JACKSON COUNTY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED
DECEMBER 31, 2024

Prepared By:
The Jackson County Office of Financial Administration

INTRODUCTORY SECTION

JACKSON COUNTY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

TABLE OF CONTENTS

	Page
INTRODUCTORY SECTION	
Table of Contents	i-iii
Letter of Transmittal	iv-xi
Certificate of Achievement for Excellence in Financial Reporting	xii
List of Officials	xiii
Organizational Chart	xiv
FINANCIAL SECTION	
Independent Auditor's Report	1-4
Management's Discussion and Analysis	5-17
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	18 and 19
Statement of Activities	20 and 21
Fund Financial Statements:	
Balance Sheet – Governmental Funds	22
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	23
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	24
Statement of Net Position – Proprietary Funds	25
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds	26
Statement of Cash Flows – Proprietary Funds	27
Statement of Fiduciary Net Position – Custodial Funds	28
Statement of Changes in Fiduciary Net Position – Custodial Funds	29
Notes to Financial Statements	30-73
Required Supplementary Information:	
General Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis	74-76
Emergency Services Ambulance Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budge and Actual – GAAP Basis	77
Schedule of Changes in the County's Net Pension Liability and Related Ratios	78
Schedule of County Contributions	79
Schedule of Changes in the County's Total OPEB Liability and Related Ratios	80
Combining and Individual Fund Statements and Schedules:	
Combining Balance Sheet – Nonmajor Governmental Funds	81 and 82

JACKSON COUNTY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

TABLE OF CONTENTS

FINANCIAL SECTION (Continued) **Page**

Combining and Individual Fund Statements and Schedules (Continued):

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds ..... 83 and 84

Emergency Telephone System Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 85

Protection/Inspection Planning and Zoning Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 86

Senior Center Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 87

Emergency Management Rescue Services Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 88

Jail Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual – GAAP Basis 89

Drug Enforcement Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 90

Law Library Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 91

Drug Court Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 92

Grant Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 93

Opioid Grant Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 94

Hotel/Motel Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 95

Fire District Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – GAAP Basis 96

Debt Service Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budge and Actual – GAAP Basis 97

Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds – SPLOST 7 ..... 98 and 99

Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds – SPLOST 6 ..... 100 and 101

Schedule of Supplemental Official Income 102

Combining Statement of Net Position – Internal Service Funds 103

Combining Statement of Revenues, Expenses, and Changes in Net Position – Internal Service Funds 104

Combining Statement of Cash Flows – Internal Service Funds 105

Combining Statement of Fiduciary Net Position – Custodial Funds 106

JACKSON COUNTY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

TABLE OF CONTENTS

FINANCIAL SECTION (Continued) **Page**

Combining and Individual Fund Statements and Schedules (Continued):
- Statement of Changes in Fiduciary Net Position – Custodial Funds 107
- Statement of Net Position - Proprietary Component Unit – Airport Authority 108
- Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Component Unit – Airport Authority 109
- Statement of Cash Flows – Proprietary Component Unit – Airport Authority 110

STATISTICAL SECTION

Financial Trends:
- Net Position by Component 111
- Changes in Net Position 112
- Fund Balances of Governmental Funds 113
- Changes in Fund Balances of Governmental Funds ..... 114 and 115
- General Fund History – Revenues, Expenses and Changes in Fund Balances ..... 116 and 117
- General Fund Budget 118
- General Governmental Tax Revenues by Source 119

Revenue Capacity
- Assessed Value and Estimated Actual Value of Taxable Property ..... 120 and 121
- Assessed Valuation by Property Type ..... 122 and 123
- Direct and Overlapping Property Tax Rates – Mills 124
- Principal Property Taxpayers 125
- Property Tax Levies and Collections 126
- Local Option Sales Tax Revenues 127
- Special Purpose Local Option Sales Tax Revenues 128

Debt Capacity:
- Ratios of Outstanding Debt by Type 129
- Other Long-Term Liabilities 130
- Ratios of General Obligation Debt Outstanding 131
- Direct and Overlapping General Obligation Bond Debt ..... 132 and 133
- Legal Debt Margin Information 134
- Pledged Revenue Coverage 135

Demographic and Economic Information:
- Demographic and Economic Statistics 136
- Principal Employers 137

Operating Information:
- Full-Time Equivalent County Government Employees by Function 138
- Operating Indicators by Function 139
- Capital Asset Statistics by Function 140
- Insurance Coverage 141

June 23, 2025

The Honorable Marty Clark, Chairman,
Members of the Board of Commissioners of Jackson County, and
The Residents and Stakeholders of Jackson County Georgia

The Official Code of Georgia as Amended (OCGA) requires that county governments publish, within six months of the end of each of their fiscal years, a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed, certified, public accountants. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of Jackson County, Georgia (the "County") for the fiscal year ended December 31, 2024.

This report consists of management's representation concerning the finances of the County. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this ACFR. To provide a reasonable basis for making these representations, management of the County has established a comprehensive**,** internal control framework that is designed both to protect the County's assets from loss, theft, or misuse**,** and to compile sufficient, reliable information for the preparation of the County's financial statements in conformity with GAAP. Because the costs of internal controls should *not* outweigh their benefits, the County's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The County's financial statements have been audited by Mauldin & Jenkins, CPAs and Advisors, a firm of licensed, certified, public accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the County for the fiscal year ended December 31, 2024 are free from material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements**,** assessing the accounting principles used and significant estimates made by management**,** and evaluating the overall financial statement presentation. The independent auditor concluded the statements are fairly presented in conformity with GAAP and issued an unmodified opinion. The independent auditors report is presented as the first component of the financial section of the report.

The independent audit of the County's financial statements was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards.

• **Kevin Poe, County Manager** • **Gina Roy, Assistant County Manager**

4965 Jackson Parkway, Jefferson, Georgia 30549
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GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis. The MD&A contains a narrative overview and analysis of the financial activities of the County and can be found on pages 5 - 17 immediately following the independent auditors report. This transmittal letter, which is designed to assist users in assessing the government's financial condition, complements the MD&A.

The financial statements contained in this report were impacted by several major budgetary initiatives. The 2024 budget included funding to maintain core services such as the jail, courts, police and EMS/EMA services, roads, transit, as well as funding new capital project initiatives.

The County's reserve policies also remain an important consideration in the development of the annual budget. More information on Jackson County's reserve policies found in Note 1 (L. Fund Equity) on pages 39 - 40 of this report.

The past few years have presented new challenges for Jackson County, such as hiring and maintaining a qualified workforce, inflation, and supply chain disruptions. County departments worked closely with Finance to ensure goods and services needed for day-to-day operations were appropriately budgeted. While the County is not immune to global and economic uncertainty, we are committed to serving with intention and have taken steps to ensure that Jackson County's financial foundations remain strong while still providing the excellent services our residents have come to expect.

Geographical and Economic Profile of the County

Jackson County is located on the upper fringes of the Piedmont Plateau in Northeastern Georgia. Jackson County has 339.6 square miles of land area and is the 84th largest county in Georgia by total area. The City of Jefferson serves as the County Seat and is located off of U.S. Interstate Highway 85 (I-85). I-85 runs from southwest to northeast from Montgomery, Alabama to its confluence with I-95 in Richmond, Virginia. The City of Atlanta is less than one hour's travel time along I-85 from most sections of the County. Jefferson is approximately 20 miles from Athens, which is the home of the state's flagship institution of higher learning, the University of Georgia.

There has been tremendous population growth in Jackson County over the last few years. The results of the 2020 Census showed that Jackson County's population was 75,907 which is a 25% increase over the 2010 population. Recent census data estimates as of July 1, 2024 shows the County's population at 93,825, and Jackson County as the 4th fastest growing county in the nation. Jackson County's 2022-2024 growth rate is 5.8% (from July 2023 to July 2024) and is currently ranked as the 2nd fastest growing county in the state of Georgia and has been ranked #2 in economic development in the state. Jackson County was recently featured in the National Association of Counties online magazine discussing the continued growth within the County (https://www.naco.org/news/large-small-counties-grapple-growth). Despite this growth, the County has tried to manage a balance of a rural atmosphere with the suburban character of business and residential developments. Land use studies show the County's area is about 30% commercial/industrial, 60% residential and 5% agricultural. Population trends show an increase in population by 24.1% since 2017, growing by 16,285. Population is expected to increase by another 17,490, 20.8%, between 2022 and 2027.

With the close proximity of I-85 and other major highways and railways, the County has become home to numerous distribution and manufacturing facilities. Among these businesses are SK Battery America, Ollie's, Southeast Toyota Distributors, Huber Wood Products, GE Appliances in Commerce; Haverty's Furniture, Whole Foods, Carter's, Hitachi-Koki, Amazon, Fed-Ex Ground, Williams Sonoma, U-Line, and Safelite near Braselton; Toyota Industries Electric System of North America (TIESNA), Denso Corporation, Wayne Poultry, Bed Bath and Beyond, and QuikTrip near Pendergrass; and The Kubota Corporation, Ace Hardware, Mission Foods, TJX HomeGoods, DSC Logistics, Amazon and Aldi in

Jefferson. Jackson County continues to attract industrial growth due to its location and available workforce. Jackson County also has a major retail outlet mall along the I-85 corridor, which provides employment and sales tax revenues to the County. U.S. Highway 441, which runs north and south from Knoxville, Tennessee to the state of Florida, and runs through Commerce, provides ready access from virtually any point within the four-state area of Tennessee, North Carolina, South Carolina, and Georgia. Jackson County is also served by the Norfolk Southern and CSX rail lines. The Georgia Ports Authority (GPA) is building an inland port just north of Jackson County in Hall County that will serve the entire Northeast Georgia region. The inland port will provide more efficient and effective transporting of goods to and from the Port of Savannah. Construction of the port has begun and is scheduled to be operational by 2027. The addition of the inland port will allow Jackson County to continue its recruitment of industry that rely heavily on cost effective logistics.

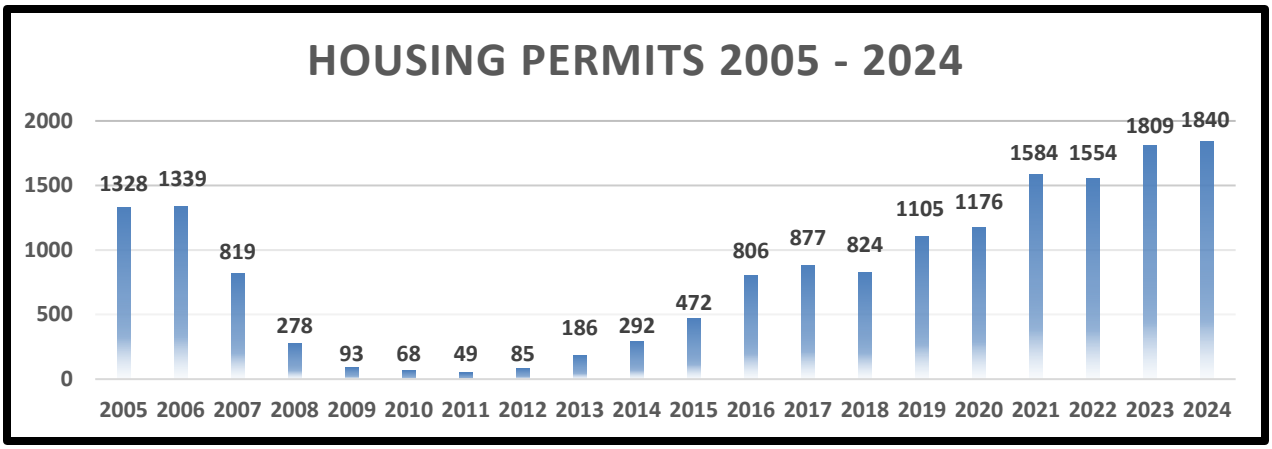
Because of all the industrial development opportunities, new job growth from 2017 to 2022 increased by 55% in Jackson County, from 27,677 to 42,889. This change has outpaced the national growth rate of 3.4% by 51.6%. As for unemployment rate trends, as of April 2025, the unemployment rate of Jackson County was 3.00%, which is consistent with the previous month and slightly higher than the 2.90% rate from the previous year. The current rate is lower than the county's long-term average of 4.98%.

The growth in ecommerce has been one benefit Jackson County experienced during the pandemic. Companies such as Wal-Mart and Amazon leased distribution centers within Jackson County to manage demand of ecommerce sales. Existing distribution centers and manufacturers have had to hire additional employees to keep up with demand. Jackson County benefits from having a large regional workforce that has been able to supply local existing industries with the majority of their employees. As a result, wages are going up and there is an increasing amount of pressure for affordable housing.

SK Battery America completed phase 2 of their new electric battery plant in the City of Commerce in 2022 and is currently constructing phase 3 of their plant. SK has invested well over $2 billion and employed up to 3,000 employees. The inflow of workers dramatically increased the demand for local services.

Real estate developers continue to invest millions of dollars in Jackson County to develop new speculative industrial space to keep up with all the growth of ecommerce.

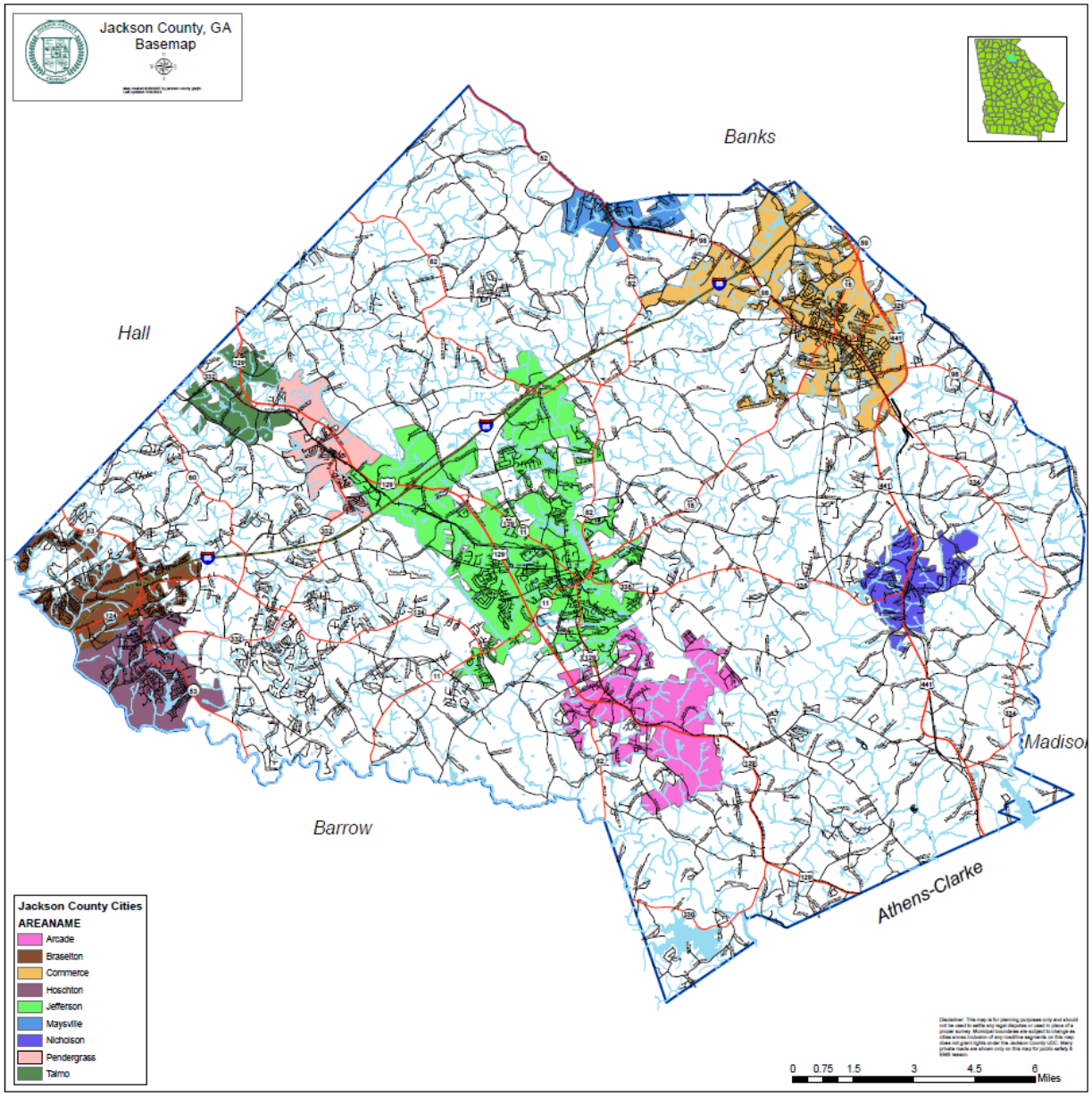
Residential development continues to be very strong throughout the county with 1,840 single family housing permits issued in 2024. The average price of a new house has seen a significant increase over the past couple of years which is reflective in the growth of the County's overall tax digest. A recent census press release in March 2024, shows Jackson County ranked fourth of the top ten fastest growing counties on the U.S. with a population of 20,000 or more with a growth rate of 5.5% and our county seat, Jefferson, GA, ranked as the fastest growing micro area in the nation, with a similar growth rate of 5.5%.



The Agricultural economy in Jackson County continues to be very strong. Jackson County is one of the top cattle, poultry and egg producing counties in Georgia as well as one of the top exporters of agricultural products.

Municipalities of the County

The County has nine incorporated municipalities, which compose approximately 45% of the County's population according to the 2024 Census estimates. The municipalities are Commerce (8,803), Jefferson (16,459), Arcade (2,021), Nicholson (1,918), Hoschton (6,723), Braselton (part) (5,236), Maysville (part) (914), Talmo (290), and Pendergrass (1,856). Parts of the Town of Braselton are located in four different counties, while parts of the City of Maysville are located in both Jackson and Banks Counties. The City of Commerce provides full municipal services including electricity, gas, fire, police, water, and sewerage. Jefferson provides water, sewer, fire, and police services. Braselton and Hoschton offers police, water, and sewerage services. Nicholson and Maysville provide water services. Arcade, Pendergrass, and Maysville provide police services.



School Systems

The County has a county-wide school system, as well as two city school systems. The Jackson County School System operates elementary and middle schools in various parts of the County and two high schools, Jackson County High School and East Jackson Comprehensive High School. The Commerce City School System and the Jefferson City School System are operated as component units of their respective municipalities. The Jackson County School System is fiscally independent of the County BOC and, consequently, its financial statements are separately issued and are not included within the County's financial statements.

Form of Government

The County operates under the commission/manager form of government. Five members of the Board of Commissioners (BOC) are elected from geographically distinct, single-member districts, while the chairman is elected at-large county-wide. The members serve four-year, staggered terms. The BOC hires a county manager to serve as the administrative head of the county government. The manager, in turn, hires department heads and managers to implement BOC policies and to operate the various functions of county government.

Every four years, citizens of the County elect persons to serve the constitutional offices of sheriff, clerk of superior court, tax commissioner, and probate court judge. Other elected officials include the magistrate court judge, solicitor general, district attorney, superior court judges, the state court judge, and coroner.

County Services

The County provides a full range of services, including law enforcement, construction and maintenance of highways, streets, bridges, and other infrastructure, emergency services, recreational and cultural activities, limited transit, code enforcement, animal control, planning and zoning, and solid waste disposal. Fire protection is primarily provided by ten volunteer fire departments, which levy property taxes within their districts to fund their operations. Some of the fire districts such as Commerce, Jefferson and West Jackson have some full-time paid staff. Water and sewer services outside of the municipalities are provided by a legally separate Water and Sewer Authority, which has been included as a component unit in the County's financial statements. The County is also financially accountable for a legally separate Health Department and a legally separate Airport Authority, both of which are reported as component units of the County. Additional information on these component units may be found in Note 1 in the notes to the financial statements.

Financial and Budgetary Matters

The County maintains budgetary controls to ensure compliance with state law. The level of budgetary control is at the department/fund level, i.e., expenditures may not exceed the total for any department within a fund. Transfers of appropriations within a department shall require only approval of the Finance Director. Transfers between or among departments or funds, or an increase in the overall appropriation for a department or fund, shall require the approval of the BOC in accordance with the enabling legislation. Department heads and management personnel are directed to operate within budgetary limits to avoid "emergency" situations, which would require supplementary appropriations.

Annual budgets are adopted on a basis consistent with GAAP for the general, special revenue funds and debt service fund and are integrated into the general ledgers of such funds. Project length budgets are adopted for Capital Projects Funds. The County's proprietary fund, the Solid Waste Fund, is budgeted for management and control purposes. Each department prepares, in conjunction with the Finance Department, revenue and expenditure estimates, as well as capital needs. These budget requests are then reviewed by the BOC, and the proposed budgets are presented at a public hearing as required by state law.

Capital Projects Recently Completed and for the Future

The county continues to collect revenue from the Special Purpose Local Option Sales Tax (SPLOST). This revenue accounts for the financial resources provided from a six-year, one-cent special purpose local option sales tax for the purpose of resurfacing, paving, widening and repairing certain roads and bridges; development of certain parks and recreation facilities, additional public safety facilities and equipment; public facilities buildings; debt payments for public facilities; and, airport improvements. Jackson County's SPLOST 6 completed June 30, 2024 with a total collection over $98 million. The remaining funds for SPLOST 6 will continue to pay the debt for the new P25 Public Safety Radio System. As SPLOST 6 completed, SPLOST 7 began July 1, 2024. Collections for SPLOST 7 are trending 11% above collections as of March 2025. SPLOST 7 anticipates raising $126 million over the six-year term, and over $49 million of these funds flowing to various cities within Jackson County. SPLOST 7 will continue to provide all local governments in Jackson County with significant additional funding for needed capital projects.

In 2024, the County used SPLOST 6 and 7 funds to repave numerous county roads, completed construction on the new Administration Building, planning and design for new parks, and planning and design for EMS Headquarter Relocation.

Major capital projects the County is planning to undertake or complete in FY 2025 are:

- Begin construction of North Oconee Heritage Stone Mounds Park off Cabin Creek Road. A passive recreation area that will highlight extensive Native Indian burial grounds and will include hiking trails, a playground, open space, and a pavilion – completion date of Fall 2026.
- Repaving numerous county roads.
- Purchase of greenspace for future parks.
- Completion of facility expansion improvements to the County's Solid Waste Transfer Station.
- Repave several taxiway and apron pavement areas at the Airport.
- Begin construction for New Kings Bridge Park – anticipated completion date of Fall 2026.
- Completion of a new Fleet Maintenance Facility Building – anticipated completion date of Spring 2026.
- Begin construction for relocation of EMS Headquarters Building and Station #2 – anticipated completion date of Winter 2027.
- Complete construction of new Airport Terminal.
- Construction of sewer extension to the Jackson County Airport.
- Completion of the Commerce Service Center Roof Replacement.
- Completion of 4-H Extension Roof Replacement.

Funding for these projects will come from SPLOST, General Fund, Impact Fees, and LMIG and ARC grant funds.

Debt Management

In December 2024, Moody's upgraded Jackson County's issuer, general obligation unlimited tax (GOULT) and general obligation limited tax (GOLT) from "Aa2" to "Aa1". Per the credit opinion from Moody's, Jackson County (Aa1) benefits from a sizeable and rapidly growing economic base, favorable socioeconomic profile, an improved financial position resulting in healthy reserves and strong liquidity, and a low pension burden. The county's credit profile also incorporates the county's above average debt burden, which is counterbalanced by the expected debt paydown in the next three years as well as a recently renewed Special Purpose Local Option Sales Tax that supports ongoing capital improvements.

The County continues to monitor all outstanding bond issues and market conditions. As a result, the County, on occasion, avails itself of refunding opportunities.

Awards, Accomplishments and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the County for its Annual Comprehensive Financial Report for the fiscal year ended December 31, 2023. The County has been awarded the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting to the County for its ACFR for the last 19 consecutive years. In order to be awarded the Certificate of Achievement, the County must publish an easily readable and efficiently organized Annual Comprehensive Financial Report, which satisfies both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that this ACFR continues to meet the Certificate of Achievement Program's requirements, and we will be submitting it to GFOA to determine its eligibility for another Certificate of Achievement for the fiscal year ended December 31, 2024.

The preparation, design, and publication of this ACFR represents a significant, cooperative effort between the County's Finance Department and its independent auditor, Mauldin & Jenkins, LLC. Special thanks go to the various County departments and their directors for their assistance and their cooperation in contributing to the preparation of this ACFR. We would be remiss in our duty if we did not recognize the professional efforts of the Finance Department staff**.** Without their dedication and untiring efforts, the compilation of the ACFR would not have been possible.

Finally, and certainly not least, we wish to thank the members of the Board of Commissioners for their unfailing support for maintaining the highest professional expectations for the reports we produce and for their continued support and direction in conducting the fiscal affairs of the County in a progressive and responsible manner.

Respectfully submitted,



Kevin C. Poe
County Manager

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Jackson County
Georgia

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill

Executive Director/CEO

Officials of
Jackson County

Year Ended December 31, 2024

BOARD OF COMMISSIONERS

COMMISSIONER		TERM
Tom Crow	Chairman	January 2021 - December 2024
Jim Hix	District 1	January 2021 - December 2024
Chas Hardy	District 2	January 2021 - December 2024
Ty Clack	District 3	January 2023 - December 2026
Marty Seagraves	District 4	January 2023 - December 2026
Cole Elrod	District 5	January 2023 - December 2026

ADMINISTRATION

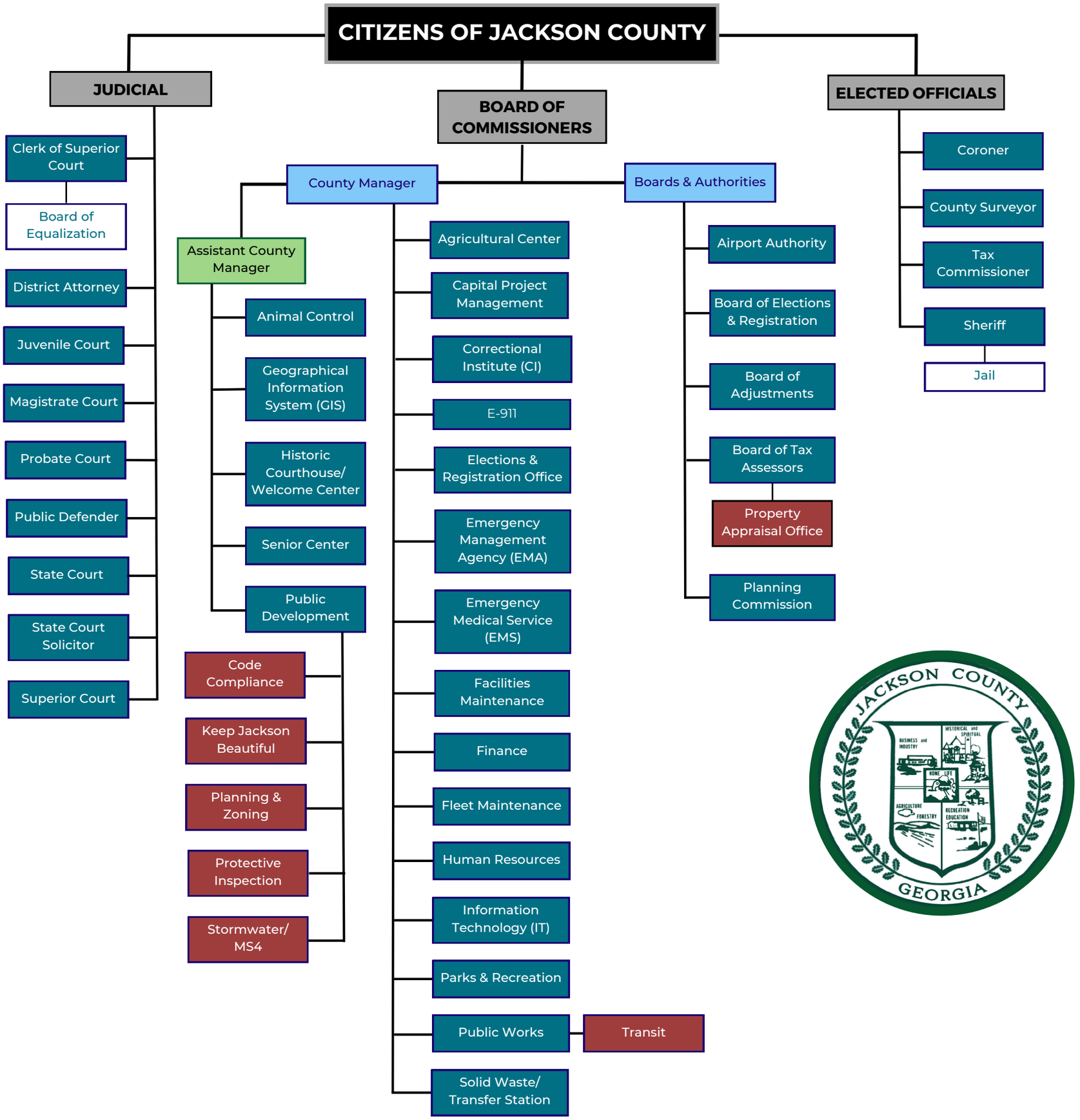
Kevin Poe	County Manager
Gina Roy	Assistant County Manager

DEPARTMENT DIRECTORS

Agricultural Center	David Burton
Airport	Tom Strong
Animal Control	Brad Richards
Property Appraisal	Allan Sargent
Correctional Institute	Luther Minix
Elections/Registration	Jennifer Logan
E-911	Lou Ann David
EMA	Bryan Bullock
EMS	Jason Baker
Facilities Maintenance	Scott Martin
Finance	Alisha Gamble
Fleet Maintenance	Greg McDonald
GIS	Joel Logan
Historic Courthouse	Denis Kauwaluschultz
Human Resources	Susan Lee
Information Technology	Justin King
Parks & Recreation	Ricky Sanders
Public Development	Jamie Dove
Roads/Public Works	Jeff Bridges
Senior Center	Kathy Branyon
Solid Waste	Tom Page

JUDICIAL AND OTHER ELECTED OFFICIALS

Coroner	Keith Whitfield
Clerk of Court	Camie Thomas
District Attorney	Brad Smith
Juvenile Court	William Hicks
Magistrate Court Judge	Ben Green
Probate Court Judge	Sherry Moore
Public Defender	Donna Seagraves
Sheriff	Janis Mangum
Solicitor General	Gabriel Bradford
State Court Judge	Robert Alexander
Superior Court Judge	Nick Primm
Superior Court Judge	Wayne McLocklin January - July
Superior Court Judge	Sarah Griffie September - December
Superior Court Judge	Currie Mingledorff II
Superior Court Judge	Joseph Booth
Tax Commissioner	Candace Taylor-Heaton


CITIZENS OF JACKSON COUNTY
JUDICIAL
Clerk of Superior Court
Board of Equalization
District Attorney
Juvenile Court
Magistrate Court
Probate Court
Public Defender
State Court
State Court Solicitor
Superior Court
BOARD OF COMMISSIONERS
County Manager
Assistant County Manager
Animal Control
Geographical Information System (GIS)
Historic Courthouse/ Welcome Center
Senior Center
Public Development
Code Compliance
Keep Jackson Beautiful
Planning & Zoning
Protective Inspection
Stormwater/ MS4
Agricultural Center
Capital Project Management
Correctional Institute (CI)
E-911
Elections & Registration Office
Emergency Management Agency (EMA)
Emergency Medical Service (EMS)
Facilities Maintenance
Finance
Fleet Maintenance
Human Resources
Information Technology (IT)
Parks & Recreation
Public Works
Transit
Solid Waste/ Transfer Station
Boards & Authorities
Airport Authority
Board of Elections & Registration
Board of Adjustments
Board of Tax Assessors
Property Appraisal Office
Planning Commission
ELECTED OFFICIALS
Coroner
County Surveyor
Tax Commissioner
Sheriff
Jail
JACKSON COUNTY
GEORGIA

FINANCIAL SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
of Jackson County, Georgia
Jefferson, Georgia

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of **Jackson County, Georgia** (the "County") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the County's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Jackson County, Georgia, as of December 31, 2024, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Jackson County Health Department or the Jackson County Water and Sewerage Authority, which represent 92%, 88%, and 97%, respectively, of the assets, net position, and revenues of the aggregate discretely presented component units. Those statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Jackson County Health Department and the Jackson County Water and Sewerage Authority, is based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the County and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of a Matter – Change in Accounting Principle

As discussed in Note 18 to the financial statements, the County implemented Governmental Accounting Standards Board (GASB) Statement No. 100, *Accounting Changes and Error Corrections*, and GASB Statement No. 101, *Compensated Absences*, as of January 1, 2024. These standards significantly changed the reporting of the County's major funds and compensated absences liability. Our opinions are not modified with respect to these matters.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the County's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the County's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the General Fund, and the Emergency Services Ambulance Fund budgetary comparison schedules, the schedule of changes in the County's net pension liability and related ratios, the schedule of County contributions, and the schedule of changes in the County's total OPEB liability and related ratios, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management, and although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the County's basic financial statements. The combining and individual fund financial statements and schedules and schedule of expenditures of special purpose local option sales tax proceeds, as required by the Official Code of Georgia 48-8-121, (the "supplementary information"), are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2025 on our consideration of the County'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 solely 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 effectiveness of the County's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the County's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
June 23, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of Jackson County's Annual Comprehensive Financial Report provides readers with a narrative overview and analysis of the financial activities of Jackson County Government for the year that ended on December 31, 2024. Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes, and currently known facts. We encourage readers to consider the information presented here in conjunction with the letter of transmittal at the front of this report, and the County's basic financial statements and notes to the financial statements, to enhance their understanding of the activities and financial health of Jackson County.

