

JACKSON COUNTY WATER & SEWERAGE AUTHORITY

A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

**For the year ended December 31, 2025 and 2024
(with comparative Financial Statements)**



Prepared by:
Judy W. Smith, CFGO, Finance Director
Maggie Adams, CPA, Asst. Finance Director
and
JCWSA Finance Department

JACKSON COUNTY WATER AND SEWERAGE AUTHORITY

JEFFERSON, GEORGIA

A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA

FINANCIAL STATEMENTS

(WITH INDEPENDENT AUDITOR'S REPORT)

Years Ended

December 31, 2025 and 2024

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
JEFFERSON, GEORGIA
A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

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**Jackson
Water
Authority**

June 4, 2026

Authority Board
Jackson County Water and Sewerage Authority
Jackson County, Georgia
Jefferson, Georgia

The Jackson County Water and Sewerage Authority (the “Authority”) is required to publish within six months of the close of each fiscal year 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 Finance Report of the Authority for the year ended December 31, 2025, with comparative statements for the year ended December 31, 2024.

This report consists of management’s representations concerning the finances of the Authority. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the Authority has established a comprehensive internal control framework that is designed both to protect the government’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Authority financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh the benefits, the Authority’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 Authority’s financial statements have been audited by Bates, Carter and Company, LLP, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Authority for the fiscal year ended December 31, 2025, are free of 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, based

upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Authority's financial statements for the year ended December 31, 2025, are presented in conformity with GAAP. The independent auditors' report is presented on pages viii-xi as the first component of the financial section of this report.

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 (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Authority's MD&A can be found on pages xii-xxii immediately following the report of the independent auditors.

Profile of the Government

The Jackson County Water and Sewerage Authority is a public body, corporate and politic, and was created by the Jackson County Water and Sewerage Authority Act (Georgia Laws 1986, pages 5473 *et seq.*, as amended). The Authority owns and operates a water and sewerage system that primarily serves the unincorporated area of Jackson County, Georgia. The Authority has the right to serve water and sewer needs beyond Jackson County and to surrounding counties in Georgia.

The Authority's board consists of five members. Board members are appointed by the Jackson County Board of Commissioners on a rotating schedule. Board members serve, without compensation, three-year staggered terms for a period not to exceed nine years. An Authority board member can be reappointed after three consecutive terms with at least one year of inactive status. The day-to-day operations of the Authority are managed by the Authority's General Manager who is appointed by the Authority Board.

The Authority operates under an annual Board-approved budget for planning and operating related purposes. The Authority is not required by law to adopt an annual budget. The budget, which is developed on a line item program budget concept, sets out the allocation of anticipated operating revenue. The budget is approved by the Board at the summary level and included in the Annual Comprehensive Financial Report each year. The Authority utilizes an electronic purchase order system. All items are approved against the budget before being purchased.

The Authority employs an enterprise fund concept to account for its operations which are financed and operated in a manner similar to private business enterprises. An enterprise fund is a proprietary fund. All proprietary funds are accounted for using the full accrual basis of accounting. Revenues are recognized when they are earned and measurable, and expenses are recognized when the service is received, and the related liability is incurred. All utility service receivables are recorded at year end. Since the Authority operates solely on its generated revenue, there are no appropriations.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Authority operates.

Water Source

The Authority supplies its customers primarily by purchasing water from the Bear Creek Reservoir and Water Treatment Plant which is operated by the Upper Oconee Basin Water Authority. The 505 acre reservoir is located in southeast Jackson County. The Authority owns 25% of the Bear Creek Reservoir and 43.9% of the water treatment plant. This water is pumped from the reservoir into the adjacent water treatment plant where the water is conditioned and filtered, after which it is chlorinated and pumped into the Authority's system ready for use. The Authority supplements its need for treated water for its customers by purchasing, on an as needed basis, from the City of Commerce at the northeast portion of Jackson County, Barrow County at the southwest portion of Jackson County, and from the City of Gainesville located in Hall County. This is done mainly in response to high demands on the system such as water main breaks or other unforeseen circumstances.

Local Economy

Jackson County is in Northeast Georgia with U.S. Interstate Highway 85 (I-85) running through the City of Jefferson, which serves as the county seat. The City of Atlanta is less than one hour away from Jackson County traveling south on I-85. Athens, Georgia, the home of The University of Georgia is approximately twenty miles from the county seat of Jackson, Jefferson GA. With the county's close proximity to I-85 and other major highways and railways, Jackson County remains a gateway for the metro Atlanta suburbs to expand north.

Jackson County has been identified as one of the most rapidly growing counties in the nation as of December 2025.

Long-term Financial Planning

The Authority has developed a capital improvement plan consisting of numerous water line extensions, and upgrades to the water system and wastewater treatment plant. The Authority has identified a series of projects from its Five Year Capital Improvement Plan with the highest priority for funding. To ensure that adequate funding will be available to finance these capital improvements, the Authority General Manager and the various department managers, with the assistance of a rate and capital plan analyst, have developed a multi-year financial plan which is presented to the Board for approval periodically. Consideration has been given to expected increases in revenues as well as projected costs of future projects.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Financial Reporting to Jackson County Water and Sewerage Authority for its Annual Comprehensive Financial Report for the year ended December 31, 2024. This was the eighteenth consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

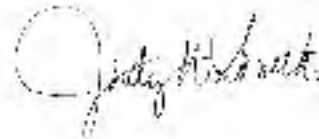
A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another award.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated services of the entire staff of the Authority. We would like to express our appreciation to all of the employees of the Jackson County Water and Sewerage Authority who contributed to this report's preparation. We would also like to thank the Jackson County Water and Sewerage Authority board members for their interest and support in planning and conducting the financial operations of the Authority in a responsible and progressive manner.

Respectfully Submitted,



Joey P. Leslie, PE
Authority General Manager



Judy W. Smith, CGFO
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Jackson County Water & Sewerage Authority
Georgia**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morill

Executive Director/CEO



Principal Officials and Consultants

Authority Board as of December 31, 2025

Board Members	Term
Dave Ehrhardt – Chair	July 2024 - June 2027
Tommy Benton – Vice Chair	July 2023 - June 2026
Kevin Poe – Board Member	July 2024 - June 2027
Jim Dove – Board Member	July 2025 - June 2028
Michael Cronic– Board Member	July 2025 - June 2028

Authority General Manager

Joey P. Leslie, PE

Finance Director

Judy W. Smith, CGFO

Water Operations Manager

Harold L. Garrison

Wastewater Operations Manager

Mark S. Dudziak

Attorney

Paul Smart

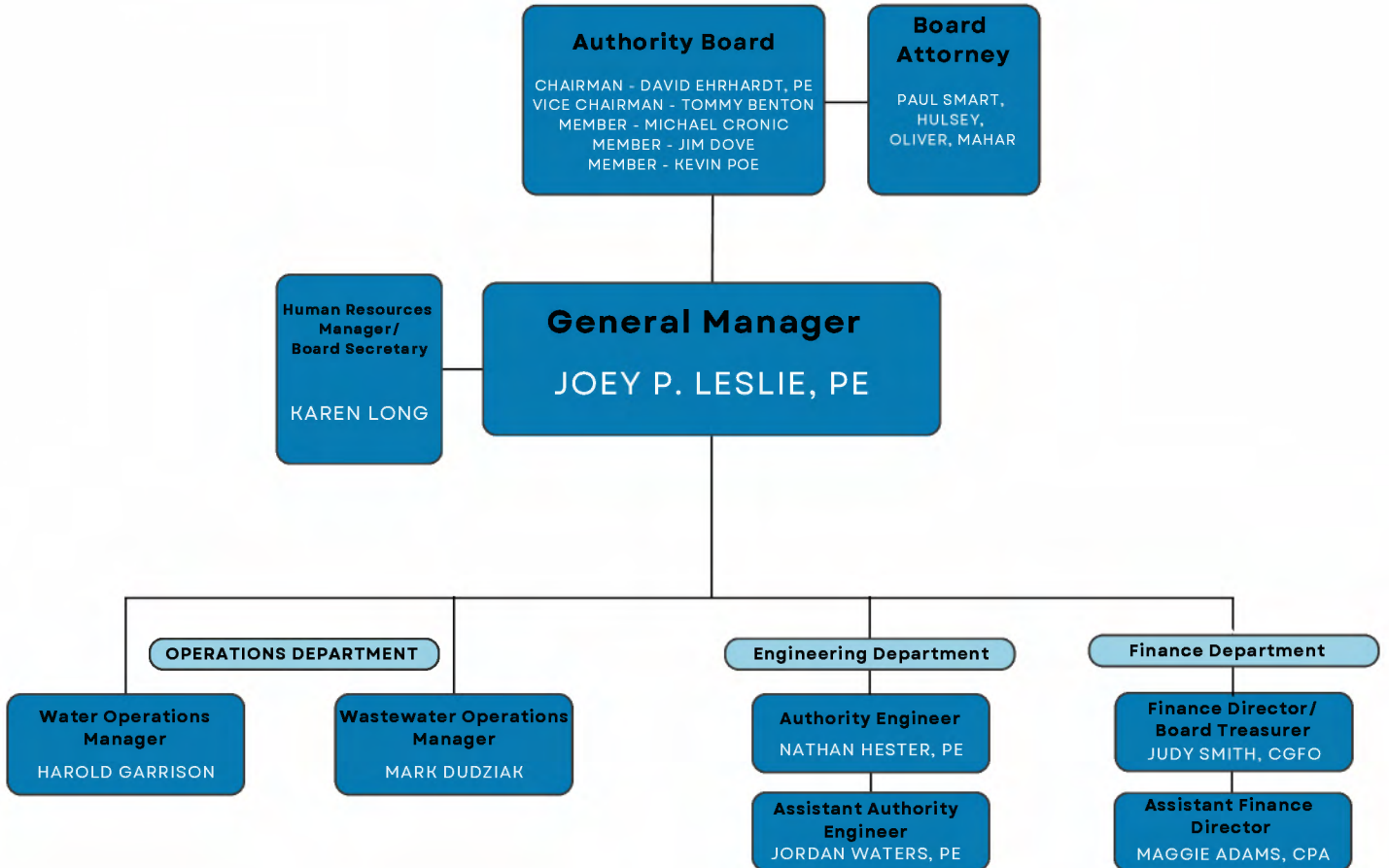
Hulsey, Oliver and Mahar, LLP

Auditors

Bates, Carter and Company, LLP

JCWSA ORGANIZATION CHART

As of December 31, 2025





PH 770.532.9131
FX 770.536.5223
525 CANDLER STREET, NE
P.O. DRAWER 2396
GAINESVILLE, GEORGIA 30503
WWW.BATESCARTER.COM

INDEPENDENT AUDITOR'S REPORT

June 4, 2026

To the Members of the Board
Jackson County Water and Sewerage Authority
Jefferson, Georgia

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities of Jackson County Water and Sewerage Authority, a component unit of Jackson County, Georgia, as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of Jackson County Water and Sewerage Authority, as of December 31, 2025 and 2024, and the respective changes in financial position, and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issues 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 Financial Statements section of our report. We are required to be independent of Jackson County Water and Sewerage Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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 Jackson County Water and Sewerage Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards 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 generally accepted auditing standards 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 Jackson County Water and Sewerage Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Jackson County Water and Sewerage Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Schedule of the Net Pension Liability - JCWSA Retirement Plan, Schedule of Contributions - JCWSA Retirement Plan, and Schedule of Notes to Required Supplementary Information - JCWSA Retirement Plan 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.

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 4, 2026, on our consideration of the Jackson County Water and Sewerage Authority'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 Jackson County Water and Sewerage Authority'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 Jackson County Water and Sewerage Authority's internal control over financial reporting and compliance.

Bates, Carter & Co., LLP

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the Jackson County Water and Sewerage Authority's comparative financial statements presents an analysis of the Authority's financial performance during the fiscal year ended December 31, 2025. This information is presented in conjunction with the audited basic financial statements, which follow this section.

FINANCIAL HIGHLIGHTS FOR FISCAL YEAR 2025

- The Authority's net position increased by \$15.0 million or 11.6% from \$129.6 million to \$144.6 million. In 2025, the Authority was able to recognize \$206.9 thousand in prepaid sewer tap fees collected; approximately 60.11% of all prepaid taps have been recognized as income at December 31, 2025. The Authority added 435 new sewer customers in 2025. The Authority added 618 newly billed water customers. The number of water and sewer connection fees collected for the period indicates that growth in Jackson County continues. For more detailed information see pages xiv-xv.
- Total operating revenues decreased by (4.40)% from \$23.20 million to \$22.18 million. During 2025, Jackson Water Authority continued its growth in both residential and commercial customers. This resulted in an increase of revenue for the Authority in water and sewer sales. However, the decrease in total operating revenues is primarily attributable to a \$2.2 million dollar decrease in sewer tap fees. For more detailed information regarding this change, see page xx.
- Total operating expenses increased by 7.9% from \$14.37 million to \$15.50 million. The increase in the number of customers, as well as paying for necessary maintenance and repairs of the aging water and sewer system, require operational costs to increase. Other operational costs including repairs and maintenance, utilities, insurance, impairment costs, engineering costs, and salaries and benefits increased for 2025. For more detailed information regarding this change, see page xxi.
- Non-operating revenues (expenses) increased by 135% from \$(.572) to \$(1.3) million. The increase in both interest income and interest expense associated with long-term debt attributed to this change.
- Capital contributions increased 19.8% from \$8.1 million to \$9.7 million. These increases are attributable to developer contributions, donated water and sewer assets, and tap fees in excess of costs for water and sewer connections paid in 2025. This excess is set aside as system cost development for future expansion, repair and maintenance of the system.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The financial statements consist of the following parts: Management's Discussion and Analysis, Independent Auditor's Report, and Basic Financial

Statements. The financial statements include notes which explain in detail some of the information included in the financial statements.

BASIC FINANCIAL STATEMENTS

These statements are presented using the accrual basis of accounting. The accrual basis of accounting reports results of activities based on the occurrence of an economic event, regardless of the timing of revenue collections or payment of expenses. 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., accounts receivable and accounts payable).

Statement of Net Position

The Statement of Net Position presents the assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the Authority with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

Statement of Revenues, Expenses and Changes in Fund Net Position

The Statement of Revenues, Expenses and Changes in Fund Net Position presents information showing how the Authority's net position changed during the most recent fiscal year. The Statement of Revenues, Expenses and Changes in Fund Net Position distinguishes operating revenues and expenses from non-operating revenues and expenses.

Operating revenues generally result from providing services and producing and delivering goods in connection with the proprietary fund's principal ongoing operations. The principal operating revenues for the Authority are charges to customers for sales and services. Operating expenses for the Authority include the costs of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses that do not meet the foregoing definitions are reported as non-operating revenues and expenses.

FINANCIAL ANALYSIS

Net Position

A summary of the Authority's Net Position and the changes are shown below:

Table 1 - Condensed Statement of Net Position (\$ in thousands)

	<u>2025</u>	<u>2024</u>	<u>Dollar Change</u>	<u>% Change</u>
Current and Other Assets	\$ 54,037	\$ 44,912	\$ 9,125	20
Capital Assets	<u>161,196</u>	<u>157,526</u>	<u>3,670</u>	<u>2</u>
Total Assets	<u>215,233</u>	<u>202,438</u>	<u>12,795</u>	<u>6</u>
Deferred outflows - pension expense	430	417	13	3
Deferred charge on refunding	<u>55</u>	<u>92</u>	<u>(37)</u>	<u>(40)</u>
Total Deferred Outflows of resources	<u>485</u>	<u>509</u>	<u>(24)</u>	<u>(5)</u>
Long-term Liabilities	60,953	63,799	(2,846)	(4)
Current portion of Long-term Liabilities	3,153	3,060	93	3
Unearned Revenue	4,403	4,610	(207)	(4)
Other Liabilities	<u>2,545</u>	<u>1,806</u>	<u>739</u>	<u>41</u>
Total Liabilities	<u>71,054</u>	<u>73,275</u>	<u>(2,221)</u>	<u>(3)</u>
Deferred inflows - pension expense	<u>20</u>	<u>75</u>	<u>(55)</u>	<u>(73)</u>
Total Deferred Inflows of resources	<u>20</u>	<u>75</u>	<u>(55)</u>	<u>(73)</u>
Net investment in capital assets	107,546	100,588	6,958	7
Net position restricted for debt service & capital asset acquisition	2,974	3,240	(266)	(8)
Unrestricted net position	<u>34,124</u>	<u>25,769</u>	<u>8,355</u>	<u>32</u>
Total Net Position	<u>\$ 144,644</u>	<u>\$ 129,597</u>	<u>\$ 15,047</u>	<u>12</u>

Table 1.5 - Prior Year Condensed Statement of Net Position (\$ in thousands)

	<u>2024</u>	<u>2023</u>	<u>Dollar Change</u>	<u>% Change</u>
Current and Other Assets	\$ 44,912	\$ 34,858	\$ 10,054	29
Capital Assets	<u>157,526</u>	<u>121,341</u>	<u>36,185</u>	<u>30</u>
Total Assets	<u>202,438</u>	<u>156,199</u>	<u>46,239</u>	<u>30</u>
Deferred outflows - pension expense	417	449	(32)	(8)
Deferred charge on refunding	<u>92</u>	<u>107</u>	<u>(15)</u>	<u>(14)</u>
Total Deferred Outflows of resources	<u>509</u>	<u>556</u>	<u>(47)</u>	<u>(8)</u>
Long-term Liabilities	63,799	31,330	32,469	104
Current portion of Long-term Liabilities	3,060	2,889	171	6
Unearned Revenue	4,610	4,631	(21)	-
Other Liabilities	<u>1,806</u>	<u>4,636</u>	<u>(2,830)</u>	<u>(61)</u>
Total Liabilities	<u>73,275</u>	<u>43,486</u>	<u>29,789</u>	<u>69</u>
Deferred inflows - pension expense	<u>75</u>	<u>33</u>	<u>(33)</u>	<u>(100)</u>
Total Deferred Inflows of resources	<u>75</u>	<u>33</u>	<u>(33)</u>	<u>(100)</u>
Net investment in capital assets	100,588	99,252	1,336	1
Net position restricted for debt service & capital asset acquisition	3,240	3,678	(438)	(12)
Unrestricted net position	<u>25,769</u>	<u>10,306</u>	<u>15,463</u>	<u>150</u>
Total Net Position	<u>\$ 129,597</u>	<u>\$ 113,236</u>	<u>\$ 16,361</u>	<u>14</u>

Table 2 - Capital Assets (\$ in thousands)

	<u>2025</u>	<u>2024</u>	<u>Dollar Change</u>	<u>% Change</u>
Non-depreciable assets:				
Land	\$ 3,511	\$ 3,511	\$ -	-
Construction in Progress	17,860	15,891	1,969	12
Land - Water Capacity	4,381	4,381	-	-
Total non-depreciable	<u>25,752</u>	<u>23,783</u>	<u>1,969</u>	<u>12</u>
Depreciable assets:				
Water Tanks	4,625	4,625	-	-
Water Lines	80,512	78,074	2,438	3
Meters	5,913	5,678	235	4
Building	578	578	-	-
Booster Pumps	2,366	2,366	-	-
Vehicles	1,433	1,236	197	16
Sewer System	41,415	38,229	3,186	8
Machinery & Equipment	2,321	2,296	25	1
Water Plant Capacity	57,423	57,423	-	-
Intangible Right-to-Use Leases	107	200	(93)	-
Intangible Right-to-Use Subscription Arrangements	64	124	(60)	-
Total depreciable assets	<u>196,757</u>	<u>190,829</u>	<u>6,081</u>	<u>3</u>
Less Accumulated Depreciation & Amortization	<u>(61,313)</u>	<u>(57,085)</u>	<u>(4,228)</u>	<u>7</u>
Book value - depreciable assets	<u>135,444</u>	<u>133,744</u>	<u>1,853</u>	<u>1</u>
Book value - all capital assets	<u>\$ 161,196</u>	<u>\$ 157,527</u>	<u>\$ 3,822</u>	<u>13</u>
Percentage depreciated	(31)%	(30)%		

Table 2.5 - Prior Year Capital Assets (\$ in thousands)

	<u>2024</u>	<u>2023</u>	<u>Dollar Change</u>	<u>% Change</u>
Non-depreciable assets:				
Land	\$ 3,511	\$ 3,511	\$ -	-
Construction in Progress	15,891	14,166	1,725	12
Land - Water Capacity	4,381	4,381	-	-
Total non-depreciable	<u>23,783</u>	<u>22,058</u>	<u>1,725</u>	<u>12</u>
Depreciable assets:				
Water Tanks	4,625	4,625	-	-
Water Lines	78,074	76,627	1,447	2
Meters	5,678	5,232	446	9
Building	578	1,806	(1,228)	(68)
Booster Pumps	2,366	2,366	-	-
Vehicles	1,236	1,118	118	11
Sewer System	38,229	36,209	2,020	6
Machinery & Equipment	2,296	2,313	(17)	(1)
Water Plant Capacity	57,423	22,601	34,822	154
Intangible Right-to-Use Leases	200	199	1	-
Intangible Right-to-Use Subscription Arrangements	124	61	63	-
Total depreciable assets	<u>190,829</u>	<u>153,157</u>	<u>(152,957)</u>	<u>(100)</u>
Less Accumulated Depreciation	<u>(57,085)</u>	<u>(53,875)</u>	<u>(3,210)</u>	<u>6</u>
Book value - depreciable assets	<u>133,744</u>	<u>99,282</u>	<u>(156,167)</u>	<u>(157)</u>
Book value - all capital assets	<u>\$ 157,527</u>	<u>\$ 121,340</u>	<u>\$ (154,442)</u>	<u>(145)</u>
Percentage depreciated	(30)%	(35)%		

At December 31, 2025, the depreciable capital assets were (31)% depreciated, slightly above the 2024 percentage of (30)%. This comparison indicates that the Water and Sewerage Authority is replacing its assets at about the same rate as they are depreciating, which is a positive indicator.

Capital Asset and Long-term Debt Activity

The Authority's capital assets at December 31, 2025, were \$161.2 million, net of \$61.3 million in accumulated depreciation. The investment, which includes the assets listed above, increased by \$3.7 million. Multiple water and sewer capital projects were added as approved by the Authority Board in the 5-year Capital Plan, adding to the assets of the Authority. See Note 5 Capital Assets for more detailed information.

Long-term liabilities decreased by \$(2.8) million. This decrease is a result of the decrease of revenue bonds and contracts payable as debt is paid down. See Note 6 Long Term Debt for more detailed information.

