

# Coweta County Water & Sewerage Authority

## Meeting Agenda

Wednesday, January 7, 2026

Board Room

Meeting Time: 9:00 A.M.

<u>Approx Time</u>	<u>Agenda Item</u>	<u>Presenter</u>
9:00 a.m.	Call to order	Chairman Bartlett

Pledge of Allegiance  
Invocation

Approval of minutes from the December 3, 2025 meeting

### Business

Service Awards	Jay Boren
Election of Officers	Laurie Bartlett
Approval of FY25 Audit	Jay Boren
Update on Operations	Rick Jones
Update on Human Resources	Mandy Sledd
Update on Customer Care/Information Technology	Alan Sibley
Monthly Report	Roger Dawson

### Agenda Additions:

Executive Session

Litigation / Real Estate/ Personnel

Adjournment

Next Board Meeting Wednesday, February 4, 2026 at 9:00AM



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# Operations Update

## Rick Jones

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# Construction Update



# November – Leak/Meter Counts

- **Leaks – 46**
- **Digs**
  - Domestic – 12
  - Irrigation – 1
- **Drops**
  - Domestic – 20
  - Irrigation – 4

**November**  
**October**

**Total Meters – 37**  
**Total Meters – 100**

# November – Meter Install Status

Meter Install Status								
Meter Type	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	6+ Weeks	Total
S/S Dig	0	1	0	2	2	0	0	5
L/S Dig	0	3	2	1	0	2	4	12
Dual Drop	0	6	0	0	0	0	0	6
Domestic Drop	0	14	0	4	0	0	0	18
Irrigation Drop	0	0	0	0	0	1	0	1
<b>Total</b>	0	24	2	7	2	3	4	42

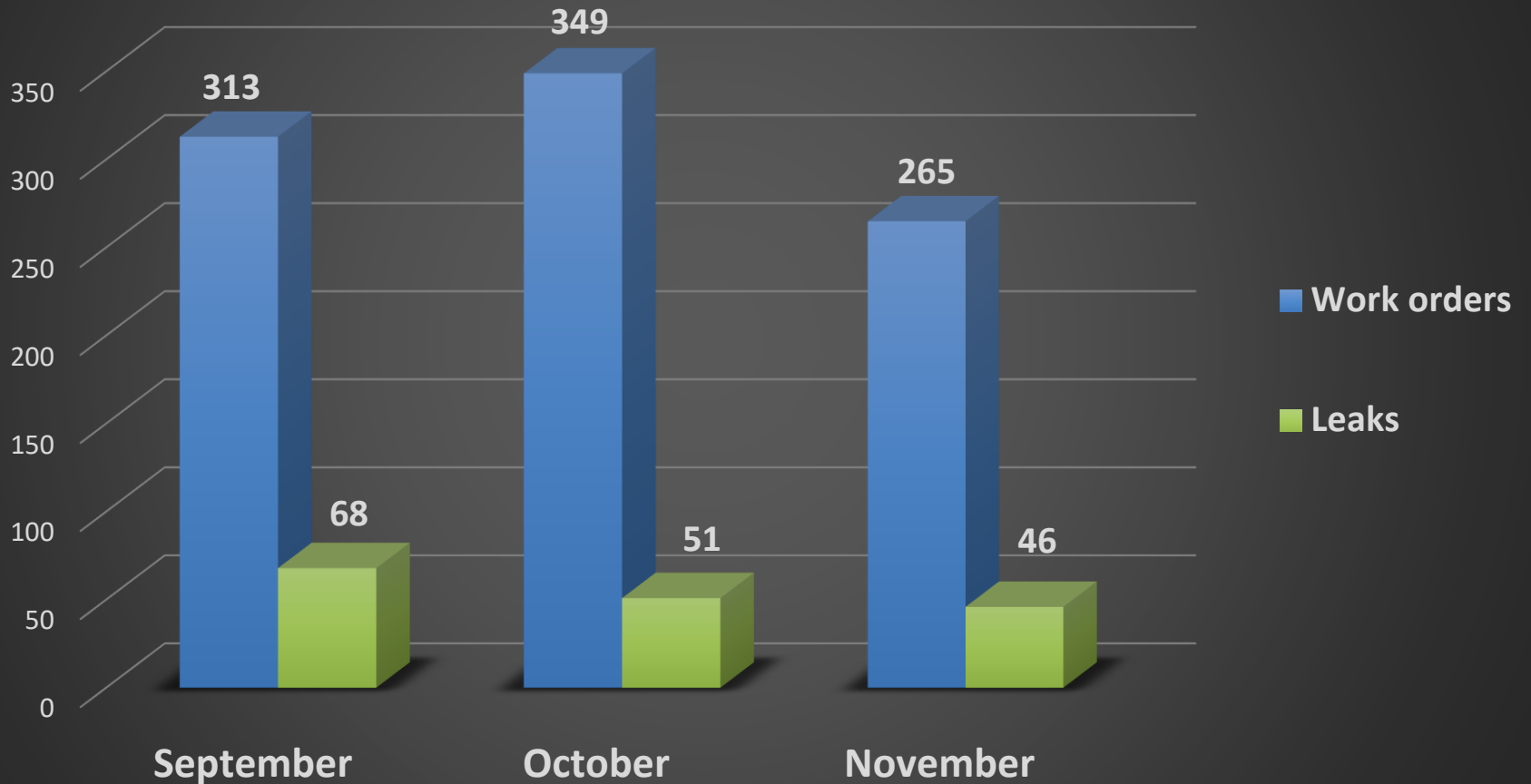
Legend	
	Near deadline
	Deadline
	Past deadline

# Current Projects

- The crews have replaced the 10" meter in the Newnan Utilities vault at Hwy 29 and Country Club Rd
- Contractor has begun clearing at the main office for the back parking lot expansion
- All clearing is complete on Tommy Lee Cook Rd for 16" back feed from BT Brown
- Legacy Water Group is currently working on the 36' pump back line between Brimer Rd and Hwy 70

# Work Orders

## Combination of North/South

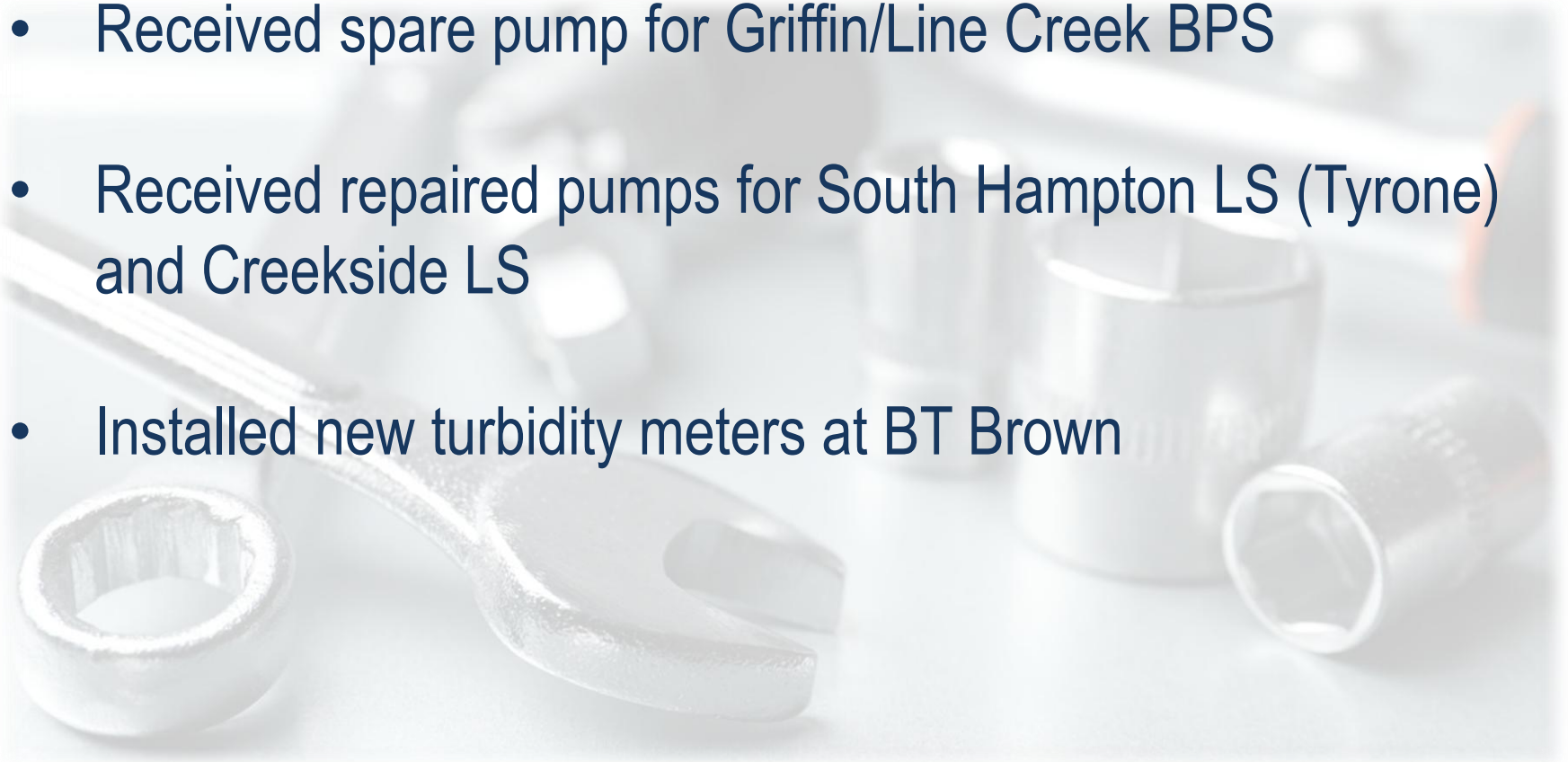


# Maintenance Update



# Maintenance

- Received spare pump for Griffin/Line Creek BPS
- Received repaired pumps for South Hampton LS (Tyrone) and Creekside LS
- Installed new turbidity meters at BT Brown

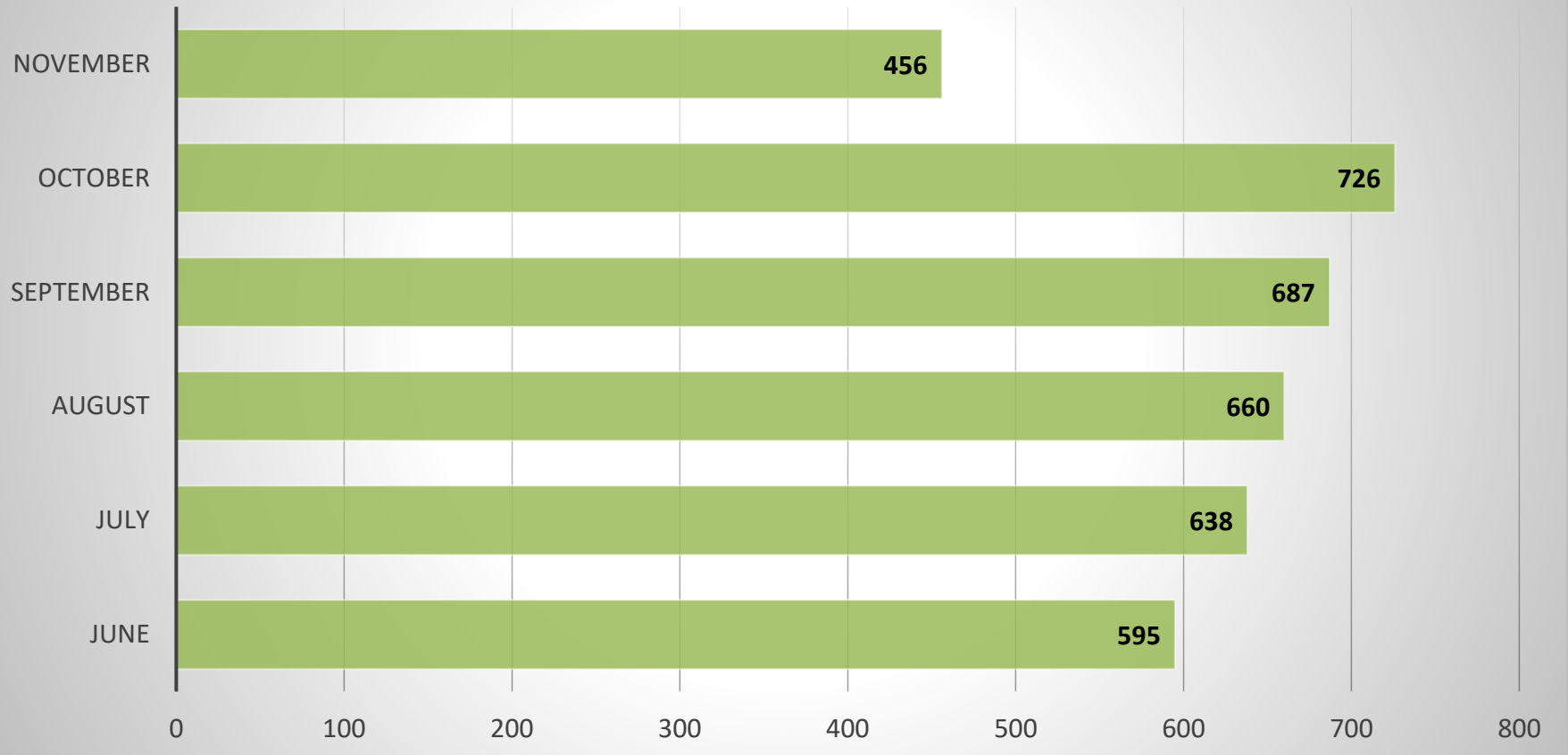


# Cross-Connection Control Update



# Sensus Analytics

## Customer Outreach



# Engineering Updates



# Engineering

## Residential

- Rabbiteye Farms Phase 1 – Haynes Road

## Commercial

- Taco Bell – Hwy 29 N



# BT Brown Update





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## Activity Update

- **BT Brown average daily demand – 4.04 MGD**
- **Average system daily demand – 8.20 MGD**





# Shenandoah Update



# Shenandoah



## Activity Update:

	SHENANDOAH WWTP		ARNCO WWTP		SARGENT WWTP	
	Monthly AVG	Highest Wkly AVG	Monthly AVG	Highest Wkly AVG	Monthly AVG	Highest Wkly AVG
	1.514	1.593	0.014	0.021	0.010	0.022
Discharge Limits:	2.0	2.5	0.100	0.125	0.06	0.08

# Shenandoah



## Activity Update:

	BLALOCK LAKES Decentralized	OAKS AT TURIN Decentralized	TWELVE PARKS
	Daily Average	Daily Average	Daily Average
	13,925	6,847	64,400
Discharge Limits:	26,000	REPORT ONLY	80,750



# Human Resources

## Mandy Sledd





Safety Update



In the Community.....



