TOWN OF TYRONE, GEORGIA



COMPREHENSIVE

ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2010

TOWN OF TYRONE, GEORGIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2010

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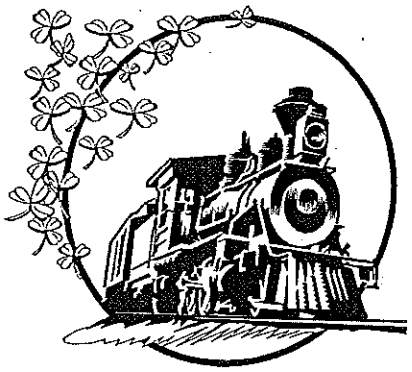
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Introductory Section

Town of Tyrone
Incorporated 1911

December 3, 2010

Honorable Don Rehwaldt,
Mayor and Members of the Town Council
Tyrone Town Hall Tyrone, Georgia

Ladies and Gentlemen:

The comprehensive annual financial report of the Town of Tyrone, Georgia for the fiscal year ended June 30, 2010, is hereby submitted. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the government. To the best of our knowledge and belief, the enclosed data are accurate in all material respects and are reported in a manner designed to present fairly the financial position and results of operations of the various funds and activities of the Town. All disclosures necessary to enable the reader to gain an understanding of the Town's activities have been included.

The comprehensive annual financial report is presented in three sections: introductory, financial, and statistical. The introductory section includes this transmittal letter, the Town's organizational chart and a list of principal officials. The financial section includes the basic financial statements and the combining and individual fund and account group financial statements and schedules, as well as the auditor's report on the financial statements and schedules. The statistical section includes selected financial and demographic information, generally presented on a multi year basis.

This report includes all funds and activities of the Town. The Town provides a full range of services. These services include police protection; sanitation services; library services; and, the support of Town programs. The Town Manager and department heads have the responsibility of administering these programs in accordance with policies and the annual budget adopted by the Town Council.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

General Information. The area now known as the Town of Tyrone originally belonged to the Creek Indians and was settled by Irish farmers in the late 1800s. Some of the first homes built by those settlers are still standing today and descendants of those settlers still live in Tyrone.

Tyrone became quite a bustling little town during the "cotton" years, suffering along with the rest of the South during the Civil War as "Yankee" soldiers passed through on their way to Jonesboro. But the Town recovered nicely, and soon returned to the farming community it had been before the war.

Officially incorporated on August 18, 1911, the Town reportedly got its name from the people who laid railroad track here in 1907. According to the Town's history, railroad workers, many of whom were Scotch and Irish immigrants, thought the land reminded them of the area around County Tyrone in Ireland, and thus our Town was named.

Electricity came to Tyrone in the 1930s and telephone service arrived in 1933 when Tyrone boasted five telephones. In 1948 street paving began, in 1954 the first street lights were installed, and in 1959 the sidewalks were paved.

The oldest church in Tyrone is the Hopewell Methodist Church, founded in 1840. Next came Little Vine Missionary Baptist Church, a Black church that also served as a school, founded in 1888. The Tyrone First Baptist Church was founded in 1912 with 15 members, Crestwood Church, was founded in 1968. The newest Church is Dogwood Church that purchased a tract of land on State Route 74. Today, the Town of Tyrone boasts more than 7,000 happy residents. A Mayor and four council members govern the Town.

Tyrone is located in Fayette County located in the north central part of the state, approximately 25 miles south of Atlanta. According to U.S. Census figures, Fayette County was the fifth fastest growing county in the nation during the period 1984-1994. This growth has been reflected in the growth of Tyrone's government from $904,991 in general fund revenues in 1993 to $3,274,485 in general fund revenues in 2010. The economic condition and outlook of the Town remain strong as the area is predicted to have a sustained growth pattern in the coming years. Town leaders have recognized the inherent problems associated with the long term economic vitality of the Town, so policies and plans have been developed and/or implemented to secure a broadening of the tax base to promote an appropriate balance of residential, commercial, light industrial and office institutional facilities.

The financial position of the Town has continued to be sound over the past year, with actual revenues exceeding expenditures. This is due to careful budget management and expenditure of funds. The implementation of the Local Option Sales Tax has enabled the Town to reduce its reliance and millage rate on ad valorem taxes and to support the General Fund without any loss, but rather an increase in revenue.

Further prospects for the Town of Tyrone are good based upon the solid fund equity position we maintain in our funds. This shows that we have bright prospects for being able to meet the public service responsibilities for which we are chartered for many years into the future. The Town Council feels that with careful planning, the Town of Tyrone should be ready to meet the challenges ahead.

Major Initiatives

The overall decline in the economy continues to affect Tyrone in 2010, particularly in the lack of revenue generally derived from new development. The limited new construction of office and commercial space from last year remains unfinished in the current year with no new developments in the planning stage. In spite of these constraints, the Mayor and Council continue to maintain a 2.9 mil tax rate while meeting the Town's budgetary requirements through continued cost cutting measures and sound financial management. Exemplary service to Tyrone citizens continues due to the efforts of Town employees. The Town's staff of 33 employees is small for a Town of 6,218 citizens.

Administration – The Town continues to build its professional staff, hiring both a degreed financial/human resources manager and a certified municipal clerk. The Town staff assists a five-member Mayor and Town Council. A 5-member Planning Commission and staff administer a zoning ordinance and land development regulations. The Town has staff to administer state soil erosion and sedimentation control requirements. Training, and cross-training, of other administration personnel continues so they are able to provide exemplary service to all residents, business owners, developers and visitors.

Public Works – Tyrone's Public Works staff saw one full-time position divided into two part-time positions, to better serve the needs of the town. The staff is also operating with one less full-time position than last year. The Public Works staff is responsible for both park and right-of-way maintenance, and also the maintenance of five Town buildings. In spite of the staff reductions, staff has overseen the milling, patching and resurfacing of the roads in Shamrock Industrial Park and West Crestwood. Electricity availability has also been added to Shamrock Park

Police – The Town's Police Department implemented several new technologies over the past year to enhance productivity, increase safety, and decrease long term costs. These include mobile computers with reporting software in every patrol vehicle, a new internal server, and a community notification system that sends email and text alerts to our citizens. These systems work in concert to help us maintain a closer connection and provide better services to the community.

Library – With the completion of the new library in 2007, circulation, computer usage and hold requests continue to increase; computer usage particularly has increased 70% in the last year. In spite of the increased usage, due to budgetary constraints the three full time positions became part time positions in the FY2008-2009 budget. Currently there are six part time employees serving the library. The library has a very active summer reading and youth program that reached its peak usage in Summer 2010. The library also became an advanced voting site for elections. This has proven to be very convenient for the voters of the area.

Recreation – - The Recreation Department offers numerous classes, camps and seminars for residents of all ages. Several new classes such as Zumba, Yoga, Stress Reduction and Writing have been added this past year. Fee for the rental of the recreation facilities were increased; new rental agreement forms for the use of Town facilities were also updated and a liability waiver was added. The Background Check Policy for volunteers and instructors, that coach or teach classes, was updated and follows the guidelines of the NAYS organization to ensure the safety of our children. The Recreation Department coordinates the annual Founder's Day Festival and Christmas Tree lighting for the community.

Court - The municipal court saw a slight increase in cases from last year. Online payments continue to be utilized and serve as convenience to defendants as well as increasing the court collection rate. The website was enhanced to better serve the defendants by adding the weekly docket and additional FAQ information.

Financial Information

Management of the Town is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the government are protected from loss, theft or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accounting Systems. In developing and evaluating the Town's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: (1) the safeguarding of assets against loss from unauthorized user disposition; and (2) the reliability of financial records for preparing financial statements and maintaining accountability for assets.

Budgetary Control. The Town maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Town's governing body. Activities of the general fund are included in the annual appropriated budget. Formal budgetary integration is employed in all of the Town's funds, and is maintained at the line item level by review of estimated expenditures prior to the release of purchase orders to vendors.

Encumbrances are not recorded in the Town's funds. However, the Town does maintain an informal monitoring system to facilitate budgetary control over proposed expenditures. Essentially this system entails comparison of the various funds by budgeted line item. These printouts are used by the Town Clerk and department heads to ascertain the budget status of an expenditure category prior to authorizing additional purchases.

As demonstrated by the statements and schedules included in the financial section of this report, the government continues to meet its responsibility for sound financial management.

General Government Functions. The following presents a summary of the general fund for the fiscal year ended June 30, 2010 and the amount and percentage of increases and decreases in relation to prior year revenues.

Revenues for the general fund totaled $3,256,722 for fiscal year ending June 30, 2010, a decrease of .5% from the prior year. The most significant decrease in revenue sources was from fines and forfeitures, interest, grants, and rental income contrasted to increases in property and franchise taxes. Tax revenues are a combination of three distinct resources: property tax, sales tax, and franchise tax.

General fund expenditures totaled $2,675,766 for the fiscal year ending June 30, 2010, a decrease of 3% from last year..

Special Revenue Funds. These funds are used to account for proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The Town receives revenue from a Special Purpose Local Option Sales Tax for road construction projects that was passed by the voters of Fayette County. In the fiscal year ending June 30, 2010 the Town received $173,982 in revenues and expended $187,859 for road improvements.

Cash Management. Cash temporarily idle during the year is held in a money market checking account as allowed by state statues. The Town earned interest revenue of $10,193 on all cash for the year ended June 30, 2010.

The government's investment policy is to minimize credit and market risks while maintaining a competitive yield on its portfolio. Accordingly, deposits were either insured by federal depository insurance or collateralized. All collateral on deposits was held either by the Town, its agent or a financial institution's trust department in the Town's name.

Pension Plans. The Town participates in the Joint Municipal Retirement System (JMERS). Full time employees working at least 20 hours per week become eligible for the plan after twelve months of service. The Town has no fiduciary responsibility for the plan. Annual actuarial reviews are performed and funding requirements are adjusted as needed based upon directions received from the Joint Municipal Retirement Systems. All contributions required to meet the actuarial study have been made.

Risk Management. The objective of risk management is to provide maximum quality protection to the Town's assets, employees and the public at the lowest possible cost. The Town is constantly evaluating its risk management practices seeking to improve its safety and loss control functions, insurance placement and financing practices. Outside consultants are retained to assist in the assessment of needs and the critical review of the Town's various risk programs. Third party coverage is still maintained by the Town for property and liability coverage.

Other Information

Independent Audit. State statutes require an annual audit by an independent certified public accountant. The accounting firm of Post & Associates, LLC CPA'S was selected. The independent auditors' report on the basic financial statements and combining and individual fund statements and schedules is included in the financial section of this report.

Awards and Acknowledgments. The Government Finance Officers Association (GFA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town for its comprehensive annual financial report (CAR) for the fiscal year ended June 30, 2009. In order to be awarded a Certificate of Achievement, the government published an easily readable and efficiently organized CAFR. This report satisfied both the GAMP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFA to determine its eligibility for another certificate.

All of our dedicated department heads have assisted in the preparation of this report. Each has our sincere appreciation for the contributions made in the preparation of this report.

In closing, without the leadership and support of the Town Council body of the government, preparation of this report would not have been possible.

