

**CAMDEN COUNTY
IMPROVEMENT AUTHORITY**

REPORT OF AUDIT

**WITH
SUPPLEMENTARY INFORMATION**

**FOR THE YEARS ENDING
DECEMBER 31, 2008 and 2007**

CAMDEN COUNTY IMPROVEMENT AUTHORITY
Table Of Contents

<u>Exhibit No.</u>		<u>Page No.</u>
	Roster of Officials	2
<u>PART I – FINANCIAL SECTION</u>		
	Independent Auditor's Report	3
	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	5
	Management's Discussion and Analysis	7
<u>Basic Financial Statements</u>		
A	Comparative Statements of Net Assets	10
B	Comparative Statements of Revenues, Expenses and Changes in Net Assets	12
C	Comparative Statements of Cash Flows	13
	Notes to Financial Statements	15
<u>Required Supplementary Information</u>		
RSI-1	Schedule of Funding Progress for the OPEB Plan	29
RSI-2	Schedule of Employer Contributions to the OPEB Plan	29
	Note to Required Supplementary Information	30
<u>Supplementary Exhibits</u>		
<u>Schedule No.</u>		
1	Combining Schedule of Revenues, Expenses and Changes in Net Assets	32
2	Schedule of Cash Receipts and Disbursements	33
3	Schedule of Improvement Authority Revenues and Expenses-Budget and Actual--Non-GAAP Budgetary Basis	34
4	Schedule of Parking Garage Revenues and Expenses – Budget and Actual—Non-GAAP Budgetary Basis	35
5	Analysis of Financing and Related Fees Receivable	36
6	Analysis of Intergovernmental Accounts Receivable	36
7	Analysis of Other Revenues Receivable	37
8	Analysis of Investment in Redevelopment Sites	38
9	Analysis of Property, Plant and Equipment	39
10	Analysis of Accrued Interest Payable	39
11	Schedule of Revenue Bonds Payable	40
<u>PART II - REQUIRED SUPPLEMENTARY SCHEDULES</u>		
12	Schedule of Camden County Lease Revenue Bonds Cash Receipts and Disbursements	42
13	Schedule of Conduit Debt	48

CAMDEN COUNTY IMPROVEMENT AUTHORITY
Table Of Contents

	<u>Page No.</u>
<u>PART III - FINDINGS AND RECOMMENDATIONS</u>	
Schedule of Findings and Recommendations	51
Summary Schedule of Prior Year Findings as Prepared by Management	52
 APPRECIATION	 53

ROSTER OF OFFICIALS

As of December 31, 2008

Members

James B. Kehoe
Linda M. Rohrer
William R. Hosey
Karl N. McConnell
Joseph P. Schooley

Position

Chairman
Vice-Chairman
Member
Member
Member

Other Officials

Frederick B Weinstein, Esq
James P. Blanda
Reginald C. Stevenson
Archer & Greiner

Executive Director/CEO
Director of Finance
Treasurer
General Counsel

**CAMDEN COUNTY
IMPROVEMENT AUTHORITY**

PART 1

FINANCIAL SECTION

**FOR THE YEARS ENDED
DECEMBER 31, 2008 AND 2007**

INDEPENDENT AUDITOR'S REPORT

The Chairman and Members of
The Camden County Improvement Authority
Cherry Hill, New Jersey

We have audited the accompanying statements of net assets of the Camden County Improvement Authority, State of New Jersey, a component unit of the County of Camden, as of December 31, 2008 and 2007, and the related statements of revenues, expenses and changes in net assets and cash flows for the years then ended. These financial statements are the responsibility of the Camden County Improvement Authority's management. Our responsibility is to express opinions on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Governmental Auditing Standards, issued by the Comptroller General of the United States and in compliance with audit requirements as prescribed by the Local Finance Board, Department of Community Affairs, State of New Jersey. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Camden County Improvement Authority as of December 31, 2008 and 2007 and the respective changes in financial position and cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated April 29, 2009 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be read in conjunction with this report in considering the results of our audits.

Our audits were performed for the purpose of forming opinions on the financial statements taken as a whole. The accompanying supplementary schedules and required supplementary schedules are presented for purposes of additional analysis and are not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

The accompanying Management's Discussion and Analysis, Schedule of Funding Progress for the OPEB Plan and Required Supplementary Schedules as listed in the table of contents is not a required part of the financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted primarily of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Respectfully submitted,

BOWMAN & COMPANY LLP
Certified Public Accountants
& Consultants



Stephen E. Ryan
Certified Public Accountant
Registered Municipal Accountant

Voorhees, New Jersey
April 29, 2009

**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**

The Chairman and Members of
The Camden County Improvement Authority
Cherry Hill, New Jersey

We have audited the financial statements of the Camden County Improvement Authority, State of New Jersey, as of and for the fiscal year ended December 31, 2008, and have issued our report thereon dated April 29, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and in compliance with audit requirements as prescribed by the Local Finance Board, Department of Community Affairs, State of New Jersey.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Camden County Improvement Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Camden County Improvement 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 determination of financial statement amounts. 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. The results of our tests disclosed no instances of noncompliance that are required to be reported under Government Auditing Standards, and audit requirements as prescribed by the Local Finance Board, Department of Community Affairs, State of New Jersey.

This report is intended solely for the information and use of the management of the Camden County Improvement Authority and the Local Finance Board, Department of Community Affairs, State of New Jersey and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully submitted,

BOWMAN & COMPANY LLP
Certified Public Accountants
& Consultants



Stephen E. Ryan
Certified Public Accountant
Registered Municipal Accountant

Voorhees, New Jersey
April 29, 2009

**CAMDEN COUNTY IMPROVEMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDING DECEMBER 31, 2008**

This section of the Camden County Improvement Authority's ("Authority") annual financial report presents our discussion and analysis of the Authority's financial performance during the fiscal year that ended on December 31, 2008. The Authority's financial statements are prepared in conformity with Generally Accepted Accounting Principles (GAAP) in the United States of America, promulgated by the Government Accounting Standards Board (GASB). In accordance with GAAP, the Authority's revenues are recognized in the period they are earned and expenses are recognized in the period in which they are incurred. Fixed Assets are capitalized and (except land and construction-in-progress) are depreciated over their useful lives. Amounts are restricted for capital purposes. See the notes to the financial statements for a summary of the Authority's significant accounting policies. This section should be read along with the Authority's financial statements and related notes.

FINANCIAL HIGHLIGHTS

- Operating income increased \$587,021 in 2008. Excluding (non-cash) depreciation, income increased by \$1,267,527.
- Total Operating Revenue increased \$2,232,053, or more than 121%, from 2007 to 2008. This increase primarily resulted from a full year of Parking Center operations. All other, non-parking related, revenue increase approximately 1%.
- Change in Net Assets was negative \$1,398,191.82. This occurred primarily because the Parking Center is depreciated (straight-line, expense) faster than the principle is paid (amortization) in early years.
- The Authority-owned nine (9) level Parking Center's first year of operations generated operating income, excluding depreciation, of \$504,973. By contract, this income is shared between the Authority and Cooper Health Systems, the primary land owner and primary tenant.
- The Authority was successful in securing three (3) project management agreements related to the development of a charter school expansion, County court house project and 9,072 square foot commercial project in the City of Camden. These revenues will be derived in future years.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial section of the annual report consists of four parts - Independent Auditor's Reports, required supplementary information which includes the management's discussion and analysis (this section), the basic financial statements, and supplemental schedules.

The basic financial statements report information about the Authority as a whole uses accounting methods similar to those used by private-sector companies. The comparative statements of net assets include all of the Authority's assets and liabilities. As the Authority follows the accrual method of accounting, the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. Net Assets – the difference between the Authority's assets and liabilities – are a measure of the Authority's financial health or position.

The comparative statements of revenues, expenses and changes in net assets provide a breakdown of the various areas of revenues and expenses encountered during the current year.

The comparative statements of cash flows provides a breakdown of the various sources of cash flow, categorized into four areas: Cash flows from operating activities, non-capital financing activities, capital and related financing activities and investing activities.

FINANCIAL ANALYSIS OF THE AUTHORITY

The Authority's total assets were \$58,290,747 on December 31, 2008. Total assets, total liabilities and total net assets are detailed below.

A significant portion of the Authority's net assets represents its investment in capital assets (i.e. land, buildings, improvements and equipment); less the related debt outstanding used to acquire those capital assets. Although the Authority's investment in its capital assets is reported net of related debt, it is noted

that the resources required to repay this debt must be provided annually from operations, since the capital assets themselves cannot be used to liquidate liabilities. The remaining unrestricted net assets may be used to meet the Authority's capital and ongoing obligations.

In 2008, the Authority completed six (6) bond/note issues totaling \$74,290,000. In addition, to the financing fees generated through the sale of bonds, the Authority will continue to receive annual administrative fees on all outstanding bond issues.

The following table presents a summary of the Authority's financial position as of December 31, 2006, 2007 and 2008.

	<u>2008</u>	<u>Percentage Change</u>	<u>2007</u>	<u>Percentage Change</u>	<u>2006</u>
ASSETS:					
Unrestricted Assets	\$ 4,083,676.46	82.98%	\$ 2,231,751.45	-18.02%	\$ 2,722,383.03
Restricted Assets	25,268,860.92	-40.51%	42,473,864.12	-37.60%	68,067,770.49
Property, Plant and Equip.	28,450,721.11	-2.14%	29,071,756.24	461.77%	5,175,007.43
Deferred Assets	487,488.73	-3.31%	504,155.01		521,556.57
Total Assets	58,290,747.22	-21.53%	74,281,526.82	-2.88%	76,486,717.52
LIABILITIES:					
Current Liabilities	26,684,371.68	-34.68%	40,852,807.91	-2.62%	41,952,498.42
Long-Term Liabilities	32,741,147.22	-1.28%	33,165,298.77	-0.81%	33,437,517.31
Total Liabilities	59,425,518.90	-19.71%	74,018,106.68	-1.82%	75,390,015.73
NET ASSETS					
Invested in Capital Assets, Net of Related Debt	(2,172,435.56)	505.52%	(358,774.30)	-276.05%	203,787.58
Unrestricted	1,037,663.88	66.77%	622,194.44	-30.32%	892,914.21
Total Net Assets	\$ (1,134,771.68)	-530.78%	\$ 263,420.14	-75.98%	\$ 1,096,701.79

Operating Activities: The Authority charges bond financing fees that include, but are not limited to, application fees, due diligence fees, closing fees, construction-monitoring fees and development fees. The Authority also generates revenue by providing planning, redevelopment, consulting, project/construction management and operation management services.