FINANCIAL HIGHLIGHTS

The assets and deferred outflows of resources of Jackson County Government's governmental activities and business-type activities exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $240.3 million. The unrestricted net position is $29.6 million for 2024.

The primary government's total net position increased by $24.1 million during 2024. Governmental activities' net position increased $22.1 million during 2024. See the governmental-wide financial analysis below for reasons for this change. Business-type activities' net position increased by $2.0 million during 2024.

As of the close of the current year, the primary government's governmental funds reported combined ending fund balances of $84.0 million, a decrease of $9.9 million in comparison with the prior year. This decrease is, in part, attributable to activity within the early payoff of Series 2014-A callable bonds to take advantage of savings.

Moreover, approximately 36% of the combined fund balances, $30.2 million, is considered unassigned and is available for spending at the government's discretion (unassigned fund balance). Additionally, $24.5 million is restricted, $21.8 million is assigned and $7.5 million is non-spendable.

At the end of the current fiscal year, unassigned fund balance for the General Fund was $30.4 million or 50% of total General Fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

- A statement of net position presents the County's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources, with the difference between these reported as net position. Over time, the change in net position is an indicator of the improvement (an increase) or deterioration (a decrease) in the County's financial condition. Additionally, when assessing the overall health of the County, additional consideration should be given to non-financial factors such as changes in the County's property tax base and the condition of the County's roads.

- A statement of activities presents information showing how the Government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

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

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

The government-wide financial statements can be found on pages 18-21 of this report.

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

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

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

The Jackson County Government maintains nineteen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Emergency Services Ambulance Fund, Special Purpose Local Option Sales Tax Fund (SPLOST 7 Fund), the Capital Projects Fund, and debt service fund, all of which are considered to be major funds. Data from the other fourteen governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

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

The basic governmental fund financial statements can be found on pages 22-24 of this report.

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

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail, including a cash flow statement.

The basic proprietary fund financial statements can be found on pages 25-27 of this report.

Fiduciary Funds: Fiduciary Funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the County's own programs. Jackson County maintains five fiduciary funds called *custodial funds*: Tax Commissioner, Clerk of Superior Court, Probate Court, Magistrate Court, and Sheriff.

The basic fiduciary fund financial statement can be found on page 28 and 29 of this report.

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

The notes to the financial statements can be found on pages 30-73 of this report.

Other information: In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning Jackson County Government's progress in funding its obligations to provide pension and other postemployment benefits to its employees and the budgetary comparison schedule for the General Fund, and the Emergency Services Ambulance Fund.

Required supplementary information can be found on page 74-80 of this report.

The combining statements referred to earlier, in connection with nonmajor governmental funds, are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 81-106 of this report.

GOVERNMENTAL-WIDE FINANCIAL ANALYSIS

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

Jackson County's, on an entity-wide basis, net position increased during 2024 by $24.1 million, of which $22.1 million was from governmental activities and an increase of $2 million was from business-type activities. At December 31, 2024, the County had $184.6 million invested in capital assets, net of related debt and accumulated depreciation, and $26 million in restricted net position.

Unrestricted net position as of December 31, 2024, equaled a surplus of $29.6 million. The table below depicts the split of net position between governmental and business-type activities.

The increase in governmental activities net position is, in part, attributable to the fact that taxes revenues increased primarily due to increased property tax revenue, which grew as a result of a 42% gross digest county-wide net average rate increase on all classes of property, as well as an average increase of approximately 34% adjusted net digest county-wide in taxable values, driven by increased local real estate market values and a sales tax increase in the general fund and SPLOST 7 from the previous year. See page 24 for further details of these entity wide reconciling items.

JACKSON COUNTY, GEORGIA'S STATEMENT OF NET POSITION
DECEMBER 31, 2024

($ In thousands)

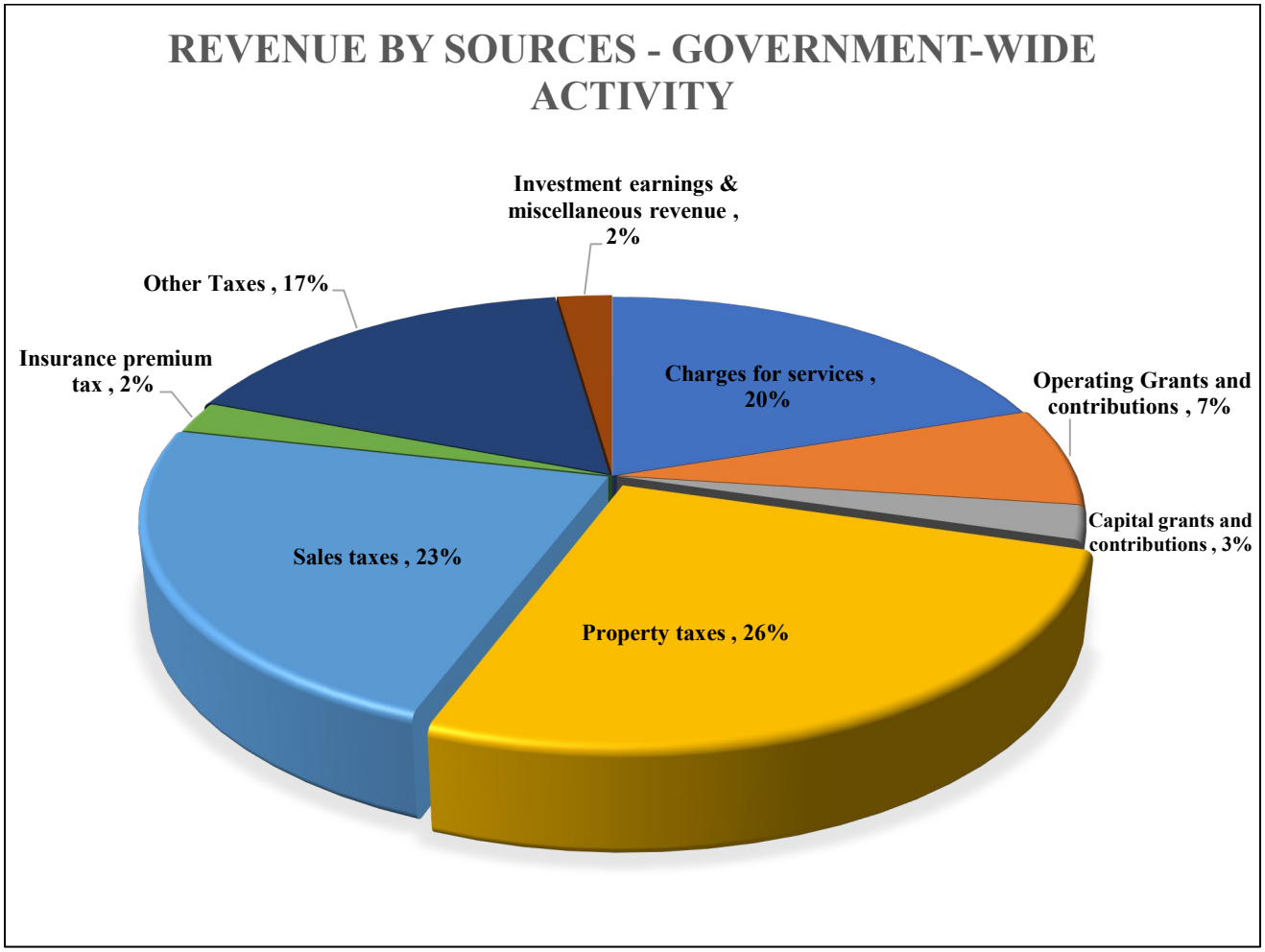
	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
Assets	2024	2023	2024	2023	2024	2023
Current and other assets	$ 142,210	$ 147,839	$ 6,198	$ 6,357	$ 148,408	$ 154,196
Capital assets (net of depreciation)	225,264	208,281	6,784	2,580	232,048	210,861
Total Assets	367,474	356,120	12,982	8,937	380,456	365,057
Total deferred outflows of resources	12,661	12,727	-	-	12,661	12,727
Liabilities						
Long-term liabilities outstanding	75,896	85,386	282	241	76,178	85,627
Other liabilities	17,795	24,142	2,598	603	20,393	24,745
Total liabilities	93,691	109,528	2,880	844	96,571	110,372
Total deferred inflows of resources	56,270	51,215	-	-	56,270	51,215
Net position						
Net investment in capital assets	179,767	145,120	4,862	2,580	184,629	147,700
Restricted	26,008	30,720	-	-	26,008	30,720
Unrestricted (deficit)	24,399	32,264	5,240	5,513	29,639	37,777
Total net position	$ 230,174	$ 208,104	$ 10,102	$ 8,093	$ 240,276	$ 216,197

JACKSON COUNTY, GEORGIA'S CHANGES IN NET POSITION
DECEMBER 31, 2024

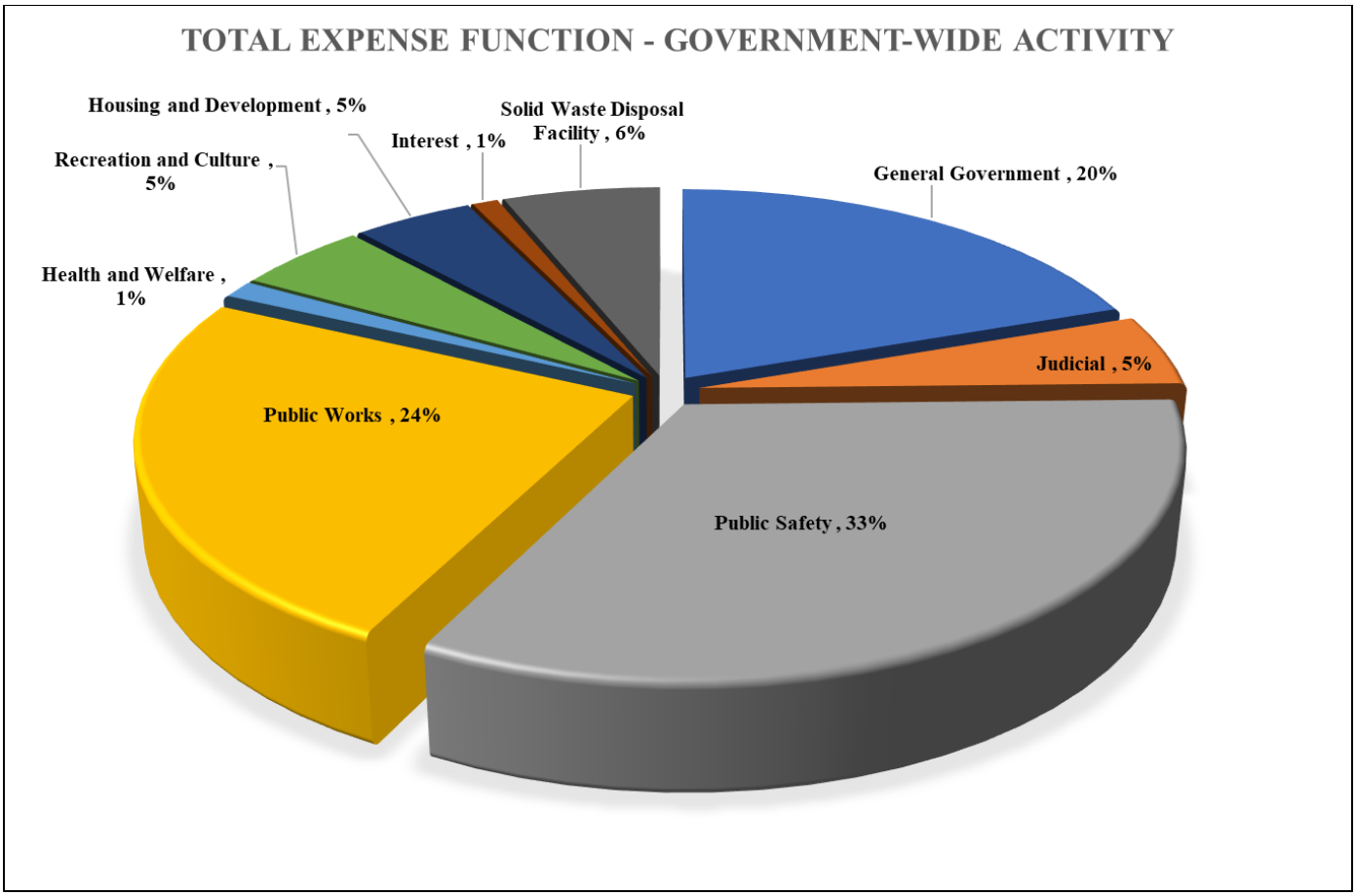
($ In thousands)

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
Program Revenues:	2024	2023	2024	2023	2024	2023
Charges for services	$ 19,863	$ 18,474	$ 10,032	$ 8,614	$ 29,895	$ 27,088
Operating Grants and contributions	11,565	2,662	-	-	11,565	2,662
Capital grants and contributions	3,963	4,535	-	-	3,963	4,535
General Revenues:						
Property taxes	41,255	39,556	-	-	41,255	39,556
Sales taxes	36,054	35,833	-	-	36,054	35,833
Insurance premium tax	3,653	3,435	-	-	3,653	3,435
Other taxes	26,653	23,962	-	-	26,653	23,962
Other	3,543	3,713	-	-	3,543	3,713
Unrestricted investment earnings	-	-	-	-	-	-
TOTAL REVENUES	146,549	132,170	10,032	8,614	156,581	140,784
EXPENSES						
General Government	26,000	19,039	-	-	26,000	19,039
Judicial	6,634	5,357	-	-	6,634	5,357
Public Safety	43,414	37,304	-	-	43,414	37,304
Public works	32,387	18,780	-	-	32,387	18,780
Health and welfare	1,651	1,618	-	-	1,651	1,618
Recreation and culture	6,711	3,848	-	-	6,711	3,848
Housing and development	6,107	13,431	-	-	6,107	13,431
Interest	1,504	1,755	-	-	1,504	1,755
Solid Waste Disposal Facility	-	-	8,092	6,451	8,092	6,451
TOTAL EXPENSES	124,408	101,132	8,092	6,451	132,500	107,583
Change in net position before transfers	22,141	31,038	1,940	2,163	24,081	33,201
Transfers	(69)	(2,592)	69	2,592	-	-
Change in net position	22,071	28,446	2,009	4,755	24,080	33,201
Net position, beginning of year, restated	208,104	180,742	8,093	3,343	216,197	184,085
Net position, end of year	$ 230,175	$ 209,188	$ 10,102	$ 8,098	$ 240,276	$ 217,286

Total government-wide revenues for 2024 were $156.5 million. These revenues consisted of $107.6 million in taxes, $15.5 million in grants and contributions, and $19.9 million in charges for services, and $3.5 million in investments and miscellaneous revenue. Of the total revenue amount, $146.5 million was in governmental activities and $10.0 million was in business-type activities.



Government-wide expenses were $132.5 million in 2024, of which $124.4 million was in governmental activities and $8.1 million was in business-type activities. The chart below depicts further detail of government-wide expenses:



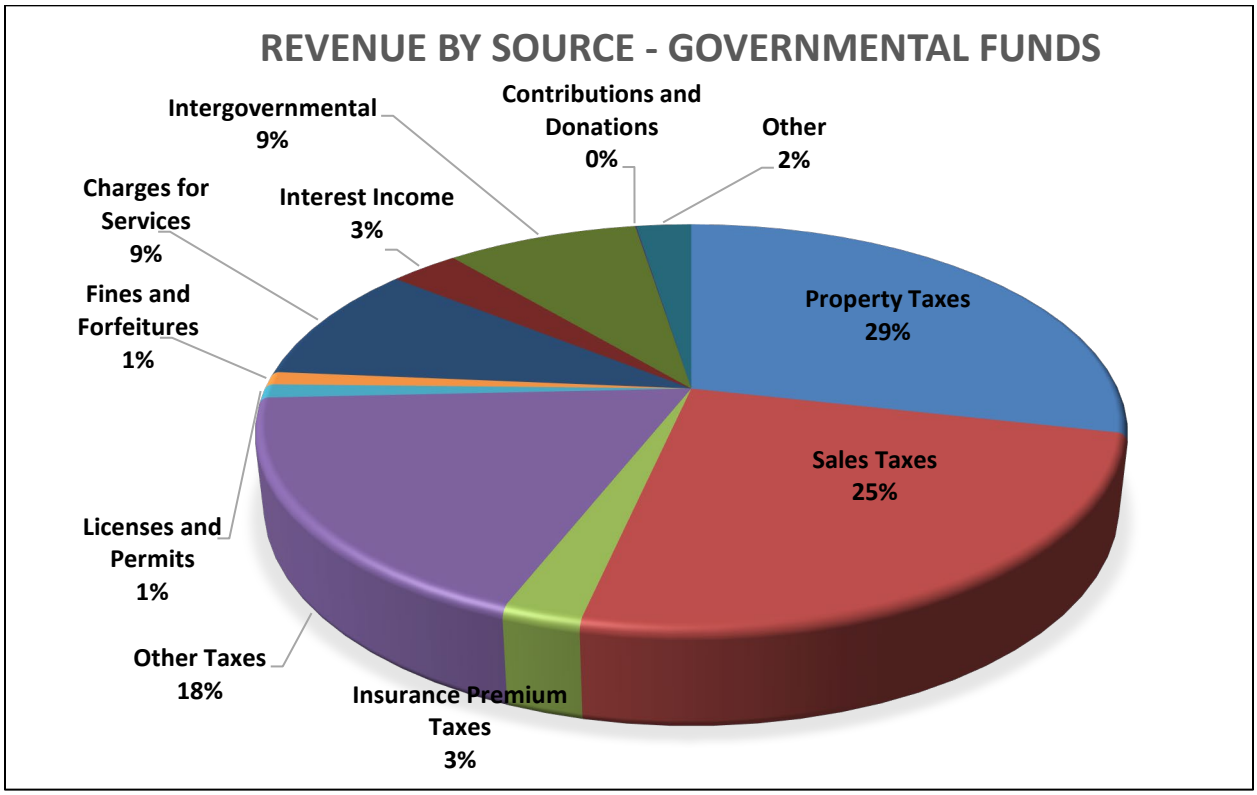
FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

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

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

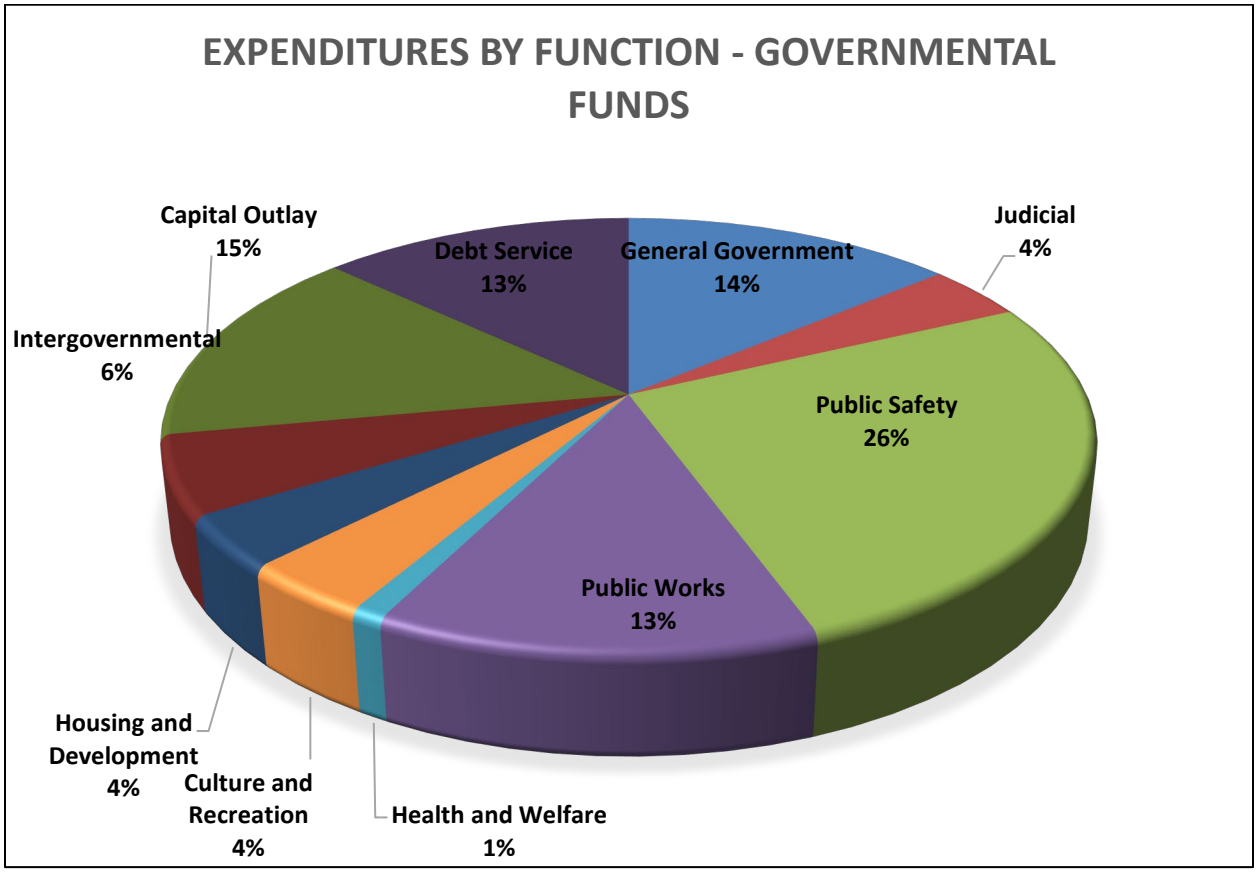
Governmental revenues were up $13.2 million from 2023. General Fund taxes increased $3.7 million from 2023 due to property reassessments, and new commercial and residential growth. Jackson County is the #1 fastest growing county in the state of Georgia.

Fund balance for the General Fund decreased by $7.1 million from the previous year due to series 2014-A debt payoff of $6.775 million and $385,000 use of prior years' fund balance approved in 2024 budget. The SPLOST 7 fund balance increased by $1.2 million from the previous year. This increase is due to SPLOST 7 revenues exceeding capital expenditures and debt service. The Capital Projects fund balance increased by $477,835 timing of revenue collected and ongoing projects. The fund balance for Emergency Services Ambulance Fund increased $12,790 due to transfers in from General Fund Operating to assist operations of the EMS fund.



The County's Local Option Sales Tax, the General Fund's second most significant revenue source, decreased by $0.106 million less than in the prior year. The decline is due to the implementation of the Title Ad Valorem Tax (TAVT) shifting some funds away from the Local Option Sales Tax and the renegotiations of percentage allocations with the Municipalities through the Service Delivery Strategy. The total amount of Local Option Sales Tax revenue was $13.0 million. The County currently shares two different 1% taxes on all sales within the County. The Local Option Sales Tax (LOST) is a direct offset to property taxes and is renewed every ten years with the municipalities of Arcade, Braselton, Commerce, Hoschton, Jefferson, Maysville, Nicholson, Pendergrass, and Talmo. The SPLOST Capital Projects fund accounts for the other sales tax, which is a Special Purpose Local Option Sales Tax (SPLOST) authorized by voter referendum. The former SPLOST number six, effective for six years, was approved by the voters on November 1, 2016, and collections started July 1, 2017. The current SPLOST number seven, effective for six years, was approved by the voters on November 8, 2023, and collections started July 1, 2024. The SPLOST tax is for specific capital projects and constitutes a significant portion of Jackson County Government's ability to fund capital projects in the areas of water and sewerage, roads and bridges, recreation, and public safety.

Expenditures in the governmental funds were $155 million, up $29.2 million from 2023. The increases in expenditures from 2023 is associated to the economic inflation increase in costs in all areas providing services and additional Series 2014-A callable bonds early payoff.



The fund balance in the governmental funds had a decrease of $9.9 million. This is primarily attributable to activities of the General Fund and Capital Projects Fund. The General Fund decreased approximately $7.1 million in fund balance while the Capital Projects Fund increased $.477 million. SPLOST 6 decreased by $20 million due to close out of Public Safety Radio System Upgrade project. SPLOST 7 increased by $1.2 million. Debt service fund showed no change in fund balance due to transfers in equaling debt service payments.

The Capital Projects Fund has a project length budget, and therefore it has revenues and expenditures that fluctuate from year to year. Typically, bond proceeds are recognized in one year and the expenditures occur in successive fiscal periods. This timing difference affects the fund balances shown in those funds.

PROPRIETARY FUNDS: Jackson County Government's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The business-type activities of the Solid Waste Disposal Facility had operating revenues that increased by $1.4 million from the prior year, while operating expenses increased by $1.5 million from 2023. These increases are due to development in the area and increased disposal of waste as a result.

GENERAL FUND BUDGETARY HIGHLIGHTS

Differences between the original budget, the final budget, and actual results are shown on pages 74-76. Over the course of the year, the Board of Commissioners revised the County's budget several times. The three primary reasons for amending the budget are:

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

The County prepares monthly interim financial reports throughout the year and apprises the Board of Commissioners of action needed to amend the county budget according to county budgetary policy.

Several items of significance that are worth noting are related to the variances of budget to actual for FY 2024. The revenues budget to actual increased due to taxes, which is primarily the result of stronger collections and growth in the County.

Whereas revenues came in over budget, expenditures by department were within the final amended expenditure budget.

CAPITAL ASSET AND DEBT ADMINISTRATION

CAPITAL ASSETS: Jackson County's government-wide investments in capital assets at December 31, 2024, were $232 million. This investment includes land, buildings, roads, bridges, machinery and equipment, park facilities and vehicles.

Additional information on the County's capital assets is contained in Note 7.

Major capital asset activities in governmental-type activities in 2024 were:

- Procurement of various vehicles, equipment, and donated infrastructure.
- Continued construction on a series of roads to further the County's economic development initiatives. Numerous additions and improvements were made in 2024 to roads, bridges, and other infrastructure including related land.
- Completion of the 2021 Public Safety Radio Upgrade project for over $22 million in costs.
- Completion of the New Administration Building, completely paid for by SPLOST 7 collections.
- Other building improvements such as Senior Center Expansion and the Animal Shelter Phase II.

Long-term debt: Long-term debt ending balance decreased by $17 million for fiscal year 2024 due to bond repayments which were offset by increases in the net pension liability and total OPEB liability. Additionally, there was an early payoff of $6.775 million on Series 2014-A callable bonds.

Additional information on the County's long-term debt is contained in Note 9.

The ratings mentioned below reflect the County's favorable underlying credit characteristics, including a rapidly growing local economy that benefits from its proximity to the Atlanta metropolitan area, an improved financial position characterized by healthy reserve levels, a healthy and expanding tax base, a stable employment base with access to additional employment opportunities in the surrounding communities, and an above average debt burden.

ECONOMIC FACTORS AND THE 2024 BUDGET

The County's General Fund receives approximately $13.0 million or 9% of its revenues from the 1% Local Option Sales and Use Tax; therefore, economic indicators are very important in forming the General Fund budget estimates.

Jackson County has been a leader in the State of Georgia in recent years in economic growth in the creation of private-sector jobs.

In 2018, Moody's confirmed the Issuer Credit Rating of "Aa2" for Jackson County, Georgia. But in 2024, a re-evaluation of the Moody's Issuer Credit Rating took place. Per Moody's Credit Opinion document, Jackson County benefits from a sizable and rapidly growing economic base, favorable socioeconomic profile, an improved financial position resulting in healthy reserves and strong liquidity, and a low pension burden. The County's credit profile also incorporates the County's above average debt burden, which is counterbalanced by the expected debt paydown in the next three years as well as a recently renewed Special Purpose Local Option Sales Tax that supports ongoing capital improvements. On December 1, 2024, Moody's upgraded Jackson County, GA's issuer, general obligation unlimited tax (GOULT) and general obligation limited tax (GOLT) ratings to Aa1 from Aa2.

For 2025, Jackson County Government's Operating Budget showed an increase in General Fund revenues over 2024, due to digest growth.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of Jackson County Government's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the County's Finance Director, Alisha Gamble, at 4965 Jackson Parkway, Jefferson, GA 30549.