# Career Day – Poplar Road Elementary







COWETA COUNTY  
PUBLIC WORKS

COWETA COUNTY  
PUBLIC WORKS

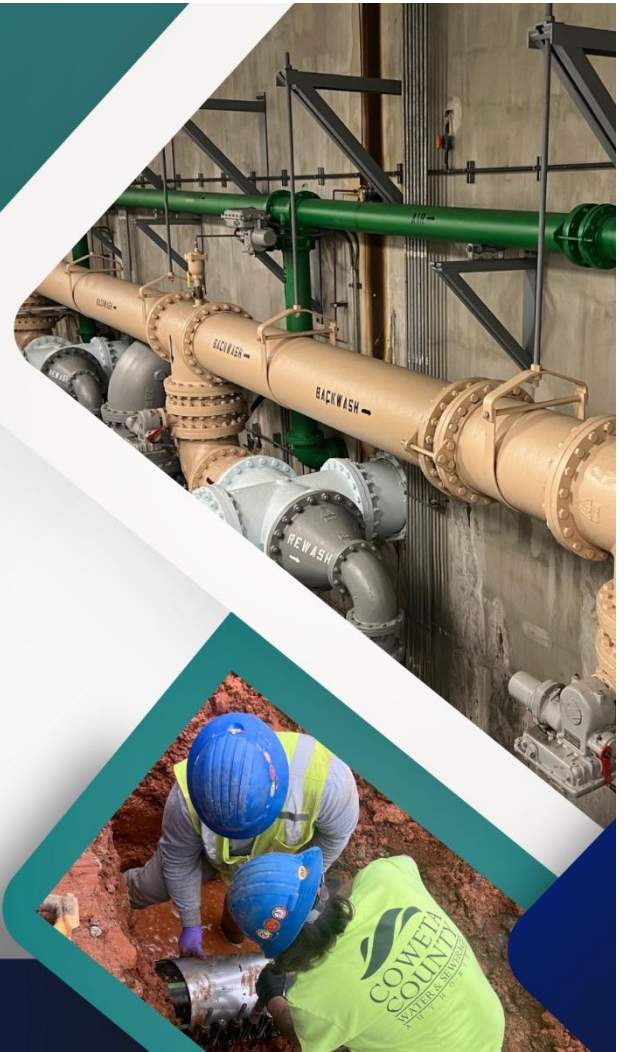
COWETA COUNTY  
PUBLIC WORKS

COWETA COUNTY  
PUBLIC WORKS

COWETA COUNTY  
PUBLIC WORKS



# Marketing Update



🔥 It's time for Myth or Fact!

- A Boil Water Advisory (BWA) automatically means that my water has been contaminated.
- Correct answer: MYTH! An advisory means that due to the loss of water pressure, there is a possibility that the water could be contaminated; therefore, we operate under the precaution that contamination is present until we can confirm the results of the microbial water sample tests.



**MYTH OR FACT**

A Boil Water Advisory (BWA) automatically means that my water has been contaminated.

MYTH | FACT

 COWETA COUNTY WATER AND SEWERAGE AUTHORITY

Remember to keep your Christmas tree hydrated this during this holiday season! 🌲💧

A well-watered tree stays fresher longer, reduces fire risk, and keeps your home full of holiday cheer—not dry needles. So while you're sipping hot cocoa, don't forget to give your tree a drink, too. It's thirsty for some holiday spirit!

#HydratedHolidays #ChristmasTreeCare #WaterSmart #HolidaySafety



Happy Thanksgiving from Coweta Water! 🍂🇺🇸 As a reminder, our office will be closed today and tomorrow in observance of the Thanksgiving holiday. As always, you may contact us at 770-254-3710 in the case of an emergency.