Table 3 - Condensed Comparative Statements of Activities and Changes in Net Position (\$ in thousands)

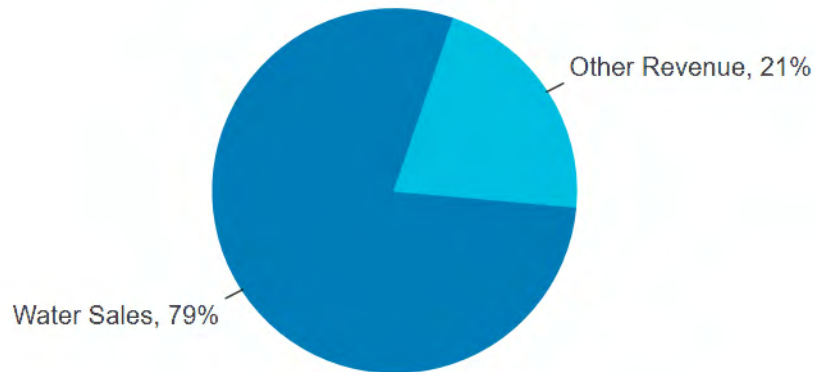
	<u>2025</u>	<u>2024</u>	<u>Dollar Change</u>	<u>% Change</u>
Operating Revenues	\$ 22,176	\$ 23,202	\$ (1,026)	(4)
Nonoperating Revenues	1,134	712	422	59
Total Revenues	<u>23,310</u>	<u>23,914</u>	<u>(604)</u>	<u>(3)</u>
Depreciation & Amortization Expense	4,381	3,812	569	15
Other Operating Expenses	11,116	10,560	556	5
Nonoperating Expenses	2,480	1,283	1,197	93
Total Expenses	<u>17,977</u>	<u>15,655</u>	<u>2,322</u>	<u>15</u>
Income Before Capital Contributions	5,333	8,259	(2,926)	(35)
Capital Contributions	9,714	8,102	1,612	20
Changes in Net Position	<u>15,047</u>	<u>16,361</u>	<u>(1,314)</u>	<u>(8.0)</u>
Beginning Net Position	<u>129,597</u>	<u>113,236</u>	<u>16,361</u>	<u>14</u>
Ending Net Position	<u>\$ 144,644</u>	<u>\$ 129,597</u>	<u>\$ 15,047</u>	<u>12</u>

Table 3.5 - Prior Year Condensed Comparative Statements of Activities and Changes in Net Position (\$ in thousands)

	<u>2024</u>	<u>2023</u>	<u>Dollar Change</u>	<u>% Change</u>
Operating Revenues	\$ 23,202	\$ 18,291	\$ 4,911	27
Nonoperating Revenues	712	841	(129)	(15)
Total Revenues	<u>23,914</u>	<u>19,132</u>	<u>4,782</u>	<u>25</u>
Depreciation & Amortization Expense	3,812	3,711	101	3
Other Operating Expenses	10,560	9,248	1,312	14
Nonoperating Expenses	1,283	1,307	(24)	(2)
Total Expenses	<u>15,655</u>	<u>14,266</u>	<u>1,389</u>	<u>10</u>
Income Before Capital Contributions	8,259	4,686	3,393	72
Capital Contributions	8,102	5,928	2,174	37
Changes in Net Position	<u>16,361</u>	<u>10,614</u>	<u>5,567</u>	<u>52.4</u>
Beginning Net Position	<u>113,236</u>	<u>102,622</u>	<u>10,614</u>	<u>10</u>
Ending Net Position	<u>\$ 129,597</u>	<u>\$ 113,236</u>	<u>\$ 16,361</u>	<u>14</u>

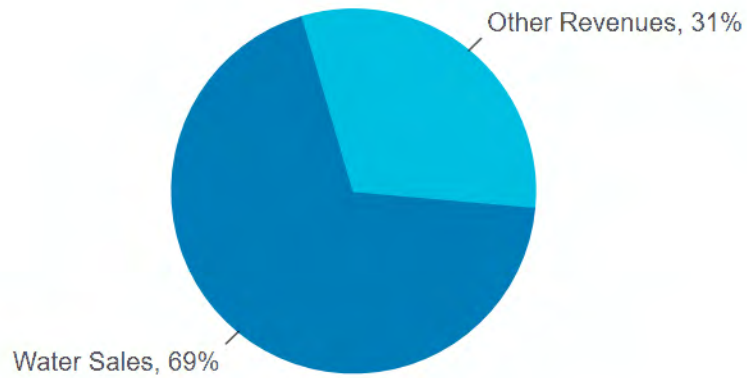
The Major Sources of Operating Revenues are shown below:

OPERATING REVENUE - 2025



At December 31, 2025, the Authority's customer base had 13,496 water customers and 4,550 sewer customers. The largest wholesale customer was the City of Braselton.

OPERATING REVENUE - 2024



At December 30, 2024, the Authority's customer base had 12,878 water customers and 4,115 sewer customers. The largest wholesale customer was the City of Braselton.

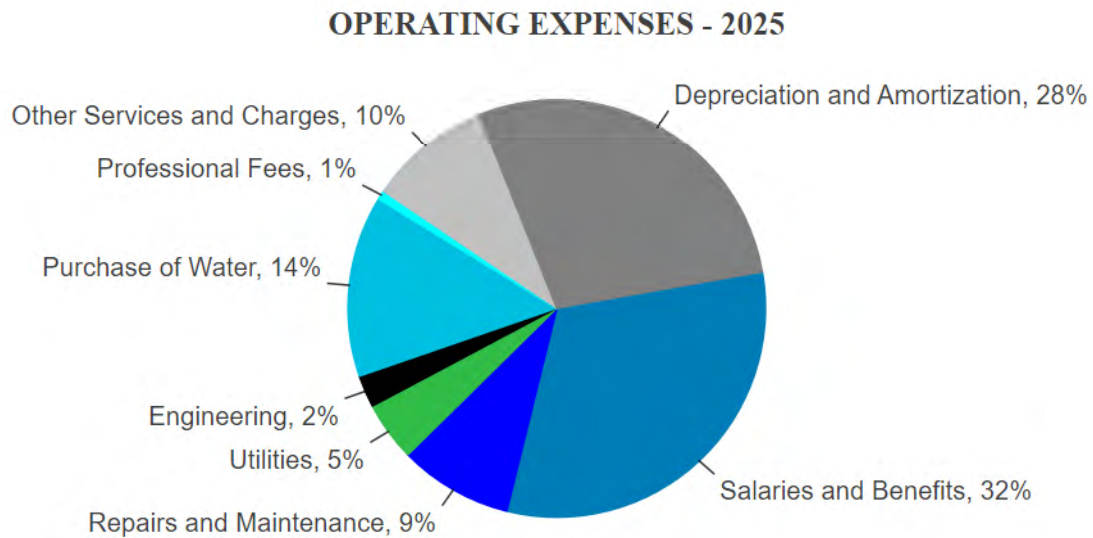
Changes in Major Sources of Operating Revenues (\$ in thousands)

	<u>2025</u>	<u>2024</u>	<u>Variance</u>
Water Sales	\$ 14,147	\$ 13,475	\$ 672
Sewer Sales	4,242	3,696	546
Other Revenues	3,787	6,032	(2,245)
	<u>\$ 22,176</u>	<u>\$ 23,203</u>	<u>\$ (1,027)</u>

	<u>2024</u>	<u>2023</u>	<u>Variance</u>
Water Sales	\$ 13,475	\$ 11,194	\$ 2,281
Sewer Sales	3,696	2,946	750
Other Revenues	6,032	4,152	1,880
	<u>\$ 23,203</u>	<u>\$ 18,292</u>	<u>\$ 4,911</u>

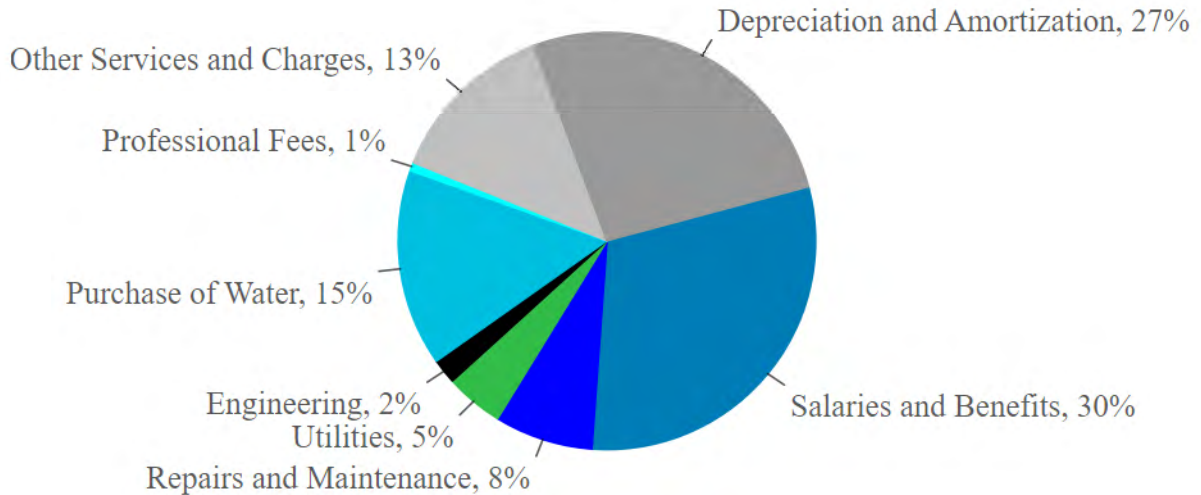
The decrease in the operating revenues can be attributed to the increase in water and sewer sales for the year offset by the decrease in other revenues which were impacted by a decrease in sewer tap connection fees. The Authority's water customer base increased by 4.80% and the sewer customer base increased by 10.57% in 2025. See Table 10H & 10I Water & Sewer Rates for more detailed information.

The Major Sources of Operating Expenses are shown below:



Percentages may not equal 100% due to rounding.

OPERATING EXPENSES - 2024



The Authority is a distributor of water. Presently the Authority relies almost solely on supplying its customers with water purchased from Bear Creek Reservoir. An interconnection with the City of Commerce, Barrow County, and the City of Gainesville exists for emergencies. The Authority has in place an Intergovernmental Agreement with the City of Jefferson whereby it contributes 25% towards the City's Parks Creek Reservoir project for a 25% share of the allocation from the future reservoir.

The sewage received into the system is treated at the Middle Oconee Wastewater Treatment Plant. The treatment plant can treat up to 1.25 million gallons of sewage per day. The Authority has in place an Intergovernmental Agreement with the City of Jefferson whereby each entity may utilize treatment of up to 100,000 gallons of sewage per day of committed capacity from each entity's respective treatment plants.

Changes in Major Sources of Operating Expenses (\$ in thousands)

	<u>2025</u>	<u>2024</u>	<u>Variance</u>	<u>% Change</u>
Salaries and Benefits	\$ 4,903	\$ 4,358	\$ 545	13
Depreciation & Amortization	4,381	3,812	569	15
Purchase of Water	2,171	2,189	(18)	(1)
Repairs and Maintenance	1,361	1,096	265	24
Utilities	713	647	66	10
Engineering	385	279	106	38
Professional Fees	110	92	18	20
Other Services and Charges	1,473	1,899	(426)	(22)
	<u>\$ 15,497</u>	<u>\$ 14,372</u>	<u>\$ 1,125</u>	<u>8</u>

The changes in salaries and benefits, depreciation, repairs and maintenance, engineering services and professional fees contributed to the increases for 2025.

	<u>2024</u>	<u>2023</u>	<u>Variance</u>	<u>% Change</u>
Salaries and Benefits	\$ 4,358	\$ 4,084	\$ 274	7
Depreciation & Amortization	3,812	3,711	101	3
Purchase of Water	2,189	2,002	187	9
Repairs and Maintenance	1,096	1,259	(163)	(13)
Utilities	647	632	15	2
Engineering	279	263	16	6
Professional Fees	92	75	17	23
Other Services and Charges	1,899	1,112	787	71
	<u>\$ 14,372</u>	<u>\$ 13,138</u>	<u>\$ 1,234</u>	<u>9</u>

The changes in repairs and maintenance, utilities (to include field utilities to pay for the cost of the system's water booster pumping and sewer lift stations), engineer contracts associated with various projects, purchases of water for sale and legal fees contributed to the increases for 2024.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

This audit is for the period of January 1, 2025, to December 31, 2025. The next anticipated rate increase will become effective February 2026 upon adoption of the 2026 Annual Budget by the Authority Board.

The need for rate adjustments is reviewed each year during the budgeting process by Authority staff. This review includes operational needs of the system for the next year and the adoption of the 5-year Capital Plan. A rate analysis is conducted every 2 to 3 years by an independent rate consultant. The next rate study is anticipated to be done after 2027. Results are reviewed by staff and presented to the Authority Board along with recommendations for a rate adjustment plan.

ADDITIONAL FINANCIAL INFORMATION

This financial report is designed to provide the Authority's customers, investors, and other interested parties with an overview of the Authority's financial operations and financial condition. Should the reader have questions regarding the information in this report or wish to request additional information, please contact the Jackson County Water and Sewerage Authority Finance Director at P.O. Box 869, Jefferson, Georgia 30549.

JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
STATEMENT OF NET POSITION
PROPRIETARY FUND
December 31, 2025 and 2024

	BUSINESS-TYPE ACTIVITIES	
	ENTERPRISE FUND	
	2025	2024
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 37,861,124	\$ 30,048,664
Receivables - trade, net	1,320,144	898,549
Receivables - other governments	35,052	31,482
Miscellaneous receivables	505,016	537,676
Unbilled revenue	803,796	743,610
Inventory	716,884	693,630
Prepaid expenses	215,920	124,421
Restricted:		
Cash restricted - SPLOST construction	916,291	2,095,385
Cash restricted - revenue bond construction	8,481,485	8,143,391
Cash restricted - debt service	1,900,905	1,460,912
Cash restricted - escrow for capital asset	168,560	133,720
Bond sinking fund	1,111,727	-
Total Current Assets	54,036,904	44,911,440
Noncurrent Assets		
Capital Assets and Intangible Right To Use Assets:		
Capital asset, non-depreciable	25,751,786	23,782,934
Capital assets and intangible right to use assets, depreciable	196,756,560	190,828,754
Less accumulated depreciation & amortization	(61,312,507)	(57,085,426)
Total Capital Assets and Intangible Right To Use Assets, Net	161,195,839	157,526,262
Total Noncurrent Assets	161,195,839	157,526,262
TOTAL ASSETS	215,232,743	202,437,702
DEFERRED OUTFLOWS OF RESOURCES		
Pension expense	429,583	416,747
Deferred charge on refunding	55,492	92,416
TOTAL DEFERRED OUTFLOWS OF RESOURCES	485,075	509,163
TOTAL ASSETS & DEFERRED OUTFLOWS	\$ 215,717,818	\$ 202,946,865

CONTINUED...

The accompanying notes are an integral part of this statement

JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
STATEMENT OF NET POSITION
PROPRIETARY FUND
December 31, 2025 and 2024

	BUSINESS-TYPE ACTIVITIES	
	ENTERPRISE FUND	
	2025	2024
LIABILITIES		
Current Liabilities		
Accounts payable	\$ 409,440	\$ 511,619
Accrued payroll withholdings	125,553	90,448
Due to other governments	-	7,400
Lease liabilities, current	2,076	9,031
Subscription arrangement liabilities, current portion	22,301	31,657
Contracts payable, current	1,514,096	1,454,709
Current liabilities payable from restricted assets		
Accounts and retainage payable - construction	424,528	350,375
Accrued interest payable	1,123,465	449,741
Customer deposits	292,858	262,601
Held in trust for developers	168,560	133,720
Revenue bonds payable, current	1,614,785	1,564,785
Total Current Liabilities	<u>5,697,662</u>	<u>4,866,086</u>
Long-Term Liabilities		
Unearned revenue	4,402,654	4,609,602
Lease liabilities	100,378	102,454
Subscription arrangement liabilities	-	22,300
Revenue bonds payable	20,951,848	22,566,632
Arbitrage payable	925,318	704,647
Contracts payable	37,557,207	39,071,683
Net pension liability	1,419,032	1,331,218
Total Long-Term Liabilities	<u>65,356,437</u>	<u>68,408,536</u>
TOTAL LIABILITIES	<u>71,054,099</u>	<u>73,274,622</u>
DEFERRED INFLOWS OF RESOURCES		
Pension expense	20,043	75,181
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>20,043</u>	<u>75,181</u>
TOTAL LIABILITIES & DEFERRED INFLOWS	<u>71,074,142</u>	<u>73,349,803</u>
NET POSITION		
Net investment in capital assets	107,545,597	100,588,443
Restricted for:		
Debt service	1,889,167	1,011,171
Capital asset acquisition	1,084,851	2,229,105
Unrestricted net position	34,124,061	25,768,343
TOTAL NET POSITION	<u>\$ 144,643,676</u>	<u>\$ 129,597,062</u>

The accompanying notes are an integral part of this statement

JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUND
Years Ended December 31, 2025 and 2024

	BUSINESS-TYPE ACTIVITIES	
	ENTERPRISE FUND	
	2025	2024
Operating revenues		
Pledged as security for revenue bonds:		
Charges for water service	\$ 14,146,619	\$ 13,474,729
Charges for sewer service	4,242,054	3,696,099
Water tap on fees - cost	2,052,562	2,055,080
Sewer tap on fees - cost	1,716,566	3,957,823
Other	18,302	18,728
Total operating revenues	<u>22,176,103</u>	<u>23,202,459</u>
Operating expenses		
Depreciation	4,335,852	3,742,028
Engineering	384,766	279,333
Impairment loss	117,819	-
Insurance	203,394	179,754
Other service and charges	1,151,880	1,719,293
Professional fees	109,976	92,472
Purchase of water	2,171,066	2,188,664
Repairs and maintenance	1,360,927	1,096,077
Salaries and benefits	4,903,384	4,357,548
Utilities	713,269	646,610
Amortization - Lease asset	11,279	43,680
Amortization - Subscription arrangements assets	33,404	26,609
Total operating expenses	<u>15,497,016</u>	<u>14,372,068</u>
Operating income	<u>6,679,087</u>	<u>8,830,391</u>
Non-operating revenues (expenses)		
Interest income	1,114,333	604,387
Interest expense	(2,480,260)	(1,283,300)
Gain / (Loss) on disposal of assets	19,505	107,350
Total non-operating revenues (expenses)	<u>(1,346,422)</u>	<u>(571,563)</u>
Income (loss) before contributions	<u>5,332,665</u>	<u>8,258,828</u>
Contributions		
Capital grants	-	1,075,000
Donated water and sewer lines	5,367,629	3,466,141
Tap fees in excess of cost - water	2,915,938	3,560,630
Tap fees in excess of cost - sewer	1,430,382	-
Total contributions	<u>9,713,949</u>	<u>8,101,771</u>
Change in net position	15,046,614	16,360,599
Total Net Position, Beginning of Year	<u>129,597,062</u>	<u>113,236,463</u>
Total Net Position, End of Year	<u>\$ 144,643,676</u>	<u>\$ 129,597,062</u>

The accompanying notes are an integral part of this statement

JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
STATEMENT OF CASH FLOWS
PROPRIETARY FUND
Years Ended December 31, 2025 and 2024

	BUSINESS-TYPE ACTIVITIES	
	ENTERPRISE FUND	
	2025	2024
Cash flows from operating activities		
Receipts from customers and users	\$ 21,732,266	\$ 23,274,637
Payments to suppliers	(7,551,049)	(7,031,234)
Payments to employees	(4,848,439)	(4,544,952)
	9,332,778	11,698,451
Net cash provided by (used in) operating activities		
Cash flows from capital and related financing activities		
Acquisition and construction of capital assets	(2,241,484)	(37,040,841)
Proceeds (costs) from sale of assets	70,038	10,000
Interest paid	(1,908,185)	(1,108,807)
Proceeds from issuance of long-term debt	-	35,368,315
Principal payments on revenue bonds	(1,564,783)	(1,375,000)
Principal payments on UOBWA Contract	(1,366,199)	(1,193,202)
Principal payments under leases and subscription arrangements	(40,687)	(86,914)
Costs of debt issuance	-	(548,802)
Principal Payments on Jefferson City Debt	(88,890)	-
Receipts for sewer taps - unearned	-	862,400
Tap fees in excess of costs	4,139,372	2,677,207
	(3,000,818)	(2,435,644)
Net cash provided by (used in) capital and related financing activities		
Cash flows from investing activities		
Interest income	1,114,333	604,387
	1,114,333	604,387
Net cash provided by (used in) investing activities		
Net increase (decrease) in cash and cash equivalents	7,446,293	9,867,194
Cash and cash equivalents at beginning of year	41,882,072	32,014,878
Cash and cash equivalents at end of year	\$ 49,328,365	\$ 41,882,072

CONTINUED...

The accompanying notes are an integral part of this statement

JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
STATEMENT OF CASH FLOWS
PROPRIETARY FUND
Years Ended December 31, 2025 and 2024

	BUSINESS-TYPE ACTIVITIES	
	ENTERPRISE FUND	
	2025	2024
...CONTINUED		
Cash and cash equivalents shown on Statement of Net Position		
Cash and cash equivalents	\$ 37,861,124	\$ 30,048,664
Cash restricted - SPLOST construction	916,291	2,095,385
Cash restricted - revenue bond construction	8,481,485	8,143,391
Cash restricted - revenue bond debt service	1,900,905	1,460,912
Cash restricted - escrow for capital asset	168,560	133,720
Total cash and cash equivalents	\$ 49,328,365	\$ 41,882,072
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities		
Operating income	\$ 6,679,087	\$ 8,830,391
Adjustments to reconcile operating income (loss) to net cash provided by (used by) operating activities:		
Other non-operating revenues	(23,296)	(61,433)
Depreciation	4,335,852	3,742,028
Amortization of lease assets	44,683	70,289
(Increase) decrease in accounts receivable	(449,121)	(268,257)
(Increase) decrease in due from other governments	(3,570)	(4,186)
(Increase) decrease in inventory	(23,254)	(64,001)
(Increase) decrease in prepaid expense	(91,499)	149,968
(Increase) decrease in bond sinking fund	(1,111,727)	-
(Increase) decrease in deferred outflows related to pension	(12,836)	32,537
Increase (decrease) in accounts payable	(102,179)	(502,183)
Increase (decrease) in accrued expenses	35,105	19,513
Increase (decrease) in customer deposits	30,257	(9,170)
Increase (decrease) in net pension liability	87,814	(282,030)
Increase (decrease) in deferred inflows related to pension	(55,138)	42,576
Increase (decrease) in due to other governments	(7,400)	2,409
Total Adjustments	2,653,691	2,868,060
Net cash provided by (used in) operating activities	\$ 9,332,778	\$ 11,698,451
Supplemental Information about non-cash activities:		
Donated water and sewer lines	\$ 5,367,629	\$ 3,466,141
Undepreciated cost of capital assets disposed	\$ 192,357	\$ (107,350)
Capital assets acquired through leases	\$ -	\$ 428
Assets acquired through subscription arrangements	\$ -	\$ 63,726
Amortization of original issue premium and bond refunding	\$ 315,571	\$ 216,946
Change in accounts payable related to acquisition of capital assets	\$ 74,153	\$ (1,655,168)
Tap fees recognized as revenue for cash received in prior years	\$ 6,635,691	\$ 6,428,742

The accompanying notes are an integral part of this statement

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

REPORTING ENTITY

The Jackson County Water and Sewerage Authority is the basic level of government that has oversight responsibility and control over all activities related to water and sewerage systems in Jackson County, Georgia. The Authority receives virtually all of its operating revenues from sales of water service and connection fees. The Authority receives a small portion from time to time of funding from local and state government sources and must comply with the requirements of these funding entities. The Authority is also included as a component unit within the Jackson County, Georgia governmental "reporting entity" as defined by GASB pronouncement 14, because the Jackson County Board of Commissioners appoints all members of the Authority's board and guarantees a portion of the debt of the Authority.

GOVERNMENT WIDE AND FUND FINANCIAL STATEMENTS

Because the Authority is a special-purpose government engaged only in business type activities, it is not required to present a statement of activities to comply with the provisions of GASB Statement 34.

FUND ACCOUNTING

The Authority uses funds to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

A fund is a separate accounting entity with a self-balancing set of accounts.

The Authority has one fund, which is a proprietary (enterprise) fund.

JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

Proprietary funds are used to account for operations (a) that are financed and operated in a manner similar to the private sector - where the intent of the governing body is that the expenses, including depreciation of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

NEW ACCOUNTING PRONOUNCEMENTS

GASB 102 "*Certain Risk Disclosures*" requires government entities to disclose information on concentrations or constraints that could have a substantial effect on the entity. The Authority has no large concentration or constraint that could have a substantial effect on the Authority.