Respectfully submitted,

Richard Newbern

Richard Newbern
Town Manager

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Tyrone
Georgia

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
June 30, 2009

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



President

Executive Director

TOWN OF TYRONE, GEORGIA
TOWN OFFICIALS
June 30, 2010

MAYOR
Don Rehwaldt

MAYOR PRO TEM
Gloria Furr

TOWN COUNCIL

Eric Dial
Ken Mathews
Tracy Young

TOWN MANAGER

Richard Newbern

FINANCE/HUMAN RESOURCE MANAGER

Penny M. Hunter

TOWN CLERK

Pamela Megill

CHIEF OF POLICE

R. Brandon Perkins

TOWN ATTORNEY

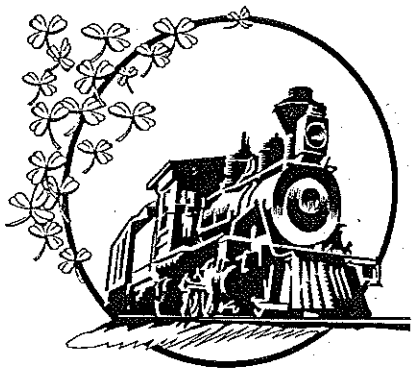
McNally, Fox, Grant, Davenport

MUNICIPAL JUDGE

Sharon Pierce

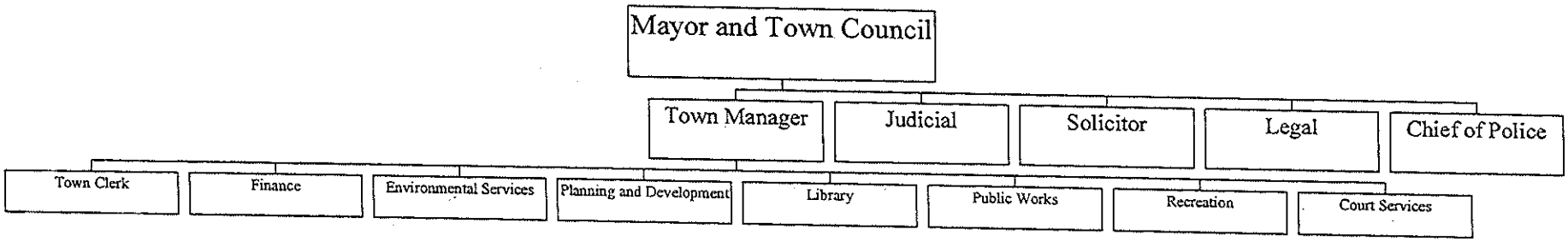
TOWN AUDITORS

Post & Associates LLC



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Town of Tyrone, Georgia
Organizational Chart



Daniel L. Post, CPA
Daniel L. Post, Jr., CPA
Bret A. Tyler, CPA
Samantha W. Maxwell, CPA
James C. Castle, CPA
Heather K. Hendren, CPA

Post & Associates CPA's

MEMBERS
American Institute of CPA's
Georgia Society of CPA's

ESTABLISHED 1968

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members
Of Town Council
Town of Tyrone
Tyrone, Georgia

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the Town of Tyrone, Georgia (the "Town"), as of and for the year ended June 30, 2010, which collectively comprise the Town's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Town of Tyrone, Georgia's management. Our responsibility is to express opinions on these financial statements based on our audit.

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 the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Tyrone, Georgia, as of June 30, 2010, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparison for the General Fund, and the Confiscated Special Revenue Fund 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 our report dated December 3, 2010, on our consideration of the Town of Tyrone, Georgia's internal control over financial reporting and on our tests of its 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 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.

Management's Discussion and Analysis on pages 16 through 22 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. The introductory section and statistical section 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.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Tyrone, Georgia's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, capital assets used in the operation of governmental funds schedules, and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying schedule of expenditures of special purpose local option sales tax proceeds is presented for purposes of additional analysis as required by the Official Code of Georgia 48-8-21, and is not a required part of the basic financial statements. The combining and individual nonmajor fund financial statements and schedules, capital assets used in the operation of governmental funds schedules, and the schedule of expenditures of special purpose local option sales tax proceeds as listed in the table of contents 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.

Tyrone, Georgia
December 3, 2010

TOWN OF TYRONE, GEORGIA

MANAGEMENT DISCUSSION AND ANALYSIS

As management of the Town of Tyrone (the Town), we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town of Tyrone, Georgia for the fiscal year ended June 30, 2010. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

Financial Highlights

- The assets of the Town exceeded its liabilities at the close of the fiscal year by $12,886,504 (net assets). Of this amount, $4,436,373 (unrestricted net assets) may be used to meet the Town's ongoing obligations to citizens and creditors.
- The government's total net assets increased by $554,354, primarily due to increases in the governmental activities net assets.
- As of the close of the current fiscal year, the Town's governmental funds reported combined ending fund balances of $4,484,402, an increase of $443,984 in comparison with the prior year. Approximately eighty-six percent (86%) of this total amount, or $3,844,423, is available for spending at the government's discretion (unreserved fund balance).
- The Town's revenues for fiscal year 2010 totaled $4,214,076. Of this amount, $3,536,159, or eighty-four percent (84%), was generated from governmental revenues. The balance of $677,917, or sixteen percent (16%), was generated from proprietary revenue.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town of Tyrone.

Basic Financial Statements
The first two statements (Pages 24 and 25) in the basic financial statements are the Government-Wide Financial Statements. They provide both short and long-term information about the Town's financial status.

The next statements (Pages 26 through 36) are Fund Financial Statements. These statements focus on the activities of the individual parts of the Town's government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements: 1) the governmental fund statements; 2) the budgetary comparison statements and 3) the proprietary fund statements.

The next section of the basic financial statements is the notes. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, supplemental information is provided to show details about the Town's individual funds. Budgetary information required by the General Statutes also can be found in this part of the statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

The statement of net assets presents information on all of the Town's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The 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 government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, judicial, public safety, public works, culture and recreation, and housing and community development. The business-type activities of the Town consist of sewer and sanitation collection services.

Fund Financial Statements

The fund financial statements provide a more detailed look at the Town's most significant activities. 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 Town of Tyrone uses fund accounting to ensure and reflect compliance (or noncompliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of the Town of Tyrone can be divided into three categories; governmental funds, proprietary funds and fiduciary funds.

Governmental Funds - Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called modified accrual accounting, which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps to determine if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Assets and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Tyrone adopts an annual budget for its General Fund and special revenue funds, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Council about which services to provide and how to pay for them, It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the Statement of Revenues, Expenditures and Changes in Fund Balance. The statement shows four columns: 1) the original budget as adopted by the Council; 2) the final budget as amended by the Council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

The basic governmental fund financial statements can be found on pages 26 through 30 of this report.

Proprietary Funds - Town of Tyrone maintains only one type of proprietary fund. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses enterprise funds to account for its sanitation and sewer.

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 Sanitation and Sewer Funds.

The proprietary fund financial statements can be found on pages 31 through 33 of this report.

Fiduciary Funds - Fiduciary funds are used to account for resources held for the benefit of parties outside the Town. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Town of Tyrone's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The fiduciary fund financial statements can be found on page 50 through 52 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 are on pages 34 through 45 of this report.

Government-Wide Financial Analysis

The government-wide financial statements for the fiscal year ended June 30, 2010, are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of the private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole. The two government-wide statements report the Town's net assets and how they have changed. Net assets are the difference between the Town's total assets and total liabilities. Measuring net assets is one way to gauge the Town's financial condition.

The government-wide statements are divided into two categories: 1) governmental activities; and 2) business-type activities. The governmental activities include most of the Town's basis services such as public safety, parks and recreation, and general administration. Taxes and user fees finance most of these activities. The business-type activities are those that the Town charges customers to provide. These include the sanitation and sewer services offered by the Town of Tyrone.

The largest portion of the Town's net assets, sixty-three percent (61%), reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment); less any related debt used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The Town also has restricted net assets in the amount of $639,979, which are legally restricted for specific purposes. The remaining balance of the Town's net assets, $4,436,373 or thirty-three percent (34%), are unrestricted net assets and may be used to meet the government's ongoing obligations to citizens and creditors.

The following table indicates the changes in net assets for governmental and business-type activities for fiscal year 2010:

	Governmental Activities		Business Type Activities		Yearly	
Type	2010	2009	2010	2009	2010	2009
Current and Other Assets	$4,575,296	$4,209,099	688,852	679,120	5,264,148	4,888,219
Capital Assets	6,097,739	6,146,319	1,728,470	1,878,854	7,826,209	8,025,173
Total Assets	10,673,035	10,355,418	2,417,322	2,557,974	13,090,357	12,913,392
Long Term Liabilities	-	86,535	-	116,270	-	202,805
Other Liabilities	132,353	132,415	71,500	208,438	203,853	340,853
Total Liabilities	132,353	218,950	71,500	324,708	203,853	$543,658
Net Assets:						
Invested in Capital Assets, Net of Related Debt	6,081,682	6,099,461	1,728,470	1,671,505	7,810,152	7,770,966
Restricted	639,979	545,634	-	-	639,979	545,634
Unrestricted	3,819,021	3,491,373	617,352	561,761	4,436,373	4,053,134
Total Net Assets	$10,540,682	10,136,468	$ 2,345,822	2,233,266	$ 12,886,504	$ 12,369,734

Governmental Activities. Governmental activities increased the Town's net assets by $404,214 thereby accounting for eighty percent (78%) of the total growth in the net assets of the Town of Tyrone. As illustrated below, taxes constitute the largest revenue line item accounting for sixty-six percent (78%) of the total governmental revenue. Total revenues were down by $403,210 compared to 2009.

The following table indicates the changes in net assets for governmental and business-type activities for fiscal year 2010:

Town of Tyrone's Changes in Net Assets
June 30, 2010

	Governmental Activities		Business Type Activities		Yearly	
Type	2010	2009	2010	2009	2010	2009
Revenues:						
Charges for services	$284,872	$723,003	$665,490	$630,168	$950,362	$1,353,171
Operating grants/contributions	106,338	52,468	-	-	106,338	52,468
Capital grants/contributions	7,814	8,122	-	-	-	8,122
General revenues						
Taxes	2,763,685	2,940,224	-	-	2,763,685	2,940,224

Type	Governmental Activities		Business Type Activities		Yearly	
	2010	2009	2010	2009	2010	2009
Unrestricted investment earnings	9,077	30,602	1,116	8,930	10,193	39,532
Other reveunues	364,373	184,950	11,311	-	375,684	184,950
Total revenues	3,536,159	3,939,369	677,917	639,098	4,214,076	4,578,467
Expenses						
General government	766,638	818,219	-	-	766,638	818,219
Judicial	88,991	79,872	-	-	88,991	79,872
Public safety	1,241,629	1,141,111	-	-	1,241,629	1,141,111
Public Works	512,758	388,208	-	-	512,758	388,208
Recreation	78,488	171,838	-	-	78,488	171,838
Parks	143,146	45,352	-	-	143,146	45,352
Founders Day	12,969	90,571	-	-	12,969	90,571
Library	235,892	209,921	-	-	235,892	209,921
Planning & Zoning	10,622	7,565	-	-	10,622	7,565
Interest and fiscal charges	3,228	6,185	-	-	3,228	6,185
Sewer	-	-	249,748	284,272	249,748	284,272
Sanitation	-	-	315,613	301,028	315,613	301,028
Total Expenses	3,094,361	2,958,842	565,361	585,300	3,659,722	3,544,142
Change in net assets	441,798	980,527	112,556	53,798	554,354	1,034,325
Net assets, beginning	10,136,468	9,159,359	2,233,266	2,179,468	12,369,734	11,338,827
Prior Period Adjustment	(37,584)	-	-	-	(37,584)	-
Net assets, ending	$ 10,540,682	$ 10,139,886	$ 2,345,822	$ 2,233,266	$ 12,886,504	$ 12,373,152

Business-type activities: Business-type activities increased the Town's net assets by $112,556 accounting for twenty-two percent (22%) of the total growth in the government's net assets. As illustrated above, charges for services constitute, the major portion of revenue at $665,490 or ninety-eight percent (98%).

Financial Analysis of the Town's Funds

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds: The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements.

The general fund is the chief operating fund of the Town. At the end of the current fiscal year, unreserved fund balance of the General Fund was $3,468,857, while total fund balance reached $3,575,923. As a measure of the general fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures.

At June 30, 2010, the governmental funds of the Town reported a combined fund balance of $4,484,402. The Town of Tyrone has always practiced a conservative approach to fiduciary management. This includes closely monitoring the training and travel of employees, the purchase of vehicles and equipment, and the hiring of new positions. Due to the diligence of management, the Town did recognize revenues in excess of its expenditures.

General Fund Budgetary Highlights: During the fiscal year, there were no budget amendments enacted by the Town. Therefore there were no variances between the original and revised budget. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as Federal and State grants; and 3) increases in appropriations that become necessary to maintain services.

At June 30, 2010, total actual revenues exceeded total budgeted revenues by $216,000 and total actual expenditures were $447,528 less than budgeted amounts. This resulted in a positive variance of $599,438 of actual to budgeted amounts prior to transfers.

Proprietary Funds. The Town of Tyrone's proprietary funds provide the same type of information found in the government-wide statements but in more detail. Unrestricted net assets of the Sanitation and Sewer Fund at the end of the fiscal year amounted to $617,352. Other factors concerning the finances of this fund have already been addressed in the discussion of the Town of Tyrone's business-type activities.

Capital Asset and Debt Administration

Capital Assets. The Town of Tyrone's investment in capital assets for its governmental and business-type activities as of June 30, 2010, totals $7,826,209 (net of accumulated depreciation). These assets include buildings, infrastructure, land, heavy equipment, equipment, and office furniture. Capital asset additions for the year amounted to $250,963 which represented outlays of $90,835 for building improvements, $64,137 for infrastructure, $14,151 for equipment, and $81,840 for vehicles.

