

Georgia Cityhood Financial Analysis, v2

**Prepared By:
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City	Sandy		Chatta-hoochee			Peachtree		South		Stonecrest	East Cobb ⁽³⁾	East Cobb ⁽⁴⁾	
	Springs	Johns Creek	Milton	Hills	Dunwoody	Corners	Brookhaven	Tucker*	Fulton				
Year Incorporated:	2005	2006	2006	2007	2008	2012	2012	2016	2017	2017	?	?	
Feasibility Study Completed By:	UGA	UGA	UGA	GSU	UGA	UGA	UGA	GSU	GSU	UGA	GSU	GSU	
Feasibility Study ⁽¹⁾													
Revenues (\$M)	\$66.5	\$39.5	\$10.8	\$2.6	\$14.8	\$3.1	\$28.5	\$10.6	\$64.9	\$9.9	\$27.7	\$27.7	
Expenses (\$M)	\$51.5	\$23.4	\$13.3	\$2.5	\$14.5	\$0.8	\$25.1	\$9.8	\$47.5	\$7.9	\$24.7	\$24.7	
FY21*/22 Budget ⁽²⁾													
Revenues (\$M)	\$106.1	\$62.0	\$38.8	\$7.4	\$25.7	\$14.1	\$63.0	\$23.7	\$91.5	\$23.3	\$56.9	\$52.1	
Expenses (\$M)	\$107.3	\$48.0	\$26.4	\$7.4	\$28.1	\$14.1	\$63.0	\$23.7	\$91.5	\$23.3	\$60.5	\$60.2	
Difference													
Revenues (\$M)	\$39.6	\$22.5	\$28.0	\$4.8	\$10.9	\$11.0	\$34.5	\$13.1	\$26.6	\$13.4	\$29.2	\$24.4	
Expenses (\$M)	\$55.8	\$24.6	\$13.1	\$4.9	\$13.6	\$13.3	\$37.9	\$13.9	\$44.0	\$15.4	\$35.8	\$35.5	
Growth %													
Revenues	60%	57%	259%	185%	74%	355%	121%	124%	41%	135%	105%	88%	
Expenses	108%	105%	98%	198%	94%	1663%	151%	142%	93%	195%	145%	144%	
Approximate Annual Growth %													
Revenues	3%	3%	8%	7%	4%	16%	8%	14%	7%	19%	12%	13%	2022
Expenses	4%	5%	4%	8%	5%	33%	10%	16%	14%	24%	16%	19%	2022

- Notes:
- (1) Feasibility Studies obtained from the University of Georgia and Georgia State University via Open Records Request.
 - (2) FY22 Approved Budgets (FY21 Budget for Tucker) obtained from respective city websites.
 - (3) East Cobb values in **Bold Italics** forecasted as the average revenue and expense growth of cities incorporated in the last decade (Brookhaven, Tucker, South Fulton, and Stonecrest; Peachtree Corners excluded as an extremely high outlier).
 - (4) East Cobb values in **Bold Italics** forecasted as the average revenue and expense growth of cities incorporated in the last 5 years (South Fulton and Stonecrest).