BASIS OF ACCOUNTING

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus.

Proprietary funds are accounted for on a flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

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

JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

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

BUDGETS

The Authority is not legally required to adopt a budget. However, the Authority Board has approved an annual operating budget for planning, control, and evaluation purposes. The approved budget will not be adjusted unless a significant event occurs that warrants board action. See page 80 for more information about the budget.

CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash includes amounts in demand deposits. Cash equivalents include those investments that have an initial maturity of three months or less. State statutes authorize the government to invest in obligations of the U.S. Treasury and of its agencies and instrumentalities; bonds or certificates of indebtedness of this state and of its agencies and instrumentalities; certificates of deposits of banks insured by FDIC; the State of Georgia Local Government Investment Pool (Georgia Fund 1); repurchase agreements; and bonds, debentures, notes or other evidence of indebtedness of any solvent corporation subject to certain conditions.

Investments are reported at fair value as of the balance sheet date. Increases or decreases in fair value during the year are recognized as part of investment income.

RESTRICTED ASSETS

Certain proceeds of the Authority's revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the Statement of Net Position because they are maintained in separate bank accounts and their use is limited by applicable bond covenants.

Certain proprietary fund assets are restricted for construction funded through Special Purpose Local Option Sales Tax (SPLOST) revenue. The related current liabilities to be repaid from these restricted assets are displayed separately on the Statement of Net Position.

INVENTORY

Inventory of supplies not allocable to contracts in progress is stated at the lower of cost (first-in, first-out) or market.

PREPAID ITEMS

Payments made to vendors for services that will benefit periods beyond December 31, 2025 are recorded as prepaid items.

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
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BOND AND LOAN ISSUANCE COSTS, PREMIUMS, AND DISCOUNTS

Premiums and discounts are deferred and amortized over the lives of the bonds and loans on a straight-line basis. Bonds payable are reported net of the applicable bond premium or discount.

Amortization costs for the years 2025 and 2024 were \$315,571 and \$216,946. None of these costs were capitalized in 2025 or 2024.

In relation to the bonds, the Authority has incurred a payable for arbitrage of \$925,318 due to tax savings that the Authority may need to repay in coming years. The Authority will be updated at the end of each year with a new balance. The authority will begin making payments starting in 2026.

COMPENSATED ABSENCES

As of July 31, 2017, the Authority no longer allows vested or accumulated annual leave that is paid out at the end of employment. In accordance with the provisions of Statement of Governmental Accounting Standards No. 101, "Compensated Absences," no liability is recorded for nonvesting accumulating rights to receive sick pay or vacation benefits.

USE OF ESTIMATES

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

CAPITAL ASSETS AND INTANGIBLE RIGHT TO USE ASSETS

Capital assets, which include property, plant, equipment, right to use lease assets, and right to use software arrangements in the proprietary fund of the Authority are recorded at cost. The Authority defines capital assets as assets with an initial, individual cost of \$30,000 and an estimated useful life in excess of five years. The Authority has no assets that would be classified as infrastructure. Since the Authority has records of actual cost, estimates of historical cost of capital assets have not been necessary. Capital assets donated to these proprietary fund type operations are recorded at their acquisition value at the date of donation.

Major outlays for capital assets and improvements are capitalized in proprietary funds as projects are constructed.

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Capital assets and right to use lease assets are depreciated or amortized in the proprietary fund of the Authority using the straight-line method over the following estimated useful lives:

Water tanks and lines	50 Years
Sewer lines	50 Years
Sewer lift stations & water treatment facilities	50 Years
Water pump stations	20 Years
Equipment	5-10 Years
Vehicles	5 Years
Buildings	40 Years
Building improvements	10-30 Years
Water plant capacity - dam/reservoir	100 Years

RIGHT TO USE LEASES

Jackson County Water and Sewerage Authority is a lessee for a noncancellable leases of equipment. The Authority recognizes a lease liability and an intangible right-to-use lease asset in the proprietary fund of the Authority. The Authority recognizes all applicable lease liabilities.

At the commencement of a lease, the Authority 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.

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

The Authority 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.

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RIGHT TO USE SUBSCRIPTION ARRANGEMENTS

The Authority implemented Governmental Accounting Standards Board Statement No. 96, Subscription-Based Information Technology Arrangements, in fiscal year 2023. The Authority uses a capitalization threshold of \$30,000 for all subscription arrangements. The software amortization expense is included in the Statement of Revenue, Expense and Changes in Fund Net Position related to the Authority's intangible assets as a subscription arrangements. The Authority now recognizes a subscription arrangement liability and an intangible right-to-use asset for the applicable contracts.

NET INVESTMENT IN CAPITAL ASSETS

The "net investment in capital assets" reported on the statement of net position is calculated as follows:

	2025	2024
Net investment in capital assets:		
Cost of capital assets	\$ 222,508,346	\$ 214,611,688
Accumulated depreciation & amortization	(61,312,507)	(57,085,426)
Net book value	161,195,839	157,526,262
Lease liabilities	(102,454)	(111,485)
Subscription arrangement liabilities	(22,301)	(53,957)
Contracts payable related to capital assets	(39,071,303)	(40,526,392)
Unspent construction proceeds	8,481,485	8,143,391
Accounts and retainage payable related to capital assets	(424,528)	(350,375)
Revenue bonds related to capital assets	(22,566,633)	(24,131,417)
Deferred charge on refunding	55,492	92,416
Net investment in capital assets	\$ 107,545,597	\$ 100,588,443

DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The government may have two types of items that qualify for reporting in this category. The first is the deferred charge on refunding. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The amortization is part of the interest expense for the year. The second is the deferred charge in pension expense, which represents differences between expected and actual experience with regard to economic or demographic factors in the measurement

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of the total pension liability and changes of assumptions about future economic or demographic factors or of other inputs. These deferred outflows will be recognized in pension expense using a systematic and rational method over a closed five-year period, beginning in the current reporting period.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The government has one type of item that qualifies for reporting in this category. This item is the deferred charge in pension expense representing contributions made into the defined benefit pension plan after the measurement date. These contributions will be recognized as pension expense in the next fiscal year.

NOTE 2 - DEPOSITS AND INVESTMENTS

The goal of the Authority in investing is to obtain a reasonable return on investments with a minimum exposure to potential loss of capital due to market fluctuations.

INTEREST RATE RISK

The Authority 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.

CREDIT RISK

The Authority has no investment policy that would further limit its investment choices.

CONCENTRATION OF CREDIT RISK

The Authority places no limit on the amount it may invest in any one issuer.

CUSTODIAL CREDIT RISK - DEPOSITS

In case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned. The Authority's policies permit it to exceed the FDIC insured limit in making deposits in commercial banks and savings and loans institutions if the funds are otherwise adequately secured.

As of December 31, 2025 and 2024, these deposits were fully insured and collateralized.

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Depositories may secure deposits of public funds using the dedicated method or the pooled method as described below:

Under the *dedicated method*, a depository shall secure the deposits of each of its public depositors separately. State statutes require collateral pledged in the amount of 110% of deposits.

Under the *pooled method*, a depository shall secure deposits of public bodies which have deposits with it through a pool of collateral established by the depository with a custodian for the benefit of public bodies having deposits with such depository as set forth in code Section 45-8-13.1. State statutes require collateral pledged in the amount of 110% of deposits under the single bank pooled method or at least 100% of amounts greater than 20% of the daily pool balance held by any one covered depository under the multibank pooled method.

The Authority utilized the pooled method to secure deposits of public funds.

A hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs requiring that the most observable inputs be used when available was established. Level 1 within the hierarchy states that valuations are based on unadjusted quoted market prices for identical assets in active markets. Level 2 within the hierarchy states that valuations are based on observable inputs other than Level 1 process, such as quoted prices for similar assets, quoted prices in inactive markets and other inputs that may be corroborated by observable market data. Level 3 assets are not actively traded, and their values can only be estimated using a combination of complex market prices, mathematical models, and subjective assumptions.

As of December 31, 2025 and 2024, the only assets that are measured at fair value on a recurring basis in periods subsequent to initial recognition are investments. Such investments are classified within Level 1 or Level 2 of the valuation hierarchy.

As of December 31, 2025, the Authority had the following investments which are all reported as cash equivalents:

Investment Type	Fair Value Level 1	Investment Maturities (in Years)		Rating (1)
		Less Than 1		
Fidelity Money Market - Construction	\$ 8,481,485	\$ 8,481,485		AAAm
Fidelity Money Market - Debt Service	1,900,905	1,900,905		AAAm
Total	<u>\$ 10,382,390</u>	<u>\$ 10,382,390</u>		
Maximum Investment			100 %	

1. Standard & Poors

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As of December 30, 2024, the Authority had the following investments which are all reported as cash equivalents:

Investment Type	Fair Value Level 1	Investment Maturities (in Years) Less Than 1	Rating (1)
Fidelity Money Market - Construction	\$ 8,143,391	\$ 8,143,391	AAAm
Fidelity Money Market - Debt Service	1,460,912	1,460,912	AAAm
Total	<u>\$ 9,604,303</u>	<u>\$ 9,604,303</u>	
Maximum Investment		100 %	

1. Standard & Poors

The Local Government Investment Pool, “Georgia Fund 1”, created by OCGA 36-83-8, is a stable net asset value investment pool which follows Standard and Poor’s criteria for AAAM rated money market funds. However, Georgia Fund 1 operates in a manner consistent with Rule2a-7 of the Investment Company Act of 1940 and is considered to be a 2a-7 like pool. The pool is managed by the Office of Treasury and Fiscal Services. 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 (\$1.00 per share value). Net asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participant’s shares sold and redeemed based on \$1.00 per share.

NOTE 3 - CUSTOMER DEPOSITS

Customer deposits are amounts paid by customers to guarantee their payment of water bills.

NOTE 4 - RECEIVABLES

Receivables as of year-end, including applicable allowances for uncollectable accounts, are as follows:

	<u>2025</u>	<u>2024</u>
Receivables:		
Accounts Receivable	\$ 1,354,524	\$ 933,174
Intergovernmental	35,052	31,482
Miscellaneous	505,016	537,676
Total gross receivables	<u>1,894,592</u>	<u>1,502,332</u>
Less: allowance for uncollectables	<u>(34,380)</u>	<u>(34,625)</u>
Total net receivables	<u>\$ 1,860,212</u>	<u>\$ 1,467,707</u>

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NOTE 5 - CAPITAL ASSETS

Capital asset activity for the period ended December 31, 2025 was as follows:

	<u>Beginning Balance December 30, 2024</u>	<u>Addition(s)</u>	<u>Retirements</u>	<u>Transfers</u>	<u>Ending Balance December 31, 2025</u>
Business-type activities					
Non-depreciable assets:					
Land	\$ 3,511,083	\$ -	\$ -	\$ -	\$ 3,511,083
Land - Water plant capacity	2,380,799	-	-	-	2,380,799
Land - Park Creek Reservoir	2,000,000	-	-	-	2,000,000
Construction in progress	15,891,052	2,637,443	(117,819)	(550,772)	17,859,904
Total non-depreciable capital assets	<u>23,782,934</u>	<u>2,637,443</u>	<u>(117,819)</u>	<u>(550,772)</u>	<u>25,751,786</u>
Depreciable assets:					
Buildings	578,326	-	-	-	578,326
Water tanks	4,625,060	-	-	-	4,625,060
Booster pumps	2,365,652	-	-	-	2,365,652
Water lines	78,073,609	2,438,149	-	-	80,511,758
Meters	5,677,841	234,795	-	-	5,912,636
Vehicles	1,236,410	-	(71,934)	268,760	1,433,236
Sewer system	38,228,990	2,929,479	-	256,568	41,415,037
Machinery and equipment	2,295,717	-	-	25,444	2,321,161
Water plant capacity	57,423,105	-	-	-	57,423,105
Intangible right-to-use leases:					
Land	106,863	-	-	-	106,863
Machinery and equipment	92,767	-	(92,767)	-	-
Total intangible right-to-use leases	199,630	-	(92,767)	-	106,863
Intangible right-to-use:					
Subscription arrangements	124,414	-	(60,688)	-	63,726
Total depreciable capital assets	<u>190,828,754</u>	<u>5,602,423</u>	<u>(225,389)</u>	<u>550,772</u>	<u>196,756,560</u>
Less accumulated depreciation & amortization for:					
Buildings	(130,771)	(19,748)	-	-	(150,519)
Water tanks	(1,983,831)	(94,332)	-	-	(2,078,163)
Booster pumps	(1,466,743)	(94,502)	-	-	(1,561,245)
Water lines	(29,733,965)	(1,578,401)	-	-	(31,312,366)
Water meters	(3,790,247)	(325,092)	-	-	(4,115,339)
Vehicles	(959,298)	(126,615)	4,796	-	(1,081,117)
Sewer system	(9,446,122)	(933,478)	-	-	(10,379,600)
Machinery and equipment	(1,845,266)	(144,188)	-	-	(1,989,454)
Water plant capacity	(7,589,918)	(1,024,293)	-	-	(8,614,211)
Intangible right-to-use leases					
Machinery and equipment	(88,970)	-	81,489	-	(7,481)
Intangible right-to-use:					
Subscription arrangements	(50,295)	(37,283)	64,566	-	(23,012)
Total accumulated depreciation & amortization	<u>(57,085,426)</u>	<u>(4,377,932)</u>	<u>150,851</u>	<u>-</u>	<u>(61,312,507)</u>
Total depreciable capital assets, net	<u>133,743,328</u>	<u>1,224,491</u>	<u>(74,538)</u>	<u>550,772</u>	<u>135,444,053</u>
Business-type capital assets, net	<u>\$ 157,526,262</u>	<u>\$ 3,861,934</u>	<u>\$ (192,357)</u>	<u>\$ -</u>	<u>\$ 161,195,839</u>

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The Authority has authorized construction projects. The remaining costs are split between the portion of the contracts that have been entered into for which the work had not been done prior to December 31, 2025 and the remainder of the authorized project expenditure for which contracts have not been entered into as of year end. The source of financing for the remaining project cost is noted below:

<u>Project</u>	<u>Project Authorization</u>	<u>Expended to Date</u>	<u>Contracts in Progress</u>	<u>Authorized Not Obligated</u>	<u>Funding Source</u>
Parks Creek Reservoir	\$ 2,083,739	\$ 1,826,152	\$ -	\$ 257,587	Renewal & Extension Fund
Wastewater Operations Admin Building/Turn Lane	300,000	102,133	-	197,867	Renewal & Extension Fund
Middle Oconee LS Pump Replace 2	70,000	-	-	70,000	Renewal & Extension Fund
Package Plant Mulberry WWTP	462,295	56,779	-	405,516	Renewal & Extension Fund
Bear Creek Reservoir Expansion	4,500,000	1,584,490	-	2,915,510	Renewal & Extension Fund
Water Resources Devt/Planning	1,361,383	868,530	-	492,853	Renewal & Extension Fund
Gravity Main	925,000	-	-	925,000	Renewal & Extension Fund
Hightower Water Tank	200,000	7,199	-	192,801	Renewal & Extension Fund
Sample Station Updates	55,000	570	-	54,430	Renewal & Extension Fund
Floating Aerator	-	37,716	-	(37,716)	Renewal & Extension Fund
HWY 129 Loop	2,400,000	1,236,016	-	1,163,984	SPLOST
New Admin Building	14,048,691	11,843,253	-	2,205,438	2021 Bond Issue
Parks Creek Reservoir	5,000,000	-	-	5,000,000	2021 Bond Issue
Doster Creek Upgrades	3,384,408	297,066	-	3,087,342	2021 Bond Issue
Total all projects	<u>\$ 34,790,516</u>	<u>\$ 17,859,904</u>	<u>\$ -</u>	<u>\$ 16,930,612</u>	

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Capital asset activity for the period ended December 30, 2024 was as follows:

	Beginning Balance December 31, 2023	Addition(s)	Retirements	Transfers & Adjustments	Ending Balance December 30, 2024
Business-type activities					
Non-depreciable assets:					
Land	\$ 3,511,083	\$ -	\$ -	\$ -	\$ 3,511,083
Land - Water plant capacity	2,380,799	-	-	-	2,380,799
Land - Park Creek Reservoir	2,000,000	-	-	-	2,000,000
Construction in progress	14,166,163	2,288,813	-	(563,924)	15,891,052
Total non-depreciable capital assets	<u>22,058,045</u>	<u>2,288,813</u>	<u>-</u>	<u>(563,924)</u>	<u>23,782,934</u>
Depreciable assets:					
Buildings	1,805,600	-	(1,227,274)	-	578,326
Water tanks	4,625,060	-	-	-	4,625,060
Booster pumps	2,365,652	-	-	-	2,365,652
Water lines	76,627,390	1,446,218	-	-	78,073,608
Meters	5,232,440	-	-	445,401	5,677,841
Vehicles	1,117,887	-	-	118,523	1,236,410
Sewer system	36,209,066	2,019,924	-	-	38,228,990
Machinery and equipment	2,313,209	-	(17,492)	-	2,295,717
Water plant capacity	22,601,355	34,821,750	-	-	57,423,105
Intangible right-to-use leases:					
Land	51,791	55,073	-	-	106,864
Machinery and equipment	147,412	-	(54,645)	-	92,767
Total intangible right-to-use leases	199,203	55,073	(54,645)	-	199,631
Intangible right-to-use:					
Subscription arrangements	60,688	63,726	-	-	124,414
Total depreciable capital assets	<u>153,157,550</u>	<u>38,406,691</u>	<u>(1,299,411)</u>	<u>563,924</u>	<u>190,828,754</u>
Less accumulated depreciation & amortization for:					
Buildings	(606,110)	(54,285)	529,624	-	(130,771)
Water tanks	(1,889,500)	(94,331)	-	-	(1,983,831)
Booster pumps	(1,371,553)	(95,190)	-	-	(1,466,743)
Water lines	(28,187,129)	(1,546,836)	-	-	(29,733,965)
Water meters	(3,483,128)	(307,119)	-	-	(3,790,247)
Vehicles	(840,261)	(119,037)	-	-	(959,298)
Sewer system	(8,548,064)	(898,058)	-	-	(9,446,122)
Machinery and equipment	(1,621,481)	(241,277)	17,492	-	(1,845,266)
Water plant capacity	(7,204,023)	(385,895)	-	-	(7,589,918)
Intangible right-to-use leases					
Machinery and equipment	(99,935)	(43,680)	54,645	-	(88,970)
Intangible right-to-use:					
Subscription arrangements	(23,686)	(26,609)	-	-	(50,295)
Total accumulated depreciation & amortization	<u>(53,874,870)</u>	<u>(3,812,317)</u>	<u>601,761</u>	<u>-</u>	<u>(57,085,426)</u>
Total depreciable capital assets, net	<u>99,282,680</u>	<u>34,594,374</u>	<u>(697,650)</u>	<u>563,924</u>	<u>133,743,328</u>
Business-type capital assets, net	<u>\$ 121,340,725</u>	<u>\$ 36,883,187</u>	<u>\$ (697,650)</u>	<u>\$ -</u>	<u>\$ 157,526,262</u>

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NOTE 6 - LONG-TERM DEBT

Long-term liability activity for the period ended December 31, 2025, was as follows:

	Balance December 31, 2024	Increase	Decrease	Balance December 31, 2025	Due within one year	Due in more than one year
Revenue bonds payable:						
Revenue Bonds	\$ 21,635,000	\$ -	\$ (1,415,000)	\$ 20,220,000	\$ 1,465,000	\$ 18,755,000
For issuance premiums and discounts	<u>2,496,417</u>	<u>-</u>	<u>(149,784)</u>	<u>2,346,633</u>	<u>149,785</u>	<u>2,196,848</u>
Arbitrage related to the 2021 revenue bonds	<u>704,647</u>	<u>220,671</u>	<u>-</u>	<u>925,318</u>	<u>-</u>	<u>925,318</u>
Total revenue bonds payable	<u>24,836,064</u>	<u>220,671</u>	<u>(1,564,784)</u>	<u>23,491,951</u>	<u>1,614,785</u>	<u>21,877,166</u>
Contracts payable:						
UOBWA contract payable	35,830,614	-	(1,156,739)	34,673,875	1,212,413	33,461,462
City of Jefferson contract payable	1,204,460	-	(88,890)	1,115,570	92,224	1,023,346
For issuance premiums and discounts	<u>3,491,318</u>	<u>-</u>	<u>(209,460)</u>	<u>3,281,858</u>	<u>209,459</u>	<u>3,072,399</u>
Total contracts payable	<u>40,526,392</u>	<u>-</u>	<u>(1,455,089)</u>	<u>39,071,303</u>	<u>1,514,096</u>	<u>37,557,207</u>
Leases	111,485	-	(9,031)	102,454	2,076	100,378
Subscription Arrangements	53,957	-	(31,656)	22,301	22,301	-
Net pension liability	<u>1,331,218</u>	<u>129,736</u>	<u>(41,922)</u>	<u>1,419,032</u>	<u>-</u>	<u>1,419,032</u>
Total long-term liabilities	<u>\$ 66,859,116</u>	<u>\$ 350,407</u>	<u>\$ (3,102,482)</u>	<u>\$ 64,107,041</u>	<u>\$ 3,153,258</u>	<u>\$ 60,953,783</u>

Long-term liability activity for the period ended December 31, 2024, was as follows:

	Balance December 31, 2023	Increase	Decrease	Balance December 30, 2024	Due within one year	Due in more than one year
Revenue bonds payable:						
Revenue Bonds	\$ 23,010,000	\$ -	\$ (1,375,000)	\$ 21,635,000	\$ 1,415,000	\$ 20,220,000
For issuance premiums and discounts	<u>2,646,202</u>	<u>-</u>	<u>(149,785)</u>	<u>2,496,417</u>	<u>149,785</u>	<u>2,346,632</u>
Arbitrage related to the 2021 revenue bonds	<u>353,311</u>	<u>351,336</u>	<u>-</u>	<u>704,647</u>	<u>-</u>	<u>704,647</u>
Total revenue bonds payable	<u>26,009,513</u>	<u>351,336</u>	<u>(1,524,785)</u>	<u>24,836,064</u>	<u>1,564,785</u>	<u>23,271,279</u>
Contracts payable:						
UOBWA contract payable	4,749,652	32,187,146	(1,106,184)	35,830,614	1,156,360	34,674,254
City of Jefferson contract payable	1,291,127	-	(86,667)	1,204,460	88,890	1,115,570
For issuance premiums and discounts	<u>420,984</u>	<u>3,181,169</u>	<u>(110,835)</u>	<u>3,491,318</u>	<u>209,459</u>	<u>3,281,859</u>
Total contracts payable	<u>6,461,763</u>	<u>35,368,315</u>	<u>(1,303,686)</u>	<u>40,526,392</u>	<u>1,454,709</u>	<u>39,071,683</u>
Leases	99,169	55,073	(42,757)	111,485	9,031	102,454
Arrangements Subscriptions	36,388	63,726	(46,157)	53,957	31,657	22,300
Net pension liability	<u>1,613,248</u>	<u>(240,108)</u>	<u>(41,922)</u>	<u>1,331,218</u>	<u>-</u>	<u>1,331,218</u>
Total long-term liabilities	<u>\$ 34,220,081</u>	<u>\$ 35,598,342</u>	<u>\$ (2,959,307)</u>	<u>\$ 66,859,116</u>	<u>\$ 3,060,182</u>	<u>\$ 63,798,934</u>

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REVENUE BONDS

The Authority issues bonds where the Authority pledges income derived from the acquired or constructed assets to pay debt service.

