

An architectural rendering of a modern bridge structure. On the left, a large, light-colored stone archway stands prominently. A concrete bridge deck with a glass and metal railing spans across the archway. Below the bridge, a road with several cars (a yellow car, a blue car, and a white SUV) is visible. The background features a line of green trees under a blue sky with scattered white clouds.

Popular Annual Financial Report

For Year Ending June 30, 2023

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Government Finance Officers Association

**Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting**

Presented to

**City of Mauldin
South Carolina**

For its Annual Financial Report
For the Fiscal Year Ended

June 30, 2022

Christopher P. Morill

Executive Director/CEO



cityofmauldin.org



City of Mauldin SC Government



City of Mauldin

OVERVIEW



The City of Mauldin's budget cycle begins on July 1 and ends on June 30. The 2023 Popular Annual Financial Report (PAFR) provides an overview of the financial results from the City's Annual Audit. The information included within is intended to increase the community's awareness of the City's financial operations and status.

The financial information is obtained from the audited financial statements in the City's 2023 Annual Comprehensive Financial Report (ACFR). The PAFR does not contain the same level of detail, but instead is a document meant to present a concise, clear picture of the City's financial standing.

This report highlights the overall financial condition and trends of the City. The 2023 ACFR was audited by Scott and Company, LLC and delivered an unmodified or "clean" audit opinion. The ACFR is available on the City website, www.cityofmauldin.org under the Finance department section.

ADMINISTRATOR'S MESSAGE



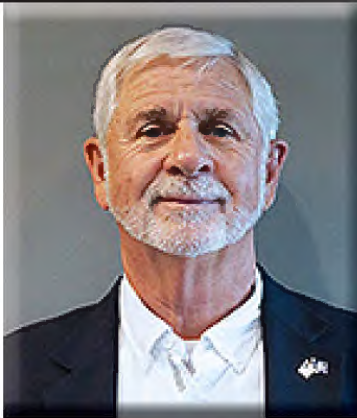
In the City of Mauldin's ongoing effort to inform the public of the state of the City's finances, I am pleased to present to you the City of Mauldin's Popular Annual Financial Report (PAFR) for the year ended June 30, 2023. The PAFR provides a high-level overview of the City's financial condition, analyzing where revenues come from and the manner in which tax dollars are spent. The report is reflective of the City's commitment to preserving its long-term financial health while ensuring the provision of quality public services.

The PAFR condenses and simplifies information found in the ACFR and is not intended to replace the ACFR. If you would like more detailed financial reporting and operational information including important Notes to the Financial Statements, please access the ACFR at: cityofmauldin.org.

We hope that you find this report insightful and a means of greater understanding of the City's financial condition. If you have any questions or comments regarding this document, or any City report, please do not hesitate to contact me, Finance Director or a member of the City's Finance staff.