JACKSON COUNTY, GEORGIA

STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Primary Government		
ASSETS	**Governmental Activities**	**Business-type Activities**	**Total**
Cash and cash equivalents	$ 131,310,586	$ -	$ 131,310,586
Investments	195,264	-	195,264
Receivables (net of allowance for uncollectibles)	8,801,004	1,135,830	9,936,834
Lease receivable, current	-	-	-
Lease receivable, long-term	-	-	-
Intergovernmental receivable	790,483	-	790,483
Internal balances	(5,061,696)	5,061,696	-
Prepaid items	5,857,956	-	5,857,956
Inventories	316,955	-	316,955
Due from primary government	-	-	-
Restricted investments	-	-	-
Capital assets, nondepreciable	94,138,968	4,703,796	98,842,764
Capital assets, depreciable, net of accumulated depreciation	131,124,740	2,081,089	133,205,829
Total assets	367,474,260	12,982,411	380,456,671
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charges on refunding	618,482	-	618,482
OPEB related items	4,974,622	-	4,974,622
Pension related items	7,068,204	-	7,068,204
Total deferred outflows of resources	12,661,308	-	12,661,308
LIABILITIES			
Accounts payable	2,540,205	2,339,980	4,880,185
Accrued liabilities	1,511,467	37,948	1,549,415
Retainage payable	815,699	-	815,699
Customer deposits	-	-	-
Unearned revenue	4,210,618	-	4,210,618
Due to other governments	1,570,980	-	1,570,980
Due to component units	278,020	-	278,020
Long-term liabilities due within one year			
Lease liabilities	-	98,500	98,500
Subscription arrangement liabilities	-	-	-
Compensated absences	2,358,062	41,226	2,399,288
Landfill closure and postclosure	-	80,360	80,360
Financed purchases	47,611	-	47,611
Claims payable	480,654	-	480,654
Revenue bonds payable	-	-	-
Bonds payable	3,820,000	-	3,820,000
Total OPEB liability	162,000	-	162,000
Long-term liabilities due in more than one year			
Unearned revenue	-	-	-
Lease liabilities	-	121,806	121,806
Subscription arrangement liabilities	-	-	-
Arbitrage rebate payable	196,366	-	196,366
Compensated absences	262,007	-	262,007
Landfill closure and postclosure	-	160,720	160,720
Financed purchases	213,219	-	213,219
Revenue bonds payable	-	-	-
Bonds payable	40,355,652	-	40,355,652
Total OPEB liability	19,617,915	-	19,617,915
Net pension liability	15,250,670	-	15,250,670
Total liabilities	93,691,145	2,880,540	96,571,685
DEFERRED INFLOWS OF RESOURCES			
Deferred revenues - property taxes	45,482,685	-	45,482,685
Deferred revenues - leases	-	-	-
OPEB related items	10,787,312	-	10,787,312
Pension related items	-	-	-
Total deferred inflows of resources	56,269,997	-	56,269,997
NET POSITION			
Net investment in capital assets	179,766,656	4,861,499	184,628,155
Restricted for:			
Debt service	-	-	-
Capital projects	21,216,642	-	21,216,642
Public safety activities	3,895,219	-	3,895,219
Judicial activities	305,933	-	305,933
Health and welfare	589,234	-	589,234
Tourism	1,326	-	1,326
Unrestricted (deficit)	24,399,416	5,240,372	29,639,788
Total net position	$ 230,174,426	$ 10,101,871	$ 240,276,297

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

	Component Units		
	Health Department	Water and Sewerage Authority	Airport Authority
	$ 1,803,072	$ 30,048,664	$ 91,421
	-	-	-
	79,868	2,179,835	25,942
	-	-	21,745
	-	-	275,443
	-	31,482	-
	-	-	-
	-	124,421	5,981
	-	693,630	56,947
	-	-	278,020
	-	11,833,408	-
	-	23,782,934	16,127,991
	46,518	133,743,328	1,736,580
	1,929,458	202,437,702	18,620,070
	-	416,747	-
	132,912	-	-
	330,920	92,416	-
	463,832	509,163	-
	87,526	861,994	45,272
	-	540,189	2,996
	-	-	-
	-	262,601	-
	-	133,720	-
	-	7,400	-
	-	-	-
	-	9,031	-
	-	31,657	-
	-	-	16,674
	-	-	-
	-	-	-
	-	-	-
	-	1,564,785	-
	-	1,454,709	-
	-	-	-
	-	4,609,602	-
	-	102,454	-
	-	22,300	-
	-	704,647	-
	49,353	-	-
	-	-	-
	-		-
	-	22,566,632	-
	-	39,071,683	-
	48,267	-	-
	1,164,960	1,331,218	-
	1,350,106	73,274,622	64,942
	-	-	-
	-	-	295,283
	54,565	-	-
	2,730	75,181	-
	57,295	75,181	295,283
	46,518	100,588,443	17,864,571
	-	1,011,171	-
	-	2,229,105	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	939,371	25,768,343	395,274
	$ 985,889	$ 129,597,062	$ 18,259,845

JACKSON COUNTY, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 26,000,342	$ 1,377,123	$ -	$ 13,468
Judicial	6,634,308	2,165,090	284,846	100,434
Public safety	43,414,456	11,000,725	4,464,096	239,446
Public works	32,387,415	2,302,541	4,897,934	3,376,055
Health and welfare	1,651,154	120,276	1,918,052	219,529
Culture and recreation	6,711,403	1,309,313	-	4,000
Housing and development	6,105,924	1,588,126	-	10,089
Interest on long-term debt	1,503,516	-	-	-
Total governmental activities	124,408,518	19,863,194	11,564,928	3,963,021
Business-type activities:				
Solid waste management	8,091,926	10,031,414	-	-
Total business-type activities	8,091,926	10,031,414	-	-
Total primary government	$ 132,500,444	$ 29,894,608	$ 11,564,928	$ 3,963,021
Component units:				
Health Department	$ 1,932,702	$ 591,908	$ 1,269,442	$ -
Water and Sewerage Authority	15,655,368	23,202,459	-	8,101,771
Airport Authority	1,419,179	529,675	-	629,449
Total component units	$ 19,007,249	$ 24,324,042	$ 1,269,442	$ 8,731,220
General revenues:				
Property taxes				
Sales taxes				
Insurance premium taxes				
Other taxes				
Unrestricted net investment earnings				
Gain on sale of capital assets				
Transfers				
Total general revenues				
Change in net position				
Net position, beginning of year				
Restatement - change in accounting principle				
Net position, beginning of year, as restated				
Net position, end of year				

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

Net (Expenses) Revenues and Changes in Net Position						
Primary Government				Component Units		
Governmental Activities	Business-type Activities	Total		Health Department	Water and Sewerage Authority	Airport Authority
$ (24,609,751)	$ -	$ (24,609,751)		$ -	$ -	$ -
(4,083,938)	-	(4,083,938)		-	-	-
(27,710,189)	-	(27,710,189)		-	-	-
(21,810,885)	-	(21,810,885)		-	-	-
606,703	-	606,703		-	-	-
(5,398,090)	-	(5,398,090)		-	-	-
(4,507,709)	-	(4,507,709)		-	-	-
(1,503,516)	-	(1,503,516)		-	-	-
(89,017,375)	-	(89,017,375)		-	-	-
-	1,939,488	1,939,488		-	-	-
-	1,939,488	1,939,488		-	-	-
(89,017,375)	1,939,488	(87,077,887)		-	-	-
-	-	-		(71,352)	-	-
-	-	-		-	15,648,862	-
-	-	-		-	-	(260,055)
-	-	-		(71,352)	15,648,862	(260,055)
41,254,594	-	41,254,594		-	-	-
36,053,850	-	36,053,850		-	-	-
3,652,742	-	3,652,742		-	-	-
26,653,342	-	26,653,342		-	-	-
3,542,767	-	3,542,767		-	604,387	397
-	-	-		-	107,350	-
(68,950)	68,950	-		-	-	-
111,088,345	68,950	111,157,295		-	711,737	397
22,070,970	2,008,438	24,079,408		(71,352)	16,360,599	(259,658)
209,188,347	8,098,494	217,286,841		1,057,241	113,236,463	18,524,159
(1,084,891)	(5,061)	(1,089,952)		-	-	(4,656)
208,103,456	8,093,433	216,196,889		1,057,241	113,236,463	18,519,503
$ 230,174,426	$ 10,101,871	$ 240,276,297		$ 985,889	$ 129,597,062	$ 18,259,845

JACKSON COUNTY, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024

ASSETS	General	Emergency Services Ambulance	SPLOST 7	Capital Projects	Debt Service Fund	Nonmajor Governmental Funds	Total
Cash and cash equivalents	$ 95,977,946	$ 65,555	$ 2,879,591	$ 4,507,955	$ -	$ 27,879,539	$ 131,310,586
Investments	-	-	-	195,264	-	-	195,264
Receivables (net of allowance for uncollectibles)	4,934,881	828,647	2,152,134	-	-	884,489	8,800,151
Intergovernmental receivable	663,736	-	-	-	-	126,747	790,483
Inventories	203,692	88,356	-	-	-	-	292,048
Due from other funds	2,134,618	-	-	6,738,922	-	7,577,112	16,450,652
Prepaid items	5,542,604	114,850	-	-	-	164,759	5,822,213
Advance to other funds	1,398,889	-	-	-	-	-	1,398,889
Total assets	$ 110,856,366	$ 1,097,408	$ 5,031,725	$ 11,442,141	$ -	$ 36,632,646	$ 165,060,286
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES							
LIABILITIES							
Accounts payable	$ 1,127,344	$ 80,565	$ 864,612	$ 215,741	$ -	$ 251,943	$ 2,540,205
Other accrued liabilities	800,135	193,645	-	-	-	157,340	1,151,120
Retainage payable	-	-	716,959	68,740	-	30,000	815,699
Due to other governments	729,445	-	841,535	-	-	-	1,570,980
Due to component units	278,020	-	-	-	-	-	278,020
Advance from other funds	-	794,755	-	-	-	-	794,755
Due to other funds	21,359,641	-	67,412	-	-	2,067,206	23,494,259
Unearned revenue	-	-	-	-	-	4,210,618	4,210,618
Total liabilities	24,294,585	1,068,965	2,490,518	284,481	-	6,717,107	34,855,656
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue - property taxes	632,394	-	-	-	-	63,560	695,954
Deferred revenue - property taxes	41,081,136	-	-	-	-	4,401,549	45,482,685
Total deferred inflows of resources	41,713,530	-	-	-	-	4,465,109	46,178,639
FUND BALANCES							
Fund balances:							
Nonspendable:							
Prepaid items	5,542,604	114,850	-	-	-	164,759	5,822,213
Inventories	203,692	88,356	-	-	-	-	292,048
Advances	1,398,889	-	-	-	-	-	1,398,889
Restricted for:							
Capital projects	-	-	2,541,207	-	-	17,280,864	19,822,071
Public safety activities	-	-	-	-	-	3,831,659	3,831,659
Judicial activities	-	-	-	-	-	305,933	305,933
Health and welfare	-	-	-	-	-	589,234	589,234
Tourism	-	-	-	-	-	1,326	1,326
Assigned for:							
Public safety	1,689,500	-	-	-	-	2,628,809	4,318,309
Health and welfare	25,000	-	-	-	-	689,898	714,898
Capital projects	2,408,420	-	-	11,157,660	-	-	13,566,080
Debt service	3,151,949	-	-	-	-	-	3,151,949
Unassigned (deficit)	30,428,197	(174,763)	-	-	-	(42,052)	30,211,382
Total fund balances	44,848,251	28,443	2,541,207	11,157,660	-	25,450,430	84,025,991
Total liabilities, deferred inflows of resources and fund balances	$ 110,856,366	$ 1,097,408	$ 5,031,725	$ 11,442,141	$ -	$ 36,632,646	

Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.	225,263,708
Other long-term assets are not available to pay for current-period expenditures and, therefore, are unavailable in the governmental funds.	695,954
Internal service funds are used by management to charge the cost of group health insurance and fuel to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the Statement of Net Position.	958,626
Deferred charges on refunding are not available in the current period, and therefore are not reported in the governmental funds.	618,482
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(47,613,264)
The deferred outflows of resources, deferred inflows of resources, and the total OPEB liability related to the County's OPEB plan are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the governmental funds.	(25,592,605)
The deferred outflows of resources, and the net pension liability related to the County's pension plan are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the governmental funds.	(8,182,466)
Net position of governmental activities	$ 230,174,426

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

JACKSON COUNTY, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

	General	Emergency Services Ambulance	*(Previously Major)* SPLOST 6	*(Previously Nonmajor)* SPLOST 7	Capital Projects	*(Previously Nonmajor)* Debt Service Fund	Nonmajor Governmental Funds	Total
Revenues:								
Taxes	$ 80,393,977	$ -	$ -	$ 23,120,434	$ -	$ -	$ 3,926,376	$ 107,440,787
Licenses and permits	83,714	-	-	-	-	-	1,485,361	1,569,075
Fines and forfeitures	1,376,333	-	-	-	-	-	112,393	1,488,726
Charges for services	3,088,205	6,291,937	-	-	-	-	4,277,081	13,657,223
Interest income	3,442,210	675	-	50,569	36,475	-	943,652	4,473,581
Intergovernmental	947,829	-	-	-	4,833,532	-	6,636,403	12,417,764
Contributions and donations	-	-	-	-	56,169	-	9,957	66,126
Other	2,770,738	66,542	-	-	343,784	-	375,292	3,556,356
Total revenues	92,103,006	6,359,154	-	23,171,003	5,269,960	-	17,766,515	144,669,638
Expenditures:								
Current:								
General government	21,142,506	-	-	-	263,106	-	-	21,405,612
Judicial	5,975,349	-	-	-	-	-	438,644	6,413,993
Public safety	22,176,680	10,417,908	-	-	-	-	8,452,536	41,047,124
Public works	5,133,796	-	-	-	10,176,452	-	4,840,495	20,150,743
Health and welfare	422,293	-	-	-	-	-	1,075,033	1,497,326
Culture and recreation	4,361,361	-	-	-	1,737,903	-	5,069	6,104,333
Housing and development	2,187,272	-	-	-	-	26,043	3,734,486	5,947,801
Intergovernmental	-	-	-	9,041,127	-	-	-	9,041,127
Capital outlay	-	-	-	12,976,943	9,272,513	-	876,702	23,126,158
Debt service:								
Principal	-	-	-	-	-	16,590,000	1,585,530	18,175,530
Interest and fees	-	-	-	-	-	1,435,311	551,401	1,986,712
Total expenditures	61,399,257	10,417,908	-	22,018,070	21,449,974	18,051,354	21,559,896	154,896,459
Excess (deficiency) of revenues over (under) expenditures	30,703,749	(4,058,754)	-	1,152,933	(16,180,014)	(18,051,354)	(3,793,381)	(10,226,821)
Other financing sources (uses):								
Proceeds from the sale of capital assets	73,833	-	-	-	-	-	4,609	78,442
Issuance of financed purchase	-	-	-	-	-	-	306,360	306,360
Transfers in	1,487,450	4,071,544	-	-	18,264,922	18,051,331	1,764,127	43,639,374
Transfers out	(39,385,677)	-	-	-	(1,607,073)	-	(2,715,574)	(43,708,324)
Total other financing sources (uses)	(37,824,394)	4,071,544	-	-	16,657,849	18,051,331	(640,478)	315,852
Net change in fund balances	(7,120,645)	12,790	-	1,152,933	477,835	(23)	(4,433,859)	(9,910,969)
Fund balances, January 1	51,968,896	15,653	20,105,402	-	10,679,825	-	11,167,184	93,936,960
Adjustment - change within reporting entity	-	-	(20,105,402)	1,388,274	-	23	18,717,105	-
Fund balances, January 1, as adjusted	51,968,896	15,653	-	1,388,274	10,679,825	23	29,884,289	93,936,960
Fund balances, end of fiscal year	$ 44,848,251	$ 28,443	$ -	$ 2,541,207	$ 11,157,660	$ -	$ 25,450,430	$ 84,025,991

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

JACKSON COUNTY, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2024

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	$	(9,910,969)
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		17,951,249
The effect of disposals of capital assets is to decrease net position.		(2,673,249)
The effect of donated capital assets is to increase net position.		1,705,059
Internal service funds are used by management to charge the costs of group health insurance and fuel to individual funds are included in the government-wide statement of activities.		(618,060)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		173,741
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		17,869,170
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 governmental funds.		(2,425,971)
Change in net position - governmental activities	$	22,070,970

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

JACKSON COUNTY, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2024

	Solid Waste Management Fund	Governmental Activities Internal Service Funds
ASSETS		
Current assets:		
Receivables	$ 1,135,830	$ 853
Due from other funds	5,665,830	1,377,777
Inventory	-	24,907
Prepaid	-	35,743
Total current assets	6,801,660	1,439,280
Noncurrent assets:		
Capital assets:		
Capital assets, not being depreciated	4,703,796	-
Capital assets, being depreciated	3,551,335	-
Less accumulated depreciation	(1,470,246)	-
Total capital assets, net of accumulated depreciation	6,784,885	-
Total assets	13,586,545	1,439,280
LIABILITIES		
Current liabilities:		
Accounts payable	2,339,980	-
Claims payable	-	480,654
Accrued liabilities	37,948	-
Compensated absences	41,226	-
Lease liability	98,500	-
Landfill postclosure	80,360	-
Total current liabilities	2,598,014	480,654
Long-term liabilities:		
Lease liability	121,806	-
Advance from other funds	604,134	-
Landfill postclosure	160,720	-
Total long-term liabilities	886,660	-
Total liabilities	3,484,674	480,654
NET POSITION		
Investment in capital assets	4,861,499	-
Unrestricted	5,240,372	958,626
Total net position	$ 10,101,871	$ 958,626

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

JACKSON COUNTY, GEORGIA

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Solid Waste Management Fund	Governmental Activities Internal Service Funds
OPERATING REVENUES		
Charges for services	$ 10,001,988	$ 774,588
Other operating revenue	29,426	-
Employee contributions	-	1,607,684
Total operating revenues	10,031,414	2,382,272
OPERATING EXPENSES		
Salaries and benefits	1,183,278	-
Supplies and maintenance	6,695,658	-
Other services and charges	-	3,000,332
Depreciation/amortization expense	243,134	-
Total operating expenses	8,122,070	3,000,332
Operating income (loss)	1,909,344	(618,060)
NONOPERATING REVENUES		
Gain on sale of capital assets	34,555	-
Interest expense	(4,411)	-
Total nonoperating revenues	30,144	-
Income before transfers	1,939,488	(618,060)
Transfers in	68,950	-
Change in net position	2,008,438	(618,060)
NET POSITION, beginning of year	8,098,494	1,576,686
Restatement - change in accounting principle	(5,061)	-
NET POSITION, beginning of year, as restated	8,093,433	1,576,686
NET POSITION, end of year	$ 10,101,871	$ 958,626

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

JACKSON COUNTY, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Solid Waste Management Fund	Governmental Activities Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 9,917,445	$ 2,382,029
Payments to suppliers and service providers	(4,614,055)	(2,382,029)
Payments to employees	(1,174,820)	-
Net cash provided by operating activities	4,128,570	-
CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES		
Transfers from other funds	68,950	-
Proceeds from sale of capital assets	34,555	-
Purchase of capital assets	(4,163,125)	-
Principal payments	(64,539)	-
Interest payments	(4,411)	-
Net cash used in capital financing activities	(4,128,570)	-
Net change in cash and cash equivalents	-	-
Cash and cash equivalents:		
Beginning of year	-	-
End of year	$ -	$ -
Reconciliation of operating income (loss) to net cash provided by operating activities:		
Operating income (loss)	$ 1,909,344	$ (618,060)
Adjustments to reconcile operating income (loss) to net cash used in operating activities:		
Depreciation/amortization	243,134	-
Increase in receivables	(113,969)	(243)
Decrease (increase) in prepaids	3,783	(35,743)
Decrease in inventory	-	14,453
Decrease in due from other funds	270,246	572,565
Increase (decrease) in accounts payable	1,887,934	(23,739)
Increase in accrued salaries	21,235	-
Increase in claims payable	-	90,767
Decrease in compensated absences	(12,777)	-
Decrease in landfill postclosure care costs	(80,360)	-
Net cash provided by operating activities	$ 4,128,570	$ -
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital asset acquired through leases	$ (284,845)	$ -
Issuance of lease liability	284,845	-
Total noncash capital and related financing activities	$ -	$ -

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

JACKSON COUNTY, GEORGIA

STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
DECEMBER 31, 2024

	Custodial Funds
ASSETS	
Cash	$ 4,566,933
Uncollected taxes	11,883,472
Total assets	16,450,405
LIABILITIES	
Due to others	14,648,020
Total liabilities	14,648,020
NET POSITION	
Restricted:	
Individuals, organizations, and other governments	1,802,385
Total net position	$ 1,802,385

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

JACKSON COUNTY, GEORGIA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION CUSTODIAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

ADDITIONS	Custodial Funds
Taxes	$ 221,100,017
Fines and fees	9,494,968
Total additions	230,594,985
DEDUCTIONS	
Taxes and fees paid to other governments	221,100,017
Other custodial disbursements	8,549,320
Total deductions	229,649,337
Net increase in fiduciary net position	945,648
Net position, beginning of year	856,737
Net position, end of year	$ 1,802,385

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

JACKSON COUNTY, GEORGIA

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

Jackson County operates under a commissioner-manager form of government under which a five-member Board of Commissioners is elected to serve as the legislative body for the County. The commission chairman is elected at large, while the remaining four commissioners are elected by geographical districts in which they reside. In addition, there are four Constitutional Officers: the Clerk of Superior Court, Probate Court Judge, Sheriff, and Tax Commissioner. The Constitutional Officers are elected countywide. The Board of Commissioners approves all annual appropriations used by the respective Constitutional Officers. The County provides the following services: public safety, judicial, public works, health and welfare, culture and recreation, housing and development, solid waste, and general government services.

As required by accounting principles generally accepted in the United States of America, the financial statements of the reporting entity include those of the County and its component units. The component units discussed below are included in the County's reporting entity because of the significance of their operational or financial relationship with the County. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Discretely Presented Component Units

The Jackson County Department of Public Health (the "Health Department") is governed by a seven-member board consisting of the Chairman of the Board of Commissioners and four members appointed by the Board of Commissioners. The County has the authority to modify and approve the Health Department's budget and the County provides funding to the Health Department. The Health Department has a June 30th year-end.

The Health Department's financial statements can be obtained by writing to the Jackson County Health Department, P.O. Box 260, Jefferson, GA 30549.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Discretely Presented Component Units (Continued)

The Jackson County Water and Sewerage Authority (the "Water Authority") is governed by a five-member board appointed by the Board of Commissioners. The Water Authority was created for the purpose of acquiring, constructing, equipping, maintaining, and operating adequate water supply, treatment, and distribution facilities and sewerage collection, treatment, and distribution facilities. Jackson County is responsible for payment of the bonds issued by the Water Authority if the Water Authority is unable to make such payments.

The Water Authority's financial statements can be obtained by writing to the Jackson County Water and Sewerage Authority, P.O. Box 869, Jefferson, GA 30549.

The Jackson County Airport Authority (the "Airport Authority") is governed by a five-member board, three of whom are appointed by the Board of Commissioners. The Airport Authority was created to operate the County's noncommercial airport facility. In County management's judgement, it would be misleading to exclude the Airport Authority as a component unit of the County. The Airport Authority does not prepare separate financial statements.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are 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. Likewise, the *primary government* is reported separately from *discretely presented component units* to emphasize that they are legally separate.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is 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 properly included among program revenues are reported instead as *general revenues*.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements (Continued)

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from 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 resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items 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 both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the County considers property taxes and fines to be available if they are collected within 60 days of the end of the current fiscal period. Other revenues susceptible to accrual are considered available if they are collected within 90 days of the end of the current fiscal period. Expenditures generally are 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 judgments, are recorded only when payment is due.

Property taxes, sales taxes, franchise taxes, charges for services, intergovernmental grants, 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 if availability criteria have been met. All other revenue items are considered to be measurable and available only when cash is received by the County.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued)

The County reports the following major governmental funds:

The ***General Fund*** is the County'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 ***Emergency Services Ambulance Fund*** is to account for fees charged to users of the County ambulance service. The funds are restricted for use in providing the ambulance service.

The ***Special Purpose Local Option Sales Tax 7 Fund*** is used to account for the revenues and expenditures relating to the County's 1% Special Purpose Local Option Sales Tax (SPLOST) approved by the voters in 2022 which began collections in 2023 and is restricted for capital projects.

The ***Capital Projects Fund*** accounts for the acquisition and construction of the County's capital assets.

The ***Debt Service Fund*** accounts for the accumulation of resources for, and payment of, principal and interest on the County's long-term debt of governmental funds.

The County reports the following major enterprise fund:

The ***Solid Waste Management Fund*** is used to account for the activities of the County's solid waste disposal program.

Additionally, the County reports the following fund types:

The ***special revenue funds*** account for revenue sources that are legally restricted or committed to expenditure for specific purposes.

The ***capital projects funds*** account for large capital outlay projects funded locally, with state funding and federal funding.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued)

The ***internal service funds*** are used to account for the operations of a fuel depot and the self-funding of employee's health insurance for which the costs are allocated to other County funds.

The ***custodial funds*** are used to account for the collection and disbursement of monies by the County on behalf of other governments and individuals, such as cash bonds, traffic fines, support payments, and ad valorem and property 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 revenue of the enterprise fund are charges to customers for sales and services provided. Operating expenses for the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, interfund services provided and used have not been eliminated in this process.

D. Deposits and Investments

The County's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

The local government investment pool, "Georgia Fund 1," created by OCGA 36-83-3, is a stable asset value investment pool, which follows Standard and Poor's criteria for AAAf rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal ($1 per share). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on $1 per share. The pool also adjusts the value of its investments to fair value as of year-end and the County's investment in the Georgia Fund 1 is reported at fair value. The County considers amounts held in Georgia Fund 1 as cash equivalents for financial statement presentation.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Deposits and Investments (Continued)

Certificates of deposit are nonparticipating interest earning investment contracts and are valued at costs. All other investments are recorded at fair value. Increases or decreases in the fair value during the year are recognized as a component of interest income.

E. 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.” The portion of these lending/borrowing arrangements between funds that will be repaid in more than one year are reported as “advances to/from other funds.” Advances due from other funds are offset, by governmental funds, by nonspendable fund balance to indicate that they are not available for appropriation.

Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

F. Inventories and Prepaid Items

All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

G. Leases

Lessor

The Airport Authority is a lessor for a noncancellable lease of an airplane hanger. The Authority recognizes a lease receivable and a deferred inflow of resources. The Authority recognizes lease receivables with an initial, individual value of $25,000 or more.

At the commencement of a lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Leases (Continued)

Key estimates and judgments related to leases include how the Authority determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments:

- The lease agreements entered into by the Authority do not contain stated interest rates, therefore the Authority has used an estimated incremental borrowing rate as the discount rate for the leases.

- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option prices that the Authority is reasonably certain to collect.

The Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflow if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Lessee

The County is a lessee for a noncancellable lease of equipment. The County recognizes a lease liability and an intangible right-to-use lease asset in the proprietary financial statements. The County recognizes lease liabilities with an initial, individual value of $10,000 or more.

At the commencement of a lease, the County initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the County determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments:

- The County uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the County generally uses its estimated incremental borrowing rate as the discount rate for leases.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Leases (Continued)

- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option prices that the County is reasonably certain to exercise.

The County monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

H. Capital Assets

Capital assets, which include property, plant, equipment, right of use and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the County as assets with an initial, individual cost of $10,000 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 acquisition value at the date of donation. The County has elected to capitalize all general infrastructure assets regardless of the acquisition date and has used the estimated historical cost to value these assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend useful lives are expensed as incurred.

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

Asset Category	Years
Buildings and improvements	50
Infrastructure	20
Land improvements	10
Computers	3
Machinery and equipment	10
Vehicles	3-5
Right of use	5

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. One item that qualifies for reporting in this category is the deferred charge on refunding which is reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt.

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The County has multiple types of deferred inflows of resources. Two items arise under a modified accrual basis of accounting that qualify for reporting in this category. One item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and grants and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The County also reports deferred property tax revenues which are levied in October for the next fiscal year and thus will be recognized as revenue in the period for which they were levied. These deferred revenues are reported in both the governmental funds balance sheet and statement of net position. The County also reports deferred revenue on a lease receivable, which is reported by the Airport Authority.

The County also has deferred outflows and deferred inflows related to the recording of changes in its net pension liability and total OPEB liability. Certain changes in the net pension liability and total OPEB liability are recognized as pension expense and OPEB expense over time instead of all being recognized in the year of occurrence. Experience gains or losses result from periodic studies by the County's actuary which adjust the net pension and total OPEB liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension/OPEB expense over the expected remaining service lives of plan members. Changes in actuarial assumptions which adjust the net pension and total OPEB liability are also recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension and OPEB expense over the expected remaining service lives of plan members. The difference between projected investment return on pension investments and actual return on those investments is also deferred and amortized against pension expense over a five-year period. Additionally, any contributions made by the County to the pension and OPEB plan before year end but subsequent to the measurement date of the County's net pension liability and total OPEB liability are reported as deferred outflows of resources.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Compensated Absences

It is the County's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Sick pay is accumulated in accordance with GASB 101 and an estimate for the time to be used during employment has been accrued. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations or retirements.

K. 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 position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed when incurred.

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, and any bond premium 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.

L. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

Fund Balance – Generally, fund balance represents the difference between assets and liabilities and deferred inflows of resources under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the County is bound to honor constraints on the specific purpose for which amounts in those funds can be spent. Fund balances are classified as follows:

Nonspendable – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Fund Equity (Continued)

Restricted – Fund balances are reported as restricted when they include amounts that can be spent only for the specific purposes stipulated by the constitution, external resource providers, or through enabling legislation.

Committed – Fund balances are reported as committed when they include amounts that can be used only for the specific purposes determined by a formal action (passage of a resolution) of the Board of Commissioners. The same formal action is required to subsequently remove a commitment of fund balance.

Assigned – Fund balances are reported as assigned when they include amounts intended to be used by the County for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. By passage of a resolution, the Board of Commissioners has delegated the County's finance director the authority to assign amounts to be used for specific purposes.

Unassigned – Fund balances are reported as unassigned as the residual classification for the County's General Fund and includes all spendable amounts not contained in the other classifications. In addition, any remaining deficits in the County's governmental funds which remain after all other fund balances have been exhausted are unassigned.

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the County's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the County's policy to use fund balance in the following order: (1) Committed, (2) Assigned, (3) Unassigned.

Net Position – Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the County has spent) for the acquisition, construction, or improvement of those assets. Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted.

The County applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from these estimates.

N. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the County Retirement Plan (the "Plan") and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

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 Position

The governmental fund balance sheet includes reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. 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 governmental funds." The details of this $47,613,264 difference are as follows:

Bonds payable	$	(42,615,000)
Premium/discount on issuance of bonds		(1,560,652)
Accrued interest payable		(360,347)
Financed purchase payable		(260,830)
Arbitrage rebate payable		(196,366)
Compensated absences		(2,620,069)
Net adjustment to decrease *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$	(47,613,264)

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

A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Another element of that reconciliation states that "deferred outflows of resources and the net pension liability related to the County's pension plan are not expected to be liquidated with expendable available resources, and therefore, are not reported in the governmental funds." The details of this $8,182,466 difference are as follows:

Net pension liability	$ (15,250,670)
Deferred outflows of resources - pension related items	7,068,204
Net adjustment to decrease *fund balance- total governmental funds* to arrive at *net position - governmental activities*	$ (8,182,466)

Another element of that reconciliation states that "deferred outflows of resources, deferred inflows of resources and the total OPEB liability related to the County's OPEB plan are not expected to be liquidated with expendable available resources, and therefore, are not reported in the governmental funds." The details of this $25,592,605 difference are as follows:

Total OPEB liability	$ (19,779,915)
Deferred inflows of resources - OPEB related items	(10,787,312)
Deferred outflows of resources - OPEB related items	4,974,622
Net adjustment to decrease *fund balance- total governmental funds* to arrive at *net position - governmental activities*	$ (25,592,605)

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

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 reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position 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 estimated useful lives and reported as depreciation expense." The details of this $17,951,249 difference are as follows:

Capital outlay	$	27,194,804
Depreciation expense		(9,243,555)
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net position - governmental activities*	$	17,951,249

Another element of the reconciliation states that "The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position." The details of this $17,869,170 difference are as follows:

Principal repayments of bonds payable	$	18,130,000
Principal repayments of financed purchases payable		45,530
Issuance of financed purchase payable		(306,360)
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net position - governmental activities*	$	17,869,170

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

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 (Continued)

Another element of that reconciliation states that "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 governmental funds." The details of this $2,425,971 difference are as follows:

Compensated absences	$	2,879
Amortization of original issue premium/discount		697,328
Amortization of deferred charges on refunding		(397,597)
Arbitrage rebate payable		(94,313)
Accrued interest		183,465
Total OPEB liability and related deferred outflows and inflows of resources		(1,364,232)
Net pension liability and related deferred outflows and inflows of resources		(1,453,501)
Net adjustment to decrease *net changes in fund balances - total governmental funds* to arrive at *changes in net position - governmental activities*	$	(2,425,971)

NOTE 3. LEGAL COMPLIANCE – BUDGETS

A. Budgets and Budgetary Accounting

The County follows the following procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to September 1, the County Manager submits to the Board of Commissioners a proposed operating budget for each department for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain taxpayer comments.
3. The Board of Commissioners may add to, subtract from, or change appropriations. A budget is then adopted by the Board of Commissioners at a public meeting.
4. The Office of Financial Administration may amend the line-item budget within a department's appropriation as long as the total appropriation for that department is not changed. However, expenditures may not legally exceed the budgeted appropriations at the department level without a resolution for the amendment by the Board of Commissioners. The legal level of budgetary control is at the department level within individual funds.

NOTE 3. LEGAL COMPLIANCE – BUDGETS (CONTINUED)

A. Budgets and Budgetary Accounting (Continued)

5. The budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP). Annual budgets are adopted for the General Fund and all special revenue funds. Project length budgets are adopted for the capital projects funds.
6. Formal budgetary integration is employed as a measurement control device during the year for the General Fund and the special revenue funds. An annual operating budget is prepared for the Solid Waste Fund for planning, control, cost allocation, and evaluation purposes. All appropriations lapse at year end.

Budgeted amounts are as originally adopted, or as amended by the Board of Commissioners. The supplementary budgetary appropriations made are reflected in the final budget amounts.

B. Excess of Expenditures over Appropriations

For the year ended December 31, 2024, expenditures exceeded appropriations in the following fund and department:

Jail Fund: Judicial	$	43,752

Expenditures in excess of appropriations were funded by greater than anticipated revenues and fund balance.

C. Deficit Fund Equity

At December 31, 2024, the Protection Inspection Fund had a deficit fund balance of $32,800 and the Law Library Fund had a deficit fund balance of $9,252. This deficit will be eliminated in the future with increases in finds or appropriations from the General Fund if necessary.

NOTE 4. DEPOSITS AND INVESTMENTS

Credit risk. State statutes authorize the County to invest in U.S. Government obligations; U.S. Government agency obligations; obligations of the State of Georgia; obligations of other counties; municipal corporations and political subdivisions of the State of Georgia which are rated "AA" or better by Moody's Investors Service, Inc.; negotiable certificates of deposit issued by any bank or trust company organized under the laws of any state of the United States of America or any national banking association; repurchase agreements when collateralized by the U.S. Government or agency obligations; and pooled investment programs sponsored by the State of Georgia for the investment of local government funds.

Operating funds of the County are currently invested in the Georgia Fund 1; certificates of deposit; or maintained in demand deposit, savings, and public funds money market accounts with financial institutions.

Interest rate risk. The County does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

At December 31, 2024, information on the credit risk and interest rate risk related to the County's investments is disclosed as follows:

Investment	Average Maturity	Credit Rating	Balance
Georgia Fund 1	27 days	AAAf	$ 89,530,408
US Bank - First American Government	80 days	AAAmmf	195,264
			$ 89,725,672

The County reports its holdings in the Georgia Fund 1 as cash equivalents for financial reporting purposes. The County reports the money market funds noted above as investments for financial reporting purposes.

Fair value measurements. The County categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

The County has the following recurring fair value measurements as of December 31, 2024:

Investment	Level 1	Level 2	Level 3	Fair Value Total
US Bank - First American Government	$ 195,264	$ -	$ -	$ 195,264
Total investments measured at fair value	$ 195,264	$ -	$ -	$ 195,264

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

The US Bank classified in Level 1 of the fair value hierarchy is valued using prices quoted in active markets for that investment.

The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the County does not disclose the investment in Georgia Fund 1 within the fair value hierarchy.

Custodial credit risk - Deposits. State statutes require all deposits and investments (other than federal or state government instruments) to be covered by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of December 31, 2024, the financial institution holding the main operating deposits of the County is a participant of the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer and requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on the tier assigned by the State. At December 31, 2024 the County's bank balances were under collateralized by $1,813,571 as defined by State Law.

NOTE 5. RECEIVABLES

Receivables at December 31, 2024, for the County's individual major funds and nonmajor funds in the aggregate are as follows:

	General Fund	Emergency Services Ambulance	SPLOST 7 Fund	Solid Waste Management Fund	Nonmajor Governmental Funds
Receivables:					
Taxes	$ 3,451,988	$ -	$ 2,152,134	$ -	$ 418,928
Other governments	663,736	-	-	-	126,747
Accounts	1,482,893	1,518,971	-	1,135,830	465,561
Gross receivables	5,598,617	1,518,971	2,152,134	1,135,830	1,011,236
Less allowance for uncollectibles	-	(690,324)	-	-	-
Net receivables	$ 5,598,617	$ 828,647	$ 2,152,134	$ 1,135,830	$ 1,011,236

NOTE 5. RECEIVABLES (CONTINUED)

Property taxes for the 2024 fiscal year were levied on October 20, 2023, with property values assessed as of January 1, 2023. Bills are payable on or before December 20, 2023. After March 20, 2024, for any unpaid amounts, the applicable property is subject to lien and penalties and interest are assessed. Property taxes attached as an enforceable lien on property as of January 1. Property taxes levied during 2024 are to fund operations for the County's fiscal year beginning January 1, 2025. Amounts recorded as a receivable as well as amounts collected as of December 31, 2024 related to these taxes are recorded as deferred inflows of resources – deferred property tax revenue in the fund financial statements and in the government-wide statement of net position.

NOTE 6. LEASE RECEIVABLE

The Airport Authority leased an airport hanger to a third party. The Authority receives variable monthly payments in amounts ranging from $1,544 to $2,668 which includes the principal and interest components of the payments. As the leases do not contain a specific interest rate, the Authority has used its incremental borrowing rate of 2.63% as the discount rate for the lease. For the current year, the Authority recognized $21,078 in lease revenue and $2,381 in interest revenue related to the lease. As of December 31, 2024, the Authority's receivable for lease payments was $297,188. Also, the Authority has a deferred inflow of resources associated with the leases that will be recognized over the lease term which end on December 31, 2038. This deferred inflow of resources has a balance of $295,283 as of December 31, 2024.

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Lease receivable	$ 318,951	$ -	$ (21,763)	$ 297,188	$ 21,745

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NOTE 7. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental Activities:					
Capital assets, not being depreciated:					
Land and improvements	$ 28,613,988	$ 97,800	$ -	$ -	$ 28,711,788
Infrastructure land improvements	55,608,564	-	-	-	55,608,564
Construction in progress	29,150,357	24,328,311	(2,601,230)	(41,058,822)	9,818,616
Total capital assets, not being depreciated	113,372,909	24,426,111	(2,601,230)	(41,058,822)	94,138,968
Capital assets, being depreciated:					
Land improvements	5,070,882	-	-	-	5,070,882
Buildings and improvements	89,018,346	245,650	-	18,842,965	108,106,961
Machinery and equipment	21,623,439	985,751	(498,329)	21,827,165	43,938,026
Vehicles	20,867,335	1,246,782	(778,763)	(18,024)	21,317,330
Infrastructure	119,728,996	1,995,569	-	265,164	121,989,729
Intangibles	587,999	-	-	-	587,999
Total capital assets, being depreciated	256,896,997	4,473,752	(1,277,092)	40,917,270	301,010,927
Less accumulated depreciation for:					
Land improvements	1,543,237	307,904	-	-	1,851,141
Buildings and improvements	32,338,096	2,083,732	-	-	34,421,828
Machinery and equipment	15,417,708	2,687,390	(482,773)	(123,528)	17,498,797
Vehicles	16,793,903	1,353,030	(722,300)	(18,024)	17,406,609
Infrastructure	95,851,966	2,700,487	-	-	98,552,453
Intangibles	44,347	111,012	-	-	155,359
Total accumulated depreciation	161,989,257	9,243,555	(1,205,073)	(141,552)	169,886,187
Total capital assets, being depreciated, net	94,907,740	(4,769,803)	(72,019)	41,058,822	131,124,740
Governmental activities capital assets, net	$ 208,280,649	$ 19,656,308	$ (2,673,249)	$ -	$ 225,263,708

NOTE 7. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type Activities:					
Capital assets, not being depreciated/amortized:					
Land and improvements	$ 628,793	$ -	$ -	$ -	$ 628,793
Construction in progress	118,545	3,956,458	-	-	4,075,003
Total capital assets, not being depreciated	747,338	3,956,458	-	-	4,703,796
Capital assets, being depreciated/amortized:					
Land improvements	192,244	-	-	-	192,244
Buildings and improvements	1,556,469	-	-	-	1,556,469
Machinery and equipment	898,456	206,667	(40,000)	123,528	1,188,651
Vehicles	296,500	-	40,000	(7,375)	329,125
Right to use lease asset - equipment	-	284,845	-	-	284,845
Total capital assets, being depreciated	2,943,669	491,512	-	116,153	3,551,334
Less accumulated depreciation/amortization for:					
Land improvements	186,812	281	-	-	187,093
Buildings and improvements	411,519	31,129	-	-	442,648
Machinery and equipment	282,519	85,407	(28,000)	123,528	463,454
Vehicles	230,108	31,369	28,000	(7,375)	282,102
Right to use lease asset - equipment	-	94,948	-	-	94,948
Total accumulated depreciation/amortization	1,110,958	243,134	-	116,153	1,470,245
Total capital assets, being depreciated/amortized, net	1,832,711	248,378	-	-	2,081,089
Business-type activities capital assets, net	$ 2,580,049	$ 4,204,836	$ -	$ -	$ 6,784,885

NOTE 7. CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the governmental activities as follows:

Governmental activities:	
General government	$ 1,476,345
Judicial	44,405
Public safety	4,053,091
Public works	3,016,256
Health and welfare	117,679
Culture and recreation	529,720
Housing and development	6,059
Total depreciation expense - governmental activities	$ 9,243,555

NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of December 31, 2024, is as follows:

Receivable fund	Payable fund	Amount
General Fund	SPLOST 7 Fund	$ 67,412
General Fund	Nonmajor Governmental Funds	2,067,206
Nonmajor Governmental Funds	General Fund	7,577,112
Capital Projects Fund	General Fund	6,738,922
Solid Waste Fund	General Fund	5,665,830
Internal Service Funds	General Fund	1,377,777
Component Unit - Airport Authority	General Fund - Primary Government	278,020

These balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. The SPLOST 7 Fund payable is for allowable program expenditures incurred in the General Fund.

Advances to/from other funds:

Advance to	Advance from	Amount
Solid Waste Management Fund	General Fund	$ 604,134
Emergency Services Ambulance Fund	General Fund	794,755
		$ 1,398,889

The amounts payable represents loans made to the respective funds from the General Fund. The purpose of the loans is to pay for emergency services and solid waste expenses as the fund collects on receivables. The balances are expected to repaid in more than one year.

NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

Interfund transfers for the year ended December 31, 2024 were as follows:

Transfers Out	Transfers In	Amount
General Fund	Emergency Services Ambulance Fund	$ 4,071,544
General Fund	Capital Projects Fund	15,571,922
General Fund	Debt Service Fund	18,051,331
General Fund	Nonmajor Governmental Funds	1,690,880
Nonmajor Governmental Funds	General Fund	22,574
Nonmajor Governmental Funds	Capital Projects Fund	2,693,000
Capital Projects Fund	General Fund	1,464,876
Capital Projects Fund	Solid Waste Fund	68,950
Capital Projects Fund	Nonmajor Governmental Funds	73,247

Transfers are used to provide unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations, transfers from Nonmajor Governmental funds to the General Fund and Capital Projects Fund that incurred allowable program expenditures, and transfers from the Capital Projects Fund to fund capital expenditures in the General Fund, Solid Waste Fund and Nonmajor Governmental funds.

NOTE 9. LONG-TERM DEBT

The following is a summary of long-term debt activity for the year ended December 31, 2024:

	Restated Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Bonds payable	$ 23,440,000	$ -	$ (6,985,000)	$ 16,455,000	$ 845,000
Plus: Premium	152,824	-	(152,824)	-	-
Less: Discount	(108,277)	-	11,461	(96,816)	-
Total bonds payable	23,484,547	-	(7,126,363)	16,358,184	845,000
Bonds payable- direct placement	37,305,000	-	(11,145,000)	26,160,000	2,975,000
Plus: Premium	2,213,433	-	(555,965)	1,657,468	-
Total bonds payable- direct placement	39,518,433	-	(11,700,965)	27,817,468	2,975,000
Financed purchases	-	306,360	(45,530)	260,830	47,611
Arbitrage liability	102,053	94,313	-	196,366	-
Net pension liability	12,578,234	8,223,600	(5,551,164)	15,250,670	-
Total OPEB liability	21,044,617	2,138,194	(3,402,896)	19,779,915	162,000
Compensated absences	2,622,948	-	(2,879)	2,620,069	2,358,062
Governmental activities long-term liabilities	$ 99,248,779	$ 10,668,154	$ (27,829,797)	$ 82,087,136	$ 6,387,673
Business-type Activities:					
Landfill postclosure costs	$ 321,440	$ -	$ (80,360)	$ 241,080	$ 80,360
Lease liability	-	284,845	(64,539)	220,306	98,500
Compensated absences	54,003	-	(12,777)	41,226	41,226
Business-type activities long-term liabilities	$ 375,443	$ 284,845	$ (157,676)	$ 502,612	$ 220,086

NOTE 9. LONG-TERM DEBT (CONTINUED)

For governmental activities, the net pension liability, and total OPEB liability are liquidated by funds with employees - primarily the General Fund. The financed purchases are liquidated by the Fire District Fund.

Bonds Payable – Direct Placement

City of Jefferson Series 2013. On July 10, 2013, the County entered into a contract with the City of Jefferson Public Building Authority to fund repayment of an issue of $13,660,000 of Series 2013 Revenue Refunding Bonds. These bonds were refunded, with the exception of $935,000, by the Series 2022 bond issuance and bear interest at 2.90%. The result of this transaction is a decrease in future debt service payments of $464,199 and a present value savings, or economic gain, of $612,448. The remaining amounts payable on the Series 2013 bonds at December 31, 2024 are as follows:

Year ending December 31,	Principal	Interest	Total
2025	$ 750,000	$ 11,250	$ 761,250

City of Jefferson Series 2015A and 2015B. On August 19, 2015, the County entered into a contract with the City of Jefferson Public Building Authority to fund repayment of an issue of $7,665,000 of Series 2015 Revenue Refunding Bonds. These bonds mature March 1, 2032, bear interest ranging from 2.00% to 4.00%, and were used to partially refund the Series 2007A bonds. The 2015B bonds were paid in full as of December 31, 2019. The remaining amounts payable on the Series 2015 bonds at December 31, 2024 are as follows:

Year ending December 31,	Principal	Interest	Total
2025	$ -	$ 72,400	$ 72,400
2026	-	72,400	72,400
2027	-	72,400	72,400
2028	320,000	66,000	386,000
2029	350,000	52,600	402,600
2030-2032	1,140,000	69,600	1,209,600
Total	$ 1,810,000	$ 405,400	$ 2,215,400

NOTE 9. LONG-TERM DEBT (CONTINUED)

Bonds Payable – Direct Placement (Continued)

City of Jefferson Series 2021. On February 23, 2021, the County entered into a contract with the City of Jefferson Public Building Authority to fund repayment of an issue of $17,110,000 of revenue bonds which mature from March 1, 2022 to March 1, 2031 and bear interest rates ranging from 3.00% to 4.00%. The proceeds of the bonds will be used for the purpose of financing the acquisition and installation of an emergency radio system. The remaining amounts payable on the Series 2021 bonds at December 31, 2024 are as follows:

Year ending December 31,	Principal	Interest	Total
2025	$ 1,605,000	$ 474,500	$ 2,079,500
2026	1,665,000	409,100	2,074,100
2027	1,735,000	341,100	2,076,100
2028	1,805,000	270,300	2,075,300
2029	1,875,000	196,700	2,071,700
2030-2031	3,980,000	160,800	4,140,800
Total	$ 12,665,000	$ 1,852,500	$ 14,517,500

City of Jefferson Series 2023. On September 29, 2023, the County entered into a contract with the City of Jefferson Public Building Authority to fund repayment of an issue of $11,070,000 of Series 2023 Revenue Refunding Bonds. These bonds mature April 1, 2032, bear interest at 2.08%, and were used to refund the $11,070,000 Series 2022 bonds. The net proceeds from the Series 2023 bonds were deposited in an irrevocable trust with an escrow agent to provide all future debt service payments on the refunded bonds. The result of this transaction is a decrease in future debt service payments of $464,199 and a present value savings, or economic gain, of $612,448. The refunded bonds are considered defeased and thus the assets in the trust fund along with the $11,070,000 in outstanding refunded bonds at December 31, 2024 are not reported in the County's financial statements.

The remaining amounts payable on the Series 2023 bonds at December 31, 2024 are as follows:

Year ending December 31,	Principal	Interest	Total
2025	$ 620,000	$ 221,000	$ 841,000
2026	1,405,000	199,940	1,604,940
2027	1,435,000	170,404	1,605,404
2028	1,465,000	140,244	1,605,244
2029	1,485,000	109,564	1,594,564
2030-2032	4,525,000	139,828	4,664,828
Total	$ 10,935,000	$ 980,980	$ 11,915,980

NOTE 9. LONG-TERM DEBT (CONTINUED)

Bonds Payable

IDA Series 2012A and 2012B. On April 1, 2012, the County entered into a contract with Jackson County Industrial Development Authority to fund repayment of an issue of $9,145,000 of Series 2012A Revenue Refunding Bonds, which mature April 1, 2024 and bear interest at rates from 3.70% to 5.00%, and $905,000 of Series 2012B Taxable Revenue Refunding Bonds which mature April 1, 2015, and bear interest at 3.70%. These bonds were used to partially refund Series 2004 IDA bonds issued to finance the construction of economic development projects including roads. The Series 2012A bonds were paid in full as of December 31, 2024.

IDA Series 2016. On June 23, 2016, the County entered into a contract with Jackson County Industrial Development Authority to fund repayment of an issue of $20,535,000 of Series 2016 Revenue Refunding Bonds which mature July 1, 2024, and bear interest at a rate of 3.70%. These bonds were used to partially refund Series 2009A and 2009B IDA bonds issued to finance the construction of economic development projects including roads. The Series 2016 bonds were paid in full as of December 31, 2024.

IDA 2019 Series 2019. On January 11, 2019, the County entered into a contract with Jackson County Industrial Development Authority to fund repayment of an issue of $19,975,000 of Series 2019 economic development bonds which mature May 1, 2039, and bear interest at rates from 2.85% to 4.25%. The proceeds of the bonds will be used for the purpose of paying the costs of acquiring land for an economic development project located in Jackson County, Georgia. The remaining amounts payable on the Series 2019 bonds at December 31, 2024 are as follows:

Year ending December 31,	Principal	Interest	Total
2025	$ 845,000	$ 615,849	$ 1,460,849
2026	870,000	588,403	1,458,403
2027	900,000	559,415	1,459,415
2028	930,000	528,755	1,458,755
2029	960,000	496,145	1,456,145
2030-2034	5,380,000	1,912,366	7,292,366
2035-2039	6,570,000	720,569	7,290,569
Total	$ 16,455,000	$ 5,421,502	$ 21,876,502

NOTE 9. LONG-TERM DEBT (CONTINUED)

Total Bonds Payable. The remaining amounts payable on all bonds payable detailed on the prior pages, at December 31, 2024, are as follows:

Year ending December 31,	Principal	Interest	Total
2025	$ 3,820,000	$ 1,394,999	$ 5,214,999
2026	3,940,000	1,269,843	5,209,843
2027	4,070,000	1,143,319	5,213,319
2028	4,520,000	1,005,299	5,525,299
2029	4,670,000	855,009	5,525,009
2030-2034	15,025,000	2,282,594	17,307,594
2035-2039	6,570,000	720,569	7,290,569
Total	$ 42,615,000	$ 8,671,632	$ 51,286,632

Financed Purchases Payable

In July 2024, the County entered into a financed purchase arrangement to finance the acquisition of a fire truck for use by Harrisburg Fire District. The purchase arrangement is for a period of five years and bears interest at a rate of 4.57%. The remaining amount payable on the financed purchase at December 31, 2024 is as follows:

Year ending December 31,	Principal	Interest	Total
2025	$ 47,611	$ 11,920	$ 59,531
2026	49,787	9,744	59,531
2027	52,062	7,469	59,531
2028	54,441	5,090	59,531
2029	56,929	2,602	59,531
Total	$ 260,830	$ 36,825	$ 297,655

Landfill postclosure costs. Effective August 20, 1997, the Jackson County Landfill was closed and no additional waste has been accepted. According to state and federal laws and regulations, the County must perform certain maintenance and monitoring functions at the site for a minimum of 30 years. As of December 31, 2024, the County has 3 years of monitoring remaining. Engineering studies estimate postclosure costs of approximately $241,080 over the 3-year period. These costs are based on what it would cost to perform all postclosure care in 2024, adjusted annually for inflation. Actual costs may be higher due to changes in inflation, changes in technology, or changes in regulations. Should any problems occur during this postclosure period, the costs and time period required for the maintenance and monitoring functions may substantially increase.

NOTE 9. LONG-TERM DEBT (CONTINUED)

Arbitrage Liability. The Federal Tax Reform Act of 1986 requires issuers of tax-exempt debt to make payments to the United States Treasury of investment income received at yields that exceed the issuer's tax-exempt borrowing rates. The United States Department of Treasury requires payment every five years, or upon maturity of the bonds, whichever is earlier. The most recent arbitrage calculation as of December 31, 2024 for the County's City of Jefferson Public Building Authority Series 2021 Revenue bonds resulted in a liability of $196,366.

Lease Liability

In fiscal year 2024, the County entered into a lease agreement for the use of a front wheel loader to be used by solid waste. The initial total lease liability was recorded in the amount of $284,845. As of December 31, 2024, the value of the lease liability was $220,306. The County is required to make monthly principal and interest payments of $8,512. The agreement did not have a specified interest rate. The County used its incremental borrowing rate of 2.08%. The lease has a useful life equal to the remaining lease term of sixteen (16) months and the value of the right-to-use asset as of the end of the current fiscal year was $284,845 and had accumulated amortization of $94,948.

The debt service requirements to maturity are as follows:

Year ending December 31,	Principal	Interest	Total
2025	$ 98,500	$ 3,647	$ 102,147
2026	121,806	758	122,564
Total	$ 220,306	$ 4,405	$ 224,711

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NOTE 10. DEFINED BENEFIT PLAN

Plan Description

The County, as authorized by the County Commission, has established a defined benefit pension plan, The Jackson County Defined Benefit Plan (the "Plan"). The County's pension plan is administered through the Association County Commissioners of Georgia Third Restated Defined Benefit Plan (the "ACCG Plan"), an agent multiple-employer pension plan administered by GEBCorp and affiliated with the Association of County Commissioners of Georgia (ACCG). The Plan provides retirement, disability, and death benefits to plan members and beneficiaries. Before January 1, 1998, all full-time County employees were eligible to participate in the Plan after completing three years of service. Non-public safety employees can become participants after January 1, 1998. Benefits are fully vested after five years of service. Participants became eligible to retire at age 65 with 3 years of participation in the Plan, but not beyond age 70. Upon eligibility to retire, participants are entitled to an annual benefit in the amount of 1% of average compensation up to $6,600 plus 1.5% of average compensation in excess of $6,600 plus $36 for each year of credited service payable as a life annuity. Service is limited to 35 years. Compensation is averaged over a five-year period prior to retirement or termination. The Plan also provides benefits in the event of death or disability. All benefit accruals are frozen as of November 30, 1997, except employees electing to remain in the Plan with unfrozen benefits or any employee who retired prior to November 30, 2007. Any employee who retired prior to November 30, 2007 had the option to accrue benefits until their actual date of retirement and forfeit the right to their account balance in their supplemental 401(a) plan. The ACCG, in its role as the Plan sponsor, has the sole authority to establish and amend the benefit provisions and the contribution rates of the County related to the Plan, as provided in Section 19.03 of the ACCG Plan document. The County has the authority to amend the adoption agreement, which defines the specific benefit provisions of the Plan, as provided in Section 19.02 of the ACCG Plan document. The County Commission retains this authority. The ACCG Plan issues a publicly available financial report that includes financial statements and required supplementary information for the pension trust. That report may be obtained at www.gebcorp.com or by writing to the Association County Commissioners of Georgia, Retirement Services, 191 Peachtree Street, NE, Atlanta, Georgia 30303 or by calling (800) 736-7166.

Plan membership. As of January 1, 2024, the date of the most recent actuarial valuation, pension plan membership consisted of the following:

Retirees and Beneficiaries receiving benefits	116
Terminated plan participants entitled to but not yet receiving benefits	337
Active employees participating in the Plan	310
Total number of Plan participants	763

NOTE 10. DEFINED BENEFIT PLAN (CONTINUED)

Plan Description (Continued)

Contributions. The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of the ACCG Plan has adopted a recommended actuarial funding policy for the plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the Plan, as adopted by the County Commission, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. For the year ended December 31, 2024, the County's contribution rate was 10.9% of annual covered payroll and the employee contribution rate was 3.9%. County contributions to the Plan were $1,682,932 for the year ended December 31, 2024.

Net Pension Liability of the County

The County's net pension liability was measured as of December 31, 2023. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2023 with update procedures performed by the actuary to rollforward to the total pension liability measured as of December 31, 2023.

Actuarial assumptions. The total pension liability in the January 1, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.0%
Salary increases	3.0% - 7.0%, including inflation
Investment rate of return	7.00%, net of pension plan investment expense, including inflation

Mortality rates were based on the RP-2000 Combined Healthy Mortality Table projected with Scale AA.

The actuarial assumptions used in the January 1, 2023 valuation were based on the results of an actuarial experience study through February 2014.

NOTE 10. DEFINED BENEFIT PLAN (CONTINUED)

Net Pension Liability of the County (Continued)

The long-term expected rate of return on pension plan investments was determined through a blend of using a building-block method based on 20-year benchmarks (33.33%) and 30-year benchmarks (33.33%), as well as forward-looking capital market assumptions for a moderate asset allocation (33.34%), as determined by UBS. Expected future rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of December 31, 2023 are summarized in the following table:

Asset class	Target allocation	Long-term expected real rate of return*
Fixed income	30%	1.08%
Large Cap equity	30%	2.46
International equity	15%	1.34
Other equity	20%	1.76
Real estate	5%	0.43
Total	100%	

* Rates shown are net of the 2.0% assumed rate of inflation

Discount rate. The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that County contributions will be made based on the average County contribution made to the Plan over the prior five years. Based on this assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

NOTE 10. DEFINED BENEFIT PLAN (CONTINUED)

Net Pension Liability of the County (Continued)

Changes in the Net Pension Liability of the County. The changes in the components of the net pension liability of the County for the year ended December 31, 2024, were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at 12/31/23	$ 34,348,909	$ 21,770,675	$ 12,578,234
Changes for the year:			
Service cost	941,167	-	941,167
Interest	2,398,081	-	2,398,081
Differences between expected and actual experience	496,280	-	496,280
Assumption changes	4,301,958	-	4,301,958
Contributions—employer	-	1,506,378	(1,506,378)
Contributions—employee	-	655,856	(655,856)
Net investment income	-	3,388,930	(3,388,930)
Benefit payments, including refunds of employee contributions	(1,499,887)	(1,499,887)	-
Administrative expense	-	(86,114)	86,114
Net changes	6,637,599	3,965,163	2,672,436
Balances at 12/31/24	$ 40,986,508	$ 25,735,838	$ 15,250,670

The required schedule of changes in the County's net pension liability and related ratios immediately following the notes to the financial statements presents multiyear trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the County, calculated using the discount rate of 7.00%, as well as what the County's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
County's net pension liability	$ 19,428,671	$ 15,250,670	$ 8,704,421

NOTE 10. DEFINED BENEFIT PLAN (CONTINUED)

Net Pension Liability of the County (Continued)

***Sensitivity of the net pension liability to changes in the discount rate.* (Continued)**

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of December 31, 2023 and the current sharing pattern of costs between employer and employee.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2024, the County recognized pension expense of $3,136,463. At December 31, 2024, the County reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Plan contributions made subsequent to the measurement period	$ 1,682,932	$ -
Investment differences	934,112	-
Assumption changes	3,240,284	-
Experience differences	1,210,876	-
Total	$ 7,068,204	$ -

NOTE 10. DEFINED BENEFIT PLAN (CONTINUED)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

County contributions subsequent to the measurement date of $1,682,932 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the fiscal year ending December 31, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:		
2025	$	2,018,128
2026		1,959,896
2027		1,765,664
2028		(358,416)
Total	$	5,385,272

NOTE 11. DEFINED CONTRIBUTION PLAN

The County, by resolution of the County Commission, adopted and maintains a defined contribution retirement plan, currently administered by Association County Commissioners of Georgia (ACCG). There is no waiting period for employees to participate in the plan. The plan provisions and contribution rates can be amended by the County Commission, by resolution. The County contributes fewer than 10 years of vesting service, 4% of compensation, 11-15 years of vesting service, 5% of compensation, 16-20 years of vesting service, 7% of compensation, 20 or more years of vesting service, 10% of compensation. In addition, the County will match 50% of the employee's voluntary contributions up to 6% of salary. Employees vest in the County contributions as follows, after 2 years of service 25% vested, after 3 years of service employees are 50% vested, after 4 years of service, employees are 75% vested, and after 5 years of service, employees are 100% vested. Department heads are 50% vested after one year of service and 100% vested after two years of service.

For the year ended December 31, 2024, the County's contribution was $922,912 and employee contributions were $1,224,594.

Deferred Compensation Plan

The County maintains a Section 457(b) Deferred Compensation Plan administered by a third party. As a result, the assets and liabilities of the plan are not recorded in the County's financial statements. All contributions to this plan are voluntary employee contributions.