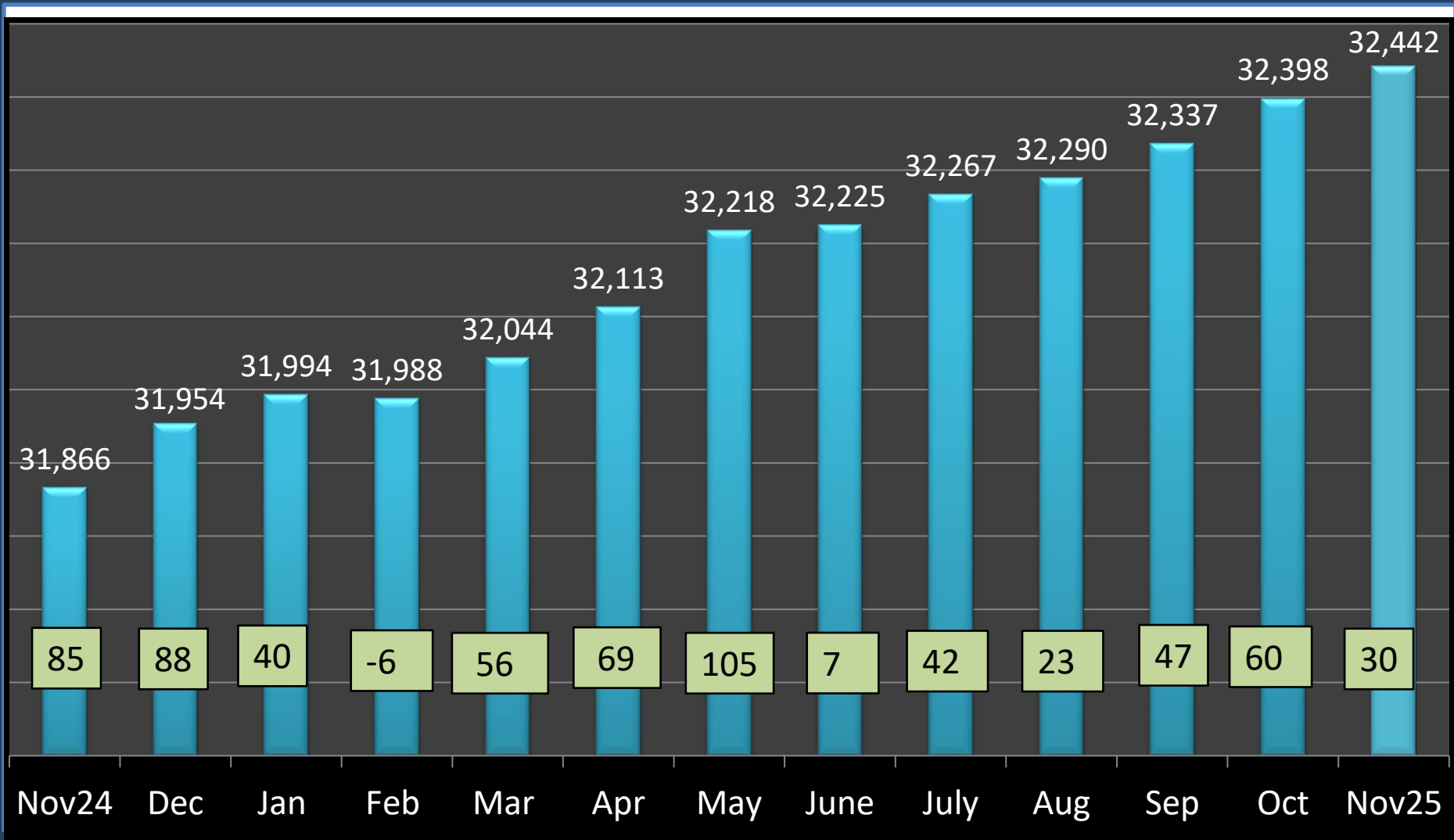


# Customer Care Update

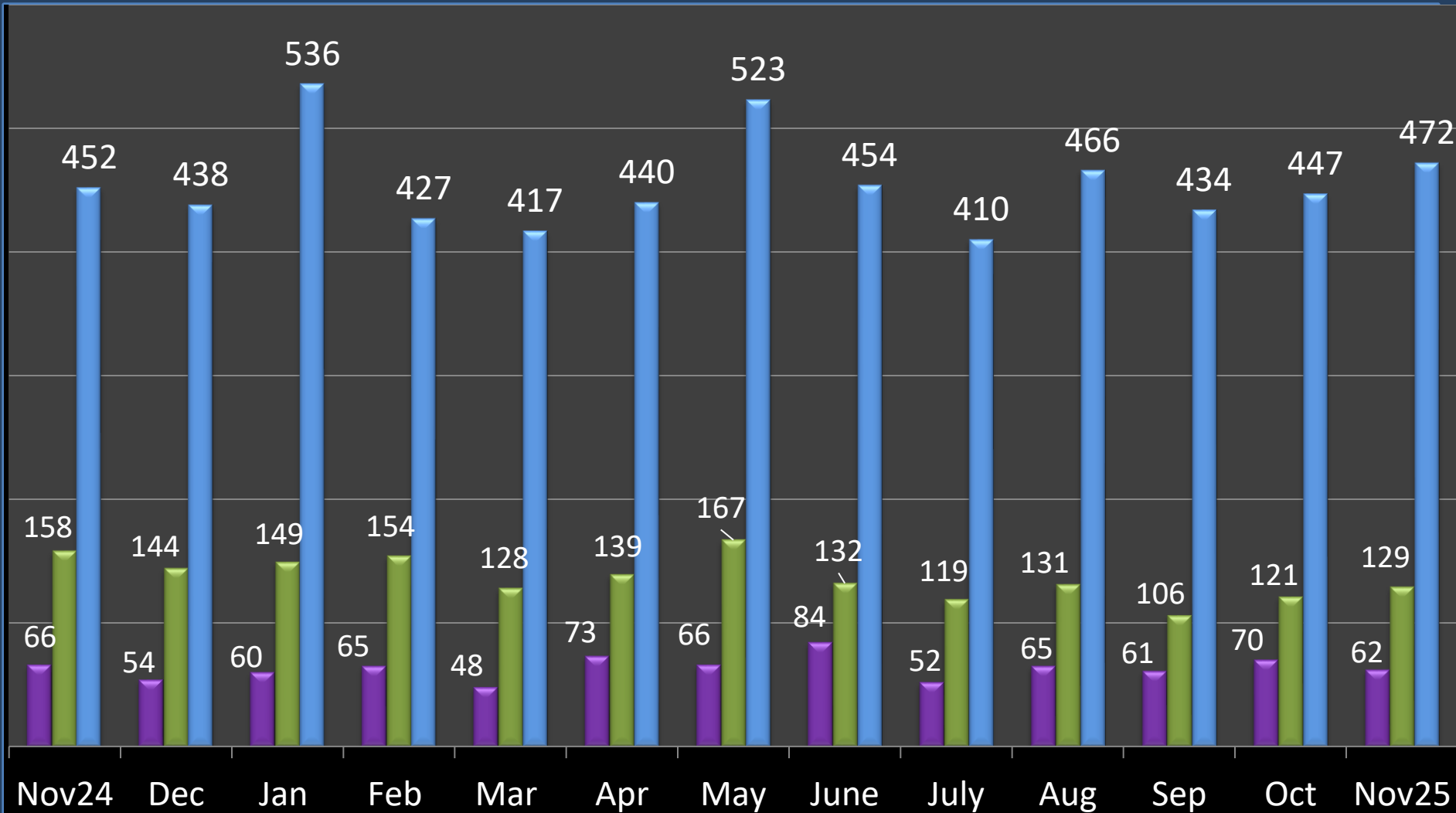
## Alan Sibley



# Customer Bill Count



# Non-Pay Disconnects



# Information Technology Update

## Alan Sibley

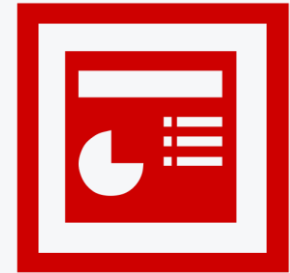




Microsoft Email



Microsoft Excel



Microsoft PowerPoint



ChatGPT



Adobe



Amazon



Dell



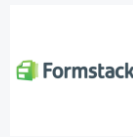
Kaseya



Jamf



KnowBe4



Formstack



Spectrum



Charter



Tyler



Swift Comply



# MONTHLY REPORT- November FY26

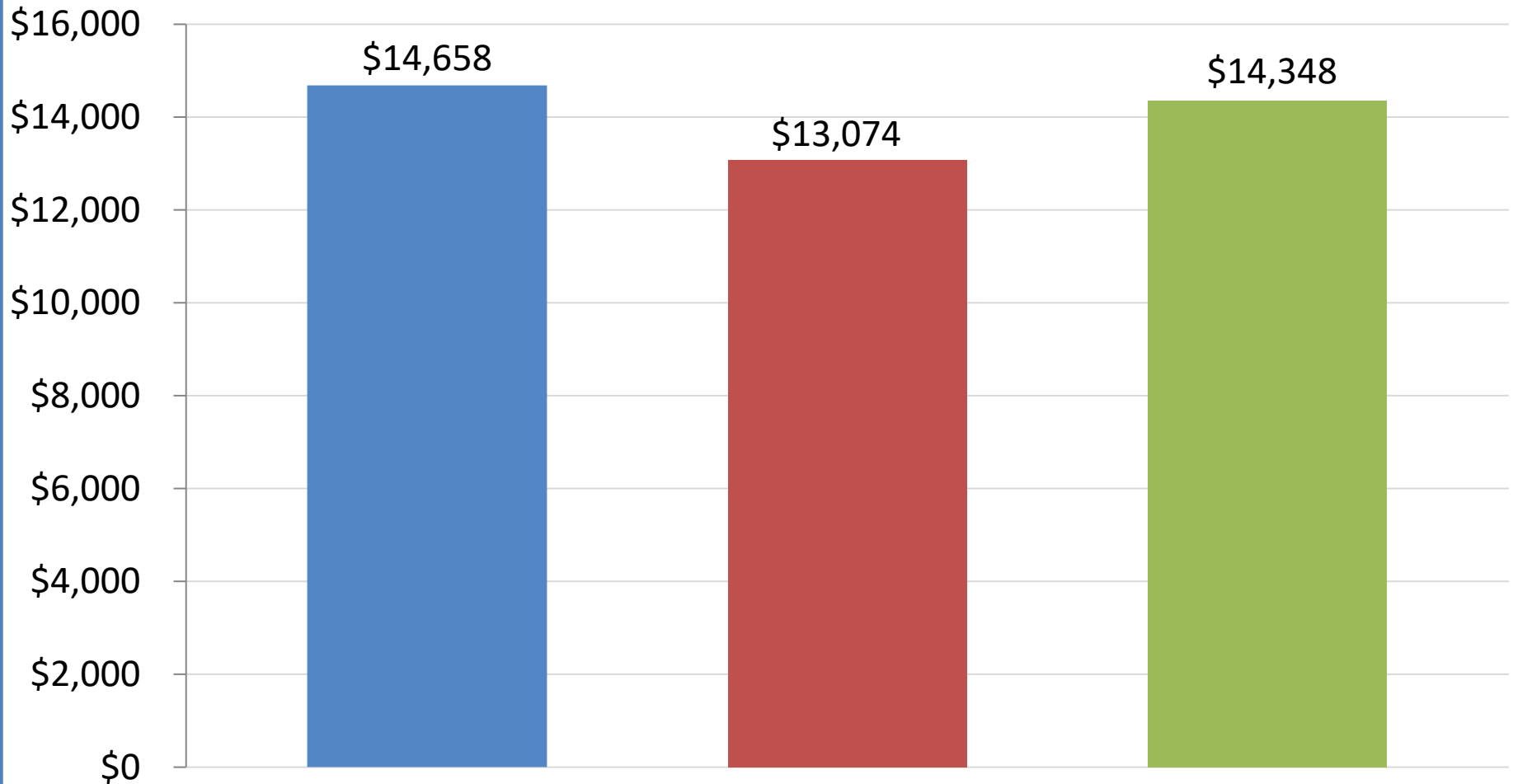
## Roger Dawson



## Water Revenue YTD November FY26

■ Prior Year ■ Budget ■ Actual

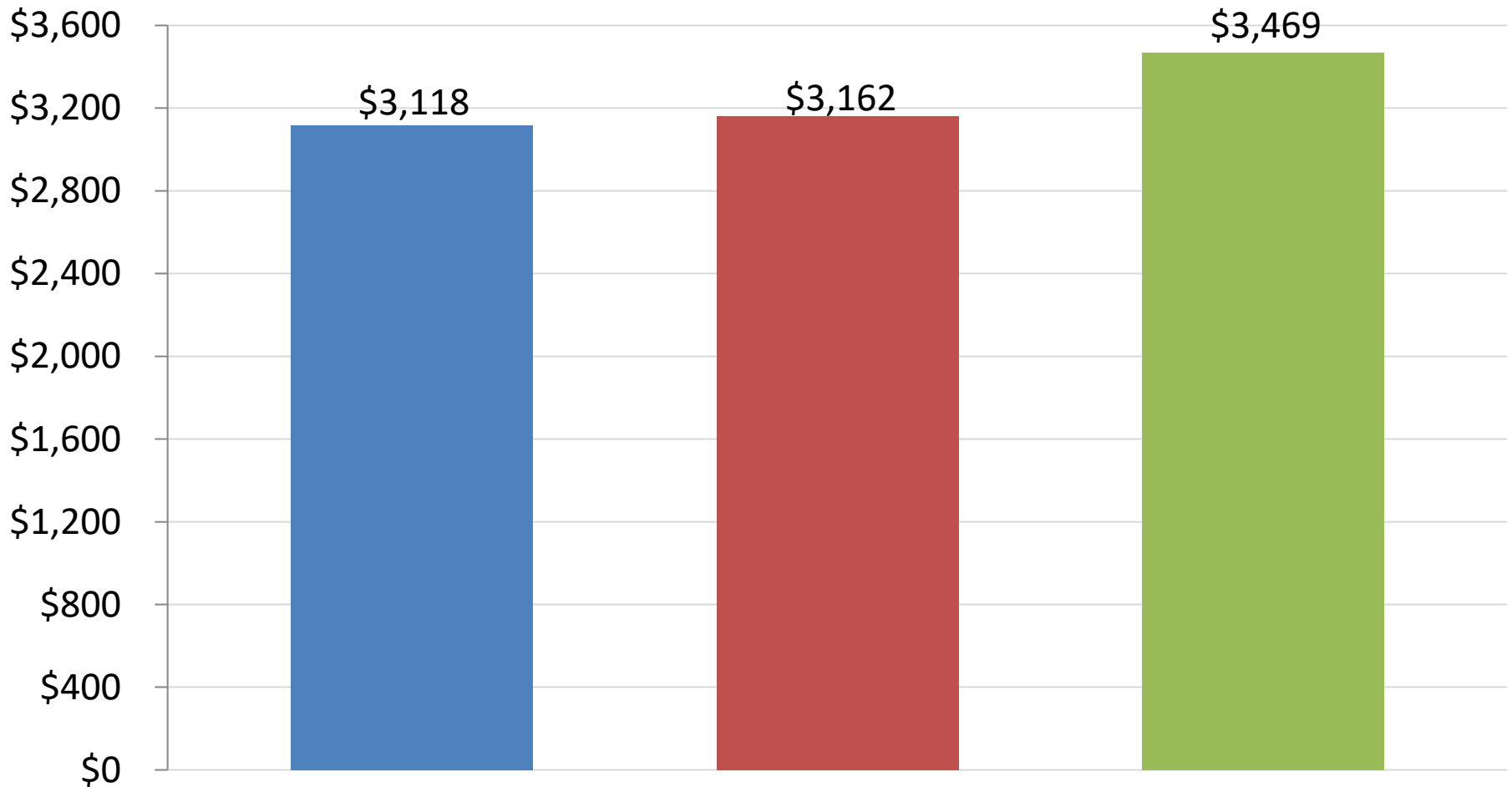
In Thousands



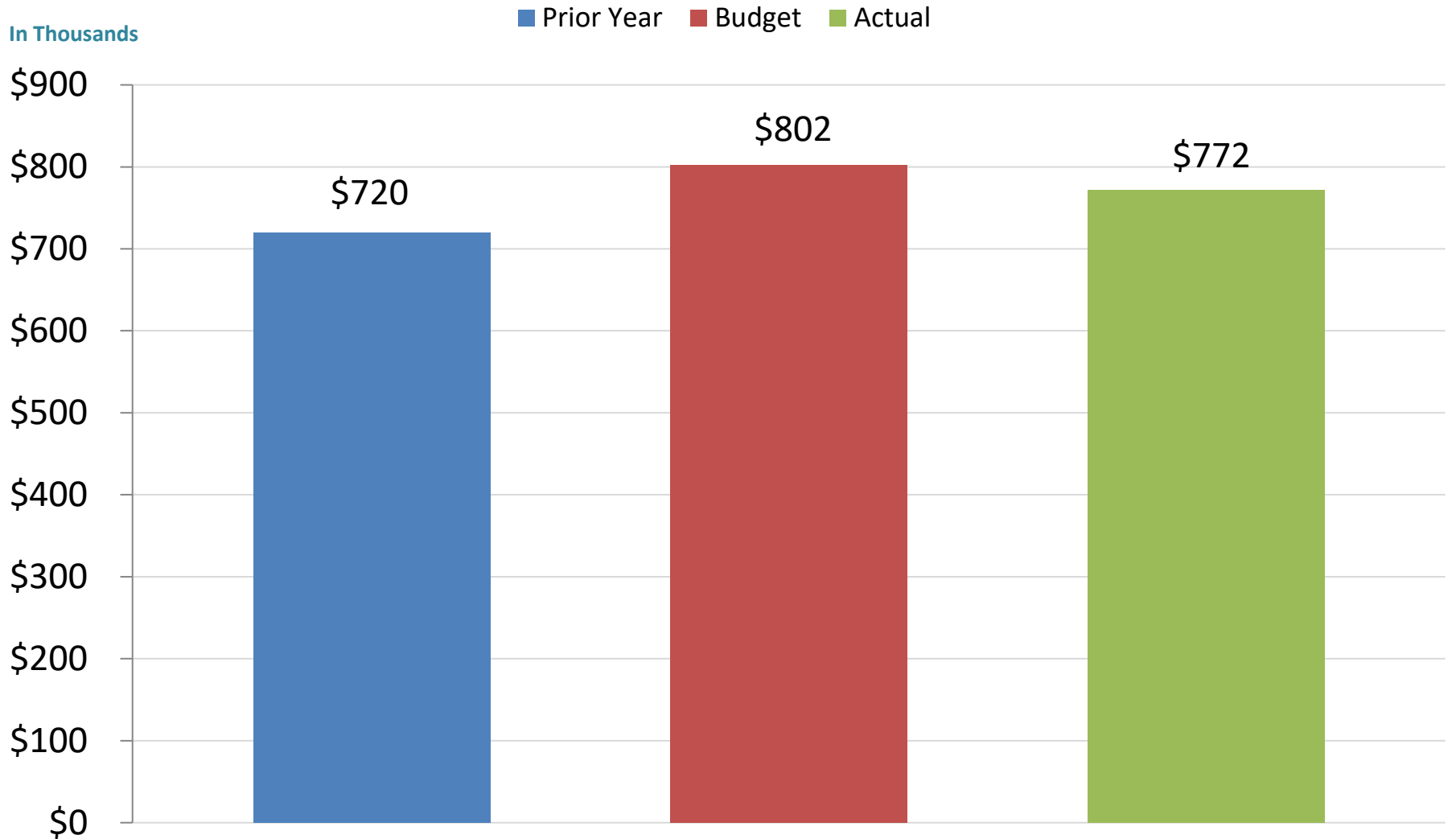
## Sewer Revenue YTD November FY26

In Thousands

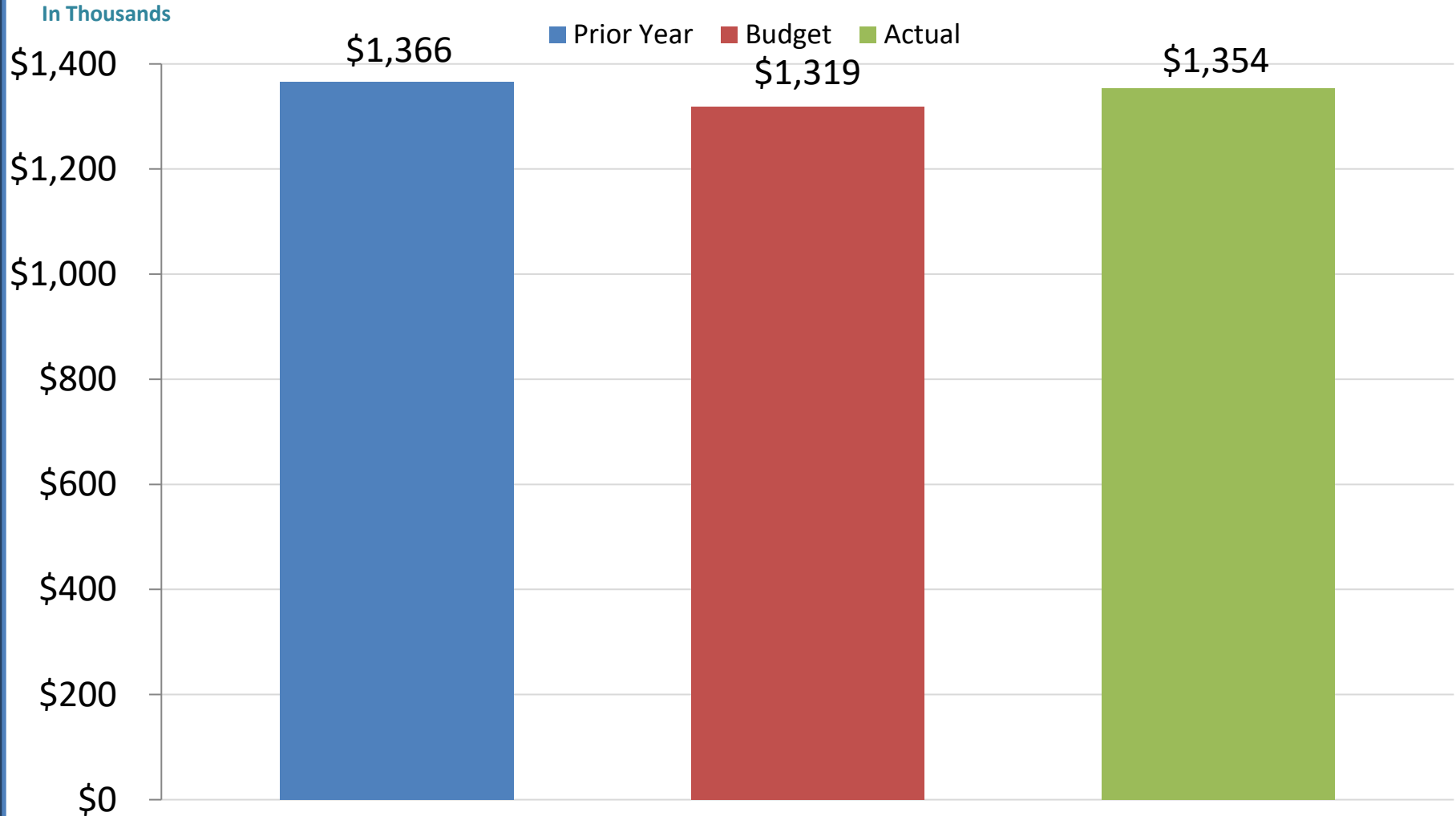
■ Prior Year ■ Budget ■ Actual



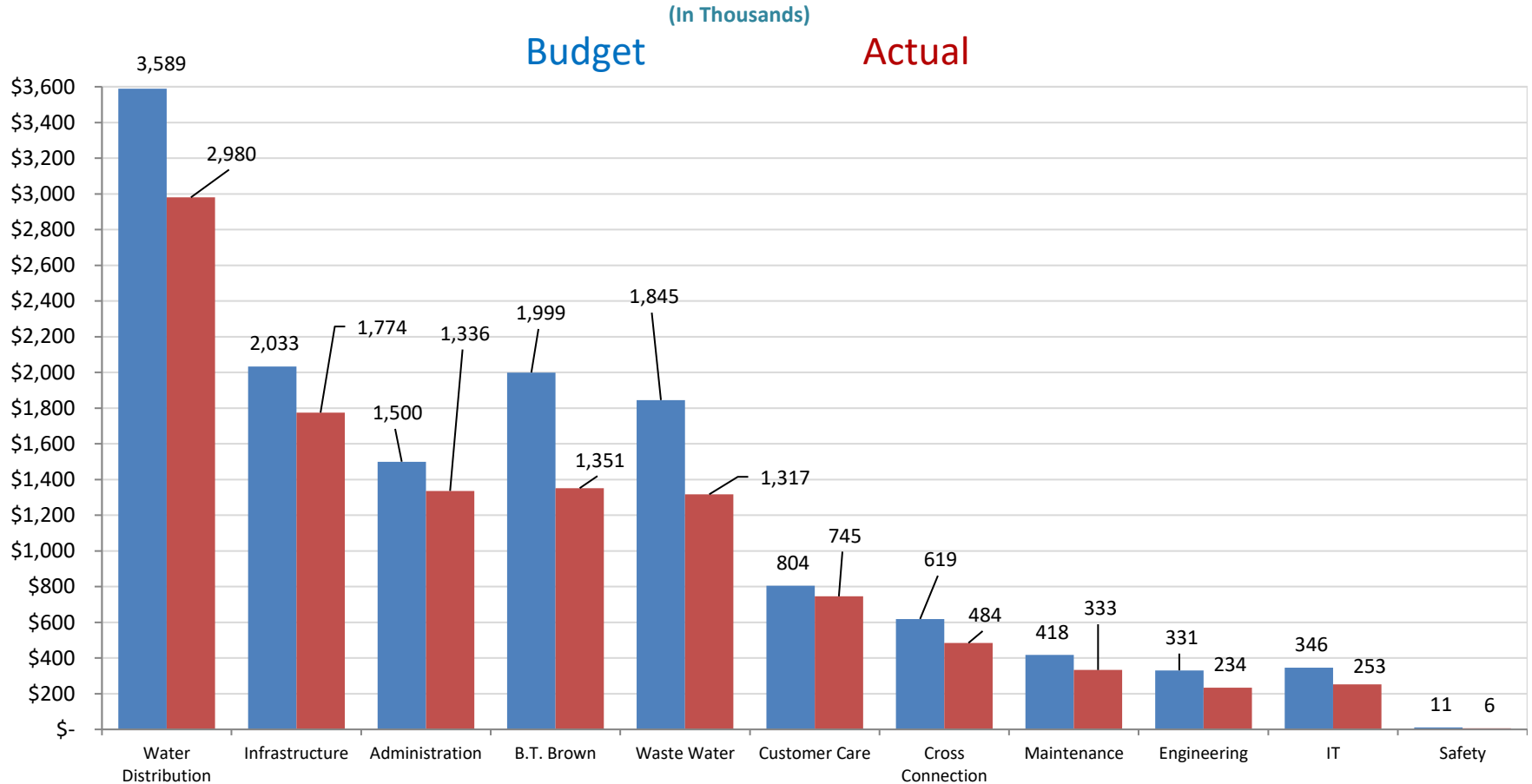
## Connection Fees YTD November FY26



## Other Services YTD November FY26

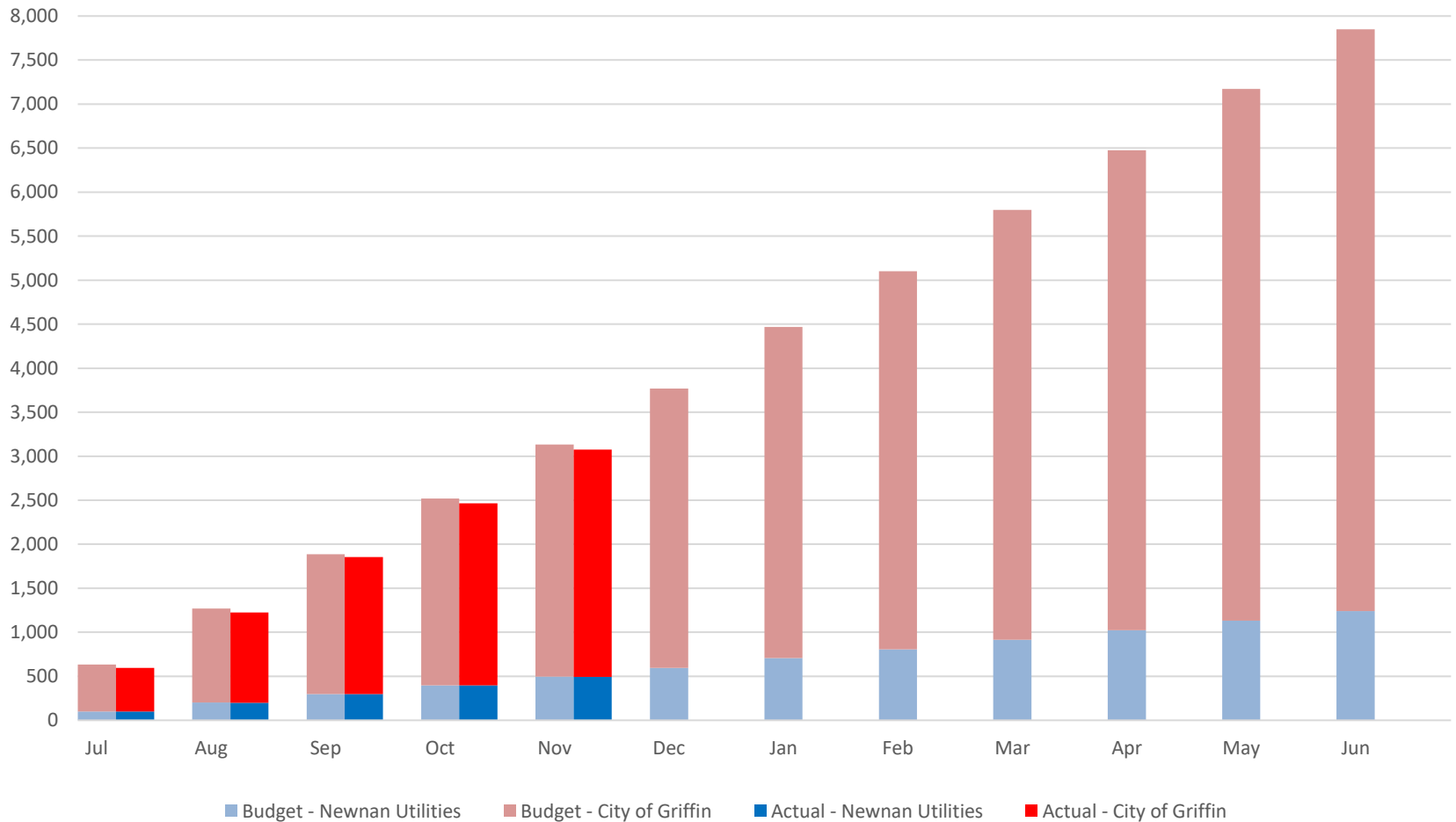


## Budget Versus Actual YTD November FY26



## Purchased Water Budget/Actual FY26

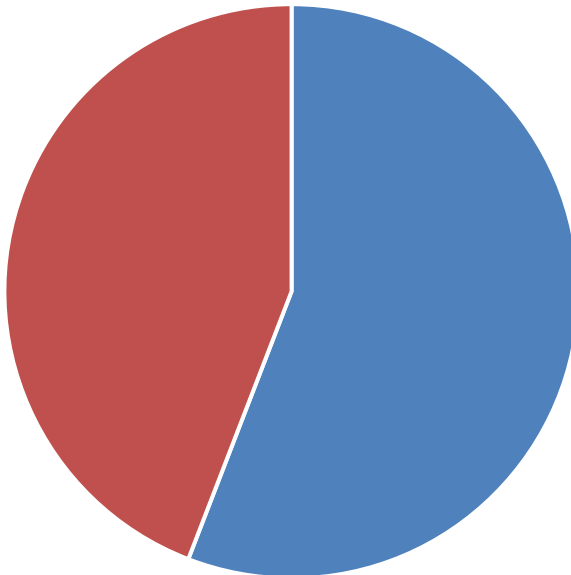
In Thousands



## Actual Activity in Relation to Total Budget YTD November FY26

### Revenue

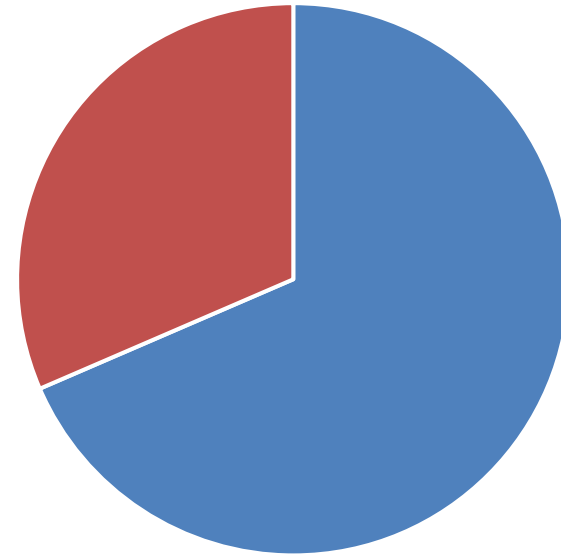
44.14%



■ Budget ■ Actual

### Expenses

31.48%



■ Budget ■ Actual

Portion of FYTD Expired  
5 Months =  $5/12 = 41.66\%$



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- Executive Session
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### Adjournment

***Next Board Meeting Wednesday, February 4, 2026 at 9:00***



**COWETA COUNTY WATER AND SEWERAGE  
AUTHORITY**  
*(A Component Unit of Coweta County, Georgia)*

***Annual Financial Report***

***For the fiscal years ended June 30, 2025 and 2024***

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**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**ANNUAL FINANCIAL REPORT**  
*For the fiscal years ended June 30, 2025 and 2024*

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## Independent Auditor's Report

To the Board of Directors  
Coweta County Water and Sewerage Authority  
Newnan, Georgia

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the Coweta County Water and Sewerage Authority, a component unit of Coweta County, Georgia, as of and for the fiscal years ended June 30, 2025 and 2024, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Coweta County Water and Sewerage Authority as of June 30, 2025 and 2024, and the respective changes in its net position and cash flows thereof, for the fiscal years then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial statement 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 Coweta County Water and Sewerage Authority 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 opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in 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 Coweta County Water and Sewerage Authority'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 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, 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 Coweta County Water and Sewerage Authority'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 Coweta County Water and Sewerage Authority'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, as referred to in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the management's discussion and analysis 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 Coweta County Water and Sewerage Authority's basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the 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. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated December 1, 2025, on our consideration of Coweta County Water and Sewerage Authority's internal control over financial reporting and our tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Coweta County Water and Sewerage Authority's internal control over financial reporting and compliance.

*Rushton, LLC*

Certified Public Accountants

Gainesville, Georgia  
December 1, 2025

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***BASIC FINANCIAL STATEMENTS***

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**Management's Discussion and Analysis (Unaudited)**  
**Coweta County Water & Sewerage Authority**  
**As of and For the Fiscal Year Ended June 30, 2025**

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The following discussion and analysis of the financial performance of the Coweta County Water & Sewerage Authority (the Authority) provides a narrative overview of the financial activities for the fiscal year ended June 30, 2025. The discussion and analysis also provides information relating to future business initiatives. We encourage readers to consider the information presented here in conjunction with the financial statements and notes to the financial statements following this section.

**Financial highlights**

- Operating revenues increased to \$43,704,202 for the period ending June 30, 2025, as compared to \$41,797,316 for the same period in 2024, which is an increase of \$1,906,886 or 4.6%.
- Operating expenses increased to \$32,719,075 for the period ending June 30, 2025, as compared to \$31,406,238 for the same period in 2024, which is an increase of \$1,312,837 or 4.2%.
