

West  
OHIO  
Chester

# COMPREHENSIVE ANNUAL FINANCIAL REPORT

*Year ended December 31, 2017*







# Dave Yost • Auditor of State

Township Trustees  
West Chester Township  
9113 Cincinnati-Dayton Road  
West Chester, Ohio 45069

We have reviewed the *Independent Auditors' Report* of West Chester Township, Butler County, prepared by Mountjoy Chilton Medley LLP, for the audit period January 1, 2017 through December 31, 2017. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. West Chester Township is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost  
Auditor of State

July 9, 2018

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# INTRODUCTORY SECTION



WEST CHESTER TOWNSHIP  
BUTLER COUNTY, OHIO  
COMPREHENSIVE ANNUAL FINANCIAL REPORT  
FOR THE YEAR ENDED DECEMBER 31, 2017



Issued by the Finance Department

West Chester Township  
Butler County, Ohio  
Comprehensive Annual Financial Report  
For the Year Ended December 31, 2017

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June 15, 2018

To the Board of Trustees and the Citizens of West Chester Township, Ohio

This detailed report of financial conditions, the Comprehensive Annual Financial Report (CAFR) for West Chester Township (“Township”) has been compiled each year since 2001 and demonstrates the Township’s ongoing commitment to fiscal responsibility and transparency.

This report, for the fiscal year ended December 31, 2017, includes financial statements and statistical data that provide complete and full disclosure of all material financial aspects of West Chester Township. The responsibility for the accuracy and completeness of all data presented, and the fairness of the presentation, rest with the Township, specifically with the Finance Director and Township Fiscal Officer.

The CAFR is divided into three sections as follows:

1. The Introductory Section contains the table of contents, letter of transmittal, a list of principle officials, a statement of budgeting strategy and economic outlook, an organizational chart of the Township and the Certificate of Achievement for Excellence in Financial Planning for the 2016 CAFR, for the year ending December 31, 2016.
2. The Financial Section begins with the Report of Independent Accountants and includes: the Management’s Discussion and Analysis, the Basic Financial Statements and Notes to the Basic Financial Statements providing an overview of the Township’s financial position and operating results, the Combining Statements for non-major funds and other schedules that provide detailed information relative to the Basic Financial Statements.
3. The Statistical Section demonstrates the fiscal capacity of the Township and presents social and economic data and financial trend information.

## Introductory Control Structure and Budgetary Controls

The Township’s accounting system is designed with internal accounting controls. Internal accounting controls provide reliable, but not absolute assurances regarding (1) the safeguarding of assets against loss from unauthorized use or disposition, and (2) the reliability of financial

records for preparing financial statements. The concept of reasonable assurance states that internal control should be evaluated to insure the expense associated with providing internal controls does not exceed the benefit expected to be derived from their implementation. This evaluation involves estimates and judgement by Township administration and members of the finance office. Budgetary control is maintained by the encumbrance of purchase amounts prior to the release of purchase orders to vendors. Purchase orders are not issued when insufficient appropriations preclude the encumbrance of the purchase amount. Each department has access to a report showing the month's transactions and summarizing the balances available to be spent from the appropriations for goods and services and within operational budget limits.

The West Chester Development Council (WCDC) is a legally separate, non-profit organization. The Board is comprised of the Township Trustees and four additional members appointed by the Board of Trustees. The WCDC was established to serve as a marketing agent for economic development for the Township. Because the Township appoints a voting majority of the WCDC Board and is able to impose its will on the WCDC, the WCDC is considered a blended component unit of the Township. This activity is presented as a special revenue fund of the Township.

Our appreciation is extended to the West Chester Township Board of Trustees, the West Chester Township Fiscal Officer; all Department Directors and employees for contributing to the sound financial position of West Chester Township. This report demonstrates a level of professionalism and accountability that West Chester Township endeavors to maintain.

Sincerely,



Larry D. Burks

Township Administrator



Kenneth Keim, CPA, CMA

Finance Director

## The Basics

West Chester Township operates as a limited home rule government led by a publicly elected three-member Board of Trustees. The Trustees are elected for overlapping terms of four years each. The Board has a publicly elected Fiscal Officer. The Board appoints the Township Administrator.

A township government is a political subdivision of the state that has only those powers granted to it by the state legislature. The township form of government is sometimes referred to as “ala carte government” because voters determine through ballot issues the level of support to be afforded certain services, i.e. levies to fund police and fire departments.

West Chester’s 35 square miles are all unincorporated and fall under the jurisdiction of West Chester Township, Butler County and the State of Ohio.

To keep pace with the demands of changing times, the functions, duties and obligations of townships, have changed over the years.

West Chester’s nearly \$45 million operational budget, its diverse collection of more than 3,500 businesses, and more than 61,000 citizens make it unique among other townships in the state.

As a township, West Chester has no authority to collect an income tax unless as part of a Joint Economic Development District. Even then, the township has to partner with a municipality to collect the JEDD payments.

The primary government consists of all funds, departments, boards and agencies not legally

separate from the Township. For West Chester, this includes police, fire & emergency medical services, road maintenance & repairs, parks, planning & zoning, economic development, cemeteries and general administration. The Board of Trustees and Administrator have direct responsibility for these activities.

### West Chester Board of Trustees & Fiscal Officer



**Top row (left to right):** Trustee Lee Wong and Trustee Ann Becker **Bottom row (left to right):** Fiscal Officer Bruce Jones and Trustee Mark S. Welch



Township  
Administrator  
Larry D. Burks

## Budgeting Strategy

West Chester's ongoing commitment to fiscal responsibility and its priority to remain a leading edge premier community are reflected in its budgeting practices.

For more than a decade, West Chester piloted a course of economic stability and prosperity which allowed the community to navigate the effects of the recession and the impacts of a maturing community while remaining competitive.

As West Chester matures, it is critical every effort be made to protect property values and sustain development, focusing on keeping the West Chester economy strong by investing in infrastructure and community amenities; promoting development and retaining a marketable workforce; and preserving property values by encouraging property maintenance and livability.

The Township now works to strategically elevate its standing as a premier community, investing in those attributes which allow West Chester to remain marketable, sustainable, and to lead the way toward continued prosperity.

Residents and businesses enjoy excellent community services and a government organization committed to measurable and continued improvement.

West Chester's budgetary practice of conservatively projecting revenues has allowed the government to remain within self-imposed budgetary constraints, build a carryover which will benefit the community as it matures; and helped maintain a Moody's

Aaa bond rating for the community since 2010.



West Chester continues to manage an appropriate cash balance in all funds as a responsible budgeting strategy. The General Fund cash balance achieved more than \$1 million in growth annually beginning in 2007 until reaching nearly \$12 million in 2013. This cash balance allowed West Chester to weather the recession and reductions to revenues previously received from the State of Ohio. The General Fund cash balance has also made it possible to make a \$1.5 million annual transfer to the Road and Bridge Fund and receipt nearly half of interest earned to a Sustainable Infrastructure Fund to support escalating infrastructure maintenance costs.

West Chester has one Joint Economic Development District (JEDD) covering property located on the northwest corner of Cincinnati-Dayton Road and Union Centre Boulevard. JEDD revenues have augmented revenue losses or decreases to the General Fund and continue to be a viable revenue source for operations. JEDD revenue collected in 2017 totaled more than \$1.55 million, a portion of these funds were deposited into Police and Fire & EMS funds to address exempted collections with the remainder deposited in the General Fund.



West Chester has managed to maintain solvency through effective budget planning, right-sizing government operations, and reducing costs in some areas. West Chester has achieved these measures without sacrificing service to residents and businesses and the community's ability to compete and maintain its enviable position as a place "where families grow and businesses prosper."

## Economic Outlook

West Chester is known as the economic engine of Butler County, offering amenities and attributes which have attracted Fortune 500 companies and leading innovators in the fields of aerospace, technology, medical

technology and advanced manufacturing. West Chester is not only home to large corporate investors such as AKSteel, GE Aviation, UCHHealth and P&G to name a few, but has also become an incubator for small companies poised to change the world through research and the development of new technologies.

West Chester has the highest assessed valuation in the Greater Cincinnati region (behind the City of Cincinnati) at \$1.96 billion.

West Chester's economy is a well-balanced blend of targeted industries including:

- Manufacturing
- Information Technology
- Corporate Headquarters/Office
- Health Care
- Life Sciences
- Logistics/Distribution

The Township's economy is further enhanced by the professional, business and financial services sector, providing support to these targeted industries. The local economy is diversified and balanced, not dominated by any particular industry or reliant upon any single major employer. This diversification sustains the local economy even when a particular industry sector may struggle.

West Chester's accessibility has been a primary factor in its position as a prime destination for commercial and corporate investment. The community lies equidistant from Cincinnati and Dayton and offers exceptional transportation options.

West Chester has the highest level of interstate access of any community in the

region other than its urban center, the City of Cincinnati. Considering Interstates 75 and the beltway, Interstate 275, West Chester has direct access to and development potential from five interstate interchanges; three of which are directly located within its limits. The Interstate 275 regional beltway has two interchanges at the Township's southern and western edges.

In 2017, West Chester tracked more than \$125.6 million in new capital investment. This new investment accounts for nearly 2.5 million square feet of commercial development, nearly 1,500 new jobs and more than 1,900 jobs retained in the community.

WHILE WEST CHESTER CONTINUES TO SEE NEW COMMERCIAL DEVELOPMENT, THE COMMUNITY HAS ALSO RETAINED THOSE QUALITIES THAT HAVE ALWAYS MADE IT A WONDERFUL PLACE TO LIVE & RAISE A FAMILY. IN FACT, WEST CHESTER HAS BEEN NAMED SIX TIMES TO MONEY MAGAZINE'S TOP 100 "BEST PLACES TO LIVE IN AMERICA."

DIVERSE HOUSING OPTIONS ARE AVAILABLE TO SUIT DISCERNING RESIDENTS. THERE ARE ABOUT 24,000 HOUSING UNITS IN WEST CHESTER WITH 80% OWNER OCCUPIED. THE MEDIAN HOME VALUE IN 2017 WAS NEARLY \$218,500. THE AVERAGE HOME SALE PRICE WAS \$270,561, UP FROM \$206,893 IN 2010.

## Public Safety

West Chester benefits from its own professional police and firefighting force both supported by dedicated levies approved by voters. The West Chester Police Department is funded through a total 7-mil levy approved by voters in 2010. The West Chester Fire Department protects the community efficiently with a 6-mil levy approved by voters in 2006.

The West Chester Police Department leadership works proactively to promote operational efficiencies and maintains a proven approach of intelligence-led policing using technology as a crime prevention tool, a way to deploy resources, and as a method of maintaining public trust.

The Police Department experiences benefit from building strong community relationships and offering programs that provide residents and businesses the tools they need to stay safe. This outreach supports investigation of crimes when they occur and can actually help reduce crime.

In 2017, West Chester experienced a 10% increase in overall calls for service (47,767 calls) and a 2% increase in citizen generated calls for service. Part I crimes, the most violent category of crimes, were down 2.5%.





In 2017, the Fire Department responded to and protected \$2.97 billion of property value in our community, a nearly 99.94% save ratio was achieved through fire department interventions. The quick response of a well-trained professional fire department attributes to lower insurance rates for those who live and operate businesses in West Chester.

In 2017, the Fire Department responded to 6,679 total calls for service, a 7.14 % increase in calls from 2016.

Each year, West Chester's fire personnel reaches thousands of residents with important prevention programming. This includes young children in Lakota Schools learning to stop, drop and roll and not to be afraid of a firefighter in full turnout gear. As well as residents of all ages learning to properly use a fire extinguisher, create an escape plan, perform CPR and many other life-saving skills.

The Fire Department also plays a role in the development and construction of commercial properties, performing more than 4,200 fire inspections and 536 plan reviews.



## Community Services

West Chester's Community Services Department is responsible for maintenance of community parks and facilities, culverts and storm drains and more than 220 miles of public roadway.

Maintaining West Chester's infrastructure has been identified as critical to sustaining our reputation as a premier community for economic development and a great place to live.



It has been possible to advance the infrastructure improvement schedule due to successful TIF areas and an expanded partnership with the Butler County Engineer's Office.

In the 20 years since the opening of the Union Centre Boulevard interchange, more than \$336 million has been invested in major infrastructure improvements with funding from West Chester Township, Butler County and the Ohio Department of Transportation.

West Chester owns and manages approximately 300 acres of park property offering a blend of active and passive recreational amenities for the community's enjoyment.

West Chester parks are programmed with concerts, events and youth programming designed add energy and vitality to the community.

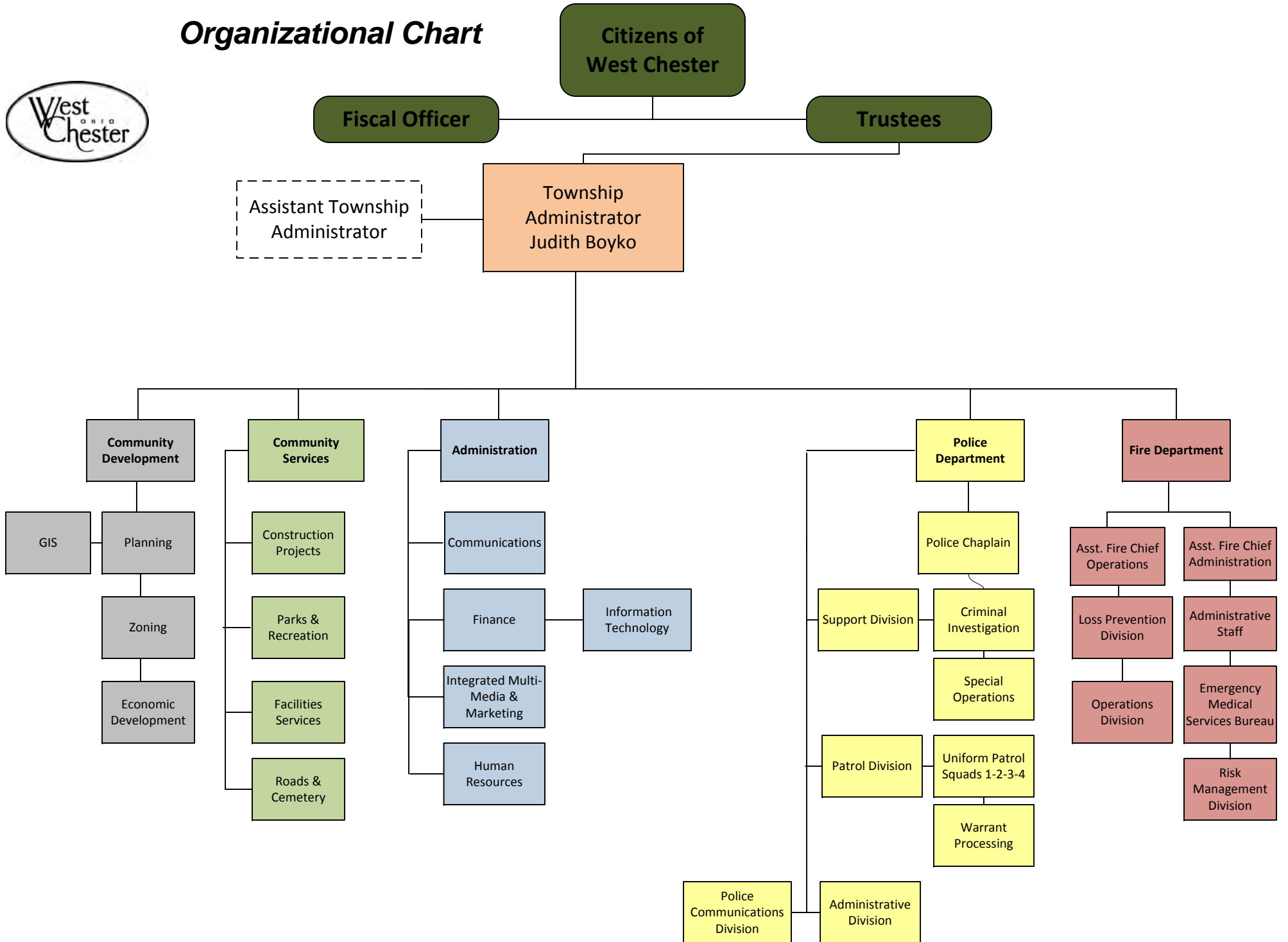
Two weekly summer concert series, a Food Truck Rally, Farmers Market, BBQ Fest and more give residents and visitors plenty of reasons to gather and celebrate.

A tournament-quality youth baseball complex owned by the Township is operated, managed and programmed by a community partner brings visitors to the community from across the country.

A 500-acre county park located in West Chester also provides residents with tournament-quality soccer fields, a recreational lake and walking paths.



# Organizational Chart



West Chester Township  
Butler County, Ohio  
List of Principal Officials  
December 31, 2017

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Elected Officials

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Trustee	Mark Welch
Trustee	Lee Wong
Trustee	Ann Becker
Fiscal Officer	Bruce Jones

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Appointed Officials

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Administrator (Interim)	Larry Fronk
Chief of Police	Joel Herzog
Fire Chief	Rick Prinz
Director of Services	Timothy Franck
Director of Community Development	Aaron Wiegand
Director of Integrated Multi Media & Marketing	Barbara Wilson
Director of Human Resources	Joan Tumblison
Director of Finance	Kenneth Keim
Director of Communications & IT	Dennis Dick



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**West Chester Township  
Butler County, Ohio**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**December 31, 2016**

*Christopher P. Morrell*

Executive Director/CEO

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# FINANCIAL SECTION





## Independent Auditor's Report



To the Board of Trustees  
West Chester Township, Ohio

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the West Chester Township, Butler County, Ohio (the "Township") as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Township's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Kentucky**  
**Indiana**  
**Ohio**

**MCM CPAs & Advisors LLP**  
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201 East Fifth Street | Suite 2100 | Cincinnati, OH 45273  
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A Member of PrimeGlobal – An Association of Independent Accounting Firms

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of West Chester Township, Butler County, Ohio as of December 31, 2017, and the respective changes in financial position for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5–13, the budgetary comparison information on pages 58–62 and schedule of proportionate share of the net pension liability and schedule of contributions on pages 63-66 and the related notes to the required supplementary information on pages 67-69, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB 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**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise West Chester Township, Butler County, Ohio's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, the budgetary comparison schedules of nonmajor governmental funds, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and the budgetary comparison schedules of nonmajor governmental funds are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the budgetary comparison schedules of nonmajor governmental funds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

## Other Information, Continued

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 16, 2018, on our consideration of the West Chester Township, Butler County, Ohio's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering The Township's internal control over financial reporting and compliance.

Handwritten signature in black ink that reads "MUM CPAs & Advisors LLP". The signature is stylized and cursive.

Cincinnati, Ohio  
June 15, 2018

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West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2017

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## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

West Chester Township's (the "Township") discussion and analysis of annual financial reports provides a review of the financial performance for the fiscal year ending December 31, 2017.

### **FINANCIAL HIGHLIGHTS**

- The Township's total net position increased by \$5.4 million.
- Net capital assets of the Township decreased by \$.2 million.
- General revenues accounted for \$51.9 million or approximately 94 percent of all revenues. Program specific revenues in charges for services and grants and contributions accounted for \$3.5 million or approximately 6 percent of total revenues.
- At the end of the current fiscal year, the Township's governmental funds reported a combined ending fund balance of \$120.0 million. Of this amount, \$9.9 million represents residual net resources (unassigned) that can be used by the Township as needed.
- At the end of the current fiscal year, the unassigned fund balance for the General Fund was \$9.9 million or approximately 155 percent of total general fund expenditures and other financing uses.

### **USING THIS ANNUAL FINANCIAL REPORT**

This annual report includes a series of financial statements. These statements are presented in order that the reader may better understand the Township's financial situation as a whole and also benefit from a detailed view of the Township's fiscal condition.

The Statement of Net Position and Statement of Activities provide information about the activities of the Township as a whole and present a longer-term view of the Township's finances. Major fund financial statements provide the next level of detail. These statements reveal how services were financed in the short-term, as well as funds available for future spending. The fund financial statements consider the Township's most significant funds with all other non-major funds presented in total.

### **REPORTING THE TOWNSHIP AS A WHOLE**

*Government-Wide Financial Statements-  
Statement of Net Position and the Statement of Activities*

The analysis of the Township as a whole begins with the Statement of Net Position and the Statement of Activities as identified in the Table of Contents.

While this document contains information about the funds used by the Township to provide services to citizens, the view of the Township as a whole considers all financial transactions. The Statement of Net Position and the Statement of Activities respond to the question, "How did we do financially during 2017?" These statements include all assets, liabilities and deferred inflows and outflows using the accrual basis of accounting similar to the accounting used by private sector companies. This basis of accounting considers all of the current year's revenues and expenses regardless of when the cash is received or paid.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2017

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These two statements report the Township's net position and the change in net position. This change in net position is important as it tells the reader whether the financial position of the Township has improved or diminished. However, when evaluating the overall position of the Township, other nonfinancial factors such as the Township's property tax base, the condition of the Township's capital assets and infrastructure, the extent of the Township's debt obligations, the reliance on non-local financial resources for operations and the need for continued growth in the major local revenue sources such as property taxes will also require evaluation.

In the Statement of Net Position and the Statement of Activities, the Township presents only governmental activities where all of the Township's services are reported including general government, police, fire and emergency medical services, public works, cemetery, parks and recreation, planning and zoning, economic development and community television.

## **REPORTING THE TOWNSHIP'S MOST SIGNIFICANT FUNDS**

### *Fund Financial Statements*

The analysis of the Township's major funds begins with the Balance Sheet as identified in the Table of Contents. Fund financial statements provide detailed information about the Township's major funds – not the Township as a whole. Some funds are required by state law and other funds may be established by the fiscal officer, with approval of the Board of Trustees, to help control, manage and report money restricted for a particular purpose or to show the Township is meeting legal responsibilities for use of grants. The Township's major funds include the General Fund, Police, Fire and Emergency Medical Services, UCB Tax Increment Financing, UCB TIF Debt Service and State Route 747 TIF funds.

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

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

The Township maintains a multitude of individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental statement of revenues, expenditures and changes in fund balances for the major funds, which were identified earlier. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2017

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*Notes to the Financial Statements*

The notes provide additional information that is essential to a full understanding of the data provided in the Statement of Net Position, Statement of Activities, and fund financial statements.

**THE TOWNSHIP AS A WHOLE**

As stated previously, the Statement of Net Position considers the Township as a whole. Table 1 provides a summary of the Township's net position for 2017 compared to 2016.

TABLE 1 - NET POSITION  
(in millions)

	Governmental Activities	
	2017	2016
<b>Assets</b>		
Current and Other Assets	\$ 168.3	\$ 159.8
Capital Assets, Net	117.2	117.4
Total Assets	285.5	277.2
Deferred Outflows of Resources	12.4	13.7
<b>Liabilities</b>		
Current and Other Liabilities	2.4	2.4
Long-Term Liabilities		
Due within One Year	6.1	6.1
Due in More Than One Year	76.8	77.2
Total Liabilities	85.3	85.7
Deferred Inflows of Resources	40.9	38.9
<b>Net Position</b>		
Net Investment in Capital Assets	82.4	77.1
Restricted for:		
Police	-	2.0
Fire & EMS	-	0.8
Tax Increment Financing Districts	71.7	65.1
Other purposes	4.4	5.4
Unrestricted	13.2	15.9
Total Net Position	\$ 171.7	\$ 166.3

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
*(Unaudited)*  
For the Year Ended December 31, 2017

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Total net position increased \$5.4 million and the Township had a net capital asset decrease of \$.2 million for 2017. The Township's net position increased due to revenue streams, specifically property tax and payments in lieu of taxes revenues, continuing to exceed the carefully monitored and managed expenses of the Township.



West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2017

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*Governmental Activities*

The changes in net position for 2017 and 2016 are outlined below:

TABLE 2 - CHANGE IN NET POSITION  
(in millions)

	Governmental Activities	
	2017	2016
<b>Revenues</b>		
<i>Program Revenues:</i>		
Charges for Services	\$ 2.8	\$ 3.0
Operating Grants and Contributions	0.7	0.6
Capital Grants and Contributions	-	2.3
Total Program Revenues	3.5	5.9
<i>General Revenues</i>		
Property and Other Taxes	45.0	44.0
Grants and Entitlements	5.6	5.9
Unrestricted Investment Earnings	1.3	0.6
Total General Revenues	51.9	50.5
Total Revenues	55.4	56.4
<b>Program Expenses:</b>		
General Government	3.7	3.6
Public Safety		
Police	16.2	14.4
Fire and Emergency Medical Services	16.2	14.8
Public Works	5.8	5.5
Cemetery	0.3	0.3
Parks and Recreation	1.0	0.9
Planning and Zoning	0.8	0.7
Community Television	0.5	0.4
Payments to Schools	4.0	3.7
Interest and Fiscal Charges	1.5	2.1
Total Expenses	50.0	46.4
Increase in Net Position	5.4	10.0
Net Position Beginning of Year	166.3	156.3
Net Position End of Year	\$ 171.7	\$ 166.3

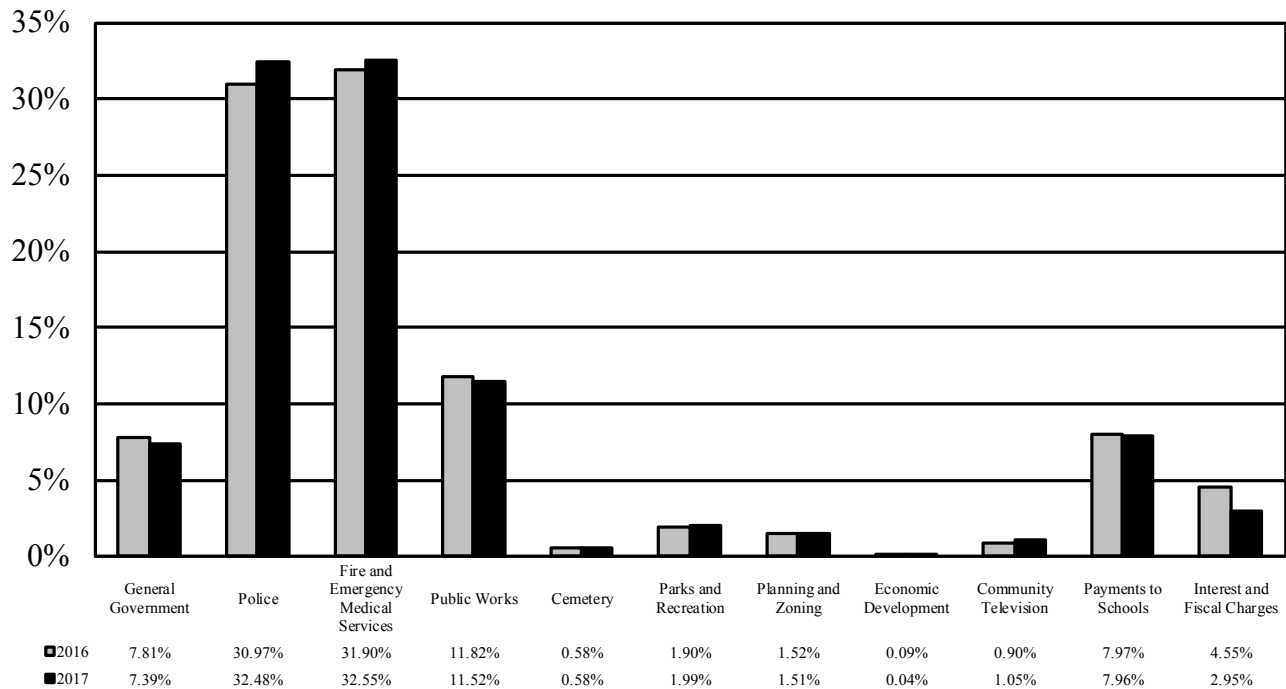
West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
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For the Year Ended December 31, 2017

Total Program Revenues decreased by \$2.4 million including a decrease in Capital Grants and Contributions of \$2.3 million as the Township (in 2016) completed infrastructure improvements for Butler Tech and recorded the related revenue from a special assessment for the completed infrastructure improvements in 2016.