The following table summarizes the changes in Net Assets between December 31, 2008, 2007 and 2006:

	<u>2008</u>	<u>Percentage Change</u>	<u>2007</u>	<u>Percentage Change</u>	<u>2006</u>
OPERATING REVENUES:					
Financing and Related Fees	\$ 673,392.55	-26.50%	\$ 916,145.07	-25.86%	\$ 1,235,672.96
Parking Revenue	3,023,262.99	279.83%	795,948.96		
Intergovernmental Revenues	279,589.35	955.32%	26,493.41	-91.90%	326,918.10
Other Revenue	98,963.59	-5.36%	104,568.15	-5.80%	111,001.04
Total Operating Revenue	4,075,208.48	121.10%	1,843,155.59	10.13%	1,673,592.10
OPERATING EXPENSES					
Admin. & Cost of Service	2,885,938.74	50.20%	1,921,412.42	32.14%	1,454,047.67
Depreciation Expense	1,013,199.13	204.54%	332,693.06	48418.04%	685.71
Total Operating Expense	3,899,137.87	72.98%	2,254,105.48	54.95%	1,454,733.38
OPERATING INCOME (LOSS)	176,070.61	-142.84%	(410,949.89)	-287.77%	218,858.72
Non-Operating Revenues	38,479.46	-52.23%	80,553.23	48.71%	54,167.14
Non-Operating Expenses	(1,612,741.89)	220.70%	(502,884.99)		(232,599.35)
CHANGE IN NET ASSETS	\$ (1,398,191.82)	67.79%	\$ (833,281.65)	-2161.23%	\$ 40,426.51

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets: The Authority's capital assets include investments in certain real estate redevelopment projects. These include the Crossroads Redevelopment Area in Pennsauken Township, the Clementon Redevelopment Project, the Parking Center Garage Project in Camden and the marina commercial site located in the City of Camden. With the exception of the Parking Center Garage Project, these project sites may ultimately be sold to private real estate developers as part of the redevelopment plan for the site which will convert these assets into cash for the Authority's use in operations.

Capital Debt: The Authority has issued in excess of \$1.7 billion for project developers. The Authority assumes no responsibility for repayment of this debt beyond the resources provided by the underlying leases and mortgage loans. As of December 31, 2008 there were 61 series of these Special Revenue Bonds outstanding. The corresponding aggregate principal totaling \$721,317,972 is treated strictly as conduit debt obligations under Interpretation No. 2 of the Governmental Accounting Standards Board (GASB) and accordingly is not included in the financial statements other than as noted. See Note 1 to the Notes to Financial Statements for a more detailed explanation of conduit debt.

The Authority has also issued two series of notes and one series of revenue bonds to fund the acquisition, clearance, remediation and other related costs of redeveloping the Crossroads Redevelopment Area in Pennsauken Township, the Clementon Redevelopment Project in Clementon Borough and the construction of the Parking Center Garage Project. The notes and bonds of \$21,385,000, \$2,500,000 and \$33,010,000 respectively, will be redeemed through project grants, sale of the development sites, and/or operating fees.

NEW BUSINESS

While still focusing on its basic bond financing business, the Authority has identified opportunities that compliment existing programs within the County of Camden. These include the offering of site selection and project management services to potential clients, owning and operating assets, spearheading several shared service initiatives and working with municipalities and housing developers in an effort to provide affordable housing opportunities. In addition, the Authority will continue to strengthen Camden County's economic development, marketing, redevelopment, and planning initiatives.

Most notably in 2008, the Authority completed the first full year operating the nine (9) level Parking Center in the City of Camden. In addition, the Authority was successful securing three (3) project management agreements related to the development of a charter school expansion, County Court House project and 9,072 square foot commercial project, all in the City of Camden.

CONTACTING THE AUTHORITY'S MANAGEMENT

This financial report is designed to provide New Jersey, and Camden County residents in particular, and our customers, clients, investors and creditors, with a general overview of the Authority's finances. If you have questions about this report or need additional financial information, contact the Authority at 1909 Route 70 East, Suite 300, Cherry Hill, New Jersey 08003.

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Comparative Statements of Net Assets
 As of December 31, 2008 and 2007

ASSETS	<u>2008</u>	<u>2007</u>
Current Assets:		
Unrestricted Assets:		
Cash and Cash Equivalents	\$ 3,990,850.50	\$ 2,017,706.28
Cash Held by Fiscal Agents		150,205.41
Financing and Related Fees Receivable	48,354.99	49,428.00
Parking Fees Receivable	2,580.00	
Other Revenues Receivable	11,229.26	14,411.76
Intergovernmental Accounts Receivable	30,661.71	
Total Unrestricted Assets	<u>4,083,676.46</u>	<u>2,231,751.45</u>
Non-current Assets:		
Restricted Assets:		
Cash and Cash Equivalents	5,428,543.81	21,837,588.97
Cash Held by Fiscal Agents		2,471,285.64
Investment in Redevelopment Sites	19,840,317.11	18,164,989.51
Total Restricted Assets	<u>25,268,860.92</u>	<u>42,473,864.12</u>
Total Current Assets	<u>29,352,537.38</u>	<u>44,705,615.57</u>
Property, Plant and Equipment:		
Property, Plant & Equipment (Net of Accumulated Depreciation)	<u>28,450,721.11</u>	<u>29,071,756.24</u>
Deferred Assets:		
Unamortized Bond Issue Costs	<u>487,488.73</u>	<u>504,155.01</u>
Total Assets	<u>58,290,747.22</u>	<u>74,281,526.82</u>

(Continued)

CAMDEN COUNTY IMPROVEMENT AUTHORITY

Comparative Statements of Net Assets

As of December 31, 2008 and 2007

	<u>2008</u>	<u>2007</u>
LIABILITIES		
Current Liabilities Payable from Unrestricted Assets:		
Accounts Payable	\$ 193,356.66	\$ 116,797.53
Payroll Deductions Payable	390.92	1,679.32
Deferred Revenue	100,000.00	100,000.00
	<hr/>	<hr/>
Total Current Liabilities Payable from Unrestricted Assets	293,747.58	218,476.85
Current Liabilities Payable from Restricted Assets:		
Accounts Payable	649,598.42	1,039,972.66
Bond Anticipation Notes	23,885,000.00	37,500,000.00
Intergovernmental Loans Payable	823,401.18	670,739.73
Retainage	225,258.00	291,306.00
Bonds Payable	470,000.00	290,000.00
Accrued Interest Payable	337,366.50	842,312.67
	<hr/>	<hr/>
Total Current Liabilities Payable from Restricted Assets	26,390,624.10	40,634,331.06
Long-Term Liabilities:		
Bonds Payable	32,540,000.00	33,010,000.00
Net OPEB Obligation	94,200.00	47,100.00
Reserve for Compensated Absences	106,947.22	108,198.77
	<hr/>	<hr/>
Total Long-Term Liabilities	32,741,147.22	33,165,298.77
	<hr/>	<hr/>
Total Liabilities	59,425,518.90	74,018,106.68
NET ASSETS		
Invested in Capital Assets, Net of Related Debt	(2,172,435.56)	(358,774.30)
Unrestricted	1,037,663.88	622,194.44
	<hr/>	<hr/>
Total Net Assets	\$ (1,134,771.68)	\$ 263,420.14
	<hr/>	<hr/>

The accompanying Notes to Financial Statements are an integral part of the financial statements.

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Comparative Statements of Revenues, Expenses and Changes in Net Assets
 For The Years Ended December 31, 2008 and 2007

	<u>2008</u>	<u>2007</u>
Operating Revenues:		
Financing and Related Fees	\$ 673,392.55	\$ 916,145.07
Parking Revenue	3,023,262.99	795,948.96
Rental Income	67,762.75	68,419.40
Banquet/Economic Summit Income	30,398.34	32,975.00
Intergovernmental Revenues	279,589.35	26,493.41
Miscellaneous Revenues	802.50	3,173.75
	<hr/>	<hr/>
Total Operating Revenues	4,075,208.48	1,843,155.59
Operating Expenses:		
Administrative Expenses:		
Salaries and Wages	870,716.49	723,280.31
Employee Benefits	396,097.80	289,663.10
Other Expenses	861,840.34	596,317.70
Cost of Providing Services:		
Salaries and Wages	137,469.58	59,491.73
Employee Benefits	47,921.06	13,774.16
Other Expenses	571,893.47	238,885.43
Depreciation Expense	1,013,199.13	332,693.06
	<hr/>	<hr/>
Total Operating Expenses	3,899,137.87	2,254,105.48
Operating Income (Loss)	176,070.61	(410,949.89)
Non-Operating Revenues (Expenses):		
Investment Income	38,479.46	80,553.23
Amortization of Bond Issue Costs	(16,666.28)	(17,401.56)
Interest Expense	(1,596,075.61)	(457,891.82)
Cancellation of Prior Year Receivable		(15,107.02)
Garage Start up Costs		(12,484.59)
	<hr/>	<hr/>
Change in Net Assets	(1,398,191.82)	(833,281.65)
Net Assets, As Previously Reported		3,421,744.52
Prior Period Adjustment (Note 2)		2,325,042.73
	<hr/>	<hr/>
Net Assets, As Restated	263,420.14	1,096,701.79
Net Assets, End of Year	<u>\$ (1,134,771.68)</u>	<u>\$ 263,420.14</u>

The accompanying Notes to Financial Statements are an integral part of the financial statements.