Additional information on the Town's capital assets can be found in Note 7 on pages 40-42 of this report.

Long-term Debt. As of June 30, 2010, the Town of Tyrone had total long-term debt outstanding of $64,252 which is for compensated absences. Additional information regarding the Town's long-term debt can be found in Note 8 on page 42 of this report.

Economic Factors and Next Year's Budgets and Rates

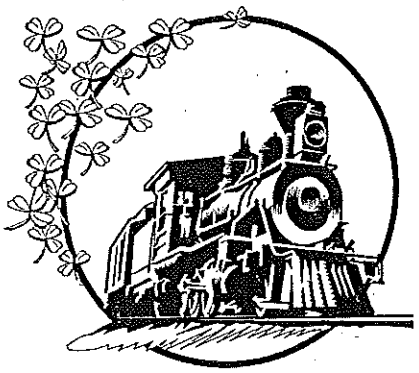
There are many economic factors that were considered when the Town of Tyrone established its budget for fiscal year ended June 30, 2010. It is the Town's practice to take a conservative approach when budgeting for estimated revenues. However, we realize we must be diligent in monitoring external factors that impact these estimates.

For the 2010 tax digest, it is anticipated that there will be approximately a eight percent decrease in property tax revenues due to worsening economic factors causing abnormally high delinquency mortgage loan foreclosures.

However, the Town will maintain its current tax rate of 2.89 mills and maintain the same level of service to the citizens.

Requests for Information

This financial report is designed to provide a general overview of the Town of Tyrone's finances for all those with an interest in the Town's finances. Questions concerning any of the information provided in this report or requests for additional information should be directed to the Town Manager, Town of Tyrone, 881 Senora Road, Tyrone, Georgia 30290.



Financial Section

TOWN OF TYRONE

STATEMENT OF NET ASSETS

June 30, 2010

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and Equivalents	$ 4,202,262	$ 644,904	$ 4,847,166
Property Taxes Receivable	114,610	-	114,610
Sales Tax Receivable	126,443	-	126,443
Accounts Receivable, Net of Allowance	-	6,742	6,742
Due From Municipal Agency	12,990	-	12,990
Other Receivables	11,925	37,206	49,131
Prepaid Items	107,066	-	107,066
Capital Assets:			
Non-depreciable	1,433,455	-	1,433,455
Wastewater Treatment Rights, Net of Accumulated Amortization	-	895,631	895,631
Depreciable, Net of Accumulated Depreciation	4,664,284	832,839	5,497,123
Total Capital Assets	6,097,739	1,728,470	7,826,209
Total Assets	10,673,035	2,417,322	13,090,357
LIABILITIES			
Accounts Payable	33,272	32,514	65,786
Accrued Liabilities	18,772	-	18,772
Unearned Revenues	-	38,986	38,986
Capital Leases Due Within One Year	16,057	-	16,057
Compensated Absences	64,252	-	64,252
Total Liabilities	132,353	71,500	203,853
NET ASSETS			
Invested in Capital Assets, Net of Related Debt	6,081,682	1,728,470	7,810,152
Restricted for			
Capital Projects	532,913	-	532,913
Unrestricted	3,926,087	617,352	4,543,439
Total Net Assets	$ 10,540,682	$ 2,345,822	$ 12,886,504

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

TOWN OF TYRONE, GEORGIA

STATEMENT OF ACTIVITIES

Year Ended June 30, 2010

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Assets: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Assets: Primary Government: Business-Type Activities	Net (Expense) Revenue and Changes in Net Assets: Primary Government: Total
Primary Government							
Governmental Activities:							
Administrative	$ 766,638	$ 59,540	$ 30,874	$ -	$ (676,224)	$ -	$ (676,224)
Judicial	88,991	-	-	-	(88,991)	-	(88,991)
Public Safety	1,241,629	182,268	75,464	6,345	(977,552)	-	(977,552)
Public Works	512,758	-	-	-	(512,758)	-	(512,758)
Recreation	78,488	10,778	-	19	(67,691)	-	(67,691)
Parks	143,146	91,826	-	-	(51,320)	-	(51,320)
Founders Day	12,969	-	-	900	(12,069)	-	(12,069)
Library	235,892	-	-	550	(235,342)	-	(235,342)
Planning & Zoning	10,622	-	-	-	(10,622)	-	(10,622)
Interest on Long-term Debt	3,228	-	-	-	(3,228)	-	(3,228)
Total Governmental Activities	3,094,361	344,412	106,338	7,814	(2,635,797)	-	(2,635,797)
Business activities:							
Sewer	242,123	320,581	-	-	-	78,458	78,458
Sanitation	315,613	337,284	-	-	-	21,671	21,671
Total Business-Type	557,736	657,865	-	-	-	100,129	100,129
Total Primary Government	$ 3,652,097	$ 1,002,277	$ 106,338	$ 7,814	(2,635,797)	100,129	(2,535,668)
General Revenues:							
Property Tax					1,136,871	-	1,136,871
Sales Tax					796,572	-	796,572
Intergovernmental SPLOST Revenues					173,982	-	173,982
Motor Vehicle Tax					64,942	-	64,942
Franchise Tax					460,387	-	460,387
Insurance Premium Tax					217,115	-	217,115
Beer, Wine, Liquor Tax					51,754	-	51,754
Transfer Taxes					1,998	-	1,998
Intangible Taxes					10,893	-	10,893
Other Taxes					23,153	-	23,153
Business and Occupancy Fees					130,851	-	130,851
Unrestricted Investment Earnings					9,077	1,116	10,193
Income from Negotiated Settlement					-	11,311	11,311
Total General Revenues					3,077,595	12,427	3,090,022
Change in Net Assets					441,798	112,556	554,354
Net Assets Beginning of Year					10,136,468	2,233,266	12,369,734
Prior Period Adjustment					(37,584)	-	(37,584)
Net Assets Ending End of Year					$ 10,540,682	$ 2,345,822	$ 12,886,504

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

TOWN OF TYRONE, GEORGIA

BALANCE SHEET

GOVERNMENTAL FUNDS

June 30, 2010

	General Fund	Confiscated Fund	2005 SPLOST Fund	Other Governmental Funds	Total Governmental Funds
ASSETS					
Cash and Equivalents	$ 3,292,441	$ 372,662	$ 532,780	$ 4,379	$ 4,202,262
Property Taxes Receivable	114,610	-	-	-	114,610
Sales Tax Receivable	126,443	-	-	-	126,443
Due From Municipal Agency	12,990	-	-	-	12,990
Other Receivables	11,042	-	883	-	11,925
Prepaid Items	107,066	-	-	-	107,066
Total Assets	3,664,592	372,662	533,663	4,379	4,575,296
LIABILITIES AND FUND BALANCE					
Liabilities:					
Accounts Payable	31,047	1,475	750	-	33,272
Accrued Liabilities	18,772	-	-	-	18,772
Deferred Liabilities	38,850	-	-	-	38,850
Total Liabilities	88,669	1,475	750	-	90,894
Fund Balance					
Reserved for					
Prepaid Items	107,066	-	-	-	107,066
Capital Project Funds	-	-	532,913	-	532,913
Unreserved Undesignated Reported In:					
General Fund	3,468,857	-	-	-	3,468,857
Special Revenue Funds	-	371,187	-	4,379	375,566
Total Fund Balance	3,575,923	371,187	532,913	4,379	4,484,402
Total Liabilities and Fund Balance	$ 3,664,592	$ 372,662	$ 533,663	$ 4,379	4,575,296

Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets of $7,337,164 net of accumulated depreciation of $1,239,425 are not financial resources and, therefore, are not reported in the funds.	6,097,739
Deferred ad valorem taxes are not available to pay current-period expenditures and, therefore, are deferred in the funds.	38,850
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	(80,309)
Net Assets of Governmental Activities	$ 10,540,682

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

TOWN OF TYRONE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

Year Ended June 30, 2010

	General	Confiscated Fund	2005 SPLOST Fund	Other Governmental Funds	Total Governmental Funds
Revenues:					
Taxes:	$ 796,572	$ -	$ -	$ -	$ 796,572
Sales Tax	1,127,504	-	-		1,127,504
Property Tax	64,942	-	-	-	64,942
Motor Vehicle Tax	460,387	-	-	-	460,387
Franchise Tax	217,115	-	-	-	217,115
Insurance Premium Tax	51,754	-	-	-	51,754
Beer, Wine, Liquor Tax	1,998	-	-	-	1,998
Transfer Taxes	10,893	-	-	-	10,893
Intangible Taxes	23,153	-	-	-	23,153
Other Taxes	2,754,318	-	-	-	2,754,318
Total Taxes					
Licenses, Permits, and Charges	130,851	-	-	-	130,851
Business Licenses and Permits	74,655	2,430	-	14,741	91,826
Charges for Services	59,540	-	-	-	59,540
Miscellaneous	265,046	2,430	-	14,741	282,217
Total Licenses, Permits, and Charges					
Intergovernmental Revenues	30,874	-	-	-	30,874
Federal and State Grants	-	75,464	-	-	75,464
Federal and State Confiscations	-	-	173,982		173,982
SPLOST Taxes	30,874	75,464	173,982	-	280,320
Total Intergovernmental Revenues					
Fines & Forfeitures	182,268	-	-	-	182,268
Fines and Forfeitures					
Other Revenue	6,914	-	-	900	7,814
Donations and Contributions	10,778	-	-	-	10,778
Rents and Royalties	6,524	1,202	1,157	194	9,077
Interest on Investments	24,216	-	-	1,094	27,669
Total Other Revenues					
Total Revenues	3,256,722	79,096	175,139	15,835	3,526,792
Expenditures:					
Current:	755,280	-	-	-	755,280
General Government	87,955	-	-	-	87,955
Judicial	1,160,506	19,388	-	-	1,179,894
Public Safety	264,457	-	187,859	-	452,316
Public Works	77,133	-	-	-	77,133
Recreation	51,860	-	-	-	51,860
Parks	-	-	-	12,969	12,969
Founders Day	169,787	-	-	-	169,787
Library	10,622	-	-	-	10,622
Planning & Zoning	2,577,600	19,388	187,859	12,969	2,797,816
Total Current Expenditures					
Debt Service:	30,801	-	-	-	30,801
Principal	3,228	-	-	-	3,228
Interest	34,029	-	-	-	34,029
Total Debt Service					
Capital Outlay:	-	-	-	-	-
Judicial	-	186,826	-	-	186,826
Public Safety	64,137	-	-	-	64,137
Public Works	-	-	-	-	-
Parks	-	-	-	-	-
Library	64,137	186,826	-	-	250,963
Total Capital Outlay	2,675,766	206,214	187,859	12,969	3,082,808
Total Expenditures	580,956	(127,118)	(12,720)	2,866	443,984
Excess of Revenues Over Expenditures					
Other Financing Sources (Uses)	-	-	-	1,513	1,513
Transfers In	(1,513)	-	-	-	(1,513)
Transfers Out	(1,513)	-	-	1,513	-
Total Other Financing Sources (Uses)					
Net Change in Fund Balances	579,443	(127,118)	(12,720)	4,379	443,984
Fund Balance - Beginning of Year	2,996,480	498,305	545,633	-	4,040,418
Fund Balance - End of Year	$ 3,575,923	$ 371,187	$ 532,913	$ 4,379	$ 4,484,402

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

TOWN OF TYRONE, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES

Year Ended June 30, 2010

Net Change in Fund Balances - Total Government Funds:	$	443,984
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of these assets is allocated over the estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays ($250,963) was less than depreciation ($299,543) in the period.		(48,580)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds		9,367
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in government funds (change in compensated absences).		6,226
The issuance of long-term debt provides current financial resources to governmental funds while the repayment of the principal consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. This amount is the net effect of these differences in the treatment of long-term debt and related items.		30,801
Change in Net Assets of Government Activities	$	441,798