Total General Revenues increased by \$1.4 million. Property and other taxes increased by \$1.0 million as PILOT collections increased compared to 2017, primarily in the Union Centre Boulevard area.

The primary focus of the Township's activities is on public safety, represented by the police, fire and emergency medical services departments. For 2017, total expenses related to public safety were \$32.4 million representing 65% of total governmental expenses, yielding a reliance on general revenues to fund the program of \$30.7 million.

Individual function / program expenses for 2017 and 2016 by percentage of total function / program expenses, as presented on the statement of activities, were as follows:



As indicated by governmental program expenses, citizen safety and well-being is emphasized. Public Works (infrastructure improvements and maintenance of roads within the Township) are also considered integral to quality of life.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2017

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When considering the sources of income to support operations, it should be noted that charges for services are only 5% of revenue, while 81% of revenue is derived from property and other taxes. The Township relies on these taxes to furnish the quality of life amenities to businesses and citizens that current Township trustees and previous boards of trustees have considered a priority.

### **THE TOWNSHIP'S FUNDS**

The Township's major funds for 2017 include the General, Police, Fire & EMS, UCB Tax Increment Financing, UCB TIF Debt Service and the State Route 747 TIF Funds.

The General Fund experienced an increase in fund balance of \$0.7 million. The Township has refrained from adding personnel while we absorbed the reductions in revenues from various legislative actions including the reduction of the local government fund, and elimination of tangible personal property tax and the estate tax.

The Police Fund experienced a \$0.1 million increase in its fund balance carryover in 2017. Budget management and other interventions have been successful as the Police Fund has been the focus of attention over the last few years.

The Fire and Emergency Medical Services (EMS) Fund experienced a \$.3 million decrease in its fund balance carryover in 2017. A fire levy was last passed in May 2006, combining an existing 4.5-mill with a 1.5-mill increase for a new 6.0-mill continuing levy. West Chester Township seeks to supplement tax levy revenues and decrease its reliance on funding services with taxpayer dollars through other revenue sources, namely EMS billing. EMS billing is a "user" fee for ambulatory services, charged to a patient's insurance provider; however, revenues collected from EMS billing are minimal and will never fully fund fire protection and EMS services. It is anticipated that it will be years before a replacement fire levy is considered.

The Union Centre Boulevard (UCB) Tax Increment Financing (TIF) Fund experienced a \$2.8 million increase in its fund balance carryover. The increase is related to fewer capital improvements made along Civic Centre Boulevard in 2017, than in 2016. A large improvement to Union Centre Boulevard Bridge over I-75 is scheduled for 2018.

The State Route 747 TIF Fund experienced a \$3.0 million increase in fund balance carryover. Payments in lieu of taxes (PILOT) of approximately \$5.6 million were recognized by this fund during 2017 while payments to schools totaled \$1.9 million, directly resulting in the increase in fund balance. Should commercial and residential growth of the Township continue to rebound and demand for services increase the potential to use these funds to build an additional fire station in the related TIF district remains an option.

The UCB TIF Debt Service Fund experienced a \$.2 million increase in its fund balance carryover. While receiving approximately \$5.4 million in PILOT revenues, the Township paid down related principal and interest from this fund of \$4.1 million and \$1.1 million, respectively.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2017

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*Budgetary Activity and Actual Results*

The schedules comparing the Township's original and final budgets and actual results are included in the Required Supplementary Information for the General, Police, Fire and Emergency Medical Services, UCB Tax Increment Financing and State Route 747 TIF funds. Other governmental funds with adopted budgets are presented with the combining statements and individual fund schedules.

During 2017, there were minor revisions to the General Fund budget. West Chester's budget practice is to estimate revenues conservatively and expenses near capacity. Actual revenues were 30 percent greater than the final budget, most significantly due to property and other taxes as well intergovernmental receipts exceeding the conservative projection. Actual expenditures plus encumbrances were 24 percent below final budget. These variances are consistent with the Township's budget strategy.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

*Capital Assets*

TABLE 3 – NET CAPITAL ASSETS  
(in millions)

	2017	2016
Land and Land Use Rights	\$ 24.2	\$ 24.2
Land Improvements	4.8	4.7
Construction in Progress	0.1	3.3
Buildings and Improvements	35.8	37.2
Infrastructure	47.5	43.2
Software	-	-
Machinery and Equipment	4.8	4.8
Totals	\$ 117.2	\$ 117.4

During 2017, net capital assets decreased by \$.2 million. Capital assets added in 2017 totaled \$5.2 million. In general, additions were slightly outpaced by depreciation expense. Depreciation expense for 2017 was \$5.3 million. Additional information regarding capital assets can be found in the Notes to the Basic Financial Statements.

More detailed information about the Township's capital assets is contained in the *Notes to the Basic Financial Statements*, in Note 6.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2017

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*Debt*

At December 31, 2017, West Chester Township had \$32.6 million in un-voted general obligation bonds. The Township paid \$5.3 million in principal on general obligation bonds during 2017.

The Township's overall legal debt margin was \$206.7 million on December 31, 2017. Long-term debt and other obligations are discussed in more detail in the Notes to the Basic Financial Statements.

More detailed information about the Township's debt is contained in the *Notes to the Basic Financial Statements*, in Notes 8 and 9.

**FINANCIAL POSITION**

In the previous two decades, West Chester Township experienced tremendous population and business growth. This growth, paired with conservative budgeting practices, has benefited the Township's financial position. West Chester continues to seek opportunities to improve the quality of the service provided to citizens while remaining responsible stewards of taxpayer dollars. Considering the stable condition of the General Fund, the police levy approval as of November 2011, the 2006 Fire and Emergency Medical Service tax levy and the continued growth of revenue from the various Tax Increment Financing Districts, the Township's overall financial position is strong. West Chester Township, however, has deliberately focused on evaluating its operations and reducing costs to ensure that future reductions in revenues can be absorbed without impacting the community's sustainability or its reputation as a community where "families grow and businesses prosper."<sup>TM</sup>

**CONTACTING THE TOWNSHIP'S FINANCE DEPARTMENT**

This financial report is designed to provide our citizens, taxpayers, creditors and investors with a general overview of the Township's finances and the Township's accountability for the money it receives. Questions about this report or additional financial information may be submitted to: Kenneth Keim, CPA, CMA, Director of Finance and Information Technology, West Chester Township, 9113 Cincinnati-Dayton Road, West Chester, Ohio 45069.

West Chester Township  
Butler County, Ohio  
Statement of Net Position  
December 31, 2017

	Governmental Activities
<b>Assets:</b>	
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 120,394,111
Receivables (net of allowance for doubtful accounts):	
Taxes	24,455,616
Payments in Lieu of Taxes	16,363,134
Accounts	612,609
Interest	58,685
Intergovernmental	2,279,553
Special Assessments	2,569,529
Prepaid Items	1,568,474
Nondepreciable Capital Assets	24,316,837
Depreciable Capital Assets	92,874,337
 Total Assets	 285,492,885
<b>Deferred Outflows of Resources:</b>	
Deferred Charge on Refunding Pension	1,220,738
	11,158,096
 Total Deferred Outflows of Resources	 12,378,834
<b>Liabilities:</b>	
Accounts Payable	548,907
Contracts Payable	45,795
Accrued Wages and Benefits	776,774
Intergovernmental Payable	911,325
Accrued Interest Payable	115,529
Long-Term Liabilities:	
Due Within One Year	6,130,522
Due in More than One Year:	
Net Pension Liability	43,003,747
Other Amounts Due in More than One Year	33,767,899
 Total Liabilities	 85,300,498
<b>Deferred Inflows of Resources:</b>	
Revenues Levied for the Next Year Pension	40,012,249
	842,958
 Total Deferred Inflows of Resources	 40,855,207
<b>Net Position:</b>	
Net Investment in Capital Assets	82,372,050
Restricted:	
Nonexpendable Permanent Fund Principal	5,000
Tax Increment Financing Districts	71,746,850
Cemetery	31,700
Public Works	4,374,525
Unrestricted	13,185,889
 Total Net Position	 \$ 171,716,014

See accompanying notes to the basic financial statements

West Chester Township  
Butler County, Ohio  
Statement of Activities  
For the Year Ended December 31, 2017

Function/Programs	Expenses	Program Revenues			Net (Expense) Revenue and
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Changes in Net Position
					Governmental Activities
<b>Governmental Activities:</b>					
General Government	(3,689,042)	291,002	8,474	-	\$ (3,389,566)
Public Safety					
Police	(16,212,738)	585,951	63,711	-	(15,563,076)
Fire and Emergency Medical Services	(16,249,912)	1,109,941	42,723	-	(15,097,248)
Public Works	(5,751,115)	44,086	502,231	-	(5,204,798)
Cemetery	(291,049)	48,443	-	-	(242,606)
Parks and Recreation	(991,133)	110,395	-	-	(880,738)
Planning and Zoning	(752,863)	-	-	-	(752,863)
Economic Development	(18,039)	-	41,000	-	22,961
Community Television	(523,334)	627,535	-	-	104,201
Payments to Schools	(3,975,777)	-	-	-	(3,975,777)
Interest and Fiscal Charges	(1,465,983)	-	-	-	(1,465,983)
Totals	<u>\$ (49,920,985)</u>	<u>\$ 2,817,353</u>	<u>\$ 658,139</u>	<u>\$ -</u>	<u>(46,445,493)</u>

**General Revenues:**

Property Taxes Levied for:	
General Purposes	1,318,026
Public Works	1,872,442
Public Safety - Police	11,395,685
Public Safety - Fire	9,767,730
Payments in Lieu of Taxes	19,455,217
Permissive Taxes	1,161,037
Grants and Contributions not restricted to specific programs	5,635,834
Unrestricted investment earnings	1,272,347
Total General Revenues	<u>51,878,318</u>
Change in Net Position	5,432,825
Net Position-Beginning of Year	166,283,189
Net Position-End of Year	<u>\$ 171,716,014</u>

See accompanying notes to the basic financial statements

West Chester Township  
Butler County, Ohio  
Balance Sheet  
Governmental Funds  
December 31, 2017

	General	Police	Fire & EMS	UCB Tax Increment Financing	State Route 747 TIF	UCB TIF Debt Service	Other Governmental Funds	Total Governmental Funds
<b>Assets</b>								
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 18,062,672	\$ 11,957,797	\$ 14,594,675	\$ 28,031,203	\$ 28,183,037	\$ 7,448,513	\$ 12,116,214	\$ 120,394,111
<b>Receivables:</b>								
Taxes	1,433,657	11,657,553	9,992,189	-	-	-	1,372,217	24,455,616
Accounts	189,240	97,359	316,029	-	-	-	9,981	612,609
Due From Other Governments	656,733	703,116	591,856	-	-	-	327,848	2,279,553
Interest	57,769	-	-	-	-	-	916	58,685
Special Assessments	-	-	-	-	-	-	2,569,529	2,569,529
Prepaid Items	191,981	283,259	1,030,681	-	-	-	62,553	1,568,474
Payment in Lieu of Taxes Receivable	-	-	-	6,356,471	1,543,950	4,497,508	3,965,205	16,363,134
<b>Total Assets</b>	<b>\$ 20,592,052</b>	<b>\$ 24,699,084</b>	<b>\$ 26,525,430</b>	<b>\$ 34,387,674</b>	<b>\$ 29,726,987</b>	<b>\$ 11,946,021</b>	<b>\$ 20,424,463</b>	<b>\$ 168,301,711</b>
<b>Liabilities</b>								
Accounts Payable	\$ 53,845	\$ 302,797	\$ 121,865	\$ 13,376	\$ 30,379	\$ -	\$ 26,645	\$ 548,907
Contracts Payable	20,796	15,573	5,315	-	-	-	4,111	45,795
Accrued Wages and Benefits	72,295	334,881	314,574	-	-	-	55,024	776,774
Matured Compensated Absences Payable	7,055	43,890	85,133	-	-	-	7,673	143,751
Intergovernmental Payable	67,949	422,112	375,004	-	-	-	46,260	911,325
Unearned Revenue	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>221,940</b>	<b>1,119,253</b>	<b>901,891</b>	<b>13,376</b>	<b>30,379</b>	<b>-</b>	<b>139,713</b>	<b>2,426,552</b>
<b>Deferred Inflows of Resources</b>								
Unavailable Revenue - Property Taxes	1,341,654	11,657,553	9,992,189	-	-	-	1,332,334	24,323,730
Unavailable Revenue - Special Assessments	-	-	-	-	-	-	2,569,529	2,569,529
Unavailable Revenue - Intergovernmental	463,895	791,885	591,856	-	-	-	282,575	2,130,211
Unavailable Revenue - Interest and Other	211,989	-	218,322	-	-	-	10,972	441,283
Unavailable Revenue - Payments in Lieu of Taxes	-	-	-	6,356,471	1,543,950	4,497,508	3,965,205	16,363,134
<b>Total Deferred Inflows of Resources</b>	<b>2,017,538</b>	<b>12,449,438</b>	<b>10,802,367</b>	<b>6,356,471</b>	<b>1,543,950</b>	<b>4,497,508</b>	<b>8,160,615</b>	<b>45,827,887</b>
<b>Fund Balances</b>								
<b>Nonspendable:</b>								
Permanent Fund Principal	-	-	-	-	-	-	5,000	5,000
Prepaid Items	191,981	283,259	1,030,681	-	-	-	62,553	1,568,474
<b>Restricted for:</b>								
Cemetery Operation	-	-	-	-	-	-	240,276	240,276
Economic Development	-	-	-	-	-	-	70,992	70,992
Tax Increment Financing Districts	-	-	-	28,017,827	28,152,658	7,448,513	8,127,852	71,746,850
Public safety- Police Protection Services	-	10,847,134	-	-	-	-	642,277	11,489,411
Public safety- Fire & EMS Safety Services	-	-	13,790,491	-	-	-	-	13,790,491
Public works- Landscaping	-	-	-	-	-	-	315,055	315,055
Public works- Lighting	-	-	-	-	-	-	384,001	384,001
Public works- Road and Bridge Maintenance	-	-	-	-	-	-	761,251	761,251
Public works- State Highway Maintenance	-	-	-	-	-	-	705,126	705,126
Public works- Township Road Repair and Maintenance	-	-	-	-	-	-	809,752	809,752
<b>Committed to:</b>								
Public Works- Community paths	177,012	-	-	-	-	-	-	177,012
Community Television	1,462,909	-	-	-	-	-	-	1,462,909
Capital Projects	6,421,275	-	-	-	-	-	-	6,421,275
<b>Assigned to:</b>								
Purchases	194,249	-	-	-	-	-	-	194,249
Unassigned:	9,905,148	-	-	-	-	-	-	9,905,148
<b>Total Fund Balances</b>	<b>18,352,574</b>	<b>11,130,393</b>	<b>14,821,172</b>	<b>28,017,827</b>	<b>28,152,658</b>	<b>7,448,513</b>	<b>12,124,135</b>	<b>120,047,272</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 20,592,052</b>	<b>\$ 24,699,084</b>	<b>\$ 26,525,430</b>	<b>\$ 34,387,674</b>	<b>\$ 29,726,987</b>	<b>\$ 11,946,021</b>	<b>\$ 20,424,463</b>	<b>\$ 168,301,711</b>

See accompanying notes to the basic financial statements



West Chester Township  
Butler County, Ohio  
Reconciliation of Total Governmental Fund Balances to  
Net Position of Governmental Activities  
December 31, 2017

Total Governmental Fund Balances \$ 120,047,272

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

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. These assets consist of:

Land and Land use rights	24,239,302	
Infrastructure	100,268,302	
Other capital assets	76,010,323	
Accumulated depreciation	<u>(83,326,753)</u>	
Total capital assets		117,191,174

Some of the Township's revenues will be collected after year end, but are not available soon enough to pay for the current period's expenditures and therefore are reported as deferred inflows in the funds:

Property and Other Taxes	696,744	
Special Assessments	2,569,529	
Due From Other Governments	2,028,824	
Accounts Receivable	461,856	
Interest Revenue	<u>58,685</u>	
		5,815,638

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. Those liabilities consist of:

Accrued interest on bonds	(115,529)	
Premium on bonds	(3,464,862)	
Advanced Refunding Charges	1,220,738	
Bonds	(32,575,000)	
Compensated absences	<u>(3,714,808)</u>	
Total liabilities		<u>(38,649,461)</u>

The net pension liability is not due and payable in the current period; therefore, the liability and related deferred inflows/outflows are not reported in governmental funds:

Deferred Outflows - Pension	11,158,096	
Deferred Inflows - Pension	(842,958)	
Net Pension Liability	<u>(43,003,747)</u>	
		<u>(32,688,609)</u>

Net Position of Governmental Activities \$ 171,716,014

See accompanying notes to the basic financial statements

West Chester Township  
Butler County, Ohio  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Funds  
For the Year Ended December 31, 2017

	General	Police	Fire & EMS	UCB Tax Increment Financing	State Route 747 TIF	UCB TIF Debt Service	Other Governmental Funds	Total Governmental Funds
Revenues								
Property and Other Taxes	\$ 2,472,270	\$ 11,455,022	\$ 9,818,590	\$ -	\$ -	\$ -	\$ 1,879,215	\$ 25,625,097
Charges for Services	115,335	251,490	1,077,390	-	-	-	55,168	1,499,383
Licenses and Permits	837,268	-	-	-	-	-	3,960	841,228
Fines and Forfeitures	61,442	68,301	-	-	-	-	127,957	257,700
Intergovernmental	2,396,298	1,503,805	1,207,878	-	-	-	619,378	5,727,359
Special Assessments	5,717	-	-	-	-	-	719,442	725,159
Interest	1,217,882	-	-	-	-	-	25,306	1,243,188
Payments in Lieu of Taxes	-	-	-	4,399,791	5,644,838	5,358,978	4,051,610	19,455,217
Contributions and Donations	2,757	100	-	-	-	-	41,000	43,857
Other	14,887	59,439	31	-	-	18,591	5,229	98,177
<b>Total Revenues</b>	<b>7,123,856</b>	<b>13,338,157</b>	<b>12,103,889</b>	<b>4,399,791</b>	<b>5,644,838</b>	<b>5,377,569</b>	<b>7,528,265</b>	<b>55,516,365</b>
Expenditures								
Current:								
General Government	2,775,345	-	-	-	-	-	-	2,775,345
Public Safety								
Police	-	13,156,172	-	-	-	-	42,926	13,199,098
Fire & EMS	-	-	12,207,268	-	-	-	-	12,207,268
Public Works	17,559	-	-	-	-	-	2,473,154	2,490,713
Cemetery	-	-	-	-	-	-	235,741	235,741
Parks and Recreation	474,264	-	-	-	-	-	-	474,264
Planning and Zoning	639,847	-	-	-	-	-	-	639,847
Economic Development	4,013	-	-	-	-	-	15,229	19,242
Community Television	452,102	-	-	-	-	-	-	452,102
Payments to Schools	-	-	-	-	1,893,287	-	2,082,490	3,975,777
Capital Outlay	59,724	128,676	84,701	1,561,338	755,102	-	2,652,394	5,241,935
Debt Service								
Principal Retirement	151,102	-	91,652	-	-	4,075,122	1,027,124	5,345,000
Interest and Fiscal Charges	65,566	-	36,498	-	-	1,058,677	407,836	1,568,577
<b>Total Expenditures</b>	<b>4,639,522</b>	<b>13,284,848</b>	<b>12,420,119</b>	<b>1,561,338</b>	<b>2,648,389</b>	<b>5,133,799</b>	<b>8,936,894</b>	<b>48,624,909</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,484,334	53,309	(316,230)	2,838,453	2,996,449	243,770	(1,408,629)	6,891,456
Other Financing Sources (Uses)								
Transfers In	-	-	-	-	-	-	1,750,000	1,750,000
Transfers Out	(1,750,000)	-	-	-	-	-	-	(1,750,000)
<b>Total Other Financing Sources (Uses)</b>	<b>(1,750,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,750,000</b>	<b>-</b>
Net Change in Fund Balances	734,334	53,309	(316,230)	2,838,453	2,996,449	243,770	341,371	6,891,456
Fund Balances at Beginning of Year	17,618,240	11,077,084	15,137,402	25,179,374	25,156,209	7,204,743	11,782,764	113,155,816
Fund Balances at End of Year	<u>\$ 18,352,574</u>	<u>\$ 11,130,393</u>	<u>\$ 14,821,172</u>	<u>\$ 28,017,827</u>	<u>\$ 28,152,658</u>	<u>\$ 7,448,513</u>	<u>\$ 12,124,135</u>	<u>\$ 120,047,272</u>

See accompanying notes to the basic financial statements

West Chester Township  
Butler County, Ohio  
Reconciliation of the Statement of Revenues, Expenditures  
and Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
For the Year Ended December 31, 2017

Net Change in Fund Balances - Total Governmental Funds \$ 6,891,456

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

Capital outlays are reported as expenditures in governmental funds.

However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. In the current period, these amounts are:

Capital Asset Additions, Net of Disposals	5,156,640	
Current Year Depreciation	<u>(5,344,237)</u>	(187,597)

Because some revenues will not be collected for several months after the Township's year-end, they are not considered "available" revenues and are reported as deferred inflows in the governmental funds.

Property Taxes	(101,910)	
Due From Other Governments	85,126	
Special Assessments	(217,211)	
Accounts Receivable	48,881	
Interest Revenue	<u>29,159</u>	(155,955)

Repayment of long-term debt is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

Bond Principal Retirement	5,345,000
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In the statement of activities interest is accrued on outstanding bonds, whereas in governmental funds, interest is expensed when due.

15,185

Governmental Funds report premiums and advanced refunding charges as expenditures and revenues, whereas these amounts are capitalized and amortized in the statement of activities.

Amortization of Advanced Refunding Charges	(272,017)
Amortization of Bond Premiums	359,426

Compensated absences reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

(68,224)

Contractually required contributions are reported as expenditures in governmental funds; however, the statement of net position reports these amounts as deferred outflows.

3,149,300

Except for amounts reported as deferred inflows/outflows, changes in the net pension liability are reported as pension expense in the statement of activities.

(9,643,749)

Change in Net Position of Governmental Activities

\$ 5,432,825

See accompanying notes to the basic financial statements

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West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 1 - Description of the Township and Reporting Entity**

West Chester Township (the “Township”) is a body corporate and politic established in 1823 to exercise the rights and privileges conveyed to it by the constitution and laws of the State of Ohio. The Township is directed by a publicly elected three-member Board of Trustees, who are elected for overlapping terms of four years. They have an elected Township Fiscal Officer and a Township Administrator, who is appointed by the Board of Trustees. All department heads report to the Township Administrator.

***Reporting Entity***

A reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that financial statements are not misleading. The primary government of the Township consists of all funds, departments, boards and agencies that are not legally separate from the Township. For the Township, this includes providing police protection, fire and emergency medical services, road maintenance and repairs, cemeteries, parks and recreation, planning and zoning, economic development, and community television. The Board of Trustees and the Township Administrator have direct responsibility for these activities.

Component units are legally separate organizations for which the Township is financially accountable. The Township is financially accountable for an organization if the Township appoints a voting majority of the organization’s governing board; and (1) the Township is able to significantly influence the programs or services performed or provided by the organization; or (2) the Township is legally entitled to or can otherwise access the organization’s resources; the Township is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the Township is obligated for the debt of the organization. Component units may also include organizations for which the Township authorizes the issuance of debt or the levying of taxes, or determines the budget.

The West Chester Development Council (WCDC) is a legally separated, non-profit organization. The WCDC was established to serve as an agent for economic development for the Township. WCDC provides services exclusively to the Township. WCDC’s Board is comprised of seven members. The members are separated into two voting classes. Class A consists of the three Township Trustees and Class B consists of four members of the public. One of the Class B trustees is elected by a majority of the Class A members (Township trustees) and the remaining three Class B trustees are elected by a majority of all the WCDC members.

The WCDC is classified as a blended component unit of the Township since WCDC provides services exclusively to the Township. The WCDC’s only fund is presented on the fund financial statements as a non-major special revenue fund. The WCDC follows the modified accrual basis of accounting; however, there is no difference between the amounts presented on the government wide financial statements and the amounts reported under modified accrual. Additionally, as a legally separate non-profit organization, WCDC does not have a legally adopted annual budget.

**Note 2 - Summary of Significant Accounting Policies**

The financial statements of the Township have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to local governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial principles. The most significant of the Township’s accounting policies are described below.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 2 - Summary of Significant Accounting Policies (continued)**

***A. Basis of Presentation***

The Township's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements, which provide a more detailed level of financial information.

***Government-Wide Financial Statements*** The statement of net position and the statement of activities display information about the Township as a whole. These statements include the financial activities of the primary government and its component unit. The effect of interfund activity has been removed from these statements; however, any effects from interfund services provided and used are not eliminated in the process of consolidation.

The statement of net position presents the financial condition of the governmental activities of the Township at year-end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Township's governmental activities. Direct expenses are those that are specifically associated with a service, program or department and therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program or grants and contributions that are restricted to meeting the operational requirements of a particular program. Revenues, which are not classified as program revenues, are presented as general revenues of the Township, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the Township.

***Fund Financial Statements*** During the year, the Township segregates transactions related to certain Township functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Township at this more detailed level. The focus of governmental financial statements is on major funds. Each major fund is presented in a separate column. Nonmajor funds are aggregated and presented in a single column.

***B. Fund Accounting***

The Township uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The Township only has the governmental category of funds.

***Governmental Funds*** Governmental funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets, liabilities and deferred inflows is reported as fund balance. The following are the Township's major governmental funds:

***General Fund*** The general fund accounts for all financial resources except those required to be accounted for in another fund. The general fund balance is available to the Township for any purpose provided it is expended or transferred according to the general laws of Ohio.

