

INDEPENDENT AUDITORS' REPORT

May 15, 2008

Board of Commissioners
JACKSON COUNTY, GEORGIA
Jefferson, Georgia

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of JACKSON COUNTY, GEORGIA, as of, and for the year ended December 31, 2007, which collectively comprise the County's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Board of Commissioners of JACKSON COUNTY, GEORGIA. Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Jackson County Health Department, a component unit of the County, as of and for the year then ended December 31, 2007, which statements reflect total assets of \$645,116 as of December 31, 2007, and total revenues of \$1,030,875, for the year then ended. Those financial statements were audited by other auditors whose report has been furnished to us and our opinion on the basic financial statements, insofar as it relates to the amounts included for the Jackson County Health Department, is based on the report of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the report of other auditors provide a reasonable basis for our opinions.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of JACKSON COUNTY, GEORGIA, as of December 31, 2007, and the respective changes in financial position, and where applicable, cash flows, thereof, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated May 15, 2008, on our consideration of JACKSON COUNTY, GEORGIA's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulation, contracts, grants, 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 the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*, and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis, Schedule of Pension Funding Progress, Budgetary Comparison Schedule-General Fund and Budgetary Comparison Schedule-Fire District are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively compromise JACKSON COUNTY, GEORGIA's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, supplemental budgetary comparison schedules and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual nonmajor fund financial statements and supplemental budgetary comparison schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section and statistical tables have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

The accompanying schedule of projects constructed with Special Sales Tax Proceeds is presented for purposes of additional analysis as required by Official Code of Georgia 48-8-121, and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the financial statements taken as a whole.

Bates, Carter + Co, LLP

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of Jackson County's Comprehensive Annual Financial Report provides readers with a narrative overview and analysis of the financial activities of Jackson County Government for the fiscal year that ended on December 31, 2007 . We encourage readers to consider the information presented here in conjunction with the letter of transmittal at the front of this report, and the County's basic financial statements and notes to the financial statements, to enhance their understanding of the activities and financial health of Jackson County.

Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes, and currently known facts. It should be read in conjunction with the Letter of Transmittal and the Basic Financial Statements.

FINANCIAL HIGHLIGHTS

The assets of Jackson County Government's Governmental Activities and Business-Type Activities exceeded its liabilities at the close of the most recent fiscal year by \$143.86 million. Of this amount, *\$2.44 million (unrestricted net assets) may be used to meet the government's ongoing obligations to citizens and creditors.*

The primary government's total net assets increased by \$9.29 million during 2007. Governmental activities' net assets increased \$9.29 million during 2007 . This is, in part, attributable to donated assets for subdivision infrastructure of \$2.49 million. Other increases are attributable to the fact that property tax revenues were raised to purchase capital assets in excess of depreciation of \$7.1 million and to pay principal on debt of \$3.3 million which does not reduce net assets. There was no change in net assets for Business-Type Activities.

As of the close of the current fiscal year, the primary government's governmental funds reported combined ending fund balances of \$56.67 million, an increase of \$37.67 million in comparison with the prior year. This increase is the result of the issuance of additional debt to fund various capital projects. Approximately 15.70% of the combined funds balances, \$8.9 million, is considered unreserved and is available for spending at the government's discretion (unreserved fund balance).

At the end of the current fiscal year, unreserved fund balance for the general fund was \$6.25 million or 22.51% of total general fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of four components: 1) management's discussion and analysis (this section), 2) basic financial statements, 3) required supplementary information, and 4) an optional section that presents combining statements for nonmajor governmental funds. The basic financial statements include two kinds of statements that present different views of Jackson County Government:

Government-wide Financial Statements: The government-wide financial statements provide a broad overview of both long-term and short-term information about Jackson County Government's overall financial status in a manner similar to private-sector businesses. The statements include:

- A statement of net assets presents the County's total assets and total liabilities, with the difference between the two reported as net assets. Over time, the change in net assets is an indicator of the improvement (an increase) or deterioration (a decrease) in the County's financial condition. Additionally, when assessing the overall health of the County, consideration should be given to additional non-financial factors such as changes in the County's property tax base and the condition of the County's roads.
- A statement of activities presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the aforementioned government-wide financial statements identify the various functions of Jackson County Government's operations that are principally supported by taxes and intergovernmental revenues from other functions that are intended to recover all or a significant portion of their costs through user fees and charges. The governmental activities of Jackson County, Georgia include general government, public safety, judicial system, public works, health and welfare, recreation and culture, and housing and development, and interest. The business-type activities of Jackson County, Georgia include the Solid Waste Disposal Facility and the Mayfield Treatment Plant.

The government-wide financial statements include not only Jackson County itself (known as the *primary government*), but also a legally separate health department, a legally separate airport authority, and a legally separate water and sewerage authority for which Jackson County is financially accountable. Financial information for these *component units* is reported separately from the financial information presented for the *primary government* itself.

The government-wide financial statements can be found on pages 1 and 2 of this report.

Fund Financial Statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The County, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the County can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide statements, governmental fund financial statements focus on near term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of government-wide financial statements, it is useful to compare information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the County's near term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and

governmental activities.

Jackson County Government maintains seventeen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, special purpose local option sales tax fund (SPLOST), debt service fund, and capital projects fund, all of which are considered to be major funds. Data from the other thirteen governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

Jackson County Government adopts an annual appropriated budget for its general fund, special revenue funds, and debt service fund. Project length budgets are adopted for the capital projects funds. A budgetary comparison schedule has been provided for the general fund, debt service fund and special revenue funds to demonstrate compliance with the annual appropriated budget.

The basic governmental fund financial statements can be found on pages 3- 6 of this report.

Proprietary Fund: Proprietary Fund statements offer short-term and long-term financial information about the two activities the County government operates similar to a private business, such as the Jackson County Solid Waste Disposal Facility and Mayfield Treatment Plant and internal services funds which provide services to other departments of governmental units within the County on a cost-reimbursement basis. Because the services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the solid waste disposal facility and for the Mayfield treatment plant operation, both of which are considered to be major funds of Jackson County. Conversely, the internal service fund is a single presentation in the proprietary fund financial statements.

The basic proprietary fund financial statements can be found on pages 7-10 of this report.

Fiduciary Funds: Fiduciary Funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the County's own programs. Agency funds, a type of Fiduciary Fund, are used to account for assets held by the government as an agent for individuals, private organizations, other governments and/or other funds. The County maintains the following Agency funds: Tax Commissioner, Clerk of Superior Court, Probate Court, Magistrate Court, and Sheriff.

The basic fiduciary fund financial statement can be found on page 11 of this report.

Notes to the financial statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 14-53 of this report.

Other information: In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning Jackson County Government's progress in funding its obligations to provide pension benefits to its employees and the budgetary

comparison schedule for the General Fund.

Required supplementary information can be found on page 54 - 56 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information on pensions. Combining and individual fund statements and schedules can be found on pages 57-83 of this report.

Figure A-1 summarizes the major features of the Jackson County Government's financial statements, including the portion of the Government they cover and the types of information they contain.

Figure A-1
Major Features of Jackson County Government's Government-wide and Fund Financial Statements

	Fund Statements			
	Government-wide Statements	Governmental Funds	Proprietary Funds	Fiduciary Funds
Scope	Entire County government (except fiduciary funds) and the County's component units.	The activities of the county that are not proprietary or fiduciary in nature	Activities the County operates similar to private businesses: Solid Waste and Mayfield Treatment Plant	Where the County is the trustee or agent for someone else's resources, such as the retirement plan for County employees
Required financial statements	Statements of Net Assets; Statements of Activities	Balance Sheet; Statement of Revenues, Expenditures, and Changes in Fund Balances	Statement of Net Assets; Statement of Net Revenues, Expenses, and Changes in Net Assets; Statement of Net Cash Flow	Statement of Fiduciary Net Assets; Statement of Changes in Fiduciary Net Assets
Accounting basis and measurement focus	Accrual accounting and economic resource focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus	Accrual accounting and economic resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter, no capital assets included	All assets and liabilities, both financial and capital, and short-term and long-term	All assets and liabilities, both short-term and long-term
Type of inflow/outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year, expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during year, regardless of when cash is received or paid	All revenues and expenses during the year, regardless of when cash is received or paid