The scheduled payments of principal and interest for all bonds payable are as follows:

December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 1,465,000	\$ 735,675	\$ 2,200,675
2027	1,525,000	684,563	2,209,563
2028	1,575,000	633,742	2,208,742
2029	1,635,000	581,214	2,216,214
2030	1,690,000	526,636	2,216,636
2031-2035	6,135,000	1,835,710	7,970,710
2036-2040	5,060,000	850,200	5,910,200
2041	1,135,000	45,400	1,180,400
Total	<u>\$ 20,220,000</u>	<u>\$ 5,893,140</u>	<u>\$ 26,113,140</u>

During 2018, the Authority issued \$8,670,000 of Series 2018 revenue bonds to provide funds to finance approved projects related to acquiring, constructing, and equipping certain additions, extensions and improvements to the Authority's water and sewage system. The outstanding revenue bonds related to business-type activities contain a provision that if the Authority is unable to make its payment, outstanding amounts are due immediately. The Authority's outstanding revenue bond does contain a subjective acceleration clause that stipulates that upon the event of a default, the principal amount will be declared due and payable immediately. These bonds bear an interest rate of 2.83% and mature September 1, 2032. The outstanding balance on the 2018 bonds as of December 31, 2025 was \$6,250,000.

The scheduled payments of principal and interest for the Series 2018 bonds payable are as follows:

December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 640,000	\$ 176,875	\$ 816,875
2027	870,000	158,763	1,028,763
2028	895,000	134,142	1,029,142
2029	925,000	108,814	1,033,814
2030	950,000	82,636	1,032,636
2031-2032	1,970,000	83,910	2,053,910
Total	<u>\$ 6,250,000</u>	<u>\$ 745,140</u>	<u>\$ 6,995,140</u>

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During 2021, the Authority issued \$16,455,000 of Series 2021 revenue bonds to refund the Series 2011B Revenue Bonds and to provide funds to finance approved projects related to acquiring, constructing, and equipping certain additions, extensions and improvements to the Authority's water and sewage system. The outstanding revenue bonds related to business-type activities contain a provision that if the Authority is unable to make its payment, outstanding amounts are due immediately. The Authority's outstanding revenue bond does contain a subjective acceleration clause that stipulates that upon the event of a default, the principal amount will be declared due and payable immediately. These bonds bear an interest rate of 3.00% to 4.00% and mature in 2041. The outstanding balance on the 2021 bonds as of December 31, 2025 was \$13,970,000.

The scheduled payments of principal and interest for the 2021 bonds payable are as follows:

December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 825,000	\$ 558,800	\$ 1,383,800
2027	655,000	525,800	1,180,800
2028	680,000	499,600	1,179,600
2029	710,000	472,400	1,182,400
2030	740,000	444,000	1,184,000
2031-2035	4,165,000	1,751,800	5,916,800
2036-2040	5,060,000	850,200	5,910,200
2041	1,135,000	45,400	1,180,400
Total	<u>\$ 13,970,000</u>	<u>\$ 5,148,000</u>	<u>\$ 19,118,000</u>

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CONTRACTS PAYABLE

Upper Oconee Basin Water Authority Contract

The Authority enters into contractual agreements for the procurement of goods and services, under which future payment obligations are recognized as contract payables.

The scheduled payments of principal and interest for all contracts payable are as follows:

December 31,	Principal	Interest	Total
2026	\$ 1,212,413	\$ 1,733,713	\$ 2,946,126
2027	1,274,316	1,673,092	2,947,408
2028	552,505	1,609,357	2,161,862
2029	578,041	1,581,732	2,159,773
2030	608,219	1,552,830	2,161,049
2031-2035	3,526,283	7,276,529	10,802,812
2036-2040	4,498,970	6,302,449	10,801,419
2041-2045	5,743,267	5,059,312	10,802,579
2046-2050	7,328,818	3,472,950	10,801,768
2051-2055	9,351,043	1,447,949	10,798,992
Total	<u>\$ 34,673,875</u>	<u>\$ 31,709,913</u>	<u>\$ 66,383,788</u>

On November 1, 1997, the Upper Oconee Basin Water Authority (the Issuer) issued \$60,770,000 of Revenue Bonds, Series 1997 (UOBWA) in order to finance the acquisition, construction and installation of a water supply reservoir and a water treatment plant (collectively the Project). These Bonds, which mature July 1, 2027, bear interest at rates from 4.25% to 5.25%. The Issuer is governed by a board composed of ten members, four of whom are the chief elected officials of the member counties: Athens-Clarke, Barrow, Jackson, and Oconee Counties, whose regular terms shall be concurrent with their terms of office; four of whom are appointed by the governing authority of each Member County, whose terms shall be for one year; one who is appointed by the Upper Oconee Resource Management Commission, whose term shall be for a period of two years; and one who is appointed by the previously identified nine members of the board, whose term shall be for a period of two years.

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Jackson County entered into an Intergovernmental Agreement dated July 22, 1996, with UOBWA, Barrow County, and Oconee County that requires each county to pay its proportional share of the principal and interest payments on this debt. Those shares are Barrow County 37.520%, Jackson County 41.521%, and Oconee County 20.959%. While Jackson County has the legal obligation to make these payments, it is anticipated that the payments will be financed by the sale of water by the Jackson County Water and Sewerage Authority. In the event that the funds from such sales are not sufficient to pay the principal and interest, Jackson County has the obligation to levy property taxes sufficient to make them.

In order to present the impact of this project fairly, the debt and “UOBWA Intangible Asset”, are recorded as part of the Jackson County Water & Sewerage enterprise fund even though the legal obligation belongs to Jackson County. The Water Plant Capacity intangible asset is being amortized on a straight line basis over the life of the underlying assets of the UOBWA, 100 years for the dam/reservoir and 50 years for the water treatment facility.

During 2015, the Upper Oconee Basin Water Authority issued revenue bonds (Series 2015A and 2015B) for a full refunding of the Authority’s Series 2005 revenue bonds. The refunding was undertaken to reduce total future debt service payments. The Authority's portion of the debt totaled \$12,447,996 with a cash flow savings of \$3,290,430. The accounting loss for the County on the refunding was approximately \$1,189,840. This loss was deferred and is being amortized over the remaining life of the new debt in accordance with GASB No. 23 using the straight line method. The outstanding balance on the contract as of December 31, 2025 was \$2,486,729.

The scheduled payments of principal and interest for the Upper Oconee Basin Water Authority contract payable are as follows:

December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 1,212,413	\$ 124,356	\$ 1,336,769
2027	1,274,316	63,734	1,338,050
Total	<u>\$ 2,486,729</u>	<u>\$ 188,090</u>	<u>\$ 2,674,819</u>

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During 2024, the Upper Oconee Basin Water Authority (the Issuer) issued \$69,330,000 of Revenue Bonds, series 2024 (UOBWA) in order to finance the costs of acquiring, constructing and installing a new water treatment plant and related improvements (the "2024 Bear Creek Water Treatment Plant") and improvements to the existing water treatment plant and related improvements (the "Original Bear Creek Water Treatment Plant"), and paying all or a portion of the costs of issuing the Series 2024 Bonds. These Bonds, which mature July 1, 2055, bear interest at 5.0%. The Issuer is governed by a board composed of ten members, four of whom are the chief elected officials of the member counties: Athens-Clarke, Barrow, Jackson, and Oconee Counties, whose regular terms shall be concurrent with their terms of office; four of whom are appointed by the governing authority of each Member County, whose terms shall be for one year; one who is appointed by the Upper Oconee Resource Management Commission, whose term shall be for a period of two years; and one who is appointed by the previously identified nine members of the board, whose term shall be for a period of two years.

Jackson County entered into an Intergovernmental Agreement dated July 22, 1996, as supplemented and amended from time to time, including as amended on November 19, 2024 (as supplemented, the "Reservoir Agreement"), among the Member Counties and the Authority, the Intergovernmental Water Treatment and Transmission Agreement, dated as of July 22, 1996, as amended on November 17, 1997 and as supplemented and amended from time to time, including as amended on November 12, 2024 (as supplemented and amended, the "Water Treatment Agreement") among Barrow County, Jackson County and Oconee County (collectively, the "Obligated Counties") and the Authority and the Supplemental Contracts, dated as of December 1, 2024 (collectively, the "Supplemental Contracts" and together with the Reservoir Agreement and the Water Treatment Agreement, the "Contracts"). Each member county is obligated to its agreed upon share of the debt. Those shares are Barrow County 29.762%, Jackson County 46.429%, and Oconee County 23.809%. While Jackson County has the legal obligation to make these payments, it is anticipated that the payments will be financed by the sale of water by the Jackson County Water and Sewerage Authority. In the event that the funds from such sales are not sufficient to pay the principal and interest, Jackson County has the obligation to levy property taxes sufficient to make them.

In order to present the impact of this project fairly, the debt and "UOBWA Intangible Asset", are recorded as part of the Jackson County Water & Sewerage enterprise fund even though the legal obligation belongs to Jackson County. The Water Plant Capacity intangible asset is being amortized on a straight line basis over the life of the underlying assets of the UOBWA, 100 years for the dam/reservoir and 50 years for the water treatment.

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The Authority's portion of the debt is \$32,187,146 with a cash flow savings of \$3,071,553. This premium is being amortized over the life of the new debt in accordance with GASB No. 23 using the straight line method. The outstanding balance on the contract as of December 31, 2024 was \$32,187,146.

December 31,	Principal	Interest	Total
2026	\$ -	\$ 889,617	\$ 889,617
2027	-	1,609,357	1,609,357
2028	552,505	1,609,357	2,161,862
2029	578,041	1,581,732	2,159,773
2030	608,220	1,552,830	2,161,050
2031-2035	3,526,283	7,276,529	10,802,812
2036-2040	4,498,970	6,302,449	10,801,419
2041-2045	5,743,267	5,059,312	10,802,579
2046-2050	7,328,818	3,472,950	10,801,768
2051-2055	9,351,042	1,447,949	10,798,991
Total	\$ 32,187,146	\$ 30,802,082	\$ 62,989,228

City of Jefferson Contract

During 2016, the Authority entered into an intergovernmental agreement with the City of Jefferson for the City of Jefferson Building Authority Revenue Bonds, Series 2015. The Authority has agreed to pay twenty-five percent of the portion of the bonds related to the Park Creek Reservoir construction. These bonds, which bear interest rates from 2.00% to 4.25%, mature April 1, 2035. The outstanding balance on the contract as of December 31, 2025 was \$1,115,570.

The scheduled payments of principal and interest for the City of Jefferson contract payable are as follows:

December 31,	Principal	Interest	Total
2026	\$ 92,224	\$ 42,778	\$ 135,002
2027	96,668	39,000	135,668
2028	100,001	35,067	135,068
2029	104,446	30,978	135,424
2030	108,890	26,711	135,601
2031-2035	613,341	63,245	676,586
Total	\$ 1,115,570	\$ 237,779	\$ 1,353,349

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LEASE LIABILITIES

The Authority enters into noncancellable lease agreements whereby a lease liability and a corresponding intangible right-to-use lease asset are recognized in accordance with the provisions of GASB Statement No. 87, Leases.

The scheduled payments of principal and interest for all lease liabilities are as follows:

<u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 2,076	\$ 3,924	\$ 6,000
2027	2,158	3,842	6,000
2028	2,243	3,757	6,000
2029	2,331	3,669	6,000
2030	2,422	3,578	6,000
2031-2035	13,618	16,382	30,000
2036-2040	16,516	13,454	29,970
2041-2045	20,035	9,965	30,000
2046-2050	24,307	5,693	30,000
2051-2054	16,748	1,002	17,750
Total	<u>\$ 102,454</u>	<u>\$ 65,266</u>	<u>\$ 167,720</u>

On August 18, 2023, the Authority entered into a 30 year lease as Lessee for the use of wells on private property with the option to renew another 30 years. An initial lease liability was recorded in the amount of \$51,790. As of December 31, 2025, the value of the lease liability was \$49,412. The authority is required to make monthly fixed payments of \$250. The well estimated useful life was 30 years as of the contract commencement. The net value of the right to use asset as of December 31, 2025 is \$47,711 is included with Intangible Right to Use Lease Land on the Capital Assets table (see Note 5).

On February 22, 2024, the Authority entered into a 30 year lease as Lessee for the use of wells on private property with the option to renew another 30 years. An initial lease liability was recorded in the amount of \$55,073. As of December 31, 2025, the value of the lease liability was \$53,042. The authority is required to make monthly fixed payments of \$250. The well estimated useful life was 30 years as of the contract commencement. The net value of the right to use asset as of December 31, 2025 is \$51,671 is included with Intangible Right to Use Lease Land on the Capital Assets table (see Note 5).

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RIGHT TO USE SUBSCRIPTION ARRANGEMENT LIABILITIES

The Authority enters into subscription-based information technology arrangements that result in the recognition of a subscription liability and an associated intangible right-to-use asset, in accordance with the provisions of GASB Statement No. 96, Subscription-Based Information Technology Arrangements.

A summary of the principal and interest amounts for all subscription arrangement payments to maturity for the period ended December 31, 2025 are as follows:

<u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 22,301	\$ 604	\$ 22,905
Total	<u>\$ 22,301</u>	<u>\$ 604</u>	<u>\$ 22,905</u>

The Authority has adopted GASB Statement No. 96 which introduced changes in the recognition, measurement and reporting of Subscription-Based Information Technology Arrangements (SBITA). The primary objective of this statement is to enhance the relevance and consistency of information about governments' subscription activities. This statement establishes a single model for subscription accounting based on the principle that subscriptions are financing of the right to use an underlying asset. Under this Statement, an organization is required to recognize a subscription liability and an intangible subscription arrangement asset.

The Authority has recorded \$22,301 as intangible right-to-use subscription arrangements liabilities on the face of the statement of net position. Due to the implementation of GASB Statement No. 96, these arrangements for the software's mentioned above met the criteria of a Subscription-based information technology arrangements; thus, requiring it to be recorded by the Authority as intangible assets and a subscription liability. The Authority will re-evaluate these subscription contracts at the end of their expected renewal period.

On January 1, 2024, Jackson County Water and Sewerage Authority, GA entered into a 36 month subscription for the use of Desktop And Enterprise Software. An initial subscription liability was recorded in the amount of \$63,726. As of December 31, 2025, the value of the subscription liability is \$22,300. Jackson County Water and Sewerage Authority, GA is required to make one more payment. The fiscal year 2026 payment is \$22,905. The subscription has an interest rate of 2.6560%. The value of the right to use asset as of December 31, 2025 of \$63,726 with accumulated amortization of \$23,012 is included with intangible Right to Use subscription arrangements on the Capital Assets table (see Note 5).

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PLEDGED REVENUES

Jackson County Water and Sewerage Authority has pledged future water and sewer revenues, net of specified operating expenses, to repay an original debt of \$39.7 million. This debt is payable solely from water and sewer net revenues and is payable through 2041. The total principal and interest remaining to be paid as of December 31, 2025 is \$26.1 million. Principal and interest paid for the current year was \$3.3 million which was approximately 30.05% of net revenues. Principal and interest paid for during 2024 was \$2.1 million which was approximately 17.33% of net revenues.

NOTE 7 - UNEARNED REVENUE

Unearned revenue reported by the Authority at December 31, 2025 and 2024 is \$4,402,654 and \$4,609,602, respectively. Prior to December 31, 2016, unearned revenue represented sewer tap fees received in advance of providing the service to customers. This revenue was recognized when customers become active on the Authority's sewer system. As of January 1, 2023, most sewer taps are paid at the time of connection to the system and are no longer prepaid; however, the Authority continues to track the prepaid taps listing from previous years for revisions and recognition purposes of the related developments as customers are added. Some sewer taps are prepaid but require a contract to do so. Development in Jackson County has experienced a rebound from the most recent recession. As development continues, the Authority anticipates that the remaining deferred revenue will be recognized as earned. As of December 31, 2025, 60.11% of the deferred revenue related to prepaid sewer tap fees has been recognized.

NOTE 8 - CONTINGENCIES AND COMMITMENTS

The Authority is occasionally a defendant in various lawsuits. At December 31, 2025 and 2024, there were no outstanding suits that would have a material adverse effect on the financial condition of the Authority.

NOTE 9 - RISK FINANCING ACTIVITIES

The Authority is exposed to various risks of losses related to torts, thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority purchases worker's compensation insurance from a commercial insurance company.

The Authority contracted with American Alternative Insurance Corporation dba Glatfelter Public Practice to purchase combined automobile, crime, liability and property insurance. The deductible is determined by type of claim however \$5,000 is the maximum deductible for any claim.

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The following is a summary of coverage at December 31, 2025 and 2024:

Umbrella excess liability protection	\$	4,000,000	per occurrence/aggregate
General liability	\$	3,000,000	aggregate
Products and completed work	\$	3,000,000	aggregate
Personal injury	\$	1,000,000	per person
Automobile liability	\$	1,000,000	per occurrence
Public entity officials and management liability	\$	3,000,000	aggregate
Failure to supply	\$	1,000,000	per occurrence
Sewer backup and premises damage	\$	1,000,000	per occurrence
Cyber liability	\$	1,000,000	per occurrence

The Authority has no outstanding claims in excess of coverage for which a liability should be recorded as of December 31, 2025 and 2024.

Settled claims in the past three years have not exceeded the coverages.

NOTE 10 - RETIREMENT PLANS

DEFINED BENEFIT PENSION PLAN

Plan Description

The Authority's defined benefit pension plan, Jackson County Water and Sewerage Authority Retirement Plan (the Plan), provides retirement and death benefits to plan members and beneficiaries. The Plan is affiliated with the Georgia Municipal Employees Benefit System (GMEBS), an agent multiple-employer public employee retirement system administered by the Georgia Municipal Association (GMA). GMEBS acts as a common investment and administrative agent for participating cities in Georgia. The Georgia Constitution enables the governing authority of the Authority, the Board, to establish, and amend from time-to-time, the contribution rates for the Authority and its plan participants. The Plan issues a stand-alone report. This report may be obtained from: Georgia Municipal Association, 201 Pryor Street, SW, Atlanta, Georgia 30303.

The GMA, in its role as Plan Sponsor, has the sole authority to amend the provisions of the GMEBS Plan. The Authority has the authority to amend the adoption agreement, which defines the specific benefit provisions of the Plan.

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Participant counts as of the most recent actuarial valuation date and covered compensation (based on covered earnings for the preceding year) are shown below:

	Valuation Date	
	July 1, 2025	July 1, 2024
Retirees, beneficiaries and disables receiving benefits	4	4
Terminated plan participants entitled to but not yet receiving benefits	7	5
Active employees participating in the Plan	36	37
Total number of Plan participants	47	46
Covered compensation for active participants	\$ 2,882,481	\$ 2,724,043
Contributions as a percentage of covered payroll	49.23%	48.87%

Funding Policy

The Authority is required to contribute at an actuarially determined rate. Section 47-20 of the Georgia Code set forth minimum funding standards for state and local governmental pension plans. Administrative expenses are based on total covered compensation of active plan participants and are added to the state-required annual funding requirement. Authority employees are not required to contribute to the Plan. The annual Authority contribution meets or exceeds the minimum funding requirements of Georgia Statute 47-20.

Net Pension Liability

The Authority's net pension liability was measured as of March 31, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025.

The total pension liability in the July 1, 2025 valuation was determined by an actuarial valuation using the following actuarial assumptions, applied to all periods included in the measurement:

- Net investment rate of return 7.375%
- Projected Salary Increases 2.25% plus service-based merit increases

Mortality rates were based on the Pri-2012 head-count weighted Healthy Retiree Mortality Table with rates multiplied by 1.25. Disabled mortality rates were based on the Pri-2012 head-count weighted Disabled Retiree Mortality Table with rates multiplied by 1.25.

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The actuarial assumptions used in the 2025 valuation were based on the results of an actuarial experience study for the period January 1, 2015 - June 30, 2019.

The long-term expected rate of return on pension plan investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected nominal returns, net of pension plan investment expense and the assumed rate of 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. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term expected real rate of return*
Domestic equity	45 %	6.60%
International equity	20 %	7.03%
Domestic fixed income	20 %	2.70%
Real estate	10 %	3.40%
Global fixed income	5 %	3.70%
TOTAL	100 %	

* Rates shown are net of inflation

The discount rate used to measure the total pension liability was 7.375%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, 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 periods of projected benefit payments to determine the total pension liability.

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Current Year Change in the Net Pension Liability

	<u>Pension Liability</u>	<u>Fiduciary Net Position</u>	<u>Net Pension Liability</u>
Balances at December 31, 2024	\$ 3,219,097	\$ 1,887,879	\$ 1,331,218
Changes for the year:			
Service cost	95,523	-	95,523
Interest	241,300	-	241,300
Difference between expected and actual experience	74,647	-	74,647
Contribution-employer	-	238,457	(238,457)
Net investment income	-	90,304	(90,304)
Benefit payments	(85,510)	(85,510)	-
Administrative expense	-	(5,105)	5,105
Other charges	-	-	-
Net changes	<u>325,960</u>	<u>238,146</u>	<u>87,814</u>
Balances at December 31, 2025*	<u>\$ 3,545,057</u>	<u>\$ 2,126,025</u>	<u>\$ 1,419,032</u>

* measurement date March 31, 2025

The following presents the Authority's net pension liability calculated using the discount rate of 7.375%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375%) or 1-percentage-point higher (8.375%) than the current rate:

	<u>1 % Decrease (6.375%)</u>	<u>Current Discount Rate (7.375%)</u>	<u>1% Increase (8.375%)</u>
Authority's net pension liability	<u>\$ 1,950,680</u>	<u>\$ 1,419,032</u>	<u>\$ 978,861</u>

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

For the year ended December 31, 2025, the Authority recognized pension expense of \$258,297. At December 31, 2025, the Authority reported the following deferred outflows of resources and deferred inflows of resources related to pensions:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 395,359	\$ -
Changes of assumptions	-	(20,043)
Net difference between projected and actual earnings on pension plan investments	34,224	-
Changes in proportion and differences between Authority contributions and proportionate share of contributions	-	-
Authority contributions subsequent to the measurement date	-	-
TOTAL	<u><u>\$ 429,583</u></u>	<u><u>\$ (20,043)</u></u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	
2026	\$ 111,166
2027	\$ 109,568
2028	\$ 53,141
2029	\$ 67,248
2030	\$ 34,508
Thereafter	\$ 33,909

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NOTES TO FINANCIAL STATEMENTS
December 31, 2025

Prior Year Change in the Net Pension Liability

	Pension Liability	Fiduciary Net Position	Net Pension Liability
Balances at December 31, 2023	\$ 2,875,536	\$ 1,262,288	\$ 1,613,248
Changes for the year:			
Service cost	91,435	-	91,435
Interest	215,661	-	215,661
Difference between expected and actual experience	121,976	-	121,976
Contribution-employer	-	469,157	(469,157)
Net investment income	-	245,874	(245,874)
Benefit payments	(85,511)	(85,511)	-
Administrative expense	-	(3,929)	3,929
Other charges	-	-	-
Net changes	<u>343,561</u>	<u>625,591</u>	<u>(282,030)</u>
Balances at December 31, 2024*	<u>\$ 3,219,097</u>	<u>\$ 1,887,879</u>	<u>\$ 1,331,218</u>

* measurement date March 31, 2022

The following presents the Authority's net pension liability calculated using the discount rate of 7.375%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375%) or 1-percentage-point higher (8.375%) than the current rate:

	1 % Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
Authority's net pension liability	<u>\$ 1,820,187</u>	<u>\$ 1,331,218</u>	<u>\$ 926,982</u>

JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

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

For the year ended December 31, 2024, the Authority recognized pension expense of \$37,907. At December 31, 2024, the Authority reported the following deferred outflows of resources and deferred inflows of resources related to pensions:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 416,747	\$ -
Changes of assumptions	-	(26,324)
Net difference between projected and actual earnings on pension plan investments	-	(48,857)
Changes in proportion and differences between Authority contributions and proportionate share of contributions	-	-
Authority contributions subsequent to the measurement date	-	-
TOTAL	<u><u>\$ 416,747</u></u>	<u><u>\$ (75,181)</u></u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	
2025	\$ 40,847
2026	\$ 90,959
2027	\$ 89,361
2028	\$ 32,934
2029	\$ 47,041
Thereafter	\$ 40,424

DEFINED CONTRIBUTION PLAN

Effective May 14, 2009, the Authority, by resolution, adopted the ICMA 401a Money Purchase Plan, which operates in conjunction with the Deferred Compensation Plan discussed in NOTE 11. The Authority has the ability to amend the adoption agreement to change the contribution requirements and other matters related to the plan. The plan issues a stand alone report, it may be obtained from: ICMA Retirement Corporation, 777 North Capitol Street, NE, Washington D.C., 20002.