- Operating income increased by \$594,049, or 5.7%, for the period ending June 30, 2025, as compared to the same period in 2024.
- Change in net position increased to \$19,753,379 for the period ending June 30, 2025, as compared to \$18,624,321 for the same period in 2024, which is an increase of \$1,129,058 or 6.1%.

**Economic conditions**

Coweta County has experienced economic challenges related to the continued COVID 19 pandemic recovery, supply chain issues, materials and supply shortages, and historic inflation. Increased costs of materials and supplies have impacted operations and capital projects. Where possible, procurement of materials was accelerated or delayed in an effort to manage the increased costs. Most capital projects have seen significant delays and cost increases as a result of these general economic conditions. Significant efforts have been made in the design and planning stages of the projects to mitigate the effects of these factors and to keep needed projects moving forward, at the most reasonable costs attainable.

The unemployment rate in Coweta County, the State of Georgia, and the United States was directly and substantially impacted by the economic shut-down in fiscal year 2020. Recoveries experienced in 2021 and 2022 began to slow in the fiscal year ended June 30, 2023, and that slowing continued into 2024. However, the slowing trend seems to have at least paused in June 2025. According to FRED (the Federal Reserve Bank of St. Louis Economic Research website), Coweta County's unemployment declined to 3.3% in June 2025, as compared to 3.5% for the same period in 2024. The unemployment rate in Georgia also saw a decrease, with Georgia decreasing to 3.5% from 3.6%. Unemployment for the United States as a whole held steady at 4.1% for June 2025 and 2024.

According to the West Georgia Regional Update (May 2025), provided by University of West Georgia's Richards College of Business, based on first quarter 2025 employment data compared to first quarter 2024, the West Georgia Region's labor force grew by less than 0.5%.

Coweta County has experienced general growth brought on by a steady increase in population over the past several years. The April 1, 2020 census showed the County's population at 146,158. According to the United States Census Bureau website, the County's July 1, 2023 population was 155,892. More recent data is not available.

Despite the negative economic impacts of supply chain issues and inflation, there have been several positive business announcements in Coweta County. As noted by The West Georgia Regional Update (May 2025), future and new developments, including the following:

- Hyundai Industrial Company, located in Newnan, announced a \$24 million investment in a new auto parts manufacturing facility
- Kaiser Permanente is building a \$36 million medical center at Fischer Crossing, opening is expected in the Fall of 2026
- Yamaha Motor Manufacturing Corp continues to work on an expansion, which is a 200,000 square foot advanced "Smart" warehouse that is expected open in 2026
- Several major residential developments (Twelve Parks, Del Webb Newnan, Cresswind at Spring Haven, Chapel Hill) are planned to bring a significant number of homes to Coweta County
- A 2.1 million square foot data center, known as Project Peach, was approved for an industrial site in the northern part of Coweta County
- Several new retail and commercial openings include a new Publix anchored shopping center in Senoia
- A new Hilton Garden Inn is planned for the Ashley Park center in Newnan
- A proposed data center that would include 13 buildings on an 800 acres site in western Coweta County is under consideration

Coweta County is well positioned for attracting industrial projects to the area with available parcels and buildings in several industrial developments including, the Coweta Industrial Park, Creekside Industrial Park, the 281-acre Orchard Hills Business Park, and the 500-acre mega-site, the Cubes at Bridgeport, which can accommodate buildings up to two million square feet.

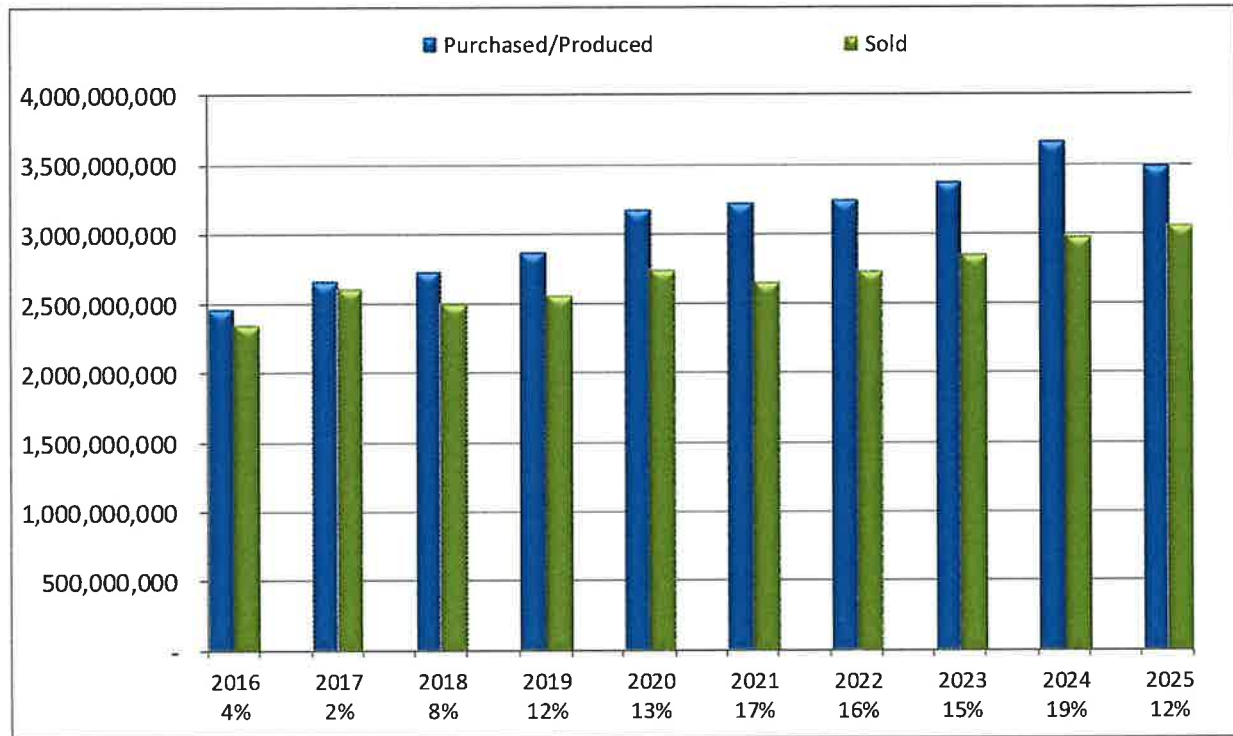
The West Georgia Regional Update (Summer 2025) reported continued cooling in the housing market in the West Georgia Region. Average sales price grew by an average of \$11,876 across all six counties between April 2024 and April 2025. This represents a relatively modest 3.1% increase. The average sales price of homes sold in the Coweta County in April 2025 was \$460,098, the highest average home sales price in the West Georgia Region. Single-family home permits were effectively flat between February 2024 and February 2025 across the six county region. Average days on the market grew an average of 19 days for the period from April 2024 to April 25 for the region.

Employment in Coweta County's government sector remained strong in the first quarter of 2025. Most government workers in the county are employed by local government, specifically the Coweta County School System (the School System), which employs 3,500. The School System has reported total enrollment of 22,816 (as of September 2025) for the school system for the 2025-2026 school year. According to information provided by the School System, the four-year graduation rate is 91% in 2024. The School System also reports that ACT/SAT scores above the state and national averages for the past nine years.