West Chester Township  
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Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 2 - Summary of Significant Accounting Policies (continued)**

**Police Fund** The police special revenue fund accounts for tax revenues levied and restricted for use for the operation of the Township Police Department.

**Fire and Emergency Medical Service (Fire and EMS) Fund** The fire and emergency medical services special revenue fund accounts for tax revenues levied and restricted for use for the operation of the Township Fire Department.

**Union Centre Boulevard (UCB) Tax Increment Financing (TIF) Fund** The Union Centre Boulevard Tax Increment Financing Fund accounts for payments in lieu of taxes restricted for use to pay for activity associated with the Union Centre Boulevard TIF district.

**State Route 747 Tax Increment Financing (TIF) Fund** The State Route 747 Tax Increment Financing Fund accounts for payments in lieu of taxes restricted for use to pay for activity associated with properties located in the State Route 747 TIF district.

**Union Centre Boulevard (UCB) Tax Increment Financing (TIF) Debt Service Fund** The Union Centre Boulevard Tax Increment Financing Debt Service Fund accounts for financed debt service related to Union Centre Boulevard general obligation bonded debt.

The other governmental funds of the Township account for grants and other resources whose use is restricted or committed to a particular purpose.

**C. Measurement Focus**

**Government-Wide Financial Statements** The government-wide financial statements are prepared using the *economic resources measurement focus*. All assets, liabilities and deferred inflows and outflows associated with the operation of the Township are included on the Statement of Net Position. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

**Fund Financial Statements** All governmental funds are accounted for using a flow of *current financial resources measurement focus*. With this measurement focus, only current assets, current liabilities and deferred inflows and outflows generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

**D. Basis of Accounting**

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 2 - Summary of Significant Accounting Policies (continued)**

**Revenues - Exchange and Non-exchange Transactions** Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the Township, available means expected to be received within thirty-one days of year-end.

Nonexchange transactions, in which the Township receives value without directly giving equal value in return, include property taxes, payments in lieu of taxes, grants, entitlements and donations. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenues from payments in lieu of taxes are recognized in the same manner as property taxes. Revenue from grants, entitlements and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Township must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Township on a reimbursement basis. On a modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered to be both measurable and available at year-end: state-levied locally shared taxes (including gasoline tax), fines and forfeitures, interest, grants, and fees.

**Expenses/Expenditures** On the accrual basis of accounting, expenses are recognized at the time they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

**E. Cash and Cash Equivalents**

To improve cash management, cash received by the Township is pooled. Monies for all funds are maintained in this pool. Individual fund integrity is maintained through Township records. Each fund's interest in the pool is presented as "Equity in Pooled Cash, Cash Equivalents and Investments" on the statement of net position and the governmental fund balance sheet. Investments are reported at fair value.



West Chester Township  
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**Note 2 - Summary of Significant Accounting Policies (continued)**

***F. Prepaid Items***

Payments made to vendors for services that will benefit periods beyond December 31, 2017, are recorded as prepaid items using the consumption method by recording a current asset for the prepaid amount and reflecting the expenditure/expense in the year in which it was consumed.

***G. Capital Assets***

Capital assets generally result from expenditures in the governmental funds. These assets are reported in the statement of net position but are not reported in the fund financial statements.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their fair market values as of the date received. Donated capital assets received in a service concession arrangement are recorded at acquisition value. The Township maintains a capitalization threshold of three thousand five hundred dollars. The Township's infrastructure consists of Township roads and street lighting. Improvements are capitalized; the costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are not.

All reported capital assets are depreciated except for land, land use rights and construction in progress. Improvements are depreciated over the remaining useful lives of the related capital assets. Useful lives for infrastructure were estimated based on the Township's historical records of necessary improvements and replacement. Depreciation and amortization are computed using the straight-line method over the following useful lives:

<u>Description</u>	<u>Estimated Lives</u>
Land Improvements	20 years
Buildings and Improvements	45 years
Infrastructure	20 to 35 years
Machinery and Equipment	5 to 20 years
Software	3 years

**Note 2 - Summary of Significant Accounting Policies (continued)**

***H. Compensated Absences***

The Township reports compensated absences in accordance with the provisions of GASB No. 16, *Accounting for Compensated Absences*. Vacation benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means.

Sick leave benefits are accrued as a liability using the vesting method. The liability includes the employees who are currently eligible to receive termination benefits and those that the Township has identified as probable of receiving payment in the future. The amount is based on accumulated sick leave and employee wage rates at fiscal year end taking into consideration any limits specified in the Township's termination policy. The Township records a liability for all accumulated unused vacation time when earned for all employees. The Township records a liability for accumulated unused sick leave for all employees after ten years of accumulated service.

For governmental funds, the current portion of unpaid compensated absences is the amount normally due for payment during the current year. Matured vacation leave represents the entire current portion. These amounts are recorded in the account "matured compensated absences payable" in the fund from which the employees who have accumulated leave are paid.

The entire compensated absence liability is reported on the government-wide statement of net position.

***I. Long-Term Obligations***

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements.

In general, payables and accrued liabilities that will be paid from governmental funds are reported on the fund financial statements regardless of whether they will be liquidated with current resources. However, compensated absences and general obligation bonds that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they are normally due for payment during the current year. The entire balance is reported as a liability on the statement of net position.

***J. Pensions***

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

**Note 2 - Summary of Significant Accounting Policies (continued)**

***K. 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 position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then.

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 position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. These amounts are deferred and recognized as inflow of resources in the periods that the amounts become available or for the periods in which they are to be used.

***L. Fund Balance***

In the fund financial statements, governmental funds report amounts for five classifications of fund balances based on the constraints imposed on the use of these resources.

Nonspendable fund balance - This classification includes amounts that cannot be spent because they are either (a) not in spendable form - long-term receivables and prepaid items; or (b) legally or contractually required to be maintained intact.

The spendable portion of the fund balance comprises the remaining four classifications: restricted, committed, assigned and unassigned.

Restricted fund balance - This classification reflects the constraints imposed on resources either (a) externally by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance - These amounts can only be used for specific purposes pursuant to constraints imposed by formal actions (ordinances) of the Township Trustees (the government's highest level of decision making authority). Those committed amounts cannot be used for any other purpose unless the Township Trustees remove the specified use by taking the same type of action (the adoption of another ordinance) imposing the commitment. This classification also includes contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 2 - Summary of Significant Accounting Policies (continued)**

Assigned fund balance - This classification reflects the amounts constrained by the Township’s “intent” to be used for specific purposes, but are neither restricted nor committed. The Township Trustees have by resolution authorized the Township Administrator and Finance Director to assign fund balance amounts to be used for specific purposes. The Township Trustees may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year’s appropriated budget. Unlike commitments, assignments generally only exist temporarily. Assigned fund balances include all remaining amounts (except negative balances) that are reported in governmental funds, other than the General Fund, that are not classified as nonspendable and are neither restricted nor committed.

Unassigned fund balance - This fund balance is the residual classification for the General Fund. It is also used to report negative fund balances in other governmental funds.

When both restricted and unrestricted resources are available for use, it is the Township’s policy to use externally restricted resources first, then unrestricted resources - committed, assigned and unassigned - in order as needed.

The Township had the following outstanding encumbrances as of December 31, 2017:

Fund	Amount
General Fund	\$ 223,551
Police Fund	325,394
Fire & EMS Fund	112,096
UCB Tax Increment Financing Fund	3,220,068
State Route 747 Tax Increment Financing Fund	72,076
Other Governmental Funds	171,501
Total	\$ 4,124,686

***M. Net Position***

Net position represents the difference between assets and deferred outflows less liabilities and deferred inflows. Net investment in capital assets consists of capital assets, net of accumulated depreciation, increased by any deferred outflows of resources attributable to capital asset acquisition, construction or improvements and reduced by the outstanding balances of any borrowing used or deferred inflows of resources attributable for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Township or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

West Chester Township  
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**Note 2 - Summary of Significant Accounting Policies (continued)**

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

***N. Interfund Activity***

During the course of normal operations, the Township has numerous transactions between funds. Interfund transactions are generally classified as follows:

- Transfers are reported as “Other Financing Sources and Uses” in the governmental funds, as “Transfers In” by the recipient fund and “Transfers Out” by the disbursing fund on the fund financial statements. These transfers are consolidated on the government-wide statements.
- Long-term interfund loans are classified as “advances to/from other funds.” These amounts are eliminated in the governmental activities columns of the statement of net position.

Transactions that would be treated as revenues and expenditures if the transactions involved organizations external to the Township are similarly treated when involving other funds of the Township.

***O. Estimates***

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

**Note 3 - Deposits and Investments**

State statutes classify monies held by the Township into three categories.

Active deposits are public deposits determined to be necessary to meet current demands upon the Township’s Treasury. Active monies must be maintained either as cash in the Township Treasury, in commercial accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that the Board has identified as not required for use within the current two year period of designation of depositories. Inactive deposits may be deposited or invested only as certificates of deposit maturing no later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to, passbook accounts.

West Chester Township  
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Notes To The Basic Financial Statements  
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**Note 3 - Deposits and Investments (continued)**

Interim deposits are deposits of interim monies. Interim monies are those monies which are not needed for immediate use, but needed before the end of the current period of designation of depositories. Interim funds may be invested or deposited in the following securities:

- United States Treasury notes, bills, bonds, or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal or interest by the United States;
- Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the federal national mortgage association, federal home loan bank, federal farm credit bank, federal home loan mortgage corporation, government national mortgage association, and student loan marketing association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;
- Written repurchase agreements in the securities listed above, provided that the market value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to market daily, and that the term of the agreement must not exceed thirty days;
- Interim deposits in eligible institutions applying for interim funds;
- Bonds and other obligations of the State of Ohio;
- No-load money market mutual funds consisting exclusively of obligations described in the first two bullets of this section and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions;
- The State Treasury Asset Reserve of Ohio (STAR Ohio); and
- Certain banker's acceptances and commercial paper notes for a period not to exceed one hundred eighty days from the purchase date in an amount not to exceed twenty-five percent of the interim monies available for investment at any one time.

Investments in stripped principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage and short selling are also prohibited. An investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the Township, and must be purchased with the expectation it will be held to maturity. Investments may be made only upon delivery of the securities representing the investments to the Fiscal Officer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

West Chester Township  
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For the Year Ended December 31, 2017

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**Note 3 - Deposits and Investments (continued)**

The Township follows GASB Statement No. 40, *Deposit and Investment Risk Disclosures – an amendment of GASB Statement No. 3*. GASB Statement No. 40 creates disclosure requirements for deposits and investments related to credit risk, interest rate risk and foreign currency risk.

***Deposits***

Custodial credit risk is the risk that in the event of bank failure, the Township will not be able to recover deposits or collateral securities that are in the possession of an outside party. Although all statutory requirements for the deposit of money have been followed, noncompliance with Federal requirements could potentially subject the Township to a successful claim by the Federal Deposit Insurance Corporation.

The Township has no deposit policy for custodial risk beyond the requirements of State statute. Ohio law requires that deposits be either insured or be protected by:

Eligible securities pledged to the Township and deposited with a qualified trustee by the financial institution as security for repayment whose market value at all times shall be at least one hundred five percent of the deposits being secured; or

Participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution. OPCS requires the total market value of the securities pledged to be 102 percent of the deposits being secured or a rate set by the Treasurer of State.

***Investments***

The Township follows GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, and records all its investments at fair value. At December 31, 2017, the Township's net cost exceeded the fair value of its investments by \$731,904. The Township's recurring fair value measurement of its investment in U.S. Government Notes was valued using pricing sources as provided by investment managers (Level 2 inputs). The Township's investment in money market funds is excluded from fair value measurement requirements under GASB Statement No. 72, and instead is reported at amortized cost.

West Chester Township  
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Notes To The Basic Financial Statements  
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**Note 3 - Deposits and Investments (continued)**

As of December 31, 2017, the Township had the following investments and maturities.

Investment Type	Fair Value	Investment Maturities				
		6 months or less	7 months to 12 months	12 months to 18 months	18 months to 24 months	Greater than 24 months
Money Market Funds	\$ 3,908,435	\$3,908,435	\$ -	\$ -	\$ -	\$ -
FFCB Notes	15,852,210	-	4,974,400	-	-	10,877,810
FHLB Notes	25,738,720	-	2,966,310	4,946,300	4,923,400	12,902,710
FHLMC Notes	4,887,150	-	-	-	-	4,887,150
FNMA Notes	15,789,420	-	4,003,480	-	3,986,480	7,799,460
	<u>\$66,175,935</u>	<u>\$3,908,435</u>	<u>\$11,944,190</u>	<u>\$ 4,946,300</u>	<u>\$ 8,909,880</u>	<u>\$36,467,130</u>

*Interest Rate Risk:* As a means of maximizing interest earnings in conjunction with minimizing fair value losses and maintaining consistent cash availability, the Township's investment portfolio is structured as a 5 year ladder. The Township does not have an investment policy other than State statute. State statute requires that an investment mature within five years from the date of purchase, unless matched to a specific obligation or debt of the Township and that investment must be purchased with the expectation that it will be held to maturity.

*Credit Risk:* The Township's investments in the Money Market Funds, FFCB, FHLB, FHLMC, and FNMA coupon notes were rated AA+ and Aaa by Standard & Poor's and Moody's Investor Services, respectively. State statute only addresses credit risk by limiting the investments that may be purchased to those offered by specifically identified issuers.

*Concentration of Credit Risk:* The Township places no limit on the amount that may be invested in any one issuer. Of the Township's total investments, 5.91% are Money Market Funds, 23.95% in FFCB Notes, 38.89% are FHLB Notes, 7.39% are FHLMC Notes and 23.86% are FNMA Notes.

*Credit Risk Policy:* The Township's funds are invested in accordance with State statute and the Township's investment policy. This policy addresses the acceptable types of investments, proper diversification, maturity, qualified institutions to invest in and overall investment objectives.

***Reconciliation of Cash, Cash Equivalents and Investments***

The following is a reconciliation of cash and investments to the Statement of Net Position as of December 31, 2017.

Investments (summarized above)	\$ 66,175,935
Carrying amount of the Township's Deposits	<u>54,218,176</u>
Equity in Pooled Cash, Cash Equivalents and Investments	<u>\$ 120,394,111</u>



West Chester Township  
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**Note 4 - Receivables**

Receivables at December 31, 2017, consisted primarily of accounts, accrued interest on investments, intergovernmental receivables arising from entitlements, shared revenues, property and other taxes, payments in lieu of taxes, and special assessments receivable.

Allowances for doubtful accounts have been recorded in the Fire and EMS fund in the amount of \$242,618. This amount represents outstanding accounts that have aged 120+ days in the EMS billing system.

**A. Property Taxes**

Property taxes include amounts levied against all real and public utility property located in the Township. Property tax revenue received during 2017 for real and public utility property taxes represents collections of the 2016 taxes.

Real property taxes for 2017 are levied after October 1, 2017, on the assessed value as of January 1, 2017, the lien date. Assessed values are established by State law at 35 percent of appraised market value. Real property taxes for 2017 are collected in and intended to finance 2017.

Public utility tangible personal property currently is assessed at varying percentages of true value; public utility real property is assessed at 35 percent of true value. Public utility property taxes for 2017 became a lien December 31, 2016, are levied after October 1, 2017, and are collected in 2017 with real property taxes.

The full tax rate for all Township operations for the year ended December 31, 2017, was \$13.5519 per \$1,000 of assessed value. The assessed values of real and public utility personal property upon which 2017 property tax receipts were based are as follows:

Real Property – Residential, Agricultural and Other	\$1,890,951,210
Public Utility	<u>77,494,520</u>
Total Valuation	<u>\$1,968,445,730</u>

Real property taxes are payable annually or semi-annually. If paid annually, the payment is due December 31; if paid semi-annually, the first payment is due December 31 with the remainder payable by June 20. Under certain circumstances, State statute permits later payment dates to be established.

The County Treasurer collects property taxes on behalf of all taxing districts in the county, including the Township. The County Auditor periodically remits to the Township its portion of the taxes collected. Accrued property taxes receivable represent real personal property taxes, public utility taxes and outstanding delinquencies which are measurable as of December 31, 2017 and for which there is an enforceable legal claim. Although total property tax collections for the next year are measurable, they were not levied to finance 2017 operations. The receivable is therefore offset by a deferred inflow in the governmental fund financial statements presented on a modified accrual basis.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 4 – Receivables (continued)**

***B. Intergovernmental Receivables***

A summary of intergovernmental receivables follows:

	Amounts
Fines Fees and Forfeitures	\$ 20,050
Gasoline and Excise Tax	191,712
Homestead and Rollback	1,440,634
Joint Economic Development District	118,837
Local Government Revenue Assistance	453,357
Motor Vehicle License Tax	54,963
Total	\$2,279,553

**Note 5 - Risk Management**

The Township 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. During 2017, the Township contracted with the Ohio Township Association Risk Management Authority (OTARMA), a risk-sharing pool available to Ohio townships. OTARMA provides property and casualty coverage for its members and is a member of the American Public Entity Excess Pool (APEEP). Member governments pay annual contributions to fund OTARMA. OTARMA pays judgments, settlements and other expenses resulting from covered claims that exceed the members' deductibles. As of December 31, 2017, coverage provided by OTARMA is as follows:

Legal Liability	\$ 10,000,000	Per Occurrence
Automobile Liability	\$ 10,000,000	Per Occurrence
Law Enforcement Operations Coverage	\$ 10,000,000	Per Occurrence
Wrongful Acts Coverage	\$ 10,000,000	Per Occurrence
Property Coverage (Real Property)	\$ 48,208,312	
Property Coverage (Personal Property)	\$ 2,239,436	
Boiler and Machinery Coverage	\$ 48,274,636	Limit

There were no significant reductions from prior years and claims have not exceeded insurance coverage in any of the last three years. The Township pays the State Workers' Compensation System a premium based on a rate per \$100 of salaries. This rate is calculated based on accident history and administrative costs.

The Township has elected to provide employee medical/surgical benefits through Anthem. Employees share a percentage of the cost of the monthly premium with the Township. The premiums vary with the employee, depending upon type of coverage selected (single, family). The Township also provides dental insurance to all employees through Dental Care Plus. The employees share a percentage of the cost of the monthly premium with the Township. The Township, through a third-party provider, pays for the life insurance premiums for employees at an amount determined by employee classification.

West Chester Township  
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Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 6 - Capital Assets**

Capital asset activity for the year ended December 31, 2017, was as follows:

	<u>Balance 1/1/2017</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance 12/31/2017</u>
<b>Governmental Activities</b>				
Capital Assets, not Being Depreciated				
Land and Land Use Rights	\$ 24,239,302	\$ -	\$ -	\$ 24,239,302
Construction in Progress	3,298,148	77,535	(3,298,148)	77,535
Total Capital Assets, not Being Depreciated	<u>27,537,450</u>	<u>77,535</u>	<u>(3,298,148)</u>	<u>24,316,837</u>
<b>Capital Assets, Being Depreciated</b>				
Land Improvements	8,854,458	434,972	-	9,289,430
Buildings and Improvements	49,573,363	-	-	49,573,363
Infrastructure	93,110,080	7,158,222	-	100,268,302
Machinery and Equipment	15,454,470	805,179	(72,950)	16,186,699
Software	883,296	-	-	883,296
Total Capital Assets, Being Depreciated	<u>167,875,667</u>	<u>8,398,373</u>	<u>(72,950)</u>	<u>176,201,090</u>
<b>Less Accumulated Depreciation</b>				
Land Improvements	4,123,183	391,373	-	4,514,556
Buildings and Improvements	12,415,714	1,324,606	-	13,740,320
Infrastructure	49,950,938	2,837,173	-	52,788,111
Machinery and Equipment	10,701,886	777,172	(51,830)	11,427,228
Software	842,625	13,913	-	856,538
Total Accumulated Depreciation	<u>78,034,346</u>	<u>5,344,237</u>	<u>(51,830)</u>	<u>83,326,753</u>
Total Capital Assets, Being Depreciated, Net	<u>89,841,321</u>	<u>3,054,136</u>	<u>(21,120)</u>	<u>92,874,337</u>
Governmental Activities Capital Assets, Net	<u>\$ 117,378,771</u>	<u>\$3,131,671</u>	<u>\$(3,319,268)</u>	<u>\$ 117,191,174</u>

Depreciation and amortization expense were charged to governmental functions as follows:

General Government	\$ 642,525
Public Safety	
Police	653,390
Fire and Emergency Medical Services	621,895
Economic Development	2,013
Public Works	2,925,586
Cemetery	14,745
Park and Recreation	466,362
Community Television	17,721
Total Depreciation Expense	<u>\$5,344,237</u>

West Chester Township  
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**Note 7 - Compensated Absences**

All full-time employees of the Township earn vacation at varying rates depending on length of service. Vacation hours are earned in one year and credited to the employee the following January 1. Employees may carry over a maximum of 40 hours of vacation leave from one year to another, without department head approval. Sick leave is accrued at the rate of 10 hours each month of service for all full-time employees.

Upon retirement or death, the employee, or his/her next of kin, as the case may be, will be eligible to receive payment for earned sick leave credit accumulated in excess of 210 days on a one-for-one basis at the employee's current rate of pay and, additionally, will receive up to ninety (90) days of earned sick leave credit to be paid at one-half (1/2) of the employees regular rate of pay (annual salary divided by 2,080 hours.)

From time to time, employees may need, with prior approval from their supervisors, to work overtime. These overtime hours will usually be paid at the appropriate overtime rate; however, with permission of the supervisor, an employee may have the option of taking the overtime in compensatory time at one and one half times the amount of hours worked.

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Notes To The Basic Financial Statements  
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**Note 8 - Long-Term Obligations**

A schedule of changes in bonds and other long-term obligations of the Township during 2017 follows:

Governmental Activities	Amount Outstanding 1/1/2017	Additions	Deletions	Amount Outstanding 12/31/2017	Amounts Due in One Year
<u>Unvoted General Obligation Bonds</u>					
2002 – 2.15% - 5.75%					
Various Purpose Bonds	\$ 3,680,000	\$ -	\$ (840,000)	\$ 2,840,000	\$ 895,000
2009 Various Purpose TIF G.O. Bonds					
Various Purpose Bonds	4,650,000	-	(515,000)	4,135,000	530,000
2010– 2.00% - 4.25%					
Various Purpose Refunding Bonds	5,000,000	-	(1,005,000)	3,995,000	1,030,000
2012– 2.00% - 3.00%					
Various Purpose Refunding 2003 Bonds	4,925,000	-	(875,000)	4,050,000	900,000
2016– 2.00% - 5.00%					
Various Purpose Refunding Bonds	17,880,000	-	(1,965,000)	15,915,000	2,015,000
2016– 2.00% - 5.00%					
Various Purpose G.O. Bonds	1,785,000	-	(145,000)	1,640,000	150,000
<u>Other Long Term Obligations</u>					
Premium Bonds	3,824,288	-	(359,426)	3,464,862	-
Compensated Absences	3,792,866	857,932	(792,239)	3,858,559	610,522
Net Pension Liability:					
OPERS	17,941,419	5,657,135	-	23,598,554	-
OP&F	19,815,121	-	(409,928)	19,405,193	-
Total Net Pension Liability	<u>37,756,540</u>	<u>5,657,135</u>	<u>(409,928)</u>	<u>43,003,747</u>	<u>-</u>
Total Governmental Activities	<u>\$ 83,293,694</u>	<u>\$6,515,067</u>	<u>\$(6,906,593)</u>	<u>\$ 82,902,168</u>	<u>\$6,130,522</u>

The 2002 Various Purpose General Obligation Bonds is a general obligation supported by the full faith and credit of the Township. These bonds will be retired from the General Fund, Fire and Emergency Medical Services Special Revenue Fund and the Union Centre Boulevard Tax Increment Financing Debt Service Fund using revenue generated from the Union Centre Boulevard Tax Increment Financing District.

The 2009 Various Purpose Limited Tax General Obligation Bonds are a general obligation supported by the full faith and credit of the Township. The Township anticipates that it will make debt service payments from service payments in lieu of taxes made by property owners.

The 2010 Various Purpose Limited Tax General Obligation Bonds are a general obligation supported by the full faith and credit of the Township. The Township anticipates that it will make debt service payments from service payments in lieu of taxes made by property owners.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 8 - Long-Term Obligations (continued)**

The 2012 Various Purpose Refunding 2003 Bonds are general obligations supported by the full faith and credit of the Township. These bonds will be retired from the Union Centre Boulevard Tax Increment Financing and the 747 Tax Increment Financing Debt Service Funds using revenue generated from the Union Centre Boulevard and 747 Tax Increment Financing Districts.

The 2016 Various Purpose Refunding Bonds are general obligations supported by the full faith and credit of the Township. These bonds will be retired from the Union Centre Boulevard Tax Increment Financing and the 747 Tax Increment Financing Debt Service Funds using revenue generated from the Union Centre Boulevard and 747 Tax Increment Financing Districts.

The 2016 Various Purpose General Obligation Bonds are a general obligation supported by the full faith and credit of the Township. The Township anticipates that it will make debt service payments from special assessments collected from property owners.

Compensated Absences will be paid from the General, Fire and Emergency Medical Services, Police, and Road and Bridge funds.

The Township's overall legal debt margin was approximately \$206 million at December 31, 2017.