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Comparative Statements of Cash Flows
 For The Years Ended December 31, 2008 and 2007

	<u>2008</u>	<u>2007</u>
Cash Flows from Operating Activities:		
Receipts from Customers	\$ 3,695,148.55	\$ 1,427,791.03
Payments to Suppliers	(1,310,074.68)	(706,922.45)
Payments to Employees	(1,454,744.88)	(1,148,702.34)
Other Operating Receipts	351,073.73	301,443.53
	<hr/>	<hr/>
Net Cash Provided by (Used in) Operating Activities	1,281,402.72	(126,390.23)
Cash Flows from Capital and Related Financing Activities:		
Capital Acquisitions	(1,463,360.15)	(27,287,657.53)
CRDA Grant		14,100,000.00
Garage Start up Costs		(12,484.59)
Intergovernmental Loan Proceeds	152,661.45	370,739.73
Principal on Bonds	(290,000.00)	
Interest on Bonds	(1,596,075.61)	
Issuance of Bond Anticipation Notes	23,856,461.25	37,500,000.00
Premium on Bond Anticipation Notes		325.00
Payment of Bond Anticipation Notes	(37,500,000.00)	(37,500,000.00)
Interest on Bond Anticipation Notes	(1,816,105.61)	(3,162,944.62)
	<hr/>	<hr/>
Net Cash Provided by (Used in) Capital and Related Financing Activities	(18,656,418.67)	(15,992,022.01)
Cash Flows from Investing Activities:		
Interest Received	317,623.96	80,553.23
	<hr/>	<hr/>
Net Increase (Decrease) in Cash and Cash Equivalents	(17,057,391.99)	(16,037,859.01)
Cash and Cash Equivalents at Beginning of Year	26,476,786.30	42,514,645.31
	<hr/>	<hr/>
Cash and Cash Equivalents at End of Yea	\$ 9,419,394.31	\$ 26,476,786.30
	<hr/>	<hr/>

(Continued)

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Comparative Statements of Cash Flows
 For The Years Ended December 31, 2008 and 2007

Reconciliation of Operating Income to Net Cash Provided		
by Operating Activities:		
Operating Income (Loss)	\$ 176,070.61	\$ (410,949.89)
Adjustments to Reconcile Operating Income (Loss)		
to Net Cash Provided (Used) in Operating Activities:		
Depreciation Expense	1,013,199.13	332,693.06
Change in Assets and Liabilities:		
Financing and Related Fees Receivable	1,073.01	25,072.00
Garage Fees Receivable	(2,580.00)	
Other Revenues Receivable	3,182.50	(201.01)
Intergovernmental Revenues Receivable	(30,661.71)	170,582.98
Prepaid Expenses		60.00
Accounts Payable	123,659.13	97,833.13
Payroll Deductions Payable	(1,288.40)	(2,786.96)
Deferred Revenue		(309,375.00)
Compensated Absences Payable	(1,251.55)	(29,318.54)
	<u>1,281,402.72</u>	<u>(126,390.23)</u>
Net Cash Provided by (Used in) Operating Activities	<u>\$ 1,281,402.72</u>	<u>\$ (126,390.23)</u>

The accompanying Notes to Financial Statements are an integral part of the financial statements.

CAMDEN COUNTY IMPROVEMENT AUTHORITY

Notes to Financial Statements
For the Year Ended December 31, 2008

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Camden County Improvement Authority (the "Authority") was created by a resolution of the Board of Chosen Freeholders of the County of Camden, adopted March 20, 1979, pursuant to the County Improvement Authority Law, Chapter 183 of the Pamphlet Laws of 1960, of the State of New Jersey, as amended and supplemented, ("The Act").

The Act empowers improvement authorities to provide within the County, public facilities, convention halls, equipment and facilities for public transportation, aviation facilities, garbage and solid waste systems, the improvement, furtherance and promotion of tourist industries and recreational attractiveness and planning and carrying out of redevelopment projects.

The Authority consists of five members, appointed by the Camden County Board of Chosen Freeholders. One member is appointed each year for a five-year term.

Component Unit

The Authority is a component unit of the County of Camden as described in Governmental Accounting Standards Board Statement No. 14. These financial statements would be either blended or discreetly presented as part of the County's financial statements if the county were governed by generally accepted accounting principles applicable to governmental entities.

Basis of Presentation

The financial statements of the Authority have been prepared in accordance with accounting principles generally accepted in the United States of America applicable to enterprise funds of State and Local Governments on a going concern basis. The focus of enterprise funds is the measurement of economic resources, that is, the determination of operating income, changes in net assets (or cost recovery), financial position and cash flows. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The Authority is a single enterprise fund and maintains its records on the accrual basis of accounting. Enterprise funds account for activities (i) that are financed with debt that is secured solely by a pledge of the net revenues from fees and charges of the activity; or (ii) that are required by law or regulations that the activity's cost of providing services, including capital cost (such as depreciation or debt service), be recovered with fees and charges, rather than with taxes or similar revenues; or (iii) that the pricing policies of the activity establish fees and charges designed to recover its costs, including capital costs (such as depreciation or debt service). Under this method, revenues are recorded when earned and expenses are recorded when the related liability is incurred.

Basis of Accounting

Enterprise funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned; their expenses are recognized when they are incurred.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**Governmental Accounting Standards Board - Statement No. 20**

The Authority is required to follow all statements of the GASB. GASB Statement No. 20 was issued to give guidance in determining Generally Accepted accounting principles generally accepted in the United States of America for governmental proprietary funds. It provides that all proprietary fund activities follow all Financial Accounting Standards Board ("FASB") Statements issued prior to November 30, 1989, unless they conflict with GASB standards. It also provides that the governmental unit must elect whether to follow FASB Statements issued after that date.

The Camden County Improvement Authority has elected not to follow any FASB pronouncements issued after November 30, 1989.

Budgets and Budgetary Accounting

The Authority must adopt an annual budget in accordance with N.J.A.C. 5:31-2. N.J.A.C. 5:31-2 requires the governing body to introduce the annual Authority budget at least 60 days prior to the end of the current fiscal year and to adopt not later than the beginning of the Authority's fiscal year. The governing body may amend the budget at any point during the year. The budget is adopted on the accrual basis of accounting with provisions for cash payments for capital outlay. Depreciation expense and amortization of bond issue costs are not included in the budget appropriations.

The legal level of budgetary control is established at the detail shown on the Statement of Revenues, Expenses and Changes in Net Assets. All budget transfers and amendments to those accounts must be approved by resolution of the Authority as required by the Local Finance Board. Management may transfer among supplementary line items as long as the legal level line items are not affected. There are no statutory requirements that budgetary line items not be over-expended.

Cash, Cash Equivalents and Investments

Cash and cash equivalents include petty cash, change funds and cash on deposit with public depositories. All certificates of deposit are recorded as cash regardless of the date of maturity. Investments are stated at market value.

Local units are required by N.J.S.A. 40A:5-14 to annually adopt a cash management plan and must deposit its funds pursuant to that plan. The cash management plan includes a designation of a depository or depositories as defined in section 1 of P.L. 1970, c.236 (C. 17.9-41). In lieu of designating a depository, the cash management plan may provide that the local unit make deposits with the State of New Jersey Cash Management Fund.

N.J.S.A. 17:9-41 et seq. establishes the requirements for the security of deposits of governmental units. The statute requires that no governmental unit shall deposit public funds in a public depository unless such funds are secured in accordance with the Governmental Unit Deposit Protection Act ("GUDPA"), a multiple financial institutional collateral pool, which was enacted in 1970 to protect governmental units from a loss of funds on deposit with a failed banking institution in New Jersey. Public depositories include State or federally chartered banks, savings banks or associations located in or having a branch office in the State of New Jersey, the deposits of which are federally insured. All public depositories must pledge collateral, having a market value at least equal to five percent of the average daily balance of collected public funds, to secure the deposits of governmental units. If a public depository fails, the collateral it has pledged, plus the collateral of all other public depositories, is available to pay the amount of their deposits to the governmental units.

The cash management plan adopted by the Authority requires it to deposit funds in public depositories protected from loss under the provisions of GUDPA.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**Inventory of Supplies**

The costs of inventories of supplies are recorded as expenditures at the time the individual items are purchased. The Authority has determined that the inventories were immaterial and are not recorded in the financial statements.

Property, Plant and Equipment

Property, Plant, and Equipment primarily consists of primarily of equipment used at the Central Parking Garage and office equipment used by the Authority administrative staff and is stated at cost or estimated cost.

Costs incurred are recorded as Construction in Progress or Investment in Redevelopment Sites. Investment in Redevelopment Sites consists of the Crossroads Redevelopment Area project and the Clementon Redevelopment project. Construction in Progress consists of the Central Parking Garage project (See Note 4). In the year that the project is completed, these costs are transferred to Property, Plant and Equipment – Completed.

Expenditures are capitalized when they meet the following requirements:

- 1) Cost of \$5,000.00 or more
- 2) Useful life of five or more years
- 3) Asset is not affected by consumption

As in accordance with FASB Statement No. 62, the interest costs related to acquiring the Clementon and Crossroads Redevelopment Projects with the proceeds of tax-exempt borrowings, will be offset by the interest earned on the temporary investment of those proceeds and capitalized into the cost of the asset.

Depreciation

Depreciation is provided using the straight-line method over the estimated useful life of the assets. A half-year of depreciation is taken in the year of acquisition.

Bond Issuance Costs, Bond Discount, Bond Premium and Deferred Loss on Refunding

Bond issuance costs, bond discount, bond premium and deferred loss on refunding arising from the issuance of the revenue bonds are deferred and amortized by the straight-line method (effective interest method) from the issue date to maturity. Bond discount, bond premium and deferred loss on refunding are presented as an adjustment of the face amount on the bonds payable whereas issuance costs are recorded as other assets.

Conduit Debt Obligations

To provide within the County public facilities, convention halls, equipment and facilities for public transportation, garbage and solid waste systems, the improvement, furtherance and promotion of tourist industries and recreational attractiveness and the planning and carrying out of redevelopment projects, the Authority has issued certain debt bearing its name to lower the cost of borrowing for specific governmental or non-governmental third parties. This debt is commonly referred to as conduit (or non-commitment) debt. Typically, the debt proceeds are used to finance facilities within the Authority's jurisdiction that are transferred to the third party either by lease or by sale. The underlying lease or mortgage loan agreement, which serves as collateral for the promise of payments by the third party, calls for payments that are essentially the same as those required by the debt. These payments are made by the third-party directly to an independent trustee, who is appointed to service and administer the arrangement. The Authority assumes no responsibility for repayment of this debt beyond the resources provided by the underlying leases or mortgage loans.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**Conduit Debt Obligations (Cont'd)**

As of December 31, 2008, there were 58 series of Special Revenue Bonds and 1 Bond Anticipation Note outstanding. The corresponding aggregate principal totaling \$721,317,972 is treated strictly as conduit debt obligations under Interpretation No. 2 of the Governmental Accounting Standards Board (GASB) and accordingly is not included in the financial statements.

Net Assets

Net assets comprise the various earnings from operating income, nonoperating revenues, expenses, and capital contributions. Net assets are classified in the following three components:

Invested in Capital Assets, net of Related Debt - This component of net assets consists of capital assets, net of accumulated depreciation, reduced, by the outstanding balances of any bonds, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of invested in capital assets, net of related debt. Rather, that portion of the debt is included in the same net assets component as the unspent proceeds.