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025**

Employees hired after January 1, 2002 must complete one year of service to be eligible. The Authority contribution for various levels of employee contributions are listed below:

<u>Employee Contribution</u>	<u>Authority Contribution</u>	<u>Employee Contribution</u>	<u>Authority Contribution</u>
- %	4.0 %	4.0 %	6.0 %
1.0 %	4.5 %	5.0 %	6.5 %
2.0 %	5.0 %	6.0 %	7.0 %
3.0 %	5.5 %		

The employee contributions as of December 31, 2025 and 2024 were \$163,013 and \$172,371, respectively. The Authority matching contributions as of December 31, 2025 and 2024 were \$169,402 and \$167,608, respectively.

NOTE 11 - DEFERRED COMPENSATION PLAN

The Authority offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all Authority employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. Because the assets are held in trust for the employees, they are not assets of the Authority and are not reported in these financial statements.

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
(A COMPONENT UNIT OF JACKSON COUNTY, GEORGIA)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025**

NOTE 12 - CERTAIN SIGNIFICANT ESTIMATES

As discussed in NOTE 1, estimates are used in the preparation of these financial statements. The following estimates qualified as significant, in that it is reasonably possible that the estimate will change in the near term due to one or more future confirming events and this change will have a material effect on the financial statements.

The estimate for allowance for doubtful accounts relating to trade receivables qualifies as a significant estimate. The estimate is calculated based on the previous year's collection percentage of accounts greater than 30 days old.

The estimate for accumulated depreciation on capital assets qualifies as a significant estimate. This estimate is based on the original or estimated cost of the assets depreciated over the estimated useful lives using the straight line method.

The discount rate, amortization, and length of the leases and subscription arrangement contracts are subject to significant estimates and assumptions. Changes in these estimates, such as revisions to the discount rate or adjustments to the amortization period, could impact the fair value measurement of the software arrangements, leases and the related financial statement disclosures. The Authority regularly reviews and updates its estimates based on changes in circumstances or additional information that becomes available.

The amount reported as the estimated amounts for the net pension liability and related deferred inflows and outflows for pension expense qualify as significant estimates and are based on actuarial studies and projections.

NOTE 13 - CONTINGENCIES

LITIGATION

The Authority is currently involved in litigation related to its recently adopted increase in connection fees. The plaintiff alleges that the Authority did not follow proper procedures in determining and adopting the new connection fees. The Authority adamantly denies these allegations and intends to vigorously defend its position.

At this time, the matter remains pending, and the outcome cannot be reasonably determined. Management is unable to estimate the amount of any potential loss, if any, that could result from this matter. Accordingly, no accrued liability has been recorded in the accompanying financial statements related to this litigation.

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE NET PENSION LIABILITY -
JCWSA RETIREMENT PLAN
For the Year Ended December 31, 2025
“Unaudited”**

For the Year Ended December 31,	2025	2024	2023	2022	2021
Total pension liability	\$ 3,545,057	\$ 3,219,097	\$ 2,875,536	\$ 2,602,755	\$ 2,220,269
Fiduciary pension position	\$ 2,126,025	\$ 1,887,879	\$ 1,262,288	\$ 1,220,366	\$ 992,181
Net pension liability	\$ 1,419,032	\$ 1,331,218	\$ 1,613,248	\$ 1,382,389	\$ 1,228,088
Covered payroll	\$ 2,882,481	\$ 2,724,043	\$ 2,542,984	\$ 2,406,943	\$ 2,409,615
Net pension liability as a percentage of its covered payroll	49.23%	48.87%	63.44%	57.43%	50.97%
Plan fiduciary net position as a percentage of the total pension liability	59.97%	58.65%	43.90%	46.89%	44.69%

NOTE: Schedule is intended to show information for the last 10 fiscal years. Additional years will be displayed as they become available.

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE NET PENSION LIABILITY -
JCWSA RETIREMENT PLAN
For the Year Ended December 31, 2025
“Unaudited”**

For the Year Ended December 31,

	2020	2019	2018	2017
Total pension liability	\$ 2,025,684	\$ 1,668,259	\$ 1,491,322	\$ 1,131,196
Fiduciary pension position	\$ 559,888	\$ 627,738	\$ 302,475	\$ 281,720
Net pension liability	\$ 1,465,796	\$ 1,040,521	\$ 1,188,847	\$ 849,476
Covered payroll	\$ 2,234,157	\$ 1,505,128	\$ 1,106,534	\$ 1,171,884
Net pension liability as a percentage of its covered payroll	65.61%	58.65%	107.44%	72.49%
Plan fiduciary net position as a percentage of the total pension liability	27.64%	37.63%	20.28%	24.90%

NOTE: Schedule is intended to show information for the last 10 fiscal years. Additional years will be displayed as they become available.

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS -
JCWSA RETIREMENT PLAN
For the Year Ended December 31, 2025
“Unaudited”**

For the Year Ended December 31,	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Contractually required contribution	\$ 252,672	\$ 238,457	\$ 244,824	\$ 224,333	\$ 215,594
Contributions in relation to the contractually required contribution	<u>252,672</u>	<u>238,457</u>	<u>244,824</u>	<u>224,333</u>	<u>215,594</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered payroll	\$ 2,882,481	\$ 2,724,043	\$ 2,844,006	\$ 2,646,285	\$ 2,614,006
Contributions as a percentage of covered payroll	8.77%	8.75%	8.61%	8.48%	8.25%

NOTE: Schedule is intended to show information for the last 10 fiscal years. Additional years will be displayed as they become available.

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS -
JCWSA RETIREMENT PLAN
For the Year Ended December 31, 2025
"Unaudited"**

For the Year Ended December 31,	2020	2019	2018	2017
Contractually required contribution	\$ 171,570	\$ 190,405	\$ 135,901	\$ 134,354
Contributions in relation to the contractually required contribution	<u>171,570</u>	<u>190,405</u>	<u>135,901</u>	<u>134,354</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered payroll	\$ 2,307,785	\$ 2,275,779	\$ 1,979,930	\$ 2,047,229
Contributions as a percentage of covered payroll	7.43%	8.37%	6.86%	6.56%

NOTE: Schedule is intended to show information for the last 10 fiscal years. Additional years will be displayed as they become available.

**JACKSON COUNTY WATER AND SEWERAGE AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF NOTES TO REQUIRED SUPPLEMENTARY INFORMATION -
JCWSA RETIREMENT PLAN
For the Year Ended December 31, 2025
“Unaudited”**

Method and Assumptions Used in Calculations of Actuarially Determined Contributions

The actuarially determined contribution rates in the schedule of contributions are calculated as of March 31, 2025. The following actuarial methods and assumptions were used to determine the contractually required contributions for the year ended December 31, 2025 reported in that schedule:

Valuation Date	July 1, 2025
Actuarial Cost Method	Projected Unit Credit
Amortization Method	Closed Level Dollar for remaining unfunded liability
Remaining Amortization period	Remaining amortization period varies for the bases, with a net effective amortization period of 15 years
Asset Valuation method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amount that the value exceeds or is less than the fair value at end of the year. The actuarial value is adjusted, if necessary, to be within 20% of fair value.
Investment rate of return	7.375%
Salary Increases	2.25% plus service based merit increases
Cost of Living Adjustment	NA

The accompanying notes are an integral part of this statement

STATISTICAL SECTION

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

Contents	Table
Financial Trends	
<i>These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.</i>	
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Changes in Net Position	2
Statement of Net Position	2A
Revenue Capacity	
<i>These schedules contain information to help the reader assess the government's most significant local revenue source.</i>	
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<i>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.</i>	
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Sources: Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year.

**Jackson County Water & Sewerage Authority
Net Position by Component**

Last Ten Fiscal Years

Table 1
(amounts expressed in thousands)

	2025	2024	2023	2022	2021 (1)	2020	2019	2018	2017	2016
Primary government										
Net investment in capital assets	\$ 107,546	\$ 100,588	\$ 99,252	\$ 91,235	\$ 87,812	\$ 84,767	\$ 82,459	\$ 66,840	\$ 77,200	\$ 73,107
Restricted	2,974	3,240	3,677	4,706	5,723	5,002	3,656	15,240	820	793
Unrestricted	34,124	25,768	10,307	6,681	1,221	(1,810)	(3,320)	(5,880)	(4,771)	(2,817)
Total primary government net position	\$ 144,644	\$ 129,597	\$ 113,236	\$ 102,622	\$ 94,756	\$ 87,959	\$ 82,795	\$ 76,200	\$ 73,249	\$ 71,083

(1) In 2022, the Authority implemented GASB 87 which caused the 2021 Financial Statements to be restated.

**Jackson County Water & Sewerage Authority
Changes in Net Position**

Last Ten Fiscal Years

Table 2
(amounts expressed in thousands)

Fiscal Year	Operating Revenues	Operating Expenses	Operating Income/(Loss)	Total Nonoperating Revenues/ (Expenses)	Income/(Loss) before Capital Contributions	Capital Contributions	Change In Net Position
2016	\$ 9,499	\$ 7,940	\$ 1,559	\$ (1,075)	\$ 484	\$ 1,004	\$ 1,488
2017	\$ 9,487	\$ 8,973	\$ 513	\$ (1,003)	\$ (490)	\$ 1,750	\$ 1,260
2018	\$ 10,265	\$ 9,294	\$ 971	\$ (841)	\$ 131	\$ 3,105	\$ 3,236
2019	\$ 11,256	\$ 9,989	\$ 1,268	\$ (808)	\$ 459	\$ 6,136	\$ 6,595
2020	\$ 11,635	\$ 10,470	\$ 1,165	\$ (1,010)	\$ 155	\$ 5,009	\$ 5,164
2021 (1)	\$ 13,924	\$ 11,584	\$ 2,340	\$ (823)	\$ 1,517	\$ 5,517	\$ 7,034
2022	\$ 15,084	\$ 11,962	\$ 3,122	\$ (807)	\$ 2,315	\$ 5,551	\$ 7,866
2023	\$ 18,291	\$ 13,138	\$ 5,153	\$ (465)	\$ 4,687	\$ 5,928	\$ 10,615
2024	\$ 23,202	\$ 14,372	\$ 8,830	\$ (572)	\$ 8,259	\$ 8,102	\$ 16,361
2025	\$ 22,176	\$ 15,497	\$ 6,679	\$ (1,346)	\$ 5,333	\$ 9,714	\$ 15,047

(1) In 2022, the Authority implemented GASB 87 which caused the 2021 Financial Statements to be restated.

Jackson County Water & Sewerage Authority
Statement of Net Position
Last Ten Fiscal Years

Table 2A
(amounts expressed in thousands)

Assets:	2016	2017	2018	2019	2020	2021 (1)	2022	2023	2024	2025
Cash, unrestricted	\$ 4,508	\$ 3,344	\$ 1,718	\$ 2,500	\$ 3,053	\$ 5,837	\$ 11,004	\$ 15,863	\$ 30,049	\$ 37,861
Cash, restricted	6,789	6,467	15,121	9,565	6,625	23,987	22,997	16,151	11,833	11,467
Receivables – sales tax	-	-	-	396	464	-	-	-	-	-
Receivables – other governments/interfund	11	12	430	16	15	20	51	28	31	35
Receivables – trade, net	866	1,120	582	449	621	513	649	937	899	1,320
Miscellaneous receivables	-	-	258	322	133	310	512	353	538	505
Unbilled revenue	312	337	353	491	515	548	739	621	744	804
Inventory	225	180	211	202	239	493	533	630	694	717
Prepaid expenses	87	76	170	181	208	217	344	274	124	216
Bond sinking fund	-	-	-	-	-	-	-	-	-	1,112
Loan fees, net	-	-	-	-	-	-	-	-	-	-
Bonds issuance cost, net	-	-	-	-	-	-	-	-	-	-
Lease receivable	-	-	-	-	-	-	-	-	-	-
Capital Assets, net	98,144	98,624	99,496	105,643	107,850	109,882	109,258	121,340	157,526	161,196
Subsitized loan receivable	-	-	-	-	-	-	-	-	-	-
Lease assets, net of accumulated amortization	-	-	-	-	-	-	-	-	-	-
Total Assets	110,942	110,160	118,339	119,765	119,723	141,807	146,087	156,197	202,438	215,233
Deferred Outflows of resources:										
Deferred charge on refunding	1,136	891	675	493	347	238	162	107	92	55
Pension Expense	-	-	322	171	595	475	373	449	417	430
Total Deferred Outflows of Resources	1,136	891	997	664	942	713	535	556	509	485
Liabilities:										
Accounts payable	319	874	612	1,267	458	733	579	3,024	862	834
Accrued Expenses	283	132	107	102	161	966	1,004	929	224	294
Accrued Interest	191	169	222	192	160	382	443	410	450	1,123
Due to other governments	-	-	-	-	-	-	-	-	-	-
Current portion of long-term debt	2,712	3,745	3,847	3,927	3,941	4,073	3,827	2,823	3,027	3,129
Customer Deposits	109	150	162	189	184	209	253	272	263	293
Unearned Revenue	8,388	8,388	7,767	5,602	4,912	4,031	4,207	4,631	4,610	4,403
Arbitrage Payable	-	-	-	-	-	-	-	353	705	925
Subscription arrangement liability	-	-	-	-	-	-	-	36	54	22
Long-Term Debt	14,734	12,013	18,001	15,273	12,541	28,096	25,656	24,131	22,567	20,952
Upper Oconee Basin Water Authority contract	13,395	12,374	11,206	10,014	8,798	7,809	6,462	5,163	39,072	37,557
Capital leases payable, short-term	-	-	-	-	-	-	-	-	-	-
Capital leases payable, long-term	-	-	-	-	-	-	-	-	-	-
Notes payable, short-term	-	-	-	-	-	-	-	-	-	-
Net pension liability	865	849	1,189	1,041	1,466	1,228	1,382	1,613	1,331	1,419
Lease liabilities	-	-	-	-	-	50	47	99	111	102
Total Liabilities	40,995	38,694	43,113	37,607	32,621	47,577	43,860	43,484	73,274	71,054
Deferred Inflows of resources:										
Deferred credit for refunding	-	13	22	28	84	188	140	33	75	20
Total Deferred Inflows of Resources	-	13	22	28	84	188	140	33	75	20
Net Position:										
Prior period adjustment	-	-	-	-	-	-	-	-	-	-
Net investment in capital assets	73,107	77,200	79,577	82,459	84,767	87,812	91,235	99,252	100,588	107,546
Restricted net position	793	820	2,504	3,656	5,002	5,722	4,706	3,677	3,240	2,974
Unrestricted net position	(2,817)	(5,676)	(5,880)	(3,320)	(1,810)	1,221	6,681	10,307	25,768	34,124
Total Net Position	\$ 71,084	\$ 72,343	\$ 76,201	\$ 82,795	\$ 87,959	\$ 94,755	\$ 102,622	\$ 113,236	\$ 129,597	\$ 144,644

(1) In 2022, the Authority implemented GASB 87 which caused the 2021 Financial Statements to be restated.

**Jackson County Water & Sewerage Authority
Operating Revenues by Sources**

Last Ten Fiscal Years

Table 3
(amounts expressed in thousands)

Fiscal Year	Water	Wastewater	Water Connection Fee	Sewer Tap Fee	Other	Total
2016	\$ 7,690	\$ 857	\$ 945	\$ -	\$ -	\$ 9,492
2017	\$ 7,495	\$ 961	\$ 940	\$ 86	\$ 3	\$ 9,487
2018	\$ 7,712	\$ 1,093	\$ 1,116	\$ 940	\$ 29	\$ 10,890
2019	\$ 8,167	\$ 1,301	\$ 1,585	\$ 164	\$ 39	\$ 11,256
2020	\$ 8,461	\$ 1,517	\$ 1,494	\$ 131	\$ 32	\$ 11,635
2021 (1)	\$ 8,818	\$ 1,917	\$ 2,490	\$ 584	\$ 115	\$ 13,924
2022	\$ 10,132	\$ 2,452	\$ 1,578	\$ 847	\$ 75	\$ 15,084
2023	\$ 11,194	\$ 2,946	\$ 1,813	\$ 2,188	\$ 151	\$ 18,291
2024	\$ 13,474	\$ 3,696	\$ 2,055	\$ 3,958	\$ 19	\$ 23,202
2025	\$ 14,147	\$ 4,242	\$ 2,053	\$ 1,717	\$ 18	\$ 22,177

(1) In 2022, the Authority implemented GASB 87 which caused the 2021 Financial Statements to be restated.

**Jackson County Water & Sewerage Authority
Operating Expenses by Function**

Last Ten Fiscal Years

Table 4
(amounts expressed in thousands)

Fiscal Year	Water	Administration	Depreciation & Amortization	Total
2016	\$ 3,213	\$ 2,016	\$ 2,710	\$ 7,940
2017	\$ 1,962	\$ 2,593	\$ 2,717	\$ 8,973
2018	\$ 1,885	\$ 2,924	\$ 2,783	\$ 9,294
2019	\$ 1,645	\$ 3,247	\$ 2,903	\$ 9,989
2020	\$ 1,872	\$ 3,371	\$ 3,035	\$ 10,470
2021 (1)	\$ 2,330	\$ 3,951	\$ 3,326	\$ 11,800
2022	\$ 4,457	\$ 4,007	\$ 3,498	\$ 11,962
2023	\$ 5,408	\$ 4,084	\$ 3,647	\$ 13,138
2024	\$ 6,272	\$ 4,358	\$ 3,742	\$ 14,372
2025	\$ 6,213	\$ 4,903	\$ 4,381	\$ 15,497

(1) In 2022, the Authority implemented GASB 87 which caused the 2021 Financial Statements to be restated.

**Jackson County Water & Sewerage Authority
Non-operating Revenues and Expenses**

Last Ten Fiscal Years

Table 5
(amounts expressed in thousands)

Fiscal Year	Interest and Fiscal Charges	Interest Revenue	Gain/(Loss) on Disposal of Capital Assets	Other Revenues or (Expenses)	Total Nonoperating Revenue or (Expenses)
2016	\$ (1,087)	\$ 4	\$ 3	\$ 4	\$ (1,076)
2017	\$ (1,015)	\$ 8	\$ (1)	\$ 5	\$ (1,003)
2018	\$ (1,019)	\$ 211	\$ (104)	\$ 72	\$ (840)
2019	\$ (1,050)	\$ 206	\$ 37	\$ -	\$ (807)
2020	\$ (898)	\$ 45	\$ (158)	\$ -	\$ (1,011)
2021 (1)	\$ (869)	\$ 25	\$ (158)	\$ -	\$ (1,002)
2022	\$ (1,071)	\$ 237	\$ 27	\$ -	\$ (807)
2023	\$ (1,306)	\$ 867	\$ (26)	\$ -	\$ (465)
2024	\$ (1,283)	\$ 604	\$ 107	\$ -	\$ (572)
2025	\$ (2,480)	\$ 1,114	\$ 20	\$ -	\$ (1,346)

(1) In 2022, the Authority implemented GASB 87 which caused the 2021 Financial Statements to be restated.

**Jackson County Water & Sewerage Authority
Annual Capital Contributions by Source**

Last Ten Fiscal Years

Table 6
(amounts expressed in thousands)

Fiscal Year	Special Purpose Local Option Sales Tax	Developer Lines	Tap Fees In Excess of Cost	Other	Total Capital Contributions
2016	\$ -	\$ 331	\$ 5	\$ 669	\$ 3,339
2017	\$ 946	\$ -	\$ 135	\$ 668	\$ 1,750
2018	\$ 1,973	\$ 506	\$ 105	\$ 522	\$ 3,105
2019	\$ 2,170	\$ 415	\$ 2,960	\$ 590	\$ 6,136
2020	\$ 2,462	\$ 1,250	\$ 1,297	\$ -	\$ 5,009
2021 (1)	\$ 642	\$ 1,717	\$ 1,809	\$ 841	\$ 5,009
2022	\$ 846	\$ 939	\$ 3,716	\$ 50	\$ 5,551
2023	\$ -	\$ 3,268	\$ 2,660	\$ -	\$ 5,928
2024	\$ -	\$ 3,466	\$ 3,561	\$ 1,075	\$ 8,102
2025	\$ -	\$ 5,368	\$ 4,346	\$ -	\$ 9,714

(1) In 2022, the Authority implemented GASB 87 which caused the 2021 Financial Statements to be restated.

**Jackson County Water & Sewerage Authority
Usage and Billing Schedule**

Last Ten Fiscal Years

Table 7

Fiscal Year	Gallons of Water Purchased (in millions)	Gallons of Water Billed (in millions)	Gallons of Water Unbilled (in millions)	Average Percent Unbilled	Gallons of Wastewater Treated (in millions)
2016	1,122.5	951.7	170.9	15.22%	79.83
2017	1,181.9	913.5	268.4	22.71%	121.33
2018	1,206.5	955.2	251.3	20.50%	186.30
2019	1,326.0	1,042.8	283.2	21.36%	205.20
2020	1,418.0	1,070.0	348.0	24.53%	193.88
2021	1,440.5	1,110.9	329.6	22.88%	214.80
2022	1,496.6	1,214.9	281.7	18.82%	241.09
2023	1,660.0	1,307.0	353.0	27.01%	271.09
2024	1,722.0	1,377.0	345.0	25.05%	285.95
2025	1,683.0	1,368.0	315.0	23.03%	344.88
TOTAL	14,403.70	11,648.35	2,755.47	19.13%	1,757.86
Ten Year Average Totals	1,242.76	1,003.70	239.08	19.24%	155.12

Data Sources: JCWSA Billing records, Upper Oconee Daily Usage Readings, JCWSA Engineering Departments, and Wastewater Operations Manager.

**Jackson County Water & Sewerage Authority
Annual Tap Sales**

Last Ten Fiscal Years

Table 8
(dollar amounts expressed in thousands)

Fiscal Year	Number of Water Taps Sold	Water Tap Fees Received	Number of Sewer Taps (ERUs) Sold	Sewer Tap Fees Received
2016	525	\$ 950	0.4	\$ 2
2017	497	\$ 940	44.3	\$ 222
2018	457	\$ 1,151	78.0	\$ 319
2019	614	\$ 2,133	79.0	\$ 412
2020	592	\$ 1,915	61.0	\$ 317
2021	837	\$ 3,402	211.0	\$ 1,482
2022	499	\$ 2,667	278.0	\$ 2,674
2023	574	\$ 2,728	244.0	\$ 2,244
2024	549	\$ 5,616	742.0	\$ 3,958
2025	513	\$ 4,969	292.0	\$ 3,147

Data Sources: JCWSA billing records, financial records, and Engineering Department.