Principal and interest requirements to retire the long-term debt obligations at December 31, 2017, are as follows:

2002 Various Purpose General Obligation Bonds			
Years	Principal	Interest	Total
2018	\$ 895,000	\$ 163,300	\$ 1,058,300
2019	945,000	111,838	1,056,838
2020	1,000,000	57,500	1,057,500
	\$ 2,840,000	\$ 332,638	\$ 3,172,638

2009 Various Purpose General Obligation Bonds			
Years	Principal	Interest	Total
2018	\$ 530,000	\$ 164,110	\$ 694,110
2019	550,000	145,560	695,560
2020	565,000	126,310	691,310
2021	595,000	103,710	698,710
2022	205,000	79,910	284,910
2023-2027	1,160,000	268,210	1,428,210
2028-2029	530,000	36,000	566,000
	\$ 4,135,000	\$ 923,810	\$ 5,058,810

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 8 - Long-Term Obligations (continued)**

2010 Various Purpose Refunding Bonds			
Years	Principal	Interest	Total
2018	\$ 1,030,000	\$ 149,936	\$ 1,179,936
2019	10,000	119,036	129,036
2020	15,000	118,712	133,712
2021	1,065,000	118,225	1,183,225
2022	440,000	75,625	515,625
2023-2025	1,435,000	118,475	1,553,475
	<u>\$ 3,995,000</u>	<u>\$ 700,009</u>	<u>\$ 4,695,009</u>

2012 Various Purpose Refunding 2003 Bonds			
Years	Principal	Interest	Total
2018	\$ 900,000	\$ 98,604	\$ 998,604
2019	920,000	80,604	1,000,604
2020	350,000	53,004	403,004
2021	360,000	42,504	402,504
2022	365,000	35,304	400,304
2023-2025	1,155,000	56,350	1,211,350
	<u>\$ 4,050,000</u>	<u>\$ 366,370</u>	<u>\$ 4,416,370</u>

2016 Various Purpose Refunding Bonds			
Years	Principal	Interest	Total
2018	\$ 2,015,000	\$ 733,600	\$ 2,748,600
2019	2,100,000	673,150	2,773,150
2020	2,195,000	568,150	2,763,150
2021	2,310,000	458,400	2,768,400
2022	925,000	342,900	1,267,900
2023-2027	5,255,000	983,450	6,238,450
2028	1,115,000	55,750	1,170,750
	<u>\$ 15,915,000</u>	<u>\$ 3,815,400</u>	<u>\$ 19,730,400</u>

2016 Various Purpose General Obligation Bonds			
Years	Principal	Interest	Total
2018	\$ 150,000	\$ 76,800	\$ 226,800
2019	155,000	72,300	227,300
2020	165,000	64,550	229,550
2021	170,000	56,300	226,300
2022	180,000	47,800	227,800
2023-2026	820,000	96,200	916,200
	<u>\$ 1,640,000</u>	<u>\$ 413,950</u>	<u>\$ 2,053,950</u>

**Note 9 - Defined Benefit Pension Plans**

*Net Pension Liability*

The net pension liability reported on the statement of net position represents a liability to employees for pensions. Pensions are a component of exchange transactions – between an employer and its employees – of salaries and benefits for employee services. Pensions are provided to an employee – on a deferred-payment basis – as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for pensions is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net pension liability represents the Township’s proportionate share of each pension plan’s collective actuarial present value of projected benefit payments attributable to past periods of service, net of each pension plan’s fiduciary net position. The net pension liability calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting this estimate annually.

The Ohio Revised Code limits the Township’s obligation for this liability to annually required payments. The Township cannot control benefit terms or the manner in which pensions are financed; however, the Township does receive the benefit of employees’ services in exchange for compensation including pension.

GASB 68 assumes the liability is solely the obligation of the employer, because (1) they benefit from employee services; and (2) State statute requires all funding to come from these employers. All contributions to date have come solely from these employers (which also includes costs paid in the form of withholdings from employees). State statute requires the pension plans to amortize unfunded liabilities within 30 years. If the amortization period exceeds 30 years, each pension plan’s board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension liability. Resulting adjustments to the net pension liability would be effective when the changes are legally enforceable.



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Notes To The Basic Financial Statements  
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**Note 9 - Defined Benefit Pension Plans (continued)**

The proportionate share of each plan's unfunded benefits is presented as a long-term *net pension liability* on the accrual basis of accounting. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in *intergovernmental payable* on both the accrual and modified accrual bases of accounting.

***Plan Description – Ohio Public Employees Retirement System (OPERS)***

Plan Description – Township employees, other than full-time firefighters, participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan and the combined plan is a cost-sharing, multiple-employer defined benefit pension plan with defined contribution features. While members (e.g. Township employees) may elect the member-directed plan and the combined plan, substantially all employee members are in OPERS' traditional plan; therefore, the following disclosure focuses on the traditional pension plan.

OPERS provides retirement, disability, survivor and death benefits, and annual cost of living adjustments to members of the traditional plan. Authority to establish and amend benefits is provided by Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report that includes financial statements, required supplementary information and detailed information about OPERS' fiduciary net position that may be obtained by visiting <https://www.opers.org/financial/reports.shtml>, by writing to the Ohio Public Employees Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling 800-222-7377.

Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members were categorized into three groups with varying provisions of the law applicable to each group. The following table provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional plan as per the reduced benefits adopted by SB 343 (see OPERS CAFR referenced above for additional information):

West Chester Township  
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**Note 9 - Defined Benefit Pension Plans (continued)**

<b>Group A</b>	<b>Group B</b>	<b>Group C</b>
Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	Members not in other Groups and members hired on or after January 7, 2013
<b>State and Local</b>	<b>State and Local</b>	<b>State and Local</b>
<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35
<b>Law Enforcement</b>	<b>Law Enforcement</b>	<b>Law Enforcement</b>
<b>Age and Service Requirements:</b> Age 52 with 15 years of service credit	<b>Age and Service Requirements:</b> Age 48 with 25 years of service credit or Age 52 with 15 years of service credit	<b>Age and Service Requirements:</b> Age 48 with 25 years of service credit or Age 56 with 15 years of service credit
<b>Formula:</b> 2.5% of FAS multiplied by years of service for the first 25 years and 2.1% for service years in excess of 25	<b>Formula:</b> 2.5% of FAS multiplied by years of service for the first 25 years and 2.1% for service years in excess of 25	<b>Formula:</b> 2.5% of FAS multiplied by years of service for the first 25 years and 2.1% for service years in excess of 25

Final average Salary (FAS) represents the average of the three highest years of earnings over a member's career for Groups A and B. Group C is based on the average of the five highest years of earnings over a member's career.

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount.

When a benefit recipient has received benefits for 12 months, an annual cost of living adjustment (COLA) is provided. This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. For those retiring prior to January 7, 2013, the COLA will continue to be a 3 percent simple annual COLA. For those retiring subsequent to January 7, 2013, beginning in calendar year 2019, the COLA will be based on the average percentage increase in the Consumer Price Index, capped at 3 percent.

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Notes To The Basic Financial Statements  
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**Note 9 - Defined Benefit Pension Plans (continued)**

Funding Policy - The Ohio Revised Code (ORC) provides statutory authority for member and employer contributions as follows:

	<u>State and Local</u>	<u>Public Safety</u>	<u>Law Enforcement</u>
<b>2017 Statutory Maximum Contribution Rates</b>			
Employer	14.0%	18.1%	18.1%
Employee	10.0%	*	**
<b>2017 Actual Contribution Rates</b>			
Employer:			
Pension	13.0%	17.1%	17.1%
Post-employment Health Care Benefits	1.0%	1.0%	1.0%
Total Employer	<u>14.0%</u>	<u>18.1%</u>	<u>18.1%</u>
Employee	<u>10.0%</u>	<u>12.0%</u>	<u>13.0%</u>

\* This rate is determined by OPERS' Board and has no maximum rate established by ORC.

\*\* This rate is also determined by OPERS' Board, but is limited by ORC to not more than 2 percent greater than the Public Safety rate.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Township's contractually required contribution was \$1,795,377 for 2017. Of this amount, \$270,693 is reported as an intergovernmental payable.

***Plan Description – Ohio Police & Fire Pension Fund (OPF)***

Plan Description - Township's full-time police and firefighters participate in Ohio Police and Fire Pension Fund (OPF), a cost-sharing, multiple-employer defined benefit pension plan administered by OPF. OPF provides retirement and disability pension benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by the Ohio State Legislature and are codified in Chapter 742 of the Ohio Revised Code. OPF issues a publicly available financial report that includes financial information and required supplementary information and detailed information about OPF fiduciary net position. The report that may be obtained by visiting the OPF website at [www.op-f.org](http://www.op-f.org) or by writing to the Ohio Police and Fire Pension Fund, 140 East Town Street, Columbus, Ohio 43215-5164.

West Chester Township  
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Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 9 - Defined Benefit Pension Plans (continued)**

Upon attaining a qualifying age with sufficient years of service, a member of OPF may retire and receive a lifetime monthly pension. OPF offers four types of service retirement: normal, service commuted, age/service commuted and actuarially reduced. Each type has different eligibility guidelines and is calculated using the member's average annual salary. The following discussion of the pension formula relates to normal service retirement.

For members hired after July 1, 2013, the minimum retirement age is 52 for normal service retirement with at least 25 years of service credit. For members hired on or before after July 1, 2013, the minimum retirement age is 48 for normal service retirement with at least 25 years of service credit.

The annual pension benefit for normal service retirement is equal to a percentage of the allowable average annual salary. The percentage equals 2.5 percent for each of the first 20 years of service credit, 2.0 percent for each of the next five years of service credit and 1.5 percent for each year of service credit in excess of 25 years. The maximum pension of 72 percent of the allowable average annual salary is paid after 33 years of service credit.

Under normal service retirement, retired members who are at least 55 years old and have been receiving OPF benefits for at least one year may be eligible for a cost-of-living allowance adjustment. The age 55 provision for receiving a COLA does not apply to those who are receiving a permanent and total disability benefit and statutory survivors.

Members retiring under normal service retirement, with less than 15 years of service credit on July 1, 2013, will receive a COLA equal to either three percent or the percent increase, if any, in the consumer price index (CPI) over the 12-month period ending on September 30 of the immediately preceding year, whichever is less. The COLA amount for members with at least 15 years of service credit as of July 1, 2013 is equal to three percent of their base pension or disability benefit.

Funding Policy - The Ohio Revised Code (ORC) provides statutory authority for member and employer contributions as follows:

	Police	Firefighters
<b>2017 Statutory Maximum Contribution Rates</b>		
Employer	19.50%	24.00%
Employee	12.25%	12.25%
 <b>2017 Actual Contribution Rates</b>		
Employer:		
Pension	19.00%	23.50%
Post-employment Health Care Benefits	0.50%	0.50%
Total Employer	19.50%	24.00%
Employee	12.25%	12.25%

West Chester Township  
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Notes To The Basic Financial Statements  
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**Note 9 - Defined Benefit Pension Plans (continued)**

Employer contribution rates are expressed as a percentage of covered payroll. The Township's contractually required contribution to OPF was \$1,353,923 for 2017. Of this amount \$181,935 is reported as an intergovernmental payable.

***Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

The net pension liability for OPERS was measured as of December 31, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. OPF's total pension liability was measured as of December 31, 2016, and was determined by rolling forward the total pension liability as of January 1, 2016, to December 31, 2016. The Township's proportion of the net pension liability was based on the Township's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
Proportionate Share of the Net Pension Liability	\$ 23,598,554	\$ 19,405,193	\$ 43,003,747
Proportion of the Net Pension Liability	0.103920%	0.306370%	
Pension Expense	\$ 5,010,024	\$ 1,561,189	\$ 6,571,213

At December 31, 2017, the Township reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
<b>Deferred Outflows of Resources</b>			
Net difference between projected and actual earnings on pension plan investments	\$ 3,514,369	\$ -	\$ 3,514,369
Changes in employer proportion and differences between contributions and proportionate share of contributions	28,881	685,050	713,931
Differences between expected and actual experience	31,986	5,490	37,476
Change in Assumptions	3,743,020	-	3,743,020
Entity contributions subsequent to the measurement date	<u>1,795,377</u>	<u>1,353,923</u>	<u>3,149,300</u>
Total Deferred Outflows of Resources	<u>\$ 9,113,633</u>	<u>\$ 2,044,463</u>	<u>\$ 11,158,096</u>

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**Note 9 - Defined Benefit Pension Plans (continued)**

	OPERS	OP&F	Total
<b>Deferred Inflows of Resources</b>			
Net difference between projected and actual earnings on pension plan investments	\$ -	\$ 476,083	\$ 476,083
Differences between expected and actual experience	140,447	-	140,447
Changes in employer proportion and differences between contributions and proportionate share of contributions	149,602	76,826	226,428
	\$ 290,049	\$ 552,909	\$ 842,958

The Township reported \$3,149,300 as deferred outflows of resources related to pension resulting from Township contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	OPERS	OP&F	Total
Year Ending December 31:			
2018	2,899,005	34,408	2,933,413
2019	3,002,289	34,408	3,036,697
2020	1,228,188	34,408	1,262,596
2021	(101,275)	34,407	(66,868)
Total	\$ 7,028,207	\$ 137,631	\$ 7,165,838

***Actuarial Assumptions - OPERS***

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability in the December 31, 2016, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Wage Inflation	3.25 percent
Future Salary Increases, including inflation	3.25 to 10.75 percent including wage inflation
COLA or Ad Hoc COLA	3 percent, simple
Investment Rate of Return	7.5 percent
Actuarial Cost Method	Individual Entry Age

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For the Year Ended December 31, 2017

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**Note 9 - Defined Benefit Pension Plans (continued)**

In 2016, the Board's actuarial consultants conducted an experience study for the period 2011 through 2015, comparing assumptions to actual results. The experience study incorporates both a historical review and forward-looking projections to determine the appropriate set of assumptions to keep the plan on a path toward full funding. Information from this study led to changes in both demographic and economic assumptions, with the most notable being a reduction in the actuarially assumed rate of return from 8.0% down to 7.5%, for the defined benefit investments.

Mortality rates are based on the RP-2014 Healthy Annuitant mortality table. For males, Healthy Annuitant Mortality tables were used, adjusted for mortality improvement back to the observation period base of 2006 and then established the base year as 2015. For females, Healthy Annuitant Mortality tables were used, adjusted for mortality improvements back to the observation period base year of 2006 and then established the base year as 2010. The mortality rates used in evaluating disability allowances were based on the RP-2014 Disabled mortality tables, adjusted for mortality improvement back to the observation base year of 2006 and then established the base year as 2015 for males and 2010 for females. Mortality rates for a particular calendar year for both healthy and disabled retiree mortality tables are determined by applying the MP-2015 mortality improvement scale to the above described tables.

The long-term rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

During 2016, OPERS managed investments in four investment portfolios: the Defined Benefit portfolio, the 401(h) Health Care Trust portfolio, the 115 Health Care Trust portfolio and the Defined Contribution portfolio. The 401(h) Health Care Trust portfolio was closed as of June 30, 2016 and the net position transferred to the 115 Health Care Trust portfolio on July 1, 2016. The Defined Benefit portfolio contains the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. The Defined Benefit portfolio historically included the assets of the Member-Directed retiree medical accounts funded through the VEBA Trust. However, the VEBA Trust was closed as of June 30, 2016 and the net position transferred to the 115 Health Care Trust portfolio on July 1, 2016. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio is 8.3% for 2016.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 9 - Defined Benefit Pension Plans (continued)**

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The table below displays the Board-approved asset allocation policy for 2016 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	23.00%	2.75%
Domestic Equities	20.70%	6.34%
Real Estate	10.00%	4.75%
Private Equity	10.00%	8.97%
International Equities	18.30%	7.95%
Other investments	18.00%	4.92%
<b>Total</b>	<b>100.00%</b>	<b>5.66%</b>

**Discount Rate** The discount rate used to measure the total pension liability was 7.5%, post-experience study results, for the Traditional Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. 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 for the Traditional Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the Township's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate** The following table presents the Township's proportionate share of the net pension liability calculated using the current period discount rate assumption of 7.5 percent, as well as what the Township's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (6.5 percent) or one-percentage-point higher (8.5 percent) than the current rate:

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%)
Entity's proportionate share of the net pension liability	\$ 36,052,062	\$ 23,598,554	\$ 13,220,752



West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 9 - Defined Benefit Pension Plans (continued)**

***Actuarial Assumptions – OPF***

OPF's total pension liability as of December 31, 2016 is based on the results of an actuarial valuation date of January 1, 2016, and rolled-forward using generally accepted actuarial procedures. The total pension liability is determined by OPF's actuaries in accordance with GASB Statement No. 67, as part of their annual valuation. Actuarial valuations of an ongoing plan involve estimates of reported amounts and assumptions about probability of occurrence of events far into the future. Examples include assumptions about future employment mortality, salary increases, disabilities, retirements and employment terminations. Actuarially determined amounts are subject to continual review and potential modifications, as actual results are compared with past expectations and new estimates are made about the future.

Key methods and assumptions used in calculating the total pension liability in the latest actuarial valuation, prepared as of January 1, 2016, are presented below:

Valuation Date	January 1, 2016
Actuarial Cost Method	Entry Age Normal
Investment Rate of Return	8.25 percent
Projected Salary Increases	4.25 percent to 11 percent
Payroll Increases	3.75 percent
Inflation Assumptions	3.25 percent
Cost of Living Adjustments	2.60 percent and 3.00 percent

Rates of death are based on the RP2000 Combined Table, age-adjusted as follows. For active members, set back six years. For disability retirements, set forward five years for police and three years for firefighters. For service retirements, set back zero years for police and two years for firefighters. For beneficiaries, set back zero years. The rates are applied on a fully generational basis, with a base year of 2009, using mortality improvement Scale AA.

The most recent experience study was completed January 1, 2012.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 9 - Defined Benefit Pension Plans (continued)**

The long-term expected rate of return on pension plan investments was determined using a building-block approach and assumes a time horizon, as defined in the Statement of Investment Policy. A forecasted rate of inflation serves as the baseline for the return expectation. Various real return premiums over the baseline inflation rate have been established for each asset class. The long-term expected nominal rate of return has been determined by calculating a weighted averaged of the expected real return premiums for each asset class, adding the projected inflation rate and adding the expected return from rebalancing uncorrelated asset classes. Best estimates of the long-term expected geometric real rates of return for each major asset class included in OPF's target asset allocation as of December 31, 2016 are summarized below:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash and Cash Equivalents	0.00%	0.00%
Domestic Equity	16.00%	5.21%
Non-US Equity	16.00%	5.40%
Core Fixed Income *	20.00%	2.37%
Global Inflation Protected *	20.00%	2.33%
High Yield	15.00%	4.48%
Real Estate	12.00%	5.65%
Private Markets	8.00%	7.99%
Real Assets	5.00%	6.87%
Master Limited Partnerships	8.00%	7.36%
 Total	 <u>120.00%</u>	

\* levered 2X

OPF's Board of Trustees has incorporated the "risk parity" concept into OPF's asset liability valuation with the goal of reducing equity risk exposure, which reduces overall Total Portfolio risk without sacrificing return, and creating a more risk-balanced portfolio based on their relationship between asset classes and economic environments. From the notional portfolio perspective above, the Total Portfolio may be levered up to 1.2 times due to the application of leverage in certain fixed income asset classes.

**Discount Rate** The total pension liability was calculated using the discount rate of 8.25 percent. The projection of cash flows used to determine the discount rate assumed the contributions from employers and from the members would be computed based on contribution requirements as stipulated by State statute. Projected inflows from investment earning were calculated using the longer-term assumed investment rate of return 8.25 percent. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, a long-term expected rate of return on pension plan investments was applied to all periods of projected benefits to determine the total pension liability.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 9 - Defined Benefit Pension Plans (continued)**

***Sensitivity of the Township's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate*** Net pension liability is sensitive to changes in the discount rate, and to illustrate the potential impact the following table presents the net pension liability calculated using the discount rate of 8.25 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (7.25 percent), or one percentage point higher (9.25 percent) than the current rate.

	1% Decrease (7.25%)	Current Discount Rate (8.25%)	1% Increase (9.25%)
Entity's proportionate share of the net pension liability	\$ 25,845,418	\$ 19,405,193	\$ 13,947,015

**Note 10 - Postemployment Benefits**

***Ohio Public Employees Retirement System***

**A. Plan Description**

Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: The Traditional Pension Plan—a cost-sharing, multiple-employer defined benefit pension plan; the Member-Directed Plan—a defined contribution plan; and the Combined Plan—a cost-sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust, which funds multiple health care plans including medical coverage, prescription drug coverage and deposits to a Health Reimbursement Arrangement to qualifying benefit recipients of both the Traditional Pension and the Combined plans. This trust is also used to fund health care for Member-Directed Plan participants, in the form of a Retiree Medical Account (RMA). At retirement or refund, Member-Directed Plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

In order to qualify for health care coverage, age-and-service retirees under the Traditional Pension and Combined plans must have 20 or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement 45. Please see the Plan Statement in the OPERS 2016 CAFR for details.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 10 - Postemployment Benefits (continued)**

The Ohio Revised Code permits, but does not require, OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board in Chapter 145 of the Ohio Revised Code.

OPERS issues a stand-alone financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/financial/reports.shtml#CAFR>, by writing to OPERS, 277 East Town Street, Columbus, OH 43215-4642, or by calling 614-222-5601 or 800-222-7377.

**B. Funding Policy**

The Ohio Revised Code provides the statutory authority requiring public employers to fund health care through their contributions to OPERS. A portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2017, State and Local employers contributed at a rate of 14.0% of earnable salary and Public Safety and Law Enforcement employers contributed at 18.1%. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year, the OPERS Board of Trustees determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 1.0% during calendar year 2017. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2018 decreased to 0% for both plans. The Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited to the VEBA for participants in the Member-Directed Plan for 2017 was 4.0%.

**C. Township Contributions**

The Township's actual contributions that were used to fund postemployment benefits were approximately \$138,046, \$265,987, and \$235,736 for 2017, 2016 and 2015, respectively. The full amount has been contributed for 2017, 2016 and 2015.

**Note 10 - Postemployment Benefits (continued)**

***Ohio Police and Fire Pension Fund***

**A. Plan Description**

The Township contributes to the Ohio Police and Fire Pension Fund (OP&F) sponsored health care program, a cost-sharing multiple-employer defined postemployment health care plan administered by OP&F. OP&F provides healthcare benefits including coverage for medical, prescription drugs, dental, vision, Medicare Part B Premium and long term care to retirees, qualifying benefit recipients and their eligible dependents.

OP&F provides access to post-retirement health care coverage for any person who receives or is eligible to receive a monthly service, disability, or statutory survivor benefit or is a spouse or eligible dependent child of such person. The health care coverage provided by OP&F meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement 45.

The Ohio Revised Code allows, but does not mandate OP&F to provide OPEB benefits. Authority for the OP&F Board of Trustees to provide health care coverage to eligible participants and to establish and amend benefits is codified in Chapter 742 of the Ohio Revised Code.

OP&F issues a publicly available financial report that includes financial information and required supplementary information for the Plan. That report may be obtained by writing to OP&F, 140 East Town Street, Columbus, Ohio 43215-5164. That report is also available on OP&F's website at [www.op-f.org](http://www.op-f.org).

**B. Funding Policy**

The Ohio Revised Code provides for contribution requirements of the participating employers and of plan members to the OP&F (defined benefit pension plan). Participating employers are required to contribute to the pension plan at rates expressed as percentages of the payroll of active pension plan members, currently, 19.50% and 24.00% of covered payroll for police and fire employers, respectively. The Ohio Revised Code states that the employer contribution may not exceed 19.50% of covered payroll for police employer units and 24.00% of covered payroll for fire employer units. Active members do not make contributions to the OPEB Plan.

OP&F maintains funds for health care in two separate accounts. One for health care benefits under an IRS Code Section 115 trust and one for Medicare Part B reimbursements administrated as an Internal Revenue Code 401(h) account, both of which are within the defined benefit pension plan, under the authority granted by the Ohio Revised Code to the OP&F Board of Trustees.

The Board of Trustees is authorized to allocate a portion of the total employer contributions made into the pension plan to the Section 115 trust and the Section 401(h) account as the employer contribution for retiree health care benefits. The portion of employer contributions allocated to healthcare was 0.5% of covered payroll from January 1, 2017 thru December 31, 2017. The amount of employer contributions allocated to the health care plan each year is subject to the Trustees' primary responsibility to ensure that pension benefits are adequately funded and is limited by the provisions of Sections 115 and 401(h).

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 10 - Postemployment Benefits (continued)**

The OP&F Board of Trustees also is authorized to establish requirements for contributions to the health care plan by retirees and their eligible dependents, or their surviving beneficiaries. Payment amounts vary depending on the number of covered dependents and the coverage selected.

**C. Township Contributions**

The Township's actual contributions that were used to pay postemployment benefits were approximately \$29,042, \$28,585, and \$28,300 for 2017, 2016 and 2015, respectively. The full amount has been contributed for 2017, 2016 and 2015.

**Note 11 – Interfund Activity**

The Township made the following transfers during 2017:

	Transfer In	Transfer Out
Major Funds:		
General Fund	\$ -	\$ 1,750,000
Nonmajor Funds:		
Cemetery Fund	250,000	-
Road and Bridge Fund	1,500,000	-
Total	\$ 1,750,000	\$ 1,750,000

The General Fund transferred \$250,000 to the Cemetery Fund and \$1,500,000 to the Road and Bridge Fund for operating expenses not covered by fund revenue.

**Note 12 – Accountability**

The West Chester Development Council Fund did not have a legally adopted annual budget for 2017. However, under the modified accrual basis of accounting this fund did recognize activity for the year ended December 31, 2017.

**Note 13 - Contingent Liabilities**

**A. Litigation**

West Chester Township is a party to legal proceedings seeking damages. The Township management is of the opinion that the ultimate disposition of the various claims and legal proceedings will not have a material effect, if any, on the financial condition of the Township.

**B. Federal and State Grants**

The Township participates in federally assisted programs. These programs are subject to financial and compliance audits by the grantors or their representative. As of December 31, 2017, audits of certain programs have not been completed. Accordingly, the Township's compliance with applicable grant requirements will be established at some future date.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2017

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**Note 14 – Tax Abatements**

The Township has not directly entered into any tax abatement agreements with Township taxpayers. However, Butler County has entered into tax abatement agreements with certain Township taxpayers that resulted in the Township's property taxes being abated.

The Township's property taxes abated by Butler County were abated through the Ohio Enterprise Zone Program, which is an economic development tool administered by municipal and county governments that provides real and personal property tax exemptions to businesses making investments in Ohio.

Enterprise zones are designated areas of land in which businesses can receive tax incentives in the form of tax exemptions on eligible new investment. The Enterprise Zone Program can provide tax exemptions for a portion of the value of new real and personal property investment (when that personal property is still taxable) when the investment is made in conjunction with a project that includes job creation. Existing land values and existing building values generally are not eligible.

Township property taxes abated by Butler County under the Ohio Enterprise Zone Program for the year ended December 31, 2017, were approximately \$552,000.