GOVERNMENTAL-WIDE FINANCIAL ANALYSIS

The government-wide statements report information about Jackson County Government as a whole using accounting methods similar to those used by private sector companies.

Jackson County, on an entity-wide basis, had an increase in net assets during 2007 of \$9.29 million, of which \$9.29 million was from governmental activities and \$- from business-type activities. At December 31, 2007, the County had \$131.17 million invested in capital assets, net of related debt and accumulated depreciation and \$10.16 million in restricted net assets. Unrestricted net assets as of December 31, 2007 equaled \$2.44 million. The table below depicts the split of net assets between governmental and business-type activities.

JACKSON COUNTY, GEORGIA'S NET ASSETS DECEMBER 31, 2007

(\$ In thousands)

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2007	2006	2007	2006	2007	2006
Assets						
Current and other assets	\$ 100,085	\$ 43,131	\$ 797	\$ 667	\$ 100,882	\$ 43,798
Capital assets (net of depreciation)	<u>171,136</u>	<u>161,687</u>	<u>603</u>	<u>652</u>	<u>171,739</u>	<u>162,339</u>
TOTAL ASSETS	<u>271,221</u>	<u>204,818</u>	<u>1,400</u>	<u>1,319</u>	<u>272,621</u>	<u>206,137</u>
Liabilities:						
Long-term liabilities outstanding	33,731	47,990	77,610	1,223	111,341	49,213
Other liabilities	<u>93,637</u>	<u>22,262</u>	<u>(76,215)</u>	<u>91</u>	<u>17,422</u>	<u>22,353</u>
TOTAL LIABILITIES	<u>127,368</u>	<u>70,252</u>	<u>1,395</u>	<u>1,314</u>	<u>128,763</u>	<u>71,566</u>
Net assets:						
Invested in capital assets, net of related debt	130,572	122,574	603	652	131,175	123,226
Restricted	10,243	6,681	-	-	10,243	6,681
Unrestricted	<u>3,038</u>	<u>5,311</u>	<u>(598)</u>	<u>(647)</u>	<u>2,440</u>	<u>4,664</u>
TOTAL NET ASSETS	<u>\$ 143,853</u>	<u>\$ 134,566</u>	<u>\$ 5</u>	<u>\$ 5</u>	<u>\$ 143,858</u>	<u>\$ 134,571</u>