**Jackson County Water & Sewerage Authority
Number of Customers by Type**

Last Ten Fiscal Years

Table 9

<u>Year</u>	<u>Residential Customers</u>	<u>Commercial Customers</u>
2016	8,063	232
2017	8,379	513
2018	8,859	460
2019	9,462	482
2020	9,462	482
2021	10,681	541
2022	11,253	579
2023	11,677	599
2024	12,230	648
2025	13,587	700

Data Source: JCWSA billing records

Note: The number of non-residential customers increased after a re-classification of customers project was completed in 2017.

**Jackson County Water & Sewerage Authority
Number of Sewer Customers by Type**

Last Ten Fiscal Years

Table 9A

<u>Year</u>	<u>Residential Customers</u>	<u>Commercial Customers</u>
2016	1,022	22
2017	1,208	22
2018	1,454	19
2019	1,980	44
2020	2,300	46
2021	2,983	76
2022	3,350	117
2023	3,628	130
2024	3,970	145
2025	4,673	159

Data Source: JCWSA billing records

**Jackson County Water & Sewerage Authority
2016 Rate Schedule**

Table 10

JCWSA CONSERVATION RATES					
JCWSA CONSERVATION RATES	BASE	ALLOWANCE	TIER 1 1,501 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
WATER W-1 & W-1 GF	\$20.14	1,500	\$6.10	\$9.28	\$12.19
IRRIGATION	BASE	ALLOWANCE	TIER 1 1,501 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
TRADITIONS/HERITAGE PT/SOP/VILLAGE OF PENDERGRASS/BRASELTON FARMS/CHARLOTTE ESTATES IRRIGATION	\$7.69	1,000	\$6.10	\$9.28	\$12.19
IRRIGATION 1"	\$23.32	1,500	\$6.10	\$9.28	\$12.19
IRRIGATION 1.5"	\$31.80	1,500	\$6.10	\$9.28	\$12.19
IRRIGATION 2"	\$44.52	1,500	\$6.10	\$9.28	\$12.19
LARGE METERS	BASE	ALLOWANCE	TIER 1 1,501 - 35,000	TIER 2 35,001 - 291,000	TIER 3 OVER 291,000
WATER 2"	\$89.04	1,500	\$7.31	\$11.13	\$14.63
LARGE METERS (3"-6")	BASE	ALLOWANCE	TIER 1 1,501 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
WATER 3"	\$222.60	1,500	\$7.31	\$11.13	\$14.63
WATER 4"	\$305.28	1,500	\$7.31	\$11.13	\$14.63
WATER 6"	\$521.52	1,500	\$7.31	\$11.13	\$14.63
SMALL METERS	BASE	ALLOWANCE	TIER 1 1,501 - 14,000	TIER 2 14,000 - 50,000	TIER 3 OVER 50,000
WATER 1"	\$31.80	1,500	\$7.31	\$11.13	\$14.63
SMALL METERS	BASE	ALLOWANCE	TIER 1 1,501 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
WATER 1.5"	\$44.52	1,500	\$7.31	\$11.13	\$14.63
FIRELINES & HYDRANTS	BASE	ALLOWANCE	TIER 1 1,501 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
FIRELINE 3"	\$222.60	1,500	\$7.31	\$11.13	\$14.63
FIRELINE 8"	\$661.44	1,500	\$7.31	\$11.13	\$14.63
FIRELINE 10"	\$807.72	1,500	\$7.31	\$11.13	\$14.63
FIRELINE 12"	\$985.42	1,500	\$7.31	\$11.13	\$14.63
HYDRANT - LARGE	\$31.80	1,500	\$7.31	\$11.13	\$14.63
HYDRANT - SMALL	\$20.14	1,500	\$7.31	\$11.13	\$14.63
W-1 COMMERCIAL (5/8" & 3/4")	BASE	ALLOWANCE	TIER 1 1,501 - 14,600	TIER 2 14,601 - 60,000	TIER 3 OVER 60,000
W1 - COMMERCIAL	\$23.32	1,500	\$7.31	\$11.13	\$14.63
SEWER RATES	BASE	ALLOWANCE	TIER 1 OVER 1,500		
SW - ALL CUSTOMER CLASSES	\$19.08	1,500	\$8.27		
SENIOR RATES - 60 YEARS+					
WATER RATES	BASE	ALLOWANCE	TIER 1 OVER 1,500		
SNW - ALL SENIOR CUSTOMERS (RES)	\$19.00	1,500	\$6.10		
SEWER RATES	BASE	ALLOWANCE	TIER 1 OVER 1,500		
SNS - ALL SENIOR CUSTOMERS (RES)	\$18.00	1,500	\$8.27		

**Jackson County Water & Sewerage Authority
2017 Rate Schedule**

Table 10A

JCWSA CONSERVATION RATES

RESIDENTIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
5/8" or 3/4" Metered Connection	\$12.00	0	\$6.16	\$9.37	\$12.31
1" Metered Connection	\$15.21	0	\$6.16	\$9.37	\$12.31
1.5" Metered Connection	\$23.78	0	\$6.16	\$9.37	\$12.31
2" Metered Connection	\$36.62	0	\$6.16	\$9.37	\$12.31

COMMERCIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 14,600	TIER 2 14,601 - 60,000	TIER 3 OVER 60,000
5/8" or 3/4" Metered Connection	\$12.00	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 14,000	TIER 2 14,001 - 50,000	TIER 3 OVER 50,000
1" Metered Connection	\$15.21	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
1.5" Metered Connection	\$23.78	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 35,000	TIER 2 35,001 - 291, 000	TIER 3 OVER 291,000
2" Metered Connection	\$36.62	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
3" Metered Connection	\$216.48	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
4" Metered Connection	\$299.99	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
6" Metered Connection	\$518.39	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
8" Metered Connection	\$662.74	0	\$7.38	\$11.24	\$14.78

INDUSTRIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1
5/8" or 3/4" Metered Connection	\$12.00	0	\$10.50
1.5" Metered Connection	\$23.78	0	\$10.50
2" Metered Connection	\$36.62	0	\$10.50
3" Metered Connection	\$216.48	0	\$10.50
4" Metered Connection	\$299.99	0	\$10.50
6" Metered Connection	\$518.39	0	\$10.50
8" Metered Connection	\$662.74	0	\$10.50

FIRE LINE CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
5/8" or 3/4" Metered Connection	\$12.00	0	\$7.38	\$11.24	\$14.78
1" Metered Connection	\$15.21	0	\$7.38	\$11.24	\$14.78
1.5" Metered Connection	\$23.78	0	\$7.38	\$11.24	\$14.78
2" Fire line Connection	\$36.62	0	\$7.38	\$11.24	\$14.78
3" Fire line Connection	\$216.48	0	\$7.38	\$11.24	\$14.78
4" Fire line Connection	\$299.99	0	\$7.38	\$11.24	\$14.78
6" Fire line Connection	\$518.39	0	\$7.38	\$11.24	\$14.78
8" Fire line Connection	\$662.74	0	\$7.38	\$11.24	\$14.78
10" Fire line Connection	\$807.46	0	\$7.38	\$11.24	\$14.78
12" Fire line Connection	\$997.10	0	\$7.38	\$11.24	\$14.78

HYDRANT METER RENTALS (\$750 to \$1,500 DEPOSIT)	BASE	ALLOWANCE	TIER 1
Small Hydrant Meter (3/4')	\$12.00	0	\$12.31
Large Hydrant Meter (1.5" or larger)	\$36.62	0	\$12.31

IRRIGATION CUSTOMERS	BASE	ALLOWANCE	TIER 1
5/8" or 3/4" Metered Connections	\$12.00	0	\$12.31
1" Metered Connections	\$15.21	0	\$12.31
1.5" Metered Connections	\$23.78	0	\$12.31
2" Metered Connections	\$36.62	0	\$12.31

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All Classes of sewer customers	\$19.08	1,500	\$8.27

SENIOR CUSTOMERS (60 YEARS & BETTER)

WATER RATES	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
All Residential Customers Only (No irrigation meters)	\$6.50	0	\$6.16	\$9.37	\$12.31

SEWER RATES	BASE	ALLOWANCE	TIER 1
All Residential Customers Only	\$6.00	0	\$8.27

**Jackson County Water & Sewerage Authority
2018 Rate Schedule**

Table 10B

JCWSA CONSERVATION RATES

RESIDENTIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
5/8" or 3/4" Metered Connection	\$12.00	0	\$6.16	\$9.37	\$12.31
1" Metered Connection	\$15.21	0	\$6.16	\$9.37	\$12.31
1.5" Metered Connection	\$23.78	0	\$6.16	\$9.37	\$12.31
2" Metered Connection	\$36.62	0	\$6.16	\$9.37	\$12.31

COMMERCIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 14,600	TIER 2 14,601 - 60,000	TIER 3 OVER 60,000
5/8" or 3/4" Metered Connection	\$12.00	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 14,000	TIER 2 14,001 - 50,000	TIER 3 OVER 50,000
1" Metered Connection	\$15.21	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
1.5" Metered Connection	\$23.78	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 35,000	TIER 2 35,001 - 291,000	TIER 3 OVER 291,000
2" Metered Connection	\$36.62	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
3" Metered Connection	\$216.48	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
4" Metered Connection	\$299.99	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
6" Metered Connection	\$518.39	0	\$7.38	\$11.24	\$14.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
8" Metered Connection	\$662.74	0	\$7.38	\$11.24	\$14.78

INDUSTRIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1
5/8" or 3/4" Metered Connection	\$12.00	0	\$10.50
1.5" Metered Connection	\$23.78	0	\$10.50
2" Metered Connection	\$36.62	0	\$10.50
3" Metered Connection	\$216.48	0	\$10.50
4" Metered Connection	\$299.99	0	\$10.50
6" Metered Connection	\$518.39	0	\$10.50
8" Metered Connection	\$662.74	0	\$10.50

FIRE LINE CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
5/8" or 3/4" Metered Connection	\$12.00	0	\$7.38	\$11.24	\$14.78
1" Metered Connection	\$15.21	0	\$7.38	\$11.24	\$14.78
1.5" Metered Connection	\$23.78	0	\$7.38	\$11.24	\$14.78
2" Fire line Connection	\$36.62	0	\$7.38	\$11.24	\$14.78
3" Fire line Connection	\$216.48	0	\$7.38	\$11.24	\$14.78
4" Fire line Connection	\$299.99	0	\$7.38	\$11.24	\$14.78
6" Fire line Connection	\$518.39	0	\$7.38	\$11.24	\$14.78
8" Fire line Connection	\$662.74	0	\$7.38	\$11.24	\$14.78
10" Fire line Connection	\$807.46	0	\$7.38	\$11.24	\$14.78
12" Fire line Connection	\$997.10	0	\$7.38	\$11.24	\$14.78

HYDRANT METER RENTALS (\$750 to \$1,500 DEPOSIT)	BASE	ALLOWANCE	TIER 1
Small Hydrant Meter (3/4")	\$12.00	0	\$12.31
Large Hydrant Meter (1.5" or larger)	\$36.62	0	\$12.31

IRRIGATION CUSTOMERS	BASE	ALLOWANCE	TIER 1
5/8" or 3/4" Metered Connections	\$12.00	0	\$12.31
1" Metered Connections	\$15.21	0	\$12.31
1.5" Metered Connections	\$23.78	0	\$12.31
2" Metered Connections	\$36.62	0	\$12.31

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All Classes of sewer customers	\$19.08	1,500	\$8.27

SENIOR CUSTOMERS (60 YEARS & BETTER)

WATER RATES	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
All Residential Customers Only (No irrigation meters)	\$6.50	0	\$6.16	\$9.37	\$12.31

SEWER RATES	BASE	ALLOWANCE	TIER 1
All Residential Customers Only	\$6.00	0	\$8.27

**Jackson County Water & Sewerage Authority
2019 Rate Schedule**

Table 10C

JCWSA CONSERVATION RATES

RESIDENTIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
5/8" or 3/4" Metered Connection	\$12.00	0	\$6.34	\$9.65	\$12.68
1" Metered Connection	\$15.21	0	\$6.34	\$9.65	\$12.68
1.5" Metered Connection	\$23.78	0	\$6.34	\$9.65	\$12.68
2" Metered Connection	\$36.62	0	\$6.34	\$9.65	\$12.68

COMMERCIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 14,600	TIER 2 14,601 - 60,000	TIER 3 OVER 60,000
5/8" or 3/4" Metered Connection	\$12.00	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 14,000	TIER 2 14,001 - 50,000	TIER 3 OVER 50,000
1" Metered Connection	\$15.21	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
1.5" Metered Connection	\$23.78	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 35,000	TIER 2 35,001 - 291,000	TIER 3 OVER 291,000
2" Metered Connection	\$36.62	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
3" Metered Connection	\$216.48	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
4" Metered Connection	\$299.99	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
6" Metered Connection	\$518.39	0	\$7.60	\$11.58	\$15.22

INDUSTRIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connection (low flow meters)	\$12.00	0	\$10.82
1.5" Metered Connection (low flow meters)	\$23.78	0	\$10.82
2" Metered Connection	\$36.62	0	\$10.82
3" Metered Connection	\$216.48	0	\$10.82
4" Metered Connection	\$299.99	0	\$10.82
6" Metered Connection	\$518.39	0	\$10.82

FIRE LINE CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
3" Fire line Connection	\$216.48	0	\$7.60	\$11.58	\$15.22
4" Fire line Connection	\$299.99	0	\$7.60	\$11.58	\$15.22
6" Fire line Connection	\$518.39	0	\$7.60	\$11.58	\$15.22
8" Fire line Connection	\$662.74	0	\$7.60	\$11.58	\$15.22
10" Fire line Connection	\$807.46	0	\$7.60	\$11.58	\$15.22
12" Fire line Connection	\$997.10	0	\$7.60	\$11.58	\$15.22

HYDRANT METER RENTALS (\$750 to \$1,500 DEPOSIT)	BASE	ALLOWANCE	TIER 1
Small Hydrant Meter (3/4")	\$12.00	0	\$12.68
Large Hydrant Meter (1.5" or larger)	\$36.62	0	\$12.68

IRRIGATION CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connections	\$12.00	0	\$12.68
1" Metered Connections	\$15.21	0	\$12.68
1.5" Metered Connections	\$23.78	0	\$12.68
2" Metered Connections	\$36.62	0	\$12.68

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All Classes of sewer customers	\$19.08	1,500	\$8.52

SENIOR CUSTOMERS (60 YEARS & BETTER)

WATER RATES	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
All Residential Customers Only (No irrigation meters)	\$6.50	0	\$6.34	\$9.65	\$12.68

SEWER RATES	BASE	ALLOWANCE	TIER 1
All Residential Customers Only	\$6.00	1,500	\$8.52

**Jackson County Water & Sewerage Authority
2020 Rate Schedule**

Table 10D

JCWSA CONSERVATION RATES

RESIDENTIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
5/8" or 3/4" Metered Connection	\$12.00	0	\$6.34	\$9.65	\$12.68
1" Metered Connection	\$15.21	0	\$6.34	\$9.65	\$12.68
1.5" Metered Connection	\$23.78	0	\$6.34	\$9.65	\$12.68
2" Metered Connection	\$36.62	0	\$6.34	\$9.65	\$12.68

COMMERCIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 14,600	TIER 2 14,601 - 60,000	TIER 3 OVER 60,000
5/8" or 3/4" Metered Connection	\$12.00	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 14,000	TIER 2 14,001 - 50,000	TIER 3 OVER 50,000
1" Metered Connection	\$15.21	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
1.5" Metered Connection	\$23.78	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 35,000	TIER 2 35,001 - 291,000	TIER 3 OVER 291,000
2" Metered Connection	\$36.62	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
3" Metered Connection	\$216.48	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
4" Metered Connection	\$299.99	0	\$7.60	\$11.58	\$15.22
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
6" Metered Connection	\$518.39	0	\$7.60	\$11.58	\$15.22

INDUSTRIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connection (low flow meters)	\$12.00	0	\$10.82
1.5" Metered Connection (low flow meters)	\$23.78	0	\$10.82
2" Metered Connection	\$36.62	0	\$10.82
3" Metered Connection	\$216.48	0	\$10.82
4" Metered Connection	\$299.99	0	\$10.82
6" Metered Connection	\$518.39	0	\$10.82

FIRE LINE CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
3" Fire line Connection	\$216.48	0	\$7.60	\$11.58	\$15.22
4" Fire line Connection	\$299.99	0	\$7.60	\$11.58	\$15.22
6" Fire line Connection	\$518.39	0	\$7.60	\$11.58	\$15.22
8" Fire line Connection	\$662.74	0	\$7.60	\$11.58	\$15.22
10" Fire line Connection	\$807.46	0	\$7.60	\$11.58	\$15.22
12" Fire line Connection	\$997.10	0	\$7.60	\$11.58	\$15.22

HYDRANT METER RENTALS (\$750 to \$1,500 DEPOSIT)	BASE	ALLOWANCE	TIER 1
Small Hydrant Meter (3/4")	\$12.00	0	\$12.68
Large Hydrant Meter (1.5" or larger)	\$36.62	0	\$12.68

IRRIGATION CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connections	\$12.00	0	\$12.68
1" Metered Connections	\$15.21	0	\$12.68
1.5" Metered Connections	\$23.78	0	\$12.68
2" Metered Connections	\$36.62	0	\$12.68

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All Classes of sewer customers	\$19.08	1,500	\$8.52

SENIOR CUSTOMERS (60 YEARS & BETTER)

WATER RATES	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
All Residential Customers Only (No irrigation meters)	\$6.50	0	\$6.34	\$9.65	\$12.68

SEWER RATES	BASE	ALLOWANCE	TIER 1
All Residential Customers Only	\$6.00	1,500	\$8.52

**Jackson County Water & Sewerage Authority
2021 Rate Schedule**

Table 10E

JCWSA CONSERVATION RATES

RESIDENTIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
5/8" or 3/4" Metered Connection	\$12.00	0	\$6.67	\$10.13	\$13.31
1" Metered Connection	\$15.21	0	\$6.67	\$10.13	\$13.31
1.5" Metered Connection	\$23.78	0	\$6.67	\$10.13	\$13.31
2" Metered Connection	\$36.62	0	\$6.67	\$10.13	\$13.31

COMMERCIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 14,600	TIER 2 14,601 - 60,000	TIER 3 OVER 60,000
5/8" or 3/4" Metered Connection	\$12.00	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 14,000	TIER 2 14,001 - 50,000	TIER 3 OVER 50,000
1" Metered Connection	\$15.21	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
1.5" Metered Connection	\$23.78	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 35,000	TIER 2 35,001 - 291,000	TIER 3 OVER 291,000
2" Metered Connection	\$36.62	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
3" Metered Connection	\$216.48	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
4" Metered Connection	\$299.99	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
6" Metered Connection	\$518.39	0	\$7.98	\$12.16	\$15.98

INDUSTRIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connection (low flow meters)	\$12.00	0	\$11.36
1" Metered Connection (low flow meters)	\$15.21	0	\$11.36
1.5" Metered Connection (low flow meters)	\$23.78	0	\$11.36
2" Metered Connection	\$36.62	0	\$11.36
3" Metered Connection	\$216.48	0	\$11.36
4" Metered Connection	\$299.99	0	\$11.36
6" Metered Connection	\$518.39	0	\$11.36

FIRE LINE CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
3" Fire line Connection	\$216.48	0	\$7.98	\$12.16	\$15.98
4" Fire line Connection	\$299.99	0	\$7.98	\$12.16	\$15.98
6" Fire line Connection	\$518.39	0	\$7.98	\$12.16	\$15.98
8" Fire line Connection	\$662.74	0	\$7.98	\$12.16	\$15.98
10" Fire line Connection	\$807.46	0	\$7.98	\$12.16	\$15.98
12" Fire line Connection	\$997.10	0	\$7.98	\$12.16	\$15.98

HYDRANT METER RENTALS (\$750 to \$1,500 DEPOSIT)	BASE	ALLOWANCE	TIER 1
Small Hydrant Meter (3/4")	\$12.00	0	\$13.31
Large Hydrant Meter (1.5" or larger)	\$36.62	0	\$13.31

IRRIGATION CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connections	\$12.00	0	\$13.31
1" Metered Connections	\$15.21	0	\$13.31
1.5" Metered Connections	\$23.78	0	\$13.31
2" Metered Connections	\$36.62	0	\$13.31
3" Metered Connections	\$216.48	0	\$13.31

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All Classes of sewer customers	\$20.88	1,500	\$9.39

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
Sewer Customers served by lift station	\$28.08	1,500	\$9.39

SENIOR CUSTOMERS (60 YEARS & BETTER)

WATER RATES	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
All Residential Customers Only (No irrigation meters)	\$6.50	0	\$6.67	\$10.13	\$13.31

SEWER RATES	BASE	ALLOWANCE	TIER 1
All Residential Customers Only	\$7.80	1,500	\$9.39

SEWER RATES	BASE	ALLOWANCE	TIER 1
All New Sewer Customers served by lift station	\$15.00	1,500	\$9.39

**Jackson County Water & Sewerage Authority
2022 Rate Schedule**

Table 10F

JCWSA CONSERVATION RATES

RESIDENTIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
5/8" or 3/4" Metered Connection	\$12.00	0	\$6.67	\$10.13	\$13.31
1" Metered Connection	\$15.21	0	\$6.67	\$10.13	\$13.31
1.5" Metered Connection	\$23.78	0	\$6.67	\$10.13	\$13.31
2" Metered Connection	\$36.62	0	\$6.67	\$10.13	\$13.31

COMMERCIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 14,600	TIER 2 14,601 - 60,000	TIER 3 OVER 60,000
5/8" or 3/4" Metered Connection	\$12.00	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 14,000	TIER 2 14,001 - 50,000	TIER 3 OVER 50,000
1" Metered Connection	\$15.21	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
1.5" Metered Connection	\$23.78	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 35,000	TIER 2 35,001 - 291,000	TIER 3 OVER 291,000
2" Metered Connection	\$36.62	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
3" Metered Connection	\$216.48	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
4" Metered Connection	\$299.99	0	\$7.98	\$12.16	\$15.98
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
6" Metered Connection	\$518.39	0	\$7.98	\$12.16	\$15.98

INDUSTRIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connection (low flow meters)	\$12.00	0	\$11.36
1" Metered Connection (low flow meters)	\$15.21	0	\$11.36
1.5" Metered Connection (low flow meters)	\$23.78	0	\$11.36
2" Metered Connection	\$36.62	0	\$11.36
3" Metered Connection	\$216.48	0	\$11.36
4" Metered Connection	\$299.99	0	\$11.36
6" Metered Connection	\$518.39	0	\$11.36
8" Metered Connection	\$662.74	0	\$11.36
10" Metered Connection	\$807.46	0	\$11.36
12" Metered Connection	\$997.10	0	\$11.36

FIRE LINE CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
3" Fire line Connection	\$216.48	0	\$7.98	\$12.16	\$15.98
4" Fire line Connection	\$299.99	0	\$7.98	\$12.16	\$15.98
6" Fire line Connection	\$518.39	0	\$7.98	\$12.16	\$15.98
8" Fire line Connection	\$662.74	0	\$7.98	\$12.16	\$15.98
10" Fire line Connection	\$807.46	0	\$7.98	\$12.16	\$15.98
12" Fire line Connection	\$997.10	0	\$7.98	\$12.16	\$15.98

HYDRANT METER RENTALS (\$750 to \$1,500 DEPOSIT)	BASE	ALLOWANCE	TIER 1
Small Hydrant Meter (3/4")	\$12.00	0	\$13.31
Large Hydrant Meter (1.5" or larger)	\$36.62	0	\$13.31

IRRIGATION CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connections	\$12.00	0	\$13.31
1" Metered Connections	\$15.21	0	\$13.31
1.5" Metered Connections	\$23.78	0	\$13.31
2" Metered Connections	\$36.62	0	\$13.31
3" Metered Connections	\$216.48	0	\$13.31