NOTE 12. OTHER POSTEMPLOYMENT BENEFITS

Plan Description

The County administers a single-employer defined benefit healthcare plan. The plan provides healthcare coverage including medical, dental, and vision benefits for eligible retirees and their spouses and dependent children through the County's health insurance plan, which covers both active and retired members. Eligible individuals include all regular, full-time employees of the County and their spouses and dependent children. The plan is administered by the County management, under the direction of the County's Board of Commissioners. The plan was established by resolution of the Board of Commissioners. It may also be amended by resolution of same. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 and a separate report was not issued for the plan.

Any employee with 20 or more years of service who retires between 60 and 65 years of age may continue on the County's health insurance plan at the same cost as an active employee. This includes coverage for their spouse. At age 65 or normal Medicare retirement age, if earlier, the County provides a Medicare supplemental insurance policy for the retiree only and regular medical coverage terminates. The spouse may continue on the County's health plan at the employee's cost until the spouse reaches age 65. Employees may choose the greater of this benefit or the benefit described below:

- Public safety employees – Eligible employees are those age 55 with a minimum of 20 years of full-time certified public safety service. Employees earn 3% per year towards their coverage for the first 20 years of service and 4% per year for years 21-30. They also earn 2.5% per year towards coverage for their spouse and dependent children. Coverage for the spouse ends when they reach normal Medicare retirement age. Coverage for dependent children ends when they no longer qualify as a dependent. Once the employee reaches normal Medicare retirement age, the County provides a Medicare supplemental insurance policy for the retiree only and regular medical coverage terminates.

- Non-Public Safety Employees – Eligible employees are those age 60 with a minimum of 20 years of full-time service. Employees earn 3% per year towards their coverage for the first 20 years of service and 4% per year for years 21-30. They also earn 2.5% per year towards coverage for their spouse and dependent children. Coverage for the spouse ends when they reach normal Medicare retirement age. Coverage for dependent children ends when they no longer qualify as a dependent. Once the employee reaches normal Medicare retirement age, the County provides a Medicare supplemental insurance policy for the retiree only and regular medical coverage terminates.

NOTE 12. OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

As of January 1, 2024, the most recent actuarial valuation date, the plan membership included the following categories of participants:

Retirees and beneficiaries receiving benefits	37
Active employees not vested	439
	476

Contributions

Contribution requirements are also approved by resolution of the Board of Commissioners. The County pays claims for eligible retired plan members and their spouses on a pay as you go basis. Plan members receiving benefits contribute $505 for single coverage monthly and $1,270 for single plus spousal coverage monthly. For the year ended December 31, 2024, the County contributed $161,873 for the pay as you go benefits for the plan.

Total OPEB Liability of the County

The County's total OPEB liability was measured as of January 1, 2024 and was determined by an actuarial valuation as of that date.

Actuarial assumptions. The County's total OPEB liability in the January 1, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Discount Rate:	3.72%
Healthcare Cost Trend Rate:	7.00% - 4.50%, Ultimate Trend in 2034 (Pre-Medicare)
	5.125% - 4.50%, Ultimate Trend in 2027 (Medicare)
Salary increase:	6.0% - 8.50%, including inflation
Participation rate:	100% for participants and 65% for spouses
Inflation:	2.5%

Mortality rates were based on the Pub-2010 GE (50%) and PS (50%) Amount weighted with Scale AA to 2022.

The actuarial assumptions used in the January 1, 2024 valuation were based on the results of an actuarial experience study performed concurrently with the January 1, 2024 valuation.

NOTE 12. OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Discount Rate

The discount rate used to measure the total OPEB liability was 3.26%. This was a decrease from the prior year rate of 3.72%. This rate was determined using an index rate of 20-year, tax-exempt general obligation municipal bonds with an average rating of Aa or higher – which was 3.72% as determined by the Bond Buyer 20-Bond GO Index Rate as of December 31, 2023.

Changes in the Total OPEB Liability of the County

The changes in the total OPEB liability of the County for the year ended December 31, 2024, were as follows:

	Total OPEB Liability (a)
Balances at 12/31/23	$ 21,044,617
Changes for the year:	
Service cost	1,309,600
Interest	828,594
Experience differences	(585,130)
Assumption changes	(2,655,893)
Benefit payments	(161,873)
Net changes	(1,264,702)
Balances at 12/31/24	$ 19,779,915

The required schedule of changes in the County's total OPEB liability and related ratios immediately following the notes to the financial statements presents multiyear trend information about the total OPEB liability.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the County, as well as what the County's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.26%) or 1-percentage-point higher (4.26%) than the current discount rate:

	1% Decrease (2.26%)	Discount Rate (3.26%)	1% Increase (4.26%)
Total OPEB liability	$ 22,843,328	$ 19,779,915	$ 17,241,808

NOTE 12. OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Sensitivity of the Total OPEB Liability to Changes in Healthcare Cost Trend Rates

The following presents the total OPEB liability of the County, as well as what the County's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (6.00% decreasing to 3.50%) or 1-percentage-point higher (8.00% decreasing to 5.50%) than the current healthcare cost trend rates:

	1% Decrease	Current Discount Rate	1% Increase
Total OPEB liability	$ 16,606,359	$ 19,779,915	$ 23,830,547

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revisions as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of January 1, 2024 and the current sharing pattern of costs between employer and inactive employees.

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2024, the County recognized OPEB expense of $1,546,814. At December 31, 2024, the County reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 55,212	$ 2,442,773
Plan contributions made subsequent to the measurement date	161,873	-
Changes in assumptions	4,757,537	8,344,539
Total	$ 4,974,622	$ 10,787,312

NOTE 12. OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Continued)

County contributions subsequent to the measurement date of $161,873 are reported as deferred outflows of resources and will be recognized as a reduction of the total OPEB liability in the fiscal year ending December 31, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:	
2025	$ (591,380)
2026	(591,380)
2027	(591,380)
2028	(651,199)
2029	(577,050)
Thereafter	(2,972,174)
Total	$ (5,974,563)

NOTE 13. RISK MANAGEMENT

The County is exposed to various risks of loss related to torts; thefts of, damage to, and destruction of assets; errors and omissions; natural disasters; injuries to employees; and losses resulting from providing accident and health benefits to employees and their dependents. Settlements have not exceeded insurance coverage in each of the past three years. There have been no significant reductions of insurance coverage from coverage in the prior year.

Group Health Insurance

The County provides health coverage for its employees under a plan of partial self-insurance. Under this plan, the County covers claim settlements, and judgments out of its Health Insurance Fund (an internal service fund) resources. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, and the amount of that loss can be reasonably estimated.

The County purchases commercial insurance for claims in excess of coverage provided by the County. During the year ended December 31, 2024, excess coverage was obtained for any individual claim in excess of $100,000. The County pays most of the coverage for eligible employees and their dependents. Employee contributions are used to pay claims and expenses of the plan incurred during the year. Liabilities include an amount for claims that have been incurred but not reported (IBNRs).

NOTE 13. RISK MANAGEMENT (CONTINUED)

The following describes the activity for the past two fiscal years.

Fiscal Year	Beginning of Year Claims Liability	Current Year Claims and Changes in Estimates	Claims Paid	End of Year Claims Liability
2024	$ 389,887	$ 1,227,581	$ 2,098,122	$ 480,654
2023	597,309	122,854	1,110,050	389,887

Workers' Compensation

The County participates in the Georgia Interlocal Risk Management Agency Fund and the Association of County Commissioners of Georgia Group Self-Insurance Workers' Compensation Fund, a public entity risk pool currently operating as a common risk management and insurance program for member local governments.

As part of the risk pool, the County is obligated to pay all contributions and assessments as prescribed by the pool, 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 County is also to allow the pool's agents and attorneys to represent the County in investigation, settlement discussions, and all levels of litigation arising out of any claim made against the County 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 costs 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 have not exceeded insurance coverage in any of the past three years.

NOTE 14. COMMITMENTS AND CONTINGENCIES

Litigation

The County 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 County.

Grant Contingencies

The County 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, County management believes such disallowances, if any, will not be significant.

Construction Commitments

As of December 31, 2024, construction commitments on uncompleted contracts were $2,393,692.

NOTE 15. JOINT VENTURE

Under Georgia law, the County, in conjunction with other cities and counties in the area, is a member of the Northeast Georgia Regional Commission (RC) and is required to pay annual dues thereto. During the year ended December 31, 2024, the County paid $39,687 in such dues. Membership in the RC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of regional development commissions in Georgia.

The RC 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 a regional development commission. Separate financial statements may be obtained from:

Northeast Georgia Regional Commission
305 Research Drive
Athens, GA 30605

NOTE 15. JOINT VENTURE (CONTINUED)

The County is one of four member counties of the Upper Oconee Basin Water Authority, a body corporate and politic created in 1994 by an act of the General Assembly of the State of Georgia (the "Act"). Pursuant to the Act, the Authority is authorized to acquire and develop adequate sources of water supply, including but not limited to the construction of reservoirs; the treatment of such water, and thereafter the transmission of such water within the Upper Oconee Basin area, and to the various counties, municipalities, and public authorities within the Upper Oconee Basin area; to conserve water; to fulfill its purposes and perform its projects in an environmentally sensitive manner; and to strictly limit interbasin transfers of water. The County has entered into the Intergovernmental Reservoir and Raw Water Supply Agreement with the Authority as well as the Intergovernmental Water Treatment and Transmission Agreement as well as certain supplemental contracts whereby the County agrees to provide funds for the operation and maintenance of the Project, and to the extent another Member County fails to fulfill its obligation to pay costs of operating the Project, including payment of debt services, to provide additional funds for such costs, irrespective of the demand for, or the Project's output of, water. Separate financial statements may be obtained from:

Northeast Georgia Regional Commission
305 Research Drive
Athens, GA 30605

NOTE 16. TAX ABATEMENTS

The County enters into property tax abatement agreements with local businesses under the Georgia Development Authority Law, adopted in 1969, for the purpose of attracting or retaining businesses within the County. The abatements may be granted to any business located within or promising to relocate to the County.

For the year ended December 31, 2024, the Jackson County Industrial Development Authority abated County property taxes totaling $208,511. These abatement agreements all reduce property taxes by reducing the assessed value to the related property and are all part of the County and Industrial Development Authority's economic incentive program to attract or retain businesses within the County.

NOTE 17. HOTEL/MOTEL LODGING TAX

The County has levied a 5% lodging tax. The Official Code of Georgia Annotated 48-13-51 requires that all lodging taxes levied of 3% or more be expended or obligated contractually for the promotion of tourism, conventions, or trade shows. During the year ended December 31, 2024, the County received $13,998 in hotel/motel taxes. For the same year then ended, the Hotel/Motel Tax Fund expended $27,643 for the promotion of tourism and reported fund balance of $1,326 which will be used for the promotion of tourism in the next fiscal year.

NOTE 18. ACCOUNTING CHANGES

Change in Accounting Principle

In conjunction with the implementation of Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, the County is required to reevaluate the accounting treatment of compensated absences. Also, in conjunction with the implementation of GASB Statement No. 100, *Accounting Changes and Error Corrections*, the County is required to reevaluate its reporting of a Change in Accounting Principle by restating net position for the effect of a newly adopted accounting principle on prior periods.

Change in Major Funds

In the current year, the County's SPLOST 6 Fund no longer meets the definition of a major fund and the County's SPLOST 7 Fund now meets the definition of a major fund.

The effects of the restatement and changes within the financial reporting entity discussed above is shown in the table below.

	Reporting Units Affected by Adjustments to Beginning Balances			
	Government-wide		Funds	
	Governmental Activities	Business-Type Activities	SPLOST 6 Fund	SPLOST 7 Fund
December 31, 2023, as previously reported	$ 209,188,347	$ 8,098,494	$ 20,105,402	$ -
Restatement - change in accounting principle	(1,084,891)	(5,061)		
Change from major fund to nonmajor fund	-	-	(20,105,402)	-
Change from nonmajor fund to major fund	-	-	-	1,388,274
December 31, 2023, as adjusted	$ 208,103,456	$ 8,093,433	$ -	$ 1,388,274

	Funds			
	Debt Service Fund	Nonmajor Governmental Funds	Solid Waste Fund	Airport Fund
December 31, 2023, as previously reported	$ -	$ 11,167,184	$ 8,098,494	$ 18,524,159
Restatement - change in accounting principle			(5,061)	(4,656)
Change from major fund to nonmajor fund	-	20,105,402	-	-
Change from nonmajor fund to major fund	23	(1,388,274)	-	-
December 31, 2023, as adjusted	$ 23	$ 29,884,312	$ 8,093,433	$ 18,519,503

REQUIRED SUPPLEMENTARY INFORMATION

JACKSON COUNTY, GEORGIA
GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Budgeted Amounts			Variance with Final
	Original	Final	Actual	Budget
Revenues:				
Taxes	$ 77,140,141	$ 78,461,120	$ 80,393,977	$ 1,932,857
Licenses and permits	60,500	60,500	83,714	23,214
Fines and forfeitures	1,150,000	1,082,500	1,376,333	293,833
Charges for services	2,250,485	2,250,485	3,088,205	837,720
Interest income	1,000,000	3,628,096	3,442,210	(185,886)
Intergovernmental	774,000	793,840	947,829	153,989
Other	2,045,000	2,205,926	2,770,738	564,812
Total revenues	84,420,126	88,482,467	92,103,006	3,620,539
Expenditures:				
Current:				
General government:				
Legislative	10,843,497	10,868,969	10,868,969	-
Chief executive	557,365	604,686	604,686	-
Voter registration	862,380	942,641	942,641	-
Financial administration	934,077	851,223	851,223	-
Information technology	2,478,613	2,198,868	2,198,868	-
Human resources	517,615	525,740	525,740	-
Tax commissioner	936,803	926,878	926,878	-
Tax assessor	1,047,445	1,110,579	1,110,579	-
Courthouse	350,700	379,780	379,780	-
District courthouse	217,333	185,147	185,147	-
Maintenance superintendent	1,379,580	1,529,632	1,529,632	-
Administration building	44,800	26,546	26,546	-
Board of equalization	10,800	27,355	27,355	-
Planning and zoning	6,000	20,950	20,950	-
General administration	990,000	943,512	943,512	-
Total general government	21,177,008	21,142,506	21,142,506	-
Judicial:				
Superior court	414,552	388,563	388,563	-
Clerk of superior court	1,074,209	1,126,082	1,126,082	-
District attorney	755,012	805,657	805,657	-
State court	310,873	328,425	328,425	-
Magistrate court	393,435	407,217	407,217	-
Probate court	475,954	495,076	495,076	-
Juvenile court	855,450	940,557	940,557	-
Public defender	730,000	723,386	723,386	-
Solicitor- victims assistance	155,891	170,158	170,158	-
Solicitor- state court	581,024	590,228	590,228	-
Total judicial	5,746,400	5,975,349	5,975,349	-

(Continued)

JACKSON COUNTY, GEORGIA
GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budgeted Amounts			Variance with Final
	Original	Final	Actual	Budget
Expenditures: (Continued)				
Public safety:				
Sheriff	$ 9,393,572	$ 9,588,008	$ 9,588,008	$ -
Detention center	7,125,945	7,232,705	7,232,705	-
Correctional institute	3,551,874	4,315,483	4,315,483	-
Correctional institute fire brigade	106,600	130,064	130,064	-
Fireman's Association	772,772	674,524	674,524	-
Coroner	101,598	117,329	117,329	-
County marshal	172,290	118,567	118,567	-
Total public safety	21,224,651	22,176,680	22,176,680	-
Public works:				
Roadways and walkways	2,829,523	3,902,150	3,902,150	-
Other maintenance	1,090,201	1,204,296	1,204,296	-
Engineering	200,000	27,350	27,350	-
Total public works	4,119,724	5,133,796	5,133,796	-
Health and welfare:				
Health department	103,100	137,653	137,653	-
Transportation services	247,648	284,640	284,640	-
Total health and welfare	350,748	422,293	422,293	-
Culture and recreation:				
Parks and recreation	2,497,786	3,569,446	3,569,446	-
Agricultural center	459,485	511,915	511,915	-
Library	0	280,000	280,000	-
Total culture and recreation	2,957,271	4,361,361	4,361,361	-
Housing and development:				
Economic development	1,505,800	1,513,786	1,513,786	-
County agent	224,300	185,942	185,942	-
Community promotion	89,000	97,355	97,355	-
GIS mapping	478,822	390,189	390,189	-
Total housing and development	2,297,922	2,187,272	2,187,272	-
Total expenditures	57,873,724	61,399,257	61,399,257	-
Excess of revenues over expenditures	26,546,402	27,083,210	30,703,749	3,620,539

(Continued)

JACKSON COUNTY, GEORGIA
GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budgeted Amounts			Variance with Final
	Original	Final	Actual	Budget
Other financing sources (uses):				
Proceeds from the sale of capital assets	$ 30,000	$ 73,833	$ 73,833	$ -
Transfers in	-	1,487,450	1,487,450	-
Transfers out	(31,752,863)	(39,385,677)	(39,385,677)	-
Total other financing sources (uses)	(31,722,863)	(37,824,394)	(37,824,394)	-
Net change in fund balances	(5,176,461)	(10,741,184)	(7,120,645)	3,620,539
Fund balances, beginning of year	51,968,896	51,968,896	51,968,896	-
Fund balances, end of year	$ 46,792,435	$ 41,227,712	$ 44,848,251	$ 3,620,539

JACKSON COUNTY, GEORGIA
EMERGENCY SERVICES AMBULANCE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Charges for services	$ 6,320,000	$ 7,048,630	$ 6,291,937	$ (756,693)
Interest Income	-	-	675	675
Miscellaneous	7,800	7,800	66,542	58,742
Total revenues	6,327,800	7,056,430	6,359,154	(697,276)
Expenditures:				
Current:				
Public safety	8,223,562	11,128,192	10,417,908	710,284
Total expenditures	8,223,562	11,128,192	10,417,908	710,284
Deficiency of revenues over expenditures	(1,895,762)	(4,071,762)	(4,058,754)	13,008
Other financing sources:				
Transfers in	1,895,762	4,071,762	4,071,544	(218)
Total other financing sources	1,895,762	4,071,762	4,071,544	(218)
Net changes in fund balances	-	-	12,790	12,790
Fund balances, beginning of year	15,653	15,653	15,653	-
Fund balances, end of year	$ 15,653	$ 15,653	$ 28,443	$ 12,790

JACKSON COUNTY, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE COUNTY'S NET PENSION LIABILITY AND RELATED RATIOS
FOR THE YEAR ENDED DECEMBER 31,

	2024	2023	2022	2021	2020
Total pension liability					
Service cost	$ 941,167	$ 852,312	$ 852,068	$ 752,407	$ 677,111
Interest on total pension liability	2,398,081	2,300,144	2,005,109	1,835,464	1,514,415
Differences between expected and actual experience	496,280	316,663	1,551,415	834,050	626,807
Changes of assumptions	4,301,958	52,167	47,490	43,715	1,081,295
Other changes	-	-	-	-	1,689,209
Benefit payments, including refunds of employee contributions	(1,499,887)	(1,176,144)	(1,130,542)	(1,016,152)	(996,019)
Net change in total pension liability	6,637,599	2,345,142	3,325,540	2,449,484	4,592,818
Total pension liability - beginning	34,348,909	32,003,767	28,678,227	26,228,743	21,635,925
Total pension liability - ending (a)	$ 40,986,508	$ 34,348,909	$ 32,003,767	$ 28,678,227	$ 26,228,743
Plan fiduciary net position					
Contributions - employer	$ 1,506,378	$ 1,529,187	$ 1,391,524	$ 953,880	$ 922,805
Contributions - employee	655,856	573,068	571,295	549,098	491,242
Net investment income	3,388,930	(3,758,669)	3,280,073	2,630,798	2,982,433
Benefit payments, including refunds of employee contributions	(1,499,887)	(1,176,144)	(1,130,542)	(1,016,152)	(996,019)
Administrative expenses	(86,114)	(80,070)	(78,434)	(73,201)	(71,007)
Other	-	-	-	-	-
Net change in plan fiduciary net position	3,965,163	(2,912,628)	4,033,916	3,044,423	3,329,454
Plan fiduciary net position - beginning	21,770,675	24,683,303	20,649,387	17,604,964	14,275,510
Plan fiduciary net position - ending (b)	$ 25,735,838	$ 21,770,675	$ 24,683,303	$ 20,649,387	$ 17,604,964
County's net pension liability - ending (a) - (b)	$ 15,250,670	$ 12,578,234	$ 7,320,464	$ 8,028,840	$ 8,623,779
Plan fiduciary net position as a percentage of the total pension liability	62.8%	63.4%	77.1%	72.0%	67.1%
Covered payroll	$ 14,187,981	$ 13,378,676	$ 13,522,395	$ 12,143,673	$ 11,728,672
County's net pension liability as a percentage of covered payroll	107.5%	94.0%	54.1%	66.1%	73.5%

	2019	2018	2017	2016	2015
Total pension liability					
Service cost	$ 401,883	$ 458,792	$ 424,598	$ 411,747	$ 415,404
Interest on total pension liability	2,360,701	1,290,691	1,221,508	1,013,548	962,724
Differences between expected and actual experience	575,557	184,503	40,487	715,416	-
Changes of assumptions	853,068	38,699	510,573	545,963	-
Other changes	-	-	-	-	-
Benefit payments, including refunds of employee contributions	(820,862)	(870,584)	(838,890)	(790,887)	(610,064)
Net change in total pension liability	3,370,347	1,102,101	1,358,276	1,895,787	768,064
Total pension liability - beginning	18,265,578	17,163,477	15,805,201	13,909,414	13,141,350
Total pension liability - ending (a)	$ 21,635,925	$ 18,265,578	$ 17,163,477	$ 15,805,201	$ 13,909,414
Plan fiduciary net position					
Contributions - employer	$ 693,264	$ 749,926	$ 602,852	$ 300,000	$ 250,000
Contributions - employee	1,446,242	334,730	324,872	315,304	262,183
Net investment income	(758,372)	1,828,249	747,891	90,891	800,576
Benefit payments, including refunds of employee contributions	(820,862)	(870,584)	(838,890)	(790,887)	(610,064)
Administrative expenses	(44,160)	(43,909)	(44,360)	(42,006)	(40,248)
Other	-	-	(299,622)	(100,177)	(125,648)
Net change in plan fiduciary net position	516,112	1,998,412	492,743	(226,875)	536,799
Plan fiduciary net position - beginning	13,759,398	11,760,986	11,268,243	11,495,118	10,958,319
Plan fiduciary net position - ending (b)	$ 14,275,510	$ 13,759,398	$ 11,760,986	$ 11,268,243	$ 11,495,118
County's net pension liability - ending (a) - (b)	$ 7,360,415	$ 4,506,180	$ 5,402,491	$ 4,536,958	$ 2,414,296
Plan fiduciary net position as a percentage of the total pension liability	66.0%	75.3%	68.5%	71.3%	82.6%
Covered payroll	$ 8,267,729	$ 8,394,737	$ 8,129,413	$ 8,082,436	$ 8,055,087
County's net pension liability as a percentage of covered payroll	89.0%	53.7%	66.5%	56.1%	30.0%

JACKSON COUNTY, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF COUNTY CONTRIBUTIONS
FOR THE YEAR ENDED DECEMBER 31,

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	$ 833,001	$ 498,295	$ 579,359	$ 810,716	$ 871,656	$ 922,805	$ 693,264	$ 749,926	$ 628,666	$ 561,792
Contributions in relation to the actuarially determined contribution	1,682,932	1,506,378	1,529,187	1,385,751	1,268,994	881,438	800,652	375,713	574,287	250,000
Contribution deficiency (excess)	$ (849,931)	$ (1,008,083)	$ (949,828)	$ (575,035)	$ (397,338)	$ 41,367	$ (107,388)	$ 374,213	$ 54,379	$ 311,792
Covered payroll	$ 15,505,513	$ 14,187,981	$ 13,378,676	$ 13,522,395	$ 12,143,673	$ 11,728,672	$ 8,267,729	$ 8,394,737	$ 8,129,413	$ 8,082,436
Contributions as a percentage of Covered payroll	10.9%	10.6%	11.4%	10.2%	10.4%	7.5%	9.7%	4.5%	7.1%	3.1%

Notes to the Schedule

Valuation Date	January 1, 2023
Cost Method	Entry Age Normal
Actuarial Asset Valuation Method	Smoothed fair value with a 5-year smoothing period.
Assumed Rate of Return On Investments	7.00%
Projected Salary Increases	3.0% - 7.0% (including 2.0% for inflation)
Cost-of-living Adjustment	2.00%
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	None remaining

JACKSON COUNTY, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
OPEB RETIREMENT PLAN
SCHEDULE OF CHANGES IN THE COUNTY'S TOTAL OPEB LIABILITY AND RELATED RATIOS

Total OPEB liability	2024	2023	2022	2021	2020
Service cost	$ 1,309,600	$ 1,905,098	$ 1,758,455	$ 1,454,466	$ 1,001,534
Interest on total OPEB liability	828,594	561,570	558,984	593,606	598,165
Experience differences	(585,130)	(97,481)	(2,298,222)	(43,241)	(510,008)
Changes in assumptions	(2,655,893)	(6,609,217)	868,813	2,545,550	4,684,157
Benefit payments	(161,873)	(141,164)	(141,164)	(161,751)	(144,393)
Net change in total OPEB liability	(1,264,702)	(4,381,194)	746,866	4,388,630	5,629,455
Total OPEB liability - beginning	21,044,617	25,425,811	24,678,945	20,290,315	14,660,860
Total OPEB liability - ending (a)	$ 19,779,915	$ 21,044,617	$ 25,425,811	$ 24,678,945	$ 20,290,315
Covered employee payroll*	25,898,308	$ 20,589,998	$ 20,589,998	$ 19,419,812	$ 19,419,812
Total OPEB liability as a percentage of covered employee payroll	76%	102%	123%	127%	104%

Total OPEB liability	2019	2018
Service cost	$ 1,156,056	$ 1,038,989
Interest on total OPEB liability	508,550	473,340
Experience differences	55,625	98,352
Changes in assumptions	(1,748,887)	854,038
Benefit payments	(186,274)	(220,285)
Net change in total OPEB liability	(214,930)	2,244,434
Total OPEB liability - beginning	14,875,790	12,631,356
Total OPEB liability - ending (a)	$ 14,660,860	$ 14,875,790
Covered employee payroll*	$ 17,734,790	$ 17,734,790
Total OPEB liability as a percentage of covered employee payroll	83%	84%

Notes to the Schedule

The schedule will present 10 years of information once it is accumulated.

The County is not accumulating assets in a trust fund that meets the criteria in paragraph 4 of GASB Statement No. 75 for payment of future OPEB benefits.

* For years following the valuation date (when no new valuation is performed), covered payroll has been set equal to the covered payroll from the most recent valuation.

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Special revenue funds are used to account for specific revenues that are legally restricted or committed to expenditure for particular purposes, as described below.

Emergency Telephone System Fund - to account for the monthly 911 charge to help fund the cost of providing emergency 911 services; these funds are restricted by OCGA 46-5-134.

Protection/Inspection/Planning/Zoning Fund - to account for license and permit fees that are collected on new developments that are used for the planning of new developments in the County. These amounts are restricted by state law.

Senior Center Fund - to account for funds received from grants and contributions restricted to support the operation of the County's senior citizen center.

Emergency Management Rescue Services Fund - to account for funds received from grants and contributions restricted for emergency management agency/rescue programs.

Jail Fund - to account for funds collected from fines and forfeitures and other revenues restricted for use on the operation of the County jail.

Drug Enforcement Fund - to account for funds collected from fines and forfeitures and other revenues restricted for use on drug abuse, treatment, and education programs.

Law Library Fund - to account for the revenues and related expenditures of operating the County's Law Library; these funds are restricted by OCGA 36-15.

Drug Court Fund - to account for funds collected which are restricted to operate the drug accountability court.

Grant Fund - to account for governmental grants received and the related expenditures.

Opioid Grant Fund - to account for opioid settlement funds received and the related expenditures.

Hotel/Motel Fund - to account for hotel/motel tax funds received and the related expenditures.

Fire District Fund - to account for funds collected from taxes charged on property that are used to provide fire protection and control services.

NONMAJOR GOVERNMENTAL FUNDS

Capital Projects Fund

Impact Fees Fund - This fund is used to account for impact fee revenue fund and the related capital expenditures.

SPLOST 6 Fund - This fund is used to account for SPLOST 6 tax revenue and the related capital expenditures.