Sincerely,
Seth Duncan

CITY COUNCIL MEMBERS



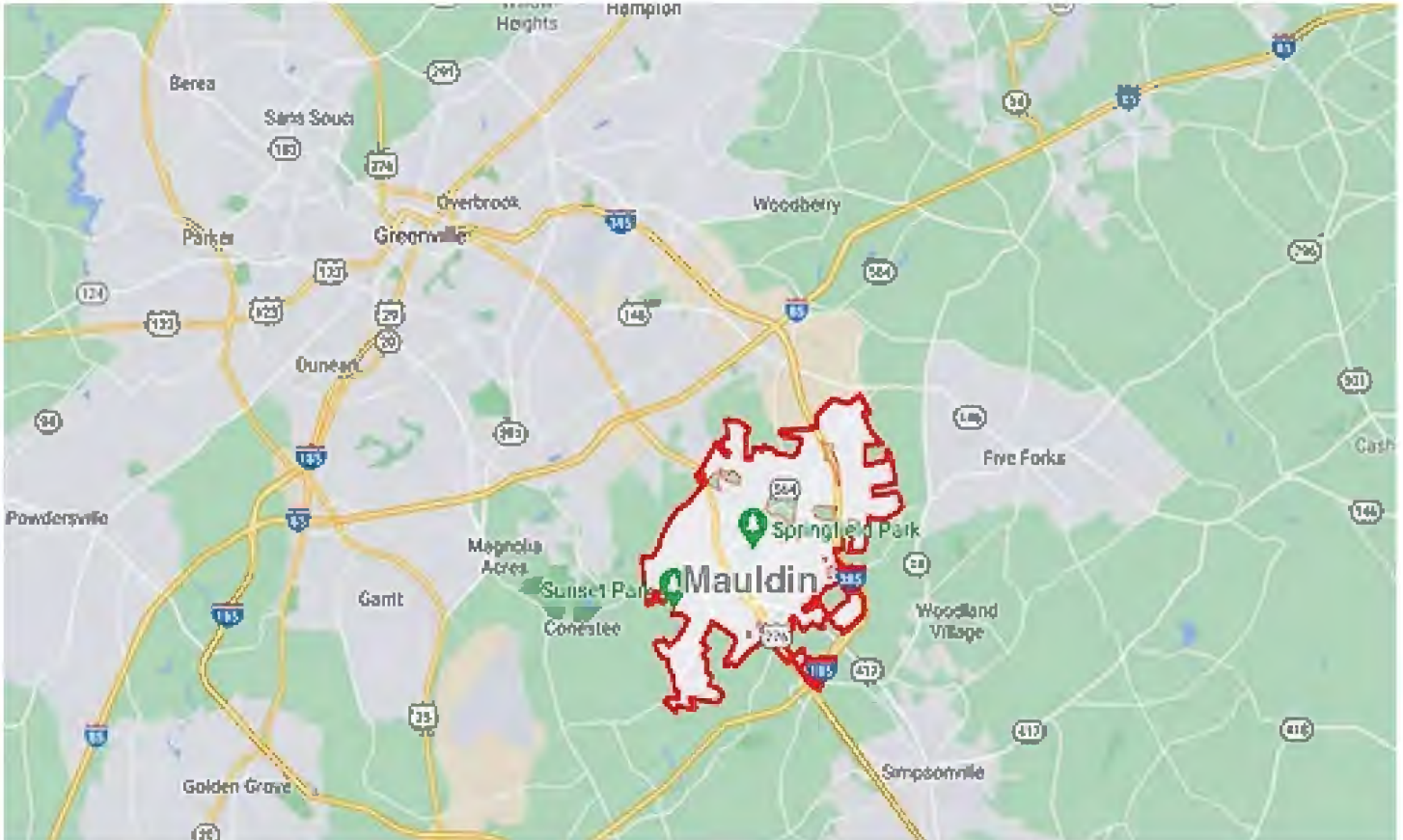
Top left to right:
Mayor Terry Merritt
Mayor Pro Tem Taft Matney
Diane Kuzniar
Frank Allgood

Bottom left to right;
Carol King
Jason Kraeling
Michael Reynolds

CITY OF MAULDIN

Mauldin is in a prime Upstate location. Situated in the northwestern corner of South Carolina, Mauldin is an integral part of one of the nation's fastest-growing areas – the I-85 Corridor. Mauldin is in close proximity to Charlotte and Atlanta because of easy access to major interstates. Mauldin's location is ideal for business and industry.

Residents of Mauldin are in an ideal location to attend many of the cultural and sporting events that take place in the Upstate and make the area a fun, active, and interesting place to live.