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All Classes of sewer customers	\$22.68	1,500	\$9.39

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
Sewer Customers served by lift station	\$28.08	1,500	\$9.39

SENIOR CUSTOMERS (60 YEARS & BETTER)

WATER RATES	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
All Residential Customers Only (No Irrigation meters)	\$6.50	0	\$6.67	\$10.13	\$13.31

SEWER RATES	BASE	ALLOWANCE	TIER 1
All Residential Customers Only	\$9.60	1,500	\$9.39

SEWER RATES	BASE	ALLOWANCE	TIER 1
All New Sewer Customers served by lift station	\$15.00	1,500	\$9.39

**Jackson County Water & Sewerage Authority
2023 Rate Schedule**

Table 10G

JCWSA CONSERVATION RATES

RESIDENTIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
5/8" or 3/4" Metered Connection	\$12.60	0	\$7.01	\$10.64	\$13.98
1" Metered Connection	\$15.97	0	\$7.01	\$10.64	\$13.98
1.5" Metered Connection	\$24.97	0	\$7.01	\$10.64	\$13.98
2" Metered Connection	\$38.45	0	\$7.01	\$10.64	\$13.98

COMMERCIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 14,600	TIER 2 14,601 - 60,000	TIER 3 OVER 60,000
5/8" or 3/4" Metered Connection	\$12.60	0	\$8.38	\$12.76	\$16.78
	BASE	ALLOWANCE	TIER 1 0 - 14,000	TIER 2 14,001 - 50,000	TIER 3 OVER 50,000
1" Metered Connection	\$15.97	0	\$8.38	\$12.76	\$16.78
	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
1.5" Metered Connection	\$24.97	0	\$8.38	\$12.76	\$16.78
	BASE	ALLOWANCE	TIER 1 0 - 35,000	TIER 2 35,001 - 291,000	TIER 3 OVER 291,000
2" Metered Connection	\$38.45	0	\$8.38	\$12.76	\$16.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
3" Metered Connection	\$227.30	0	\$8.38	\$12.76	\$16.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
4" Metered Connection	\$314.99	0	\$8.38	\$12.76	\$16.78
	BASE	ALLOWANCE	TIER 1 0 - 100,000	TIER 2 100,001 - 500,000	TIER 3 OVER 500,000
6" Metered Connection	\$544.31	0	\$8.38	\$12.76	\$16.78

INDUSTRIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connection (low flow meters)	\$12.60	0	\$11.92
1" Metered Connection (low flow meters)	\$15.97	0	\$11.92
1.5" Metered Connection (low flow meters)	\$24.97	0	\$11.92
2" Metered Connection	\$38.45	0	\$11.92
3" Metered Connection	\$227.30	0	\$11.92
4" Metered Connection	\$314.99	0	\$11.92
6" Metered Connection	\$544.31	0	\$11.92
8" Metered Connection	\$695.88	0	\$11.92
10" Metered Connection	\$847.83	0	\$11.92
12" Metered Connection	\$1,046.96	0	\$11.92

FIRE LINE CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
3" Fire line Connection	\$227.30	0	\$8.38	\$12.76	\$16.78
4" Fire line Connection	\$314.99	0	\$8.38	\$12.76	\$16.78
6" Fire line Connection	\$544.31	0	\$8.38	\$12.76	\$16.78
8" Fire line Connection	\$695.88	0	\$8.38	\$12.76	\$16.78
10" Fire line Connection	\$847.83	0	\$8.38	\$12.76	\$16.78
12" Fire line Connection	\$1,046.96	0	\$8.38	\$12.76	\$16.78

HYDRANT METER RENTALS	BASE	ALLOWANCE	TIER 1
Small Hydrant Meter (3/4")	\$150.00	1,500	\$13.98
Large Hydrant Meter (1.5" or larger)	\$150.00	1,500	\$13.98

IRRIGATION CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connections	\$12.60	0	\$13.98
1" Metered Connections	\$15.97	0	\$13.98
1.5" Metered Connections	\$24.97	0	\$13.98
2" Metered Connections	\$38.45	0	\$13.98
3" Metered Connections	\$227.30	0	\$13.98

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All Classes of sewer customers	\$24.48	1,500	\$9.86

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All New Sewer Customers served by lift station	\$28.08	1,500	\$9.86

SENIOR CUSTOMERS (60 YEARS & BETTER)

WATER RATES	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
All Residential Customers Only (No irrigation meters)	\$6.83	0	\$7.01	\$10.64	\$13.98

SEWER RATES	BASE	ALLOWANCE	TIER 1
All Residential Customers Only	\$11.40	1,500	\$9.86

SEWER RATES	BASE	ALLOWANCE	TIER 1
All New Sewer Customers served by lift station	\$15.00	1,500	\$9.86



**Jackson County Water & Sewerage Authority
2024 Rate Schedule**

Table 10H

JCWSA CONSERVATION RATES

RESIDENTIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
5/8" or 3/4" Metered Connection	\$13.63	0	\$7.72	\$11.73	\$15.41
1" Metered Connection	\$17.27	0	\$7.72	\$11.73	\$15.41
1.5" Metered Connection	\$27.00	0	\$7.72	\$11.73	\$15.41
2" Metered Connection	\$41.58	0	\$7.72	\$11.73	\$15.41

COMMERCIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 14,000	TIER 2 14,001 - 60,000	TIER 3 OVER 60,000
5/8" or 3/4" Metered Connection	\$13.63	0	\$9.24	\$14.07	\$18.50
1" Metered Connection	\$17.27	0	\$9.24	\$14.07	\$18.50
1.5" Metered Connection	\$27.00	0	\$9.24	\$14.07	\$18.50
2" Metered Connection	\$41.58	0	\$9.24	\$14.07	\$18.50
3" Metered Connection	\$245.83	0	\$9.24	\$14.07	\$18.50
4" Metered Connection	\$240.66	0	\$9.24	\$14.07	\$18.50
6" Metered Connection	\$588.67	0	\$9.24	\$14.07	\$18.50
8" Metered Connection	\$752.59	0	\$9.24	\$14.07	\$18.50
10" Metered Connection	\$916.93	0	\$9.24	\$14.07	\$18.50
12" Metered Connection	\$1,132.28	0	\$9.24	\$14.07	\$18.50

INDUSTRIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connection (low flow meters)	\$13.63	0	\$13.15
1" Metered Connection (low flow meters)	\$17.27	0	\$13.15
1.5" Metered Connection (low flow meters)	\$27.00	0	\$13.15
2" Metered Connection	\$41.58	0	\$13.15
3" Metered Connection	\$245.83	0	\$13.15
4" Metered Connection	\$340.66	0	\$13.15
6" Metered Connection	\$588.67	0	\$13.15
8" Metered Connection	\$752.59	0	\$13.15
10" Metered Connection	\$916.93	0	\$13.15
12" Metered Connection	\$1,132.28	0	\$13.15

FIRE LINE CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
3" Fire line Connection	\$234.12	0	\$8.80	\$13.40	\$17.62
4" Fire line Connection	\$323.44	0	\$8.80	\$13.40	\$17.62
6" Fire line Connection	\$560.64	0	\$8.80	\$13.40	\$17.62
8" Fire line Connection	\$718.75	0	\$8.80	\$13.40	\$17.62
10" Fire line Connection	\$873.27	0	\$8.80	\$13.40	\$17.62
12" Fire line Connection	\$1,078.38	0	\$8.80	\$13.40	\$17.62

HYDRANT METER RENTALS	BASE	ALLOWANCE	TIER 1
Small Hydrant Meter (3/4")	\$157.50	1,500	\$15.41
Large Hydrant Meter (1.5" or larger)	\$157.50	1,500	\$15.41

IRRIGATION CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connections	\$13.63	0	\$15.41
1" Metered Connections	\$17.27	0	\$15.41
1.5" Metered Connections	\$27.00	0	\$15.41
2" Metered Connections	\$41.58	0	\$15.41
3" Metered Connections	\$245.83	0	\$15.41

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All Classes of sewer customers	\$27.59	1,500	\$10.87

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All New Sewer Customers served by lift station	\$29.48	1,500	\$10.87

SENIOR CUSTOMERS (60 YEARS & BETTER)

WATER RATES	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
All Residential Customers Only (No irrigation meters)	\$7.38	0	\$7.72	\$11.73	\$15.41

SEWER RATES	BASE	ALLOWANCE	TIER 1
All Residential Customers Only	\$13.86	1,500	\$10.87

SEWER RATES	BASE	ALLOWANCE	TIER 1
All New Sewer Customers served by lift station	\$15.75	1,500	\$10.87



Jackson County Water & Sewerage Authority
2025 Rate Schedule

Table 10I

JCWSA CONSERVATION RATES

RESIDENTIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
5/8" or 3/4" Metered Connection	\$14.31	0	\$8.11	\$12.32	\$16.18
1" Metered Connection	\$18.14	0	\$8.11	\$12.32	\$16.18
1.5" Metered Connection	\$28.35	0	\$8.11	\$12.32	\$16.18
2" Metered Connection	\$43.66	0	\$8.11	\$12.32	\$16.18

COMMERCIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 14,600	TIER 2 14,601 - 60,000	TIER 3 OVER 60,000
5/8" or 3/4" Metered Connection	\$14.31	0	\$9.70	\$14.78	\$19.43
1" Metered Connection	\$18.14	0	\$9.70	\$14.78	\$19.43
1.5" Metered Connection	\$28.35	0	\$9.70	\$14.78	\$19.43
2" Metered Connection	\$43.66	0	\$9.70	\$14.78	\$19.43
3" Metered Connection	\$258.12	0	\$9.70	\$14.78	\$19.43
4" Metered Connection	\$357.69	0	\$9.70	\$14.78	\$19.43
6" Metered Connection	\$618.10	0	\$9.70	\$14.78	\$19.43
8" Metered Connection	\$790.22	0	\$9.70	\$14.78	\$19.43
10" Metered Connection	\$962.78	0	\$9.70	\$14.78	\$19.43
12" Metered Connection	\$1,188.90	0	\$9.70	\$14.78	\$19.43

INDUSTRIAL CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connection (low flow meters)	\$14.31	0	\$13.80
1" Metered Connection (low flow meters)	\$18.14	0	\$13.80
1.5" Metered Connection (low flow meters)	\$28.35	0	\$13.80
2" Metered Connection	\$43.66	0	\$13.80
3" Metered Connection	\$258.12	0	\$13.80
4" Metered Connection	\$357.69	0	\$13.80
6" Metered Connection	\$618.10	0	\$13.80
8" Metered Connection	\$790.22	0	\$13.80
10" Metered Connection	\$962.78	0	\$13.80
12" Metered Connection	\$1,188.90	0	\$13.80

FIRE LINE CUSTOMERS	BASE	ALLOWANCE	TIER 1 0 - 31,000	TIER 2 31,001 - 82,000	TIER 3 OVER 82,000
3" Fire line Connection	\$258.12	0	\$9.70	\$14.78	\$19.43
4" Fire line Connection	\$357.69	0	\$9.70	\$14.78	\$19.43
6" Fire line Connection	\$618.10	0	\$9.70	\$14.78	\$19.43
8" Fire line Connection	\$790.22	0	\$9.70	\$14.78	\$19.43
10" Fire line Connection	\$962.78	0	\$9.70	\$14.78	\$19.43
12" Fire line Connection	\$1,188.90	0	\$9.70	\$14.78	\$19.43

HYDRANT METER RENTALS	BASE	ALLOWANCE	TIER 1
Small Hydrant Meter (3/4")	\$165.38	1,500	\$16.18
Large Hydrant Meter (1.5" or larger)	\$165.38	1,500	\$16.18

IRRIGATION CUSTOMERS	BASE	ALLOWANCE	TIER 1
3/4" Metered Connections	\$14.31	0	\$16.18
1" Metered Connections	\$18.14	0	\$16.18
1.5" Metered Connections	\$28.35	0	\$16.18
2" Metered Connections	\$43.66	0	\$16.18
3" Metered Connections	\$258.12	0	\$16.18

SEWER CUSTOMERS	BASE	ALLOWANCE	TIER 1 OVER 1,500
All Classes of sewer customers	\$30.95	1,500	\$11.42

SENIOR CUSTOMERS (60 YEARS & BETTER)

WATER RATES	BASE	ALLOWANCE	TIER 1 0 - 5,700	TIER 2 5,701 - 7,500	TIER 3 OVER 7,500
All Residential Customers Only (No Irrigation meters)	\$7.75	0	\$8.11	\$12.32	\$16.18

SEWER RATES	BASE	ALLOWANCE	TIER 1
All Residential Customers Only	\$16.53	1,500	\$11.42

**Jackson County Water & Sewerage Authority
Water & Sewer Connection Fee Schedule**

As of December 31, 2025

Water Connection Fees

Meter Size	Connection Fee
3/4"	\$9,500
1"	\$23,750
1.5"	\$47,500
2"	\$76,000
3"	\$152,000
4"	\$237,500
6"	\$475,000
8"	\$760,000
10"	\$1,995,000
12"	\$2,517,500

Fire Line Connection Fees

Meter Size	Connection Fee
2"	\$6,000
3"	\$7,500
4"	\$11,250
6"	\$15,000
8"	\$18,750
10"	\$37,500
12"	\$52,300

Sewer Connection Fees (per ERU)

Connection Fee
\$10,000

**Jackson County Water & Sewerage Authority
Miscellaneous Charges**

As of December 31, 2025

Table 12

Damage	Charges
Replacement of E-coder	\$200.00
Replacement of Antenna	\$150.00
Replacement of Meter Box	\$300.00 plus actual costs
Replacement of Meter Box (Ford type/upper half)	\$300.00 plus actual costs
Replacement of Lid	\$200.00
Raise/Lower Meter Box	\$300.00 plus actual costs
Relocate Meter Box	\$500.00 plus actual costs
Uncover Meter Box	\$200.00
Meter Reinstallation	\$200.00

Service Theft	Charges
Tampering Fee	\$250.00 plus actual costs
Tampering Fee - 2nd Offense	\$500.00 plus actual costs
Illegal Connection - Metered Connection	\$2,500.00
Illegal Connection - Metered Connection -2nd Offense	\$5,000.00
Illegal Connection - Unmetered Connection	\$5,000.00
Illegal Connection - Hydrant	\$5,000.00
Illegal Connection - Hydrant - 2nd Offense	\$10,000.00
Unauthorized/Improper Installation - Hydrant	\$2,500.00 *
Unauthorized/Improper Installation - Hydrant - subsequent offenses	\$5,000.00 *

* This fee will apply only if (1) the offender has a hydrant meter on rent from JCWSA and (2) the offender uses another jurisdiction's meter and (3) if an approved back flow device is attached to the meter. If all of these conditions are met, the reduced fee will be assessed.

Note: Any fees assessed for Illegal Connection or Unauthorized/Improper Installation will be in addition to any criminal offenses and not exclusive. After five (5) years has past since the last infraction, a reset of the fees will apply.

**Jackson County Water & Sewerage Authority
Principal Water Customers
For Current Year and Ten Years Ago**

Table 13

Current Year

2025

Customer	Type of Facility	Annual Usage (in gallons)	Total Billing	Percentage of System Billing
City of Jefferson	Municipality	115,054,280	377,520	3.37%
City of Hoschton	Municipality	83,493,560	271,354	2.42%
Toyota	Automotive	30,207,020	393,068	3.51%
TD Automotive	Automotive	22,836,120	298,054	2.66%
City of Commerce	Municipality	15,607,100	50,428	0.45%
ARC Blakely	Apartment Complex	12,945,000	211,606	1.89%
Jackson County Schools	County Schools	11,542,790	169,622	1.52%
Versa Cold	Cold Storage Facility	6,327,310	80,533	0.72%
Commerce MHC LLV	Mobile Home Park	4,913,600	64,623	0.58%
Wayne Farms	Poultry Plant	4,378,380	65,322	0.58%
TOTALS		307,305,160	1,982,130	17.71%

Ten Years Ago

2016

Customer	Type of Facility	Annual Usage (in gallons)	Total Billing	Percentage of System Billing
City of Braselton	Municipality	306,171,000	765,427	11.41%
Georgia Power ¹	Power Plant	4,067,330	544,218	8.11%
Wayne Farms	Poultry Plant	2,932,520	381,162	5.68%
TD Automotive Compressor of GA	Automotive	22,856,550	292,225	4.36%
Toyota Industries Compressor Parts	Automotive	13,925,000	173,946	2.59%
City of Jefferson	Municipality	42,568,800	129,835	1.94%
Jackson County BOE	County School System (8)	9,484,620	106,009	1.58%
City of Hoschton	Municipality	32,192,710	86,920	1.30%
Versacold (formerly Georgia Freezer)	Cold Storage Facility	3,033,620	35,547	0.53%
Potters House	Charitable Organization	2,090,550	25,333	0.38%
TOTALS		439,322,700	2,540,622	37.87%

Note¹: Per contract Georgia Power pays a monthly fixed fee of \$44,373 regardless of actual usage. This agreement expired in 2019.
Data Source: JCWSA billing records

**Jackson County Water & Sewerage Authority
Principal Sewer Customers
For Current Year and Ten Years Ago**

Table 13A

Current Year

2025

Customer	Type of Facility	Annual Usage (in gallons)	Total Billing	Percentage of System Billing
Toyota	Automotive	30,207,020	\$393,068	10.85%
TD Automotive	Automotive	22,836,120	243,232	6.72%
Arc Blakely LLC	Apparment Complex	12,945,000	137,785	3.80%
Jackson County BOE	County Schools	4,279,210	46,102	1.27%
Amazon	Warehouse	2,105,850	22,378	0.62%
Hoschton Senior Center	Senior Living Complex	1,763,100	18,789	0.52%
TJX Company	Warehouse	1,379,200	14,686	0.41%
Bumper to Bumper	Car Wash	1,206,300	12,945	0.36%
Real Subs	Publix Grocery Store	1,023,000	10,940	0.30%
Prologis	Warehouse	821,530	9,640	0.27%
TOTALS		78,566,330	\$909,566	25.11%

Ten Years Ago

2016

Customer	Type of Facility	Annual Usage (in gallons)	Total Billing	Percentage of System Billing
City of Braselton	Municipality	306,171,000	765,427	11.41%
Georgia Power ¹	Power Plant	4,067,330	544,218	8.11%
Wayne Farms	Poultry Plant	2,932,520	381,162	5.68%
TD Automotive Compressor of GA	Automotive	22,856,550	292,225	4.36%
Toyota Industries Compressor Parts	Automotive	13,925,000	173,946	2.59%
City of Jefferson	Municipality	42,568,800	129,835	1.94%
Jackson County BOE	County School System (8)	9,484,620	106,009	1.58%
City of Hoschton	Municipality	32,192,710	86,920	1.30%
Versacold (formerly Georgia Freezer)	Cold Storage Facility	3,033,620	35,547	0.53%
Potters House	Charitable Organization	2,090,550	25,333	0.38%
TOTALS		439,322,700	2,540,622	37.87%

Data Source: JCWSA billing records

**Jackson County Water & Sewerage Authority
Ratios of Outstanding Debt by Type**

Last Ten Fiscal Years

Table 14

Fiscal Year	Revenue Bonds/Contracts	Notes/ Loans	Total		
			Amount	Per Capita	As a Share of Personal Income
2016	\$ 30,840,964	\$ -	\$ 30,840,964	\$ 509	7.0%
2017	\$ 28,128,633	\$ -	\$ 28,128,633	\$ 435	6.6%
2018	\$ 33,053,644	\$ -	\$ 33,053,644	\$ 490	5.8%
2019	\$ 29,206,893	\$ -	\$ 29,206,893	\$ 400	6.6%
2020	\$ 25,280,030	\$ -	\$ 25,280,030	\$ 346	7.6%
2021 (1)	\$ 39,955,615	\$ 72,447	\$ 40,028,062	\$ 522	4.9%
2022	\$ 35,904,975	\$ 87,337	\$ 35,992,312	\$ 448	5.6%
2023	\$ 32,117,965	\$ 135,557	\$ 32,253,522	\$ 364	15.1%
2024	\$ 65,719,541	\$ 165,682	\$ 65,885,223	\$ 707	8.3%
2025	\$ 63,630,993	\$ 124,989	\$ 63,755,982	\$ 645	8.6%

Notes: The Authority's bond covenants stipulate that it may issue debt as long as certain conditions are met. The major criterion is that the net earnings of the system must be at least 1.2 times the highest combined debt service requirement.

Source: Debt per capita is derived from total debt divided by population (U.S Census Bureau).

(1) In 2022, the Authority implemented GASB 87 which caused the 2021 Financial Statements to be restated.

Jackson County Water & Sewerage Authority
Pledged Revenue Coverage
Last Ten Fiscal Years
Table 15

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021 (1)</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Net Operating Income(Loss)	\$ 1,556,993	\$ 513,401	\$ 971,293	\$ 1,267,665	\$ 1,164,948	\$ 2,124,426	\$ 3,121,936	\$ 5,152,699	\$ 8,830,390	\$ 6,679,087
Plus: Depreciation & Amortization	2,710,154	2,716,547	2,782,938	2,903,023	3,034,945	3,326,471	3,498,376	3,711,321	3,812,317	4,380,535
Interest Income	4,257	7,723	210,828	205,549	45,465	25,283	236,950	867,432	604,387	1,114,333
Plus: Jackson County Subsidy	668,584	668,365	463,745	590,132	-	-	-	-	-	-
Non-Operating Revenues/Expenses	4,414	4,044	7,289	36,656	(158,079)	89,481	27,010	(26,184)	107,350	(71,685)
Net Revenues Available for Debt Service	<u>\$ 4,944,402</u>	<u>\$ 3,910,080</u>	<u>\$ 4,436,092</u>	<u>\$ 5,003,024</u>	<u>\$ 4,087,279</u>	<u>\$ 5,565,661</u>	<u>\$ 6,884,273</u>	<u>\$ 9,705,268</u>	<u>\$ 13,354,444</u>	<u>\$ 12,102,269</u>
Actual Debt Service on Bonds	\$ 1,085,988	\$ 1,048,666	\$ 2,582,000	\$ 3,417,134	\$ 3,391,070	\$ 3,391,070	\$ 2,449,263	\$ 4,413,739	\$ 2,200,184	\$ 2,200,184
Coverage Ratio	4.55	3.73	1.72	1.46	1.21	1.64	2.81	2.20	6.07	5.50
Net Revenues Available for Debt Service	4,944,402	3,910,080	4,436,092	5,003,024	4,087,279	5,565,661	6,884,273	9,705,268	13,354,444	12,102,269
Plus: Tap Fees in Excess of Cost	5,197	135,449	104,679	2,960,446	1,297,172	1,808,928	3,715,678	2,659,650	3,560,630	4,346,320
SPLOST Available for Debt Service	-	100,800	1,060,800	1,059,672	1,058,292	1,061,660	1,059,692	1,057,472	-	-
Total Revenues Available for Debt Service	<u>\$ 4,949,599</u>	<u>\$ 4,146,329</u>	<u>\$ 5,601,571</u>	<u>\$ 9,023,142</u>	<u>\$ 6,442,743</u>	<u>\$ 8,436,249</u>	<u>\$11,659,643</u>	<u>\$ 13,422,390</u>	<u>\$ 16,915,074</u>	<u>\$ 16,448,589</u>
Actual Debt Service on Bonds	\$ 1,085,988	\$ 1,048,666	\$ 2,582,000	\$ 3,417,134	\$ 3,391,070	\$ 3,391,070	\$ 2,449,263	\$ 4,413,739	\$ 2,200,184	\$ 2,200,184
Coverage Ratio	4.56	3.95	2.17	2.64	1.90	2.49	4.76	3.04	7.69	7.48
Total Revenues Available for Debt Service	<u>\$ 4,949,599</u>	<u>\$ 4,146,329</u>	<u>\$ 5,601,571</u>	<u>\$ 9,023,142</u>	<u>\$ 6,442,743</u>	<u>\$ 8,436,249</u>	<u>\$11,659,643</u>	<u>\$ 13,422,390</u>	<u>\$ 16,915,074</u>	<u>\$ 16,448,589</u>
Actual Debt Service on All Debt	\$ 3,603,395	\$ 3,538,520	\$ 4,619,593	\$ 4,840,367	\$ 4,714,718	\$ 4,729,704	\$ 4,984,139	\$ 4,736,114	\$ 3,672,210	\$ 3,672,210
Coverage Ratio	1.37	1.17	1.21	1.86	1.37	1.78	2.34	2.83	4.61	4.48

(1) In 2022, the Authority implemented GASB 87 which caused the 2021 Financial Statements to be restated.