Restricted - This component of net assets consists of external constraints imposed by creditors (such as debt covenants), grantors, contributors, laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation, that restricts the use of net assets.

Unrestricted - This component of net assets consists of net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt." This component includes net assets that may be allocated for specific purposes by the Board.

Income Taxes

The Authority operates as defined by the Internal Revenue Code Section 115 and appropriately is exempt from income taxes under Section 115.

Operating and Non-Operating Revenues and Expenses

Operating revenues include all revenues derived from administration fees, parking fees and other revenue sources. Non-operating revenues principally consist of interest income earned on various interest-bearing accounts.

Operating expenses include expenses associated with the general administration and operation of the Central Parking Garage of the Authority. Non-operating expenses principally include interest, amortization and start up expenses that are not attributable to the Authority's operations.

Use of Estimates

Management of the Authority has made certain estimates and assumptions relating to the reporting of assets, liabilities and revenues and expenses to prepare these financial statements in conformity with accounting principles generally accepted in the United States of America. Actual results may differ from those estimates.

Note 2: PRIOR PERIOD ADJUSTMENT

Prior Year Adjustment - Correction of an Error – During the 2008 it was determined that land was incorrectly recorded as an asset of the Authority. The parcel in question was originally purchased with proceeds from conduit debt and deeded to the Authority. The land was acquired as part of a lease purchase and transfers to the conduit debt holder for no cost at the end of the lease payments. GAAP state that under these circumstances the land although deeded to the lessor should not be recorded as an asset of the lessor.

The restatement is detailed below:

Net Assets January 1, 2007 as Previously Reported	\$ 3,421,744.52
Prior Period Adjustment	<u>(2,325,042.73)</u>
Net Assets January 1, 2007 as Restated	<u>\$ 1,096,701.79</u>

Note 3: STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**Compliance with finance related legal and contractual provisions**

Management of the Authority is not aware of any "Events of Default" existing under the bond resolutions authorizing the issuance of the Authority's conduit debt or material violations of finance related legal and contractual provisions.

Note 4: DETAIL NOTES – ASSETS**Cash and Cash Equivalents**

Custodial Credit Risk – Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority's formal policy regarding custodial credit risk is the same as described in Note 1, N.J.S.A. 17:9-41 et seq. and included in its cash management plan. The Authority shall deposit public funds in public depositories protected from loss under the provisions of the Governmental Unit Deposit Protection Act. As of December 31, 2008 the Authority's bank balance of \$4,061,725.21 was entirely insured or collateralized as follows:

Insured	\$ 250,000.00
Collateralized under GUDPA	<u>3,811,725.21</u>
	<u>\$ 4,061,725.21</u>

New Jersey Cash Management Fund - During the year, the Authority participated in the New Jersey Cash Management Fund. The Fund is governed by regulations of the State Investment Council, who prescribe standards designed to insure the quality of investments in order to minimize risk to the Funds participants. Deposits with the New Jersey Cash Management Fund are not subject to custodial credit risk as defined above. At December 31, 2008 the Authority's deposits with the New Jersey Cash Management Fund are \$5,521,382.86.

Note 4: DETAIL NOTES – ASSETS (Cont'd)**Investments (Cont'd)****Investments**

Custodial Credit Risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the Authority, and are held by either the counterparty or the counterparty's trust department or agent but not in the Authority's name. The Authority's \$44,576.99 investments in treasury obligations and governmental money markets are held by the counterparty, not in the name of the Authority.

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority does not have a formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk – Credit risk is the risk that an issuer or counterparty to an investment will not fulfill its obligations. N.J.S.A. 40A:5-15.1 limits the investments that the Authority may purchase in order to limit the exposure of governmental units to credit risk. The Authority has no investment policy that would further limit its investment choices.

Concentration of Credit Risk – The Authority does not place a limit on the amount that may be invested in any one issuer. All of the Authority's investments are either in governmental money market funds,.

As of December 31, 2008, the Authority had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Credit Rating</u>	<u>Fair Value</u>
Governmental Money Market Fund	Demand	AAA	<u>\$ 44,576.99</u>

Property, Plant and Equipment

During the year ended December 31, 2008, the following changes in Property, Plant and Equipment occurred:

	<u>Jan. 1, 2008</u>	<u>Additions</u>	<u>Transfers</u>	<u>Dec. 31, 2008</u>
Equipment	\$ 313,013			\$ 313,013
Buildings	29,110,428	\$ 392,164		29,502,592
Construction In Progress				
	<u>29,423,441</u>	<u>392,164</u>	<u>---</u>	<u>29,815,605</u>
Depreciation	351,684	1,013,199		1,364,883
	<u>\$ 29,071,756</u>	<u>\$ (621,035)</u>	<u>---</u>	<u>\$ 28,450,721</u>

Note 5: DETAIL NOTES - LIABILITIES

During the year ended December 31, 2008, the following changes occurred in long-term obligations:

	Principal Outstanding Jan. 1, 2008	<u>Additions</u>	<u>Reductions</u>	Principal Outstanding Dec. 31, 2008	Due Within One Year
Revenue Bonds	\$ 33,300,000		\$ 290,000	\$ 33,010,000	\$ 470,000
Compensated Absences	108,198		1,252	106,947	---
	<u>\$ 33,408,198</u>	<u>---</u>	<u>\$ 291,252</u>	<u>\$ 33,116,947</u>	<u>\$ 470,000</u>

During the year ended December 31, 2008, the following changes occurred in short-term obligations:

	Principal Outstanding Jan. 1, 2008	<u>Additions</u>	<u>Reductions</u>	Principal Outstanding Dec. 31, 2008	Due within One Year
Bond Anticipation Notes	\$ 37,500,000	\$ 23,885,000	\$ 37,500,000	\$ 23,885,000	\$ 23,885,000

Compensated Absences

Authority employees may accumulate unused sick days with no restrictions. Employees are compensated for accumulated sick leave upon retirement or resignation at one-half of their then current salaries, up to a maximum of \$15,000.00. Vacation days not used during the year may be carried forward for two years. Upon separation from the Authority, the employee will be paid for all accrued vacation time at their then current hourly rate. The accrued liability for accumulated sick leave and vacation time at December 31, 2008 and 2007 is estimated at \$106,947.22 and \$108,198.77 respectively.

Retirement Systems

The Authority contributes to a cost-sharing multiple-employer defined benefit pension plan, the Public Employees' Retirement System (PERS), which is administered by the New Jersey Division of Pensions and Benefits. The plan provides retirement, disability, annual cost-of-living adjustments and death benefits to plan members and their beneficiaries. The plan has a Board of Trustees that implements benefit provisions that are established and amended by State statute. The Division issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to:

State of New Jersey
Division of Pensions and Benefits
P.O. Box 295
Trenton, New Jersey 08625-0295

The PERS was established as of January 1, 1955. The PERS provides retirement, death, and disability, and medical benefits to qualified members. Vesting and benefit provisions are established by N.J.S.A. 43:15A and 43:3B. The contribution requirements of plan members are determined by State statute. In accordance with Chapter 62, P.L. 1994, plan members enrolled in the Public Employees' Retirement System were required to contribute 5% of their annual covered salary. Effective July 1, 2007, however, in accordance with Chapter 92, P.L. 2007 and Chapter 103, P.L. 2007, plan members are required to contribute 5.5% of their annual covered salary. For employees enrolled in the retirement system prior to July 1, 2007, the increase is effective with the

Note 5: DETAIL NOTES – LIABILITIES (CONT'D)**Retirement Systems Cont'd)**

payroll period that begins immediately after July 1, 2007. The State Treasurer has the right under the current law to make temporary reductions in member rates based on the existence of surplus pension assets in the retirement system; however, statute also requires the return to the normal rate when such surplus pension assets no longer exist.

The Authority is billed annually for its normal contribution plus any accrued liability.:

<u>Year</u>	<u>Normal Contribution</u>	<u>Accrued Liability</u>	<u>Total Liability</u>	<u>Funded by State</u>	<u>Paid by Authority(1)</u>
2006	\$ 14,826	\$ 4,078	\$ 18,904	\$ 11,342	\$ 7,562
2007	23,505	12,206	35,711	14,284	21,427
2008	32,614	25,134	57,748	11,550	46,198

Related Party Investments - The Division of Pensions and Benefits does not invest in securities issued by the Camden County Improvement Authority.

(1) Under the provisions of Chapter 108, P.L. 2003 the Authority's share of the total normal contribution and accrued liability will increase approximately 20% per year until the Authority is paying 100% of the total normal contribution and accrued liability.

Operating Leases

As of December 31, 2008, the Authority had operating lease agreements in effect for the following:

2006 Chevy Colorado
 2006 Chevy Impala
 2007 Mercury Grand Marquis
 Office Space
 Garage Land
 Copier

Future minimum lease payments under operating lease agreements are as follows:

<u>Year</u>	<u>Amount</u>
2009	\$ 226,653.08
2010	219,158.32
2011	102,150.88
2012	100,000.00
2013-2017	500,000.00
2018-2022	500,000.00
2023-2027	500,000.00
2028-2032	500,000.00
2033-2037	500,000.00
2038	25,000.00
	<u>\$ 3,172,962.28</u>

Rental payments under operating leases for the fiscal year ended December 31, 2008 were \$232,975.80

Note 5: DETAIL NOTES – LIABILITIES (CONT'D)**Clementon Redevelopment Project Bond Anticipation Notes**

On November 20, 2008, the Authority issued federally taxable bond anticipation notes in the amount of \$2,500,000 in order to provide temporary financing for the Clementon Redevelopment Project, the costs of issuance and the payment of capitalized interest to maturity. The notes carry an interest rate of 4.69% and mature on November 20, 2009.

The Clementon Redevelopment Project consists of the acquisition of approximately 30 acres of property in the Borough of Clementon, the demolition of the existing facilities and the amelioration of environmental concerns to prepare the property for sale to a developer. The Authority initiated condemnation proceedings during 2004 and subsequently reached an agreement with the property owner for the purchase of the property.

Crossroads Redevelopment Area Project Bond Anticipation Notes

On July 30, 2008, the Authority issued bond anticipation notes in the amount of \$21,385,000 in order to provide temporary financing for the initial costs of the Crossroads Redevelopment projects as well as fund the costs of issuance. The notes are special obligations of the Authority which carry a guarantee by the County of Camden. The federally taxable notes mature on July 29, 2009 and carry an interest rate of 3.599%. It is anticipated that the bond anticipation notes will be permanently financed rather than redeemed, secured in part by the Intergovernmental Agreement made with the Casino Reinvestment Development Authority (See Note 7).