### Water loss

The Authority continues to maintain improvements in unaccounted water. The Authority began aggressively changing out polybutylene pipe in 2007. Beginning with fiscal year 2011, the Authority measures and includes data on system flushing, which is performed at the BT Brown Water Treatment Plant along with hydrant flushing in the County. Below is a 10-year history of water gallons purchased and produced versus sales by fiscal year:

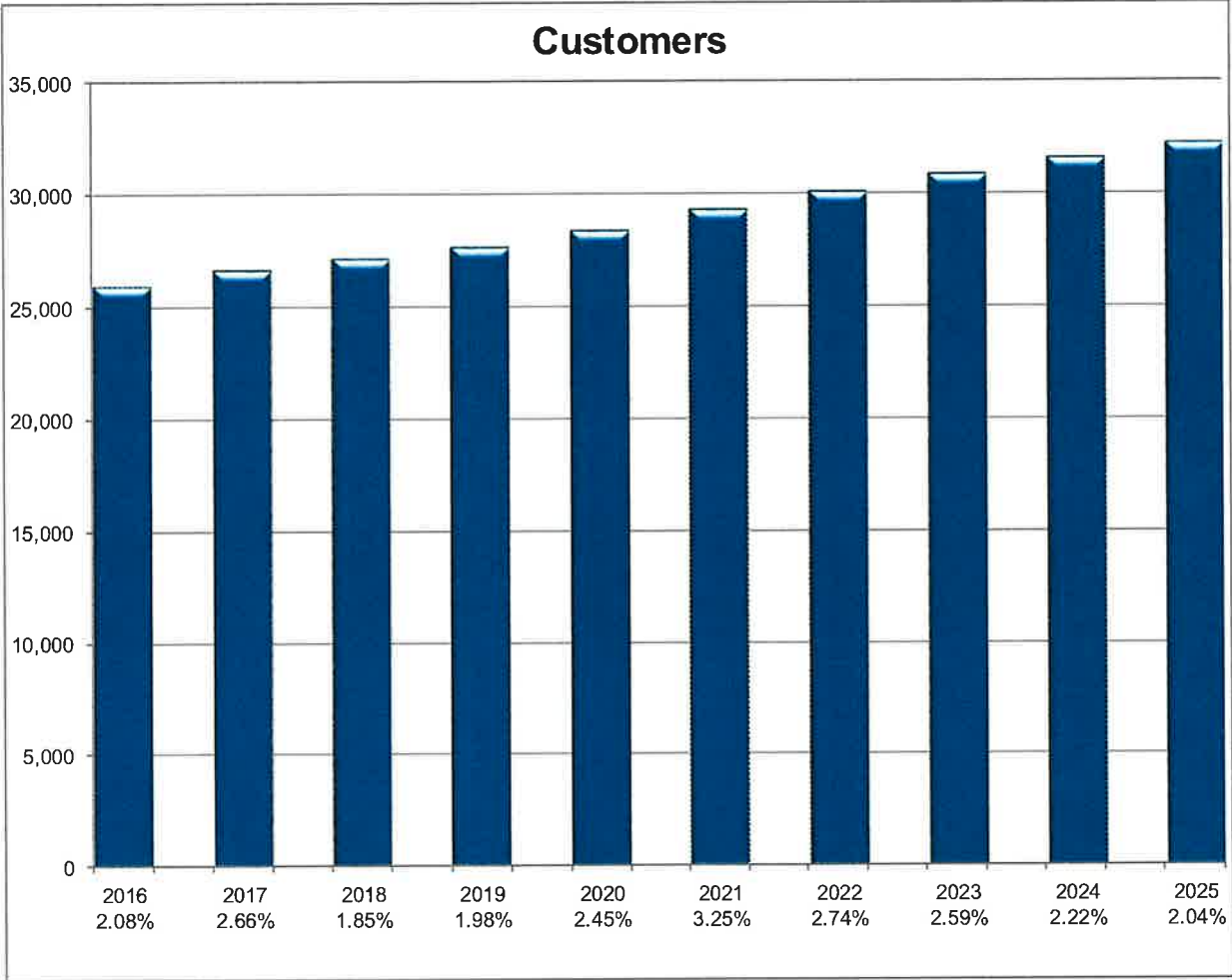
### Water Gallons Purchased/Produced versus Sales by Fiscal Year



*Management's Discussion and Analysis continues on the next page*

**Historical Customer Growth**

At June 30, 2025, the Authority had 32,237 customers as compared to 31,592 customers for the same period in 2024, which represents an increase of 2.04%. The graph below illustrates the Authority’s customer growth for the previous 10 years.



**Overview of the financial statements**

This discussion serves as an introduction to the financial statements included and a full disclosure of the fiscal year ending June 30, 2025. Three types of financial statements are included in the financial section of this audit: Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position, and Statement of Cash Flows.

The Statement of Net Position includes all the Authority’s assets and liabilities using the accrual basis of accounting and provides the basis for evaluating capital and assessing liquidity and flexibility.

All current year’s revenues and expenses are accounted for in the Statement of Revenues, Expenses and Changes in Net Position and measure the success of the Authority’s operation. This statement can be used to determine whether the Authority has successfully recovered its costs through usage fees and other charges.

The Statement of Cash Flows provides information about cash receipts, cash payments, and the net change in cash resulting from the operating, investing, and financing activities of the Authority including repayment of bonds and capital additions.

The notes to the financial statements provide additional information that is essential to a full understanding of these statements.

### Financial analysis

The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about the Authority's activities to determine if, overall, the financial position improved over the year. These two statements report the net position of the Authority and changes in net position over time. Analyzing the Authority's net position is one way to measure financial health; however, non-financial factors such as economic conditions, population growth, and new or revised government legislation should be considered as well. The following discussion should be read in conjunction with the financial statements and related notes along with other financial data included elsewhere in this report.

### Net position

The following table depicts the Authority's condensed summary of net position for the years ended June 30, 2025, 2024, and 2023.

	<u>2025</u>	<u>2024</u>	<u>2023</u>
<b>Assets</b>			
Current assets	\$ 117,334,431	\$ 141,029,332	\$ 41,220,010
Capital assets	271,930,899	214,909,983	184,523,166
Other assets	263,789	277,246	289,783
Total assets	<u>\$ 389,529,119</u>	<u>\$ 356,216,561</u>	<u>\$ 226,032,959</u>
<b>Deferred outflows of resources</b>			
Deferred amount on refundings	<u>\$ 6,935,483</u>	<u>\$ 8,037,643</u>	<u>\$ 9,139,804</u>
<b>Liabilities</b>			
Current liabilities	\$ 20,468,838	\$ 17,491,787	\$ 9,804,170
Non-current liabilities	214,149,052	204,651,042	101,486,747
Total liabilities	<u>\$ 234,617,890</u>	<u>\$ 222,142,829</u>	<u>\$ 111,290,647</u>
<b>Deferred inflow of resources</b>			
Related to lease receivable	<u>\$ 242,057</u>	<u>\$ 260,099</u>	<u>\$ 278,140</u>
<b>Net Position</b>			
Net investment in capital assets	\$ 114,110,127	\$ 101,697,274	\$ 90,685,012
Restricted	10,472	10,676	990,484
Unrestricted	47,484,056	40,143,326	31,928,480
Total net position	<u>\$ 161,604,655</u>	<u>\$ 141,851,276</u>	<u>\$ 123,603,976</u>

The Authority uses capital assets to provide services to customers and therefore these assets are not available for future spending. Although the Authority's investment in capital assets is reported net of related debt, it should be noted that the assets themselves cannot be used to liquidate these liabilities. The Authority's net position also included restricted net assets of \$10,472 (approximately 0.006% of net position) and \$10,676 (approximately 0.008% of net position), at June 30, 2025 and 2024, respectively, that represent resources subject to external restriction on how they may be used.

## Changes in net position

The following table reflects the Authority's changes in net position for the years ended June 30, 2025, 2024, and 2023.

	<u>2025</u>	<u>2024</u>	<u>2023</u>
<b>Operating revenues</b>			
Water sales	\$ 38,332,682	\$ 36,414,656	\$ 31,786,742
Water and sewer tap fees	1,931,917	1,828,056	1,634,892
Other services	3,439,603	3,554,604	3,029,469
Total operating revenues	<u>43,704,202</u>	<u>41,797,316</u>	<u>36,451,103</u>
<b>Operating expenses</b>			
Cost of sales	14,853,773	14,799,354	13,842,427
Personnel services and employee benefits	10,858,201	9,960,532	8,733,483
Depreciation	7,007,101	6,646,352	6,070,298
Total operating expenses	<u>32,719,075</u>	<u>31,406,238</u>	<u>28,646,208</u>
Operating income (loss)	<u>10,985,127</u>	<u>10,391,078</u>	<u>7,804,895</u>
<b>Non-operating revenues (expenses)</b>			
Interest income	5,824,025	2,125,553	836,189
Interest charges	(7,611,176)	(3,662,120)	(2,219,181)
Gain (loss) on disposal of assets	50,990	20,131	23,814
Bond issue costs	(150,000)	(737,490)	0
Lease revenue	18,042	18,042	18,044
Intergovernmental	0	5,750,000	0
Amortization	0	0	(1,123,591)
Contributions	0	0	113,031
DRIP Program – Awards	0	0	(346,550)
Net increase in the fair value of investments	0	0	71
Total non-operating revenues (expenses)	<u>(1,868,119)</u>	<u>3,514,116</u>	<u>(2,698,173)</u>
Net Income (loss) before capital contributions	<u>9,117,008</u>	<u>13,905,194</u>	<u>5,106,722</u>
<b>Capital Contributions</b>			
Contributed water and sewer lines	<u>10,636,371</u>	<u>4,719,127</u>	<u>4,083,818</u>
Changes in net position	<u>19,753,379</u>	<u>18,624,321</u>	<u>9,190,540</u>
Net position, beginning of the year, as previously reported	141,851,276	123,603,976	114,413,436
Change in accounting principle	0	(377,021)	0
Net position, beginning of the year, restated	<u>141,851,276</u>	<u>123,226,955</u>	<u>114,413,436</u>
Net position, end of the year	<u>\$ 161,604,655</u>	<u>\$ 141,851,276</u>	<u>\$ 123,603,976</u>

Operating revenues increased to \$43,704,202 for the period ending June 30, 2025, as compared to \$41,797,316 for the same period in 2024, an increase of \$1,906,886 or 4.6%. Operating revenues increased to \$41,797,316 for the period ending June 30, 2024, as compared to \$36,451,103 for the same period in 2023, an increase of \$5,346,213 or 14.7%. The Authority increased water and sewer rates 5.0% and 2.5% in fiscal year 2025 and 2024, respectively.

Operating expenses increased to \$32,719,075 for the period ending June 30, 2025, as compared to \$31,406,238 for the same period in 2024, which is an increase of \$1,312,837 or 4.2%. Operating expenses increased to \$31,406,238 for the period ending June 30, 2024, as compared to \$28,646,208 for the same period in 2023, which is an increase of \$2,760,030 or 9.6%. Personnel services and employee benefits expense increased \$897,669 and \$1,227,049, in fiscal year 2025 and 2024, respectively, mainly from increased benefits costs and adding additional staff to maintain infrastructure and the distribution system as well as market driven pay increases.

Non-operating revenues (expenses) were (\$1,868,119) for the period ending June 30, 2025, as compared to \$3,514,116 for the same period in 2024, which is a decrease of \$5,382,235 or 153%. Non-operating revenues (expenses) were \$3,514,116 for the period ending June 30, 2024, as compared to (\$2,698,173) for the same period in 2023, which is an increase of \$6,212,289 or 230%. Interest income increased \$3,698,472 and \$1,289,364 in fiscal year 2025 and 2024, respectively, as increasing interest rates were experienced during each fiscal year. Interest expense increased \$3,949,056 and \$1,442,939, in fiscal year 2025 and 2024, respectively as the Authority's outstanding debt increased to fund significant capital projects during each fiscal year. In fiscal year 2024, the Authority received \$5,000,000 in COVID-19 Coronavirus State and Local Fiscal Recovery Funds through Coweta County, Georgia. The funding was used in the Shenandoah Wastewater Treatment Plant expansion project. Additionally, \$750,000 in principal forgiveness was received during 2024 from the Clean Water State Revolving Fund.

During fiscal year 2025, the Authority implemented GASB Statement 101, Compensated Absences. The result of implementing the new standard increased the liability for compensated absences for both fiscal years 2025 and 2024 and reduced beginning net position for the fiscal year ended June 30, 2024 by \$377,021.

### **Capital assets and debt administration**

The Authority's investment in capital assets includes land, buildings, site improvements, machinery, equipment, vehicles, furniture and fixtures, water system infrastructure, sewer system infrastructure, and construction-in-progress. The Authority's investment in capital assets as of June 30, 2025, was \$271,930,899 net of accumulated depreciation, which is an increase of \$57,020,916 from the same period in 2024. The Authority added \$15,365,613 of depreciable/amortizable capital assets (including donated assets, but not including depreciation) for the period ending June 30, 2025, as compared to \$17,521,659 for the same period in 2024. Accumulated depreciation increased to \$99,312,561 for the period ending June 30, 2025, as compared to \$92,449,470 for the same period in 2024.

The Authority's investment in capital assets as of June 30, 2024, was \$214,909,983 net of accumulated depreciation, which is an increase of \$30,386,817 from the same period in 2023. The Authority added \$17,521,659 of depreciable/amortizable capital assets (including donated assets, but not including depreciation) for the period ending June 30, 2024, as compared to \$8,628,147 for the same period in 2023. Accumulated depreciation increased to \$92,449,470 for the period ending June 30, 2024, as compared to \$85,924,995 for the same period in 2023.

During fiscal year 2025, the Authority issued Series 2021E Bonds pursuant to a forward delivery agreement dated July 8, 2021. The Series 2021E Bonds refunded a portion of the Series 2021C Bonds. The transaction was undertaken to achieve debt service savings by reducing the interest rate on a portion of the Series 2021 C Bonds to 2.38% from 3.01%.

During fiscal year 2023, the Authority issued Series 2021D Bonds pursuant to a forward delivery agreement dated July 8, 2021. The Series 2021D Bonds refunded a portion of the Series 2021C Bonds. The transaction was undertaken to achieve debt service savings by reducing the interest rate on a portion of the Series 2021 C Bonds to 2.38% from 3.01%.

During fiscal year 2024, the Authority issued Series 2024 Bonds in the amount of \$87,575,000 (interest at 4.0% - 5.0%). The proceeds of the issue will finance several projects – construction of Chattahoochee River Pump Station, Raw Water Transmission Main Phase I, B.T. Brown Water Treatment Plant Improvements, and Shenandoah Wastewater Treatment Plant Improvements.

During fiscal year 2025, the Authority increased its notes from direct borrowing by a total of \$13,839,018 from \$32,437,431 at June 30, 2024 to \$46,276,449 at June 30, 2025. During fiscal year 2024, the Authority increased its notes from direct borrowing by a total of \$17,137,759 from \$15,299,672 at June 30, 2023 to \$32,437,431 at June 30, 2024.

At June 30, 2025, the Authority had three notes from direct borrowing issued through Georgia Environmental Finance Authority totaling \$42,252,693. At June 30, 2024, the Authority had one note from direct borrowing issued through Georgia Environmental Finance Authority totaling \$7,988,663.

At June 30, 2025 and 2024, the Authority had total bonded outstanding debt of \$167,878,000, and \$170,991,000, respectively. The detail breakdown of these amounts for each bond issue is stated below:

	<b>2025</b>	<b>2024</b>
Series 2021A Refunding Revenue Bonds	\$ 43,590,000	\$ 46,600,000
Series 2021B Refunding Revenue Bonds	\$ 17,255,000	\$ 17,255,000
Series 2021C Refunding Revenue Bonds	\$ 17,485,000	\$ 17,578,000
Series 2021D Refunding Revenue Bonds	\$ 1,973,000	\$ 1,973,000
Series 2024 Revenue Bonds	\$ 87,575,000	\$ 87,575,000

**Budgetary highlights, economic factors and next year’s budget**

In fiscal year 2025, the Coweta County Water and Sewerage Authority Board adopted the annual operating budget for FY26. When preparing the fiscal year 2026 budget, the Authority considered many factors, and the budget and expenditures will be monitored closely to determine if changes will need to be made as a result of changes in operations and the economy.