**Jackson County Water & Sewerage Authority
Demographic and Economic Statistics**

Last Ten Fiscal Years

Table 16

Fiscal Year	Population (1)	Personal Income (2)	Capita		School Enrollment (4)	Unemployment Rate (5)
			Personal Income	Personal Income ¹		
2016	64,615	\$ 2,396,700	\$	37,092	13,042	4.2%
2017	67,519	\$ 2,571,660	\$	38,088	13,144	3.2%
2018	70,422	\$ 2,972,714	\$	42,213	12,538	3.0%
2019	72,977	\$ 3,328,262	\$	45,607	12,952	3.0%
2020	76,199	\$ 3,754,630	\$	49,274	14,193	4.4%
2021	80,286	\$ 3,911,935	\$	48,725	15,006	2.4%
2022	83,936	\$ 4,118,152	\$	49,063	15,869	2.0%
2023	88,615	\$ 4,863,191	\$	54,880	10,700	2.0%
2024	93,221	\$ 5,484,564	\$	58,834	10,685	2.1%
2025	98,900	\$ 5,625,016	\$	59,952	11,500	2.7%

Data sources:

- (1) US Bureau of the Census
- (2) Amount expressed in thousands
- (3) Federal Bureau of Economic Analysis; Then projected for 2017
- (4) Jackson Co. Board of Education from Governor's office
- (5) Federal Bureau of Labor Statistics

¹ Capital Personal Income was restated for 2008-2016 based on data from Bureau of Economic Analysis. Estimates are used.

² School Enrollment was restated for 2015 based on data from Governor's office.

**Jackson County Water & Sewerage Authority
Principal Employers
Current Year and Nine Years Ago**

Table 17

Employer	Type of Business	2025			2016		
		Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
SK Battery	Manufacturing	3,000	1	6.81%			
HomeGoods	Distribution	1,500	2	3.40%	750	6	2.25%
Kubota Industrial Equipment Corp.	Manufacturing	1,500	3	3.40%	1,050	4	3.15%
TD Automotive Compressor Georgia LLC	Manufacturing	1,200	4	2.72%	650	7	1.95%
Amazon.com Inc - Location #1	Services	1,100	5	2.50%			
Carter's Inc/ Distribution Ctr	Distribution	900	6	2.04%	1,200	1	3.60%
Wayne-Sanderson Farms LLC	Agriculture	800	7	1.81%	1,100	3	3.30%
Amazon.com Inc - Location #2	Services	600	8	1.36%			
Toyota Industries Compressor Parts	Manufacturing	530	9	1.20%			
Mission Foods	Distribution	475	10	1.08%	500	8	1.50%
ULINE	Manufacturing	450	11	1.02%			
Vital Foods LLC	Manufacturing	450	12	1.02%			
Baker & Taylor LLC/Distribution Ctr	Wholesale Trade	425	13	0.96%			
Williams-Sonoma Inc/Distributioun	Retail Trade	400	14	0.91%			
Ollie's Bargain Outlet/Distribution	Retail Trade	300	15	0.68%			
Bed, Bath & Beyond	Distribution				1,200	2	3.60%
Jackson County BOE	School System				1,010	5	3.03%
Jackson EMC	Utility				430	9	1.29%
Northridge Medical Center (BJC)	Hospital				422	10	1.26%
All Other Employers		30454		69.08%	25,056		75.09%
Total		44,084		100.00%	33,368		100.00%

Source: Jackson County Area Chamber of Commerce (updated May 2021)
Jackson County 2014 CAFR

**Jackson County Water & Sewerage Authority
Schedule of Number of Employees**

Last Ten Fiscal Years

Table 18

Full-time Equivalent Employees										
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Water:	7	8	7	7	7	7	7	7	7	7
Sewer:	3	4	4	5	5	5	5	6	6	6
Engineering:	6	7	7	6	6	7	7	7	8	9
Administration/Finance:	8	10	12	13	14	16	16	17	18	20
Total	<u>24</u>	<u>29</u>	<u>30</u>	<u>31</u>	<u>32</u>	<u>35</u>	<u>35</u>	<u>37</u>	<u>39</u>	<u>42</u>

**Jackson County Water & Sewerage Authority
Operating and Capital Indicators
Last Ten Fiscal Years**

Table 19

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Drinking Water										
Water storage capacity (MG)	6.20	5.15 ³	5.15	5.15	5.15	5.15	5.15	5.15	5.15	5.15
Miles of water main	406.19	406.71	410.78	493.13 ¹	419.16 ²	419.87 ²	433.31 ^{*2}	439.94 ^{*2}	453.10	460.51
Number of pumping stations	9	9	9	9	9	9	9	9	9	10
Wastewater treatment										
Miles of sewer main:	65.32	65.32	76.08	70.82 ¹	75.37	77.90	81.50 ^{**}	85.85 ^{**}	96.89	104.40
Gravity flow	54.67	54.67	55.89	59.37	62.89	63.83	67.03	70.89	79.80	86.00
Force main	10.65	10.65	20.19	11.45	12.48	14.07	14.47	14.96	17.09	18.40
Number of treatment plants	1	1	1	1	1	1	1	1	1	1
Treatment capacity (MGD)	0.5	0.5	0.5	0.5	0.8	0.8	1.3	1.25	1.25	1.25
Annual engineering maximum plant capacity (millions of gallons)	182.5	182.5	182.5	182.5	292.0	292.0	456.3	456.3	456.3	456.3
Amount treated annually (millions of gallons) ^{*2}	79.83	121.33	186.30	205.20	193.88	214.80	241.09	271.09	285.95	344.88
Unused capacity (millions of gallons) ²	102.67	61.17	(3.80)	(22.70)	98.12	77.20	215.16	185.16	170.30	111.37
Percentage of capacity utilized	43.74%	66.48%	102.08%	112.44%	66.40%	73.56%	52.84%	59.42%	62.67%	75.59%
Engineering/inspection/construction Inspections conducted ²	1,600	1,750	2,100	2,200	2,300	1,560	1,800	1,800	1,900	1,600

Notes: MGD - millions of gallons per day. Additional operating indicators can be found in Schedules 7-9

Notes: MG - millions of gallons - Tank storage only

Note¹: In 2015 field verification resulted in decrease in total water lines due to identification of duplicate lines within GIS system.

Note²: These numbers were revised due to better collection of data and engineering estimates

Note³: Water storage capacity was revised for 2017 and going forward. Previous years included system (pipe) capacity

Data Sources: JCWSA GIS data, Engineering Department, Wastewater Department, Water Department

**Jackson County Water & Sewerage Authority
Performance Measures - System Statistics
For the year ended December 31, 2025**

Table 20

WATER DISTRIBUTION & SEWER COLLECTION	
Feet of sanitary sewer system inspected by camera	7,800
Sewer inspections conducted	300
Feet of sewer line rodded and flushed	8,900
Fire hydrants repaired/replaced/installed	45
Lines and/or valve repairs performed	51
Pump stations serviced and/or repaired	19
Water stubs installed	51
ENGINEERING MANAGEMENT	
Wastewater treatment capacity evaluations performed for proposed developments	6
Plan reviews performed for water line installation by developer	21
Developments installing water	8
Developments installing sewer	1
JCWSA water projects in progress	0
JCWSA wastewater projects in progress	0
METER MANAGEMENT	
Water meters tested	12
Meters replaced through meter replacement program	814
New water meters installed	599
WATER BUSINESS OFFICE	
Number of water/irrigation bills prepared ¹	158,693
Number of sewer bills prepared ¹	52,210
Number of water customers gained (net)	14287
Number of sewer customers gained (net)	4832

Note¹: Actual number of bills mailed out. Water and sewer services are billed together each month for each service address. A small number of customers have separate irrigation service.

continued

Jackson County Water & Sewerage Authority
Performance Measures - System Statistics
For the year ended December 31, 2025
Table 20

continued

WASTEWATER TREATMENT PLANT	
Millions of gallons of wastewater treated	344.88
Dry tons of biosolids landfilled	1359
Lab & industrial samples analyzed	1190
WATER TREATMENT PLANT	
All water sold by JCWSA is purchased from either Upper Oconee Basin Water Authority or the City of Commerce. Both water systems treat the water prior to purchase.	N/A

Data Sources: JCWSA GIS Department, Engineering Department, Wastewater Department data, and Water Department data.

**Jackson County Water & Sewerage Authority
Historical Cost per 1,000 Gallons from Bear Creek Reservoir by Component**

Last Ten Fiscal Years

Table 21

	<u>Gallons Purchased</u>	<u>M&O Costs</u>	<u>Cost per 1,000</u>		<u>Cost per 1,000</u>		<u>Usage Cost</u>	<u>Cost per 1,000</u>	
			<u>gallons for M&O</u>	<u>Debt Requirement</u>	<u>gallons for Debt</u>	<u>gallons for Water</u>		<u>Full Cost per 1,000 gallons</u>	
2016	1,116,757,000	902,168	0.81	1,337,168	1.20	450,550	0.40	2.41	
2017	1,171,620,000	1,114,992	0.95	1,336,730	1.14	690,294	0.59	2.68	
2018	1,255,813,338	1,173,165	0.93	1,324,986	1.06	480,626	0.38	2.37	
2019	1,339,911,500	1,259,627	0.94	1,348,440	1.01	470,573	0.35	2.30	
2020	1,467,246,000	1,460,291	1.00	1,324,581	0.90	535,407	0.36	2.26	
2021	1,470,718,000	1,444,186	0.98	1,324,124	0.90	503,361	0.34	2.22	
2022	1,557,433,000	1,451,301	0.93	1,321,269	0.85	555,539	0.36	2.14	
2023	1,675,647,000	1,471,615	0.88	1,318,938	0.79	772,440	0.46	2.13	
2024	1,709,865,500	1,464,132	0.86	1,313,668	0.77	1,075,030	0.63	2.25	
2025	1,723,541,500	1,547,112	0.90	3,340,254	1.94	1,061,607	0.62	3.45	

Source: System Records.
Data before 2016 is not available.

**Jackson County Water & Sewerage Authority
Historical Water System Demand**

Last Ten Fiscal Years

Table 22

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Average Daily Demand (MGD)	3.1	3.2	3.4	3.7	4	4	4.3	4.6	4.7	4.7
Maximum Daily Demand (MGD)	4.2	4.4	5.2	5	5.4	5.4	5.96	6.12	5.94	6.38

Source: System Records.

Data updated for all years at review of historical data

**Jackson County Water & Sewerage Authority
Historical Sewer System Demand**

Last Ten Fiscal Years

Table 22A

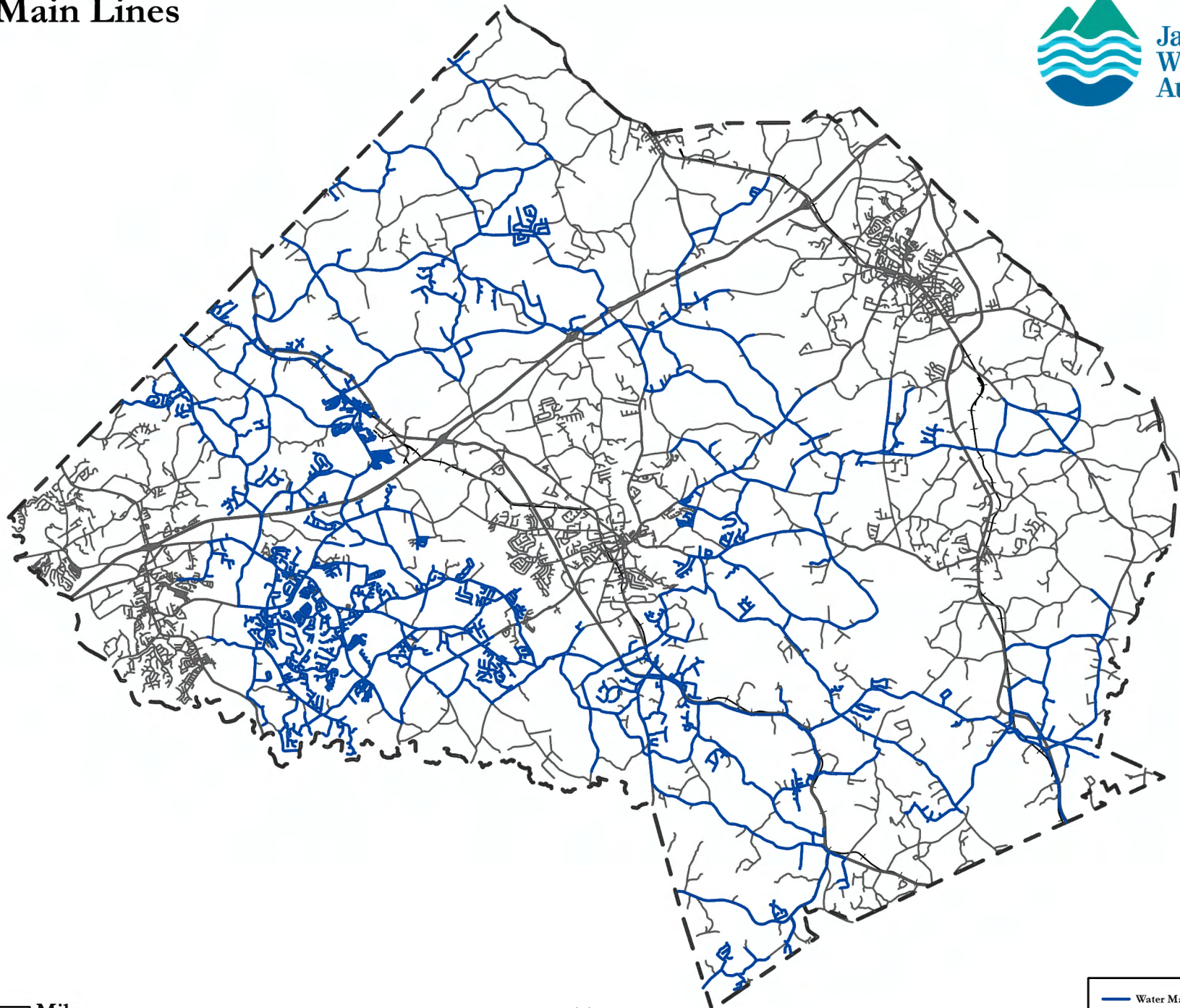
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Average Daily Demand (MGD)	0.13	0.189	0.323	0.405	0.505	0.552	0.62	0.73	0.82	0.954
Maximum Daily Demand (MGD)	0.149	0.299	0.402	0.71 ¹	0.696	0.702	0.81	0.91	1.00	1.17

Source: System Records.

¹ Caused by 100 year flood event.

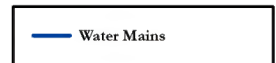
Note: Data before 2016 is not available

Water Main Lines



00.51 2 3 Miles

Table 23
78



Sewer Main Lines

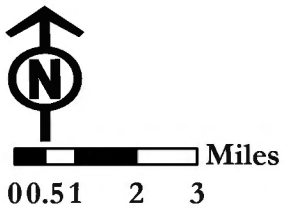
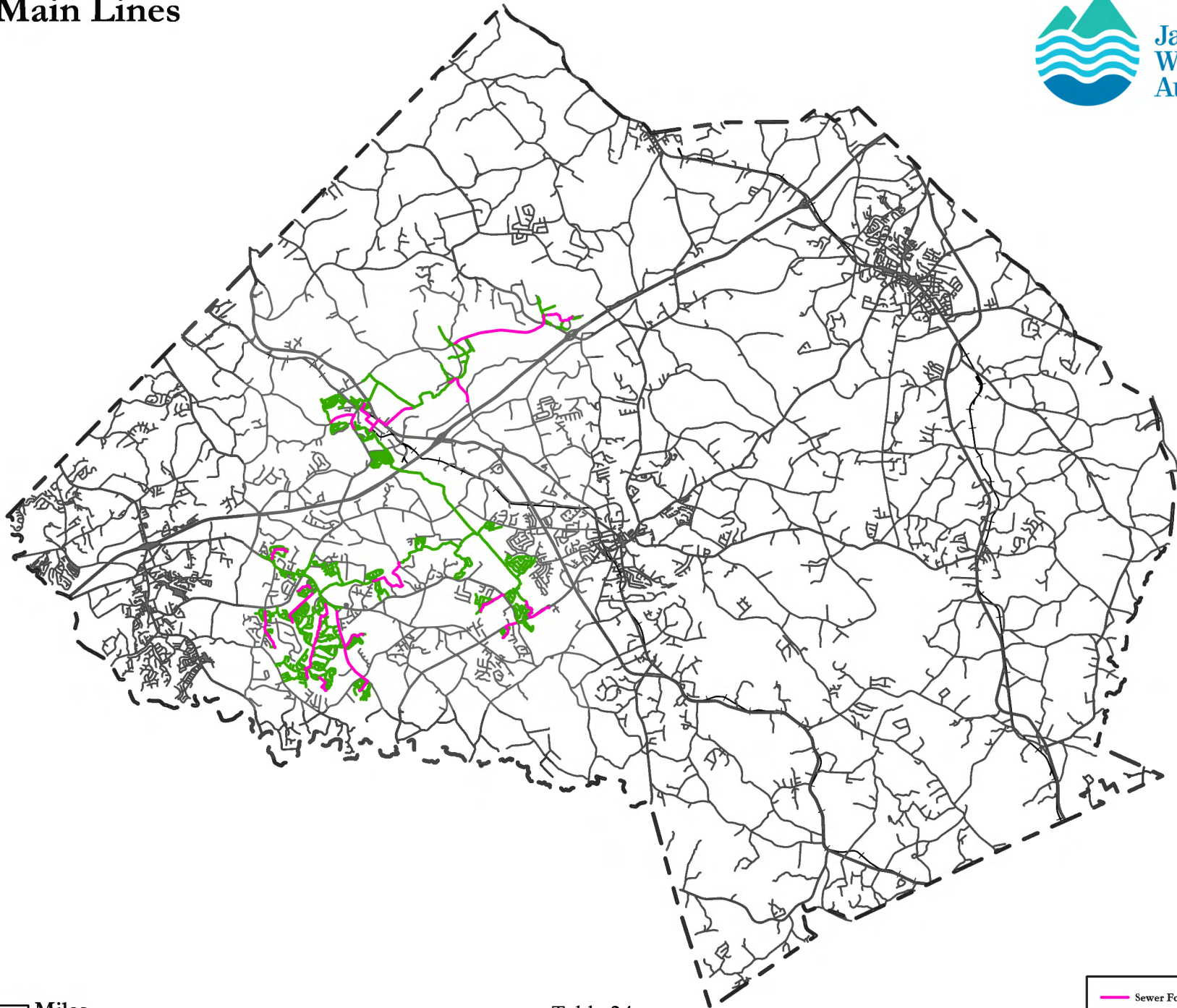
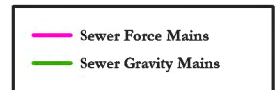


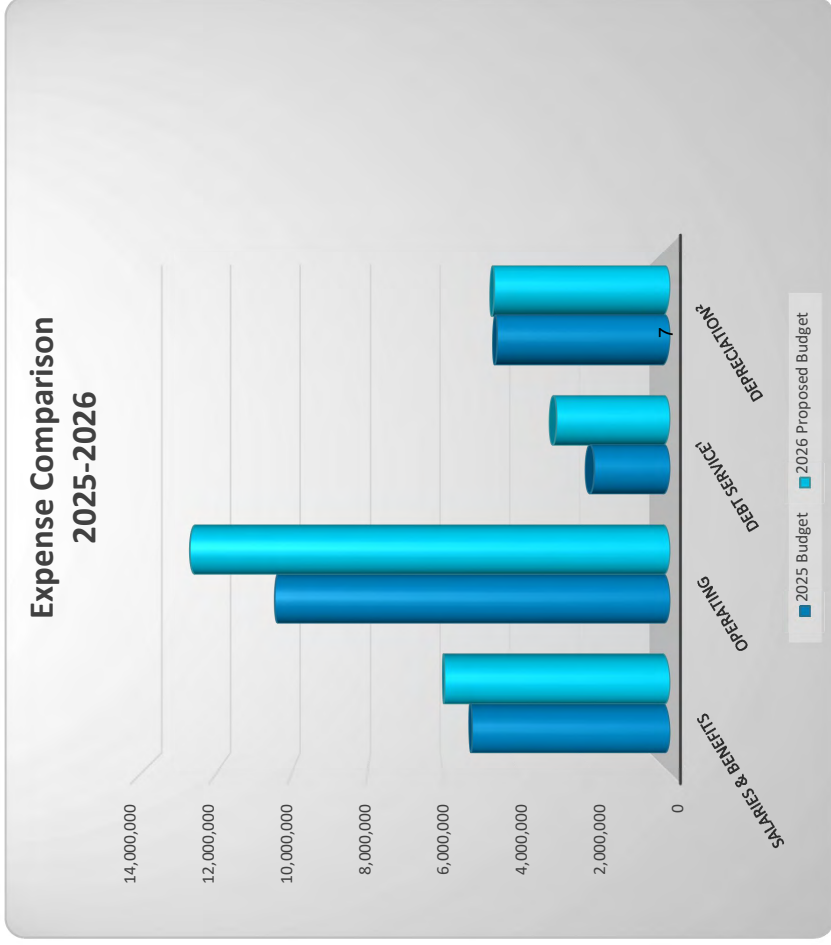
Table 24
79



2026 BUDGET SUMMARY

Expense Totals

	2025 Budget	2026 Budget	Percent of Total 2026 Budget	Difference 2025-2026	Percent Change
Salaries & Benefits	5,228,019	5,961,479	22.7%	733,460	14.03%
Operating	10,431,650	12,680,052	48.2%	2,248,402	21.55%
Debt Service ¹	2,001,859	2,998,577	11.4%	996,718	49.79%
Depreciation ²	4,567,858	4,645,000	17.7%	77,142	1.69%
TOTAL	22,229,386	26,285,108	100.0%	4,055,722	18.24%



¹ Debt service Includes amortization of bond premium/discount & amortization of deferred refunding. The operating budget of an enterprise fund includes only interest expense and amortization of premium/discount.

² Depreciation is a non-cash expense. JCWSA budgets for depreciation with intent to reserve cash for repair, maintenance and replacement of aging assets.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS

June 4, 2026

To the Members of the Board
Jackson County Water and Sewerage Authority
Jefferson, Georgia

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of Jackson County Water and Sewerage Authority, a component unit of Jackson County, Georgia, as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Jackson County Water and Sewerage Authority's basic financial statements and have issued our report thereon dated June 4, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Jackson County Water and Sewerage Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Jackson County Water and Sewerage Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Jackson County Water and Sewerage Authority's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses or significant deficiencies. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Jackson County Water and Sewerage Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bates, Carter & Co., LLP