The Crossroads Redevelopment Area Project consists of an area of approximately 35 acres located in Pennsauken Township which the Authority has been named redevelopment entity by the Township of Pennsauken in accordance with the Local Redevelopment Law. The Project includes the acquisition of the site, the relocation of merchants, and the demolition of the existing facilities and the amelioration of environmental concerns to prepare the property for sale to a redeveloper. The Authority, through a competitive process, has selected a developer that intends to create a mixed-use development comprised of residential housing with a town center commercial and retail component.

Crossroads Redevelopment Area Project Performance Bond

During 2005, the Authority issued a County Guaranteed Redevelopment Performance Bond, Series 2005 to the Casino Reinvestment Development Authority (CRDA) for the lesser of the amount paid to the Authority under the Intergovernmental Agreement (See Note 7) or \$12,000,000.00. This performance bond was issued as a condition precedent to the Authority's receipt of the second allotment under the Intergovernmental Agreement with the CRDA and matures March 1, 2009. To the extent the Authority has satisfied the conditions outlined in the interlocal service agreement, the performance bond will be declared null and no payment will be made by the Authority. This performance bond is fully, unconditionally and irrevocably guaranteed in an aggregate principal amount of not to exceed \$12,000,000 by the County of Camden.

Camden Parking Facility Project Revenue Bonds

During 2006, the Authority issued tax exempt Revenue Bonds, Series 2006 for the construction of a parking facility. The facility is being built on land leased from the Cooper Medical Center in Camden New Jersey and will serve as the main parking garage for Cooper Hospital. The total authorized debt for the project is the lesser of \$33,300,000.00 or the total principal requirements to build the facility as outlined by the bond agreement. The bonds carry a variable interest rate based on the 30 day LIBOR with a final maturity in 2038.

Note 5: DETAIL NOTES – LIABILITIES (CONT'D)**Camden Parking Facility Project Revenue Bonds (Cont'd)**

The following schedule reflects the debt requirements until 2038.

2009	\$	470,000.00
2010		535,000.00
2011		580,000.00
2012		755,000.00
2013		590,000.00
2014-2018		3,225,000.00
2019-2023		4,300,000.00
2024-2029		5,795,000.00
2030-2034		7,795,000.00
2035-2038		<u>8,965,000.00</u>

Note 6: COMMITMENTS AND CONTINGENCIES**Net Assets Appropriated**

All of the \$1,037,663.888 unrestricted net assets available at December 31, 2008 were appropriated as anticipated revenue in the capital budget for the year ended December 31, 2009.

Note 7: INTERLOCAL SERVICE AGREEMENTS**Workforce Development Program**

The Authority entered into an agreement with Camden County College to provide assistance to employers seeking funding under various Workforce Development Grants. The Authority receives 10% of all grant revenue realized under the program.

Camden Parking Authority

The Authority authorized an agreement with the City of Camden Parking Authority to assist in the identification of state and federal grants for new parking facilities within the City of Camden, the issuance of tax exempt bonds for parking projects, and the acquisition of property to facilitate the expansion of parking resources.

Brownfields and Redevelopment Center

The Authority entered into an agreement with the County of Camden to establish a Brownfields and Redevelopment Center (BARC) in the County.

Casino Reinvestment Development Authority

On August 11, 2003 the Authority entered into the Intergovernmental Agreement with the Casino Reinvestment Development Authority (CRDA). The agreement called for the provision of a \$24,000,000 grant to the Improvement Authority for redevelopment projects. The funds were to be provided in an amount not to exceed \$2,400,000 per year for ten years beginning March 1, 2004 and are pledged as security for the Crossroads Redevelopment Project Bond Anticipation Notes. or any related obligations.

The Authority, County and CRDA have since agreed to an amendment to the grant where total funds allocable to the project are \$16,500,000. To date all funds have been received. The balance of the Authority outlays will be recovered through the sale of the Pennsauken Mart property to a developer (see Note 8).

Note 8: PENNSAUKEN MART

In order to implement the Crossroads Redevelopment Project, the Authority acquired the Pennsauken Mart property for \$13,225,000 in May of 2004. The Authority assumed control of the Pennsauken Mart on May 17, 2004. In order to allow the Pennsauken Mart to continue operating, the Authority contracted with a company to manage the Mart operations. Retail activities have since drawn to a close and the demolition of the main Mart building has been completed. The financial activity of the Mart has been blended with the Authority's financing activities for financial statement purposes.

Note 9: RELATED PARTY TRANSACTIONS**Related Party Transactions**

The Members of the Authority are appointed by the Board of Chosen Freeholders of the County of Camden. Accordingly, the Freeholders have the ability to influence the nature and amounts of business done by the Authority. The Authority and the County have engaged in significant transactions with each other. These transactions include the issuance of conduit debt obligations and economic development activities.

Note 10: COMMITMENTS AND CONTINGENCIES**Construction Contracts**

The Authority had several outstanding or planned construction projects as of December 31, 2008. These projects are evidenced by contractual commitments with contractors and include:

<u>Project</u>	<u>Balance</u>			<u>Balance Dec. 31, 2008</u>	
	<u>Jan. 1, 2008</u>	<u>Change Orders</u>	<u>Expended</u>	<u>Retainage</u>	<u>Project</u>
Mart Demolition	\$ 289,014		\$ 11,250	\$ 185,264	\$ 92,500
Parking Garage	1,234,341	\$ 1,177,933	476,186	39,994	1,896,094
	<u>\$ 1,523,355</u>	<u>\$ 1,177,933</u>	<u>\$ 487,436</u>	<u>\$ 225,258</u>	<u>\$ 1,988,594</u>

Note 11: RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Any settled claims from these risks that exceed coverage will be reduced as a component of operating expense in the year incurred. The Authority has not experienced any significant claims for the past several years.

Note 12: PENDING LITIGATION

The Authority is a defendant in several legal proceedings that are in various stages of litigation. It is believed that the outcome, or exposure to the Authority, from such litigation is either unknown or potential losses, if any, would not be material to the financial statements.

Note 13: POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS**Plan Description**

The Authority's defined benefit postemployment healthcare plan, the Camden County Improvement Authority Postemployment Benefits Plan (the "CCIA Plan"), provides fully paid health and prescription benefits to employees retiring with twenty-five (25) years or more of service with Camden County and/or affiliated organizations and twenty-five (25) or more years of service credit in a state or locally administered retirement system and their spouses. The CCIA Plan is affiliated with the County of Camden Health Plan (CCHP), an agent multiple-employer postemployment healthcare plan administered by the County of Camden. The benefit provisions of the plans that participate in CCHP may be established or amended by the respective employer entities; for the CCIA Plan that authority rests with the Board of the Authority. The CCHP does not issue a separate financial report.

Funding Policy

The contribution requirement of the Authority is established by the policy of the Authority and certain employment contracts and may be amended by same. The required contribution is based on projected pay-as-you-go financing requirements. For the year 2008, the Authority did not contribute to the CCIA plan for current premiums. Plan members are not required to make any contributions to the plan.

Annual OPEB Cost and Net OPEB Obligation

The Authority's annual other postemployment benefit (OPEB) cost (expense) is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The following table shows the components of the Authority's annual OPEB cost for the year, the amount actually contributed to the CCIA Plan, and changes in the Authority's net OPEB obligation to the CCIA Plan:

Normal cost	\$ 37,100
Unfunded actuarial liability	<u>10,000</u>
Annual required contribution (expense)	47,100
Net OPEB obligation - beginning of year	<u>47,100</u>
Net OPEB obligation - end of year	<u><u>\$ 94,200</u></u>

Funded Status and Funding Progress

As of December 31, 2007, the most recent actuarial valuation date, the CCIA Plan was 0% funded. The actuarial accrued liability for benefits was \$284,900, and the actuarial value of assets was \$0, resulting in an unfunded actuarial accrued liability (UAAL) of \$284,900. The covered payroll (annual payroll of active employees covered by the plan) was \$450,100, and the ratio of the UAAL to the covered payroll was 63.3%. Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to financial statements, compares the assets used for funding purposes to the comparable liabilities to determine how well the CCIA Plan is funded and how this status has changed over the past several years. The actuarial liability is compared to the actuarial value of assets to determine the funding ratio. The Actuarial Accrued Liability under GASB is determined assuming that the CCIA Plan is ongoing and participants continue to terminate employment, retire, etc., in accordance with the actuarial assumptions.

Note 13: POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONT'D)**Actuarial Methods and Assumptions**

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the December 31, 2007, actuarial valuation, the entry age actuarial cost method was used. The actuarial assumptions included a 5.0 % investment rate of return (net of administrative expenses) and an annual healthcare cost trend rate of 10% initially, reducing by decrements to an ultimate rate of 5% after fifteen years. Both rates include a 4.5 % salary inflation assumption. The actuarial value of the CCIA Plan assets was determined using techniques that spread the effects of short-term volatility in the market value of investments over a three year period. The CCIA Plan's unfunded actuarial accrued liability is being amortized as a level percentage of projected payroll on a closed basis. The remaining amortization period at December 31, 2008, was twenty eight years.

REQUIRED SUPPLEMENTARY INFORMATION

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Required Supplementary Information
 Schedule of Funding Progress for the OPEB Plan

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability - (AAL) Entry Age (b)	Unfunded AAL (UAAL) (b - a)	Funded Ratio (a / b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b - a) / c)
12/31/2007	\$ 0	\$ 284,900.00	\$ 284,900.00	0 %	\$ 450,100.00	63.3%

Schedule RSI-2

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Required Supplementary Information
 Schedule of Employer Contributions to the OPEB Plan

Year Ended December 31,	Annual Required Contribution (ARC)	Percentage of ARC Contributed
2008	\$ 47,100.00	0%
2009	<u>47,100.00</u>	0%
	<u>\$ 94,200.00</u>	

CAMDEN COUNTY IMPROVEMENT AUTHORITY

Note to Required Supplementary Information
For the Year Ended December 31, 2008

Other Postemployment Benefits

The information presented in the required supplementary schedules was determined as part of the actuarial valuation at the date indicated. Additional information as of the latest actuarial valuation follows:

Valuation Date	December 31, 2007
Actuarial Cost Method	Entry Age Normal
Amortization Method	Level percent open
Remaining Amortization Period	30 years
Asset Valuation Method	N/A
Actuarial Assumptions:	
Investment Rate of Return	5.0%
Rate of Salary Increases	4.5% (plus merit scale)
Rate of Medical Inflation	10% (pre-Medicare) or 10% (post-Medicare) Grading to 5.0% over 15 years

For determining the ARC, the rate of employer contributions to the Authority Plan is composed of the Normal Cost plus amortization of the Unfunded Actuarial Liability. The Normal Cost is a portion of the actuarial present value of plan benefits and expenses which is allocated to a valuation year by the actuarial cost method. The Actuarial Liability is that portion of the Present Value of Projected Benefits that will not be paid by Future Employer Normal Costs or active employee contributions. The difference between this liability and the funds accumulated as of the same date is the Unfunded Actuarial Liability.