**Looking forward**

While Coweta County has experienced a steady recovery from the effects of the COVID 19 pandemic, it has certainly felt the effects of supply chain issues, materials and supply shortages, and historic inflation. The Authority is continuing efforts to manage the increased costs while providing the most efficient service to its customers and planning for infrastructure needs well into the future. Continued growth in the housing market and comparative low unemployment point to a recovery that is among the leaders in the six-county west Georgia region. The Authority is encouraged by continued inquiries regarding service for proposed new developments, including industrial, commercial, and residential. The Authority’s vision is to be a recognized community partner and leader in water and sewer supply. Management and the Board are strong advocates of customer service and provide all necessary tools to employees to provide the very best service possible to the Authority’s customers.

**Request for information**

This financial report provides a general overview of Coweta County Water and Sewerage Authority's finances. Questions concerning this report or requests for additional financial information can be obtained by contacting the Coweta County Water and Sewerage Authority Administration and Finance Department at the following address:

Coweta County Water & Sewerage Authority  
Attn: Chief Financial Officer  
545 Corinth Road  
Newnan, GA 30263  
(770) 254-3710

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**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**STATEMENTS OF NET POSITION**  
*June 30, 2025 and 2024*

	<b>2025</b>	<b>2024</b>
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	\$ 46,324,904	\$ 39,793,822
Receivables		
Accounts (net)	2,018,217	2,201,902
Intergovernmental	182,361	5,890,163
Other	1,095,862	283,373
Lease	13,455	12,539
Inventories	995,415	930,490
Restricted assets		
Cash and cash equivalents	66,384,243	91,616,620
Prepaid items	319,974	300,423
Total current assets	117,334,431	141,029,332
<b>Noncurrent assets</b>		
Capital assets		
Non-depreciable	108,074,066	59,407,651
Depreciable and amortizable, net	157,971,278	149,332,129
Intangible assets, net	5,885,555	6,170,203
Lease receivable	263,789	277,246
Total noncurrent assets	272,194,688	215,187,229
<b>Total assets</b>	389,529,119	356,216,561
<b>DEFERRED OUTFLOW OF RESOURCES</b>		
Deferred charge on refunding	6,935,483	8,037,643
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables		
Accounts	9,461,483	9,572,897
Retainage	4,046,221	1,818,128
Interest	544,127	573,046
Accrued salaries and other payroll liabilities	220,461	318,670
Compensated absences	479,823	435,883
Current liabilities payable from restricted assets		
Customer deposits	1,202,187	1,280,387
Lease liabilities	9,459	9,835
Notes payable	1,301,077	369,941
Bonds payable	3,204,000	3,113,000
Total current liabilities	20,468,838	17,491,787
<b>Non-current liabilities</b>		
Compensated absences	293,668	330,358
Lease liabilities	8,676	18,122
Bonds payable	168,871,336	172,235,072
Notes payable	44,975,372	32,067,490
Total non-current liabilities	214,149,052	204,651,042
<b>Total liabilities</b>	234,617,890	222,142,829
<b>DEFERRED INFLOW OF RESOURCES</b>		
Deferred inflow related to lease	242,057	260,099
<b>NET POSITION</b>		
Net investment in capital assets	114,110,127	101,697,274
Restricted for educational purposes	10,472	10,676
Unrestricted	47,484,056	40,143,326
<b>Total net position</b>	\$ 161,604,655	\$ 141,851,276

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

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**STATEMENTS OF REVENUES, EXPENSES AND**  
**CHANGES IN NET POSITION**  
*For the fiscal years ended June 30, 2025 and 2024*

	<b>2025</b>	<b>2024</b>
<b>OPERATING REVENUES</b>		
Charges for sales and services		
Water and sewer sales	\$ 38,332,682	\$ 36,414,656
Tap fees	1,931,917	1,828,056
Other charges for services	3,439,603	3,554,604
	43,704,202	41,797,316
<b>OPERATING EXPENSES</b>		
Cost of sales and services	14,853,773	14,799,354
Personal services	10,858,201	9,960,532
Depreciation and amortization	7,007,101	6,646,352
	32,719,075	31,406,238
Operating income (loss)	10,985,127	10,391,078
Non-operating revenues (expenses)		
Interest revenue	5,824,025	2,125,553
Interest expense	(7,611,176)	(3,662,120)
Gain (loss) on disposition of capital assets	50,990	20,131
Bond issue costs	(150,000)	(737,490)
Lease revenue	18,042	18,042
Intergovernmental	0	5,750,000
	(1,868,119)	3,514,116
Net income (loss) before capital contributions	9,117,008	13,905,194
Capital contributions		
Contributed water and sewer lines	10,636,371	4,719,127
Change in net position	19,753,379	18,624,321
Net position, July 1, as previously reported	141,851,276	123,603,976
Change in accounting principle	0	(377,021)
Net position, July 1, restated	141,851,276	123,226,955
<b>Net position, June 30</b>	<b>\$ 161,604,655</b>	<b>\$ 141,851,276</b>

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

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**STATEMENTS OF CASH FLOWS**  
*For the fiscal years ended June 30, 2025 and 2024*

	<b>2025</b>	<b>2024</b>
<b>Cash flows from operating activities:</b>		
Receipts from customers	\$ 42,997,198	\$ 41,581,473
Payments to suppliers	(14,861,573)	(18,419,522)
Payments to employees	(10,949,160)	(9,850,063)
	<u>17,186,465</u>	<u>13,311,888</u>
Net cash provided (used) by operating activities		
<b>Cash flows from capital and related financing activities:</b>		
Proceeds from sale of capital assets	55,001	31,016
Interest paid	(6,550,424)	(2,167,270)
Receipts from other governments	5,890,163	2,227,927
Payments for acquisitions of capital assets	(41,703,042)	(22,672,314)
Payment of capital related accounts payable	(7,834,484)	0
Payment of capital related retainages payable	(1,818,128)	(815,371)
Payment of debt issue costs	(150,000)	(737,490)
Proceeds from issuance of notes payable	14,392,627	17,949,096
Proceeds from issuance of bonds payable	0	90,741,006
Proceeds from issuance of leases payable	12,489	12,489
Principal payments - bonds payable	(3,113,000)	(2,970,000)
Principal payments - notes payable	(735,970)	(61,337)
Principal payments - leases payable	(9,822)	(6,987)
Lease payments received	12,541	11,664
	<u>(41,552,049)</u>	<u>81,542,429</u>
Net cash provided (used) by capital and related financing activities		
<b>Cash flows from investing activities:</b>		
Interest received	5,664,289	2,125,553
	<u>(18,701,295)</u>	<u>96,979,870</u>
Net increase (decrease) in cash and cash equivalents		
Cash and cash equivalents, July 1	131,410,442	34,430,572
	<u>131,410,442</u>	<u>34,430,572</u>
<b>Cash and cash equivalents, June 30</b>	<b>\$ 112,709,147</b>	<b>\$ 131,410,442</b>

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

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**STATEMENTS OF CASH FLOWS**

*For the fiscal years ended June 30, 2025 and 2024*

	<b>2025</b>	<b>2024</b>
<b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</b>		
Operating income (loss)	\$ 10,985,127	\$ 10,391,078
<b>Adjustments to reconcile operating income to net cash provided by operating activities:</b>		
Depreciation and amortization expense	7,007,101	6,646,352
(Increase) decrease in accounts receivable	(628,804)	(118,859)
(Increase) decrease in prepaid items	(19,551)	(7,400)
(Increase) decrease in inventory	(64,925)	(9,012)
Increase (decrease) in accounts payable	76,676	(3,603,756)
Increase (decrease) in payroll liabilities	(90,959)	110,468
Increase (decrease) in deposits payable	(78,200)	(96,983)
Total adjustments	6,201,338	2,920,810
Net cash provided (used) by operating activities	\$ 17,186,465	\$ 13,311,888
<b>Cash and cash equivalents reconciliation:</b>		
Cash and cash equivalents	\$ 46,324,904	\$ 39,793,822
Restricted cash	66,384,243	91,616,620
Total cash and cash equivalents	\$ 112,709,147	\$ 131,410,442
<b>Noncash investing, capital and financing activities:</b>		
Contributions of capital assets	\$ 10,636,371	\$ 4,719,127
Acquisition of capital assets through accounts payable	\$ 7,646,394	\$ 7,834,484
Acquisition of capital assets through retainage payable	\$ 4,046,221	\$ 1,818,128
Receivable on promissory notes payable	\$ 182,361	\$ 5,890,163

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

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**1. Description of Authority**

On March 20, 2001, the General Assembly of the State of Georgia approved enabling legislation to create the Coweta County Water & Sewerage Authority (the Authority). Prior to May 1, 2007, the operating activities of the water and sewerage system of Coweta County were reported in the Water and Sewer Fund of Coweta County, Georgia. On May 1, 2007, the Authority began operations as a separate entity. The purpose of the Authority is to manage the water and sewer systems of Coweta County, Georgia. The Authority is empowered to do all things necessary to accomplish this goal.

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

**2. Summary of Significant Accounting Policies**

**A. Basis of Presentation**

The statement of net position and the statement of revenues, expenses, and changes in net position display information in the format of a business type activity. Such activities are financed through exchange transactions in whole or in part by fees charged to each participant. Exchange transactions are those in which each party receives and gives up essentially equal value. Non-operating revenues and expenses, such as subsidies, investment earnings, and interest expense, result from non-exchange transactions or ancillary activities.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**2. Summary of Significant Accounting Policies (continued)**

**B. Reporting Entity**

The financial statements present the Authority as a business-type activity in accordance with Governmental Accounting Standards Board Statement No. 34.

In defining the Authority for financial reporting purposes, Governmental Accounting Standards Board (GASB) Statement No. 61, *The Financial Reporting Entity: Omnibus* – an amendment of GASB Statements No. 14 and No. 34, and GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*, establishes the basis for the reporting entity and whether it is considered a component unit of another entity and whether other entities are component units. Review of these statements has resulted in the conclusion that the Authority is considered to be a component unit of Coweta County, Georgia. There are also no entities that are considered to be component units of the Authority.

A financial burden or benefit relationship exists between the entities. The County appoints all board members of the Authority. The Authority and Coweta County, Georgia have entered into an intergovernmental agreement whereby the County has provided the pledging of the full faith and credit for all the GEFA loans. The Agreement represents a general obligation of the County to which its full faith and credit are pledged.

**C. Fund Financial Statements**

The Authority is accounted for as an enterprise fund on a flow of economic resources measurement focus. The accounting objective is a determination of net income, financial position, and changes in cash flow. All assets and liabilities associated with the Authority's activities are included in its balance sheet.

Enterprise funds are established to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that costs of providing goods and services to the general public on a continuing basis are to be financed or recovered primarily through user charges.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**2. Summary of Significant Accounting Policies (continued)**

**D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

For financial reporting purposes, the Authority is considered a special-purpose government engaged only in business-type activities. Accordingly, the Authority's financial statements have been presented using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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

**E. Cash and Investments**

Cash and cash equivalents, as reported in the statement of cash flows, includes cash on hand, demand deposits at financial institutions, certificates of deposits with a maturity of one year or less, and money market investments.

All cash, cash equivalents, and Investments are reported at fair value except for investments in money market funds. The Authority reports money market fund investments using net asset value (NAV) when NAV is calculated in a manner consistent with fair value measurement guidelines, fair value is not readily determinable, and it is not probable for the investment to be sold at an amount other than NAV. The fund's net asset value (NAV) is equal to the market value of its investments and other assets, less any liabilities, divided by the number of fund shares. The fund's NAV is normally expected to be \$1 per share.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**2. Summary of Significant Accounting Policies (continued)**

**F. Receivables and Revenue Recognition**

The Authority bills its customers on a cyclical basis throughout the month based on meter readings taken during the month. The Authority records receivables at the amount it expects to collect on balances due at the end of the year. Advance deposits are obtained from customers, but the Authority does not obtain collateral or other security for any of its trade accounts or other amounts receivable. Accordingly, it is exposed to credit losses in the event of nonperformance. Management closely monitors outstanding balances and writes off uncollectible amounts as of year-end in accordance with approved policies.

Billed accounts receivable represent charges for customer water and wastewater treatment usage billed to customers and not paid at June 30. Unbilled accounts receivable represent charges billed to customers after June 30 for services provided by the Authority prior to July 1.

**G. Lease Receivable**

The Authority's lease receivable is measured at the present value of lease payments expected to be received during the lease term.

A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

**H. Prepaid Items**

Payments made to vendors for services that will benefit periods beyond reporting year are recorded as prepaid items using the consumption method by recording an asset for the prepaid amount and reflecting the expense in the year in which services are consumed.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**2. Summary of Significant Accounting Policies (continued)**

**I. Inventories**

Inventories are stated at the lower of cost or net realizable value. They are expensed when used and recognized on a first in-first out basis.

**J. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority reports deferred outflows of resources for deferred charges on bond refunding. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized using the straight-line method over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority reports deferred inflows of resources related to leases.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**2. Summary of Significant Accounting Policies (continued)**

**K. Capital Assets**

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at their acquisition value. The Authority's infrastructure consists of treatment facilities and water and sewer lines. Improvements to capital assets are capitalized. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are expensed. All reported capital assets are depreciated except for land, rights-of-way, and construction in progress. Improvements are depreciated over the remaining useful lives of the related capital assets. Useful lives for infrastructure were estimated based on the Authority's historical records of necessary improvements and replacement. Depreciation is computed using the straight-line method over the estimated useful lives of the respective assets ranging as follows:

	<b>Useful Life</b>	<b>Capitalization</b>
	<b>in Years</b>	<b>Threshold</b>
Site improvements	25-50	\$ 5,000
Infrastructure – Water and Sewer	50	\$ 5,000
Buildings	50	\$ 5,000
Machinery and equipment	10	\$ 5,000
Furniture and fixtures	5-20	\$ 5,000
Vehicles	5	\$ 5,000
Intangibles	3-36	\$ 5,000

**L. Intangible Assets**

The Authority participates in a water purchase agreement with the City of Griffin, Georgia. This agreement requires the Authority to purchase certain minimum amounts of water over a period of years. The Authority entered into the agreement on December 14, 1999. It was modified by mutual agreement on September 11, 2012. The Authority made a payment in the amount of \$9,000,000 in exchange for a modification of the minimum amounts of water it must take from July 1, 2012 through the end of the contract. The payments made helped to fund improvements to the regional water supply system. The amount paid for the contract modification is recorded as an intangible asset and treated in accordance with GASB Statement No. 51, *Accounting and Financial Reporting for Intangible Assets*.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**2. Summary of Significant Accounting Policies (continued)**

**M. Restricted Assets**

Assets are reported as restricted when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either externally imposed by creditors, contributors, grantors, or laws of other governments, or are imposed by law through constitutional provisions or enabling legislation. Restricted assets also represent cash and cash equivalents set aside for educational purposes, unspent bond proceeds for construction projects, and repayment of deposits to utility customers.

**N. Compensated Absences**

In accordance with Government Accounting Standards Board Statement No. 101, it is the Authority's policy to permit employees to accumulate earned but unused paid time off (PTO) pay benefits up to 600 hours per employee. Half (50%), up to 300 hours, of the accrued PTO will be paid to the employees upon separation from Authority service. Accumulated unpaid PTO amounts are accrued when incurred by the Authority in the financial statements. The liability is recorded as an expense and a liability of the fund as the benefits accrue to the employees.