Major Employers - Top Five



CITY OF MAULDIN - QUICK FACTS

6%

Sales Tax Rate

18th

Largest City in
the State

3,489

Building
Permits Issued

3,253

Medical Calls
Attended

15

Recreation
Fields

19,907

Building
Inspections

1,732

Fire Calls

5

City Parks with
78 Acres

44

Potholes
repaired

2,504

Police
Violations
Cited

1,985

Recreation
Participants

89

Miles of Streets
maintained

2,595

Judicial Number
of Cases

199

New
Businesses
Opened

32 Tons

Solid Waste
Collected / Day

CITY OF MAULDIN DEMOGRAPHICS

POPULATION



64.6% White



23.6% Black



9.9% Hispanic or Latino



2.5% Asian



.1% Native Hawaiian and Other Pacific Islander



6.3% Two of More Races

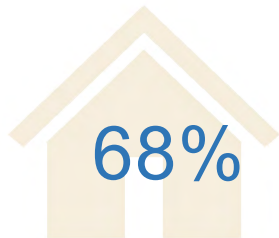
2022 City of Mauldin
Overall Population

26,918

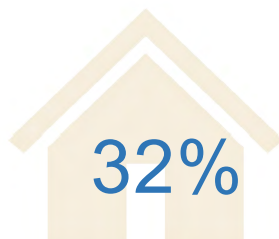


HOUSING

2022
Owner vs Renter



Own



Rent

Median Household Income

\$73,755

Per Capita Income

\$36,602

FY2023 FINANCIAL RESULTS

GOVERNMENTAL ACTIVITIES

Governmental Revenue sources including taxes, business licenses, building permits, fines, recreational fees, and state and federal grant revenues finance most of these activities. These revenues cover various services including general government, public safety, victims' assistance, streets and sidewalks, sanitation, and culture, recreation, and tourism.

The Statement of Net Position (Balance Sheet) presents information on all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the differences between these items reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or declining.

For a government, a statement of activities is like a traditional income statement. It's presents what the City owns (assets) and owes (liabilites) with net position representing a quick reference as to the financial condition of the government.

BALANCE SHEET	FY2022	FY2023
Assets	\$73,978,367	\$84,538,498
Deferred Outflows	\$3,533,464	\$2,880,182
Liabilities	(\$37,108,001)	(\$40,601,408)
Deferred Inflows	(\$3,575,166)	(\$899,541)
Total Net Position	\$36,828,664	\$45,917,731

INCOME STATEMENT	FY2022	FY2023
Revenues	\$30,428,748	\$31,069,949
Transfers	\$1,244,854	\$380,115
Expenditures	\$21,105,115	\$22,360,997
Change in Net Position	\$10,568,487	\$9,089,067

FY2023 FINANCIAL RESULTS

ENTERPRISE ACTIVITIES

Enterprise activities rely on revenues from rent and sewer maintenance fees to fund operations and to service the debt issued to purchase the property and maintain sewer infrastructure.

BALANCE SHEET	FY2022	FY2023
Assets	\$8,187,213	\$8,365,350
Deferred Outflows	\$98,798	\$80,531
Liabilities	(\$3,263,941)	(\$2,879,791)
Deferred Inflows	(\$99,964)	(\$25,152)
Total Net Position	\$4,922,106	\$5,540,938

INCOME STATEMENT	FY2022	FY2023
Revenues	\$1,031,391	\$2,032,526
Transfers	(\$1,244,854)	(\$380,115)
Expenditures	\$881,400	\$1,033,579
Change in Net Position	(\$1,094,863)	\$618,832

REVENUE SOURCES

GOVERNMENTAL FUNDS

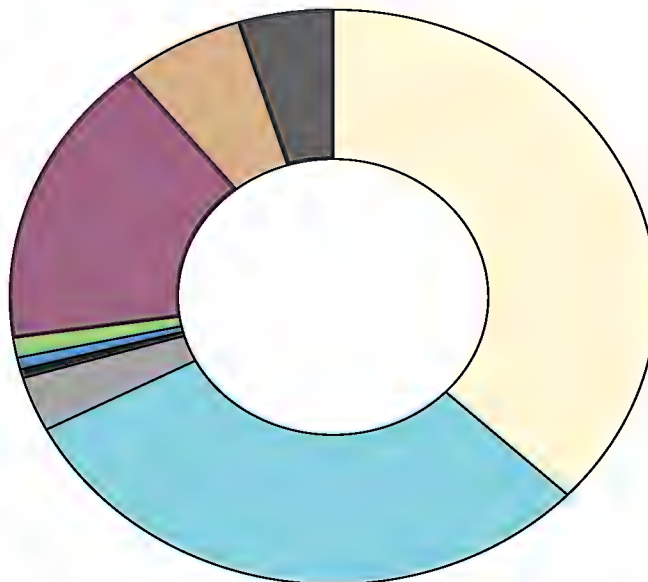
Governmental Funds refers to groups of funds responsible for financing the majority of the government functions.