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REQUIRED  
SUPPLEMENTARY  
INFORMATION

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
General Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Property and Other Taxes	\$ 2,133,161	\$ 2,133,161	\$ 2,465,217	\$ 332,056
Charges for Services	84,000	84,000	114,755	30,755
Licenses, Permits, and Fees	287,254	287,254	267,352	(19,902)
Special Assessments	3,000	3,000	5,717	2,717
Intergovernmental	1,863,237	1,863,237	2,396,620	533,383
Contributions and Donations	3,000	3,000	2,757	(243)
Interest	60,000	60,000	485,635	425,635
Other	-	-	6,972	6,972
<b>Total Revenue</b>	<b>4,433,652</b>	<b>4,433,652</b>	<b>5,745,025</b>	<b>1,311,373</b>
Expenditures				
Current:				
General Government				
Administration				
Personal services	1,358,987	1,358,987	1,116,204	242,783
Other	1,412,008	1,588,317	1,253,035	335,282
	2,770,995	2,947,304	2,369,239	578,065
Services Department				
Personal Services	514,660	514,660	470,518	44,142
Other	62,313	62,905	29,389	33,516
	576,973	577,565	499,907	77,658
Senior Citizens				
Other	13,850	14,400	4,541	9,859
<b>Total General Government</b>	<b>3,361,818</b>	<b>3,539,269</b>	<b>2,873,687</b>	<b>665,582</b>
Public Works				
Street Lighting				
Other	19,000	19,000	17,559	1,441
Parks and Recreation				
Personal Services	337,475	337,475	290,477	46,998
Other	287,123	292,638	191,619	101,019
	624,598	630,113	482,096	148,017
Planning and Zoning				
Personal Services	666,759	666,759	553,026	113,733
Other	140,535	143,467	89,732	53,735
	807,294	810,226	642,758	167,468
Capital Outlay	518,800	512,703	138,269	374,434
Debt Service				
Principal Retirement	90,000	90,000	90,000	-
Interest and Fiscal Charges	41,200	41,200	41,200	-
<b>Total Expenditures</b>	<b>5,462,710</b>	<b>5,642,511</b>	<b>4,285,569</b>	<b>1,356,942</b>
Excess (Deficiency) of Revenues Over (Under)	<b>(1,029,058)</b>	<b>(1,208,859)</b>	<b>1,459,456</b>	<b>2,668,315</b>
Other Financing Sources (Uses)				
Transfers Out	(1,750,000)	(1,750,000)	(1,750,000)	-
<b>Total Other Financing Sources (Uses)</b>	<b>(1,750,000)</b>	<b>(1,750,000)</b>	<b>(1,750,000)</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>(2,779,058)</b>	<b>(2,958,859)</b>	<b>(290,544)</b>	<b>2,668,315</b>
Fund Balance at Beginning of Year	9,919,853	9,919,853	9,919,853	-
Prior Year Encumbrances Appropriated	179,800	179,800	179,800	-
<b>Fund Balance at End of Year</b>	<b>\$ 7,320,595</b>	<b>\$ 7,140,794</b>	<b>\$ 9,809,109</b>	<b>\$ 2,668,315</b>

See Independent Auditor's Report and accompanying notes to the required supplementary information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Police Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts			Variance With Final Budget Positive (Negative)
	Original	Final	Actual	
Revenues				
Property and Other Taxes	\$ 10,657,560	\$ 10,657,560	\$ 11,455,022	\$ 797,462
Charges for Services	244,798	244,798	313,728	68,930
Fines and Forfeitures	54,500	54,500	68,301	13,801
Intergovernmental	1,419,081	1,419,081	1,503,722	84,641
Contributions and Donations	-	-	100	100
Other	35,000	35,000	58,896	23,896
Total Revenue	<u>12,410,939</u>	<u>12,410,939</u>	<u>13,399,769</u>	<u>988,830</u>
Expenditures				
Current:				
Public Safety				
Police				
Personal Services	12,426,676	12,426,676	11,452,356	974,320
Other	1,985,884	2,117,436	1,441,751	675,685
	<u>14,412,560</u>	<u>14,544,112</u>	<u>12,894,107</u>	<u>1,650,005</u>
Capital Outlay	815,000	820,217	328,720	491,497
Total Expenditures	<u>15,227,560</u>	<u>15,364,329</u>	<u>13,222,827</u>	<u>2,141,502</u>
Net Change in Fund Balance	(2,816,621)	(2,953,390)	176,942	3,130,332
Fund Balance at Beginning of Year	11,318,842	11,318,842	11,318,842	-
Prior Year Encumbrances Appropriated	<u>136,619</u>	<u>136,619</u>	<u>136,619</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 8,638,840</u>	<u>\$ 8,502,071</u>	<u>\$ 11,632,403</u>	<u>\$ 3,130,332</u>

See Independent Auditor's Report and accompanying notes to the required supplementary information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Fire and Emergency Medical Services Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Property and Other Taxes	\$ 9,135,050	\$ 9,135,050	\$ 9,818,590	\$ 683,540
Charges for Services	900,000	900,000	1,086,011	186,011
Intergovernmental	1,301,513	1,301,513	1,207,878	(93,635)
Other	4,578	4,578	31	(4,547)
Total Revenue	<u>11,341,141</u>	<u>11,341,141</u>	<u>12,112,510</u>	<u>771,369</u>
Expenditures				
Current:				
Public Safety				
Fire and EMS				
Personal Services	12,434,788	12,434,789	10,379,288	2,055,501
Other	1,678,660	1,779,730	1,300,312	479,418
	<u>14,113,448</u>	<u>14,214,519</u>	<u>11,679,600</u>	<u>2,534,919</u>
Capital Outlay	1,341,800	1,606,186	1,412,523	193,663
Debt Service				
Principal Retirement	91,652	91,652	91,652	-
Interest and Fiscal Charges	36,499	36,499	36,498	1
Total Expenditures	<u>15,583,399</u>	<u>15,948,856</u>	<u>13,220,273</u>	<u>2,728,583</u>
Net Change in Fund Balance	(4,242,258)	(4,607,715)	(1,107,763)	3,499,952
Fund Balance at Beginning of Year	15,224,890	15,224,890	15,224,890	-
Prior Year Encumbrances Appropriated	365,452	365,452	365,452	-
Fund Balance at End of Year	<u>\$ 11,348,084</u>	<u>\$ 10,982,627</u>	<u>\$ 14,482,579</u>	<u>\$ 3,499,952</u>

See Independent Auditor's Report and accompanying notes to the required supplementary information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Union Centre Boulevard Tax Increment Financing Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Payments in Lieu of Property Taxes	\$ 2,162,795	\$ 2,162,795	\$ 4,399,791	\$ 2,236,996
Total Revenue	<u>2,162,795</u>	<u>2,162,795</u>	<u>4,399,791</u>	<u>2,236,996</u>
Expenditures				
Capital Outlay	<u>25,734,492</u>	<u>27,883,347</u>	<u>5,309,209</u>	<u>22,574,138</u>
Total Expenditures	<u>25,734,492</u>	<u>27,883,347</u>	<u>5,309,209</u>	<u>22,574,138</u>
Net Change in Fund Balance	(23,571,697)	(25,720,552)	(909,418)	24,811,134
Fund Balance at Beginning of Year	23,571,697	23,571,697	23,571,697	-
Prior Year Encumbrances Appropriated	<u>2,148,856</u>	<u>2,148,856</u>	<u>2,148,856</u>	-
Fund Balance at End of Year	<u>\$ 2,148,856</u>	<u>\$ 1</u>	<u>\$ 24,811,135</u>	<u>\$ 24,811,134</u>

See Independent Auditor's Report and accompanying notes to the required supplementary information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
State Route 747 Tax Increment Financing Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		
Revenues				
Payments in Lieu of Property Taxes	\$ 4,863,733	\$ 4,863,733	\$ 5,644,838	\$ 781,105
Total Revenue	<u>4,863,733</u>	<u>4,863,733</u>	<u>5,644,838</u>	<u>781,105</u>
Expenditures				
Payments to Schools	-	1,893,287	1,893,287	-
Capital Outlay	<u>30,017,539</u>	<u>28,128,535</u>	<u>798,679</u>	<u>27,329,856</u>
Total Expenditures	<u>30,017,539</u>	<u>30,021,822</u>	<u>2,691,966</u>	<u>27,329,856</u>
Net Change in Fund Balance	(25,153,806)	(25,158,089)	2,952,872	28,110,961
Fund Balance at Beginning of Year	25,153,806	25,153,806	25,153,806	-
Prior Year Encumbrances Appropriated	<u>4,283</u>	<u>4,283</u>	<u>4,283</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 4,283</u>	<u>\$ -</u>	<u>\$ 28,110,961</u>	<u>\$ 28,110,961</u>

See Independent Auditor's Report and accompanying notes to the required supplementary information

West Chester Township  
 Required Supplementary Information  
 Schedule of the Township's Proportionate Share of the Net Pension Liability  
 Ohio Public Employees Retirement System - Traditional Plan  
 Last Four Years \*

	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Township's Proportion of the Net Pension Liability	0.10392039%	0.10358033%	0.10707100%	0.10707100%
Township's Proportionate Share of the Net Pension Liability	\$ 23,598,554	\$ 17,941,419	\$ 12,913,930	\$ 12,622,248
Township's Covered-Employee Payroll	\$ 11,641,472	\$ 11,769,195	\$ 11,773,393	\$ 12,087,593
Township's Proportionate Share of the Net Pension Liability as a Percentage of its Covered-Employee Payroll	202.71%	152.44%	109.69%	104.42%
Plan Fiduciary Net Position as a Percentage of the Total Net Pension Liability	77.25%	81.08%	86.45%	86.36%

See Independent Auditor's Report and accompanying notes to the required supplementary information

\* This Schedule is intended to show information for 10 years. However, information prior to 2013 is not available.  
 Additional years' information will be displayed as it becomes available.

Amounts presented as of the Township's measurement date which is the prior fiscal year end.

West Chester Township  
 Required Supplementary Information  
 Schedule of the Township's Proportionate Share of the Net Pension Liability  
 Ohio Police and Fire Pension Fund  
 Last Four Years \*

	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Township's Proportion of the Net Pension Liability	0.30637039%	0.30801966%	0.28760400%	0.28760400%
Township's Proportionate Share of the Net Pension Liability	\$ 19,405,193	\$ 19,815,121	\$ 14,899,075	\$ 14,007,206
Township's Covered-Employee Payroll	\$ 5,947,452	\$ 5,819,597	\$ 5,688,783	\$ 5,335,895
Township's Proportionate Share of the Net Pension Liability as a Percentage of its Covered-Employee Payroll	326.28%	340.49%	261.90%	262.51%
Plan Fiduciary Net Position as a Percentage of the Total Net Pension Liability	68.36%	66.77%	72.20%	73.00%

See Independent Auditor's Report and accompanying notes to the required supplementary information

\* This Schedule is intended to show information for 10 years. However, information prior to 2013 is not available.  
 Additional years' information will be displayed as it becomes available.

Amounts presented as of the Township's measurement date which is the prior fiscal year end.



West Chester Township  
Required Supplementary Information  
Schedule of Township Contributions  
Ohio Public Employees Retirement System - Traditional Plan  
Last Five Years \*

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Contractually Required Contribution	\$ 1,795,377	\$ 1,596,664	\$ 1,861,317	\$ 1,580,444	\$ 2,080,612
Contributions in Relation to the Contractually Required Contribution	<u>(1,795,377)</u>	<u>(1,596,664)</u>	<u>(1,861,317)</u>	<u>(1,580,444)</u>	<u>(2,080,612)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Township Covered-Employee Payroll	\$ 11,421,139	\$ 11,641,472	\$ 11,769,195	\$ 11,773,393	\$ 12,087,593
Contributions as a Percentage of Covered-Employee Payroll	15.72%	13.72%	15.82%	13.42%	17.21%

See Independent Auditor's Report and accompanying notes to the required supplementary information

\* This Schedule is intended to show information for 10 years. However, information prior to 2013 is not available. Additional years' information will be displayed as it becomes available.

West Chester Township  
Required Supplementary Information  
Schedule of Township Contributions  
Ohio Police and Fire Pension Fund  
Last Ten Years

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Contractually Required Contribution	\$ 1,353,923	\$ 1,332,623	\$ 1,348,841	\$ 1,203,603	\$ 1,340,808
Contributions in Relation to the Contractually Required Contribution	<u>(1,353,923)</u>	<u>(1,332,623)</u>	<u>(1,348,841)</u>	<u>(1,203,603)</u>	<u>(1,340,808)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Township Covered-Employee Payroll	\$ 5,765,611	\$ 5,947,452	\$ 5,819,597	\$ 5,688,783	\$ 5,335,895
Contributions as a Percentage of Covered-Employee Payroll	23.48%	22.41%	23.18%	21.16%	25.13%
	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
Contractually Required Contribution	\$ 1,209,317	\$ 1,230,493	\$ 1,207,543	\$ 1,062,855	\$ 976,396
Contributions in Relation to the Contractually Required Contribution	<u>(1,209,317)</u>	<u>(1,230,493)</u>	<u>(1,207,543)</u>	<u>(1,062,855)</u>	<u>(976,396)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Township Covered-Employee Payroll	\$ 5,214,978	\$ 5,226,507	\$ 5,291,850	\$ 5,077,784	\$ 4,575,607
Contributions as a Percentage of Covered-Employee Payroll	23.19%	23.54%	22.82%	20.93%	21.34%

See Independent Auditor's Report and accompanying notes to the required supplementary information

West Chester Township  
Butler County, Ohio  
Note To The Required Supplementary Information  
For the Year Ended December 31, 2017

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**Note 1 - Summary of Significant Accounting Policies**

***A. Budgets***

An annual appropriated budget is legally required to be prepared for all funds of the Township. The Board passes appropriations at the fund and function and, when applicable, object level. The following are the procedures used by the Township in establishing the budgetary data reported in the basic financial statements.

***Tax Budget*** A tax budget of estimated revenues and expenditures for all funds is submitted to the County Auditor, as Secretary of the County Budget Commission, by July 20 of each year for the period January 1 to December 31 of the following year.

***Estimated Resources*** The County Budget Commission determines if the tax budget substantiates a need to levy all or part of previously authorized taxes and reviews estimated revenue. The Commission certifies its actions to the Township by October 1. As part of this certification, the Township receives the official certificate of estimated resources that states the projected revenue of each fund. Prior to December 31, the Township must revise its budget so that the total contemplated expenditures from any fund during the ensuing fiscal year will not exceed the amount available as stated in the certificate of estimated resources. The revised budget then serves as the basis for the annual appropriations measure. On or about January 1, the certificate of estimated resources is amended to include any unencumbered balances from the preceding year. The certificate of estimated resources can be further amended during the year if the fiscal officer determines, and the Budget Commission agrees, that an estimate needs to be either increased or decreased. The amounts reported in the budgetary statements as final reflect the amounts in the final amended official certificate of estimated resources issued during 2017.

***Appropriations*** A temporary appropriation ordinance to control expenditures may be passed on or about January 1 of each year for the period January 1 to March 31. An annual appropriation ordinance must be passed by April 1 of each year, for the period January 1 to December 31. The appropriation ordinance may be supplemented during the year by action of the Board, as new information becomes available, provided that total fund appropriations do not exceed current estimated resources, as certified. During the year, three supplemental appropriation measures were passed. The amounts reported as the original budgeted amounts in the budgetary statements reflect the first appropriated budget that covered the entire year, including amounts automatically carried over from prior years. The amounts reported as the final budgeted amounts in the statements of budgetary comparisons represent the final appropriation amounts, including all amendments and modifications.

***Lapsing of Appropriations*** At the close of each year, the unencumbered balance of each appropriation reverts to the respective fund from which it was appropriated and becomes subject to future appropriations. The encumbered appropriation balance is carried forward to the succeeding year and is not re-appropriated.

West Chester Township  
Butler County, Ohio  
Note To The Required Supplementary Information  
For the Year Ended December 31, 2017

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Note 1 - Summary of Significant Accounting Policies (continued)

**Encumbrances** As part of formal budgetary control purchase orders, contracts and other commitments for the expenditure of monies are recorded as the equivalent of expenditures on the non-GAAP budgetary basis in order to reserve that portion of the applicable appropriation and to determine and maintain legal compliance. The Ohio Revised Code prohibits expenditures plus encumbrances from exceeding appropriations. On the GAAP basis, encumbrances outstanding at year-end are reported in the relevant spendable portion of fund balance of governmental funds.

**Budgetary Basis of Accounting** While the Township is reporting financial position, results of operations and changes in fund balance on the basis of generally accepted accounting principles (GAAP), the budgetary basis as provided by law is based upon accounting for certain transactions on a basis of cash receipts, disbursements and encumbrances. The Statement of Revenues, Expenditures and Changes in Fund Balances - Budget (Non-GAAP Basis) and Actual presented for the General Fund and each major special revenue fund is presented on the budgetary basis to provide a meaningful comparison of actual results with the budget. The major differences between the budget basis and GAAP basis are as follows:

1. Revenues are recorded when received in cash (budget) as opposed to when susceptible to accrual (GAAP).
2. Expenditures/expenses are recorded when paid in cash (budget) as opposed to when the liability is incurred (GAAP).
3. Encumbrances are treated as expenditures (budget) rather than as a constraint of fund balance (GAAP).

The West Chester Development Council does not have a legally adopted annual budget.

West Chester Township  
Butler County, Ohio  
Note To The Required Supplementary Information  
For the Year Ended December 31, 2017

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Note 1 - Summary of Significant Accounting Policies (continued)

The Township has identified three funds (Sustainable Infrastructure, West Chester Community Television and West Chester Community Connections Funds) that legally adopt separate budgets but for GAAP purposes as part of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, requirements are included as part of the General Fund. The following table summarizes the adjustments necessary to reconcile the GAAP basis statements to the budgetary cash basis statements for the General fund.

	General Fund	Sustainable Infrastructure Fund	West Chester Community Television Fund	West Chester Community Connections Fund	Total General Fund
GAAP Basis	\$ (126,823)	\$ 771,192	\$ 89,965	\$ -	\$ 734,334
Adjustments:					
Revenue Accruals	19,896	-	(49,154)	-	(29,258)
Expenditure Accruals	(17,936)	126,741	8,502	-	117,307
Encumbrances	(165,681)	-	(57,870)	-	(223,551)
Budget Basis	<u>\$ (290,544)</u>	<u>\$ 897,933</u>	<u>\$ (8,557)</u>	<u>\$ -</u>	<u>\$ 598,832</u>

The following table summarizes the adjustments necessary to reconcile the GAAP basis statements to the budgetary cash basis statements for the major special revenue funds.

	Police Fund	Fire and EMS Fund	UCB Tax Increment Financing Fund	State Route 747 Tax Increment Financing Fund
GAAP Basis	\$ 53,309	\$ (316,230)	\$ 2,838,453	\$ 2,996,449
Adjustments:				
Revenue Accruals	61,612	8,621	-	-
Expenditure Accruals	387,415	(688,058)	(527,803)	28,499
Encumbrances	(325,394)	(112,096)	(3,220,068)	(72,076)
Budget Basis	<u>\$ 176,942</u>	<u>\$ (1,107,763)</u>	<u>\$ (909,418)</u>	<u>\$ 2,952,872</u>

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# COMBINING STATEMENTS AND INDIVIDUAL FUND SCHEDULES

West Chester Township  
Butler County, Ohio  
Fund Descriptions  
For the Year Ended December 31, 2017

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Combining Statements – Nonmajor Governmental Funds

NONMAJOR SPECIAL REVENUE FUNDS

Township Motor Vehicle License Tax

To account for the additional license tax levied by the Township restricted for maintenance and repairs of Township roads.

Motor Vehicle License Tax

To account for the additional motor vehicle license tax levied by Butler County restricted for road maintenance and repairs.

Gasoline Tax

To account for the gasoline tax fees restricted for maintenance of state highways within the Township.

Road and Bridge

To account for property taxes restricted for maintenance of roads and bridges in the Township.

Cemetery

To account for monies received restricted for the operation and maintenance of the cemeteries.

Enforcement and Education

To account for fines restricted for the purpose of enforcing and educating the public about laws governing operation of a motor vehicle while under the influence of alcohol.

Drug Law Enforcement

To account for fines and costs collected for felonious drug trafficking convictions restricted for the use of drug law enforcement activity.

Police Assistance

To account for State reimbursement grant revenues restricted for uses to support the Police department.

Cin-Day TIF

To account for payments received in lieu of taxes on property and restricted for the use of properties located in the Cincinnati Dayton Road tax increment financing district.



West Chester Township  
Butler County, Ohio  
Fund Descriptions  
For the Year Ended December 31, 2017

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Combining Statements – Nonmajor Governmental Funds – Nonmajor Special Revenue  
Funds (Continued)

Asset Forfeiture

To account for monies received from forfeited assets that are a result from Federal cases occurring in the Township and restricted for the use of the furtherance of justice.

Street Lighting

To account for assessments levied on property owners and restricted for the purpose of street lights within the Township.

UCB Landscape District

To account for assessments levied on property owners and restricted for the implementation, repair and maintenance costs of landscaping within the Union Centre Boulevard downtown area.

West Chester Development Council

To account for the financial activity of the Township's component unit which is restricted for the purpose of economic development. This fund is not required nor does it have a legally adopted budget.

Central Business TIF District

To account for assessments levied on property owners and restricted for the implementation, repair and maintenance costs within the central business district.

Tylersville TIF Service Payments

To account for payments received in lieu of taxes on property owners and restricted for the use of properties located in the Tylersville tax increment financing district.

Cincinnati-Columbus TIF

To account for payments received in lieu of taxes on property owners and restricted for the use of properties located in the Cincinnati-Columbus tax increment financing district.

Tylers Place TIF

To account for payments received in lieu of taxes on property owners and restricted for the use of properties located in the Tylers Place tax increment financing district.

West Chester Community Television

To separately account for cable franchise fees for the operation of the community television channel. This fund has a legally adopted budget but for GAAP purposes is included as part of the General Fund.

West Chester Township  
Butler County, Ohio  
Fund Descriptions  
For the Year Ended December 31, 2017

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Combining Statements – Nonmajor Governmental Funds – Nonmajor Special Revenue  
Funds (Continued)

West Chester Connections

To separately account for monies received from recycling efforts to enable the development of bicycle and walking trails. This fund has a legally adopted budget but for GAAP purposes is included as part of the General Fund.

Sustainable Infrastructure

To separately account for interest revenue from various funds for continued maintenance of Township Infrastructure including pavement, slurry, curbs and culverts. This fund has a legally adopted budget but for GAAP purposes is included as part of the General Fund.

NONMAJOR DEBT SERVICE FUNDS

State Route 747 TIF Debt Service

To account for payments in lieu of taxes to pay for general obligation bonded debt.

Central Business District TIF Debt Service

To account for payments in lieu of taxes to pay for general obligation bonded debt.

Capstone TIF Debt Service

To account for financed debt service related to the road improvements at Capstone Boulevard.

NONMAJOR PERMANENT FUNDS

Cemetery Bequest

To account for donations received and restricted to aid in the maintenance of the Township cemetery.

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West Chester Township  
Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Governmental Funds  
December 31, 2017

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Funds	Nonmajor Permanent Fund (Cemetery Bequest)	Total Nonmajor Governmental Funds
<b>Assets</b>				
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 10,706,362	\$ 1,393,864	\$ 15,988	\$ 12,116,214
<b>Receivables:</b>				
Taxes	1,372,217	-	-	1,372,217
Accounts	9,981	-	-	9,981
Due From Other Governments	327,848	-	-	327,848
Interest	908	-	8	916
Special Assessments	515,579	2,053,950	-	2,569,529
Prepaid Items	62,553	-	-	62,553
Payment in Lieu of Taxes Receivable	546,778	3,418,427	-	3,965,205
<b>Total Assets</b>	<b>\$ 13,542,226</b>	<b>\$ 6,866,241</b>	<b>\$ 15,996</b>	<b>\$ 20,424,463</b>
<b>Liabilities</b>				
Accounts Payable	\$ 26,645	\$ -	\$ -	\$ 26,645
Contracts Payable	4,111	-	-	4,111
Accrued Wages and Benefits	55,024	-	-	55,024
Matured Compensated Absences Payable	7,673	-	-	7,673
Intergovernmental Payable	46,260	-	-	46,260
<b>Total Liabilities</b>	<b>139,713</b>	<b>-</b>	<b>-</b>	<b>139,713</b>
<b>Deferred Inflows of Resources</b>				
Unavailable Revenue - Property Taxes	1,332,334	-	-	1,332,334
Unavailable Revenue - Special Assessments	515,579	2,053,950	-	2,569,529
Unavailable Revenue - Intergovernmental	282,575	-	-	282,575
Unavailable Revenue - Interest and Other	10,964	-	8	10,972
Unavailable Revenue - Payments in Lieu of Taxes	546,778	3,418,427	-	3,965,205
<b>Total Deferred Inflows of Resources</b>	<b>2,688,230</b>	<b>5,472,377</b>	<b>8</b>	<b>8,160,615</b>
<b>Fund Balances</b>				
<b>Nonspendable:</b>				
Permanent Fund Principal	-	-	5,000	5,000
Prepaid Items	62,553	-	-	62,553
<b>Restricted for:</b>				
Cemetery Operation	229,288	-	10,988	240,276
Economic Development	70,992	-	-	70,992
Tax Increment Financing Districts	6,733,988	1,393,864	-	8,127,852
Public safety- Police Protection Services	642,277	-	-	642,277
Public works- Landscaping	315,055	-	-	315,055
Public works- Lighting	384,001	-	-	384,001
Public works- Road and Bridge Maintenance	761,251	-	-	761,251
Public works- State Highway Maintenance	705,126	-	-	705,126
Public works- Township Road Repair and Maintenance	809,752	-	-	809,752
<b>Total Fund Balances</b>	<b>10,714,283</b>	<b>1,393,864</b>	<b>15,988</b>	<b>12,124,135</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 13,542,226</b>	<b>\$ 6,866,241</b>	<b>\$ 15,996</b>	<b>\$ 20,424,463</b>

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Combining Statement of Revenues, Expenditures and Changes in Fund Balance  
Nonmajor Governmental Funds  
For the Year Ended December 31, 2017

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Funds	Nonmajor Permanent Fund (Cemetery Bequest)	Total Nonmajor Governmental Funds
Revenues				
Property and Other Taxes	\$ 1,879,215	\$ -	\$ -	\$ 1,879,215
Charges for Services	55,168	-	-	55,168
Licenses and Permits	3,960	-	-	3,960
Fines and Forfeitures	127,957	-	-	127,957
Intergovernmental	619,378	-	-	619,378
Special Assessments	493,292	226,150	-	719,442
Interest	25,142	-	164	25,306
Payments in Lieu of Taxes	3,101,264	950,346	-	4,051,610
Contributions and Donations	41,000	-	-	41,000
Other	3,797	1,432	-	5,229
Total Revenues	<u>6,350,173</u>	<u>1,177,928</u>	<u>164</u>	<u>7,528,265</u>
Expenditures				
Current:				
Public Safety				
Police	42,926	-	-	42,926
Public Works	2,473,154	-	-	2,473,154
Cemetery	235,645	-	96	235,741
Economic Development	15,229	-	-	15,229
Payments to Schools	2,082,490	-	-	2,082,490
Capital Outlay	2,652,394	-	-	2,652,394
Debt Service				
Principal Retirement	-	1,027,124	-	1,027,124
Interest and Fiscal Charges	-	407,836	-	407,836
Total Expenditures	<u>7,501,838</u>	<u>1,434,960</u>	<u>96</u>	<u>8,936,894</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(1,151,665)</u>	<u>(257,032)</u>	<u>68</u>	<u>(1,408,629)</u>
Other Financing Sources (Uses)				
Transfers In	<u>1,750,000</u>	<u>-</u>	<u>-</u>	<u>1,750,000</u>
Total Other Financing Sources (Uses)	<u>1,750,000</u>	<u>-</u>	<u>-</u>	<u>1,750,000</u>
Net Change in Fund Balances	598,335	(257,032)	68	341,371
Fund Balances at Beginning of Year	<u>10,115,948</u>	<u>1,650,896</u>	<u>15,920</u>	<u>11,782,764</u>
Fund Balances at End of Year	<u>\$ 10,714,283</u>	<u>\$ 1,393,864</u>	<u>\$ 15,988</u>	<u>\$ 12,124,135</u>