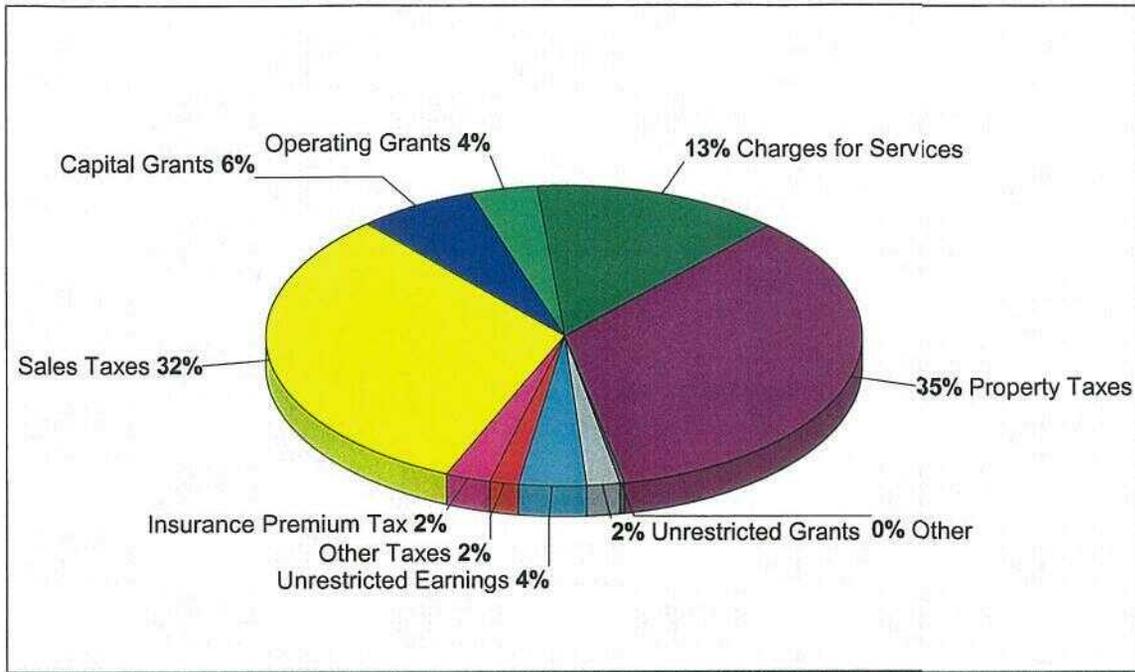
JACKSON COUNTY, GEORGIA'S CHANGES IN NET ASSETS
DECEMBER 31, 2007

(\$ In thousands)

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
REVENUES						
Program revenues:	<u>2007</u>	<u>2006</u>	<u>2007</u>	<u>2006</u>	<u>2007</u>	<u>2006</u>
Charges for services	\$ 6,915	\$ 5,071	\$ 947	\$ 1,080	\$ 7,862	\$ 6,151
Operating grants and contributions	1,914	1,953	-	37	1,914	1,953
Capital grants and contributions	3,364	6,907	280	-	3,644	6,907
General Revenues:						
Property taxes	18,071	16,386	-	-	18,071	16,386
Sales taxes	16,513	15,986	-	-	16,513	15,986
Insurance premium tax	1,278	1,215	-	-	1,278	1,215
Other taxes	813	1,028	-	-	813	1,028
Unrestricted investment earnings	1,850	1,125	-	-	1,850	1,125
Grants and contributions not restricted for a specific programs	934	915	-	-	934	915
Other	116	92	-	19	116	111
TOTAL REVENUES	<u>51,768</u>	<u>50,678</u>	<u>1,227</u>	<u>1,136</u>	<u>52,995</u>	<u>51,814</u>
EXPENSES						
General Government	5,446	4,215	-	-	5,446	4,215
Judicial	3,468	3,244	-	-	3,468	3,244
Public safety	17,328	15,659	-	-	17,328	15,659
Public works	9,263	8,636	-	-	9,263	8,636
Health and welfare	926	993	-	-	926	993
Recreation and culture	1,339	1,525	-	-	1,339	1,525
Housing and development	1,511	1,484	-	-	1,511	1,484
Interest	2,921	1,911	-	-	2,921	1,911
Solid Waste Disposal Facility	-	-	1,485	1,353	1,485	1,353
Mayfield Treatment Plant	-	-	21	24	21	24
TOTAL EXPENSES	<u>42,202</u>	<u>37,667</u>	<u>1,506</u>	<u>1,377</u>	<u>43,708</u>	<u>39,044</u>
Increase in net assets before transfers	9,566	13,011	(279)	(241)	9,287	12,770
Transfers	(279)	(606)	279	606	-	-
Increase in net assets	9,287	12,405	-	365	9,287	12,770
Net assets, beginning of year	<u>134,566</u>	<u>122,161</u>	<u>5</u>	<u>(360)</u>	<u>134,571</u>	<u>121,801</u>
Net assets, end of year	<u>\$ 143,853</u>	<u>\$ 134,566</u>	<u>\$ 5</u>	<u>\$ 5</u>	<u>\$ 143,858</u>	<u>\$ 134,571</u>

Total government-wide revenues for 2007 were \$53.00 million. These revenues consisted of \$36.68 million in taxes, \$6.49 million in grants and contributions, \$1.85 million in investment earnings and \$7.86 million in charges for services, and \$0.12 million in other revenues. Of this amount, \$51.77 million was in governmental activities and \$1.23 million in business-type activities.