JACKSON COUNTY, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	Special Revenue Funds							
ASSETS	**Emergency Telephone System Fund**	**Protection/ Inspection Planning/ Zoning Fund**	**Senior Center Fund**	**Emergency Management Rescue Services Fund**	**Jail Fund**	**Drug Enforcement Fund**	**Law Library Fund**	**Drug Court Fund**
Cash and cash equivalents	$ 1,728	$ -	$ 175,697	$ 34,818	$ 801,150	$ 64,009	$ 852	$ 301,160
Receivables (net of allowance for uncollectibles)	301,004	-	-	160,273	-	-	-	-
Intergovernmental receivable	-	-	118,213	-	-	-	1,962	6,572
Due from other funds	598,192	4,271,137	416,889	1,689,723	-	-	-	11,937
Prepaid items	84,534	-	-	80,225	-	-	-	-
Total assets	$ 985,458	$ 4,271,137	$ 710,799	$ 1,965,039	$ 801,150	$ 64,009	$ 2,814	$ 319,669
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES								
LIABILITIES								
Accounts payable	$ 10,170	$ 79,450	$ 11,241	$ 91,569	$ -	$ -	$ 2,530	$ 9,861
Accrued liabilities	50,224	13,869	9,660	4,966	-	-	-	3,875
Retainage payable	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	9,536	-
Unearned revenue	-	4,210,618	-	-	-	-	-	-
Total liabilities	60,394	4,303,937	20,901	96,535	-	-	12,066	13,736
DEFERRED INFLOWS OF RESOURCES								
Unavailable revenue - property taxes	-	-	-	-	-	-	-	-
Deferred revenue - property taxes	-	-	-	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-	-	-	-
FUND BALANCES								
Nonspendable:								
Prepaid items	84,534	-	-	80,225	-	-	-	-
Restricted for:								
Public safety activities	-	-	-	-	801,150	64,009	-	-
Capital projects	-	-	-	-	-	-	-	-
Judicial activities	-	-	-	-	-	-	-	305,933
Health and welfare	-	-	-	-	-	-	-	-
Tourism	-	-	-	-	-	-	-	-
Assigned for:								
Public safety activities	840,530	-	-	1,788,279	-	-	-	-
Health and welfare	-	-	689,898	-	-	-	-	-
Unassigned (deficit)	-	(32,800)	-	-	-	-	(9,252)	-
Total fund balances	925,064	(32,800)	689,898	1,868,504	801,150	64,009	(9,252)	305,933
Total liabilities, deferred inflows of resources, and fund balances	$ 985,458	$ 4,271,137	$ 710,799	$ 1,965,039	$ 801,150	$ 64,009	$ 2,814	$ 319,669

					Capital Projects Funds		
Grant Fund	Opioid Grant Fund	Hotel/ Motel Fund	Fire District Fund	Impact Fees Fund	SPLOST 6 Fund	Total Nonmajor Governmental Funds
$ 28	$ -	$ -	$ 7,134,549	$ 5,276,458	$ 14,089,090	$ 27,879,539
-	-	1,326	418,928	2,958	-	884,489
-	-	-	-	-	-	126,747
-	589,234	-	-	-	-	7,577,112
-	-	-	-	-	-	164,759
$ 28	$ 589,234	$ 1,326	$ 7,553,477	$ 5,279,416	$ 14,089,090	$ 36,632,646
$ -	$ -	$ -	$ 47,122	$ -	$ -	$ 251,943
-	-	-	74,746	-	-	157,340
-	-	-	-	30,000	-	30,000
-	-	-	-	2,057,670	-	2,067,206
-	-	-	-	-	-	4,210,618
-	-	-	121,868	2,087,670	-	6,717,107
-	-	-	63,560	-	-	63,560
-	-	-	4,401,549	-	-	4,401,549
-	-	-	4,465,109	-	-	4,465,109
-	-	-	-	-	-	164,759
-	-	-	2,966,500	-	-	3,831,659
28	-	-	-	3,191,746	14,089,090	17,280,864
-	-	-	-	-	-	305,933
-	589,234	-	-	-	-	589,234
-	-	1,326	-	-	-	1,326
-	-	-	-	-	-	2,628,809
-	-	-	-	-	-	689,898
-	-	-	-	-	-	(42,052)
28	589,234	1,326	2,966,500	3,191,746	14,089,090	25,450,430
$ 28	$ 589,234	$ 1,326	$ 7,553,477	$ 5,279,416	$ 14,089,090	$ 36,632,646

JACKSON COUNTY, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Special Revenue Funds							
	Emergency Telephone System Fund	Protection/ Inspection Planning/ Zoning Fund	Senior Center Fund	Emergency Management Rescue Services Fund	Jail Fund	Drug Enforcement Fund	Law Library Fund	Drug Court Fund
Revenues:								
Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Licenses and permits	-	1,485,361	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-	19,210	93,183
Charges for services	1,792,146	13,350	14,513	-	154,531	-	-	-
Interest income	811	-	2,594	-	4,334	-	-	-
Intergovernmental	-	-	1,506,407	4,407,927	-	-	-	284,846
Contributions and donations	-	-	9,957	-	-	-	-	-
Other revenues	-	89,415	-	-	-	-	-	-
Total revenues	1,792,957	1,588,126	1,533,471	4,407,927	158,865	-	19,210	378,029
Expenditures:								
Current:								
Judicial	-	-	-	-	-	-	29,710	408,934
Public safety	2,468,493	-	-	866,994	173,752	40,253	-	-
Culture and recreation	-	-	-	-	-	-	-	-
Public works	-	-	-	-	-	-	-	-
Health and welfare	-	-	1,075,033	-	-	-	-	-
Housing and development	-	2,029,342	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Debt service:								
Principal	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Total expenditures	2,468,493	2,029,342	1,075,033	866,994	173,752	40,253	29,710	408,934
Excess (deficiency) of revenues over (under) expenditures	(675,536)	(441,216)	458,438	3,540,933	(14,887)	(40,253)	(10,500)	(30,905)
Other financing sources (uses):								
Proceeds from sale of capital asset	4,609	-	-	-	-	-	-	-
Issuance of financed purchase	-	-	-	-	-	-	-	-
Transfers in	819,142	326,972	544,766	-	-	-	-	-
Transfers out	-	-	(1,000,000)	(1,693,000)	-	-	-	-
Total other financing sources (uses)	823,751	326,972	(455,234)	(1,693,000)	-	-	-	-
Net change in fund balances	148,215	(114,244)	3,204	1,847,933	(14,887)	(40,253)	(10,500)	(30,905)
Fund balances (deficit), January 1	776,849	81,444	686,694	20,571	816,037	104,262	1,248	336,838
Adjustment - change within reporting entity	-	-	-	-	-	-	-	-
Fund balances (deficit), January 1, as adjusted	776,849	81,444	686,694	20,571	816,037	104,262	1,248	336,838
Fund balances, end of fiscal year	$ 925,064	$ (32,800)	$ 689,898	$ 1,868,504	$ 801,150	$ 64,009	$ (9,252)	$ 305,933

					Capital Projects Funds				
Grant Fund	Opioid Grant Fund	Hotel/ Motel Fund	Fire District Fund	Impact Fees Fund	*(Previously Major)* SPLOST 6 Fund	*(Previously Nonmajor)* SPLOST 7 Fund	*(Previously Nonmajor)* Debt Service Fund	Total Nonmajor Governmental Funds
$ -	$ -	$ 13,998	$ 3,912,378	$ -	$ -	$ -	$ -	$ 3,926,376
-	-	-	-	-	-	-	-	1,485,361
-	-	-	-	-	-	-	-	112,393
-	-	-	-	2,302,541	-	-	-	4,277,081
256	-	-	18,841	36,571	880,245	-	-	943,652
10,089	401,688	-	25,446	-	-	-	-	6,636,403
-	-	-	-	-	-	-	-	9,957
-	-	-	221,475	64,402	-	-	-	375,292
10,345	401,688	13,998	4,178,140	2,403,514	880,245	-	-	17,766,515
-	-	-	-	-	-	-	-	438,644
-	-	-	4,544,446	-	358,598	-	-	8,452,536
-	-	5,069	-	-	-	-	-	5,069
-	-	-	-	2,000,000	2,840,495	-		4,840,495
-	-	-	-	-	-	-	-	1,075,033
11,833	-	-	-	-	1,693,311	-	-	3,734,486
-	-	-	876,702	-	-	-	-	876,702
-	-	-	45,530	-	1,540,000	-	-	1,585,530
-	-	-	14,001	-	537,400	-	-	551,401
11,833	-	5,069	5,480,679	2,000,000	6,969,804	-	-	21,559,896
(1,488)	401,688	8,929	(1,302,539)	403,514	(6,089,559)	-	-	(3,793,381)
-	-	-	-	-	-	-	-	4,609
-	-	-	306,360	-	-	-	-	306,360
-	-	-	-	-	73,247	-	-	1,764,127
-	-	(22,574)	-	-	-	-	-	(2,715,574)
-	-	(22,574)	306,360	-	73,247	-	-	(640,478)
(1,488)	401,688	(13,645)	(996,179)	403,514	(6,016,312)	-	-	(4,433,859)
1,516	187,546	14,971	3,962,679	2,788,232	-	1,388,274	23	11,167,184
-	-	-	-	-	20,105,402	(1,388,274)	(23)	18,717,105
1,516	187,546	14,971	3,962,679	2,788,232	20,105,402	-	-	29,884,289
$ 28	$ 589,234	$ 1,326	$ 2,966,500	$ 3,191,746	$ 14,089,090	$ -	$ -	$ 25,450,430

JACKSON COUNTY, GEORGIA
EMERGENCY TELEPHONE SYSTEM FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Charges for services	$ 1,640,000	$ 1,640,000	$ 1,792,146	$ 152,146
Interest	-	-	811	811
Total revenues	1,640,000	1,640,000	1,792,957	152,957
Expenditures:				
Current:				
Public safety	2,817,206	2,817,206	2,468,493	348,713
Total expenditures	2,817,206	2,817,206	2,468,493	348,713
Deficiency of revenues under expenditures	(1,177,206)	(1,177,206)	(675,536)	501,670
Other financing sources:				
Proceeds from sale of capital asset	-	-	4,609	4,609
Transfers in	1,177,206	1,177,206	819,142	(358,064)
Total other financing sources	1,177,206	1,177,206	823,751	(353,455)
Net changes in fund balances	-	-	148,215	148,215
Fund balances, beginning of year	776,849	776,849	776,849	-
Fund balances, end of year	$ 776,849	$ 776,849	$ 925,064	$ 148,215

JACKSON COUNTY, GEORGIA
PROTECTION/INSPECTION PLANNING AND ZONING FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Charges for services	$ 17,500	$ 17,500	$ 13,350	$ (4,150)
Licenses and permits	1,562,511	1,712,411	1,485,361	(227,050)
Miscellaneous	40,500	120,113	89,415	(30,698)
Total revenues	1,620,511	1,850,024	1,588,126	(261,898)
Expenditures:				
Current:				
Housing and development	1,947,483	2,258,440	2,029,342	229,098
Total expenditures	1,947,483	2,258,440	2,029,342	229,098
Deficiency of revenues under expenditures	(326,972)	(408,416)	(441,216)	(32,800)
Other financing sources:				
Transfers in	326,972	326,972	326,972	-
Total other financing sources	326,972	326,972	326,972	-
Net changes in fund balances	-	(81,444)	(114,244)	(32,800)
Fund balances, beginning of year	81,444	81,444	81,444	-
Fund balances (deficit), end of year	$ 81,444	$ -	$ (32,800)	$ (32,800)

JACKSON COUNTY, GEORGIA
SENIOR CENTER FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 402,500	$ 1,498,270	$ 1,506,407	$ 8,137
Charges for services	25,000	25,000	14,513	(10,487)
Interest income	-	3,000	2,594	(406)
Contributions and donations	-	10,000	9,957	(43)
Total revenues	427,500	1,536,270	1,533,471	(2,799)
Expenditures:				
Current:				
Health and welfare	807,266	1,081,036	1,075,033	6,003
Total expenditures	807,266	1,081,036	1,075,033	6,003
Excess (deficiency) of revenues over expenditures	(379,766)	455,234	458,438	3,204
Other financing sources (uses):				
Transfers out	-	(1,000,000)	(1,000,000)	-
Transfers in	379,766	544,766	544,766	-
Total other financing sources (uses)	379,766	(455,234)	(455,234)	-
Net changes in fund balances	-	-	3,204	3,204
Fund balances, beginning of year	686,694	686,694	686,694	-
Fund balances, end of year	$ 686,694	$ 686,694	$ 689,898	$ 3,204

JACKSON COUNTY, GEORGIA
EMERGENCY MANAGEMENT RESCUE SERVICES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 37,000	$ 2,080,235	$ 4,407,927	$ 2,327,692
Total revenues	37,000	2,080,235	4,407,927	2,327,692
Expenditures:				
Current:				
Public safety	587,910	964,417	866,994	97,423
Total expenditures	587,910	964,417	866,994	97,423
Excess (deficiency) of revenues over expenditures	(550,910)	1,115,818	3,540,933	2,425,115
Other financing sources (uses):				
Transfers in	573,910	600,182	-	600,182
Transfers out	-	(1,693,000)	(1,693,000)	-
Total other financing sources (uses)	573,910	(1,092,818)	(1,693,000)	600,182
Net changes in fund balances	23,000	23,000	1,847,933	1,824,933
Fund balances, beginning of year	20,571	20,571	20,571	-
Fund balances, end of year	$ 43,571	$ 43,571	$ 1,868,504	$ 1,824,933

JACKSON COUNTY, GEORGIA
JAIL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Charges for services	$ 130,000	$ 130,000	$ 154,531	$ 24,531
Interest income	-	4,400	4,334	(66)
Total revenues	130,000	134,400	158,865	24,465
Expenditures:				
Current:				
Judicial	130,000	130,000	173,752	(43,752)
Total expenditures	130,000	130,000	173,752	(43,752)
Net changes in fund balances	-	4,400	(14,887)	(19,287)
Fund balances, beginning of year	816,037	816,037	816,037	-
Fund balances, end of year	$ 816,037	$ 820,437	$ 801,150	$ (19,287)

JACKSON COUNTY, GEORGIA
DRUG ENFORCEMENT FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Expenditures:				
Current:				
Public safety	$ 40,253	$ 40,253	$ 40,253	$ -
Total expenditures	40,253	40,253	40,253	-
Net changes in fund balances	(40,253)	(40,253)	(40,253)	-
Fund balances, beginning of year	104,262	104,262	104,262	-
Fund balances, end of year	$ 64,009	$ 64,009	$ 64,009	$ -

JACKSON COUNTY, GEORGIA
LAW LIBRARY FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Fines and forfeitures	$ 16,000	$ 29,800	$ 19,210	$ (10,590)
Total revenues	16,000	29,800	19,210	(10,590)
Expenditures:				
Current:				
Judicial	16,000	29,800	29,710	90
Total expenditures	16,000	29,800	29,710	90
Net changes in fund balances	-	-	(10,500)	(10,500)
Fund balances beginning of year	1,248	1,248	1,248	-
Fund balances (deficit), end of year	$ 1,248	$ 1,248	$ (9,252)	$ (10,500)

JACKSON COUNTY, GEORGIA
DRUG COURT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 179,077	$ 294,544	$ 284,846	$ (9,698)
Fines and forfeitures	108,800	133,602	93,183	(40,419)
Total revenues	287,877	428,146	378,029	(50,117)
Expenditures:				
Current:				
Judicial	287,877	428,146	408,934	19,212
Total expenditures	287,877	428,146	408,934	19,212
Net changes in fund balances	-	-	(30,905)	(30,905)
Fund balances, beginning of year	336,838	336,838	336,838	-
Fund balances, end of year	$ 336,838	$ 336,838	$ 305,933	$ (30,905)

JACKSON COUNTY, GEORGIA
GRANT FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 10,089	$ 10,089	$ 10,089	$ -
Interest	228	228	256	28
Total revenues	10,317	10,317	10,345	28
Expenditures:				
Current:				
Housing and development	11,833	11,833	11,833	-
Total expenditures	11,833	11,833	11,833	-
Net changes in fund balances	(1,516)	(1,516)	(1,488)	28
Fund balances, beginning of year	1,516	1,516	1,516	-
Fund balances, end of year	$ -	$ -	$ 28	$ 28

JACKSON COUNTY, GEORGIA
OPIOID GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 401,688	$ 401,688	$ 401,688	$ -
Total revenues	401,688	401,688	401,688	-
Net changes in fund balances	401,688	401,688	401,688	-
Fund balances, beginning of year	187,546	187,546	187,546	-
Fund balances, end of year	$ 589,234	$ 589,234	$ 589,234	$ -

JACKSON COUNTY, GEORGIA
HOTEL/MOTEL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Taxes	$ 13,998	$ 13,998	$ 13,998	$ -
Total revenues	13,998	13,998	13,998	-
Expenditures:				
Current:				
Culture and recreation	5,069	5,069	5,069	-
Total expenditures	5,069	5,069	5,069	-
Excess of revenues over expenditures	8,929	8,929	8,929	-
Other financing uses:				
Transfers out	(22,574)	(22,574)	(22,574)	-
Total other financing uses	(22,574)	(22,574)	(22,574)	-
Net changes in fund balances	(13,645)	(13,645)	(13,645)	-
Fund balances, beginning of year	14,971	14,971	14,971	-
Fund balances, end of year	$ 1,326	$ 1,326	$ 1,326	$ -

JACKSON COUNTY, GEORGIA
FIRE DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Taxes	$ 3,912,378	$ 3,912,378	$ 3,912,378	$ -
Intergovernmental	25,446	25,446	25,446	-
Interest income	18,841	18,841	18,841	-
Miscellaneous	221,475	221,475	221,475	-
Total revenues	4,178,140	4,178,140	4,178,140	-
Expenditures:				
Current:				
Public safety	4,544,446	4,544,446	4,544,446	-
Capital outlay	876,702	876,702	876,702	-
Debt service:				
Principal	45,530	45,530	45,530	-
Interest	14,001	14,001	14,001	-
Total expenditures	5,480,679	5,480,679	5,480,679	-
Deficiency of revenues over expenditures	(1,302,539)	(1,302,539)	(1,302,539)	-
Other financing sources:				
Issuance of financed purchase	-	-	306,360	306,360
Total other financing sources	-	-	306,360	306,360
Net changes in fund balances	(1,302,539)	(1,302,539)	(996,179)	306,360
Fund balances, beginning of year	3,962,679	3,962,679	3,962,679	-
Fund balances, end of year	$ 2,660,140	$ 2,660,140	$ 2,966,500	$ 306,360

JACKSON COUNTY, GEORGIA
DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget			Variance With
	Original	Final	Actual	Final Budget
Expenditures:				
Current:				
Housing and development	$ 26,043	$ 26,043	$ 26,043	$ -
Debt service:				
Principal	16,590,000	16,590,000	16,590,000	-
Interest	1,435,311	1,435,311	1,435,311	-
Total expenditures	18,051,354	18,051,354	18,051,354	-
Deficiency of revenues under expenditures	(18,051,354)	(18,051,354)	(18,051,354)	-
Other financing sources:				
Transfers in	18,051,354	18,051,354	18,051,331	(23)
Total other financing sources	18,051,354	18,051,354	18,051,331	(23)
Net changes in fund balances	-	-	(23)	(23)
Fund balances, beginning of year	-	-	23	(23)
Fund balances, end of year	$ -	$ -	$ -	$ (46)

JACKSON COUNTY, GEORGIA
SPLOST 7

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS FOR THE YEAR ENDED DECEMBER 31, 2024

SPLOST #7 - Commenced July 1, 2023 Project	Original Estimated Cost	Current Estimated Cost	Expenditures Prior Years	Expenditures Current Year	Total
COUNTY PROJECTS					
Public Facilities	$ 16,000,000	$ 16,000,000	$ 4,059,417	$ 11,267,239	$ 15,326,656
Public Safety Facilities and Equipment	10,000,000	10,000,000	156	-	156
Roads, Streets and Bridges	29,231,000	29,231,000	1,548,741	1,259,614	2,808,355
Parks and Recreation	16,000,000	16,000,000	3,350	120,583	123,933
Airport Improvements	5,500,000	5,500,000	201,535	329,507	531,042
Subtotal All County Projects	76,731,000	76,731,000	5,813,199	12,976,943	18,790,142
MUNICIPAL PROJECTS					
City of Arcade					
Roads, Streets and Sidewalks	1,354,898	1,354,898	127,162	248,618	375,780
Parks and Recreation	1,354,897	1,354,897	127,162	248,618	375,780
Subtotal	2,709,795	2,709,795	254,324	497,236	751,560
City of Braselton					
Transportation	3,818,348	3,818,348	358,365	700,650	1,059,015
Debt - Parking Deck and Civic Center	2,155,519	2,155,519	202,303	395,528	597,831
Community Center Renovations	184,758	184,758	17,340	34,394	51,734
Subtotal	6,158,625	6,158,625	578,008	1,130,572	1,708,580
City of Commerce					
Recreation and Community Involvement	3,563,791	3,563,791	334,474	653,940	988,414
Roads and Bridges	3,563,791	3,563,791	334,474	653,940	988,414
Water and Sewer	3,563,791	3,563,791	334,474	653,940	988,414
Subtotal	10,691,373	10,691,373	1,003,422	1,961,820	2,965,242
City of Hoschton					
Water and Sewer	384,298	384,298	36,068	70,517	106,585
Roads, Sidewalks, Drainage, and Stormwater	576,477	576,477	54,104	105,781	159,885
Parks and Recreation	960,746	960,746	90,170	176,293	266,463
Public Building/Facilities and Debt Reduction	1,921,491	1,921,491	180,339	352,585	532,924
Subtotal	3,843,012	3,843,012	360,681	705,176	1,065,857
City of Jefferson					
Public Safety Equipment and Debt	3,162,331	3,162,331	296,796	580,274	877,070
Streets, Roads, Bridges, Sidewalks, Stormwater, Debt	4,963,901	4,963,901	465,879	910,854	1,376,733
Cultural, Recreation Equipment, Debt	6,075,509	6,075,509	570,208	1,114,829	1,685,037
Water and Sewer, Building Construction, Debt	4,963,900	4,963,900	465,879	910,853	1,376,732
Subtotal	19,165,641	19,165,641	1,798,762	3,516,810	5,315,572

JACKSON COUNTY, GEORGIA
SPLOST 7

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS (Continued) FOR THE YEAR ENDED DECEMBER 31, 2024

Project	Original Estimated Cost	Current Estimated Cost	Expenditures Prior Years	Expenditures Current Year	Total
City of Maysville					
Water and Sewer	$ 985,300	$ 985,300	$ 92,474	$ 180,798	$ 273,272
Roads, Streets and Bridges	123,223	123,223	11,560	22,602	34,162
Public Safety	61,586	61,586	5,780	11,301	17,081
Building	61,586	61,586	5,780	11,301	17,081
Subtotal	1,231,695	1,231,695	115,594	226,002	341,596
City of Nicholson					
Roads, Streets, Bridges and Sidewalks	1,044,503	1,044,503	98,030	191,662	289,692
Facility Upgrades	1,566,754	1,566,754	147,045	287,492	434,537
Subtotal	2,611,257	2,611,257	245,075	479,154	724,229
City of Pendergrass					
Public Facilities Debt Service	500,000	500,000	46,927	91,748	138,675
Public Safety	700,000	700,000	65,697	128,447	194,144
Roads, Streets, Sidewalks, Stormwater	400,000	400,000	37,541	73,398	110,939
Street Equipment	250,000	250,000	23,463	45,874	69,337
Parks and Recreation	113,450	113,450	10,648	20,818	31,466
Public Safety Facility	500,000	500,000	46,927	91,748	138,675
Subtotal	2,463,450	2,463,450	231,203	452,033	683,236
City of Talmo					
Administrative Space and Library	59,124	59,124	5,550	10,849	16,399
Roads, Streets, and Bridges	98,538	98,538	9,248	18,081	27,329
Parks and Recreation	118,245	118,245	11,098	21,697	32,795
Public Safety	118,245	118,245	11,098	21,697	32,795
Subtotal	394,152	394,152	36,994	72,324	109,318
Total All City Projects **(1)**	49,269,000	49,269,000	4,624,063	9,041,127	13,665,190
Total All Projects	$ 126,000,000	$ 126,000,000	$ 10,437,262	$ 22,018,070	$ 32,455,332

1. The County remits the tax collected to the Municipalities who are responsible for reporting on the expenditures in accordance with OCGA 48-8-121.

JACKSON COUNTY, GEORGIA
SPLOST 6

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS FOR THE YEAR ENDED DECEMBER 31, 2024

SPLOST #6 - Commenced July 1, 2017 Project	Original Estimated Cost	Current Estimated Cost	Expenditures Prior Years	Expenditures Current Year	Total
LEVEL 1 COUNTY PROJECTS					
County Debt Service	$ 21,000,000	$ 24,960,860	$ 24,960,860	$ 2,077,400	$ 27,038,260
LEVEL 2 COUNTY PROJECTS					
Water Projects	9,039,000	9,039,000	9,039,000	-	9,039,000
Public Safety Equipment	2,252,000	3,696,032	3,696,032	148,344	3,844,376
Roads, Streets, and Bridges	3,009,000	9,883,865	9,781,712	2,840,660	12,622,372
Historic Courthouse Renovations	800,000	864,041	864,041	-	864,041
Parks and Recreation	2,500,000	3,267,212	3,267,212	1,903,400	5,170,612
Animal Shelter	250,000	421,659	421,659	-	421,659
Subtotal All County Projects	38,850,000	52,132,669	52,030,516	6,969,804	59,000,320
MUNICIPAL PROJECTS					
City of Arcade					
Park Improvements and Land Acquisition	377,400	669,842	669,842	-	669,842
Roads, Streets, and Bridges	905,760	1,607,621	1,607,621	-	1,607,621
Land Acquisition - Community Center	226,440	401,904	401,904	-	401,904
Subtotal	1,509,600	2,679,367	2,679,367	-	2,679,367
City of Braselton					
Multipurpose Civic Building with Parking Deck	1,365,300	2,423,252	2,423,252	-	2,423,252
Subtotal	1,365,300	2,423,252	2,423,252	-	2,423,252
City of Commerce					
Water and Sewer Projects	1,500,000	2,662,329	2,662,329	-	2,662,329
Public Safety	530,000	940,689	940,689	-	940,689
Recreation, Tourism, and Culture	1,554,300	2,758,708	2,758,708	-	2,758,708
Roads, Streets, and Bridges	1,000,000	1,774,887	1,774,887	-	1,774,887
Subtotal	4,584,300	8,136,613	8,136,613	-	8,136,613
City of Hoschton					
Improvements to Water and Sewer	844,988	1,499,757	1,499,757	-	1,499,757
Roads, Sidewalks, Streets, and Bridges	225,330	399,936	399,936	-	399,936
Parks and Recreation	56,332	99,984	99,984	-	99,984
Subtotal	1,126,650	1,999,677	1,999,677	-	1,999,677
City of Jefferson					
Roads, Streets, Bridges, Sidewalks, and Storm Drains	1,359,750	2,413,403	2,413,403	-	2,413,403
Cultural and Recreation Facilities Debt Reduction	1,665,000	2,955,186	2,955,186	-	2,955,186
Public Safety Equipment and Debt Reduction	865,800	1,536,696	1,536,696	-	1,536,696
Water and Sewer Facilities Debt Reduction	1,359,750	2,413,403	2,413,404	-	2,413,404
Subtotal	5,250,300	9,318,688	9,318,689	-	9,318,689

JACKSON COUNTY, GEORGIA
SPLOST 6

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS (Continued) FOR THE YEAR ENDED DECEMBER 31, 2024

Project	Original Estimated Cost	Current Estimated Cost	Expenditures Prior Years	Expenditures Current Year	Total
City of Maysville					
Water and Sewer Improvements	$ 478,632	$ 849,550	$ 849,550	$ -	$ 849,550
Roads, Streets, and Bridges	59,829	106,194	106,194	-	106,194
Buildings	29,914	53,096	53,096	-	53,096
Public Safety	29,915	53,097	53,097	-	53,097
Subtotal	598,290	1,061,937	1,061,937	-	1,061,937
City of Nicholson					
Roads, Streets, and Bridges	649,517	1,152,964	1,152,964	-	1,152,964
Parks and Recreation	207,292	367,921	367,921	-	367,921
Renovation of Library	138,195	245,134	245,134	-	245,134
Highway and Street Equipment	276,390	490,561	490,561	-	490,561
Water and Sewer Improvements	110,556	196,226	196,226	-	196,226
Subtotal	1,381,950	2,452,806	2,452,806	-	2,452,806
City of Pendergrass					
Construction of New Public Facility	250,305	444,264	444,266	-	444,266
Public Facilities Debt Reduction	100,122	167,224	167,224	-	167,224
Public Safety	75,092	133,279	133,279	-	133,279
Roads, Streets, and Bridges	75,091	133,280	133,279	-	133,279
Subtotal	500,610	878,047	878,048	-	878,048
City of Talmo					
Administrative Space and Library	133,200	236,414	236,414	-	236,414
Roads, Streets, and Bridges	83,250	147,759	147,759	-	147,759
Parks and Recreation	83,250	75,216	75,216	-	75,216
Public Safety	33,300	131,648	131,648	-	131,648
Subtotal	333,000	591,037	591,037	-	591,037
Total All City Projects **(1)**	16,650,000	29,541,424	29,541,426	-	29,541,426
Total All Projects	$ 55,500,000	$ 81,674,093	$ 81,571,942	$ 6,969,804	$ 88,541,746

1. The County remits the tax collected to the Municipalities who are responsible for reporting on the expenditures in accordance with OCGA 48-8-121.

JACKSON COUNTY, GEORGIA

SCHEDULE OF SUPPLEMENTAL OFFICIAL INCOME

FOR THE YEAR ENDED DECEMBER 31, 2024

County Constitutional Officer	Supplemental Income Type	Amount Collected	Amount Disbursed	Amount Retained by County Officer
Tax Commissioner	Fee for collection of taxes for other governments	$ 17,210	$ -	$ 17,210

INTERNAL SERVICE FUNDS

Internal service funds are used to account for functions that are charged to the various County departments based on their usage of the service, as described below.

Fuel Depot Fund - to account for the use of the County fuel supply.

Health Insurance Fund - to account for claims related to the County's self-insured group health insurance program for County employees.

JACKSON COUNTY, GEORGIA

COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
DECEMBER 31, 2024

ASSETS	Fuel Depot	Health Insurance	Totals
Current assets:			
Receivables	$ 853	$ -	$ 853
Due from other funds	4,280	1,373,497	1,377,777
Prepaid	-	35,743	35,743
Inventory	24,907	-	24,907
Total current assets	30,040	1,409,240	1,439,280
Total assets	30,040	1,409,240	1,439,280
LIABILITIES			
Current liabilities:			
Claims payable	-	480,654	480,654
Total current liabilities	-	480,654	480,654
Total liabilities	-	480,654	480,654
NET POSITION			
Unrestricted	30,040	928,586	958,626
Total net position	$ 30,040	$ 928,586	$ 958,626

JACKSON COUNTY, GEORGIA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Fuel Depot	Health Insurance	Totals
OPERATING REVENUES			
Charges for services	$ 774,588	$ -	$ 774,588
Employee contributions	-	1,607,684	1,607,684
Total operating revenues	774,588	1,607,684	2,382,272
OPERATING EXPENSES			
Other services and charges	776,683	2,223,649	3,000,332
Total operating expenses	776,683	2,223,649	3,000,332
Change in net position	(2,095)	(615,965)	(618,060)
NET POSITION, beginning of year	32,135	1,544,551	1,576,686
NET POSITION, end of year	$ 30,040	$ 928,586	$ 958,626

JACKSON COUNTY, GEORGIA

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Fuel Depot	Health Insurance	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ 774,345	$ 1,607,684	$ 2,382,029
Payments to suppliers and service providers	(774,345)	(1,607,684)	(2,382,029)
Net cash used in operating activities	-	-	-
Net change in cash and cash equivalents	-	-	-
Cash and cash equivalents:			
Beginning of year	-	-	-
End of year	$ -	$ -	$ -
Reconciliation of operating loss to net cash used in operating activities:			
Operating loss	$ (2,095)	$ (615,965)	$ (618,060)
Adjustments to reconcile operating loss to net cash used in operating activities:			
Increase in receivables	(243)	-	(243)
Increase in prepaid	-	(35,743)	(35,743)
Decrease in due from other funds	11,624	560,941	572,565
Decrease in inventory	14,453	-	14,453
Increase in claims payable	-	90,767	90,767
Decrease in accounts payable	(23,739)	-	(23,739)
Net cash used in operating activities	$ -	$ -	$ -

CUSTODIAL FUNDS

Custodial funds are used to account for assets held by the government as an agent for individuals, private organizations, and other governments.

Tax Commissioner - to account for the collection of all property taxes which are disbursed to other taxing units.

Sheriff - to account for collection of cash bonds, fines, forfeitures, and other fees which are disbursed to other parties.