See Independent Auditor's Report

West Chester Township, Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Special Revenue Funds  
December 31, 2017

	Township Motor Vehicle License Tax	Motor Vehicle License Tax	Gasoline Tax	Road & Bridge	Cemetery	Enforcement & Education	Drug Law Enforcement	Police Assistance	Cin-Day TIF
<b>Assets</b>									
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 604,796	\$ 173,795	\$ 681,043	\$ 852,960	\$ 241,811	\$ 24,318	\$ 294,883	\$ 1,267	\$ 136,013
<b>Receivables:</b>									
Taxes	39,883	-	-	1,332,334	-	-	-	-	-
Accounts	1,851	-	475	7,354	301	-	-	-	-
Due From Other Governments	-	54,963	191,712	79,158	-	220	1,795	-	-
Interest	333	114	304	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-	-	-
Prepaid Items	30,061	-	-	23,200	8,203	-	437	-	-
Payment in Lieu of Taxes Receivable	-	-	-	-	-	-	-	-	124,161
<b>Total Assets</b>	<b>\$ 676,924</b>	<b>\$ 228,872</b>	<b>\$ 873,534</b>	<b>\$ 2,295,006</b>	<b>\$ 250,315</b>	<b>\$ 24,538</b>	<b>\$ 297,115</b>	<b>\$ 1,267</b>	<b>\$ 260,174</b>
<b>Liabilities</b>									
Accounts Payable	\$ 8,222	\$ 9,849	\$ 5,795	\$ 106	\$ 35	\$ -	\$ 960	\$ -	\$ -
Contracts Payable	3,594	-	55	-	462	-	-	-	-
Accrued Wages and Benefits	-	-	-	46,549	5,724	-	-	-	-
Matured Compensated Absences Payable	-	-	-	6,643	1,030	-	-	-	-
Intergovernmental Payable	-	-	88	38,630	5,272	-	-	-	-
<b>Total Liabilities</b>	<b>11,816</b>	<b>9,849</b>	<b>5,938</b>	<b>91,928</b>	<b>12,523</b>	<b>-</b>	<b>960</b>	<b>-</b>	<b>-</b>
<b>Deferred Inflows of Resources</b>									
Unavailable Revenue - Property Taxes	-	-	-	1,332,334	-	-	-	-	-
Unavailable Revenue - Special Assessments	-	-	-	-	-	-	-	-	-
Unavailable Revenue - Intergovernmental	-	42,020	161,691	78,864	-	-	-	-	-
Unavailable Revenue - Interest and Other	2,184	114	779	7,429	301	-	-	-	-
Unavailable Revenue - Payments in Lieu of Taxes	-	-	-	-	-	-	-	-	124,161
<b>Total Deferred Inflows of Resources</b>	<b>2,184</b>	<b>42,134</b>	<b>162,470</b>	<b>1,418,627</b>	<b>301</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>124,161</b>
<b>Fund Balances</b>									
<b>Nonspendable:</b>									
Prepaid Items	30,061	-	-	23,200	8,203	-	437	-	-
<b>Restricted for:</b>									
Cemetery Operation	-	-	-	-	229,288	-	-	-	-
Economic Development	-	-	-	-	-	-	-	-	-
Tax Increment Financing Districts	-	-	-	-	-	-	-	-	136,013
Public safety- Police Protection Services	-	-	-	-	-	24,538	295,718	1,267	-
Public works- Landscaping	-	-	-	-	-	-	-	-	-
Public works- Lighting	-	-	-	-	-	-	-	-	-
Public works- Road and Bridge Maintenance	-	-	-	761,251	-	-	-	-	-
Public works- State Highway Maintenance	-	-	705,126	-	-	-	-	-	-
Public works- Township Road Repair and Maintenance	632,863	176,889	-	-	-	-	-	-	-
<b>Total Fund Balances</b>	<b>662,924</b>	<b>176,889</b>	<b>705,126</b>	<b>784,451</b>	<b>237,491</b>	<b>24,538</b>	<b>296,155</b>	<b>1,267</b>	<b>136,013</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 676,924</b>	<b>\$ 228,872</b>	<b>\$ 873,534</b>	<b>\$ 2,295,006</b>	<b>\$ 250,315</b>	<b>\$ 24,538</b>	<b>\$ 297,115</b>	<b>\$ 1,267</b>	<b>\$ 260,174</b>

See Independent Auditor's Report

West Chester Township, Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Special Revenue Funds  
December 31, 2017 (continued)

	Asset Forfeiture	Street Lighting	UCB Landscape District	West Chester Development Council	Central Business TIF District	Tylersville TIF Service Payments	Cincinnati- Columbus TIF	Tylers Place TIF	Total Nonmajor Special Revenue Funds
<b>Assets</b>									
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 320,754	\$ 384,001	\$ 320,082	\$ 70,992	\$ 6,596,822	\$ -	\$ -	\$ 2,825	\$ 10,706,362
Receivables:									
Taxes	-	-	-	-	-	-	-	-	1,372,217
Accounts	-	-	-	-	-	-	-	-	9,981
Due From Other Governments	-	-	-	-	-	-	-	-	327,848
Interest	157	-	-	-	-	-	-	-	908
Special Assessments	-	350,579	165,000	-	-	-	-	-	515,579
Prepaid Items	-	-	652	-	-	-	-	-	62,553
Payment in Lieu of Taxes Receivable	-	-	-	-	339,049	55,711	7,185	20,672	546,778
<b>Total Assets</b>	<b>\$ 320,911</b>	<b>\$ 734,580</b>	<b>\$ 485,734</b>	<b>\$ 70,992</b>	<b>\$ 6,935,871</b>	<b>\$ 55,711</b>	<b>\$ 7,185</b>	<b>\$ 23,497</b>	<b>\$ 13,542,226</b>
<b>Liabilities</b>									
Accounts Payable	\$ -	\$ -	\$ 6	\$ -	\$ 1,672	\$ -	\$ -	\$ -	\$ 26,645
Contracts Payable	-	-	-	-	-	-	-	-	4,111
Accrued Wages and Benefits	-	-	2,751	-	-	-	-	-	55,024
Matured Compensated Absences Payable	-	-	-	-	-	-	-	-	7,673
Intergovernmental Payable	-	-	2,270	-	-	-	-	-	46,260
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>5,027</b>	<b>-</b>	<b>1,672</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>139,713</b>
<b>Deferred Inflows of Resources</b>									
Unavailable Revenue - Property Taxes	-	-	-	-	-	-	-	-	1,332,334
Unavailable Revenue - Special Assessments	-	350,579	165,000	-	-	-	-	-	515,579
Unavailable Revenue - Intergovernmental	-	-	-	-	-	-	-	-	282,575
Unavailable Revenue - Interest and Other	157	-	-	-	-	-	-	-	10,964
Unavailable Revenue - Payments in Lieu of Taxes	-	-	-	-	339,049	55,711	7,185	20,672	546,778
<b>Total Deferred Inflows of Resources</b>	<b>157</b>	<b>350,579</b>	<b>165,000</b>	<b>-</b>	<b>339,049</b>	<b>55,711</b>	<b>7,185</b>	<b>20,672</b>	<b>2,688,230</b>
<b>Fund Balances</b>									
Nonspendable:									
Prepaid Items	-	-	652	-	-	-	-	-	62,553
Restricted for:									
Cemetery Operation	-	-	-	-	-	-	-	-	229,288
Economic Development	-	-	-	70,992	-	-	-	-	70,992
Tax Increment Financing Districts	-	-	-	-	6,595,150	-	-	2,825	6,733,988
Public safety- Police Protection Services	320,754	-	-	-	-	-	-	-	642,277
Public works- Landscaping	-	-	315,055	-	-	-	-	-	315,055
Public works- Lighting	-	384,001	-	-	-	-	-	-	384,001
Public works- Road and Bridge Maintenance	-	-	-	-	-	-	-	-	761,251
Public works- State Highway Maintenance	-	-	-	-	-	-	-	-	705,126
Public works- Township Road Repair and Maintenance	-	-	-	-	-	-	-	-	809,752
<b>Total Fund Balances</b>	<b>320,754</b>	<b>384,001</b>	<b>315,707</b>	<b>70,992</b>	<b>6,595,150</b>	<b>-</b>	<b>-</b>	<b>2,825</b>	<b>10,714,283</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 320,911</b>	<b>\$ 734,580</b>	<b>\$ 485,734</b>	<b>\$ 70,992</b>	<b>\$ 6,935,871</b>	<b>\$ 55,711</b>	<b>\$ 7,185</b>	<b>\$ 23,497</b>	<b>\$ 13,542,226</b>

See Independent Auditor's Report

West Chester Township, Butler County, Ohio  
Combining Statement of Revenues, Expenditures and Changes in Fund Balance  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2017

	Township Motor Vehicle License Tax	Motor Vehicle License Tax	Gasoline Tax	Road & Bridge	Cemetery	Enforcement & Education	Drug Law Enforcement	Police Assistance	Cin-Day TIF
<b>Revenues</b>									
Property and Other Taxes	\$ 570,684	\$ -	\$ -	\$ 1,308,531	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for Services	-	-	-	10,986	44,182	-	-	-	-
Licenses and Permits	-	-	-	-	3,960	-	-	-	-
Fines and Forfeitures	-	-	-	-	-	-	41,907	-	-
Intergovernmental	-	86,812	389,010	142,035	-	1,521	-	-	-
Special Assessments	-	-	-	-	-	-	-	-	-
Interest	10,903	4,920	6,721	-	-	-	-	-	-
Payments in Lieu of Taxes	-	-	-	-	-	-	-	-	359,242
Contributions and Donations	-	-	-	-	-	-	-	-	-
Other	1,095	-	475	2,227	-	-	-	-	-
<b>Total Revenues</b>	<b>582,682</b>	<b>91,732</b>	<b>396,206</b>	<b>1,463,779</b>	<b>48,142</b>	<b>1,521</b>	<b>41,907</b>	<b>-</b>	<b>359,242</b>
<b>Expenditures</b>									
<b>Current:</b>									
Public Safety									
Police	-	-	-	-	-	283	24,224	16,925	-
Public Works	379,890	21,947	108,154	1,471,030	-	-	-	-	-
Cemetery	-	-	-	-	235,645	-	-	-	-
Economic Development	-	-	-	-	-	-	-	-	-
Payments to Schools	-	-	-	-	-	-	-	-	240,278
Capital Outlay	556,435	313,254	279,104	1,381,071	11,996	-	4,648	-	104,179
<b>Total Expenditures</b>	<b>936,325</b>	<b>335,201</b>	<b>387,258</b>	<b>2,852,101</b>	<b>247,641</b>	<b>283</b>	<b>28,872</b>	<b>16,925</b>	<b>344,457</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(353,643)	(243,469)	8,948	(1,388,322)	(199,499)	1,238	13,035	(16,925)	14,785
<b>Other Financing Sources (Uses)</b>									
Transfers In	-	-	-	1,500,000	250,000	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,500,000</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Change in Fund Balances</b>	<b>(353,643)</b>	<b>(243,469)</b>	<b>8,948</b>	<b>111,678</b>	<b>50,501</b>	<b>1,238</b>	<b>13,035</b>	<b>(16,925)</b>	<b>14,785</b>
<b>Fund Balances at Beginning of Year</b>	<b>1,016,567</b>	<b>420,358</b>	<b>696,178</b>	<b>672,773</b>	<b>186,990</b>	<b>23,300</b>	<b>283,120</b>	<b>18,192</b>	<b>121,228</b>
<b>Fund Balances at End of Year</b>	<b>\$ 662,924</b>	<b>\$ 176,889</b>	<b>\$ 705,126</b>	<b>\$ 784,451</b>	<b>\$ 237,491</b>	<b>\$ 24,538</b>	<b>\$ 296,155</b>	<b>\$ 1,267</b>	<b>\$ 136,013</b>

See Independent Auditor's Report



West Chester Township, Butler County, Ohio  
Combining Statement of Revenues, Expenditures and Changes in Fund Balance  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2017 (continued)

	Asset Forfeiture	Street Lighting	UCB Landscape District	West Chester Development Council	Central Business TIF District	Tylersville TIF Service Payments	Cincinnati- Columbus TIF	Tylers Place TIF	Total Nonmajor Special Revenue Funds
Revenues									
Property and Other Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,879,215
Charges for Services	-	-	-	-	-	-	-	-	55,168
Licenses and Permits	-	-	-	-	-	-	-	-	3,960
Fines and Forfeitures	86,050	-	-	-	-	-	-	-	127,957
Intergovernmental	-	-	-	-	-	-	-	-	619,378
Special Assessments	-	340,059	153,233	-	-	-	-	-	493,292
Interest	2,525	-	-	73	-	-	-	-	25,142
Payments in Lieu of Taxes	-	-	-	-	2,562,104	171,389	-	8,529	3,101,264
Contributions and Donations	-	-	-	41,000	-	-	-	-	41,000
Other	-	-	-	-	-	-	-	-	3,797
<b>Total Revenues</b>	<b>88,575</b>	<b>340,059</b>	<b>153,233</b>	<b>41,073</b>	<b>2,562,104</b>	<b>171,389</b>	<b>-</b>	<b>8,529</b>	<b>6,350,173</b>
Expenditures									
Current:									
Public Safety									
Police	1,494	-	-	-	-	-	-	-	42,926
Public Works	-	325,434	109,943	-	-	56,756	-	-	2,473,154
Cemetery	-	-	-	-	-	-	-	-	235,645
Economic Development	-	-	-	15,229	-	-	-	-	15,229
Payments to Schools	-	-	-	-	1,721,875	114,633	-	5,704	2,082,490
Capital Outlay	-	-	-	-	1,707	-	-	-	2,652,394
<b>Total Expenditures</b>	<b>1,494</b>	<b>325,434</b>	<b>109,943</b>	<b>15,229</b>	<b>1,723,582</b>	<b>171,389</b>	<b>-</b>	<b>5,704</b>	<b>7,501,838</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	87,081	14,625	43,290	25,844	838,522	-	-	2,825	(1,151,665)
Other Financing Sources (Uses)									
Transfers In	-	-	-	-	-	-	-	-	1,750,000
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,750,000</b>
Net Change in Fund Balances	87,081	14,625	43,290	25,844	838,522	-	-	2,825	598,335
Fund Balances at Beginning of Year	233,673	369,376	272,417	45,148	5,756,628	-	-	-	10,115,948
Fund Balances at End of Year	\$ 320,754	\$ 384,001	\$ 315,707	\$ 70,992	\$ 6,595,150	\$ -	\$ -	\$ 2,825	\$ 10,714,283

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Township Motor Vehicle License Tax Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts			Variance With Final Budget Positive (Negative)
	Original	Final	Actual	
Revenues				
Property and Other Taxes	\$ 477,863	\$ 477,863	\$ 530,801	\$ 52,938
Interest	2,200	2,200	9,937	7,737
Other	3,449	3,449	2,061	(1,388)
Total Revenue	<u>483,512</u>	<u>483,512</u>	<u>542,799</u>	<u>59,287</u>
Expenditures				
Current:				
Public Works				
Roads and Bridges				
Other	668,356	704,311	451,095	253,216
Capital Outlay	686,000	686,000	556,435	129,565
Total Expenditures	<u>1,354,356</u>	<u>1,390,311</u>	<u>1,007,530</u>	<u>382,781</u>
Net Change in Fund Balance	(870,844)	(906,799)	(464,731)	442,068
Fund Balance at Beginning of Year	969,631	969,631	969,631	-
Prior Year Encumbrances Appropriated	<u>35,955</u>	<u>35,955</u>	<u>35,955</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 134,742</u>	<u>\$ 98,787</u>	<u>\$ 540,855</u>	<u>\$ 442,068</u>

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West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Motor Vehicle License Tax Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental	\$ 81,635	\$ 81,635	\$ 86,897	\$ 5,262
Interest	700	700	4,920	4,220
Total Revenue	<u>82,335</u>	<u>82,335</u>	<u>91,817</u>	<u>9,482</u>
Expenditures				
Current:				
Public Works				
Roads and Bridges				
Other	139,516	185,396	81,529	103,867
Capital Outlay	<u>300,000</u>	<u>300,000</u>	<u>297,263</u>	<u>2,737</u>
Total Expenditures	<u>439,516</u>	<u>485,396</u>	<u>378,792</u>	<u>106,604</u>
Net Change in Fund Balance	(357,181)	(403,061)	(286,975)	116,086
Fund Balance at Beginning of Year	366,850	366,850	366,850	-
Prior Year Encumbrances Appropriated	<u>45,880</u>	<u>45,880</u>	<u>45,880</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 55,549</u>	<u>\$ 9,669</u>	<u>\$ 125,755</u>	<u>\$ 116,086</u>

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West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Gasoline Tax Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental	\$ 336,943	\$ 336,943	\$ 389,310	\$ 52,367
Interest	1,600	1,600	7,294	5,694
Other	-	-	475	475
	<u>338,543</u>	<u>338,543</u>	<u>397,079</u>	<u>58,536</u>
Total Revenue				
Expenditures				
Current:				
Public Works				
Roads and Bridges				
Other	340,639	650,432	204,053	446,379
Capital Outlay	<u>320,000</u>	<u>320,000</u>	<u>279,104</u>	<u>40,896</u>
Total Expenditures	<u>660,639</u>	<u>970,432</u>	<u>483,157</u>	<u>487,275</u>
Net Change in Fund Balance	(322,096)	(631,889)	(86,078)	545,811
Fund Balance at Beginning of Year	405,773	405,773	405,773	-
Prior Year Encumbrances Appropriated	<u>309,793</u>	<u>309,793</u>	<u>309,793</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 393,470</u>	<u>\$ 83,677</u>	<u>\$ 629,488</u>	<u>\$ 545,811</u>

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West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Road and Bridge Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Property and Other Taxes	\$ 1,217,761	\$ 1,217,761	\$ 1,308,531	\$ 90,770
Intergovernmental	135,307	135,307	142,035	6,728
Charges for Services	14,658	14,658	13,209	(1,449)
Other	-	-	3,323	3,323
Total Revenue	<u>1,367,726</u>	<u>1,367,726</u>	<u>1,467,098</u>	<u>99,372</u>
Expenditures				
Current:				
Public Works				
Personal Services	1,611,001	1,611,001	1,434,844	176,157
Other	31,500	31,666	17,862	13,804
	<u>1,642,501</u>	<u>1,642,667</u>	<u>1,452,706</u>	<u>189,961</u>
Capital Outlay	<u>1,640,000</u>	<u>1,640,000</u>	<u>1,381,071</u>	<u>258,929</u>
Total Expenditures	<u>3,282,501</u>	<u>3,282,667</u>	<u>2,833,777</u>	<u>448,890</u>
Deficiency of Revenues Under Expenditures	<u>(1,914,775)</u>	<u>(1,914,941)</u>	<u>(1,366,679)</u>	<u>548,262</u>
Other Financing Sources				
Transfers In	<u>1,500,000</u>	<u>1,500,000</u>	<u>1,500,000</u>	<u>-</u>
Total Other Financing Sources	<u>1,500,000</u>	<u>1,500,000</u>	<u>1,500,000</u>	<u>-</u>
Net Change in Fund Balance	(414,775)	(414,941)	133,321	548,262
Fund Balance at Beginning of Year	719,406	719,406	719,406	-
Prior Year Encumbrances Appropriated	166	166	166	-
Fund Balance at End of Year	<u>\$ 304,797</u>	<u>\$ 304,631</u>	<u>\$ 852,893</u>	<u>\$ 548,262</u>

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West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Cemetery Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Charges for Services	\$ 38,000	\$ 38,000	\$ 44,182	\$ 6,182
Licenses and Permits	-	-	3,960	3,960
Total Revenue	<u>38,000</u>	<u>38,000</u>	<u>48,142</u>	<u>10,142</u>
Expenditures				
Current:				
Cemetery				
Personal Services	216,393	216,393	204,168	12,225
Other	54,237	54,603	30,997	23,606
	<u>270,630</u>	<u>270,996</u>	<u>235,165</u>	<u>35,831</u>
Capital Outlay	12,000	12,000	11,996	4
Total Expenditures	<u>282,630</u>	<u>282,996</u>	<u>247,161</u>	<u>35,835</u>
Deficiency of Revenues Under Expenditures	<u>(244,630)</u>	<u>(244,996)</u>	<u>(199,019)</u>	<u>45,977</u>
Other Financing Sources				
Transfers In	250,000	250,000	250,000	-
Total Other Financing Sources	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>	<u>-</u>
Net Change in Fund Balance	5,370	5,004	50,981	45,977
Fund Balance at Beginning of Year	189,907	189,907	189,907	-
Prior Year Encumbrances Appropriated	<u>366</u>	<u>366</u>	<u>366</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 195,643</u>	<u>\$ 195,277</u>	<u>\$ 241,254</u>	<u>\$ 45,977</u>

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West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Enforcement and Education Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental	\$ 1,500	\$ 991	\$ 1,351	\$ 360
Total Revenue	<u>1,500</u>	<u>991</u>	<u>1,351</u>	<u>360</u>
Expenditures				
Current:				
Public Safety				
Police				
Other	<u>24,750</u>	<u>24,241</u>	<u>283</u>	<u>23,958</u>
Total Expenditures	<u>24,750</u>	<u>24,241</u>	<u>283</u>	<u>23,958</u>
Net Change in Fund Balance	(23,250)	(23,250)	1,068	24,318
Fund Balance at Beginning of Year	<u>23,250</u>	<u>23,250</u>	<u>23,250</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,318</u>	<u>\$ 24,318</u>

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West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Drug Law Enforcement Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Fines and Forfeitures	\$ 36,000	\$ 25,617	\$ 40,962	\$ 15,345
Total Revenue	36,000	25,617	40,962	15,345
Expenditures				
Current:				
Public Safety				
Police				
Other	284,755	274,372	24,263	250,109
Capital Outlay	30,000	34,077	9,225	24,852
Total Expenditures	314,755	308,449	33,488	274,961
Net Change in Fund Balance	(278,755)	(282,832)	7,474	290,306
Fund Balance at Beginning of Year	278,755	278,755	278,755	-
Prior Year Encumbrances Appropriated	4,077	4,077	4,077	-
Fund Balance at End of Year	\$ 4,077	\$ -	\$ 290,306	\$ 290,306

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West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Police Assistance Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>			Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Revenues				
Other Revenue	\$ 17,380	\$ -	\$ -	\$ -
Total Revenue	<u>17,380</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures				
Current:				
Public Safety				
Police				
Other	35,572	18,192	16,925	1,267
Total Expenditures	<u>35,572</u>	<u>18,192</u>	<u>16,925</u>	<u>1,267</u>
Net Change in Fund Balance	(18,192)	(18,192)	(16,925)	1,267
Fund Balance at Beginning of Year	<u>18,192</u>	<u>18,192</u>	<u>18,192</u>	<u>-</u>
Fund Balance at End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,267</u></u>	<u><u>\$ 1,267</u></u>

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Cin-Day TIF Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Payments in Lieu of Property Taxes	\$ 24,309	\$ 359,242	\$ 359,242	\$ -
Total Revenue	24,309	359,242	359,242	-
Expenditures				
Capital Outlay	145,537	130,031	104,179	25,852
Payments to Schools	-	350,439	240,278	110,161
Total Expenditures	145,537	480,470	344,457	136,013
Net Change in Fund Balance	(121,228)	(121,228)	14,785	136,013
Fund Balance at Beginning of Year	121,228	121,228	121,228	-
Fund Balance at End of Year	\$ -	\$ -	\$ 136,013	\$ 136,013

See Independent Auditor's Report

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Asset Forfeiture  
 For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Fines and Forfeitures	\$ 30,000	\$ 30,000	\$ 86,050	\$ 56,050
Interest	225	225	2,525	2,300
Total Revenue	<u>30,225</u>	<u>30,225</u>	<u>88,575</u>	<u>58,350</u>
Expenditures				
Current:				
Public Safety				
Police				
Other	240,012	240,035	2,631	237,404
Capital Outlay	25,000	25,000	0	25,000
Total Expenditures	<u>265,012</u>	<u>265,035</u>	<u>2,631</u>	<u>262,404</u>
Net Change in Fund Balance	(234,787)	(234,810)	85,944	320,754
Fund Balance at Beginning of Year	233,673	233,673	233,673	-
Prior Year Encumbrances Appropriated	1,137	1,137	1,137	-
Fund Balance at End of Year	<u>\$ 23</u>	<u>\$ -</u>	<u>\$ 320,754</u>	<u>\$ 320,754</u>

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Street Lighting Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Special Assessments	\$ 328,219	\$ 328,219	\$ 340,059	\$ 11,840
Total Revenue	328,219	328,219	340,059	11,840
Expenditures				
Current:				
Public Works				
Street Lighting				
Other	697,595	697,595	325,434	372,161
Total Expenditures	697,595	697,595	325,434	372,161
Net Change in Fund Balance	(369,376)	(369,376)	14,625	384,001
Fund Balance at Beginning of Year	369,376	369,376	369,376	-
Fund Balance at End of Year	\$ -	\$ -	\$ 384,001	\$ 384,001

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
UCB Landscape District  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Special Assessments	\$ 165,000	\$ 153,233	\$ 153,233	\$ -
Total Revenue	165,000	153,233	153,233	-
Expenditures				
Current:				
Public Works				
Roads and Bridges				
Personal Services	133,700	133,728	91,720	42,008
Other	276,106	265,292	17,222	248,070
Capital Outlay	30,000	30,000	-	30,000
Total Expenditures	439,806	429,020	108,942	320,078
Net Change in Fund Balance	(274,806)	(275,787)	44,291	320,078
Fund Balance at Beginning of Year	274,806	274,806	274,806	-
Prior Year Encumbrances Appropriated	981	981	981	-
Fund Balance at End of Year	\$ 981	\$ -	\$ 320,078	\$ 320,078

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Central Business TIF District Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		
Revenues				
Payments in Lieu of Property Taxes	\$ 2,048,058	\$ 2,048,058	\$ 2,562,104	\$ 514,046
Total Revenue	<u>2,048,058</u>	<u>2,048,058</u>	<u>2,562,104</u>	<u>514,046</u>
Expenditures				
Payments to Schools	-	1,721,820	1,721,820	-
Capital Outlay	7,804,645	6,082,866	2,850	6,080,016
Total Expenditures	<u>7,804,645</u>	<u>7,804,686</u>	<u>1,724,670</u>	<u>6,080,016</u>
Net Change in Fund Balance	(5,756,587)	(5,756,628)	837,434	6,594,062
Fund Balance at Beginning of Year	5,756,587	5,756,587	5,756,587	-
Prior Year Encumbrances Appropriated	<u>41</u>	<u>41</u>	<u>41</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 41</u>	<u>\$ -</u>	<u>\$ 6,594,062</u>	<u>\$ 6,594,062</u>