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

TOWN OF TYRONE, GEORGIA

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

Year Ended September 30, 2010

	Budget			Variance Positive (Negative)
	Original	Final	Actual	
Revenues:				
Taxes	$ 2,565,089	$ 2,565,089	$ 2,754,318	$ 189,229
Licenses and Permits:	90,290	90,290	130,851	40,561
Intergovernmental	30,000	30,000	30,874	874
Charges for Services:	44,495	44,495	74,655	30,160
Fines and Forfeitures:	226,300	226,300	182,268	(44,032)
Interest Income	25,000	25,000	6,524	(18,476)
Miscellaneous:	59,501	59,501	77,232	17,731
Total Revenues	3,040,675	3,040,675	3,256,722	216,047
Expenditures:				
Current:				
General Government	961,610	961,610	755,280	206,330
Municipal Court	91,955	91,955	87,955	4,000
Public Safety	1,249,239	1,249,239	1,160,506	88,733
Public Works	374,148	374,148	264,457	109,691
Recreation	87,977	87,977	77,133	10,844
Parks	59,500	59,500	51,860	7,640
Public Library	194,113	194,113	169,787	24,326
Planning & Zoning	6,586	6,586	10,622	(4,036)
Total Current Expenditures	3,025,128	3,025,128	2,577,600	447,528
Debt Service:				
Principal	30,801	30,801	30,801	-
Interest	3,228	3,228	3,228	-
Total Debt Service	34,029	34,029	34,029	-
Capital Outlay:				
Public Works	-	-	64,137	(64,137)
Total Expenditures	3,059,157	3,059,157	2,675,766	383,391
Excess (Deficiency) of Revenues over Expenditures Before Other Financing Sources (Uses)	(18,482)	(18,482)	580,956	599,438
Other Financing Sources (Uses)				
Transfers	-	-	(1,513)	(1,513)
Excess (Deficiency) of Revenues over Expenditures After Other Financing Sources (Uses)	(18,482)	(18,482)	579,443	597,925
Fund Balance at Beginning of Year	2,996,480	2,996,480	2,996,480	-
Fund Balance at End of Year	$ 2,977,998	$ 2,977,998	$ 3,575,923	$ 597,925

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

TOWN OF TYRONE, GEORGIA

CONFISCATED ASSETS FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

Year Ended June 30, 2010

	Budget			Variance Positive (Negative)
	Original	Revised	Actual	
Revenues:				
Federal and State Confiscations	$ 398,174	$ 398,174	$ 98,891	$ (299,283)
Interest on Investments	-	-	1,202	1,202
Total Revenues	398,174	398,174	100,093	(298,081)
Expenditures:				
Public Safety	398,174	398,174	227,211	170,963
Total Expenditures	398,174	398,174	227,211	170,963
Net Change in Fund Balances	-	-	(127,118)	(127,118)
Fund Balance at Beginning of Year	498,305	498,305	498,305	-
Fund Balance at End of Year	$ 498,305	$ 498,305	$ 371,187	$ (127,118)

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

TOWN OF TYRONE, GEORGIA

STATEMENT OF NET ASSETS

PROPRIETARY FUNDS

June 30, 2010

	Sewer	Sanitation	Total Enterprise Funds
ASSETS			
Current Assets			
Cash and Equivalents	$ 474,734	$ 170,170	$ 644,904
Accounts Receivable, Net of Bad Debt Allowance	-	6,742	6,742
Due from Fayette County	37,206	-	37,206
Total Current Assets	511,940	176,912	688,852
Noncurrent Assets			
Capital Assets			
Wastewater Treatment Rights, Net of Accumulated Amortization	895,631	-	895,631
Other Capital Assets, Net of Accumulated Depreciation	832,839	-	832,839
Total Noncurrent Assets	1,728,470	-	1,728,470
Total Assets	2,240,410	176,912	2,417,322
LIABILITIES and NET ASSETS			
LIABILITIES			
Current Liabilities			
Accounts Payable	8,890	23,624	32,514
Unearned Revenue	-	38,986	38,986
Total Current Liabilities	8,890	62,610	71,500
NET ASSETS			
Invested in Capital Assets, Net of Related Debt	1,728,470	-	1,728,470
Unrestricted	503,050	114,302	617,352
Total Net Assets	$ 2,231,520	$ 114,302	$ 2,345,822

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

TOWN OF TYRONE, GEORGIA

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS

PROPRIETARY FUNDS

Year Ended June 30, 2010

	Sewer	Sanitation	Total Enterprise Funds
Operating Revenues:			
Sewer Charges	$ 316,013	$ -	$ 316,013
Sanitation Charges	-	336,924	336,924
Other Revenue	4,568	360	4,928
Total Operating Revenues	320,581	337,284	657,865
Operating Expenses:			
Cost of Goods Sold	-	294,743	294,743
Personnel Costs	-	11,920	11,920
Utilities	12,957	-	12,957
Telephone	1,388	-	1,388
Supplies	114	6,134	6,248
Sewer Fees	58,720	-	58,720
Repairs and Maintenance	10,864	-	10,864
Miscellaneous	1,622	2816	4,438
Insurance	2,388	-	2,388
Depreciation Expense	30,766	-	30,766
Amortization	119,618	-	119,618
Total Operating Expenses	238,437	315,613	554,050
Operating Income	82,144	21,671	103,815
Nonoperating Income (Expense)			
Income from Negotiated Debt Retirement	11,311		11,311
Interest Income	1,116	-	1,116
Interest Expense	(3,686)	-	(3,686)
Total Nonoperating Income (Expense)	8,741	-	8,741
Changes in Net Assets	90,885	21,671	112,556
Net Assets - Beginning of Year	2,140,635	92,631	2,233,266
Net Assets - End of Year	$ 2,231,520	$ 114,302	$ 2,345,822

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

TOWN OF TYRONE, GEORGIA

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

Year Ended June 30, 2010

	Sewer	Sanitation	Total Enterprise Funds
Increase (Decrease) in Cash:			
Cash Provided by (Used in) Operating Activities:			
Receipts from Customers	$ 284,100	$ 343,617	$ 627,717
Payments to Suppliers	(84,030)	(349,590)	(433,620)
Net Cash Provided by (Used in) Operating Activities	200,070	(5,973)	194,097
Cash Flows from Capital and Related Financing Activities:			
Principal Payments on Intergovernmental Agreements	(214,069)	-	(214,069)
Interest Payments	(3,686)		(3,686)
Net Cash Flows from Capital and Related Financing Activities	(217,755)	-	(217,755)
Cash Flows From Investing Activities:			
Interest on Investments and Interest Bearing Accounts	1,116	-	1,116
Net Cash From Investing Activities	1,116	-	1,116
Net Increase (Decrease) in Cash	(16,569)	(5,973)	(22,542)
Cash at Beginning of Year	491,303	176,143	667,446
Cash at End of Year	474,734	170,170	644,904
Classified As:			
Current Assets	474,734	170,170	644,904
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:			
Operating Income (Loss)	82,144	21,671	103,815
Adjustments Not Affecting Cash:			
Amortization	119,618	-	119,618
Depreciation	30,766	-	30,766
Change in Assets and Liabilities:			
(Increase) Decrease in Accounts Receivable	(37,206)	(4,269)	(41,475)
(Increase) Decrease in Due from Other Funds	-	-	-
(Increase) Decrease in Accrued Interest Receivable	726	-	726
(Increase) Decrease in Prepaid Expenses	8,475	-	8,475
Increase (Decrease) in Accounts Payable	1,692	(33,977)	(32,285)
Increase (Decrease) in Unearned Revenue	-	10,602	10,602
Increase (Decrease) in Accrued Liabilities	(6,145)	-	(6,145)
Total Adjustments	117,926	(27,644)	90,282
Net Cash Provided by (Used in) Operating Activities	$ 200,070	$ (5,973)	$ 194,097

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

NOTE I. - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES. The financial statements of the Town of Tyrone, Georgia (the "Town") have been prepared in conformity with generally accepted accounting principles ("GAAP") as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Town's accounting policies are described below.

A. - Reporting Entity. The Town of Tyrone was incorporated August 18, 1911. The Town operates under the Mayor and Council form of government and provides the following services to its citizens as authorized by its charter: public safety (police), sanitation, recreation, planning and zoning, and general and administrative services. As required by generally accepted accounting principles, the financial statements of the reporting entity include the accounts of all Town operations and all activities of the Town.

Based upon criteria set forth by Governmental Accounting Standards Board (GASB) Statement 14 "The Financial Reporting Entity" as amended by GASB Statement 39 "Determining Whether Certain Organizations are Component Units", the Town was determined to have no component units as of June 30, 2010.

B. - Government-wide and Fund Financial Statements. The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all of the non-fiduciary activities of the Town. (For the most part, the effect of inter-fund activity has been removed from these statements). Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not considered program revenues are reported instead as general revenues. Interfund services provided and used are not eliminated in the process of consolidation.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary, even though the latter are excluded fro the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. - Measurement Focus, Basis of Accounting and Basis of Presentation. The government-wide financial statements are reported using the economic resource measurement focus and the actual accrual basis of accounting, as are the proprietary fund financial statements. Fiduciary or agency funds have no measurement focus. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are measurable and available, Revenues are considered to be available when they are collectible within the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal

period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgements, are recorded only when payment is due

Property taxes, franchise taxes, licenses, and investment income associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Town.

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Non-exchange Transactions", the corresponding assets (receivables) in non-exchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source.

The Town reports the following major governmental funds:

The **General Fund** is the Town's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **2005 SPLOST Fund** is a capital projects fund accounting for the proceeds of a one percent Special Purpose Local Option Sales Tax (SPLOST). Funds are used for road improvements, public safety projects, recreation projects; water and sewer projects, and public buildings projects.

The **Confiscated Fund** is a major special revenue fund which accounts for revenue sources that are legally restricted to expenditure for specific purposes, and is considered a major fund.

The Town reports the following major proprietary funds:

The **Sewer Fund** accounts for the provision of sewer services to the residents of the Town and some residents of Fayette County. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, financing and related debt service, and billing and collection.

The **Sanitation Fund** accounts for the provision of sanitation collection services to the residents of the Town. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, financing and related debt service, and billing and collection.

Additionally, the Town reports the following fund types:

The **Founders Day Fund** accounts for the revenues and expenditures of the Founders Day event held annually to commemorate the founding of the Town.

The **Agency Fund** is used to account for the collection and disbursement of monies by the Town's Municipal Court on behalf of other governments and individuals. After distribution of designated monies to other government agencies, the balance of funds are disbursed to the General Fund.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that

those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The Town has elected not to follow subsequent private-sector guidance.

Amounts reported as program revenues include 1) charges for services provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating 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. The principal operating revenues of the enterprise funds are charges for goods and services provided. Operating expenses of the enterprise funds include the cost of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources as they are needed.

D. - Budgets and Budgetary Accounting. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are adopted for the general fund and the Confiscated Assets Fund. Revenues and expenditures of the Capital Projects Funds are budgeted on a project basis and are, therefore, excluded from presentation in the financial statements. All appropriations lapse at the end of the June 30 fiscal year.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of moneys are recorded in order to reserve that portion of the applicable appropriation, is not employed by the Town of Tyrone because it is at present not considered necessary to assure effective budgetary control or to facilitate effective cash planning and control.

E. - Cash and Investments. Cash includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the Town. For purposes of the statement of cash flows, the Town considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

F. - Receivables and Payables - Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

Prepaid Items - Payments made to vendors for services that will benefit periods beyond June 30, 2008, are recorded as prepaid items in both the government-wide and fund financial statements.

H. - Capital Assets. Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the Town as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. In accordance with GASB 34, the Town has elected not to include infrastructure acquired or constructed prior to July 1, 2003.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets' lives are not capitalized.

Capital assets of the primary government are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Machinery & equipment	10
Infrastructure	20
Land improvements	30
Buildings	30-50

I. - Compensated Absences. It is the Town's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for non-vesting accumulated rights to receive sick pay benefits since the Town does not have a policy to pay any amounts when employees separate from service with the Town. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

J. - Long-Term Obligations. In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the term of the bonds using the bonds-outstanding method, which approximates the effective interest method. Bonds payable are reported net of the applicable discount or premium. Issuance costs are reported as deferred charges.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

K. - Pensions. The provision for pension cost is recorded on an accrual basis, and the Town's policy is to fund pension costs as they accrue.

L. - Fund Equity. In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Designations of fund balance represent tentative management plans that are subject to change.

M. - Management Estimates. The preparation of financial statements in conformity with accounting principals generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of assets and liabilities during the reporting period. Actual results could differ from those estimates.

NOTE 2. - RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS.

A. - Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net assets. The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net assets - governmental activities as reported in the government-wide statement of net assets. One element of that reconciliation explains that "long-term liabilities are not due and payable in the current period and therefore are not reported in the funds." The details of this $80,309 difference are as follows:

Capital leases payable	$	(16,057)
Compensated absences		(64,252)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net assets - governmental activities*	$	(80,309)

B. - Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government wide statement of activities. The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances - total governmental funds and changes in net assets of governmental activities as reported in the government-wide statement of activities.

One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their useful lives and reported as "depreciation expense." The details of this ($48,580) difference are as follows:

Capital outlay	$	250,963
Depreciation expense		(299,543)
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net assets of governmental activities*	$	(48,580)

NOTE 3. - LEGAL COMPLIANCE - BUDGETS. The Town of Tyrone, Georgia follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Budgets are prepared by the Finance Manager prior to May 15 for the fiscal year to commence July 1.

2. Public hearings are conducted at the Town Hall to obtain taxpayer comments. The budget is formally enacted through passage of a resolution by the Town Council.

3. All budget revisions or changes must be approved as required by Georgia law and administrative policy. Expenditures should not exceed the legally adopted budget at the department level

without Council action amending the budget. Department heads have the authority to transfer line item budget amounts within their department up to $2,500 without Council approval. All appropriations lapse at the end of each fiscal year.

4. Budgets are based on the same method of accounting as the funds they represent.

Budgeted amounts are as originally adopted, or as amended by the Town Council. There were no individual amendments adopted for the fiscal year.

NOTE 4. - DEPOSITS AND INVESTMENTS. Total deposits and investments as of June 30, 2010, are as follows:

Amounts as presented on the entity wide statement of net assets:		
Governmental activities:		
Cash and cash equivalents	$	4,202,262
Business-type activities:		
Cash and cash equivalents		644,904
Amounts as presented on the fiduciary statement of net assets:		
Agency Funds:		
Cash and cash equivalents		9,325
Total	$	4,856,491
Cash deposited with financial institutions	$	4,856,491

Credit risk. State statutes authorize the Town to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. government; obligations fully insured or guaranteed by the U.S. government or by a government agency of the United States; obligations of any corporation of the U.S. government; prime banker's acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia.

At June 30, 2010, the Town held no investments.

Custodial credit risk - deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. As of June 30, 2010, all of the Town's bank balances were covered by either federal depository insurance or by collateral held by the Town's agent in the Town's name.

NOTE 5. - RECEIVABLES. Property taxes were levied on September 1, 2009, against a taxable digest established as of January 1, 2009. Property taxes were due on December 1, 2009, and were considered delinquent the following day which would also be the lien date. Receivables are recorded when taxes are levied and billed.

The net receivables collected during the year ended June 30, 2010, and expected to be collected by August 31, 2010, are recognized as revenues in the year ended June 30, 2010. Net receivables estimated to be collectible subsequent to August 31, 2010 are recorded as revenue when received.

Receivables consisted of the following at June 30, 2010:

Type	General	Other Governmental	Sewer	Sanitation	Total
Taxes	$ 241,053	-	-	-	$ 241,053
Accounts	24,032	883	-	6,742	31,657
Due From Other Government	-	-	37,206	-	37,206
Total	$ 265,085	$ 883	$ 37,206	$ 6,742	$ 309,916

NOTE 6. - INTERFUND TRANSFERS.

Interfund transfers for the year ended June 30, 2010 are as follows:

Transfers To	Transfers From General	Total
Transfer to Other Funds	$ 1,513	$ 1,513
Total	$ 1,513	$ 1,513

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that the statute or budget requires to expend them and (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 7. - CAPITAL ASSETS.

Governmental activities as of June 30, 2010:

Asset Class	Balance 7/01/09	Increases	Decreases	Balance 6/30/10
Capital assets not being depreciated: Land	$ 1,388,114	$ -	$ -	$ 1,388,114
Construction in progress	45,341	-	-	45,341
Total	1,433,455	-	-	1,433,455
Capital assets being depreciated:				
Building	2,056,843	90,835	-	2,147,678
Infrastructure	-	64,137	-	64,137
Improvements Other Than Buildings	2,452,724	-	-	2,452,724
Machinery, Equipment & Vehicles	1,143,179	95,991	-	1,239,170
Total capital assets being depreciated	5,652,746	250,963	-	5,903,709
Less accumulated depreciation for:				
Buildings	(218,296)	(44,602)	-	(262,898)

Asset Class	Balance 7/01/09	Increases	Decreases	Balance 6/30/10
Infrastructure	(108,187)	(47,546)	-	(155,733)
Improvements Other Than Buildings	(284,299)	(92,902)	-	(377,201)
Machinery, Equipment & Vehicles	(329,100)	(114,493)	-	(443,593)
Total accumulated depreciation	(939,882)	(299,543)	-	(1,239,425)
Total capital assets being depreciated, net	4,712,864	(48,580)	-	4,664,284
Government activities capital assets, net	$ 6,146,319	$ (48,580)	$ -	$ 6,097,739

Business-type activities as of June 30, 2010:

Asset Class	Balance 7/01/09	Increases	Decreases	Balance 6/30/10
Capital assets being depreciated:				
Infrastructure	$1,065,873	-	-	$1,065,873
Equipment	25,991	-	-	25,991
Total capital assets being depreciated	1,091,864	-	-	1,091,864
Less accumulated depreciation for:				
Infrastructure	(226,916)	(30,246)	-	(257,162)
Equipment	(1,343)	(520)	-	(1,863)
Total accumulated depreciation	(228,259)	(30,766)	-	(259,025)
Total capital assets being depreciated, net	863,605	(30,766)	-	832,839
Capital assets being amortized				
Wastewater Treatment Rights	1,315,788	-	-	1,315,788
Less accumulated amortization	(300,539)	(119,618)	-	(420,157)
Total capital assets being amortized, net	1,015,249	(119,618)	-	$ 895,631
Business type activities capital assets, net	$1,878,854	$ (150,384)	$ -	$ 1,728,470

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

Government activities:	
General Government	$ 11,598
Judicial	627
Public Safety	65,381
Public Works	61,194
Recreation	2,205
Parks	91,286

Library		67,252
Total depreciation expense-governmental activities	$	299,543
Business-type activities:		
Sewer		150,384
Total depreciation/amortization expense-business-type activities	$	150,384

NOTE 8. - GENERAL LONG-TERM DEBT.

Capital Leases. The Town has entered into lease agreements as lessee for financing the acquisition of public safety vehicles and equipment. The lease agreements qualify as capital leases for accounting purposes (titles transfer at the end of the lease term) and, therefore have been recorded at the present value of the future minimum lease payments as of the date of inception. Equipment leased under the capital leases totaled $133,228 net of accumulated depreciation of $45,458 and is included in the government activity capital assets.

The following is a schedule of future minimum lease payments under the capital leases, and the present value of the net minimum lease payments at June 30, 2010:

For Year 2011	16,843
Total minimum lease payments	16,843
Less: amounts representing interest	(786)
Present value of minimum lease payments	$16,057

Long-term activity for the year ended June 30, 2010 was as follows:

	Balance 7/01/09	Increases	Decreases	Balance 6/30/10	Due Within One Year
Governmental Activities					
Capital Leases	$30,801	-	$14,744	$16,057	$16,057
Compensated Absences	70,478	-	6,226	64,252	64,252
Total Long-term Activities	101,279	-	20,970	80,309	80,309

The Town typically uses the General Fund to liquidate the liability for compensated absences.

NOTE 9. - PENSION PLAN.

Plan Description. The towns's defined benefit pension plan, Town of Tyrone Retirement Plan, provides retirement, disability benefits, and death benefits to plan members and beneficiaries. The town of Tyrone Retirement Plan is affiliated with the Georgia Municipal Employees Benefit System (GMEBS), an agent multiple employer pension plan administered by the Georgia Municipal Association .GMEBS handles all administrative and investment functions related to the plan. All full time employees are eligible to participate in the plan. Benefits vest after five years of service. Members may retire after reaching the age of 65, with five years of service. Early retirement is possible upon reaching the age of 55, with 10 years of service. Benefits are calculated at 1.25% to 2.00% of the average monthly earnings for the period of the five highest years prior to the retirement, payable monthly for life. Regulations of the State of Georgia assign the authority to establish and amend the benefit provisions of the plans that participate in GMEBS to the respective employer entities; for the Town of Tyrone Retirement Plan, the authority rests with the Town Council of Tyrone.

The Georgia Municipal Employees Benefit System issues a publicly available financial report that includes financial statements and required supplementary information for the Town of Tyrone Retirement Plan. That report may be obtained by writing to GMEBS, 201 Pryor Street, SW, Atlanta. Georgia 30303.

Funding Policy. The Town's policy is to contribute the actuarially determined amount as recommended by GMEBS. The Town makes all contributions to the Town of Tyrone Retirement Plan. The Town is required to contribute at an actuarially determined rate; the current rate is 9.58% of annual covered payroll. The contribution requirements of plan members and the Town are established and may be amended by the GMEBS Board of Trustees.

Annual Pension Cost. For the year ended June 30, 2010, the Town's annual pension cost and amount contributed was $112,064 for the plan. Recommended contributions of $104,569 and $112,064 were determined as part of the January 1, 2010 and March 1, 2009 actuarial valuations, respectively, using the projected unit credit actuarial cost method. The actuarial assumptions included (a) 7.75% investment rate of return, (b) projected salary increases for inflation of 3.0% per year and for merit or seniority of 0.5% per year, (c) no postretirement benefit increases, and (d) no cost of living adjustments. The period, and related method, for amortizing the initial unfunded actuarial accrued liability is 31 years from 1987 and current changes in the unfunded actuarial liability over 15 years; for actuarial gains and losses, 20 years for plan provisions; and 30 years for actuarial assumptions and cost methods as a level dollar amount. These amortization periods, if applicable, are closed for the plan year. The method for determining the actuarial value of assets is part of the GMEBS actuarial funding policy. This method produces an adjusted actuarial value of assets. A smoothing technique gradually incorporates investment performance that exceeds or falls short of the expected return of 7.75%. The following table provides the three year trend information:

Fiscal Year	Annual Pension Cost (APC)	Percentage of APC Contributed	Net Pension Obligation
2008	96,214	100%	0.00%
2009	88,607	100%	0.00%
2010	112,064	100%	0.00%

Schedule of Funding Progress. The following information presented is based on the March 1, 2010, 2009 and 2008 actuarial valuations.

	2010	2009	2008
Actuarial Value of Assets	$ 971,576	$ 740,905	$ 818,962
Actuarial Accrued Liability	1,177,603	1,096,850	1,069,737
Funded Ratio	82.5%	67.5%	76.6%
Total Unfunded Actuarial Liability (Funding Excess)	206,027	355,945	250,775
Annual Covered Payroll	1,123,340	1,169,413	945,114
Ratio of Unfunded (Excess) to Annual Covered Payroll	18.3%	30.4%	26.5%

NOTE 10. - RISK MANAGEMENT. The Town is exposed to various risks of losses related to: torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town has joined together with other municipalities in the state as part of the Georgia Interlocal Risk Management Agency Property and Liability Insurance Fund and the Georgia Municipal Association Group Self Insurance Workers' Compensation Fund, public entity risk pools currently operating as common risk management and insurance programs for member local governments.

As part of these risk pools, the Town is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pool's agents and attorneys, to follow loss reduction procedures established by the funds, and to report as promptly as possible, and in accordance with any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim of loss. The Town is also to allow the pool's agents and attorneys to represent the Town in investigation, settlement discussions and all levels of litigation arising out of any claim made against the Town within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all cost taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense.

Settled claims in the past three (3) years have not exceeded insurance coverage.

NOTE 11. - JOINT VENTURE. Under Georgia law, the Town, in conjunction with other cities and counties in the ten (10) county Atlanta area, is a member of the Atlanta Regional Commission (Regional Development Center RDC) and is required to pay annual dues thereto. During its fiscal year ended June 30, 2010 the Town's membership dues were paid by Fayette County, Georgia. The Town did not pay any annual dues. Membership in an RDC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the RDC in Georgia.