SUPPLEMENTAL EXHIBITS

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Combining Schedule of Revenues, Expenses and Changes in Net Assets
 For the Year Ended December 31, 2008

	Unrestricted		
	<u>Operating</u>	<u>Garage</u>	<u>Total</u>
Operating Revenues:			
Parking Revenue		\$ 3,023,262.99	\$ 3,023,262.99
Financing and Related Fees	673,392.55		673,392.55
Rental Income	67,762.75		67,762.75
Banquet/Economic Summit Income	30,398.34		30,398.34
Intergovernmental Revenues	279,589.35		279,589.35
Miscellaneous Revenues	802.50		802.50
	<u>1,051,945.49</u>	<u>3,023,262.99</u>	<u>4,075,208.48</u>
Operating Expenses:			
Administration:			
Salaries and Wages	824,893.30	45,823.19	870,716.49
Employee Benefits	380,124.11	15,973.69	396,097.80
Other Expenses	749,715.67	112,124.67	861,840.34
Cost of Providing Services:			
Salaries and Wages	137,469.58		137,469.58
Employee Benefits	47,921.06		47,921.06
Other Expenses	571,893.47		571,893.47
Cancellation of Financing Fees Receivable			
Depreciation	685.71	1,012,513.42	1,013,199.13
	<u>1,955,418.79</u>	<u>1,943,719.08</u>	<u>3,899,137.87</u>
Total Operating Expenses			
Operating Income (Loss)	(903,473.30)	1,079,543.91	176,070.61
Non-operating Income (Expenses):			
Investment Income	12,821.64	25,657.82	38,479.46
Interest Expense		(1,596,075.61)	(1,596,075.61)
Amortization of Bond Issuance Costs		(16,666.28)	(16,666.28)
	(890,651.66)	(507,540.16)	(1,398,191.82)
Increase (Decrease) in Net Assets			
Net Assets, Beginning of Year	984,103.95	(720,683.81)	263,420.14
Net Assets Dec. 31, 2008:			
Invested in Capital Assets, Net of Related Debt	1,713.36	(2,174,148.92)	(2,172,435.56)
Unrestricted	91,738.93	945,924.95	1,037,663.88
Total Net Assets	<u>\$ 93,452.29</u>	<u>\$ (1,228,223.97)</u>	<u>\$ (1,134,771.68)</u>

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Schedule of Cash Receipts and Disbursements
 For the Year Ended December 31, 2008

	Restricted			Total
	Unrestricted Operating Account	Camden Garage Accounts	Clementon Accounts	
Cash and Cash Equivalents Jan. 1, 2008	\$ 2,167,911.69	\$ 2,521,304.76	\$ 24,189.78	\$ 21,763,380.07
Cash Receipts:				
Parking Fees	3,020,682.99			3,020,682.99
Sales Tax Payable	100,157.98			100,157.98
Intergovernmental Revenues	248,927.64			248,927.64
Financing and Related Fees	674,465.56			674,465.56
Other Revenues Receivable	102,146.09			102,146.09
PILOT Receipts	188,553.28			188,553.28
Proceeds of Bond Anticipation Notes			2,500,000.00	21,356,461.25
Intergovernmental Loans Payable	152,661.45			152,661.45
Interest on Investments	28,712.85	9,766.61	149.31	278,995.19
Refund of Redevelopment Site Expenditures				54,765.20
Budget Refunds	21,525.29			21,525.29
Transfers In	398,715.28	676,684.48	152,661.45	1,228,061.21
Total Cash Receipts Available	7,104,460.10	3,207,755.85	2,677,000.54	43,453,601.71
Cash Disbursements:				
Budget Appropriations	2,410,229.21	882.08		2,411,111.29
Principal on Bond and Notes		290,000.00		37,790,000.00
Interest Payable on Bonds and Notes		1,596,075.61		3,412,181.22
Payroll Deductions Payable	264,350.32			264,350.32
Investment in Redevelopment Sites	198,566.97		53,742.95	505,818.63
Accounts Payable	17,684.32	288,441.74		840,099.78
Sales Tax Payable	93,979.08			93,979.08
Retainage		66,048.00		66,048.00
Accrued Wages Payable	3,028.08			3,028.08
Capital Assets				220,193.00
PILOT Payments	188,553.28	220,193.00		188,553.28
Transfers Out	829,345.93			398,715.28
Total Cash Disbursements	4,005,737.19	2,461,640.43	2,668,404.41	37,887,641.86
Cash and Cash Equivalents Dec. 31, 2008	\$ 3,098,722.91	\$ 746,115.42	\$ 8,596.13	\$ 5,565,959.85
Total Cash and Cash Equivalents	\$ 4,005,737.19	\$ 2,461,640.43	\$ 2,668,404.41	\$ 47,023,423.89

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Schedule of Improvement Authority Revenues and Expenses - Budget and Actual
 Non-GAAP Budgetary Basis
 For The Year Ended December 31, 2008

	Adopted <u>Budget</u>	Modifications <u>Transfers</u>	Modified <u>Budget</u>	<u>Actual</u>	Variance-- Favorable <u>(Unfavorable)</u>
Operating Revenues:					
Financing and Related Fees	\$ 1,755,674.00		\$ 1,755,674.00	\$ 673,392.55	\$ (1,082,281.45)
Rental Income				67,762.75	67,762.75
Banquet Income				30,398.34	30,398.34
Intergovernmental Revenues				279,589.35	279,589.35
Miscellaneous				802.50	802.50
Non-Operating Revenues:					
Interest on Investments	52,500.00		52,500.00	12,821.64	(39,678.36)
Total Revenues	1,808,174.00	---	1,808,174.00	1,064,767.13	(743,406.87)
Operating Expenses:					
Administration:					
Salaries & Wages	901,535.00		901,535.00	824,893	76,641.70
Employee Benefits	330,514.00		330,514.00	380,124	(49,610.11)
Other Expenses	576,125.00		576,125.00	749,715.67	(173,590.67)
Total Administration	1,808,174.00	---	1,808,174.00	1,954,733.08	(146,559.08)
Total Operating Expenses	1,808,174.00	---	1,808,174.00	1,954,733.08	(146,559.08)
Unrestricted Net Assets to Balance Budget		---		---	
Total Operating Expenses and Unrestricted Net Assets	1,808,174.00	---	1,808,174.00	1,954,733.08	146,559.08
Excess Expenses over Revenues:	---	---	---	\$ (889,965.95)	\$ (889,965.95)
<u>Analysis of Charges to Appropriations</u>					
Cash Disbursed				\$ 1,610,334.96	
Payroll Deductions Payable				263,326.52	
Accrued Wages Payable				57,187.16	
Accounts Payable				25,135.99	
Decrease in Compensated Absences				(1,251.55)	
				<u>\$ 1,954,733.08</u>	
<u>Reconciliation to Operating Income (Loss) (Schedule 1)</u>					
Excess of Operating Expenses over Revenues				\$ (889,965.95)	
Deduct: Interest Revenue				(12,821.64)	
Deduct: Depreciation				(685.71)	
Operating Income (Loss)				<u><u>\$ (903,473.30)</u></u>	

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Schedule of Parking Garage Revenues and Expenses - Budget and Actual
 Non-GAAP Budgetary Basis
 For The Year Ended December 31, 2008

	Adopted <u>Budget</u>	Modifications <u>Transfers</u>	Modified <u>Budget</u>	<u>Actual</u>	Variance-- Favorable <u>(Unfavorable)</u>
Operating Revenues:					
Parking Fees	\$ 2,227,604.00		\$ 2,227,604.00	\$ 3,023,262.99	\$ 795,658.99
Non-Operating Revenues:					
Project Bond Proceeds	570,000.00		570,000.00	570,000.00	
Interest on Investments				25,657.82	25,657.82
Total Revenues	<u>2,797,604.00</u>	---	<u>2,797,604.00</u>	<u>3,618,920.81</u>	<u>821,316.81</u>
Operating Expenses:					
Administration:					
Salaries & Wages				45,823.19	(45,823.19)
Employee Benefits				15,973.69	(15,973.69)
Other Expenses				112,124.67	(112,124.67)
Total Administration	---	---	---	<u>173,921.55</u>	<u>(173,921.55)</u>
Cost of Service					
Salaries & Wages				137,469.58	(137,469.58)
Employee Benefits				47,921.06	(47,921.06)
Other Expenses	819,726.00		819,726.00	571,893.47	247,832.53
Total Cost of Service	<u>819,726.00</u>	---	<u>819,726.00</u>	<u>757,284.11</u>	<u>62,441.89</u>
Total Operating Expenses	<u>819,726.00</u>	---	<u>819,726.00</u>	<u>931,205.66</u>	<u>(111,479.66)</u>
Non-Operating Expenses					
Interest Expense	1,977,878.00	---	1,977,878.00	1,596,075.61	381,802.39
Total Operating Expenses and Unrestricted Net Assets	<u>2,797,604.00</u>	---	<u>2,797,604.00</u>	<u>2,527,281.27</u>	<u>270,322.73</u>
Excess Revenues over Expenses	---	---	---	<u>\$ 1,091,639.54</u>	<u>\$ 1,091,639.54</u>
<u>Analysis of Charges to Appropriations</u>					
Cash Disbursed				\$ 800,776.33	
Budget Refunds				(21,525.29)	
Interest				1,596,075.61	
Accounts Payable				151,954.62	
				<u>\$ 2,527,281.27</u>	
<u>Reconciliation to Operating Income (Schedule 1)</u>					
Excess of Revenues over Operating Expenses				\$ 1,091,639.54	
Add: Interest Expense				1,596,075.61	
Deduct: Bond Proceeds				(570,000.00)	
Deduct: Interest Revenue				(25,657.82)	
Deduct: Depreciation				(1,012,513.42)	
Operating Income				<u>\$ 1,079,543.91</u>	