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Tylersville TIF Service Payments Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Payments in Lieu of Property Taxes	\$ 143,785	\$ 171,389	\$ 171,389	\$ -
Total Revenue	143,785	171,389	171,389	-
Expenditures				
Current:				
Public Works				
Roads and Bridges	-	56,756	56,756	-
Payments to Schools	-	114,633	114,633	-
Capital Outlay	143,785	-	-	-
Total Expenditures	143,785	171,389	171,389	-
Net Change in Fund Balance	-	-	-	-
Fund Balance at Beginning of Year	-	-	-	-
Fund Balance at End of Year	\$ -	\$ -	\$ -	\$ -

See Independent Auditor's Report

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Tylers Place TIF Fund  
 For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Payments in Lieu of Property Taxes	\$ 8,529	\$ 8,529	\$ 8,529	\$ -
Total Revenue	<u>8,529</u>	<u>8,529</u>	<u>8,529</u>	<u>-</u>
Expenditures				
Payments to Schools	<u>8,529</u>	<u>8,529</u>	<u>5,704</u>	<u>2,825</u>
Total Expenditures	<u>8,529</u>	<u>8,529</u>	<u>5,704</u>	<u>2,825</u>
Net Change in Fund Balance	-	-	2,825	(2,825)
Fund Balance at Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,825</u>	<u>\$ (2,825)</u>

See Independent Auditor's Report



West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
West Chester Community Television Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Charges for Services	\$ 775	\$ 775	\$ 580	\$ (195)
Licenses and Permits	583,018	577,606	569,916	(7,690)
Other	-	-	7,885	7,885
Total Revenue	<u>583,793</u>	<u>578,381</u>	<u>578,381</u>	<u>-</u>
Expenditures				
Current:				
Community Television				
Personal Services	344,171	344,171	283,868	60,303
Other	160,116	178,591	141,814	36,777
	<u>504,287</u>	<u>522,762</u>	<u>425,682</u>	<u>97,080</u>
Capital Outlay	143,000	172,948	75,788	97,160
Debt Service				
Principal Retirement	61,103	61,103	61,102	1
Interest and Fiscal Charges	24,366	24,366	24,366	-
Total Expenditures	<u>732,756</u>	<u>781,179</u>	<u>586,938</u>	<u>194,241</u>
Net Change in Fund Balance	(148,963)	(202,798)	(8,557)	194,241
Fund Balance at Beginning of Year	1,391,859	1,391,859	1,391,859	-
Prior Year Encumbrances Appropriated	48,423	48,423	48,423	-
Fund Balance at End of Year	<u>\$ 1,291,319</u>	<u>\$ 1,237,484</u>	<u>\$ 1,431,725</u>	<u>\$ 194,241</u>

See Independent Auditor's Report

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 West Chester Connections Fund  
 For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	177,012	177,012	-	177,012
Total Expenditures	177,012	177,012	-	177,012
Net Change in Fund Balance	(177,012)	(177,012)	-	177,012
Fund Balance at Beginning of Year	177,012	177,012	177,012	-
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 177,012</u>	<u>\$ 177,012</u>

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Sustainable Infrastructure Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Interest	\$ 60,000	\$ 60,000	\$ 771,192	\$ 711,192
Total Revenue	<u>60,000</u>	<u>60,000</u>	<u>771,192</u>	<u>711,192</u>
Expenditures				
Capital Outlay	<u>6,064,260</u>	<u>6,064,260</u>	<u>-</u>	<u>6,064,260</u>
Total Expenditures	<u>6,064,260</u>	<u>6,064,260</u>	<u>-</u>	<u>6,064,260</u>
Net Change in Fund Balance	(6,004,260)	(6,004,260)	771,192	6,775,452
Fund Balance at Beginning of Year	<u>5,650,083</u>	<u>5,650,083</u>	<u>5,650,083</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ (354,177)</u>	<u>\$ (354,177)</u>	<u>\$ 6,421,275</u>	<u>\$ 6,775,452</u>

See Independent Auditor's Report

West Chester Township, Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Debt Service Funds  
December 31, 2017

	State Route 747 TIF Debt Service	Central Business District TIF Debt Service	Capstone TIF Debt Service	Total Nonmajor Debt Service Funds
Assets				
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 1,183,999	\$ 209,865	\$ -	\$ 1,393,864
Receivables:				
Special Assessments	-	-	2,053,950	2,053,950
Payments in Lieu of Taxes Receivable	2,869,059	549,368	-	3,418,427
<b>Total Assets</b>	<b>\$ 4,053,058</b>	<b>\$ 759,233</b>	<b>\$ 2,053,950</b>	<b>\$ 6,866,241</b>
Deferred Inflows of Resources				
Unavailable Revenue - Special Assessments	\$ -	\$ -	\$ 2,053,950	\$ 2,053,950
Unavailable Revenue - Payments in Lieu of Taxes	2,869,059	549,368	-	3,418,427
<b>Total Deferred Inflows of Resources</b>	<b>2,869,059</b>	<b>549,368</b>	<b>2,053,950</b>	<b>5,472,377</b>
Fund Balances				
Restricted for:				
Tax Increment Financing Districts	1,183,999	209,865	-	1,393,864
<b>Total Fund Balances</b>	<b>1,183,999</b>	<b>209,865</b>	<b>-</b>	<b>1,393,864</b>
<b>Total Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 4,053,058</b>	<b>\$ 759,233</b>	<b>\$ 2,053,950</b>	<b>\$ 6,866,241</b>

See Independent Auditor's Report

West Chester Township, Butler County, Ohio  
Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Debt Service Funds  
For the Year Ended December 31, 2017

	State Route 747 TIF Debt Service	Central Business District TIF Debt Service	Capstone TIF Debt Service	Total Nonmajor Debt Service Funds
Revenues				
Payments in Lieu of Taxes	\$ 938,135	\$ 12,211	\$ -	\$ 950,346
Special Assessments	-	-	226,150	226,150
Other	1,432	-	-	1,432
Total Revenues	<u>939,567</u>	<u>12,211</u>	<u>226,150</u>	<u>1,177,928</u>
Expenditures				
Debt Service				
Principal Retirement	772,124	110,000	145,000	1,027,124
Interest and Fiscal Charges	255,251	71,435	81,150	407,836
Total Expenditures	<u>1,027,375</u>	<u>181,435</u>	<u>226,150</u>	<u>1,434,960</u>
Net Change in Fund Balances	(87,808)	(169,224)	-	(257,032)
Fund Balances at Beginning of Year	<u>1,271,807</u>	<u>379,089</u>	<u>-</u>	<u>1,650,896</u>
Fund Balances at End of Year	<u><u>\$ 1,183,999</u></u>	<u><u>\$ 209,865</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,393,864</u></u>

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Union Centre Boulevard Tax Increment Financing Debt Service Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		
Revenues				
Payments in Lieu of Property Taxes	\$ 5,763,481	\$ 5,377,569	\$ 5,358,978	\$ (18,591)
Other	-	-	18,591	18,591
Total Revenue	<u>5,763,481</u>	<u>5,377,569</u>	<u>5,377,569</u>	<u>-</u>
Expenditures				
Debt Service				
Principal Retirement	4,075,122	4,075,122	4,075,122	-
Interest and Fiscal Charges	8,893,102	8,507,190	1,058,677	7,448,513
Total Expenditures	<u>12,968,224</u>	<u>12,582,312</u>	<u>5,133,799</u>	<u>7,448,513</u>
Net Change in Fund Balance	(7,204,743)	(7,204,743)	243,770	7,448,513
Fund Balance at Beginning of Year	<u>7,204,743</u>	<u>7,204,743</u>	<u>7,204,743</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,448,513</u>	<u>\$ 7,448,513</u>

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
State Route 747 TIF Debt Service Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Payments in Lieu of Property Taxes	\$ 1,059,979	\$ 939,568	\$ 938,135	\$ (1,433)
Other	-	-	1,432	1,432
Total Revenue	<u>1,059,979</u>	<u>939,568</u>	<u>939,567</u>	<u>(1)</u>
Expenditures				
Debt Service				
Principal Retirement	772,124	772,124	772,124	-
Interest and Fiscal Charges	1,559,662	1,439,251	255,251	1,184,000
Total Expenditures	<u>2,331,786</u>	<u>2,211,375</u>	<u>1,027,375</u>	<u>1,184,000</u>
Net Change in Fund Balance	(1,271,807)	(1,271,807)	(87,808)	1,183,999
Fund Balance at Beginning of Year	<u>1,271,807</u>	<u>1,271,807</u>	<u>1,271,807</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,183,999</u>	<u>\$ 1,183,999</u>

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Central Business District TIF Debt Service Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Payments in Lieu of Property Taxes	\$ 9,236	\$ 9,236	\$ 12,211	\$ 2,975
Total Revenue	<u>9,236</u>	<u>9,236</u>	<u>12,211</u>	<u>2,975</u>
Expenditures				
Debt Service				
Principal Retirement	110,000	110,000	110,000	-
Interest and Fiscal Charges	<u>278,325</u>	<u>278,325</u>	<u>71,435</u>	<u>206,890</u>
Total Expenditures	<u>388,325</u>	<u>388,325</u>	<u>181,435</u>	<u>206,890</u>
Net Change in Fund Balance	(379,089)	(379,089)	(169,224)	209,865
Fund Balance at Beginning of Year	<u>379,089</u>	<u>379,089</u>	<u>379,089</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 209,865</u>	<u>\$ 209,865</u>

See Independent Auditor's Report



West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Capstone TIF Debt Service Fund  
For the Year Ended December 31, 2017

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Special Assessments	\$ 226,150	\$ 226,150	\$ 226,150	\$ -
Total Revenue	226,150	226,150	226,150	-
Expenditures				
Debt Service				
Principal Retirement	145,000	145,000	145,000	-
Interest and Fiscal Charges	81,150	81,150	81,150	-
Total Expenditures	226,150	226,150	226,150	-
Net Change in Fund Balance	-	-	-	-
Fund Balance at Beginning of Year	-	-	-	-
Fund Balance at End of Year	\$ -	\$ -	\$ -	\$ -
See Independent Auditor's Report				

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Cemetery Bequest Fund  
For the Year Ended December 31, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Interest	\$ 74	\$ 74	\$ 164	\$ 90
Total Revenue	<u>74</u>	<u>74</u>	<u>164</u>	<u>90</u>
Expenditures				
Current:				
Cemetery	<u>15,994</u>	<u>15,994</u>	<u>96</u>	<u>15,898</u>
Total Expenditures	<u>15,994</u>	<u>15,994</u>	<u>96</u>	<u>15,898</u>
Net Change in Fund Balance	(15,920)	(15,920)	68	15,988
Fund Balance at Beginning of Year	<u>15,920</u>	<u>15,920</u>	<u>15,920</u>	<u>-</u>
Fund Balance at End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 15,988</u></u>	<u><u>\$ 15,988</u></u>

See Independent Auditor's Report

# STATISTICAL SECTION

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## West Chester Township

### Statistical Section

This is part of the Township’s comprehensive annual financial report presenting detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Township’s overall financial health. These tables are presented in accordance with Governmental Accounting Standards Board Statement No. 44, *Economic Condition Reporting: The Statistical Section*.

<b>Contents</b>	<b>Tables</b>
<b><i>Financial Trends</i></b> These schedules contain trend information to help understand how the Township’s financial performance and wellbeing have changed over time.	1 – 4
<b><i>Revenue Capacity</i></b> These schedules contain information to help assess the Township’s most significant local revenue source.	5 – 8
<b><i>Debt Capacity</i></b> These schedules present information to help the reader assess the affordability of the Township’s current levels of outstanding debt and the Township’s ability to issue additional debt in the future.	9 – 12
<b><i>Demographic and Economic Information</i></b> These schedules offer demographic and economic indicators to help the reader understand the environment the Township’s financial activities take place in.	13 – 14
<b><i>Operating Information</i></b> These Schedules contain service and infrastructure data to help the reader understand how the information in the Township’s financial reports relates to the services the Township provides and the activities it performs.	15 – 17

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

Table 1

West Chester Township  
Butler County, Ohio  
Net Position By Component  
Last Ten Years  
(Accrual Basis of Accounting)  
(Unaudited)

	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Governmental Activities										
Net Investment in Capital Assets	\$82,372,050	\$77,127,238	\$72,019,960	\$65,269,341	\$62,381,706	\$60,183,589	\$55,505,062	\$52,779,552	\$49,896,492	\$39,389,896
Restricted:										
Public Safety	-	-	-	-	-	-	-	-	23,535,857	11,588,266
Capital Projects	-	-	-	-	-	-	722,608	205,973	6,418,414	12,411,928
Debt Service	-	-	-	-	-	-	-	-	9,362,446	17,461,128
Tax Increment Financing Districts	71,746,850	65,069,078	62,193,085	56,083,568	49,570,086	43,634,109	38,454,007	31,606,069	6,977,025	7,278,441
Other Purposes	-	-	-	-	-	-	-	6,430,925	3,542,898	7,421,785
Permanent Fund Principal	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	-	-
Police	-	1,957,163	2,659,597	9,823,912	9,166,518	8,999,388	8,719,380	7,767,373	-	-
Fire & EMS	-	779,017	2,721,283	16,922,254	16,467,714	16,375,354	16,410,516	15,045,882	-	-
Cemetery	31,700	21,390	10,149	121,663	140,399	170,483	183,010	-	-	-
Public Works	4,374,525	5,377,157	2,989,006	4,993,380	4,049,432	3,453,804	3,145,779	-	-	-
Parks and Recreation	-	-	-	-	4,684	4,684	68,442	-	-	-
Economic Development	-	-	-	58,590	75,039	79,352	80,555	-	-	-
Unrestricted	13,185,889	15,947,146	13,685,941	17,035,482	17,687,237	18,147,306	17,930,305	14,556,558	10,001,103	21,531,704
Total Governmental Activities Net Position	<u>\$171,716,014</u>	<u>\$166,283,189</u>	<u>\$156,284,021</u>	<u>\$170,313,190</u>	<u>\$159,547,815</u>	<u>\$151,053,069</u>	<u>\$141,224,664</u>	<u>\$128,397,332</u>	<u>\$109,734,235</u>	<u>\$117,083,148</u>

Note - the Township implemented GASB 68 in 2015. Net Position for 2014 (and prior years) has not been adjusted for the impact of GASB 68.

See Independent Auditor's Report

Table 2

West Chester Township  
Butler County, Ohio  
Changes in Net Position  
Last Ten Years  
(Accrual Basis of Accounting)  
(Unaudited)

	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Expenses										
Governmental Activities:										
General Government	\$3,689,042	\$3,629,363	\$3,832,923	\$3,545,599	\$3,505,885	\$3,569,602	\$3,695,941	\$3,405,579	\$3,502,126	\$3,454,072
Public Safety										
Police	16,212,738	14,381,491	12,537,137	13,194,111	13,515,446	13,784,747	14,539,533	13,714,991	13,243,047	13,954,207
Fire and Emergency Medical Services	16,249,912	14,815,205	12,752,169	12,251,044	11,955,910	12,272,983	11,464,369	11,051,091	10,015,840	9,563,800
Public Works	5,751,115	5,489,951	5,478,941	5,684,595	5,156,575	6,064,365	5,408,397	5,133,245	4,361,108	5,282,507
Cemetery	291,049	268,808	236,380	254,151	326,166	298,287	312,165	306,926	287,979	276,067
Parks and Recreation	991,133	883,721	937,884	1,013,124	918,292	794,996	802,269	731,399	987,080	1,080,091
Planning and Zoning	752,863	704,235	640,709	668,387	763,607	778,756	785,765	902,181	874,653	871,705
Economic Development	18,039	41,962	29,269	30,890	28,114	30,755	22,160	57,046	43,616	44,860
Community Television	523,334	419,996	329,011	319,856	237,234	295,799	327,264	337,480	376,493	460,279
Payments to Schools	3,975,777	3,700,289	3,437,550	3,927,808	3,354,497	3,122,393	3,434,272	3,104,424	-	-
Interest and Fiscal Charges	1,465,983	2,108,498	2,089,710	2,263,945	2,419,107	2,653,662	2,977,366	3,356,025	3,638,918	3,904,929
<i>Total Governmental Activities Expenses</i>	<u>49,920,985</u>	<u>46,443,519</u>	<u>42,301,683</u>	<u>43,153,510</u>	<u>42,180,833</u>	<u>43,666,345</u>	<u>43,769,501</u>	<u>42,100,387</u>	<u>37,330,860</u>	<u>38,892,517</u>
Program Revenues										
Governmental Activities										
Charges for Services										
General Government	291,002	423,787	288,086	260,446	336,147	261,512	423,163	456,298	438,719	466,873
Public Safety										
Police	585,951	587,752	574,308	398,533	352,070	291,347	160,556	220,426	237,636	284,631
Fire and Emergency Medical Services	1,109,941	1,151,915	1,045,852	1,195,538	855,152	1,077,908	1,419,119	1,194,821	1,172,990	1,181,170
Public Works	44,086	24,498	26,465	1,930	3,496	3,587	9,066	25,149	31,993	38,825
Cemetery	48,443	64,651	45,118	65,594	80,416	70,924	125,483	123,193	131,980	129,558
Parks and Recreation	110,395	113,450	101,905	106,525	104,345	82,606	57,715	59,733	37,589	25,305
Community Television	627,535	585,141	573,408	432,392	595,160	705,859	535,256	528,158	513,052	494,313
Subtotal - Charges for Services	<u>2,817,353</u>	<u>2,951,194</u>	<u>2,655,142</u>	<u>2,460,958</u>	<u>2,326,786</u>	<u>2,493,743</u>	<u>2,730,358</u>	<u>2,607,778</u>	<u>2,563,959</u>	<u>2,620,675</u>
Operating Grants and Contributions:										
General Government	8,474	18,309	16,296	76,150	64,288	368,214	46,958	377,145	263,956	163,775
Public Safety										
Police	63,711	23,174	16,817	54,795	85,787	20,179	51,066	70,383	4,162	1,200
Fire and Emergency Medical Services	42,723	767	2,733	1,835	7,099	2,500	6,592	5,882	5,000	2,903
Public Works	502,231	506,875	494,817	490,499	310,937	456,912	335,681	311,670	320,928	313,539
Cemetery	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	-	-	-	-	-	-	-	-	-	322
Planning and Zoning	-	-	-	-	-	-	-	-	-	-
Economic Development	41,000	19,932	11,000	19,000	21,067	27,500	-	-	40,149	60,882
Community Television	-	-	1,101	-	-	-	-	-	-	-
Subtotal - Operating Grants and Contributions	<u>658,139</u>	<u>569,057</u>	<u>542,764</u>	<u>642,279</u>	<u>489,178</u>	<u>875,305</u>	<u>440,297</u>	<u>765,080</u>	<u>634,195</u>	<u>542,621</u>

West Chester Township  
Butler County, Ohio  
Changes in Net Position (continued)  
Last Ten Years  
(Accrual Basis of Accounting)  
(Unaudited)

	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Capital Grants and Contributions:										
General Government	-	-	-	-	-	-	165,000	454,184	-	-
Public Safety										
Police	-	-	-	-	-	-	2,522	6,300	4,200	92,513
Public Works	-	2,288,128	-	584,186	-	-	-	-	-	-
Parks and Recreation	-	-	-	22,600	58,740	368,174	195,903	656,171	299,435	-
Subtotal - Capital Grants and Contributions	-	2,288,128	-	606,786	58,740	368,174	363,425	1,116,655	303,635	92,513
<i>Total Governmental Activities Program Revenues</i>	<u>3,475,492</u>	<u>5,808,379</u>	<u>3,197,906</u>	<u>3,710,023</u>	<u>2,874,704</u>	<u>3,737,222</u>	<u>3,534,080</u>	<u>4,489,513</u>	<u>3,501,789</u>	<u>3,255,809</u>
Net (Expense)/Revenue										
Governmental Activities	(46,445,493)	(40,635,140)	(39,103,777)	(39,443,487)	(39,306,129)	(39,929,123)	(40,235,421)	(37,610,874)	(33,829,071)	(35,636,708)
General Revenues and Other Changes in Net Position										
Governmental Activities										
Property Taxes Levied for:										
General Purposes	1,318,026	1,308,234	1,263,254	1,292,235	1,755,877	1,736,856	1,816,993	1,768,348	1,770,577	1,839,766
Public Works	1,872,442	1,786,047	1,769,997	1,788,191	1,236,356	1,228,330	1,330,038	1,303,246	1,184,589	1,401,685
Public Safety - Police	11,395,685	11,290,823	10,983,563	11,319,561	10,954,956	10,881,866	11,787,425	9,631,848	8,408,683	10,870,521
Public Safety - Fire	9,767,730	9,684,325	9,418,659	9,691,755	9,390,032	9,346,428	9,743,871	9,397,570	8,269,447	6,916,081
Payments in Lieu of Taxes	19,455,217	18,887,974	17,634,599	18,279,749	17,302,158	16,220,520	18,172,668	22,169,608	10,988,357	-
Permissive Taxes	1,161,037	1,167,455	999,500	886,302	830,444	799,439	803,037	774,830	608,573	784,332
Grants and Contributions not restricted to specific programs	5,635,834	5,892,730	5,986,485	6,151,269	5,966,172	7,152,318	8,296,103	9,644,421	8,055,479	8,152,576
Unrestricted Investment Earnings	1,272,347	616,720	863,958	671,985	119,422	649,553	763,686	1,111,840	968,761	2,981,062
Miscellaneous	-	-	-	127,815	245,458	234,818	348,932	472,260	245,394	497,088
<i>Total Governmental Activities</i>	<u>51,878,318</u>	<u>50,634,308</u>	<u>48,920,015</u>	<u>50,208,862</u>	<u>47,800,875</u>	<u>48,250,128</u>	<u>53,062,753</u>	<u>56,273,971</u>	<u>40,499,860</u>	<u>33,443,111</u>
Change in Net Position										
Governmental Activities	<u>\$ 5,432,825</u>	<u>\$ 9,999,168</u>	<u>\$ 9,816,238</u>	<u>\$ 10,765,375</u>	<u>\$ 8,494,746</u>	<u>\$ 8,321,005</u>	<u>\$ 12,827,332</u>	<u>\$ 18,663,097</u>	<u>\$ 6,670,789</u>	<u>\$ (2,193,597)</u>

See Independent Auditor's Report



West Chester Township  
Butler County, Ohio  
Fund Balances, Governmental Funds  
Last Ten Years  
(Modified Accrual Basis of Accounting)  
(Unaudited)

	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
General Fund										
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333,122	\$ 329,133
Unreserved	-	-	-	-	-	-	-	-	9,463,533	11,815,965
Nonspendable	191,981	189,777	151,324	146,667	163,814	140,204	167,083	154,073	-	-
Restricted	-	-	-	-	-	-	-	-	-	-
Committed	8,061,196	7,206,660	6,738,769	6,087,168	5,367,523	4,803,465	3,381,532	1,353,659	-	-
Assigned	194,249	195,373	119,257	105,635	88,719	142,498	511,629	313,686	-	-
Unassigned	9,905,148	10,026,430	10,225,195	11,004,597	11,693,820	12,355,795	11,378,698	10,756,245	-	-
<b>Total General Fund</b>	<b>18,352,574</b>	<b>17,618,240</b>	<b>17,234,545</b>	<b>17,344,067</b>	<b>17,313,876</b>	<b>17,441,962</b>	<b>15,438,942</b>	<b>12,577,663</b>	<b>10,796,655</b>	<b>12,145,098</b>
All Other Governmental Funds										
Reserved	-	-	-	-	-	-	-	-	4,521,111	12,826,039
Unreserved, Undesignated, Reported in:										
Special Revenue funds	-	-	-	-	-	-	-	-	35,372,061	29,323,592
Debt Service funds	-	-	-	-	-	-	-	-	9,362,446	7,822,724
Capital Projects funds	-	-	-	-	-	-	-	-	4,356,807	2,009,205
Nonspendable	1,381,493	560,534	332,736	935,630	555,850	342,642	511,805	2,376,709	-	-
Restricted	100,313,205	94,977,042	91,990,196	86,265,349	78,862,339	71,861,592	66,169,609	58,861,558	-	-
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	-	-	(2,052,790)	(584,186)	-	-	(519,464)	(169,461)	-	-
<b>Total All Other Governmental Funds</b>	<b>101,694,698</b>	<b>95,537,576</b>	<b>90,270,142</b>	<b>86,616,793</b>	<b>79,418,189</b>	<b>72,204,234</b>	<b>66,161,950</b>	<b>61,068,806</b>	<b>53,612,425</b>	<b>51,981,560</b>
<b>Total Governmental Funds</b>	<b>\$ 120,047,272</b>	<b>\$ 113,155,816</b>	<b>\$ 107,504,687</b>	<b>\$ 103,960,860</b>	<b>\$ 96,732,065</b>	<b>\$ 89,646,196</b>	<b>\$ 81,600,892</b>	<b>\$ 73,646,469</b>	<b>\$ 64,409,080</b>	<b>\$ 64,126,658</b>

Note - The Township adopted GASB 54 in 2010.