The City maintains four major governmental funds: General Fund, Hospitality and Accommodations Tax Fund, Fire Service Fund, and the Capital Projects Fund.

The main revenue source of the governmental funds is Property Taxes followed by business licenses and permit fees.

Revenue Sources	2021 Actual	2022 Actual	2023 Actual
Property Taxes	\$10,205,408	\$10,626,171	\$11,470,335
Licenses and Permits	\$8,221,544	\$9,291,383	\$9,360,697
Intergovernmental	\$976,082	\$1,019,470	\$954,851
Penalties and Fines	\$190,313	\$160,040	\$147,545
Charges for Services	\$148,195	\$194,083	\$208,646
Various Fees	\$161,959	\$281,691	\$346,027
Grants	\$86,643	\$3,810,241	\$5,117,274
Hospitality & Accommodations	\$1,307,830	\$1,565,679	\$1,854,149
Other	\$852,986	\$755,080	\$1,464,826
Total	\$22,150,960	\$27,703,838	\$30,924,350

Governmental Fund Revenues



EXPENDITURES

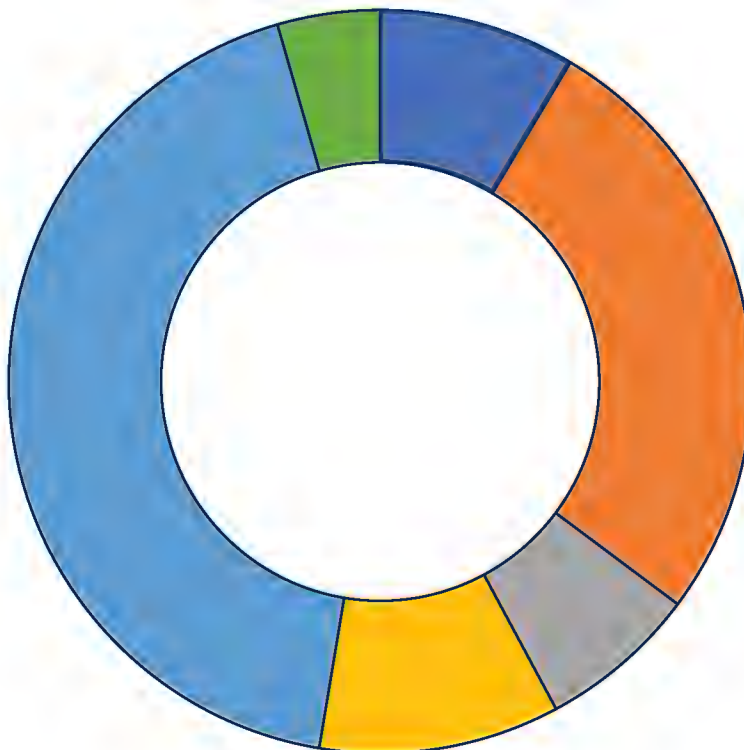
GOVERNMENTAL FUNDS

Governmental fund expenditures include operating, capital, and debt service expenditures.

The General Fund is the City's primary operating fund, accounting for over 70% of governmental fund activity. The core services supported by the General Fund include: Police, Fire, and Public Works. These primary services account for over 60% of the governmental fund expenditures.