The following custodial funds are used to account for fines, fees and other moneys collected by the courts and remitted to other parties in accordance with court orders and state law:

Clerk of Superior Court
Probate Court
Magistrate Court

JACKSON COUNTY, GEORGIA

COMBINING STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
DECEMBER 31, 2024

ASSETS	Tax Commissioner	Sheriff	Clerk of Superior Court	Probate Court	Magistrate Court	Total
Cash and cash equivalents	$ 2,513,093	$ 190,237	$ 1,817,406	$ 16,468	$ 29,729	$ 4,566,933
Uncollected taxes	11,883,472	-	-	-	-	11,883,472
Total assets	14,396,565	190,237	1,817,406	16,468	29,729	16,450,405
LIABILITIES						
Due to others	14,396,565	95,535	123,805	6,228	25,887	14,648,020
Total liabilities	14,396,565	95,535	123,805	6,228	25,887	14,648,020
NET POSITION						
Restricted:						
Individuals, organizations, and other governments	-	94,702	1,693,601	10,240	3,842	1,802,385
Total net position	$ -	$ 94,702	$ 1,693,601	$ 10,240	$ 3,842	$ 1,802,385

JACKSON COUNTY, GEORGIA

COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION CUSTODIAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024

	Tax Commissioner	Sheriff	Clerk of Superior Court	Probate Court	Magistrate Court	Total
ADDITIONS						
Taxes	$ 221,100,017	$ -	$ -	$ -	$ -	$ 221,100,017
Fines and fees	-	903,977	8,038,631	178,024	374,336	9,494,968
Total additions	221,100,017	903,977	8,038,631	178,024	374,336	230,594,985
DEDUCTIONS						
Taxes and fees paid to other governments	221,100,017	-	-	-	-	221,100,017
Other custodial disbursements	-	967,901	7,022,732	177,174	381,513	8,549,320
Total deductions	221,100,017	967,901	7,022,732	177,174	381,513	229,649,337
Net increase in fiduciary net position	-	(63,924)	1,015,899	850	(7,177)	945,648
Net position, beginning of year	-	158,626	677,702	9,390	11,019	856,737
Net position, end of year	$ -	$ 94,702	$ 1,693,601	$ 10,240	$ 3,842	$ 1,802,385

PROPRIETARY COMPONENT UNIT

Airport Authority Fund - to account for the activity at the County Airport.

JACKSON COUNTY, GEORGIA

PROPRIETARY COMPONENT UNIT - AIRPORT AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Airport Authority
ASSETS	
Current assets:	
Cash	$ 91,421
Lease receivable, current	21,745
Lease receivable, long-term	275,443
Accounts receivable	25,942
Prepaid	5,981
Inventory	56,947
Due from primary government	278,020
Total current assets	755,499
Noncurrent assets:	
Capital assets:	
Capital assets, not being depreciated	16,127,991
Capital assets, being depreciated	6,046,773
Less accumulated depreciation	(4,310,193)
Total capital assets, net of accumulated depreciation	17,864,571
Total assets	18,620,070
LIABILITIES	
Current liabilities:	
Accounts payable	45,272
Accrued liabilities	2,996
Compensated absences	16,674
Total liabilities	64,942
DEFERRED INFLOWS OF RESOURCES	
Deferred revenues - leases	295,283
Total deferred inflows of resources	295,283
NET POSITION	
Investment in capital assets	17,864,571
Unrestricted	395,274
Total net position	$ 18,259,845

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

JACKSON COUNTY, GEORGIA
PROPRIETARY COMPONENT UNIT - AIRPORT AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024

	Airport Authority
OPERATING REVENUES	
Charges for services	$ 529,675
Total operating revenues	529,675
OPERATING EXPENSES	
Salaries and benefits	124,212
Supplies and maintenance	463,771
Depreciation expense	831,196
Total operating expenses	1,419,179
Operating loss	(889,504)
NONOPERATING REVENUES	
Intergovernmental	629,449
Interest	397
Total nonoperating revenues	629,846
Change in net position	(259,658)
NET POSITION, beginning of year	18,524,159
Restatement - change in accounting principle	(4,656)
NET POSITION, beginning of year, as restated	18,519,503
NET POSITION, end of year	$ 18,259,845

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

JACKSON COUNTY, GEORGIA

PROPRIETARY COMPONENT UNIT - AIRPORT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Airport Authority
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers	$ 530,359
Payments to suppliers and service providers	(799,486)
Payments to employees	(122,226)
Net cash used in operating activities	(391,353)
CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES	
Receipt of capital grant	629,449
Purchase of capital assets	(201,311)
Interest payments	397
Net cash provided by capital financing activities	428,535
Net increase in cash and cash equivalents	37,182
Cash and cash equivalents:	
Beginning of year	54,239
End of year	$ 91,421
Reconciliation of operating loss to net cash used in operating activities:	
Operating loss	$ (889,504)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Depreciation	831,196
Increase in accounts receivable	(25,942)
Decrease in lease receivables	21,763
Decrease in prepaids	75
Decrease in inventory	4,441
Increase in due from other funds	(22,735)
Decrease in accounts payable	(291,554)
Increase in accrued salaries	976
Increase in compensated absences	1,010
Decrease in deferred revenues - leases	(21,079)
Net cash used in operating activities	$ (391,353)

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

STATISTICAL SECTION

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

Page

Financial Trends **111-119**

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 **120-128**

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

Debt Capacity **129-135**

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 ..... **136 and 137**

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 **138-141**

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 annual comprehensive financial report for the relevant year.

JACKSON COUNTY, GEORGIA

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(amounts expressed in thousands)

	2015	2016	2017	2018 (1)	2019	2020	2021	2022	2023	2024
GOVERNMENTAL ACTIVITIES										
Net investment in capital assets	$ 98,287	$ 104,059	$ 103,299	$ 100,553	$ 101,251	$ 109,076	$ 112,505	$ 128,508	$ 145,120	$ 179,767
Restricted:										
Capital outlay	6,133	6,133	11,458	12,546	14,270	12,493	16,067	13,107	25,184	21,217
Debt service	2,851	2,851	-	-	-	-	-	-	-	-
Judicial	345	393	409	438	411	382	422	369	337	306
Public safety	2,028	2,563	2,804	3,501	3,917	3,987	3,901	4,872	4,916	3,895
Health and Welfare	-	-	192	188	-	-	-	263	188	589
Housing and Development	-	-	244	159	166	197	705	331	81	-
Tourism	-	-	-	-	-	-	-	9	15	1
Unrestricted:	(1,049)	(11,014)	(2,873)	(6,876)	(4,461)	(230)	4,937	33,284	33,348	24,399
Total governmental activities net position	$ 108,595	$ 104,985	$ 115,533	$ 110,509	$ 115,554	$ 125,905	$ 138,537	$ 180,742	$ 209,189	$ 230,174
BUSINESS-TYPE ACTIVITIES										
Net investment in capital assets	$ 2,114	$ 2,067	$ 2,035	$ 2,008	$ 1,967	$ 2,049	$ 2,032	$ 2,534	$ 2,580	$ 4,861
Unrestricted	(2,293)	(2,187)	(2,010)	(2,058)	(1,693)	(1,412)	(44)	809	5,518	5,240
Total business-type activities net position	$ (179)	$ (120)	$ 25	$ (50)	$ 274	$ 637	$ 1,988	$ 3,344	$ 8,098	$ 10,102
PRIMARY GOVERNMENT										
Net investment in capital assets	$ 100,401	$ 106,126	$ 105,334	$ 102,561	$ 103,218	$ 111,125	$ 114,537	$ 131,042	$ 147,700	$ 184,628
Restricted	11,357	15,764	15,107	16,832	18,765	17,059	21,096	18,950	30,721	26,008
Unrestricted	(3,341)	(13,201)	(4,883)	(8,934)	(6,154)	(1,642)	4,893	34,093	38,866	29,640
Total primary government net position	$ 108,417	$ 108,689	$ 115,558	$ 110,459	$ 115,829	$ 126,542	$ 140,526	$ 184,085	$ 217,287	$ 240,276

Note: The County adopted GASB 34 in 2003.

(1) In 2018, the County implemented GASB 75.

JACKSON COUNTY, GEORGIA

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(amounts expressed in thousands)

	2015	2016	2017	2018	2019	2020 (1)	2021	2022 (2)	2023	2024
EXPENSES										
Governmental activities:										
General government	$ 5,703	$ 6,101	$ 7,797	$ 8,372	$ 8,147	$ 4,099	$ 6,790	$ 14,532 (2)	$ 19,039	$ 26,000
Judicial	4,049	4,328	4,644	4,810	5,098	5,632	5,696	5,519	5,357	6,634
Public safety	23,925	26,863	26,135	31,459	28,720	32,144	32,981	32,970	37,304	43,414
Public works	13,574	12,910	10,821	14,273	15,233	19,827	19,951	18,512	18,780	32,387 (3)
Health and welfare	1,265	1,310	1,465	1,505	1,193	1,351	1,307	1,240	1,618	1,651
Recreation and culture	2,039	2,202	1,161	2,161	2,654	7,240	2,262	5,256	3,848	6,711
Housing and development	2,027	2,275	2,335	2,330	3,228	2,943	4,583	5,201	13,431	6,106
Interest on long-term debt	4,044	3,041	2,790	2,487	3,802	2,803	3,139	2,364	1,755	1,504
Total governmental activities expenses	56,626	59,030	57,148	67,397	68,075	76,039	76,709	85,594	101,132	124,409
Business-type activities:										
Solid waste disposal facility	1,425	1,624	1,701	2,375	2,452	3,503	4,487	6,236	6,451	8,092
Total business-type activities expenses	1,425	1,624	1,701	2,375	2,452	3,503	4,487	6,236	6,451	8,092
Total primary government expenses	58,051	60,654	58,849	69,772	70,527	79,542	81,196	91,830	107,583	132,500
PROGRAM REVENUES										
Governmental activities:										
Charges for services:										
General government	1,152	1,725	2,650	2,013	1,330	426	323	317	193	1,377
Judicial	2,004	1,907	1,401	1,364	1,410	2,588	3,537	3,102	2,941	2,165
Public safety	5,740	4,772	6,410	6,230	7,154	7,014	7,602	9,134	9,806	11,001
Public works	5	3	452	347	64	-	8	390	2,305	2,303
Health and welfare	137	150	20	-	-	30	55	97	143	120
Recreation and culture	454	480	96	139	531	1,035	643	914	1,051	1,309
Housing and development	456	842	1,199	1,288	982	1,483	1,529	1,380	2,035	1,588
Total charges for services	9,948	9,879	12,228	11,381	11,471	12,576	13,697	15,333	18,474	19,863
Operating grants and contributions	2,453	2,375	673	910	609	3,334	1,001	15,430	2,662	11,565
Capital grants and contributions	9,070	1,416	1,866	2,018	2,003	2,480	1,963	2,477	4,535	3,963
Total governmental activities program revenues	21,471	13,670	14,767	14,309	14,083	18,390	16,661	33,240	25,671	35,391
Business-type activities:										
Charges for services:										
Solid waste disposal facility	1,242	1,480	1,825	2,301	2,350	3,384	4,823	7,532	8,614	10,031
Total charges for services	1,242	1,480	1,825	2,301	2,350	3,384	4,823	7,532	8,614	10,031
Operating grants and contributions	50	-	-	-	-	-	-	-	-	-
Capital grants and contributions	-	40	-	-	-	-	-	59	-	-
Total business-type activities program revenues	1,292	1,520	1,825	2,301	2,350	3,384	4,823	7,591	8,614	10,031
Total primary government program revenues	$ 22,763	$ 15,190	$ 16,592	$ 16,610	$ 16,433	$ 21,774	$ 21,484	$ 40,831	$ 34,285	$ 45,423
Net (expense)/revenue										
Governmental activities	$ (35,155)	$ (45,360)	$ (42,381)	$ (53,088)	$ (53,992)	$ (57,649)	$ (60,048)	$ (52,354)	$ (75,461)	$ (89,017)
Business-type activities	(133)	(104)	124	(74)	(102)	(119)	336	1,355	2,163	1,939
Total primary government net expense	(35,288)	(45,464)	(42,257)	(53,162)	(54,094)	(57,768)	(59,712)	(50,999)	(73,298)	(87,078)
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION										
Governmental activities:										
Taxes										
Property Taxes	24,307	26,777	23,334	25,622	28,012	31,487	30,319	35,266	39,556	41,255
Sales Taxes	14,888	15,833	17,439	19,342	21,328	24,182	29,641	36,240	35,833	36,054
Insurance premium tax	1,909	2,031	2,174	2,337	2,503	2,655	2,759	3,321	3,435	3,653
Real estate and recording taxes	425	670	178	250	281	287	583	460	506	497
Other taxes	307	322	5,284	5,248	6,639	9,604	10,156	18,232	23,456	26,157
Total taxes	41,836	45,633	48,409	52,799	58,763	68,215	73,458	93,519	102,786	107,615
Unrestricted grants and contributions	-	-	-							
Investment earnings	9	22	103	482	700	194	20	898	3,713	3,543
Gain on sale of capital assets	-	82	-	-	-	80	218	141	-	-
Transfers	(109)	(163)	-	-	(425)	(482)	(1,016)	-	(2,592)	(69)
Total governmental activities	41,736	45,574	48,512	53,281	59,038	68,007	72,680	94,559	103,907	111,088
Business-type activities:										
Gain on sale of capital assets	-	-	25	-	-	-	-	-	-	-
Transfers	108	163	-	-	425	482	1,016	-	2,592	69
Total business-type activities	108	163	25	-	425	482	1,016	-	2,592	69
Total primary government	41,844	45,737	48,537	53,281	59,463	68,489	73,696	94,559	106,499	111,157
CHANGE IN NET POSITION										
Governmental activities	6,582	214	6,131	193	5,046	10,359	12,633	42,205	28,447	22,071
Business-type activities	(26)	59	149	(74)	323	363	1,352	1,355	4,755	2,008
Total primary government	$ 6,556	$ 273	$ 6,280	$ 119	$ 5,369	$ 10,722	$ 13,985	$ 43,560	$ 33,202	$ 24,079

Note: The County adopted GASB 34 in 2003.

(1) In 2020 the County received significant funding through the CARES ACT with the majority spent on public safety activities.

(2) In 2022 the County received and spent over $14 million in coronavirus state and local fiscal recovery funds.

(3) Increase due to $10.2 million in non capital road repairs and resurfacing

JACKSON COUNTY, GEORGIA

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)
(amounts expressed in thousands)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General fund										
Nonspendable	$ 1,129	$ 834	$ 2,755	$ 2,699	$ 1,257	$ 1,633	$ 2,141	$ 741	$ 1,558	$ 7,145
Restricted	1	1	-	-	-	-	-	-	-	-
Assigned	700	405	1,000	900	2,362	1,845	1,450	4,072	17,280	7,275
Unassigned	4,458	6,351	7,729	9,481	12,038	17,933	16,623	33,992	33,131	30,428
Total general fund	$ 6,288	$ 7,591	$ 11,484	$ 13,080	$ 15,657	$ 21,411	$ 20,214	$ 38,805	$ 51,969	$ 44,848
All other governmental funds										
Nonspendable	$ 300	$ 368	$ 268	$ 310	$ 280	$ 290	$ 417	$ 251	$ 269	$ 368
Restricted	18,033	15,505	15,080	16,606	18,559	16,853	38,068	28,410	29,773	24,550
Committed	568	512	9	-	-	-	-	-	-	-
Assigned	-	-	-	-	459	2,893	10,377	22,716	12,077	14,476
Unassigned	(504)	(1,616)	(2,736)	(1,493)	(403)	(879)	(316)	(32)	(151)	(217)
Total all other governmental funds	$ 18,397	$ 14,769	$ 12,620	$ 15,423	$ 18,895	$ 19,157	$ 48,546	$ 51,345	$ 41,968	$ 39,178

JACKSON COUNTY, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)
(amounts expressed in thousands)

	2015	2016	2017	2018	2019
REVENUES					
Taxes	$ 41,664	$ 46,449	$ 48,871	$ 52,595	$ 58,783
Licenses and permits	387	625	1,011	1,065	944
Fines and forfeitures	1,373	1,242	1,744	1,386	1,190
Charges for services	8,171	7,592	6,712	6,639	6,795
Investment earnings	9	28	124	482	700
Intergovernmental	2,539	2,598	8,075	2,687	2,610
Contributions and donations	-	-	-	-	2
Miscellaneous	18	410	2,763	2,293	2,543
Total revenues	54,161	58,944	69,300	67,147	73,567
EXPENDITURES					
General government	5,126	5,471	6,558	7,201	7,663
Judicial	3,374	3,629	3,951	4,146	4,419
Public safety	21,102	22,096	24,810	27,112	26,165
Public works	4,538	4,610	3,522	4,116	5,825
Health and welfare	1,143	1,154	1,323	1,365	1,075
Recreation and culture	1,728	1,844	1,866	1,877	4,045
Housing and development	1,998	2,251	2,286	2,267	20,813
Intergovernmental	4,293	3,531	4,164	5,644	6,197
Capital Outlay	2,291	3,791	475	37	293
Principal on long-term debt	10,146	11,701	17,057	7,815	7,287
Interest on long-term debt	3,386	2,755	3,352	2,596	3,016
Payments to escrow agents	8,422	24,476	-	-	-
Issuance costs on long-term debt	176	-	-	-	818
Total expenditures	67,723	87,309	69,364	64,176	87,616
Excess (deficiency) of revenues over (under) expenditures	(13,562)	(28,365)	(64)	2,971	(14,049)
OTHER FINANCING SOURCES (USES)					
Proceeds from borrowing	506	1,218	2,117	1,338	20,702
Debt premiums and discounts	584	3,916	-	-	-
Refunding escrow deposit	7,665	20,835	-	-	-
Sale of capital assets	88	14	1,058	90	122
Transfers in	4,038	4,008	2,132	5,511	4,865
Transfers out	(4,148)	(4,171)	(2,132)	(5,511)	(5,589)
Total other financing sources (uses)	8,733	25,820	3,175	1,428	20,100
Net change in fund balances	$ (4,829)	$ (2,535)	$ 3,111	$ 4,399	$ 6,051
Debt service as a percentage of noncapital expenditures (1)	20.68%	17.31%	29.63%	16.86%	15.87%

(1) To calculate the debt service as a percentage of noncapital expenditures, we took the total principal and interest on long-term debt and divided by total expenditures less capital outlay.

(2) The County has seen significant development increase in 2020.

(3) The increase in FY22 is attributable to the $14 million American Rescue Plan grant revenue.

(4) Increase is attributable to the $5.7 million PILOT payments paid out to Commerce BOE and City of Commerce.

(5) Increase is attributable to revenues for various equipment in the EMA Fund.

(6) Increase is attributable to the road repairs and resurfacing

2020 (2)	2021	2022	2023	2024
$ 68,435	$ 73,545	$ 93,497	$ 102,650	$ 107,441
1,535	1,535	1,313	1,769	1,569
817	1,277	1,192	1,304	1,489
6,731	7,688	9,559	12,721	13,657
199	40	1,152	4,678	4,474
5,808	2,862	17,533 (3)	6,158	12,418 (5)
1	59	18	7	66
3,493	3,219	3,292	2,748	3,556
87,019	90,225	127,555	132,035	144,670
8,206	8,095	14,518 (4)	20,754	21,406
4,818	4,898	5,285	5,977	6,414
28,755	29,632	31,588	34,686	41,047
7,779	6,415	9,743	8,244	20,151 (6)
1,195	1,145	1,151	1,351	1,497
6,651	2,639	4,968	3,990	6,104
2,761	4,356	5,042	12,908	5,948
7,000	8,577	5,274	8,191	9,041
3,470	3,398	15,177	16,287	23,126
7,524	9,115	10,637	10,906	18,176
2,929	3,043	2,923	2,491	1,987
-	-	-	-	-
-	357	213	-	-
81,088	81,670	106,518	125,785	154,896
5,931	8,555	21,037	6,250	(10,227)
480	17,110	11,140	11,070	306
-	3,255	-	-	-
-	-	(10,927)	(11,070)	-
94	286	141	129	78
11,169	22,871	34,170	17,955	43,639
(11,650)	(23,887)	(34,170)	(20,547)	(43,708)
93	19,635	354	(2,463)	316
$ 6,024	$ 28,190	$ 21,391	$ 3,787	$ (9,911)
14.45%	16.45%	15.79%	13.32%	15.79%

JACKSON COUNTY, GEORGIA
GENERAL FUND HISTORY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	2024	2023	2022	2021	2020
REVENUES					
Taxes	$ 80,393,977	$ 76,647,798	$ 67,910,175	$ 52,885,537	$ 51,318,879
Licenses and permits	83,714	79,829	76,938	113,956	95,412
Fines and forfeitures	1,376,333	1,192,517	1,092,093	1,187,496	760,066
Charges for services	3,088,205	2,809,775	2,153,310	1,991,716	1,744,430
Interest income	3,442,210	3,097,534	709,985	15,747	172,583
Intergovernmental	947,829	3,143,101	2,078,754	1,849,638	3,786,387
Other	2,770,738	2,358,013	2,739,549	3,053,511	3,390,359
TOTAL REVENUES	92,103,006	89,328,567	76,760,804	61,097,601	61,268,116
EXPENDITURES					
Current					
General government	21,142,506	20,753,624	14,517,513	8,095,221	8,206,316
Judicial	5,975,349	5,532,065	4,852,544	4,495,150	4,425,436
Public safety	22,176,680	19,591,986	17,931,633	18,218,617	18,018,175
Public works	5,133,796	5,700,236	4,156,127	3,441,498	5,033,631
Health and welfare	422,293	361,240	339,043	297,060	358,266
Recreation and culture	4,361,361	3,990,351	4,967,740	2,638,966	6,651,465
Housing and development	2,187,272	1,834,724	1,547,937	1,231,688	1,250,737
Debt Service					
Principal	-	-	-	-	-
Interest	-	-	-	-	850
Issuance costs	-	-	212,534	-	-
TOTAL EXPENDITURES	61,399,257	57,764,226	48,525,071	38,418,200	43,944,876
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	30,703,749	31,564,341	28,235,733	22,679,401	17,323,240
OTHER FINANCING SOURCES (USES)					
Proceeds from sale of capital assets	73,833	124,486	138,074	10,439	90,323
Proceeds from bond issuance	-	-	11,140,000	-	-
Refunding deposit with escrow agent	-	-	(10,927,466)	-	-
Transfers in	1,487,450	8,400	10,000,000	-	-
Transfers out	(39,385,677)	(18,533,714)	(19,995,150)	(23,886,672)	(11,650,467)
TOTAL OTHER FINANCING SOURCES (USES)	(37,824,394)	(18,400,828)	(9,644,542)	(23,876,233)	(11,560,144)
EXCESS OF REVENUES AND OTHER FINANCING OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	(7,120,645)	13,163,513	18,591,191	(1,196,832)	5,763,096
FUND BALANCES, JANUARY 1	51,968,896	38,805,383	20,214,192	21,411,024	15,647,928
FUND BALANCES, DECEMBER 31	$ 44,848,251	$ 51,968,896	$ 38,805,383	$ 20,214,192	$ 21,411,024

Continued

	2019	2018	2017	2016	2015
REVENUES					
Taxes	$ 43,478,514	$ 38,756,664	$ 36,394,739	$ 33,704,491	$ 30,137,136
Licenses and permits	78,235	72,158	66,819	72,567	76,476
Fines and forfeitures	1,099,806	1,187,908	1,226,515	962,374	1,073,166
Charges for services	1,770,196	2,142,093	2,346,804	3,910,725	3,388,979
Interest income	500,743	346,384	50,492	4,389	3,864
Intergovernmental	1,718,895	1,647,118	7,297,052	1,472,025	1,485,066
Other	2,365,388	2,230,906	2,722,408	239,292	32,846
TOTAL REVENUES	51,011,777	46,383,231	50,104,829	40,365,863	36,197,533
EXPENDITURES					
Current					
General government	7,663,151	7,201,515	6,558,384	5,256,472	4,925,398
Judicial	4,093,459	3,916,236	3,745,394	3,608,260	3,342,888
Public safety	16,646,088	16,492,527	15,379,011	14,240,517	13,492,346
Public works	4,282,187	3,869,299	3,286,472	2,705,096	2,657,560
Health and welfare	215,499	660,274	672,818	611,549	622,562
Recreation and culture	4,045,006	1,871,736	1,765,718	125,015	112,447
Housing and development	19,497,909	792,600	934,094	1,048,575	1,169,201
Intergovernmental	-	-	-	592,797	1,376,876
Capital Outlay	-	-	-	209,626	444,020
Debt Service					
Principal	4,017,181	3,012,309	9,665,219	6,263,718	4,458,685
Interest	1,847,348	2,283,626	2,614,322	2,395,114	2,384,526
Issuance costs	818,159	-	-	-	175,607
Payments to escrow agents	-	-	-	-	8,422,165
TOTAL EXPENDITURES	63,125,987	40,100,122	44,621,432	37,056,739	43,584,282
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(12,114,210)	6,283,109	5,483,397	3,309,124	(7,386,749)
OTHER FINANCING SOURCES (USES)					
Proceeds from sale of capital assets	119,355	70,676	1,040,892	5,362	85,538
Proceeds from bond issuance	19,806,223	-	-	-	-
Refunding deposit with escrow agent	-	-	-		
Transfers in		-	-	905,263	1,245,262
Transfers out	(5,588,694)	(5,510,588)	(2,131,736)	(3,241,524)	(2,925,483)
Other	354,301	752,860	623,401	115,304	8,628,131
TOTAL OTHER FINANCING SOURCES (USES)	14,691,185	(4,687,052)	(467,443)	(2,215,595)	7,033,448
EXCESS OF REVENUES AND OTHER FINANCING OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	2,576,975	1,596,057	5,015,954	1,093,529	(353,300)
FUND BALANCES, JANUARY 1	13,080,331	11,484,274	6,468,320	6,287,997	6,641,298
FUND BALANCES, DECEMBER 31	$ 15,657,306	$ 13,080,331	$ 11,484,274	$ 7,381,526	$ 6,287,998

JACKSON COUNTY, GEORGIA

GENERAL FUND BUDGET
FISCAL YEAR ENDED DECEMBER 31, 2024

REVENUES	
Taxes	$ 78,461,120
Licenses and permits	60,500
Fines and forfeitures	1,082,500
Charges for services	2,250,485
Interest and other Income	5,834,022
Intergovernmental	793,840
TOTAL REVENUES	88,482,467
EXPENDITURES	
Current	
General government	21,142,506
Judicial	5,975,349
Public Safety	22,176,680
Public Works	5,133,796
Health and Welfare	422,293
Recreation and Culture	4,361,361
Housing and Development	2,187,272
TOTAL EXPENDITURES	61,399,257
EXCESS OF REVENUES OVER EXPENDITURES	27,083,210
OTHER FINANCING SOURCES (USES)	
Proceeds from the sale of capital assets	73,833
Transfers in	1,487,450
Transfers out	(39,385,677)
TOTAL OTHER FINANCING SOURCES (USES)	(37,824,394)
NET CHANGE IN FUND BALANCES	(10,741,184)
FUND BALANCES, December 31, 2023	51,968,896
FUND BALANCES, December 31, 2024	$ 41,227,712

JACKSON COUNTY, GEORGIA

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)
(amounts expressed in thousands)

Fiscal Year	Property Taxes	Sales Taxes	Insurance Premium Tax	Real Estate & Recording Taxes	Other Taxes	Total
2015	$ 24,134	$ 14,888	$ 1,909	$ 426	$ 307	$ 41,664
2016	27,593	15,833	2,031	670	322	46,449
2017	27,100	17,439	2,174	178	1,980	48,871
2018	25,622	19,342	2,337	-	5,294	52,595
2019	28,012	21,328	2,503	281	6,639	58,763
2020	31,487	24,182	2,655	307	9,804	68,435
2021	30,319	29,641	2,759	583	10,243	73,545
2022	35,266	36,240	3,321	460	18,232	93,519
2023	39,556	35,833	3,435	506	23,456	102,786
2024	41,255	36,054	3,653	497	26,157	107,615

JACKSON COUNTY, GEORGIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Tax Year	Real Property				Personal Property			
	Residential Property	Agricultural Property (1)	Commercial and Industrial	Public Utilities	Inventory and Equipment (4)	Motor Vehicles	Mobile Homes	Other (2)
2015	1,070,580	338,163	419,555	80,463	623,382	103,337	8,088	6,609
2016	1,163,444	341,174	438,890	80,473	722,441	80,610	7,520	9,749
2017	1,258,658	348,524	457,261	80,481	824,688	62,641	6,980	375
2018	1,423,074	389,082	504,313	91,300	840,061	50,645	6,697	383
2019	1,559,491	410,178	572,380	103,284	842,510	43,644	6,818	405
2020	1,671,939	421,868	756,339	94,218	861,888	39,342	6,936	547
2021	2,109,160	452,082	889,367	90,860	884,004	33,682	6,010	635
2022	2,428,206	468,541	1,043,434	111,521	992,528	31,991	7,271	564
2023	3,401,081	875,837 (5)	2,801,483 (5)	113,572	769,034	37,023	10,937	2,811
2024	4,081,828	917,104	2,991,471	132,065	832,710	38,029	11,062	4,163

Source: Georgia Department of Revenue

(1) Includes conservation use and preferential property.

(2) Includes aircraft, boats, miscellaneous personal property, timber and heavy equipment.

(3) Property that is exempt from taxation has not been included. That is typically property owned by governments and not-for-profit organizations like churches.

(4) Includes furniture and fixtures.

(5) Increase from 2022 to 2023 is due to significant completion of industrial manufacturing facilities.

Less Exemptions:		Total Taxable	Total Direct	Estimated	Assessed Value as a
Real Property	Personal Property	Assessed Value	Tax Rate (5)	Actual Value (3)	Percentage of Actual Value
210,316	312,639	2,127,222	10.378	5,318,055	40.00%
213,731	384,926	2,245,644	10.279	5,614,110	40.00%
219,767	421,676	2,398,164	10.279	5,995,411	40.00%
244,518	415,586	2,645,451	10.279	6,613,628	40.00%
255,214	446,046	2,837,450	10.279	7,093,623	40.00%
145,181	549,205	3,158,691	10.279	7,896,726	40.00%
200,951	508,466	3,756,383	10.279	9,532,635	40.00%
65,120	785,601	4,233,335	10.279	10,584,871	40.00%
75,667	1,457,768	6,480,365	10.279	16,200,913	40.00%
88,013	1,465,808	7,456,635	10.279	18,641,588	40.00%

JACKSON COUNTY, GEORGIA

ASSESSED VALUATION BY PROPERTY TYPE
LAST TEN FISCAL YEARS

PROPERTY TYPE	2024	2023 (1)	2022	2021	2020
Residential	$ 4,092,429,766	$ 3,403,714,336	$ 2,427,842,761	$ 2,109,226,374	$ 1,672,189,040
Historic	-	-	-	-	-
Agricultural	491,345,736	450,702,264	258,923,967	240,734,122	208,279,911
Preferential	16,120	-	61,040	84,520	84,520
Conservation Use	426,833,523	425,134,551	209,305,297	211,513,793	213,503,099
Commercial	1,385,611,145	1,333,817,723	1,043,434,065	889,366,764	756,339,497
Industrial	1,605,866,819	1,467,665,202	992,528,445	884,004,313	861,888,298
Utility	132,064,850	113,571,610	111,521,020	90,860,318	94,218,252
Motor Vehicle	38,028,810	37,022,600	31,991,340	33,681,778	39,341,940
Mobile Home	11,062,302	10,936,653	7,270,537	6,009,576	6,935,762
Timber 100%	364,630	178,424	564,352	318,256	296,332
Heavy Equipment	-	-	-	-	-
Gross Digest	8,183,623,701	7,242,743,363	5,083,442,824	4,465,799,814	3,853,076,651
Bond Exemptions	-	-	-	-	-
Net Bond Digest	$ 8,183,623,701	$ 7,242,743,363	$ 5,083,442,824	$ 4,465,799,814	$ 3,853,076,651
M & O Exemptions	$ 1,583,203,383	$ 1,560,890,125	$ 850,107,968	$ 709,416,779	$ 694,386,123
Net M & O Digest	$ 6,600,420,318	$ 5,681,853,238	$ 4,233,334,856	$ 3,756,383,035	$ 3,158,690,528
Total real & personal, excluding public utility	$ 8,051,558,851	$ 7,129,171,753	$ 4,971,921,804	$ 4,334,613,406	$ 3,712,284,365

(1) - Increase in exemptions is significant manufacturing facilities that were completed and exemptions offered.

