delinquent taxes outstanding for each fiscal year's tax levy through April 8, 2025, after certain standard adjustments and write-offs were made to the tax levy.

Delinquent property taxes of the District are written off when the statute of limitations for their collection (7 years) expires or if no property is found to levy upon, if earlier. The delinquent taxes written off are usually for personal property, which are more difficult to collect than taxes on real property.

Source: Paulding County Tax Commissioner

## Ten Largest Taxpayers

### Ten Largest Taxpayers of the District

Set forth below are the ten (10) largest property taxpayers of the District for Calendar Year 2024. A determination of the largest property taxpayers within the District can be made only by manually reviewing individual tax records. Therefore, it is possible that owners of several small parcels may have an aggregate assessment in excess of those set forth in the table below. Furthermore, the taxpayers shown in the table below may own additional parcels within the District. No independent investigation has been made of and consequently no representation can be made as to, the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the District.

Rank	Taxpayer	Nature of the Business	Taxes Levied for Calendar Year 2024 <sup>1</sup>	Gross Assessed Valuation	Percentage of Gross Tax Digest <sup>2</sup>
1	Progress Residential Borrower	RESIDENTAL	\$1,536,201.18	\$86,915,604	0.85%
2	Greystone Power Corporation	UTILITY	1,434,168.34	81,141,067	0.79%
3	AMH Development LLC	RESIDENTAL	596,740.97	33,761,866	0.33%
4	H5 TIC 1 MVR Borrower LLC	RESIDENTAL	421,678.49	23,857,397	0.23%
5	WSHRC SFR Macland Homes IX LLC	RESIDENTAL	382,053.84	21,615,492	0.21%
6	Paulding Associates LLC	RESIDENTAL	357,035.00	20,200,000	0.20%
7	SFR JV 1 2020 1 Borrower LLC	RESIDENTAL	330,654.74	18,707,480	0.18%
8	SMC Greystone LLC	RESIDENTAL	319,686.22	18,086,918	0.18%
9	Hiram Pavilion Owner LLC	COMMERCIAL	309,195.91	17,493,404	0.17%
10	SFR JV 1 2019 1 Borrower LLC	RESIDENTAL	299,551.49	16,947,750	0.17%
TOTALS			\$5,986,966.18	\$338,726,978	3.31%

<sup>1</sup> Calendar Year 2024 taxes were levied on August 13, 2024 bills were mailed on September 26, 2024 and were due December 4, 2024.

<sup>2</sup> Calendar Year 2024 gross tax digest was \$10,241,135 as reported by the Georgia Department of Revenue.

Source(s): Paulding County Tax Commissioner's Office; and where indicated above, the Georgia Department of Revenue

**Insurance Coverage of the District**

**Insurance Coverage of the District**

Insurance coverage <sup>1</sup>		
Type	Amount in Force	
Total Insurable Value	\$1,086,383,056	
Property - All Risks, including Mechanical Breakdown	1,250,000,000	
Superintendent Bond	250,000	

  

Type	Limits of Liability	
	Each Occurrence	Aggregate
General Liability	\$1,000,000	\$3,000,000
School Board Legal Liability	1,000,000	3,000,000
Law Enforcement	1,000,000	3,000,000
Automobile Liability	500,000	N/A
Crime	1,250,000	N/A
Umbrella Coverage	N/A	N/A
Crisis Management	300,000	N/A
Cyber-Risk Management	1,000,000	10,000,000
Workers' Compensation	Statutory	Statutory

<sup>1</sup> Represents the insurance coverage for the period beginning July 1, 2024, to July 1, 2025.

Source: Paulding County School District

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### **Regarding Audited Financial Statements**

The District's audited financial statements for the fiscal year ended June 30, 2024, have been filed with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") and are hereby specifically incorporated herein by this reference. They can be found at: <https://emma.msrb.org/P11830175-P11402596-P11844171.pdf>. The District has neither requested nor received the written consent of the auditor to the inclusion of the audit report which is incorporated by reference as part of this Annual Financial Information Report.