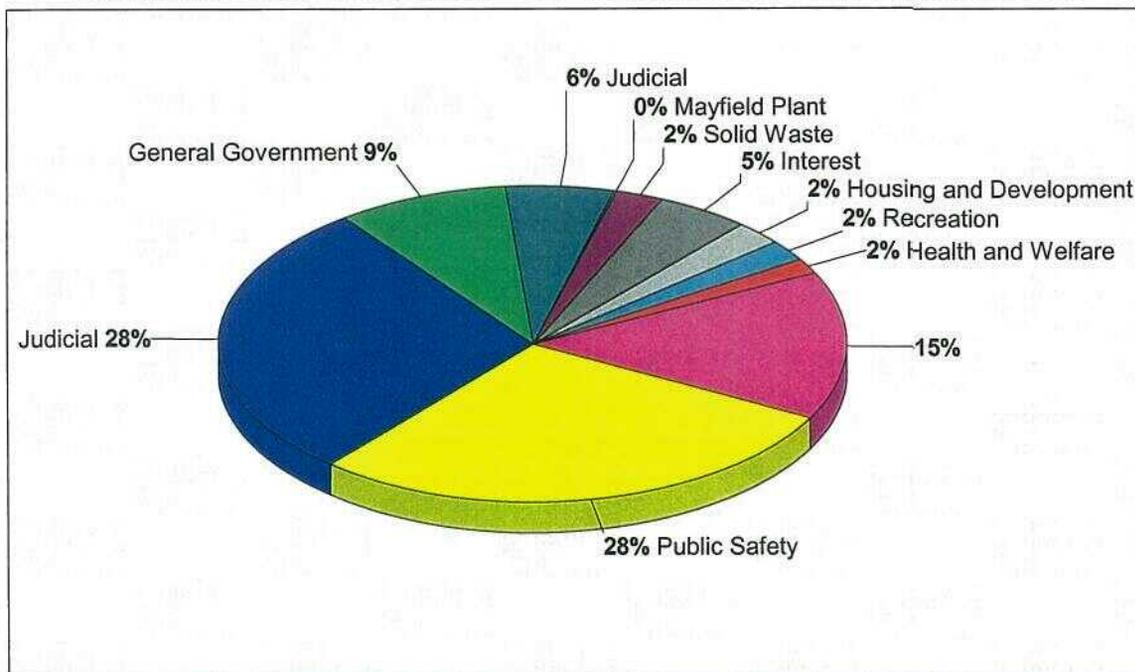
REVENUES BY SOURCE-GOVERNMENT-WIDE ACTIVITY



Note: Graph may not equal 100% due to rounding.

Government-wide expenses were \$43.71 million for 2007, of which \$42.20 million were for governmental activities and \$1.51 million for business-type activities. The chart below depicts further detail of government-wide expenses.

EXPENSES BY FUNCTION-GOVERNMENT-WIDE ACTIVITY



Note: Graph may not equal 100% due to rounding.