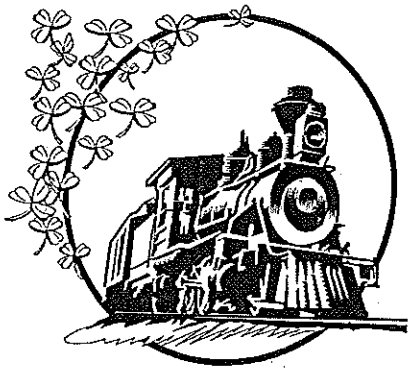
The RDC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of an RDC. Separate financial statements may be obtained from:

Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

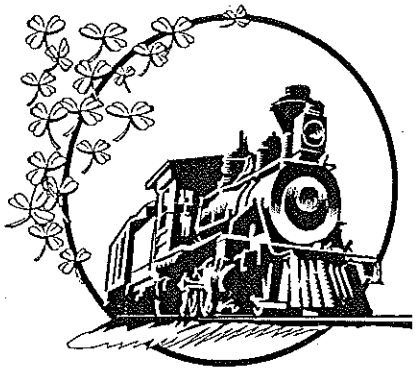
NOTE 12. - COMMITMENTS AND CONTINGENCIES.

Litigation. The Town is involved in several pending lawsuits. Liability, if any, which might result from these proceedings, would not, in the opinion of management and legal counsel, have a material adverse effect on the financial position of the Town.

Grant Contingencies. The Town has received Federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to the disallowance of certain expenditures previously reimbursed by those agencies. Based upon prior experience, management of the Town believes such disallowance, if any, will not be significant.



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Nonmajor Governmental Fund

Special Revenue Funds

Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

The **Founders Day Fund** accounts for revenues and expenditures pertaining to the Founders Day event.

S.P.L.O.S.T. Fund -

Budget to Actual Comparison

Special Option Local Sales Tax Fund (**SPLOST**) capital project fund comparison of budgeted amounts to actual is presented here.

TOWN OF TYRONE, GEORGIA

COMBINING BALANCE SHEET

NON-MAJOR GOVERNMENTAL FUNDS

June 30, 2010

	Founders Day
ASSETS	
Cash and Equivalents	$ 4,379
Total Assets	4,379
LIABILITIES AND FUND BALANCE	
Fund Balances	
Unreserved	4,379
Total Fund Balance	4,379
Total Liabilities and Fund Balance	$ 4,379

TOWN OF TYRONE, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

NON-MAJOR GOVERNMENTAL FUNDS

Year Ended June 30, 2010

	Founders Day
Revenues:	
Charges for Services	$ 14,741
Other Revenue	
Donations and Contributions	900
Interest Income	194
Total Other Revenues	1,094
Total Revenues	15,835
Expenditures:	
Founders Day Expenditures	12,969
Excess Revenues Over Expenditures Before Other Financing Sources (Uses)	2,866
Other Financing Sources (Uses)	
Transfers In (Out)	1,513
Net Change in Fund Balance	4,379
Fund Balance - Beginning of Year	0
Fund Balance - End of Year	$ 4,379

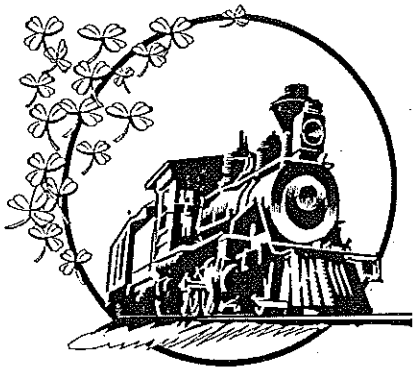
TOWN OF TYRONE, GEORGIA

SPLOST FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

Year Ended June 30, 2010

	Budget			Variance Positive (Negative)
	Original	Revised	Actual	
Revenues:				
Taxes	$ -	$ -	$ 173,982	$ 173,982
Interest on Investments	-	-	1,157	1,157
Total Revenues	-	-	175,139	175,139
Expenditures:				
Road Resurfacing	517,248	517,248	187,859	329,389
Total Expenditures	517,248	517,248	187,859	329,389
Net Change in Fund Balances	-	-	(12,720)	504,528
Fund Balance at Beginning of Year	545,633	545,633	545,633	-
Fund Balance at End of Year	$ 545,633	$ 545,633	$ 532,913	$ 504,528



Fiduciary Funds

Agency Fund

Fiduciary Funds are used to report assets held in a trustee or agency capacity for others and which therefore cannot be used to support the government's own programs

The Agency fund is used to account for the collection and disbursement of monies by the Town's Municipal Court on behalf of other governments and individuals.

TOWN OF TYRONE, GEORGIA

SCHEDULE OF CHANGES IN FIDUCIARY ASSETS AND LIABILITIES
FIDUCIARY FUND

Year Ended June 30, 2010

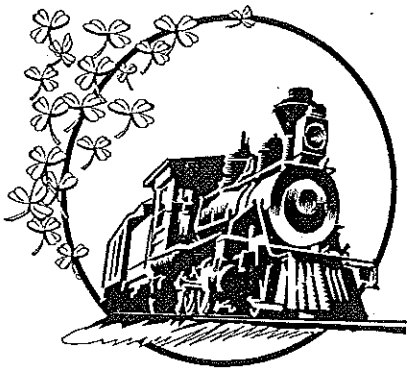
	Balance July 1, 2009	Additions	Deletions	Agency Fund Municipal Escrow Balance June 30, 2010
ASSETS				
Cash	$ 30,206	$ -	$ 20,881	$ 9,325
Total Assets	30,206	-	20,881	9,325
LIABILITIES				
Due to Others	5,822	-		5,822
Municipal Escrow	6,029	-	4,623	1,406
Due to Fayette County	2,097	-		2,097
Due to General Fund	16,258	-	16,258	-
Total Liabilities	$ 30,206	$ -	$ 20,881	$ 9,325

TOWN OF TYRONE, GEORGIA

STATEMENT OF FIDUCIARY ASSETS AND LIABILITIES
FIDUCIARY FUND

Year Ended June 30, 2010

	Agency Fund Municipal Escrow Balance
ASSETS	
Cash	$ 9,325
Total Assets	9,325
LIABILITIES	
Municipal Escrow	1,406
Due to Fayette County	2,097
Due to Others	5,822
Total Liabilities	$ 9,325



Capital Assets Used in the Operation of Governmental Funds

TOWN OF TYRONE, GEORGIA

CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
SCHEDULE BY SOURCE

June 30, 2010

Governmental Funds Capital Assets:		
	Land	$ 1,388,114
	Construction In Progress	45,341
	Buildings	2,147,678
*	Infrastructure	861,871
*	Improvements Other Than Buildings	1,654,990
	Machinery and Equipment	1,239,170
	Total Governmental Funds Capital Assets	7,337,164
Investment in Governmental Funds Capital Assets by Source:		
	General Fund	4,499,693
	2005 SPLOST Fund	497,616
	Confiscated Assets Funds	533,401
	SPLOST (Library) Fund	1,806,454
	Total Investment in Capital Assets	$ 7,337,164

* Items reclassified from Improvements Other than Buildings to Infrastructure during 2010.

TOWN OF TYRONE, GEORGIA

CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
SCHEDULE BY FUNCTION AND ACTIVITY

June 30, 2010

Function and Activity	Total June 30, 2010	Land	Infrastucutre	Improvements Other Than Buildings	Buildings	Machinery and Equipment	Construction In Progress
General Government	$ 489,118	$ 187,000	$ -	-	$ 258,000	$ 44,118	$ -
Municipal Court	6,280	-	-	-	-	6,280	-
Public Safety	432,097	52,472	-	-	92,595	279,878	7152
Public works	488,852	-	134,042	7,854	94,690	252,266	-
Recreation	456,550	348,608	-	-	107,942	-	-
Parks	2,626,794	800,034	230,213	1,339,249	240,226	17,072	-
Confiscated Fund	533,403	-	-	-	90,835	404,379	38,189
Library	1,806,454	-	-	307,887	1,263,390	235,177	-
SPLOST Fund	497,616	-	497,616	-	-	-	-
Total Capital Assets	$ 7,337,164	$ 1,388,114	$ 861,871	1,654,990	$ 2,147,678	$ 1,239,170	$ 45,341

TOWN OF TYRONE, GEORGIA

CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
SCHEDULE OF CHANGES BY FUNCTION AND ACTIVITY

For the Year Ended
June 30, 2010

Function and Activity	General Fund Capital Assets July 1, 2009	Additions	Deductions	General Fund Capital Assets June 30, 2010
General Government	$ 489,118	$ -	$ -	$ 489,118
Municipal Court	6,280	-	-	6,280
Public Safety	432,097	-	-	432,097
Public works	424,715	64,137	-	488,852
Recreation	456,550	-	-	456,550
Parks	2,626,794	-	-	2,626,794
Confiscated Fund	346,577	186,826	-	533,403
Library	1,806,454	-	-	1,806,454
SPLOST Fund	497,616	-	-	497,616
Total Capital Assets	$ 7,086,201	$ 250,963	$ -	$ 7,337,164

CITY OF TYRONE, GEORGIA

STATISTICAL SECTION

This part of the City of Woodstock's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplemental information says about the government's overall financial health

Financial Trends

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

TOWN OF TYRONE, GEORGIA

TABLE 1

NET ASSETS BY COMPONENT

Last Seven Fiscal Years

Primary Government	2004	2005	2006	2007	2008	2009	2010
Governmental Activities							
Invested in Capital Assets, Net of Related Debt	$ 2,740,414	$ 2,872,963	$ 3,331,878	$ 3,987,910	$ 6,137,805	$ 6,099,762	$ 6,081,682
Restricted for:							
Community Development	356,290	559,287	450,272	376,664	357,671	-	-
Capital Projects	-	-	446,748	668,585	360,339	545,634	532,913
Unrestricted	1,003,075	1,449,756	1,778,677	2,495,393	2,236,940	3,491,373	3,926,087
Total Governmental Activities Net Assets	4,099,779	4,882,006	6,007,575	7,528,552	9,092,755	10,136,769	10,540,682
Business-Type Activities							
Invested in Capital Assets, Net of Related Debt	990,678	960,188	929,818	925,139	1,671,505	1,671,505	1,728,470
Unrestricted	716,366	830,085	1,159,223	1,186,618	507,963	561,761	617,352
Total Business-Type Activities Net Assets	1,707,044	1,790,273	2,089,041	2,111,757	2,179,468	2,233,266	2,345,822
Primary Government							
Invested in Capital Assets, Net of Related Debt	3,731,092	3,833,151	4,261,696	4,913,049	7,809,310	7,771,267	7,810,152
Restricted	356,290	559,287	897,020	1,045,249	718,010	545,634	532,913
Unrestricted	1,719,441	2,279,841	2,937,900	3,682,011	2,744,903	4,053,134	4,543,439
Total Primary Government Net Assets	$ 5,806,823	$ 6,672,279	$ 8,096,616	$ 9,640,309	$ 11,272,223	$ 12,370,035	$ 12,886,504

Note: Information for fiscal years prior to fiscal year 2004 not available.