**O. Bond Issuance Costs, Bond Discounts, and Bond Premiums**

The Authority accounts for bond issuance costs in accordance with GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. Bond insurance is recorded as a deferred charge under the caption, Prepaid Insurance and amortized over the life of the bond. Bond premiums and discounts are recorded a reduction or addition to the face amount of the bonds and amortized over the life of the bond. Amortization of bond premiums and discounts is computed using the effective interest method over the life of the bond issue for which the charges have been deferred and reported as a component of interest expense.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**2. Summary of Significant Accounting Policies (continued)**

**P. Net Position**

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation and amortization, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. All other components of net position are reported as unrestricted.

The Authority applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted assets are available.

**Q. Capital Contributions**

The Authority receives contributions of capital assets from developers in the form of donated water and sewer lines which are taken on by the Authority as part of the distribution system. Contributions to the Authority are recorded as an asset and as non-operating revenue.

**R. Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

**S. Comparative Data and Reclassifications**

Comparative total data of the prior period has been presented in the financial statements in order to provide an understanding of changes in the Authority's financial position and operations. Certain prior year amounts have been reclassified to conform to the current year presentation.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**3. Deposit and Investment Risk**

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a financial institution failure, the Authority's deposits may not be recovered. State statutes require all deposits and investments be federally insured or fully collateralized. At June 30, 2025 and 2024, the Authority had no uninsured or uncollateralized deposits.

**Interest Rate Risk**

The Authority does not have a formal investment interest rate policy to manage its exposure to fair value losses arising from increasing interest rates. Generally, investments with longer maturities are more sensitive to changes in market interest rates. The Authority limits investment maturities to one year or less to manage its exposure to fair values from increasing interest rates.

**Credit Risk**

State of Georgia law limits investments to include certificates of deposit, repurchase agreements, direct and agency obligations of the United States, obligations of the State of Georgia or other states, obligations of other political subdivisions of the State of Georgia, and pooled investment programs of the State of Georgia. The Authority has not adopted a formal credit risk policy.

**Concentration of Credit Risk**

The Authority has not adopted a formal concentration of credit risk policy but it does monitor the credit worthiness of each institution at least annually.

**Foreign currency risk**

The Authority has no investments denominated in a foreign currency.

The Authority invests its Series 2024 bonds project fund in First American Funds Government Obligations money market fund. The fund utilizes amortized cost method of valuation to transact at a \$1.00 share price. The fund's net asset value (NAV) is equal to the market value of its investments and other assets, less any liabilities, divided by the number of fund shares. The fund's NAV is normally expected to be \$1 per share. The fund has no limitations or restrictions on withdrawals and can be removed at any time; therefore, classified as a cash equivalent for financial statement presentation. At June 30, 2025 and 2024, the Authority's balance in the fund was \$65,171,584 and \$90,325,555, respectively.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**4. Accounts Receivable**

Accounts receivable consist of the following at June 30:

	<b>2025</b>	<b>2024</b>
Water and Sewer Customers	\$ 2,467,013	\$ 2,579,519
Less: Allowance for Uncollectible Accounts	(448,796)	(377,617)
	\$ 2,018,217	\$ 2,201,902

**5. Intergovernmental Receivables**

Intergovernmental receivables consists of reimbursement requests submitted to Georgia Environmental Finance Authority (GEFA) but not yet received at June 30, 2025 and 2024, in the amount of \$182,361 and \$5,890,163, respectively. Intergovernmental receivables are considered fully collectible; therefore, no allowance for doubtful accounts has been established.

**6. Lease Receivable**

The Authority has one lease agreement with Skyway Towers, LLC to lease a tract of land to accommodate the tenant's cell tower. The term of the lease is five years with four five-year successive renewal options. The lease matures on December 31, 2039. An initial lease receivable was recorded in the amount of \$331,575 on July 1, 2020 to implement GASB Statement No. 87, *Leases*. The lease receivable is measured at the present value of the future minimum rent payments expected to be received during the lease term. The value of the lease receivable was \$277,244 and \$289,785 at June 30, 2025 and 2024, respectively. The lessee is required to make monthly payments ranging from \$1,432 to \$2,440. Lease payments increase 3% each year on the anniversary of the commencement date of the lease. The interest rate on the lease is 2.5%. The value of the deferred inflow of resources was \$242,057 and \$260,099 at June 30, 2025 and 2024, respectively. The Authority recognized lease revenue of \$18,042 and interest revenue of \$7,104 on the lease for the year ended June 30, 2025. The Authority recognized lease revenue of \$18,042 and interest revenue of \$7,407 on the lease for the year ended June 30, 2024.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**6. Lease Receivable (continued)**

The annual requirements to amortize the lease receivable as of June 30, 2025 are as follows:

<u>June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 13,455	\$ 6,780	\$ 20,235
2027	14,407	6,432	20,839
2028	15,403	6,061	21,464
2029	16,444	5,664	22,108
2030	17,531	5,241	22,772
2031-2035	105,682	18,837	124,519
2036-2039	94,322	4,357	98,679
Totals	<u>\$ 277,244</u>	<u>\$ 53,372</u>	<u>\$ 330,616</u>

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**7. Capital Assets**

Capital asset activity for the year ended June 30, 2025 was as follows:

	<b>Balance Beginning</b>	<b>Increases</b>	<b>Decreases</b>	<b>Balance Ending</b>
<b>Non-depreciable assets:</b>				
Land	\$ 9,474,252	\$ 135,805	\$ 0	\$ 9,610,057
Construction in progress	49,933,399	52,262,060	(3,731,450)	98,464,009
<b>Total nondepreciable assets</b>	<b>59,407,651</b>	<b>52,397,865</b>	<b>(3,731,450)</b>	<b>108,074,066</b>
<b>Depreciable capital assets:</b>				
Site improvements	7,332,525	121,562	0	7,454,087
Infrastructure - water	144,600,409	9,517,798	0	154,118,207
Infrastructure - sewer	38,780,546	4,910,271	0	43,690,817
Buildings	38,430,782	64,000	0	38,494,782
Machinery and equipment	4,422,836	437,663	(99,990)	4,760,509
Furniture and fixtures	687,218	48,395	0	735,613
Vehicles	3,575,388	265,924	(48,031)	3,793,281
Capitalized interest	369,258	0	0	369,258
<b>Total depreciable assets</b>	<b>238,198,962</b>	<b>15,365,613</b>	<b>(148,021)</b>	<b>253,416,554</b>
<b>Less accumulated depreciation</b>				
Site improvements	(2,550,927)	(347,910)	0	(2,898,837)
Infrastructure - water	(58,882,434)	(3,791,148)	0	(62,673,582)
Infrastructure - sewer	(8,247,958)	(870,591)	0	(9,118,549)
Buildings	(13,406,808)	(762,492)	0	(14,169,300)
Machinery and equipment	(2,886,027)	(438,152)	99,990	(3,224,189)
Furniture and fixtures	(479,736)	(72,525)	0	(552,261)
Vehicles	(2,195,081)	(432,250)	44,020	(2,583,311)
Capitalized interest	(217,862)	(7,385)	0	(225,247)
<b>Total accumulated depreciation</b>	<b>(88,866,833)</b>	<b>(6,722,453)</b>	<b>144,010</b>	<b>(95,445,276)</b>
<b>Total depreciable assets, net</b>	<b>149,332,129</b>	<b>8,643,160</b>	<b>(4,011)</b>	<b>157,971,278</b>
<b>Intangible assets</b>				
Contract modification	9,000,000	0	0	9,000,000
Right-of-use assets equipment	41,813	0	0	41,813
Computer software enhancements	711,027	0	0	711,027
Less accumulated amortization	(3,582,637)	(284,648)	0	(3,867,285)
<b>Total intangible assets, net</b>	<b>6,170,203</b>	<b>(284,648)</b>	<b>0</b>	<b>5,885,555</b>
<b>Capital assets, net</b>	<b>\$ 214,909,983</b>	<b>\$ 60,756,377</b>	<b>\$ (3,735,461)</b>	<b>\$ 271,930,899</b>

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**7. Capital Assets (continued)**

Capital asset activity for the year ended June 30, 2024 was as follows:

	<u>Balance Beginning</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance Ending</u>
Non-depreciable assets:				
Land	\$ 9,474,252	\$ 0	\$ 0	\$ 9,474,252
Construction in progress	30,411,005	31,750,836	(12,228,442)	49,933,399
<b>Total nondepreciable assets</b>	<b>39,885,257</b>	<b>31,750,836</b>	<b>(12,228,442)</b>	<b>59,407,651</b>
Depreciable capital assets:				
Site improvements	2,803,609	4,528,916	0	7,332,525
Infrastructure - water	139,602,134	4,998,275	0	144,600,409
Infrastructure - sewer	32,264,979	6,515,567	0	38,780,546
Buildings	38,430,782	0	0	38,430,782
Machinery and equipment	3,833,894	588,942	0	4,422,836
Furniture and fixtures	582,409	104,809	0	687,218
Vehicles	2,936,192	771,957	(132,761)	3,575,388
Capitalized interest	369,258	0	0	369,258
<b>Total depreciable assets</b>	<b>220,823,257</b>	<b>17,508,466</b>	<b>(132,761)</b>	<b>238,198,962</b>
Less accumulated depreciation				
Site improvements	(2,318,035)	(232,892)	0	(2,550,927)
Infrastructure - water	(55,207,871)	(3,674,563)	0	(58,882,434)
Infrastructure - sewer	(7,441,864)	(806,094)	0	(8,247,958)
Buildings	(12,644,316)	(762,492)	0	(13,406,808)
Machinery and equipment	(2,480,595)	(405,432)	0	(2,886,027)
Furniture and fixtures	(415,398)	(64,338)	0	(479,736)
Vehicles	(1,954,272)	(362,686)	121,877	(2,195,081)
Capitalized interest	(210,477)	(7,385)	0	(217,862)
<b>Total accumulated depreciation</b>	<b>(82,672,828)</b>	<b>(6,315,882)</b>	<b>121,877</b>	<b>(88,866,833)</b>
<b>Total depreciable assets, net</b>	<b>138,150,429</b>	<b>11,192,584</b>	<b>(10,884)</b>	<b>149,332,129</b>
Intangible assets				
Contract modification	9,000,000	0	0	9,000,000
Right-of-use assets equipment	28,620	13,193	0	41,813
Computer software enhancements	711,027	0	0	711,027
Less accumulated amortization	(3,252,167)	(330,470)	0	(3,582,637)
<b>Total intangible assets, net</b>	<b>6,487,480</b>	<b>(317,277)</b>	<b>0</b>	<b>6,170,203</b>
<b>Capital assets, net</b>	<b>\$ 184,523,166</b>	<b>\$ 42,626,143</b>	<b>\$ (12,239,326)</b>	<b>\$ 214,909,983</b>

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**8. Long-Term Debt**

**Notes from Direct Borrowing**

The Authority has a direct borrowing agreement with the Georgia Environmental Finance Authority (GEFA) in the amount of \$8,800,000 for its advance meter reading replacement project and to repair and replace various components of the BT Brown Water Treatment Plant. The Authority has drawn \$8,800,000 on this agreement and recognized \$750,000 in principal forgiveness for a net total loan amount of \$8,050,000; monthly principal and interest payments of \$36,628; interest at 0.89%. The outstanding balance at June 30, 2025 and 2024 was \$7,618,721 and \$7,988,663, respectively.

The Authority has a direct borrowing agreement with the Georgia Environmental Finance Authority (GEFA) in the amount of \$25,000,000 to increase capacity and to make improvements at the Shenandoah Wastewater Treatment Facility. Interest payments are due each month in the drawdown phase of the loan until the earlier of completion of the project or July 1, 2024 or all loan funds have been disbursed; interest at 0.86%. After the drawdown phase of the agreement, monthly principal and interest payments will be payable in 359 equal installments of \$78,812. During the current fiscal year, the Authority drew down the remaining funds and began making monthly principal and interest payments. The outstanding balance at June 30, 2025, and 2024 was \$24,633,971 and \$21,204,287, respectively.

The Authority has a direct borrowing agreement with the Georgia Environmental Finance Authority (GEFA) in the amount of \$10,000,000 to increase capacity and to make improvements at the Shenandoah Wastewater Treatment Facility. Interest payments are due each month in the drawdown phase of the loan until the earlier of completion of the project or July 1, 2025; interest at 2.42%. Monthly principal and interest payments will be payable in 359 equal installments of \$39,097. During the current fiscal year, the Authority drew down all of the available funds and will begin making monthly principal and interest payments in September 2025. The outstanding balance at June 30, 2025 and 2024 was \$10,000,000 and \$0, respectively.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**8. Long-Term Debt (continued)**

**Notes from Direct Borrowing, continued**

The Authority has a direct borrowing agreement with the Georgia Environmental Finance Authority (GEFA) in the amount of \$7,000,000 to plan, design, and acquisition of land for new water withdrawal pumping station on the Chattahoochee River. Interest payments are due each month in the drawdown phase of the loan until the earlier of completion of the project or February 1, 2024 or all loan funds have been disbursed; interest at 0.86%. After the drawdown phase of the agreement, monthly principal and interest payments will be payable in 359 equal installments (amount to be determined on the commencement date). This note is still in drawdown phase at June 30, 2025; therefore not included in the paydown schedule below. The outstanding balance at June 30, 2025 and 2024 was \$4,023,757 and \$3,244,481, respectively.

All direct borrowing agreements with GEFA, are secured by the full faith, credit, and revenue-raising power of the Authority, including all revenues on fees and charges collected by the Authority. Upon an event of default, all outstanding principal and accrued interest may be declared immediately due and payable.

Annual debt service requirements to maturity for notes from direct borrowing are as follows:

<b>Year Ending June 30,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2026	\$ 1,301,077	\$ 475,178	\$ 1,776,255
2027	1,354,119	500,331	1,854,450
2028	1,369,636	484,814	1,854,450
2029	1,385,379	469,071	1,854,450
2030	1,401,352	453,098	1,854,450
2031-2035	7,254,707	2,035,136	9,289,843
2036-2040	7,691,097	1,599,546	9,290,643
2041-2045	7,646,257	1,129,981	8,776,238
2046-2050	6,399,500	675,083	7,074,583
2051-2055	6,371,608	230,102	6,601,710
2056	77,960	235	78,195
<b>Totals</b>	<b>\$ 42,252,692</b>	<b>\$ 8,052,575</b>	<b>\$ 50,305,267</b>

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**8. Long-Term Debt (continued)**

**Revenue Bonds**

The Authority issues bonds to construct and maintain the water and sewerage system of Coweta County, Georgia. Revenue bonds issued are comprised of the following individual issues at the end of the current fiscal year:

Revenue Bonds, Series 2021A, original issue of \$55,000,000, Series 2021B, original issue of \$17,255,000, and Series 2021C and Series 2021D original issue in the aggregate of \$22,803,000; due in semi-annual installments of \$50,000 to \$5,230,000 commencing December 1, 2021 through June 1, 2046; interest at 2.0% to 3.01% At June 30, 2025 and 2024, the outstanding balances were \$80,303,000 and 83,416,000, respectively. The proceeds were used to refund the 2005, 2014, 2015, 2016, 2017, 2019 Series Revenue Bonds. Each Series of the Revenue Bonds contain a provision that, in an event of default, all outstanding principal and accrued interest may be declared immediately due and payable. The principal and interest of the bonds are secured by pledged revenues of the water and sewer system. Under the terms of the bond resolution, the bonds are secured by a pledge of and lien on the revenues derived by the Authority. At June 30, 2025 and 2024, the Authority had approximately \$33,960,000 and \$55,110,000 of bonds that are legally defeased and remain outstanding, respectively.