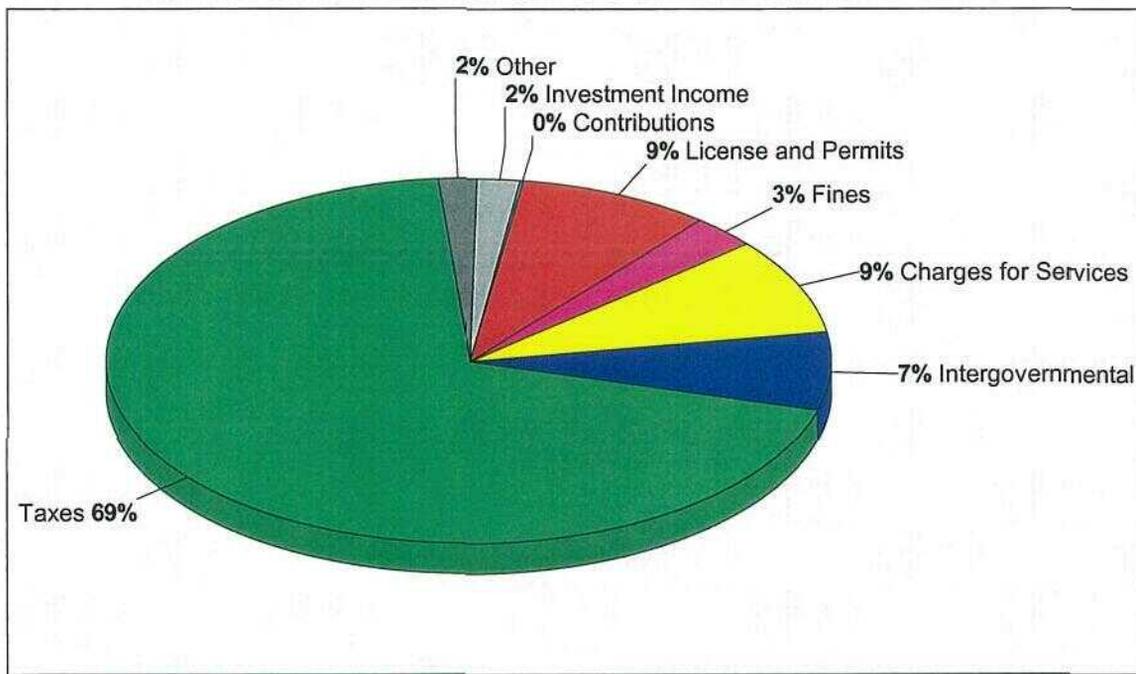
FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, Jackson County Government uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds: The focus of Jackson County Government's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in evaluating a government's near-term financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of a fiscal year.

Governmental revenues were up \$2.56 million from 2006. General Fund property taxes increased \$1.57 million due to an increase in the tax digest. However, the millage rate was virtually unchanged from the prior year.

REVENUES BY SOURCE-GOVERNMENTAL FUNDS



Note: Graph may not equal 100% due to rounding.