Expenditures	2021 Actual	2022 Actual	2023 Actual
General Government	\$2,750,369	\$3,143,867	\$3,190,061
Public Safety	\$8,748,568	\$9,724,942	\$9,941,942
Public Works	\$3,714,729	\$2,447,533	\$2,583,805
Culture, Recreation & Tourism	\$1,762,068	\$3,748,246	\$3,909,624
Capital Outlay	\$7,184,552	\$5,206,976	\$15,997,393
Debt Service	\$1,589,825	\$1,566,371	\$1,664,865
Total	\$25,750,111	\$25,837,935	\$37,287,690

Governmental Fund Expenditures



REVENUE SOURCES & EXPENDITURES

ENTERPRISE FUNDS

An enterprise fund is a self-supporting government fund that sells goods and services to the public for a fee.

The City maintains two enterprise funds: Sewer Fund, and Property Management Fund. The Sewer fund collects maintenance fees from approximately 7,300 customers. The Sewer funds are responsible for a substantial portion of infrastructure within the City. The infrastructure is aging and requires repair and rehabilitation.

The Property Management fund maintains one building on City property located on the Cultural Center grounds. The City sold two of the main buildings this year and only retain a cabin that is rented. The rent charged on this building is designed to cover the main operating costs per year.

Revenue Sources	2021 Actual	2022 Actual	2023 Actual
Sewer Fund			
Charges for Services	\$1,005,561	\$1,017,725	\$1,064,610
Grant Revenue			\$500,000
Other	\$17,630	\$2,100	\$2,100
Property Management Fund			
Charges for Services	\$64,243	\$9,000	\$6,000
Total	\$1,087,434	\$1,028,825	\$1,572,710
Expenditures	2021 Actual	2022 Actual	2023 Actual
Sewer Fund			
Personnel Services	\$444,948	\$427,443	\$446,784
Materials & Supplies	\$74,608	\$82,651	\$156,624
Utilities	\$3,559	\$14,229	\$11,000
Deprecitaion	\$207,667	\$216,418	\$268,000
Other	\$26,091	\$28,089	\$17,366
Property Management Fund			
Building Expenses	\$9,982	\$4,128	\$1,936
Deprecitaion	\$14,878	\$5,734	\$5,092
Other	\$0	\$0	\$0
Total	\$781,733	\$778,692	\$906,802

CAPITAL IMPROVEMENTS

Capital Improvements are an integral part of any City: they include infrastructure, land, buildings, and equipment. These items are the basic foundation of any community as they help to improve, maintain and enhance the quality of life for the citizens.

The City of Mauldin maintains a comprehensive 5-year Capital Improvement Plan (CIP) which identifies current and future fiscal requirements and is the basis for determining annual capital budget expenditures. The primary sources of funding for the CIP are sewer fee revenues, hospitality and accommodations tax revenues, general fund revenues and capital project fund fund balance/revenues.

FY2023 Capital Improvements
by Type



- 5% Land
- 3% Construction In Progress
- 27% Buildings & Improvements
- 17% Vehicles, Equipment & Furnishings
- 49% Infrastructure

FY2023 Capital Improvements
by Function



- 15% Streets & Sidewalks
- 4% General Government
- 17% Culture, Recreation & Tourism
- 13% Sanitation
- 51% Public Safety

CAPITAL EXPENDITURES HIGHLIGHTS

The City made various capital expenditures throughout most departments in FY2023. Below is a quick listing of the items procured.

The Police department spent a total of \$1,233,977.53. The City entered the second year of a three year commitment to replace the total police patrol fleet with new Ford Explorer units. Thirteen new units were purchased and placed in rotation. The full fleet will be updated in the final year FY2024. The Police department also updated and replaced their full inventory of radios upgrading to the new 900Mhz models.

The Fire department spent a total of \$157,267.55 on equipment and a vehicle. The Police chief's vehicle was replaced. The City also replaced the whole department's extrication equipment inventory, the new units incorporate updated/better technology. The fire department also built a new headquarters building described on the following pages.