Revenue Bonds, Series 2024, original issue at \$87,575,000, due in semi-annual installments of \$145,000 to \$5,150,000 commencing June 1, 2027 through December 1, 2054; interest at 4.0% to 5.0%. At June 30, 2025 and 2024, the outstanding balances were \$87,575,000 and 87,575,000, respectively. The proceeds of the issue will finance several projects – construction of Chattahoochee River Pump Station, Raw Water Transmission Main Phase 1, B.T. Brown Water Treatment Plant Improvements, and Shenandoah Wastewater Treatment Plant Improvements. The Revenue Bonds, Series 2024, contain a provision that, in an event of default, all outstanding principal and accrued interest may be declared immediately due and payable. The principal and interest of the bonds are secured by pledged revenues of the water and sewer system. Under the terms of the bond resolution, the Series 2024 Bonds are secured by a pledge of and lien on the revenues derived by the Authority.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**8. Long-Term Debt (continued)**

**Revenue Bonds, continued**

Annual debt service requirements to maturity for revenue bonds are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 3,204,000	\$ 5,978,741	\$ 9,182,741
2027	3,413,000	5,914,252	9,327,252
2028	3,484,000	5,841,226	9,325,226
2029	3,561,000	5,766,620	9,327,620
2030	3,639,000	5,690,160	9,329,160
2031-2035	19,413,000	27,222,753	46,635,753
2036-2040	21,944,000	24,689,695	46,633,695
2041-2045	24,895,000	21,760,979	46,655,979
2046-2050	29,375,000	17,258,838	46,633,838
2051-2055	37,425,000	9,211,500	46,636,500
2056-2057	17,525,000	1,124,975	18,649,975
Totals	<u>\$ 167,878,000</u>	<u>\$ 130,459,739</u>	<u>\$ 298,337,739</u>

The Authority's revenue bonds are obligations of the Authority payable solely from and secured by a pledge of and lien on all operating revenues derived by the Authority from the ownership and operation of its water system after the payment of expenses of operating and maintaining the system. These revenues are pledged to secure the revenue bonds of the Authority until such time that all outstanding principal has been satisfied on the bonds. Net revenues include operating revenues less operating expenses, excluding depreciation and amortization. For the years ended June 30, 2025 and 2024, net revenues totaled \$17,992,228 and \$17,037,430 and debt service related to the revenue bonds totaled \$9,458,024 and \$5,048,342, respectively.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**8. Long-Term Debt (continued)**

**Leases**

The Authority entered into four agreements to lease copier equipment. The lease agreements qualify as other than short-term leases under GASB Statement No. 87, *Leases*, and have been recorded at the present value of the future minimum lease payments at their inception. Lease liabilities are comprised of four copier equipment leases due in monthly installments of principal and interest of \$125 to \$369 through March 2029, interest at 2.5% to 4.00%. At June 30, 2025 and 2024, the outstanding balances were \$18,135 and \$27,957, respectively.

Annual debt service requirements to maturity for leases are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 9,459	\$ 469	\$ 9,928
2027	4,017	260	4,277
2028	2,621	139	2,760
2029	2,038	34	2,072
Totals	<u>\$ 18,135</u>	<u>\$ 902</u>	<u>\$ 19,037</u>

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**9. Long-Term Liabilities**

The following is a summary of changes in long-term liabilities of the Authority for year ended June 30, 2025:

	<b>Balance Beginning</b>	<b>Additions</b>	<b>Deductions</b>	<b>Balance Ending</b>	<b>Due Within One Year</b>
Revenue bonds	\$ 170,991,000	\$ 0	\$ (3,113,000)	\$ 167,878,000	\$ 3,204,000
Unamortized bond premium	4,357,072	0	(159,736)	4,197,336	0
Notes from direct borrowings	32,437,431	14,574,988	(735,970)	46,276,449	1,301,077
Leases	27,957	0	(9,822)	18,135	9,459
Compensated absences	766,241	7,250	0	773,491	479,823
Total	<u>\$ 208,579,701</u>	<u>\$ 14,582,238</u>	<u>\$ (4,018,528)</u>	<u>\$ 219,143,411</u>	<u>\$ 4,994,359</u>

The following is a summary of changes in long-term liabilities of the Authority for year ended June 30, 2024:

	<b>Balance Beginning</b>	<b>Additions</b>	<b>Deductions</b>	<b>Balance Ending</b>	<b>Due Within One Year</b>
Revenue bonds	\$ 86,386,000	\$ 87,575,000	\$ (2,970,000)	\$ 170,991,000	\$ 3,113,000
Unamortized bond premium	1,269,831	3,166,006	(78,765)	4,357,072	0
Notes from direct borrowings	15,299,672	17,949,096	(811,337)	32,437,431	369,941
Leases	22,455	12,489	(6,987)	27,957	9,835
Compensated absences	682,711	83,530	0	766,241	435,883
Total	<u>\$ 103,660,669</u>	<u>\$ 108,786,121</u>	<u>\$ (3,867,089)</u>	<u>\$ 208,579,701</u>	<u>\$ 3,928,659</u>

Note 1: On the summary of changes in long-term liabilities for the fiscal year ended June 30, 2024, the deduction under direct borrowings includes \$750,000 of principal forgiveness recognized in the current year as intergovernmental revenue under non-operating revenues caption in the statement of changes in net position. Principal payments on notes from direct borrowings totaled \$61,337 during the current year.

Note 2: On the summary of changes in long-term liabilities for the fiscal year ended June 30, 2024, beginning debt balances have been restated for the implementation of GASB Statement No. 101, *Compensated Absences*. See Note 14 for additional details. The additions noted for compensated absences reflect the net change for the period.

Revenue bond discounts/premiums are amortized over the life of the related debt using the straight-line method. The total interest incurred and charged to expense for the years ended June 30, 2025 and 2024 was \$7,611,176 and \$3,662,120, respectively.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**10. Net Investment in Capital Assets**

The net investment in capital assets reported on the statement of net position is calculated as follows for the fiscal years ended June 30:

	<u>2025</u>	<u>2024</u>
Cost of capital assets	\$ 371,243,460	\$ 307,359,453
Accumulated depreciation/amortization	(99,312,561)	(92,449,470)
Book value	271,930,899	214,909,983
Construction accounts and retainage payable	(11,692,615)	(9,652,612)
Leases payable	(18,135)	(27,957)
Notes payable	(46,276,449)	(32,437,431)
Revenue bonds payable	(172,075,336)	(175,348,072)
Intergovernmental receivables included in accounts payable	134,696	5,890,163
Net deferred amounts on refunding	6,935,483	8,037,643
Unspent bond proceeds	65,171,584	90,325,557
Net investment in capital assets	<u>\$ 114,110,127</u>	<u>\$ 101,697,274</u>

**11. Retirement Plans**

On January 1, 2012, the Authority created a defined contribution plan. The plan is managed by Empower Retirement. The Board of the Authority has established the benefit terms and has the ability to amend them from time to time. Participants become vested in employer contributions at a rate of 20% percent per year over a five year vesting period. The employees are 100% vested on their elective deferral contributions. The Authority contributes 3% of all eligible employee's salary. In addition, the Authority matches employees' contributions up to 3.5% of compensation. If employee contributions exceed 3.5%, the next 4% of contributions are matched 50%. The Authority has the ability to make additional discretionary contributions from time to time. During the year ended June 30, 2025, employer contributions to the plan were \$616,379 and \$562,786, respectively. During the years ended June 30, 2025 and 2024, employee contributions to the plan were \$445,294 and \$390,231, respectively.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**12. Risk Management**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The Authority has elected to manage its risk financing activities through the purchase of commercial insurance. Management believes that the coverage is adequate to preclude any significant uninsured risk to the Authority.

There have been no insurance settlements exceeding insurance coverage for any of the past three fiscal years.

**Health Insurance**

The Authority purchases health insurance coverage for its employees from a commercial carrier. The Authority's liability is limited to the amount of premiums paid.

**Worker's Compensation**

The Authority purchases, worker's compensation insurance coverage for its employees from a commercial carrier. The coverage provided is equal to the statutory limits and benefits required by the laws of the State of Georgia. The policy pays all claims in excess of \$2,500 per claim deductible. There were no significant reductions in insurance coverage from the prior year, and there have been no settlements that exceeded the Authority's insurance coverage in the past year.

**13. Commitments and Contingencies**

**Commitments**

The Authority has active construction projects as of June 30, 2025 and 2024. The Authority has committed to spending an additional \$58,939,684 and \$63,719,236, respectively on several construction projects currently in progress.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025 and 2024**

**13. Commitments and Contingencies (continued)**

***Water Purchases***

The Authority has entered into contracts with three jurisdictions for the wholesale purchase of water.

On February 8, 2019, the Authority entered into a contract with Newnan Utilities that requires the purchase of varying amounts of water until February 7, 2029. For the period from February 8, 2020 to February 7, 2021, the Authority must purchase a minimum 2.4 million gallons per day (MGD). Beginning February 8, 2021 until February 7, 2022, the amount decreases to 1.8 MGD. Beginning February 8, 2022 until the end of the agreement on February 7, 2029, the amount decreases to 1.25 MGD. For the year ended June 30, 2025, purchases under this contract amounted to 456,250,000 gallons and totaled \$1,181,688. For the year ended June 30, 2024, purchases under this contract amounted to 545,361,972 gallons and totaled \$1,412,488. At June 30, 2025 and 2024, the rate charged under the agreement was \$2.59 per 1,000 gallons.

The Authority has a contract with the City of Griffin, Georgia which requires the purchase of varying amounts of water until the year 2049. The contract was revised through mutual agreement of the parties on September 11, 2012. For the year ended June 30, 2025, purchases under this contract amounted to 1,835,000,000 gallons and totaled \$6,303,492. For the year ended June 30, 2024, purchases under this contract amounted to 1,825,000,000 gallons and totaled \$6,406,090. The required purchases under this contract are for 3.0 million gallons per day (MGD) from July 1, 2012 through June 30, 2022. Required purchases then increase to 5.0 MGD from July 1, 2022 through December 31, 2049. Rates are adjusted on an annual basis as set forth in the contract. At June 30, 2025 and 2024, the rate charged under the agreement was \$3.42 per 1,000 gallons and \$3.45 per 1,000 gallons, respectively.

The Authority has a contract with the City of Atlanta that allows for the purchase of up to 6.6 million gallons per day. No minimum purchase is required under the agreement.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025 and 2024**

**13. Commitments and Contingencies (continued)**

***Related Parties***

At the time of separation from Coweta County, Georgia, the Authority retained three (3) employees that qualified for the Coweta County, Georgia's post-retirement plan. The Authority does not have a post-retirement plan, therefore the Authority agreed to reimburse Coweta County, Georgia the pro-rata share of the retirees post-retirement health care cost. The Authority's unknown liability will be limited to the pro-rata share of the actual premiums charged.

***Contingencies***

The Authority's legal counsel has stated that there are presently no determinable lawsuits.

**14. New Accounting Standards**

The Authority implemented GASB Statement No. 101, *Compensated Absences*, effective for the Authority's current fiscal year. The requirements of this statement are effective for periods beginning after December 15, 2023. The implementation of this new standard decreased the Authority's beginning net position in the amount of \$377,021. See Note 15 for additional details.

The Authority implemented GASB Statement No. 102, *Certain Risk Disclosures*, effective for the Authority's current fiscal year. The requirements of this statement are effective for periods beginning after June 15, 2024. This statement had no effect on net position of the Authority.

**15. Changes in Beginning Balances**

***Change in Accounting Principle***

To implement GASB Statement No. 101, *Compensated Absences*, the Authority adjusted beginning net position for the fiscal year ended June 30, 2024. The implementation of this standard decreased beginning net position in the amount of \$377,021.

A summary of the changes in beginning balances is presented below:

<b>Beginning As Previously Reported</b>	<b>Change in Accounting Principle</b>	<b>Beginning As Restated</b>
<u>\$ 123,603,976</u>	<u>\$ (377,021)</u>	<u>\$ 123,226,955</u>

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***SINGLE AUDIT SECTION***

This section contains reports required by the Uniform Guidance and grantor agencies.

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**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***

To the Board of Directors  
Coweta County Water and Sewerage Authority  
Newnan, Georgia

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 Coweta County Water and Sewerage Authority, a component unit of Coweta County, Georgia, as of and for the fiscal years ended June 30, 2025 and 2024, and the related notes to the financial statements, which collectively comprise Coweta County Water and Sewerage Authority's basic financial statements and have issued our report thereon dated December 1, 2025.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Coweta County Water and Sewerage Authority'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 Coweta County Water and Sewerage Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Coweta County Water and Sewerage Authority'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 Coweta County Water and Sewerage Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants 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 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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Rushton, LLC*

Certified Public Accountants

Gainesville, Georgia  
December 1, 2025

**Independent Auditor's Report on Compliance for Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance**

To the Board of Directors  
Coweta County Water and Sewerage Authority  
Newnan, Georgia

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited Coweta County Water and Sewerage Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Coweta County Water and Sewerage Authority's major federal programs for the fiscal year ended June 30, 2025. Coweta County Water and Sewerage Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Coweta County Water and Sewerage Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the fiscal year ended June 30, 2025.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Coweta County Water and Sewerage Authority and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Coweta County Water and Sewerage Authority's federal programs.

## ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Coweta County Water and Sewerage Authority's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Coweta County Water and Sewerage Authority's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Coweta County Water and Sewerage Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Coweta County Water and Sewerage Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Coweta County Water and Sewerage Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### ***Report on Internal Control over Compliance***

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Rushton, LLC*

Certified Public Accountants

Gainesville, Georgia  
December 1, 2025

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
*For the year ended June 30, 2025*

<u>Federal Grant/Pass-Through Grantor/Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>Pass- Through Number</u>	<u>Total Federal Expenditures</u>
<b><u>U.S. Environmental Protection Agency</u></b>			
Passed through the Georgia Environmental Finance Authority:			
Clean Water State Revolving Fund	66.458	CW2021032	\$ 3,795,713
	66.458	CW2021032A	<u>10,000,000</u>
Total Clean Water State Revolving Fund			<u>13,795,713</u>
Passed through the Georgia Environmental Finance Authority:			
Drinking Water State Revolving Fund	66.468	DW2022030	<u>779,276</u>
Total U.S. Environmental Protection Agency			<u>14,574,989</u>
<b>Total Federal Awards</b>			<u><u>\$ 14,574,989</u></u>

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY**  
**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**June 30, 2025**

**1. Basis of Presentation**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of Coweta County Water and Sewerage Authority, under programs for the federal government for the current fiscal year. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because this schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority.

**2. Summary of Significant Accounting Policies**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**3. De Minimis Indirect Cost Rate**

Coweta County Water and Sewerage Authority has elected not to use the 10-percent *de minimis* indirect cost rate allowed under the Uniform Guidance.

**4. Payments to Subrecipients**

The Authority did not pass federal funds through to subrecipients during the current fiscal year.

**COWETA COUNTY WATER AND SEWERAGE AUTHORITY  
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
 For the fiscal year ended June 30, 2025**

**1. Summary of the Auditor's Results**

**A. Financial Statements**

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	None reported
Significant deficiencies identified not considered material weaknesses?	None reported
Noncompliance material to financial statements noted?	None reported

**B. Federal Awards**

Internal control over major programs:	
Material weakness(es) identified?	None reported
Significant deficiencies identified not considered material weaknesses?	None reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance?	None reported
Identification of major programs:	
66.458 Clean Water State Revolving Fund	
Dollar threshold used to distinguish Between Type A and Type B programs:	\$750,000
Auditee qualified as low-risk auditee?	Yes

**2. Financial Statement Findings and Responses**

None reported

**3. Federal Award Findings and Questioned Costs**

The audit of our basic financial statements and schedule of expenditures of federal awards disclosed no audit findings or questioned costs which are required to be reported under Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.