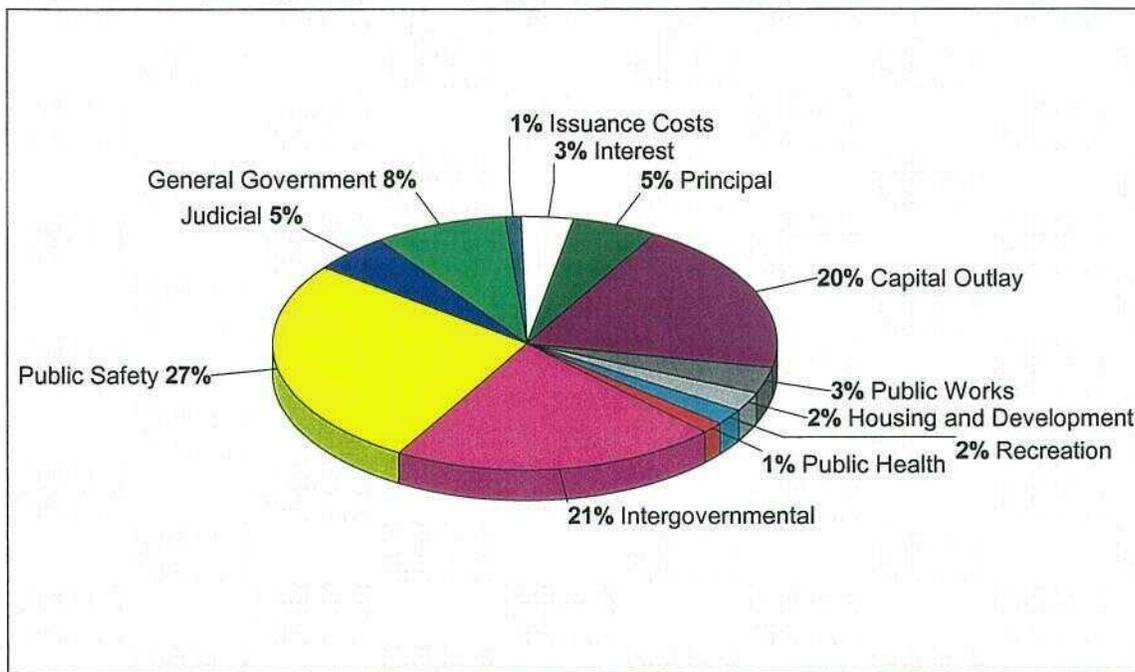
The County's Local Option Sales Tax, the General Fund's second most significant revenue source, yielded \$.16 million more than in the prior year. The total amount of local option sales tax revenue was \$6.35 million. The County currently shares two different 1% taxes on all sales within the County. The Local Option Sales Tax (LOST) is a direct offset to property taxes and is renewed every ten years with the municipalities of Arcade, Braselton, Commerce, Hoschton, Jefferson, Maysville, Nicholson, Pendergrass, and Talmo. The SPLOST Capital Projects fund accounts for the other sales tax which is a Special Purpose Local Option Sales Tax (SPLOST) authorized by voter referendum. The current SPLOST, SPLOST number four, was approved by the voters on March 15, 2005. The new SPLOST, effective for six years, commenced July 1, 2005. The SPLOST tax is for specific capital projects and constitutes a significant portion of Jackson County Government's ability to fund capital projects in the areas of water & sewerage, road & bridges, recreation, and fire training. A total of \$5.6 million was expended during 2007

in the unincorporated areas for these capital projects; and \$2.9 million was expended for projects in the incorporated areas at the direction of other governments.

Charges for services in the general fund were \$483,167 over the amended budget. About one-half of this was due to the commission on collecting property taxes due to the timing of the tax bills and increased levy.

Expenditures in the governmental funds were \$60.33 million, up \$14.4 million from 2006. This increase is primarily attributable to an increase in intergovernmental expenditures of \$7,985,000 for the City of Jefferson share of the 2007 bonds. Other increases are attributable to retiring principal on the 2004 IDA Economic Development Bonds in the amount of \$670,000. Capital outlay expenditures increased \$1.90 million from 2006. While the County had capital outlay expenditures of \$11.79 million during 2007, capital outlay expenditures have slightly increased due to the beginning stages of construction on the jail, public safety facility, and various road projects.

EXPENDITURES BY FUNCTION-GOVERNMENTAL FUNDS



Note: Graph may not equal 100% due to rounding.

After transfers, fund balances in the governmental funds increased by \$37.67 million. This is primarily attributable to activities of the SPLOST, Capital Projects Fund, and non-major governmental funds. SPLOST and Capital projects funds have project length budgets and therefore have revenues and expenditures that fluctuate over the life of the project. In 2007, Jackson County had SPLOST collections and capital project fund proceeds from issuing debt which will be spent in future years. This timing difference affects the fund balances shown in those funds.

The Capital Projects Fund had an increase in fund balance of \$34.34 million. This increase is due to issuing bonds to advance fund Special Purpose Local Option Sales Tax in the area of public safety and general government.

PROPRIETARY FUNDS: Jackson County Government's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The business-type activities of the Solid Waste Disposal Facility had revenues that decreased by \$121 thousand from the prior year, while expenses increased by \$107 thousand from 2006. This is primarily attributable to an increase in landfill closure/postclosure costs from the prior fiscal year. There was little change from 2006 for the Mayfield Wastewater Treatment Plant fund.