TOWN OF TYRONE, GEORGIA

TABLE 2

CHANGES IN NET ASSETS
Last Seven Fiscal Years

	2004	2005	2006	2007	2008	2009	2010
Expenses							
Governmental Activities							
General Government	$ 704,560	$ 689,895	$ 706,252	$ 826,777	$ 955,483	$ 818,219	$ 766,638
Judicial	75,821	69,173	74,906	73,750	101,936	79,872	88,991
Public Safety	887,418	924,579	1,040,212	1,124,375	1,390,504	1,141,111	1,241,629
Public Works	358,430	350,628	409,079	309,460	356,329	388,208	512,758
Culture and Recreation	303,044	235,590	318,026	341,442	470,745	-	-
Recreation	-	-	-	-	-	171,838	78,488
Parks	-	-	-	-	-	45,352	143,146
Founders Day	-	-	-	-	-	90,571	12,969
Library	-	-	-	-	-	209,921	235,892
Planning & Zoning	-	-	-	-	-	7,565	10,622
Housing and Community Development	26,401	27,478	58,265	91,701	81,476	-	-
Interest on Long-Term Debt	4,421	3,077	4,267	5,160	5,684	6,185	3,228
Total Governmental Activities Expenses	2,360,095	2,300,420	2,611,007	2,772,685	3,362,157	2,958,842	3,094,361
Business-Type Activities							
Sewer	74,298	112,894	185,914	254,386	231,153	284,272	249,748
Sanitation	165,554	220,681	229,253	275,438	296,420	301,028	315,613
Total Business-Type Activities Expenses	239,852	333,575	415,167	529,824	527,573	585,300	565,361
Total Primary Government Expenses	2,599,947	2,633,995	3,026,174	3,302,509	3,889,730	3,544,142	3,659,722
Program Revenues							
Governmental Activities							
Charges for Services	940,618	965,463	1,012,457	-	-	-	-
General Government	-	-	-	702,585	510,707	-	-
Public Safety	-	-	-	137,632	107,716	616,807	182,268
Public Works	-	-	-	123,964	-	-	-
Recreation	-	-	-	36,845	45,249	41,504	10,778
Parks	-	-	-	-	-	64,692	91,826
Grants and Contributions	-	-	-	18,000	30,000	52,468	114,152
Capital Grants and Contributions	-	-	-	288,712	1,169,837	-	-
Total Governmental Activities Program Revenues	940,618	965,463	1,012,457	1,307,738	1,863,509	775,471	399,024
Business-Type Activities							
Charges for Services-Sewer	110,993	194,890	251,989	252,690	275,584	311,063	328,206
Charges for Services-Sanitation	178,068	216,801	223,175	287,617	304,605	319,105	337,284
Capital Grants and Contributions	-	-	232,500	-	-	-	-
Total Business-Type Activities Program Revenues	289,061	411,691	707,664	540,307	580,189	630,168	665,490
Total Primary Government Program Revenues	1,229,679	1,377,154	1,720,121	1,848,045	2,443,698	1,405,639	1,064,514
Net (Expense) Revenue							
Governmental Activities	(1,419,477)	(1,334,957)	(1,598,550)	(1,464,947)	(1,498,648)	(2,183,371)	(2,695,337)
Business-Type Activities	49,209	78,116	292,497	10,483	52,616	44,868	100,129
Total Primary Government Net (Expense)	(1,370,268)	(1,256,841)	(1,306,053)	(1,454,464)	(1,446,032)	(2,138,503)	(2,595,208)
General Revenue and Other Changes in Net Assets							
Governmental Activities:							
Taxes:							
Property	578,853	665,711	815,653	979,775	1,276,947	1,081,100	1,136,871
Sales	781,086	771,400	1,138,375	1,154,114	856,048	1,047,108	796,572
Franchise	235,145	278,283	327,551	379,599	419,173	423,324	460,387
Insurance Premium	168,306	182,296	196,127	205,198	214,044	221,182	217,115
Other	88,399	91,897	121,264	127,893	251,296	167,510	319,978
Unrestricted Investment Earnings	7,690	12,926	36,358	53,033	109,887	30,602	9,077
Other Revenue	60,290	114,671	88,791	86,312	293,127	193,072	197,135
Total Governmental Activities	1,919,769	2,117,184	2,724,119	2,985,924	3,420,522	3,163,898	3,137,135
Business-Type Activities							
Other Taxes	5,134	4,847	3,905	9,196	-	-	-
Unrestricted Investment Income	101	266	2,366	3,037	15,095	8,930	1,116
Income from Negotiated Settlement	-	-	-	-	-	-	11,311
Total Business-Type Activities	5,235	5,113	6,271	12,233	15,095	8,930	12,427
Total Primary Government	1,925,004	2,122,297	2,730,390	2,998,157	3,435,617	3,172,828	3,149,562
Change in Net Assets							
Governmental Activities	500,292	782,227	1,125,569	1,520,977	1,921,874	980,527	441,798
Total Business-Type Activities	54,444	83,229	298,768	22,716	67,711	53,798	112,556
Total Primary Government	$ 554,736	$ 865,456	$ 1,424,337	$ 1,543,693	$ 1,989,585	$ 1,034,325	$ 554,354

TOWN OF TYRONE, GEORGIA

TABLE 3

FUND BALANCES, GOVERNMENTAL FUNDS

Last Seven Fiscal Years

	2004	2005	2006	2007	2008	2009	2010
General Fund							
Reserved	$ 406,569	$ 612,909	$ 465,652	$ 442,625	$ 423,632	$ 87,260	$ 107,066
Unreserved	781,832	1,218,053	1,708,420	2,283,443	2,009,886	2,909,220	3,468,857
Total General Fund	1,188,401	1,830,962	2,174,072	2,726,068	2,433,518	2,996,480	3,575,923
All Other Governmental Funds							
Reserved	185,630	187,987	446,748	668,585	360,339	545,634	639,979
Unreserved, Reported in:							
Special Revenue Funds	56,804	66,707	140,000	250,315	230,715	498,305	375,566
Total All Other Governmental Funds	$ 242,434	$ 254,694	$ 586,748	$ 918,900	$ 591,054	$ 1,043,939	$ 1,015,545

Note: Information for fiscal years prior to 2004 not available.

TOWN OF TYRONE, GEORGIA

CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS

TABLE 4

Last Seven Fiscal Years

	2004	2005	2006	2007	2008	2009	2010
Revenues:							
Taxes	$ 1,850,992	$ 1,983,763	$ 2,598,712	$ 2,840,363	$ 3,017,507	$ 2,910,741	$ 2,754,318
Licenses and Permits	418,078	501,339	404,055	343,935	200,214	131,334	130,851
Intergovernmental Revenue	-	-	-	118,163	1,199,837	442,060	280,320
Charges for Services	229,983	237,627	211,857	168,621	117,111	118,308	102,604
Fines, Forfeitures, and Fees	265,978	202,633	376,726	425,068	346,348	227,215	182,268
Interest	7,690	12,926	36,358	53,033	109,887	30,602	9,077
Other Revenue	86,869	138,535	108,610	149,714	54,065	49,626	67,354
Total All Governmental Funds	2,859,590	3,076,823	3,736,318	4,098,897	5,044,969	3,909,886	3,526,792
Expenditures							
Current:							
General Government	692,987	678,985	666,032	769,908	944,677	806,621	755,280
Judiciary	75,821	69,173	74,906	72,131	101,936	79,348	87,955
Public Safety	934,257	939,756	1,121,411	1,163,232	1,363,238	1,108,791	1,179,894
Public Works	341,630	354,351	457,396	355,940	317,172	358,520	452,316
Recreation	-	-	-	-	-	78,762	77,133
Parks	-	-	-	-	-	45,352	51,860
Founders Day	-	-	-	-	-	23,319	12,969
Library	-	-	-	-	-	186,792	169,787
Planning & Zoning	-	-	-	-	-	7,565	10,622
Culture and Recreation	-	-	-	-	-	-	-
Housing and Community Development	384,378	357,266	695,729	356,196	438,568	-	-
Capital Outlay:	26,401	27,478	58,265	91,701	40,587	210,837	250,963
Debt Service	-	-	-	421,186	2,053,319	43,407	30,801
Principal	38,648	44,688	46,392	55,120	56,782	6,185	3,228
Interest and Fiscal Charges	3,516	4,298	4,073	5,125	5,684	2,955,499	3,082,808
Total Expenditures	2,497,638	2,475,995	3,124,204	3,290,539	5,321,963	954,387	443,984
Excess (deficit) of Revenues Over Expenditures	361,952	600,828	612,114	808,358	(276,994)		
Other Financing Sources (Uses)							
Capital Leases	52,490	46,383	57,950	62,290	61,126	-	-
Proceeds from the Sale of Capital Assets	-	7,610	5,100	13,500	14,603	-	-
Total Other Financing Sources (Uses)	52,490	53,993	63,050	75,790	75,729	-	-
Net Change in Fund Balance	$ 414,442	$ 654,821	$ 675,164	$ 884,148	$ (201,265)	$ 954,387	$ 443,984
Debt Service as a Percentage of Noncapital Expenditures	1.7%	2.0%	1.6%	2.1%	1.9%	1.8%	1.2%

Note: Information for fiscal years prior to 2004 not available.

TOWN OF TYRONE, GEORGIA

Table 5

ASSESSED VALUE AND ESTIMATED TRUE VALUE OF ALL TAXABLE PROPERTY

Last Ten Fiscal Years

Year	Real Property		Personal Property		Public Utilities		Total Property		Ratio Total Assessed Value to Total True Value	Total Direct Tax Rate
	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value		
2001	91,782,799	229,456,998	13,395,754	30,989,385	1,346,837	3,367,093	106,525,390	263,813,476	40%	2.50%
2002	95,631,383	239,078,458	13,037,943	32,594,858	1,393,963	3,484,908	110,063,289	275,158,224	40%	2.90%
2003	111,697,455	279,243,638	16,449,760	41,124,400	1,555,441	3,888,603	129,702,656	324,256,641	40%	2.90%
2004	162,337,333	405,843,333	15,456,419	38,641,048	1,670,995	4,177,487	179,464,747	448,661,868	40%	2.90%
2005	200,442,123	501,105,308	14,607,423	36,518,558	1,820,232	4,550,580	216,869,778	542,174,446	40%	2.90%
2006	244,882,471	612,206,178	18,246,668	45,616,670	1,861,004	4,652,510	264,990,143	662,475,358	40%	2.90%
2007	333,778,904	834,447,260	25,687,005	64,217,513	1,922,345	4,805,863	361,388,254	903,470,636	40%	2.90%
2008	331,588,183	828,970,458	25,687,005	64,217,513	2,190,721	5,476,803	359,465,909	898,664,773	40%	2.90%
2009	353,952,320	884,880,800	25,898,547	64,746,368	2,096,637	5,241,593	381,947,504	954,868,760	40%	2.90%
2010	357,315,295	893,288,238	23,786,500	59,466,250	2,075,299	5,188,248	383,177,094	957,942,735	40%	2.90%

TOWN OF TYRONE, GEORGIA

TAX RATES

Table 6

Last Ten Fiscal Years

Tax Rates - Per Hundred Dollars

Fiscal Year	Total Milleage Rate	Town of Tyrone	<---Fayette County---> Operating	Debt Service	<--Board of Education--> Operating	Debt Service	Fire Milleage Rate	EMS Milleage Rate	State of Georgia
2001	36.470	2.500	7.560	-	19.060	3.320	3.780	-	0.250
2002	35.900	2.500	7.590	-	18.050	3.730	3.780	-	0.250
2003	35.540	2.900	7.120	-	17.650	4.040	3.580	-	0.250
2004	36.060	2.900	6.820	-	18.870	3.830	3.390	-	0.250
2005	35.440	2.900	6.380	-	18.990	3.690	3.230	-	0.250
2006	33.898	2.900	5.692	-	18.600	3.550	2.906	-	0.250
2007	32.728	2.900	5.432	-	18.596	3.550	2.000	-	0.250
2008	33.278	2.900	5.432	-	18.596	3.550	2.000	0.550	0.250
2009	34.998	2.889	5.400	-	19.750	4.170	1.991	0.548	0.250
2010	32.728	2.889	5.400	-	20.000	1.650	1.991	0.548	0.250

Source-Fayette County Tax Commisioner property tax records.

TOWN OF TYRONE, GEORGIA

Table 7

PRINCIPAL PROPERTY TAXPAYERS

Current Year and Two Years Ago

Taxpayer	2010 Assessed Valuation	2010 Rank	2010 % of Total Assessed Valuation	2008 Assessed Valuation	2008 Rank	2008 % of Total Assessed Valuation
Georgia Masonry	$ 5,471,000	1	1.43%	$ 4,924,087	1	1.48%
Pavestone Co, LP	4,215,901	2	1.10%	4,862,712	2	1.46%
DDRM Southhampton Village	3,988,032	3	1.04%	4,304,800	3	1.29%
John Woeland Homes and Neighborhood	3,623,464	4	0.95%	4,185,292	4	1.25%
Hanson Aggregates Southeast	2,634,576	5	0.69%	2,650,340	5	0.79%
Smith-Walker LLC	2,426,160	6	0.63%	2,266,992	6	0.68%
Martin Marietta Materials	2,230,586	7	0.58%	-	-	-
Glendalough Manor & Associates	1,622,280	8	0.42%	-	-	-
Hobgood Family LP	1,581,715	9	0.41%	1,671,164	10	0.50%
Shamrock Real Estate	1,531,424	10	0.40%	1,806,888	8	0.54%
Guthhrie Development	-	-	-	1,742,355	9	0.52%
John Wieland Homes	-	-	-	1,873,480	7	0.56%
Other Taxpayers	359,322,956		93.77%	308,414,881		92.40%
	$ 383,177,094		100.00%	$ 333,778,904		100.00%

Source: Town of Tyrone, Georgia and Fayette County, Georgia tax records.
Note (1) Information prior to 2008 not available.