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Analysis of Financing and Related Fees Receivable
 For The Year Ended December 31, 2008

	<u>Balance</u> <u>Jan. 1, 2008</u>	<u>Accrued</u>	<u>Received</u>	<u>Balance</u> <u>Dec. 31, 2008</u>
Annual Administration Fees	\$ 49,428.00	\$ 321,737.44	\$ 322,810.45	\$ 48,354.99
Construction Monitoring Fees		118,000.00	118,000.00	
Financing & Other Fees		233,655.11	233,655.11	
	<u>\$ 49,428.00</u>	<u>\$ 673,392.55</u>	<u>\$ 674,465.56</u>	<u>\$ 48,354.99</u>

Schedule 6

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Analysis of Intergovernmental Accounts Receivable
 For The Year Ended December 31, 2008

	<u>Balance</u> <u>Jan. 1, 2008</u>	<u>Accrued</u>	<u>Received</u>	<u>Balance</u> <u>Dec. 31, 2008</u>
Miscellaneous Governmental Entities:				
Redevelopment Studies		\$ 46,725.00	\$ 46,725.00	
Project Management Fees		108,205.55	77,543.84	\$ 30,661.71
NJ Smart Growth Grant		96,383.80	96,383.80	
BARC		28,275.00	28,275.00	
	---	<u>\$ 279,589.35</u>	<u>\$ 248,927.64</u>	<u>\$ 30,661.71</u>

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Analysis of Other Revenues Receivable
 For The Year Ended December 31, 2008

	<u>Miscellaneous Income</u>	<u>Banquet & Summit Income</u>	<u>Rental Income</u>	<u>Total</u>
Balance Jan. 1, 2008	---	---	\$ 14,411.76	\$ 14,411.76
Increased by:				
Accrued	\$ 802.50	\$ 30,398.34	67,762.75	98,963.59
	802.50	30,398.34	82,174.51	113,375.35
Decreased by:				
Received	802.50	30,398.34	70,945.25	102,146.09
Balance Dec. 31, 2008	---	---	\$ 11,229.26	\$ 11,229.26

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Analysis of Investment in Redevelopment Sites
 For The Year Ended December 31, 2008

	<u>Crossroads Project</u>	<u>Clementon Project</u>	<u>Total</u>
Balance January 1, 2008	\$ 15,060,267.67	\$ 3,104,721.84	\$ 18,164,989.51
Increased by:			
Disbursements	452,075.68	53,742.95	505,818.63
Accounts Payable	163,720.48		163,720.48
Capitalized Interest	1,193,781.20	117,378.24	1,311,159.44
Discount on BAN	28,538.75		28,538.75
	16,898,383.78	3,275,843.03	20,174,226.81
Decreased by:			
Interest Revenue	278,995.19	149.31	279,144.50
Refund of Expenditures	54,765.20		54,765.20
Balance December 31, 2008	<u>\$ 16,564,623.39</u>	<u>\$ 3,275,693.72</u>	<u>\$ 19,840,317.11</u>

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Analysis of Property, Plant and Equipment
 For The Year Ended December 31, 2008

	<u>Balance</u> <u>Jan. 1, 2008</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>Dec. 31, 2008</u>
Buildings	\$ 29,110,427.52	\$ 392,164.00		\$ 29,502,591.52
Furniture and Equipment	22,076.00			22,076.00
Major Movable Equipment	290,937.00			290,937.00
	<hr/> 29,423,440.52	392,164.00	---	29,815,604.52
Decreased by:				
Depreciation Expense	351,684.28	1,013,199.13		1,364,883.41
	<hr/> \$ 29,071,756.24	\$ (621,035.13)	---	\$ 28,450,721.11
Accounts Payable		\$ 171,971.00		
Disbursed		<hr/> 220,193.00		
Total		<hr/> <hr/> \$ 392,164.00		

Schedule 10

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Analysis of Accrued Interest Payable
 For the Year Ended December 31, 2008

Balance Jan. 1, 2008	\$ 842,312.67
Increased by:	
Interest Expense on Bonds	1,596,075.61
Interest on Bond Anticipation Notes--Paid from Note Proceeds	<hr/> 1,311,159.44
	<hr/> 2,907,235.05
	3,749,547.72
Decreased by:	
Disbursements	<hr/> 3,412,181.22
Balance Dec. 31, 2008	<hr/> <hr/> \$ 337,366.50

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Schedule of Revenue Bonds Payable
 For the Year Ended December 31, 2008

Purpose	Date of Issue	Original Issue	Maturities of Bonds		Interest Rate	Balance	Balance
			Year	Amount		Jan. 1, 2008	Dec. 31, 2008
Camden Parking Facility Project, 2006	April 1, 2006	\$ 33,300,000	2009	\$ 470,000	Var		
			2010	535,000	Var		
			2011	580,000	Var		
			2012	755,000	Var		
			2013	590,000	Var		
			2014-2018	3,225,000	Var		
			2019-2023	4,300,000	Var		
			2024-2029	5,795,000	Var		
			2030-2034	7,795,000	Var		
			2035-2038	8,965,000	Var		
						<u>\$ 33,010,000</u>	<u>\$ 33,010,000.00</u>
						<u>\$ 33,300,000.00</u>	<u>\$ 290,000.00</u>

CAMDEN COUNTY IMPROVEMENT AUTHORITY

PART II

REQUIRED SUPPLEMENTARY SCHEDULES

CAMDEN COUNTY IMPROVEMENT AUTHORITY

Schedule of Camden County Lease Revenue Bonds Cash Receipts and Disbursements
For the Year Ended December 31, 2008

	Camden Academy Charter High School	Camden County College Project	Camden County College Project Series 2006 A	Csmden County College Project Series 2008
Cash, Equivalents and Investments Jan. 1,	\$ 374,638.56	\$ 196,289.96	\$ 5,106,343.25	
Increases:				
Investment Receipts	3,391.67	1,916.54	28,629.92	14,620.64
Premium on Bonds				
Proceeds from Issuance of Bonds				5,820,018.10
Equity Contribution				120,000.00
Accrued Interest to Date of Sale				
Lease/Mortgage Revenue		1,859,590.89	1,575,097.12	
Total Increases	Not Available	1,861,507.43	1,603,727.04	5,954,638.74
Decreases:				
Interest on Bonds Paid			865,000.00	
Bond Principal		765,000.00	360,915.00	
To Bond Refunding Escrow			1,053,743.75	
Bond Issue Costs				
Requisitions		931,125.00	4,496,205.27	184,133.53
Original Issue Discount				
Total Decreases	Not Available	2,057,040.00	6,414,949.02	184,133.53
Cash, Equivalents and Investments Dec. 31,	Not Available	\$ 757.39	\$ 295,121.27	\$ 5,770,505.21

(Continued)

CAMDEN COUNTY IMPROVEMENT AUTHORITY

Schedule of Camden County Lease Revenue Bonds Cash Receipts and Disbursements
For the Year Ended December 31, 2008

	City of Camden Redevelopment Project		Health Services Center Refunding Bonds, Series A		Health Services Center Refunding Bonds, Series B		Lease Revenue Bonds, Series 1997	
Cash, Equivalents and Investments Jan. 1,	\$	211,204.71	\$	3,264.65	\$	482,325.23	\$	7,594.58
Increases:								
Investment Receipts		76.76		278.43		2,522.71		130.48
Premium on Bonds								
Proceeds from Issuance of Bonds								
Equity Contribution								
Accrued Interest to Date of Sale								
Lease/Mortgage Revenue				2,769,258.38		228,957.85		894,327.25
Total Increases		76.76		2,769,536.81		231,480.56		894,457.73
Decreases:								
Interest on Bonds Paid		5,300.00		1,042,801.26		29,275.00		79,752.50
Bond Principal		200,000.00		1,730,000.00		200,000.00		815,000.00
To Bond Refunding Escrow								
Bond Issue Costs								
Requisitions		5,981.05				460,641.32		125.76
Original Issue Discount								
Total Decreases		211,281.05		2,772,801.26		689,916.32		894,878.26
Cash, Equivalents and Investments Dec. 31,	\$	0.42	\$	0.20	\$	23,889.47	\$	7,174.05

(Continued)

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Schedule of Camden County Lease Revenue Bonds Cash Receipts and Disbursements
 For the Year Ended December 31, 2008

	Lease Revenue Refunding Bonds, Series 1998A	Lease Revenue Refunding Bonds, Series 1998B	Lease Revenue Bonds, Series 1998C	Lease Revenue Bonds, Series 1999
Cash, Equivalents and Investments Jan. 1,	\$ 678.78	\$ 164.83	\$ 323,025.71	\$ 1,010,150.30
Increases:				
Investment Receipts	117.54	144.31	7,344.47	22,450.30
Premium on Bonds				
Proceeds from Issuance of Bonds				
Equity Contribution				
Accrued Interest to Date of Sale				
Lease/Mortgage Revenue	1,591,428.52	1,691,301.65	1,320,805.47	1,647,737.72
Total Increases	1,591,546.06	1,691,445.96	1,328,149.94	1,670,188.02
Decreases:				
Interest on Bonds Paid	322,180.00	461,565.00	56,925.00	148,500.00
Bond Principal	1,270,000.00	1,230,000.00	1,265,000.00	1,500,000.00
To Bond Refunding Escrow				
Bond Issue Costs				
Requisitions			7,325.12	62,284.27
Original Issue Discount				
Total Decreases	1,592,180.00	1,691,565.00	1,329,250.12	1,710,784.27
Cash, Equivalents and Investments Dec. 31,	\$ 44.84	\$ 45.79	\$ 321,925.53	\$ 969,554.05

(Continued)

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Schedule of Camden County Lease Revenue Bonds Cash Receipts and Disbursements
 For the Year Ended December 31, 2008

	Lease Revenue Bonds, Series 2000	Lease Revenue Bonds, Series 2001	Lease Revenue Bonds, Series 2002	Lease Revenue Refunding Bonds, Series 2003A
Cash, Equivalents and Investments Jan. 1,	\$ 2,306,178.06	\$ 3,084,740.75	\$ 1,408,278.02	\$ 2,319.58
Increases:				
Investment Receipts	50,513.14	66,067.82	30,947.90	1,010.41
Premium on Bonds				
Proceeds from Issuance of Bonds				
Equity Contribution				
Accrued Interest to Date of Sale	1,327,711.31	1,144,472.59	1,246,274.52	3,404,552.44
Lease/Mortgage Revenue				
Total Increases	1,378,224.45	1,210,540.41	1,277,222.42	3,405,562.85
Decreases:				
Interest on Bonds Paid	293,743.76	290,352.52	417,215.00	1,817,137.50
Bond Principal	1,035,000.00	855,000.00	830,000.00	1,590,000.00
To Bond Refunding Escrow				
Bond Issue Costs	50,115.83	736,459.59	87,636.54	
Requisitions				
Original Issue Discount				
Total Decreases	1,378,859.59	1,881,812.11	1,334,851.54	3,407,137.50
Cash, Equivalents and Investments Dec. 31,	\$ 2,305,542.92	\$ 2,413,469.05	\$ 1,350,648.90	\$ 744.93