GENERAL FUND BUDGETARY HIGHLIGHTS

Differences between the original budget, the final budget and actual results are shown on pages 55-56. Over the course of the year, the Board of Commissioners revised the County's budget several times. The three primary reasons for amending the budget are:

- Carry-forwards from prior years unreserved fund balance to fund capital projects.
- Supplemental appropriations to increase revenue and expenditure accounts due to the receipt of unanticipated grant revenue.
- Increases in appropriations to prevent budget overruns and a violation of the state budget law.

Even with these adjustments, actual expenditures were \$1,073 below final budget amounts. Resources available for appropriation at year end were \$3,745 above final budget amounts.

CAPITAL ASSET AND DEBT ADMINISTRATION

CAPITAL ASSETS: Jackson County's Government-wide investments in capital assets at December 31, 2007, were \$171.74 million, net of \$28.87 million in accumulated depreciation. This investment, which includes land, buildings, roads, bridges, machinery and equipment, park facilities and vehicles, is further explained in Note 5 which begins on page 26. Government-wide additions in 2007 were over \$14.31 million with \$14.28 million in government-type activities and the residual in business-type activities.

Major capital asset activities in governmental type activities in 2007 were:

- Continued construction on a series of roads to further the County's economic development initiatives.
- Roads and bridges in the amount of \$4.9 million were capitalized in 2007. This amount represents only those road projects completed in 2007. An additional \$8.4 million of road and bridge projects were under construction at year-end.
- Procurement of various municipal equipment in the amount of \$2.49 million.
- Construction in Progress in the amount of \$3.9 million. These projects include the new jail, fire training facility design, preservation plan for the historic courthouse, East Jackson Park, and other small projects.

Long-term debt: Long-term debt increased as the result of additions by \$49.84 million in 2007. However, the county retired \$4.10 million in long-term debt. The new debt is primarily the result of \$40.54 million in contracts payable issued for the construction of the jail, preservation of the historic courthouse, plus \$7.99 million issued on behalf of the City of Jefferson for their road projects. The City has agreed to fully repay those bonds. Additional information on the County's debt is contained in Note 6 beginning on page 31.

In 2004, Jackson County in partnership with the Jackson County Industrial Development Authority issued \$16.8 million in aggregate principal of revenue bonds during December 2004. Moody's Investors Service, Inc. ("Moody's") and Standard & Poor's Ratings Group, a division of The McGraw Hill Companies ("S&P") assigned the bonds an underlying rating of "A1" and "A+" respectively. However, prior to the delivery of the Bonds, the Bonds were insured through MBIA Insurance Corporation giving the Bonds a rating of "Aaa," and "AAA" respectively.

In 2007, Standard and Poor's reviewed the Issuer Credit Rating for Jackson County, Georgia and reaffirmed the "A+" rating and a stable outlook for the county.

The aforementioned ratings reflect the county's general credit characteristics. These characteristics include having a strong tax base growth and stable local employment base, a strong financial position, and moderate debt levels.

ECONOMIC FACTORS AND THE 2007 BUDGET

The County's General Fund receives approximately \$6.3 million or 18.11% of its revenues from the 1% local option sales and use tax; therefore, economic indicators are very important in forming the General Fund budget estimates. Given a suspect economy and declining disposable income as a result of increase petroleum prices, sales tax projections for 2008 remained rather conservative at \$6.3 million.

In 2005, Toyota Industries North America and Denso Corporation completed construction on a \$110 million facility that currently employs approximately 275 persons. The Kubota Corporation has also expanded its operations by opening a new 400,000 square foot facility in Jackson County that employs 539 people.

For 2008, the Jackson County Government has budgeted a 16.61% increase in general fund revenues over the original budget for 2007.

The County's total number of employees for 2007 was 463, up 7 from 2006. The 2008 Budget increased to 513 employees, an increase of 50 employees. Most of the increase in employees was in the areas of general government, public safety and court systems.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of Jackson County Government's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the County's Finance Director at 67 Athens Street, Jefferson, GA 30549.

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