	2019	2018	2017	2016	2015
$	1,559,491,193	$ 1,423,074,189	$ 1,258,658,252	$ 1,167,183,654	$ 1,073,962,835
	-	252	254	229	188,947
	192,317,311	178,614,712	158,532,491	155,242,554	155,191,388
	84,520	84,520	78,951	78,951	78,951
	217,775,711	210,382,509	190,149,573	185,908,274	182,948,680
	572,379,756	504,312,771	457,260,658	411,968,657	374,469,888
	842,509,648	840,061,412	824,643,167	754,787,116	670,547,780
	103,284,192	91,299,771	80,480,817	80,473,460	80,462,655
	43,644,450	50,644,520	62,640,800	80,610,330	103,336,680
	6,817,835	6,696,534	6,980,065	7,519,657	8,088,040
	405,221	383,121	137,762	528,366	900,217
	-	-	45,118	-	-
	3,538,709,837	3,305,554,311	3,039,607,908	2,844,301,248	2,650,176,061
	-	-	-	-	-
$	3,538,709,837	$ 3,305,554,311	$ 3,039,607,908	$ 2,844,301,248	$ 2,650,176,061
$	701,260,762	$ 660,104,077	$ 641,443,173	$ 598,657,463	$ 522,955,395
$	2,837,449,075	$ 2,645,450,234	$ 2,398,164,735	$ 2,245,643,785	$ 2,127,220,666
$	3,384,558,139	$ 3,156,530,365	$ 2,889,323,346	$ 2,675,169,435	$ 2,457,388,469

JACKSON COUNTY, GEORGIA

DIRECT AND OVERLAPPING PROPERTY TAX RATES - MILLS
LAST TEN FISCAL YEARS

Tax Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Fiscal Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
County - Incorporated	11.212	11.110	10.933	10.933	10,933	10.813	10.447	9.428	7.748	6.480
County - Unincorporated **(1)**	9.700	9.600	9.416	9.416	9.416	9.166	8.950	8.000	6.171	5.571
School Operations	19.131	19.131	19.131	19.131	18,858	18.655	18.390	16.576	15.495	15.395
School Debt Service	2.700	2.700	2.700	2.700	2,700	2.700	2.700	2.700	2.600	2.600
State of Georgia	0.050	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total Incorporated	11.262	11.110	10.933	10.933	10.933	10.813	10.447	9.428	7.748	6.948
Total Unincorporated	31.581	31.431	31.247	31.247	30.974	30.521	30.040	27.276	24.266	23.566
Fire Districts:										
Arcade	1.640	1.640	1.640	1.640	1.640	1.640	1.640	1.640	1.640	1.640
Central Jackson	1.616	2.139	2.031	2.031	2.195	2.120	1.708	1.708	1.881	2.237
East Jackson	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600	1.600
Harrisburg	1.470	1.470	1.470	1.470	2.000	2.000	2.000	2.000	2.000	2.000
Jackson Trail	1.750	1.950	1.950	1.950	1.950	2.000	2.000	2.000	2.150	2.350
Maysville	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	2.200	0.250
Nicholson	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	2.000	2.000
North Jackson	0.730	0.730	0.730	0.730	0.700	0.700	0.700	0.700	0.700	0.700
Plainview	1.510	1.510	1.510	1.510	1.250	1.250	1.250	1.250	1.250	1.200
South Jackson	1.950	1.950	1.950	1.950	1.950	1.950	1.950	1.800	1.800	1.800
West Jackson	3.600	3.600	3.630	3.630	3.630	3.630	3.630	3.630	3.390	3.390
Municipalities(including school):										
Commerce	4.020	4.020	4.020	4.020	3.817	3.860	3.860	3.860	4.360	4.104
Commerce Schools	19.845	19.139	19.139	19.139	18.694	19.620	18.925	17.078	15.500	14.554
Jefferson	6.185	6.185	6.185	6.185	5.900	5.750	5.585	5.300	4.522	4.291
Jefferson Schools	15.609	15.609	15.609	15.609	15.157	15.157	15.157	14.657	13.549	14.490
Maysville	1.293	0.980	0.980	0.360	0.360	0.360	0.360	0.329	0.264	0.252
Pendergrass	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	4.500
Maximum rates:										
Total Incorporated	31.107	30.249	30.072	30.072	29.627	30.433	29.372	26.506	23.248	21.502
Total Unincorporated	35.181	35.031	34.877	34.877	34.604	34.151	33.670	30.906	27.656	26.956

Source: Georgia Department of Revenue

Overlapping rates are those of local and county governments that apply to property owners within the County. Not all overlapping rates apply to all County property owners (e.g., the rates for special districts apply only to the proportion of the government's property owners whose property is located within the geographic boundaries of the special district). The districts that are within the city limits of municipalities that do not levy a city tax are considered with the unincorporated areas in computing the maximum rates.

(1) For purposes of this schedule, the County unincorporated rate is considered the total direct rate.

JACKSON COUNTY, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

	2024				2015		
Taxpayer	Taxable Assessed Value (1)	County Tax Levied	Rank (2)	Percentage of Total Taxable Assessed Value	Taxable Assessed Value (1)	Rank (2)	Percentage of Total Taxable Assessed Value
Amazon.com	$ 115,126,849	$ 786,617	1	1.54%	$ -		-
Jackson EMC	57,995,853	369,312	2	0.78%	34,987	1	1.64%
Georgia Power Company	49,258,961	282,407	3	0.66%	14,625	7	0.69%
Toyota Industries North America Inc	47,436,020	225,559	4	0.64%	15,760	10	0.74%
HomeGoods, Inc.	28,274,870	194,651	5	0.38%	-		-
TD Automotive Compressor GA LLC	53,085,022	184,570	6	0.71%	49,681	3	2.34%
Uline Inc	25,791,777	179,201	7	0.35%	-		-
Southern Power Company	30,850,738	171,869	8	0.41%	34,617	2	1.63%
Arc Blakely LLC	24,258,160	168,546	9	0.33%	-		-
William-Sonoma Stores Inc	25,912,358	165,109	10	0.35%	-		-
Development Authority of Jefferson, GA	-	-		-	16,900	4	0.79%
Kubota Industrial Equipment Corp	-	-		-	24,712	5	1.16%
Huber Engineered Woods, LLC	-	-		-	19,223	6	0.90%
The William Carter Company	-	-		-	27,875	8	1.31%
Windstream Georgia	-	-		-	12,585	9	0.59%
Totals	$ 457,990,608	$ 2,727,841		6.14%	$ 250,965		11.79%

Source: Jackson County Tax Commissioner

(1) Amounts expressed in thousands.

(2) Rank is based on the amount of County maintenance and operations taxes billed since exemptions that reduce the assessed value can vary by entity.

JACKSON COUNTY, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

Tax Year	Tax Due Date		Taxes Levied for the Tax Year (Original Levy)	Adjustments	Interest, Costs, & Penalties	Total Adjusted Levy	Collected within Fiscal year of the Levy Amount	Percentage of Original Levy	Collections in Subsequent Years	Total Collections to Date Amount	Percentage of Adjusted Levy	Uncollected Balance	
2015	1/20/2016	(1)	$ 22,335	$ (234)	$ 101	$ 22,202	$ 12,881	57.67%	$ 9,286	$ 22,167	99.84%	$ 35	
2016	12/20/2016		23,283	743	43	24,069	20,667	88.76%	3,341	24,008	99.75%	61	
2017	12/20/2017		23,563	47	91	23,701	21,783	91.91%	1,665	23,448	98.93%	253	
2018	12/20/2018		26,267	37	62	26,366	23,376	88.66%	2,990	26,366	100.00%	-	
2019	12/20/2019		27,760	168	62	27,990	25,983	93.60%	3,122	29,105	103.98%	(1,115)	(2)
2020	12/20/2020		30,238	192	1	30,431	26,923	89.04%	3,460	30,383	99.84%	48	
2021	12/20/2021		36,092	(147)	1	35,946	30,316	84.00%	2,381	32,697	90.96%	3,249	
2022	12/20/2022		36,430	(65)	11	36,376	33,299	91.41%	3,226	36,525	100.41%	(149)	(2)
2023	12/30/2023		39,694	(158)	2	39,538	33,351	84.02%	3,511	36,862	93.23%	2,676	
2024	12/20/2024		41,277	9	2	41,288	38,548	93.39%	-	38,548	93.36%	2,740	

Note:

Taxes levied during the calendar year 2020 are recorded as revenues in the financial statements in 2021 since they are levied to finance that year's expenditures.

Taxes levied include real and personal property, motor vehicle, mobile home, timber, and heavy equipment taxes.

Schedule includes amounts for County maintenance and operations.

(1) 2015 digest taxes were re-issued in November 2015 with a new due date of January 20, 2016.

(2) Total collections over total taxes levied is due to adjustments to assessed values subsequent to the original levy.

JACKSON COUNTY, GEORGIA

LOCAL OPTION SALES TAX REVENUES
LAST TEN FISCAL YEARS

Month	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
January	$ 446,431	$ 397,169	$ 448,604	$ 537,873	$ 587,807	$ 629,052	$ 769,354	$ 923,538	$ 981,488	$ 1,029,193
February	424,505	426,793	454,827	472,799	600,885	597,137	701,592	974,460	981,391	1,024,647
March	453,503	477,913	509,338	611,021	593,864	674,007	894,463	1,198,543	1,099,540	1,036,896
April	461,463	450,581	503,456	592,117	660,056	686,392	890,122	1,148,530	1,017,542	1,027,644
May	469,321	448,370	575,433	562,354	660,976	758,388	884,663	1,342,608	1,116,896	1,121,717
June	471,593	510,794	561,862	604,264	646,877	820,206	933,515	1,205,458	1,018,919	1,079,786
July	489,688	538,641	573,955	637,416	712,986	767,614	951,186	1,162,100	1,243,710	1,125,521
August	464,076	529,472	558,970	625,941	663,615	809,830	965,223	1,062,108	1,076,040	1,046,961
September	462,276	505,771	588,948	588,201	713,941	769,986	955,429	1,120,801	1,061,963	997,567
October	452,437	534,727	533,122	718,403	701,750	841,906	966,412	1,103,553	1,115,282	1,132,188
November	458,409	500,341	574,250	624,967	663,955	698,051	1,048,021	1,087,353	1,119,400	1,108,732
December	529,394	617,804	656,981	673,061	796,042	1,011,752	1,155,940	1,244,217	1,207,827	1,202,563
	$ 5,583,096	$ 5,938,376	$ 6,539,746	$ 7,248,417	$ 8,002,754	$ 9,064,321	$ 11,115,920	$ 13,573,269	$ 13,039,999	$ 12,933,415

JACKSON COUNTY, GEORGIA

SPECIAL PURPOSE LOCAL OPTION SALES TAX REVENUES
LAST TEN FISCAL YEARS

Month	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
January	$ 744,440	$ 661,709	$ 747,627	$ 896,396	$ 979,583	$ 1,033,282	$ 1,282,257	$ 1,539,223	$ 1,735,099	$ 1,837,604
February	707,382	711,256	757,978	786,406	1,001,410	991,412	1,169,318	1,624,099	1,694,284	1,844,619
March	755,779	796,494	848,881	1,018,349	989,682	1,118,902	1,490,580	1,997,572	1,908,673	1,851,653
April	769,081	750,923	839,070	986,475	1,099,978	1,143,987	1,483,535	1,914,214	1,812,478	1,844,046
May	782,158	747,233	959,016	951,497	1,101,586	1,263,969	1,474,444	2,234,008	1,944,886	1,996,336
June	786,066	851,267	936,411	1,007,506	1,078,096	1,366,912	1,555,803	2,099,096	1,876,068	1,933,347
July	816,047	897,691	956,477	1,062,215	1,188,142	1,309,756	1,585,256	1,936,833	2,056,820	2,009,516
August	773,051	882,411	931,594	1,044,077	1,103,941	1,349,714	1,608,703	1,808,614	1,883,141	1,869,490
September	770,429	841,890	981,677	980,239	1,187,758	1,283,208	1,592,348	1,876,070	1,859,752	1,779,994
October	754,096	890,542	888,433	1,196,806	1,163,692	1,403,110	1,610,690	1,825,403	1,951,274	2,022,442
November	763,970	833,837	957,006	1,041,556	1,107,776	1,161,388	1,746,701	1,808,502	1,958,399	1,979,253
December	882,480	1,029,820	1,094,940	1,121,694	1,323,642	1,691,783	1,925,862	2,083,947	2,112,174	2,152,134
	$ 9,304,979	$ 9,895,073	$ 10,899,111	$ 12,093,216	$ 13,325,286	$ 15,117,423	$ 18,525,497	$ 22,747,581	$ 22,793,048	$ 23,120,434

JACKSON COUNTY, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

	Governmental Activities					Business-Type Activities					
Fiscal Year	Financed Purchases	General Obligation Bonds Payable	GEFA Notes Payable	Bonds Payable	IDA Economic Development Bonds	GEFA Notes Payable	Lease Liabilities	Financed Purchases	Total Primary Government (2)	Percentage of Personal Income (1)	Per Capita (1)
2015	$ 1,113	$ 10,251	$ 24	$ 91,087	$ -	$ -	$ -	$ -	$ 102,475	4.88%	1,679
2016	1,374	5,178	-	87,214	-	-	-	-	93,766	4.47%	1,536
2017	2,139	-	-	75,867	-	-	-	-	78,006	3.11%	1,155
2018	1,772	-	-	68,990	-	-	-	121	70,883	2.45%	1,007
2019	1,267	-	-	82,164	-	-	-	89	83,520	2.71%	1,144
2020	798	-	-	74,862	-	-	-	15	75,675	2.17%	997
2021	308	-	-	85,666	-	-	-	152	86,126	1.92%	1,072
2022	41	-	-	73,765	-	-	-	79	73,885	1.54%	880
2023	-	-	-	63,003	-	-	-	-	63,003	1.30%	711
2024	261	-	-	44,176	-	-	220	-	44,657	0.81%	479

Note: Details regarding the County's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics on subsequent pages for personal income and population data.

(2) Debt includes premiums and discounts.

JACKSON COUNTY, GEORGIA

OTHER LONG-TERM LIABILITIES
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

	Governmental Activities				Business-Type Activities					
Fiscal Year	Compensated Absences	Net/Total OPEB Liability (2)	Net Pension Liability	Total	Landfill Closure/ Postclosure	Compensated Absences	Total	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2015	$ 830	$ 5,476	$ 2,414	$ 8,720	$ 905	$ 15	$ 920	$ 7,226	0.34%	$ 118
2016	827	6,369	4,537	11,733	931	13	944	12,677	0.60%	208
2017	902	7,194	5,402	13,498	804	12	816	14,314	0.57%	212
2018	975	14,876	4,506	20,357	723	18	741	21,098	0.73%	300
2019	971	14,661	7,360	22,992	643	18	661	23,653	0.77%	324
2020	1,180	20,290	8,624	30,094	563	22	585	30,679	0.88%	404
2021	1,159	24,679	8,029	33,867	482	20	502	34,369	0.77%	428
2022	1,404	25,426	7,320	34,150	402	33	435	34,585	0.72%	412
2023	1,538	20,903	12,578	35,020	321	49	370	35,390	0.74%	422
2024	2,620	19,780	15,251	37,651	241	41	282	37,933	0.69%	407

Note: Details regarding the County's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics on subsequent pages for personal income and population data.

(2) In 2018, the accounting for the OPEB liability changed due to the implementation of GASB Statement No. 75.

JACKSON COUNTY, GEORGIA

RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

Fiscal Year	General Obligation Bonds	Less: Amounts Restricted to Repaying Principal	Total	Percentage of Estimated Actual Taxable Value of Property (1)	Per Capita (2)
2015	$ 10,251	$ 2,100	$ 8,151	0.2%	$ 134
2016	5,187	2,682	2,505	0.0%	41
2017	-	-	-	0.0%	-
2018	-	-	-	0.0%	-
2019	-	-	-	0.0%	-
2020	-	-	-	0.0%	-
2021	-	-	-	0.0%	-
2022	-	-	-	0.0%	-
2023	-	-	-	0.0%	-
2024	-	-	-	0.0%	-

(1) See previous pages for property value data.

(2) See on subsequent pages for population data.

JACKSON COUNTY, GEORGIA

DIRECT AND OVERLAPPING GENERAL OBLIGATION BOND DEBT
YEAR ENDED DECEMBER 31, 2024

Jurisdiction	Debt Outstanding	Percentage Applicable to Government	Amount Applicable to Government
Direct Obligations			
Direct Debt			
General Obligation Bonds	$ -	100.00%	$ -
GEFA Notes Payable	-	100.00%	-
Total Direct	-		-
Bonds Payable			
Jackson County Industrial Development Authority	$ 16,455,000	100.00%	$ 16,455,000
City of Jefferson Public Building Authority	750,000	100.00%	750,000
City of Jefferson Public Building Authority	1,810,000	100.00%	1,810,000
City of Jefferson Public Building Authority - Public Safety Radio	12,665,000	100.00%	12,665,000
Revenue Refunding (2023)	10,935,000	100.00%	10,935,000
Total Intergovernmental Contracts Obligation	42,615,000		42,615,000
Financed Purchases			
Financed Purchases - Other	260,830	100.00%	260,830
Total Financed Purchases	260,830		260,830
Total Direct obligations	42,875,830		42,875,830
Guaranteed Revenue Debt			
Upper Oconee Basin Water Authority	8,775,000	41.52%	3,643,380
Jackson County Water and Sewer Authority	6,875,000	100.00%	6,875,000
Upper Oconee Basin Water Authority - 2024 debt issue	76,182,023	46.43%	35,371,313
Total Guaranteed Revenue Debt	91,832,023		45,889,693
Overlapping General Obligation Debt:			
Jackson County School System	61,695,000	100.00%	61,695,000
City of Commerce Board of Education	5,095,000	100.00%	5,095,000
City of Jefferson Board of Education	18,459,000	100.00%	18,459,000
City of Hoschton	820,614	100.00%	820,614
Total Overlapping General Obligation Debt	86,069,614		86,069,614
Total	$ 220,777,467		$ 174,835,137

(continued)

Note: Overlapping governments are those that coincide, at least in part, with the georgraphic boundaries of the county.

This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the county. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the overlapping government's boundaries and dividing it by the overlapping government's total taxable assessed value.

Debt and Assessed Value per Capita (1)

		Per Capita	Debt Amount
Direct General Obligation (G.O.) debt per capita		$ -	$ -
Direct and Contractual Debt, Notes, Leases, and Overlapping Debt per capita	(1)	$ 923	86,069,614
Fair Market Value of Taxable Property per capita	(2)	$ 219,468	
Grossed Assessed value of property before exemptions		$ 8,183,623,701	
Net Tax digest for Maintenance and operations		$ 6,600,420,318	
Estimated Fair Market Value of Taxable Property		$ 20,459,059,253	
Population, estimated 2023		93,221	

(1) Includes all G.O. Debt, contract obligations, leases and short-term notes secured by ad valorem taxes and general revenues of Jackson County.

(2) Includes all G.O. Debt, contract obligations, leases and short-term notes secured by ad valorem taxes and general revenues of Jackson County and overlapping direct general obligation debt.

JACKSON COUNTY, GEORGIA

LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Assessed value of property	$ 2,650,177	$ 2,844,301	$ 3,039,608	$ 3,305,555	$ 3,538,710	$ 3,853,077	$ 4,465,483	$ 5,084,056	$ 7,242,743	$ 8,184,124
Debt limit (10% of total assessed value)	265,018	284,430	303,961	330,556	353,871	385,308	446,548	508,406	724,274	818,412
Amount of Debt applicable to limit:										
General obligation bonds	10,251	5,178	-	-	-	-	-	-	-	-
Less: Resources restricted to paying principal	(2,100)	(2,682)	-	-	-	-	-	-	-	-
Total net debt applicable to limit	8,151	2,496	-	-	-	-	-	-	-	-
Legal debt margin	$ 256,866	$ 281,934	$ 303,961	$ 330,556	$ 353,871	$ 385,308	$ 446,548	$ 508,406	$ 724,274	$ 818,412
Total net debt applicable to the limit as a percentage of debt limit	3.08%	0.88%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

JACKSON COUNTY, GEORGIA

PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

Fiscal Year	Sales Tax Bonds [1]			
	Sales Tax Increment	Debt Service		Coverage
		Principal	Interest	
2015	$ 4,650	$ 4,775	$ 523	0.88
2016	4,945	4,940	347	0.94
2017	4,742	5,130	159	0.90
2018	-	-	-	N/A
2019	-	-	-	N/A
2020	-	-	-	N/A
2021	-	-	-	N/A
2022	-	-	-	N/A
2023	-	-	-	N/A
2024	-	-	-	N/A

[1] Sales tax increment bonds are backed by the sales tax revenue produced by the sales tax rate in effect when the bonds were issued.

Note: Details regarding the government's outstanding debt can be found in the notes to the financial statements.

JACKSON COUNTY, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population (1)	Personal Income (2)	Per Capita Personal Income (3)	School Enrollment (4)	Unemployment Rate (5)
2015	63,360	$ 2,216,460	$ 34,982	7,314	4.8%
2016	64,615	2,268,633	35,110	7,446	4.2%
2017	67,519	2,504,415	37,092	7,700	3.3%
2018	70,422	2,897,936	41,151	7,953	3.0%
2019	72,977	3,080,432	42,211	7,591	3.0%
2020	75,907	3,484,359	45,903	8,004	1.6%
2021	80,317	4,485,383	55,946	8,359	1.6%
2022	83,936	4,795,180	57,129	10,051	1.8%
2023	88,615	4,863,191	54,880	10,700	2.0%
2024	93,221	5,484,564	58,834	10,685	2.1%

Data sources:

(1) US Bureau of the Census, 2015-2024 were estimates released at the time

(2) Amount expressed in thousands

(3) Federal Bureau of Economic Analysis; 2019 data shown for 2020

(4) School Districts

(5) State Department of Labor

JACKSON COUNTY, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

		2024			2015		
Employer	Type of Business	Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
Amazon.com Inc	Services	4,000	1	7.92%	-		
SK Battery	Manufacturing	3,000	2	5.94%	-		
HomeGoods	Distribution	1,500	3	2.97%	500	6	1.72%
Kubota Industrial Equipment Corp.	Manufacturing	1,500	4	2.97%	700	4	2.41%
TD Automotive Compressor Georgia LLC	Manufacturing	1,200	5	2.38%	650	5	2.24%
Carter's Inc/ Distribution Ctr	Distribution	900	6	1.78%	1,200	1	4.13%
Wayne-Sanderson Farms LLC	Agriculture	800	7	1.58%	1,100	2	3.79%
Toyota Industries Compressor Parts	Manufacturing	530	8	1.05%	350	9	1.21%
Mission Foods	Distribution	475	9	0.94%	490	7	1.69%
ULINE	Manufacturing	450	10	0.89%	-		
Bed Bath & Beyond	Manufacturing	-			1,055	3	3.63%
Northridge Medical Center (BJC)	Hospital	-			422	8	1.45%
Baker & Taylor LLC/Distribution Ctr	Wholesale Trade	-			350	9	1.21%
Roper Pump	Manufacturing	-			325	10	1.12%
All Other Employers	All	36,148		71.58%	21,886		75.40%
Total		50,503		100%	29,028		100%

Source: Jackson County Area Chamber of Commerce

JACKSON COUNTY, GEORGIA

FULL-TIME EQUIVALENT COUNTY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

Function	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General government	44	44	66	71	64	65	80	77	75	85
Public safety										
Sheriff										
Officers	95	179	142	163	168	189	158	172	134	116
Civilians	76	18	21	14	12	10	14	6	13	10
Emergency	56	50	64	70	76	70	68	72	76	78
Court system	40	44	42	33	47	47	47	50	51	48
Public works	33	33	19	35	29	19	19	21	26	23
Health and welfare	-	-	-	17	-	-	-	-	-	-
Senior Center	11	11	11	-	11	11	11	11	9	11
Transport	-	1	2	11	1	1	1	1	1	1
Recreation and culture	10	10	11	2	11	14	11	11	17	22
Housing and development	4	7	7	10	8	21	9	6	7	9
Solid Waste	5	5	5	8	5	7	7	9	11	12
Total	374	402	390	434	432	454	425	436	420	415

Source: Government Budget Office

Note: A full-time employee is scheduled to work 2,080 hours per year (including vacation and sick leave). Full-time-equivalent employment is calculated by dividing total labor hours by 2,080.

Source: Jackson County Human Resources Office

JACKSON COUNTY, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function	2015	2016	2017	2018	2019	2020 (1)	2021	2022	2023	2024 (2)
Sheriff										
Citations Issued	3,878	4,013	3,735	2,250	1,954	1,851	1,407	1,317	2,569	679
Fire										
Number of calls answered	2,523	2,503	2,595	2,385	2,557	2,552	2,770	3,596	4,140	5,374
Highways and streets										
Street resurfacing (miles)	11	8	11	11	7	13	23	39	26	7
Sanitation										
Refuse collected (tons/day)	96	110	136	177	179	245	266	439	454	491
Culture and recreation										
Athletic field permits issued	108	121	89	102	358	387	265	798	468	328

Sources: Various County departments

(1) Refuse collection increase due to waste from development in 2020. See previous pages for permit revenues.

(2) Decline in citations issued due to large vacancy in positions within the Sheriff's Office

JACKSON COUNTY, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function	2015	2016	2017	2018	2019 (5)	2020	2021	2022	2023	2024
General government										
Undeveloped Land	12 parcels, 269.98 acres	13 parcels, 272.32 acres	13 parcels, 272.32 acres	13 parcels, 272.32 acres	14 parcels, 555.46 acres	14 parcels, 555.46 acres	14 parcels 555.46 acres	10 parcels, 181.25 acres	10 parcels, 176.25 acres	10 parcels, 176.25 acres
Buildings (1)	4	4	4	4	4	5	5	10	10	10
Vehicles	41	44	43	28	29	37	38	32	36	43
Small Equipment	95	95	96	34	34	47	56	54	55	71
Public safety										
Undeveloped Land	1	1	1	1	1	1	1	1	1	1
Buildings (2)	35	35	35	35	35	35	33	28	28	31
Vehicles										
Fire/Pumper Trucks	58	59	59	59	59	60	60	60	61	35
Other Fire Dept. Vehicles	15	14	14	10	10	10	10	9	12	35
Ambulance/Rescue	29	32	33	33	28	30	22	24	36	35
Sheriffs Vehicles	124	136	136	144	146	137	139	137	148	150
JCCI Vehicles	16	16		9	8	8	10	11	13	17
Other Public Safety Vehicles	19	20	19	252	20	20	18	17	7	8
Equipment	218	220	224	111	113	115	103	133	141	148
Court system										
Buildings (3)	2	2	2	1	1	1	1	3	1	3
Vehicles	1	1	1	-	-	-	-	1	13	1
Small Equipment	13	13	13	10	10	10	10	12	13	16
Renovation/Paving projects	-	-	-	-	-	-	-	-	1	-
Public works										
Buildings	9	9	9	8	8	8	8	4	4	4
Vehicles										
Road Department	54	57	61	52	52	47	48	43	43	43
Building Inspector	8	7	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	21	40	48	43
Small Equipment	-	-	-	-	-	-	-	-	1	1
Heavy Equipment	108	109	109	113	113	113	116	76	79	79
Renovation/Lot Paving projects	-	-	-	-	-	-	-	1	-	-
Roads										
Miles Paved during year	-	1	-	-	-	-	-	-	-	-
Miles Resurfaced during year	11.27	8.31	11	11	7	12	18	39	19	7
Total Miles Paved Roads	485.8163	489.69	490	490	490	490	490	514	521	608
Total Miles Unpaved Roads	109.1783	105.78	106	106	106	100	88	88	81	78
Health and welfare										
Undeveloped Land	1 parcel, 1.08 acres	1 parcel, 1.08 acres	1 parcel, 1.08 acres	-	-	-	-	-	-	-
Buildings	6	6	6	6	6	6	6	6	1	2
Vehicles	5	5	6	5	5	7	9	8	8	8
Equipment	4	4	3	-	-	-	1	1	1	1
Renovation/Paving projects	-	-	-	-	-	-	-	-	-	1
Recreation and culture										
Undeveloped Land	2 parcels, 33.52 acres	2 parcels, 33.52 acres	2 parcels, 33.52 acres	2 parcels, 33.52 acres	2 parcels, 33.52 acres	2 parcels, 33.52 acres	2 parcels, 33.52 acres	3 parcels, 165.63 acres	3 parcels, 165.63 acres	3 parcels, 165.63 acres
Buildings (4)	10	10	10	10	11	11	10	12	12	13
Vehicles	10	10	10	10	11	11	11	10	15	16
Equipment	40	40	40	17	18	18	20	21	24	27
Renovation/Paving projects	-	-	-	-	-	-	-	-	2	-
Housing and development										
Buildings	1	1	1	1	1	1	1	1	-	-
Vehicles	4	4	4	3	3	3	4	2	1	1
Equipment	3	3	3	1	1	1	1	-	-	-
Renovation/Paving projects										

Sources: Various county departments

(1) Major buildings include Administration Building .
(2) Major buildings include Jail and Correctional Institute. The Jail currently has a 424 bed capacity. The Correctional Institute
(3) Major Buildings include historic courthouse and new courthouse.
(4) Major buildings include structures at County Recreation Complex.
(5) The County purchased 283.14 acres in 2019 for industrial and economic development purposes.

JACKSON COUNTY, GEORGIA

INSURANCE COVERAGE
DECEMBER 31, 2024

	LIMITS	DEDUCTIBLES
Property Coverages (including Equipment Breakdown)		
Real and personal property	Per schedule on file	$25,000
Automobile physical damage and mobile equipment	Per schedule on file	$25,000
Earthquake - per occurrence and aggregate	$5,000,000	$25,000
Flood - per occurrence and aggregate	$5,000,000	$25,000
Except as respects locations situated wholly or partially within Flood Zones A or V	$1,000,000	$25,000
Casualty Coverages		
General Liability	$2,000,000	$25,000
Law enforcement liability	$2,000,000	$25,000
Automobile liability per occurrence, no aggregate	$1,000,000	$25,000
Uninsured motorist	Excluded	
Errors and omissions liability - per occurrence	$2,000,000	$25,000
aggregate	$4,000,000	$25,000
Crime Coverages		
Money and securities:		
within premise	$150,000	$25,000
outside premise	$150,000	$25,000
Blanket employee dishonesty	$50,000	$25,000
Statutory bonds	As required	$-
Forgery and alteration	$150,000	$25,000
Computer theft and funds transfer fraud	$150,000	$25,000
Money orders and counterfeit currency	$150,000	$25,000