(Continued)

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Schedule of Camden County Lease Revenue Bonds Cash Receipts and Disbursements
 For the Year Ended December 31, 2008

	Lease Revenue Bonds, Series 2003B	Lease Revenue Bonds, Series 2004A	Lease Revenue Bonds, Series 2005A	Lease Revenue Bonds, Series 2005B
Cash, Equivalents and Investments Jan. 1,	\$ 3,084,880.16	\$ 3,739,567.40	\$ 509.03	\$ 8,953,072.91
Increases:				
Investment Receipts	453.31	81,712.35	283.58	147,750.75
Premium on Bonds				
Proceeds from Issuance of Bonds				
Equity Contribution				
Accrued Interest to Date of Sale				
Lease/Mortgage Revenue	1,523,683.16	1,525,723.44	966,442.98	2,053,399.22
Total Increases	1,524,136.47	1,607,435.79	966,726.56	2,201,149.97
Decreases:				
Interest on Bonds Paid	639,792.52	736,812.50	892,080.00	1,369,453.76
Bond Principal	885,000.00	790,000.00	75,000.00	1,140,000.00
To Bond Refunding Escrow				
Bond Issue Costs				
Requisitions	732,083.15	2,948,283.87		3,644,765.16
Original Issue Discount				
Total Decreases	2,256,875.67	4,475,096.37	967,080.00	6,154,218.92
Cash, Equivalents and Investments Dec. 31,	\$ 2,352,140.96	\$ 871,906.82	\$ 155.59	\$ 5,000,003.96

(Continued)

CAMDEN COUNTY IMPROVEMENT AUTHORITY
 Schedule of Camden County Lease Revenue Bonds Cash Receipts and Disbursements
 For the Year Ended December 31, 2008

	Lease Revenue	Lease Revenue	Lease Revenue	Open Space Trust
	Bonds, Series 2006A	Bonds, Series 2007	Bonds, Series 2008	Bonds
Cash, Equivalents and Investments Jan. 1,	\$ 4,826,750.77	\$ 8,916,235.28		\$ 1,532,356.51
Increases:				
Investment Receipts	245,107.22	103,209.63	\$ 8,512.54	13,992.16
Premium on Bonds				
Proceeds from Issuance of Bonds			32,115,472.35	
Equity Contribution	7,400,000.00			
Accrued Interest to Date of Sale				
Lease/Mortgage Revenue	1,544,105.64	990,715.13		1,849,100.62
Total Increases	9,189,212.86	1,093,924.76	32,123,984.89	1,863,092.78
Decreases:				
Interest on Bonds Paid	854,662.50	553,621.55		829,917.52
Bond Principal	690,000.00	460,000.00		1,020,000.00
To Bond Refunding Escrow				
Bond Issue Costs				
Requisitions	10,926,638.26	3,584,451.96	12,570,889.75	
Original Issue Discount				
Total Decreases	12,471,300.76	4,598,073.51	12,570,889.75	1,849,917.52
Cash, Equivalents and Investments Dec. 31,	\$ 1,544,662.87	\$ 5,412,086.53	\$ 19,553,095.14	\$ 1,545,531.77

CAMDEN COUNTY IMPROVEMENT AUTHORITY

Schedule of Conduit Debt

For The Year Ended December 31, 2008

Issue	Issue Date	Issued Amount	Balance	
			Jan 1, 2008	Dec. 31, 2008
Guaranteed by Other Governmental Entities:				
City of Camden Redevelopment Project	07/01/93	\$ 2,140,000	\$ 200,000	---
Lease Revenue Bonds, Series 1997	12/01/97	12,025,000	1,670,000	815,000 \$
Lease Revenue Refunding Bonds, Series 1998A	01/29/98	12,745,000	6,965,000	1,270,000
Lease Revenue Refunding Bonds, Series 1998B	01/29/98	10,725,000	9,910,000	1,230,000
Lease Revenue Bonds, Series 1998C	06/15/98	14,915,000	1,265,000	1,265,000
Lease Revenue Bonds, Series 1999	09/08/99	22,100,000	3,000,000	1,500,000
Lease Revenue Bonds, Series 2000	07/27/00	22,645,000	5,740,000	1,035,000
Lease Revenue Bonds, Series 2001	07/15/01	20,430,000	6,785,000	855,000
Camden County College Project	07/18/02	12,500,000	9,100,000	765,000
Lease Revenue Bonds, Series 2002	11/07/02	19,050,000	10,345,000	830,000
Open Space Trust Bonds	03/13/03	26,475,000	21,385,000	1,020,000
Health Services Center Refunding Bonds, Series A	05/28/03	35,180,000	27,340,000	1,730,000
Health Services Center Refunding Bonds, Series B	05/28/03	2,015,000	1,110,000	200,000
Lease Revenue Refunding Bonds, Series 2003A	07/14/03	44,075,000	38,995,000	1,590,000
Lease Revenue Bonds, Series 2003B	10/30/03	19,275,000	15,995,000	885,000
Camden Academy Charter High School	12/23/03	4,000,000	3,780,000	140,000
Lease Revenue Bonds, Series 2004A	10/01/04	18,480,000	16,210,000	790,000
Lease Revenue Refunding Bonds, Series 2005A	05/26/05	21,350,000	20,950,000	75,000
Lease Revenue Bonds, Series 2005B	12/13/05	32,510,000	30,340,000	1,140,000
Camden County College Project Series 2006	01/15/06	24,640,000	24,640,000	865,000
Lease Revenue Bonds, Series 2006A	09/01/06	20,455,000	20,455,000	690,000
Lease Revenue Bonds, Series 2007	12/21/07	14,340,000	14,340,000	460,000
Camden County College Project, Series 2008	03/01/08	6,000,000		\$ 6,000,000
Lease Revenue Bonds, Series 2008	11/17/08	32,070,000		32,070,000
Subtotal Guaranteed by Other Governmental Entities			290,520,000	19,350,000
				309,240,000

CAMDEN COUNTY IMPROVEMENT AUTHORITY

Schedule of Conduit Debt

For The Year Ended December 31, 2008

Issue	Issue Date	Issued Amount	Balance	
			Jan 1, 2008	Dec 31, 2008
Other Series:				
Moorestown Ecumenical Neighborhood (MEND)	02/01/96	\$ 2,000,000	\$ 1,442,086	\$ 1,370,754
Planned Parenthood of Southern New Jersey	02/01/97	800,000	304,266	238,532
Catholic Health East Health System	03/01/98	61,885,000	50,245,000	48,780,000
Ronald McDonald House	03/11/98	2,540,000	2,540,000	2,540,000
Westmont Theater Project	11/17/98	700,000	484,000	450,000
Westmont Fire Company	01/22/99	807,000	556,094	520,781
Bestwork Industries for the Blind	02/17/99	700,000	247,034	197,714
Harvest Village Project	07/29/99	25,000,000	23,195,000	22,540,000
Collingswood Senior Citizen Center Project	08/27/99	1,300,000	920,000	865,000
Crestbury Housing Development Revenue Bonds	05/27/00	10,340,000	7,930,000	7,470,000
Trinity Presbyterian Church	11/02/00	950,000	723,165	684,046
Berlin Borough Affordable Housing	12/19/00	1,500,000	1,388,505	1,365,207
Congregation Beth El Project	06/21/01	4,925,000	4,090,000	3,935,000
Cooper Medical Center Project	02/14/02	10,500,000	8,571,961	8,171,863
Gloucester Township Public Works	04/18/02	5,000,000	4,180,000	3,990,000
Cherry Hill Library Project	05/21/02	19,780,000	16,850,000	16,045,000
Temple Beth Shalom Project	12/12/02	3,000,000	2,466,627	2,345,905
Liberty Park Townhomes Project	02/04/03	9,350,000	9,085,592	8,978,169
Health Care Redevelopment (Cooper Hospital) Series A	08/19/04	30,800,000	30,800,000	30,800,000
Health Care Redevelopment (Cooper Hospital) Series B	08/19/04	40,000,000	40,000,000	40,000,000
Health System Obligation Bonds (Cooper Hospital) Series A	12/11/05	75,000,000	75,000,000	75,000,000
Health System Obligation Bonds (Cooper Hospital) Series B	12/11/05	60,655,000	58,905,000	57,115,000
Parkview Redevelopment Housing Project 2006	04/15/06	50,400,000	50,400,000	50,400,000
Cherry Hill Recreation Facilities	04/13/07	4,500,000	4,500,000	4,360,000
Cherry Hill Library Project Refunding	09/07/07	12,950,000	12,950,000	12,915,000
Coriell Institute for Medical Research	07/01/08	6,000,000		6,000,000
Gloucester Southport Project	03/22/08	5,000,000	5,000,000	5,000,000
			\$ 6,000,000	
			5,000,000	
			\$ 31,046,358	\$ 721,317,972

CAMDEN COUNTY IMPROVEMENT AUTHORITY

PART III

FINDINGS AND RECOMMENDATIONS

CAMDEN COUNTY IMPROVEMENT AUTHORITY
Schedule Of Findings And Recommendations
For The Fiscal Year Ended December 31, 2008

This section identifies the significant deficiencies, material weaknesses, and instances of noncompliance related to the financial statements that are required to be reported in accordance with Government Auditing Standards and with audit requirements as prescribed by the Local Finance Board, Department of Community Affairs, State of New Jersey.

None.

CAMDEN COUNTY IMPROVEMENT AUTHORITY
Summary Schedule Of Prior Year Findings As Prepared By Management

This section identifies the status of prior year findings related to the financial statements that are required to be reported in accordance with Government Auditing Standards.

None.

31400

APPRECIATION

I express my appreciation for the courtesies extended and assistance rendered to me during the course of this audit.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stephen E. Ryan". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Stephen E. Ryan
Certified Public Accountant
Registered Municipal Accountant