The Sanitation department spent a total of \$682,711.49. The amount covered purchasing three new trash trucks to continue the goal of Council to fully replace the fleet with one arm fully automated trash collection systems. This fleet and goal will be realized and fully operational in FY2024.

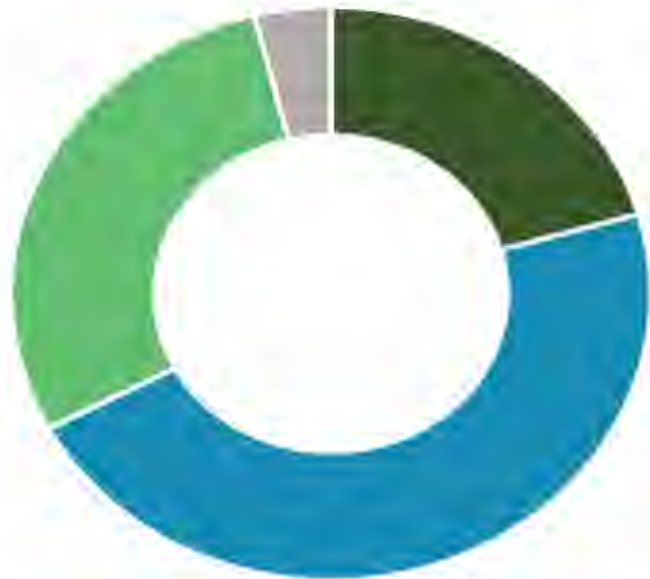
The Building Maintenance department, which supports all City maintained buildings, spent a total of \$341,259.40. The amount covered paving a new parking lot for the Public Works department where building maintenance is housed. The City purchased a new public works facility in FY2022, the facility was renovated in FY2022 and the last item to fully update the property was the paving of the parking lot.

CITY DEBT



The City of Mauldin's credit (bond) rating continues to be rated at "AA+" & "Aa2" by both Standard and Poor's and Moody's. One of the reasons for the strong rating was cited as the City's strong financial position and budgetary management. The bond rating is a good indication of the ability to pay it's debt. The higher the bond rating, the lower the borrowing costs to the City for debt.

The City is subject to the South Carolina code of laws, which limits the amount of net bonded debt the City may have outstanding to eight percent (8%) of the appraised value of property subject to taxation. The City of Mauldin has an estimated assessed value of \$153,356,590 for fiscal year 2023. Based on this, the City's legal debt capacity is approximately \$ 8.8 million. This capacity covers the debt that would be subject to property taxation



FY 2023 Total Outstanding Debt

Installment Purchase	\$7,982,000
GO Bonds	\$3,510,000
Special Revenue	\$2,630,617
Capital Leases	\$ 535,579

FY2023 PROJECT HIGHLIGHTS



Pedestrian Bridge - \$5,000,000

The City of Mauldin partnered with Hughes Investments, Inc., developer of BridgeWay Station, to construct a pedestrian bridge that extends over the six lines of I-385 near the Bridges Road exit. The bridge will serve as a major connection point in the City, linking the BridgeWay Station development with the greater Mauldin community and eventually connecting to the Swamp Rabbit Trail. Pedestrians will be able to access the bridge through the Mauldin City Trail, a 0.25-mile paved trail located on East Butler Road across from Mauldin High School. Construction of the bridge began in June of 2022 and is currently nearing completion.



Fire Station - \$7,800,000

A new Mauldin Fire Department headquarters located on Plant Street off West Butler Road is nearing completion. The new station will strengthen fire protection in a fast-growing section of the city and give the fire department room for more personnel to meet the growing demand for services. It will replace the current station located next to Mauldin City Hall.

Designed by Stewart Cooper Newell Architects, the 18,000-square-foot brick structure will include the following features:

- Three truck bays
- Expanded space for training props in the bay area
- Community/training room that can hold more than 30 people
- Decontamination area with a washroom and a turnout gear room
- Weight room for firefighter training
- Patio for firefighters
- Police Sub-Station

The new headquarters is expected to open in late October or early November of 2023.