TOWN OF TYRONE, GEORGIA

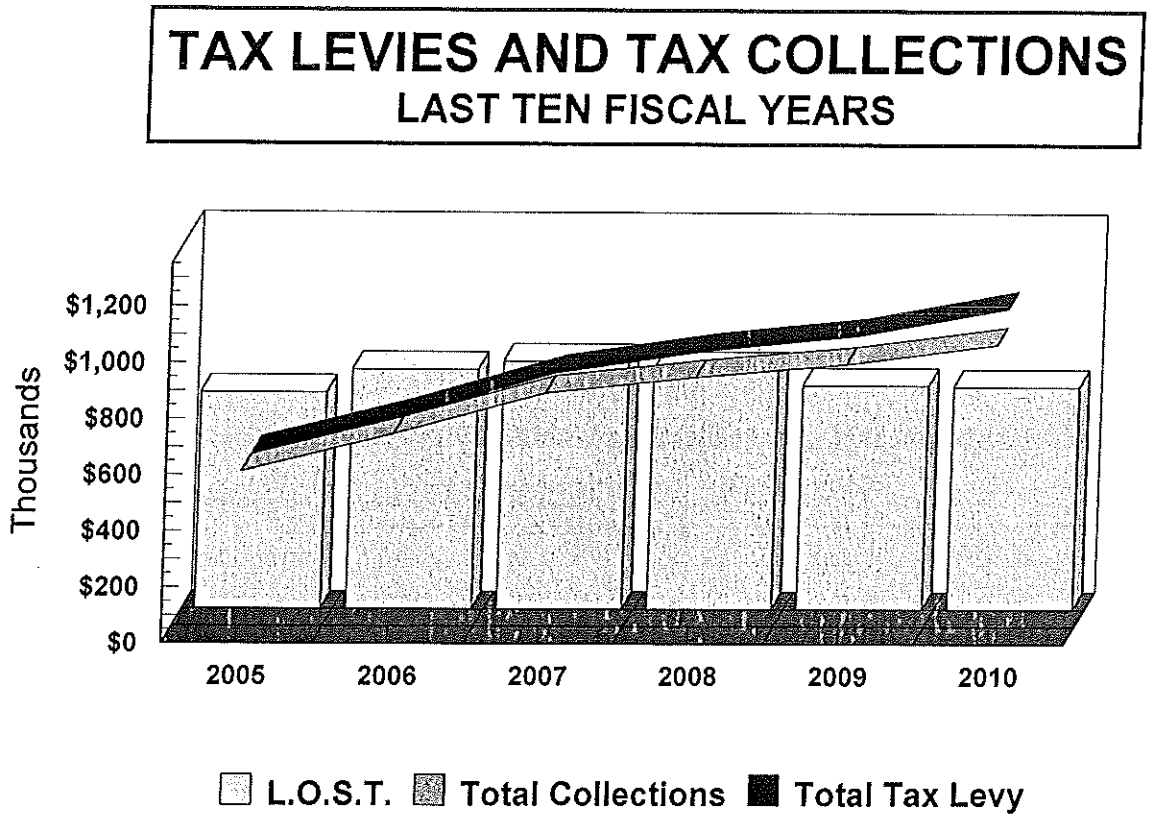
Table 8

PROPERTY TAX LEVIES AND COLLECTIONS

Last Ten Fiscal Years

Year	Total Tax Levy	Collections of Current Year Taxes During Year	Percentage of Levy Collected During Year	Collected in Subsequent Years	Total Collections Amount	Total Collections Percent of Levy	Local Option Sales Tax Collected
2005	614,278	597,841	97.32%	15,302	613,143	99.82%	771,400
2006	749,720	731,807	97.61%	17,044	748,851	99.88%	854,605
2007	905,365	885,842	97.84%	9,733	895,575	98.92%	884,300
2008	983,812	939,438	95.49%	13,404	952,842	96.85%	856,048
2009	1,038,948	973,546	93.70%	26,477	1,000,023	96.25%	800,292
2010	1,136,871	1,070,421	94.16%	-	1,070,421	94.16%	796,572

Note (1) Local Option Sales Tax revenues for the city are based on 1% of L.O.S.T. taxable sales.
Note (2) Information for fiscal years prior to 2005 is not available.



TOWN OF TYRONE, GEORGIA

Table 9

RATIO OF OUTSTANDING DEBT BY TYPE

Last Eight Fiscal Years

Fiscal Year	General Obligation Bonds	Capital Leases	Total Primary Government	% of Estimated Actual Value of Taxable Property	% of Personal Income	Per Capita
2003	-	51,655	51,655	0.02%	1.40%	13.19
2004	-	65,497	65,497	0.01%	1.68%	16.39
2005	-	67,192	67,192	0.01%	N/A	16.39
2006	-	78,750	78,750	0.01%	N/A	18.75
2007	-	85,920	85,920	0.01%	N/A	12.68
2008	-	90,265	90,265	0.01%	N/A	13.76
2009	-	46,557	46,557	0.00%	N/A	6.12
2010	-	16,057	16,057	0.00%	N/A	2.11

Note: Details regarding the Town's oustanding debt can be found in the notes to the financial statements.
Note: Information for fiscal years prior to fiscal year 2003 not available.

TOWN OF TYRONE, GEORGIA

LEGAL DEBT MARGIN TABLE

Table 10

Last Seven Fiscal Years

	Fiscal Year						
	2004	2005	2006	2007	2008	2009	2010
Debt Limit	$ 19,330,143	$ 23,326,092	$ 26,112,231	$ 26,112,231	$ 35,946,591	38,194,750	$ 38,317,709
Total Net Debt Applicable to Limit	32,114	67,182	78,750	85,920	90,265	46,557	16,057
Legal Debt Margin	$ 19,298,029	$ 23,258,910	$ 26,033,481	$ 26,026,311	$ 35,856,326	38,148,193	$ 38,301,652
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	0.17%	0.29%	0.30%	0.33%	0.25%	0.12%	0.04%

Legal Debt Margin Calculated for Fiscal Year 2010:

Total Assessed Value	$ 383,177,094
Debt Limit 10%	38,317,709
Debt Applicable to:	
Capital Leases	16,057
Legal Debt Limit	$ 38,301,652

Note (1) Under state finance law, the Town's outstanding general obligation debt should not exceed 10 percent of the total assessed property value. By law, the general obligation debt subject to the limitations may be offset by amounts set aside for repaying general obligation debt.

Note (2) Information for fiscal years prior to 2004 is not available.

TOWN OF TYRONE, GEORGIA

Table 11

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

June 30, 2010

Jurisdiction	Fiscal Year 2010 Debt Outstanding	Fiscal Year 2010 Percentage Applicable to Town of Tyrone	Fiscal Year 2010 Amount Applicable to Town of Tyrone	Fiscal Year 2008 Debt Outstanding	Fiscal Year 2008 Percentage Applicable to Town of Tyrone	Fiscal Year 2008 Amount Applicable to Town of Tyrone
Debt repaid with property taxes:						
Fayette County:						
Fayette County School Board	$ 105,720,800	0.00%	$ -	$ 122,345,800	0.00%	$ -
Direct:						
Town of Tyrone capital leases	16,057	100.00%	16,057	90,265	100.00%	90,265
Total	$ 105,736,857		$ 16,057	$ 122,436,065		$ 90,265

Source-Town Capital Lease records, Fayette County bond records

Note: Information for the fiscal years prior to 2008 not available.

TOWN OF TYRONE, GEORGIA

TABLE 12

DEMOGRAPHIC AND ECONOMIC STATISTICS

Last Eight Fiscal Years

Year	Population(a)	Personal Income(b)	Per Capita Personal Income(c)	Unemployment Rate(d)
2003	3,916	$ 3,692,804	$ 37,363	3.00%
2004	3,995	3,895,415	38,442	2.90%
2005	4,100	4,093,529	39,941	4.60%
2006	4,200	N/A	41,498	4.00%
2007	6,777	N/A	43,117	N/A
2008	6,561	N/A	26,463	4.60%
2009	7,610	N/A	42,384	5.10%
2010	6,584	N/A	42,667	8.1%

(a) Population estimates from 2006 national census for Town of Tyrone plus additions based on new residential construction.
(b) Source: Georgia Department of Labor-Area Labor Profiles-Town individual information not available.
(c) Source: U.S. Bureau of Labor Statistics.
(d) Source: Georgia Department of Labor-Area Labor Profiles- Fayette County.

Note: Information for fiscal years prior to 2003 not available.

TOWN OF TYRONE, GEORGIA

TABLE 13

PRINCIPAL EMPLOYERS

Current Year and Three Years Ago

	2010		2007	
Employer	Number of Employees	% of Total Employment	Number of Employees	% of Total Employment
Publix Supermarket	72	3.50%	N/A	N/A
Pavesstone Company	55	2.68%	N/A	N/A
Massana Construction	47	2.29%	N/A	N/A
Peach State Ambulance	44	2.14%	41	1.99%
F & S Mechanical	44	2.14%	N/A	0.00%
Georgia Masonry Supply	39	1.90%	N/A	N/A
Gene Lynn Electric	37	1.80%	40	1.95%
Glendalough Manor	37	1.80%	31	1.51%
Custom Molded Products	34	1.65%	28	1.36%
Osmos utilities Services	28	1.36%	N/A	N/A
Gene Lynn Electric	N/A	N/A	40	1.95%
Wings & Things	N/A	N/A	32	1.56%
Glendalough Manor	N/A	N/A	31	1.51%
Custom Molded Products	N/A	N/A	28	1.36%
Gutherie Construction Co., Inc.	N/A	N/A	51	2.48%
Wings & Things	N/A	N/A	32	1.56%
All Others	1,619	78.75%	1,702	82.78%
Total Employees *	2,056	100.00%	2,056	100.00%

Source: Fayette County Chamber of Commerce.
* U. S. Census 2000
Note: Information for the fiscal years prior to 2007 not available.

TOWN OF TYRONE, GEORGIA

TABLE 14

FULL TIME CITY GOVERNMENT EMPLOYEES BY FUNCTION

Last Six Fiscal Years

Fiscal Year Ended	Administrative Department	Judicial Court	Public Safety Department	Public Works Department	Recreation Department	Total
2005	7	1	15	4	1	28
2006	7	1	16	4	1	29
2007	7	1	17	4	1	30
2008	6	1	22	4	1	34
2009	6	1	17	4	1	29
2010	7	1	18	4	1	31

Source-Town Personnel Records.

Note: Information for the fiscals years prior to 2005 not available.

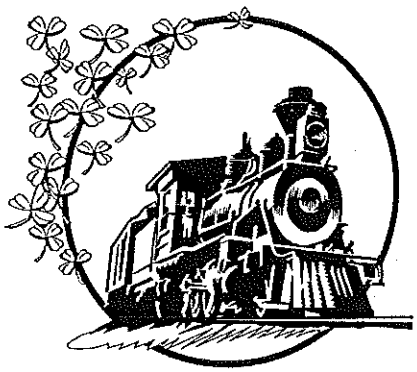
TOWN OF TYRONE

OPERATING INDICATORS BY FUNCTION
Last Ten Fiscal Years

TABLE 15

Function	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol Units	8	9	9	10	10	11	12	12	13	13
Citations	1,516	1,208	1,485	1,316	1,625	2,232	2,622	2109	2287	1838
DUI	77	31	30	28	25	31	54	26	19	37
Warnings Issued	-	-	-	-	-	-	-	1322	2156	1930
Auto Theft	2	3	6	7	9	7	7	5	3	7
Rape	-	-	-	-	-	-	-	-	1	-
Robbery	-	1	-	-	1	1	-	2	-	3
Burglary	3	9	11	12	25	33	26	31	13	15
Theft	61	61	59	85	99	77	115	106	101	72
Highways and Streets										
Miles Paved	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80.24	80.46
Miles Unpaved	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.78	2.56
Streetlights	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1356	1356
Caution	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1
Sewer										
Miles Storm	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	74.12	74.12
Miles Sanitary	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9.8	9.8

Source-Town Departmental Records. N/A = Not Available



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TOWN OF TYRONE, GEORGIA

Table 16

CONSTRUCTION ACTIVITY

Last Ten Fiscal Years

Fiscal year Ended, June 30,	Residential Permits Issued	Residential Value	Commercial Permits Issued	Commercial Value
2001	71	11,621,692	25	2,214,000
2002	206	27,368,800	4	1,144,000
2003	152	26,368,600	11	1,969,000
2004	209	42,855,123	44	6,491,397
2005	184	41,153,004	22	5,849,450
2006	148	38,287,720	21	8,206,639
2007	72	29,345,510	46	8,285,269
2008	38	5,826,020	27	5,653,063
2009	85	7,136,604	22	14,456,100
2010	64	5,367,176	20	1,406,632

Source-Construction Permits and Local Area Banks.