See Independent Auditor's Report

Table 4

West Chester Township  
Butler County, Ohio  
Changes in Fund Balances, Governmental Funds  
Last Ten Years  
(Modified Accrual Basis of Accounting)  
(Unaudited)

	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
<b>Revenues</b>										
Property and Other Taxes	\$ 25,625,097	\$ 25,331,483	\$ 24,650,568	\$ 24,756,371	\$ 24,464,491	\$ 24,104,385	\$ 25,329,459	\$ 22,671,034	\$ 23,604,559	\$ 24,088,252
Charges for Services	1,499,383	1,608,817	1,551,371	1,513,284	1,129,305	1,413,214	1,316,423	1,458,732	1,433,195	1,419,961
Licenses and Permits	841,228	1,009,562	852,409	902,053	748,856	1,080,040	904,846	894,331	886,905	888,725
Fines and Forfeitures	257,700	231,683	271,876	175,149	310,210	287,034	180,361	268,850	257,550	305,954
Intergovernmental	5,727,359	5,839,536	5,982,661	6,121,151	6,470,459	8,182,659	9,605,095	9,657,093	8,610,240	7,831,996
Special Assessments	725,159	513,487	495,190	453,148	457,076	553,412	459,040	444,435	465,188	448,892
Interest	1,243,188	601,573	865,045	760,032	321,365	1,199,870	696,385	656,036	638,896	3,357,806
Payments in Lieu of Taxes	19,455,217	18,887,974	17,634,599	18,279,749	17,302,158	16,220,520	18,172,668	22,169,608	13,535,793	12,745,222
Contributions and Donations	43,857	23,457	17,952	79,486	72,601	34,085	36,512	374,032	54,188	93,972
Other	98,177	139,492	568,278	114,964	240,224	309,371	224,985	469,055	392,187	169,322
<b>Total Revenues</b>	<b>55,516,365</b>	<b>54,187,064</b>	<b>52,889,949</b>	<b>53,155,387</b>	<b>51,516,745</b>	<b>53,384,590</b>	<b>56,925,774</b>	<b>59,063,206</b>	<b>49,878,701</b>	<b>51,350,102</b>
<b>Expenditures</b>										
Current:										
General Government	2,775,345	2,854,232	3,144,877	2,937,702	2,887,806	2,823,055	3,159,669	2,883,939	3,211,846	3,131,233
Public Safety:										
Police	13,199,098	12,805,712	12,284,226	12,481,277	12,835,409	12,876,981	13,329,275	12,901,535	12,409,422	12,523,090
Fire & EMS	12,207,268	12,017,187	11,968,172	11,595,666	11,273,152	11,211,694	11,429,411	9,603,700	9,552,345	9,012,053
Public Works	2,490,713	2,469,320	2,697,612	2,700,223	2,198,265	2,395,595	2,573,973	2,985,639	2,868,633	3,311,362
Cemetery	235,741	237,082	227,523	245,101	304,826	279,695	274,839	271,104	242,334	238,633
Parks and Recreation	474,264	436,111	513,460	551,950	467,932	529,039	543,889	515,970	733,299	716,021
Planning and Zoning	639,847	671,506	657,254	692,580	764,418	768,852	783,293	902,181	869,923	875,108
Economic Development	19,242	25,806	26,461	27,725	25,380	28,883	18,752	40,218	42,998	33,606
Community Television	452,102	383,001	327,017	308,380	245,737	283,171	285,127	290,209	350,181	357,122
Payments to Schools	3,975,777	3,700,289	3,437,550	3,927,808	3,427,705	3,122,393	3,434,272	3,104,424	2,547,436	3,430,469
Capital Outlay	5,241,935	6,658,129	6,812,792	3,251,368	2,386,562	3,423,546	5,681,033	7,135,399	18,206,852	21,836,764
Debt Service										
Principal Retirement	5,345,000	6,563,779	5,140,000	4,975,000	5,190,000	5,100,000	4,660,000	4,185,000	3,950,000	6,620,000
Interest and Fiscal Charges	1,568,577	2,156,217	2,109,178	2,244,663	2,437,344	2,535,161	2,911,795	3,286,797	3,707,085	4,022,675
Refunding Bond Issuance Costs	-	-	-	-	-	151,344	-	200,551	-	-
<b>Total Expenditures</b>	<b>48,624,909</b>	<b>50,978,371</b>	<b>49,346,122</b>	<b>45,939,443</b>	<b>44,444,536</b>	<b>45,529,409</b>	<b>49,085,328</b>	<b>48,306,666</b>	<b>58,692,354</b>	<b>66,108,136</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	6,891,456	3,208,693	3,543,827	7,215,944	7,072,209	7,855,181	7,840,446	10,756,540	(8,813,653)	(14,758,034)
Other Financing Sources (Uses)										
Issuance of Debt	-	1,785,000	-	-	-	-	-	-	8,990,000	19,085,000
Premiums from Bonds Issued	-	315,000	-	-	-	-	-	-	86,192	329,109
Premium on Refunding Bonds	-	3,124,480	-	-	-	454,588	-	186,730	-	-
Payment to Refunded Bond Escrow Agent	-	(20,797,044)	-	-	-	(7,535,000)	-	(11,760,000)	-	-
Advance Refunding Escrow	-	-	-	-	-	(718,450)	-	(660,881)	-	-
Proceeds from Sale of Capital Assets	-	-	-	12,851	13,660	33,985	113,977	-	19,883	52,250
Refunding Bonds Issued	-	18,015,000	-	-	-	7,955,000	-	10,715,000	-	-
Premiums from Notes Issued	-	-	-	-	-	-	-	-	-	-
Transfers In	1,750,000	1,700,000	4,200,000	1,598,231	1,475,798	1,442,042	150,000	2,694,886	1,770,000	912,753
Transfers Out	(1,750,000)	(1,700,000)	(4,200,000)	(1,598,231)	(1,475,798)	(1,442,042)	(150,000)	(2,694,886)	(1,770,000)	(912,753)
Proceeds from Sale of Land	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>2,442,436</b>	<b>-</b>	<b>12,851</b>	<b>13,660</b>	<b>190,123</b>	<b>113,977</b>	<b>(1,519,151)</b>	<b>9,096,075</b>	<b>19,466,359</b>
<b>Net Change in Fund Balances</b>	<b>\$ 6,891,456</b>	<b>\$ 5,651,129</b>	<b>\$ 3,543,827</b>	<b>\$ 7,228,795</b>	<b>\$ 7,085,869</b>	<b>\$ 8,045,304</b>	<b>\$ 7,954,423</b>	<b>\$ 9,237,389</b>	<b>\$ 282,422</b>	<b>\$ 4,708,325</b>
Debt Service as a Percentage of Noncapital Expenditures	15.91%	19.48%	16.96%	16.81%	18.07%	17.89%	17.70%	17.90%	19.29%	23.83%

See Independent Auditor's Report

Table 5

West Chester Township  
Butler County, Ohio  
Assessed Valuation and Estimated Actual Values of Taxable Property  
Last Ten Years  
(Unaudited)

Tax Year	Real Property				Public Utility and Tangible Personal Property		Total		Township Total Direct Rate Effective Rate	
	Personal/Agriculture		Commercial/ Industrial		Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value	Residential	Commercial
	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value						
2017	1,357,852,910	3,879,579,743	533,098,300	1,523,138,000	77,494,520	88,061,955 <sup>1</sup>	1,968,445,730	5,490,779,698	13.5519	14.0384
2016	1,251,334,820	3,575,242,343	509,608,810	1,456,025,171	69,457,030	78,928,443 <sup>1</sup>	1,830,400,660	5,110,195,957	14.4411	14.3955
2015	1,238,794,610	3,539,413,171	501,263,180	1,432,180,514	68,296,740	77,609,932 <sup>1</sup>	1,808,354,530	5,049,203,617	14.4678	14.3188
2014	1,226,522,360	3,504,349,600	491,867,630	1,405,336,086	65,942,910	74,935,125 <sup>1</sup>	1,784,332,900	4,984,620,811	14.5900	14.5900
2013	1,208,512,120	3,452,891,771	507,443,630	1,449,838,943	62,052,300	70,513,977 <sup>1</sup>	1,778,008,050	4,973,244,691	14.5900	14.5900
2012	1,205,097,480	3,443,135,657	512,149,280	1,463,283,657	57,494,080	65,334,182 <sup>1</sup>	1,774,740,840	4,971,753,496	14.5900	14.5900
2011	1,201,138,940	3,431,825,543	528,358,200	1,509,594,857	55,203,620	62,731,386	1,784,700,760	5,004,151,786	14.5900	14.5900
2010	1,261,502,140	3,604,291,829	577,287,300	1,649,392,286	53,302,755	90,969,402	1,892,092,195	5,344,653,517	14.4191	14.2620
2009	1,255,880,200	3,588,229,143	657,554,350	1,878,726,714	50,358,870	85,792,868	1,963,793,420	5,552,748,725	13.0281	13.1657
2008	1,294,850,430	3,699,572,657	593,055,170	1,694,443,343	194,855,450	290,982,094	2,082,761,050	5,684,998,094	12.6027	12.6963

Real property is reappraised every six years with a State mandated update of the current market value in the third year following each reappraisal.

The assessed value of real property (including public utility real property) is 35 percent of estimated true value. The assessed value of public utility personal property ranges from 25 percent of true value for railroad property to 88 percent for electric transmission and distribution property.

The tangible personal property values associated with each year are the values that, when multiplied by the applicable rates, generated the property tax revenue billed in that year. For real property, the amounts generated by multiplying the assessed values by the applicable rates would be reduced by the 10%, 2 1/2% and homestead exemptions before being billed. Beginning in the 2006 collection year, the 10% rollback for commercial/industrial property has been eliminated.

Source: Butler County Auditor

<sup>1</sup> Using the .88 percent calculation as was used in 2011

See Independent Auditor's Report

Table 6

West Chester Township, Butler County  
Property Tax Rates - Direct and Overlapping Governments (Per \$1,00 of Assessed Valuation)  
Last Ten Years  
(Unaudited)

	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Total Millage	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900
Overlapping Rates by Taxing District										
Township										
Residential/Agricultural Real	\$ 13.5519	\$ 14.4411	\$ 14.4678	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.4191	\$ 13.0281	\$ 12.6027
Commerical/Industrial and Public Utility Real	\$ 14.0384	\$ 14.3955	\$ 14.3188	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.2620	\$ 13.1657	\$ 12.6963
General Business and Public Utility Personal	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900
School District										
Residential/Agricultural Real	\$ 39.5288	\$ 42.0421	\$ 42.3225	\$ 45.5049	\$ 44.0128	\$ 38.6936	\$ 38.6688	\$ 37.2277	\$ 36.6835	\$ 35.7572
Commerical/Industrial and Public Utility Real	\$ 48.0930	\$ 49.3945	\$ 49.1048	\$ 49.8408	\$ 49.7508	\$ 44.2182	\$ 43.3290	\$ 40.3078	\$ 38.4555	\$ 37.5099
General Business and Public Utility Personal	\$ 70.1400	\$ 70.1400	\$ 70.1400	\$ 71.1400	\$ 71.1400	\$ 65.8400	\$ 65.8400	\$ 65.8400	\$ 65.3400	\$ 65.3400
County										
Residential/Agricultural Real	\$ 8.6122	\$ 9.1092	\$ 9.1243	\$ 9.1308	\$ 9.0935	\$ 9.0855	\$ 9.0774	\$ 8.9509	\$ 8.8852	\$ 8.5513
Commerical/Industrial and Public Utility Real	\$ 9.3226	\$ 9.5663	\$ 9.5441	\$ 9.5638	\$ 9.5548	\$ 9.5512	\$ 9.5426	\$ 9.2112	\$ 8.9684	\$ 8.6515
General Business and Public Utility Personal	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7450	\$ 9.7500
Butler Tech JVS										
Residential/Agricultural Real	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300
Commerical/Industrial and Public Utility Real	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300
General Business and Public Utility Personal	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300	\$ 1.9300
Metroparks										
Residential/Agricultural Real	\$ 0.6498	\$ 0.6981	\$ 0.4996	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ -	\$ -
Commerical/Industrial and Public Utility Real	\$ 0.6777	\$ 0.7000	\$ 0.4987	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ -	\$ -
General Business and Public Utility Personal	\$ 0.7000	\$ 0.7000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ -	\$ -
Middletown Public Library										
Residential/Agricultural Real	\$ 0.6857	\$ 0.7434	\$ 0.7473	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ -	\$ -
Commerical/Industrial and Public Utility Real	\$ 0.7246	\$ 0.7496	\$ 0.7421	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ -	\$ -
General Business and Public Utility Personal	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ -	\$ -
Total all Districts										
Residential/Agricultural Real	\$ 64.9584	\$ 68.9639	\$ 69.0915	\$ 72.4057	\$ 70.8764	\$ 65.5491	\$ 65.5162	\$ 63.7777	\$ 60.5268	\$ 58.8412
Commerical/Industrial and Public Utility Real	\$ 74.7863	\$ 76.7360	\$ 76.1385	\$ 77.1746	\$ 77.0755	\$ 71.5394	\$ 70.6416	\$ 66.9610	\$ 62.5196	\$ 60.7877
General Business and Public Utility Personal	\$ 97.8300	\$ 97.8300	\$ 97.6300	\$ 98.6300	\$ 98.6300	\$ 93.3300	\$ 93.3300	\$ 93.3300	\$ 91.6050	\$ 91.6100

Source: Butler County Auditor

Notes: The rates presented for a particular calendar year are the rates that, when applied to the assessed values presented in the Assessed Value Table (Table 5) generated the property tax revenue billed in that year.  
The real property tax rates for the voted levies of the overlapping taxing districts are reduced so that inflationary increases in value do not generate additional revenue.

See Independent Auditor's Report

Table 7

West Chester Township  
Butler County, Ohio  
Principal Taxpayers - Real Estate Tax  
2017 and 2007  
(Unaudited)

2017		
Taxpayer	Real Property Assessed Valuation (1)	Percentage of Real Assessed Valuation
Duke Energy Ohio	\$ 77,161,300	3.92 %
Duke Realty	12,896,640	0.66
First Industrial LP	9,126,780	0.46
Lesaint Venture	8,896,300	0.45
FFIII West Chester	8,050,000	0.41
Landings at Beckett Ridge	7,365,440	0.37
Lightning Propco	6,993,010	0.36
Union Station of West Chester	6,829,230	0.35
Amylin Ohio	6,438,020	0.33
Lakefront at West Chester LLC	6,357,230	0.32
Total	<u>\$ 150,113,950</u>	<u>7.63 %</u>
Total Assessed Valuation	<u>\$1,968,445,730</u>	
2007		
Taxpayer	Real Property Assessed Valuation (1)	Percentage of Real Assessed Valuation
Duke Energy Ohio Inc.	\$ 43,013,480	2.27 %
Dugan Financing LLC	13,593,200	0.72
Duke Realty Ohio	13,392,200	0.71
Industrial Developments Intl	12,222,300	0.65
Dugan Realty	10,857,570	0.57
Security Capital	7,002,570	0.37
Landings At Beckett Ridge	6,591,950	0.35
Drees Co	6,040,920	0.32
Union Station of West Chester LLC	5,950,010	0.31
Port Union LLC	5,614,750	0.30
Total	<u>\$ 124,278,950</u>	<u>6.57 %</u>
Total Assessed Valuation	<u>\$ 1,894,385,515</u>	

Source: Butler County Auditor

(1) The amounts presented represent the assessed values upon which 2017 and 2007 collections were based.

See Independent Auditor's Report

Table 8

West Chester Township  
Butler County, Ohio  
Property Tax Levies and Collections  
Last Ten Years  
(Unaudited)

Collection Year	Total Tax Levy for Year	Collected Within the Calendar Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount Collected (1)	Percentage of Levy		Amount Collected	Percentage of Levy
2008	23,818,093	22,882,039	96.07%	924,968	23,807,007	99.95%
2009	24,502,385	23,455,477	95.73%	719,143	24,174,620	98.66%
2010	25,706,672	24,196,564	94.13%	555,666	24,752,230	96.29%
2011	27,177,140	26,063,374	95.90%	984,460	27,047,834	99.52%
2012	26,038,784	25,081,962	96.33%	151,434	25,233,396	96.91%
2013	26,675,049	25,272,121	94.74%	343,670	25,615,791	96.03%
2014	25,941,137	25,352,259	97.73%	512,374	25,864,633	99.71%
2015	25,893,422	25,390,408	98.06%	691,749	26,082,157	100.73%
2016	26,096,511	25,617,607	98.16%	600,466	26,218,073	100.47%
2017	26,420,114	25,992,795	98.38%	510,832	26,503,627	100.32%

(1) State Reimbursements of Rollback and Homestead Exemptions are included.

Note - Current information on delinquent taxes by tax levy year is presently unavailable. We are working with the County Auditor's Office to track and report this information in future tables.

Source: Butler County Auditor

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Ratio of Outstanding Debt to  
Total Personal Income and Debt Per Capita  
Last Ten Years  
(Unaudited)

Year	Population (1)	Governmental Activities				Notes Payable	Total Debt (3)	Percentage of Personal Income	Per Capita
		General Obligation Bonds	Revenue Bonds	Gross Bonded Debt (2)					
2017	63,597	\$ 36,039,862	\$ -	\$ 36,039,862	\$ -	\$ 36,039,862	1.39%	\$ 566.69	
2016	61,094	\$ 41,744,288	\$ -	\$ 41,744,288	\$ -	\$ 41,744,288	1.70%	\$ 683.28	
2015	60,682	\$ 45,267,824	\$ -	\$ 45,267,824	\$ -	\$ 45,267,824	1.96%	\$ 745.98	
2014	60,533	\$ 50,520,760	\$ -	\$ 50,520,760	\$ -	\$ 50,520,760	2.19%	\$ 834.60	
2013	61,449	\$ 54,415,000	\$ -	\$ 54,415,000	\$ -	\$ 54,415,000	2.53%	\$ 885.53	
2012	62,582	\$ 59,605,000	\$ -	\$ 59,605,000	\$ -	\$ 59,605,000	2.50%	\$ 952.43	
2011	60,958	\$ 64,285,000	\$ -	\$ 64,285,000	\$ -	\$ 64,285,000	2.95%	\$ 1,054.58	
2010	60,958	\$ 68,945,000	\$ -	\$ 68,945,000	\$ -	\$ 68,945,000	3.31%	\$ 1,131.02	
2009	62,775	\$ 74,175,000	\$ -	\$ 74,175,000	\$ -	\$ 74,175,000	3.47%	\$ 1,181.60	
2008	54,895	\$ 69,135,000	\$ -	\$ 69,135,000	\$ 3,620,000	\$ 72,755,000	4.44%	\$ 1,325.35	

(1)

- (a) Years 2007-2008 - 2000 Federal Census
- (b) Years 2009 Hamilton County Regional Planning Commission
- (c) Years 2010-2011 - 2010 Federal Census
- (d) Years 2012-2017 - Sites USA

(2)

- (a) Sum of General Obligation Bonds and Revenue Bonds

(3)

- (a) Sum of Gross Bonded Debt and Notes Payable

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Ratio of Gross Bonded Debt and Net Bonded Debt to Assessed  
Value and Bonded Debt Per Capita  
Last Ten Years  
(Unaudited)

Year	Population (1)	Estimated Actual Value of Taxable Property (2)	Gross Bonded Debt (3)	Net Bonded Debt	Ratio of Gross Bonded Debt to Estimated Actual Value of Taxable Property	Gross Bonded Debt Per Capita	Ratio of Net Bonded Debt to Estimated Actual Value of Taxable Property	Net Bonded Debt Per Capita
2017	63,597	\$ 5,490,779,698	\$ 36,039,862	\$ 36,039,862	0.66%	\$ 566.69	0.66%	\$ 566.69
2016	61,094	\$ 5,110,195,957	\$ 41,744,288	\$ 41,744,288	0.82%	\$ 683.28	0.82%	\$ 683.28
2015	60,682	\$ 5,049,203,617	\$ 45,267,824	\$ 45,267,824	0.90%	\$ 745.98	0.90%	\$ 745.98
2014	60,533	\$ 4,984,620,811	\$ 50,520,760	\$ 50,520,760	1.01%	\$ 834.60	1.01%	\$ 834.60
2013	61,449	\$ 4,973,244,691	\$ 54,415,000	\$ 54,415,000	1.09%	\$ 885.53	1.09%	\$ 885.53
2012	62,582	\$ 4,971,753,496	\$ 59,605,000	\$ 59,605,000	1.20%	\$ 952.43	1.20%	\$ 952.43
2011	60,958	\$ 5,004,151,786	\$ 64,285,000	\$ 64,285,000	1.28%	\$ 1,054.58	1.28%	\$ 1,054.58
2010	60,958	\$ 5,344,653,517	\$ 68,945,000	\$ 68,945,000	1.29%	\$ 1,131.02	1.29%	\$ 1,131.02
2009	62,775	\$ 5,552,748,725	\$ 74,175,000	\$ 74,175,000	1.34%	\$ 1,181.60	1.34%	\$ 1,181.60
2008	54,895	\$ 5,684,998,094	\$ 69,135,000	\$ 69,135,000	1.22%	\$ 1,259.40	1.22%	\$ 1,259.40

Sources:

(1)

- (a) Years 2007-2008 - 2000 Federal Census
- (b) Years 2009 Hamilton County Regional Planning Commission
- (c) Years 2010-2011 - 2010 Federal Census
- (d) Years 2012-2017 - Sites USA

(2) Butler County Auditor

(3) Includes all general obligation bonded debt and revenue bonded debt

See Independent Auditor's Report



Table 11

West Chester Township  
Butler County, Ohio  
Computation of Direct and Overlapping General Obligation Debt  
December 31, 2017  
(Unaudited)

Jurisdiction	Net Debt Outstanding	Percentage Applicable To Township (1)	Amount Applicable To Township
<b>DIRECT DEBT</b>			
West Chester Township	\$ 36,039,862	100.00%	<u>\$ 36,039,862</u>
<b>OVERLAPPING DEBT</b>			
Butler County	33,923,580	24.34%	8,256,999
Mason City School District	69,915,000	0.25%	174,788
Princeton City School District	166,112,139	3.59%	5,963,426
Lakota Local School District	107,975,000	66.18%	71,457,855
Butler Technology & Career Development	8,430,000	21.56%	1,817,508
Great Oaks Institute of Technology and Career Development	6,070,000	0.31%	<u>18,817</u>
Total Overlapping Debt			<u>87,689,393</u>
Total Direct and Overlapping Debt			<u><u>\$ 123,729,255</u></u>

Source: Ohio Municipal Advisory Council (OMAC)

Note (1):

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

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Legal Debt Margin  
Last Ten Years  
(Unaudited)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total Assessed Property Value	\$ 2,080,837,326	\$ 1,960,570,490	\$ 1,890,480,730	\$ 1,784,700,760	\$ 1,774,740,840	\$ 1,778,080,050	\$ 1,784,332,900	\$ 1,808,354,530	\$ 1,830,400,660	\$ 1,968,445,730
<u>10-1/2% Limitation</u>										
Overall Debt Limitation -10-1/2% of Assessed Valuation	\$ 218,487,919	\$ 205,859,901	\$ 198,500,477	\$ 187,393,580	\$ 186,347,788	\$ 186,690,845	\$ 187,354,955	\$ 189,877,226	\$ 192,192,063	\$ 206,686,802
Gross Indebtedness	72,755,000	74,175,000	68,945,000	64,285,000	59,605,000	54,415,000	51,940,000	46,650,000	37,920,000	32,575,000
Less Debt Outside Limitations	-	-	-	-	-	-	-	-	-	-
Debt Within 10-1/2% Limitation	72,755,000	74,175,000	68,945,000	64,285,000	59,605,000	54,415,000	51,940,000	46,650,000	37,920,000	32,575,000
Less Debt Service Fund Balance Available	17,461,128	9,362,446	9,685,128	8,832,094	9,777,800	8,143,964	7,711,230	7,910,248	8,855,639	8,842,377
Net Debt Within 10-1/2% Limitation	55,293,872	64,812,554	59,259,872	55,452,906	49,827,200	46,271,036	44,228,770	38,739,752	29,064,361	23,732,623
Legal Debt Margin Within 10-1/2% Limitation	<u>\$ 163,194,047</u>	<u>\$ 141,047,347</u>	<u>\$ 139,240,605</u>	<u>\$ 131,940,674</u>	<u>\$ 136,520,588</u>	<u>\$ 140,419,809</u>	<u>\$ 143,126,185</u>	<u>\$ 151,137,474</u>	<u>\$ 163,127,702</u>	<u>\$ 182,954,179</u>
<u>5-1/2% Limitation</u>										
Unvoted Debt Limitation -5-1/2% of Assessed Valuation	\$ 114,446,053	\$ 107,831,377	\$ 103,976,440	\$ 98,158,542	\$ 97,610,746	\$ 97,794,403	\$ 98,138,310	\$ 99,459,499	\$ 100,672,036	\$ 108,264,515
Gross Indebtedness	72,755,000	74,175,000	68,945,000	64,285,000	59,605,000	54,415,000	51,940,000	46,650,000	37,920,000	32,575,000
Less Debt Outside Limitations	-	-	-	-	-	-	-	-	-	-
Debt Within 5-1/2% Limitation	72,755,000	74,175,000	68,945,000	64,285,000	59,605,000	54,415,000	51,940,000	46,650,000	37,920,000	32,575,000
Less Debt Service Fund Balance Available	17,461,128	9,362,446	9,685,128	8,832,094	9,777,800	8,143,964	7,711,230	7,910,248	8,855,639	8,842,377
Net Debt Within 5-1/2% Limitation	55,293,872	64,812,554	59,259,872	55,452,906	49,827,200	46,271,036	44,228,770	38,739,752	29,064,361	23,732,623
Legal Debt Margin Within 5-1/2% Limitation	<u>\$ 59,152,181</u>	<u>\$ 43,018,823</u>	<u>\$ 44,716,568</u>	<u>\$ 42,705,636</u>	<u>\$ 47,783,546</u>	<u>\$ 51,523,367</u>	<u>\$ 53,909,540</u>	<u>\$ 60,719,747</u>	<u>\$ 71,607,675</u>	<u>\$ 84,531,892</u>
See Independent Auditor's Report										

Table 13

West Chester Township  
Butler County, Ohio  
Demographic and Economic Statistics  
Last Ten Years  
(Unaudited)

Year	Population (1)	Total Personal Income (4)	Personal Income Per Capita (1)	Median Household Income (1)	Median Age (1)	Educational Attainment: Bachelor's Degree or Higher (1)	School Enrollment (5)	Butler County Unemployment Rate (2)	Average Sales Price of Residential Property (3)	Total Assessed Property Value (6)
2017	63,597	\$2,596,347,525	\$40,825	\$94,437	38.5	47.3%	16,995	4.0%	\$ 270,561	\$1,968,445,730
2016	61,094	\$2,462,332,576	\$40,304	\$93,320	38.5	44.9%	16,585	4.1%	\$ 266,766	\$1,830,400,660
2015	60,682	\$2,310,163,740	\$38,070	\$86,167	38.8	44.2%	16,649	4.2%	\$ 260,272	\$1,808,354,530
2014	60,533	\$2,306,852,097	\$38,109	\$86,439	38.7	44.3%	16,939	3.8%	\$ 249,615	\$1,784,332,900
2013	61,449	\$2,152,497,021	\$35,029	\$85,158	38.4	41.7%	17,083	6.0%	\$ 203,874	\$1,778,008,050
2012	62,582	\$2,379,680,550	\$38,025	\$89,130	38.3	41.6%	17,578	6.0%	\$ 197,635	\$1,774,740,840
2011	60,958	\$2,176,078,684	\$35,698	\$83,637	34.3	41.7%	18,426	7.6%	\$ 193,680	\$1,784,700,760
2010	60,958	\$2,081,837,616	\$34,152	\$81,506	35.7	44.1%	18,458	8.8%	\$ 206,893	\$1,892,092,195
2009	62,775	\$2,140,125,300	\$34,092	\$78,258	36.1	43.7%	18,471	10.9%	\$ 199,195	\$1,963,793,420
2008	54,895	\$1,639,494,070	\$29,866	\$71,454	35.4	43.6%	15,926	5.9%	\$ 205,244	\$2,082,761,050

(1)  
 (a) Years 2007-2008 - 2000 Federal Census  
 (b) Years 2009 Hamilton County Regional Planning Commission  
 (c) Years 2010-2011 - 2010 Federal Census  
 (d) Years 2012-2017 - Sites USA

(2) Source: Economic Development Department; unemployment rate for the Township is not available

(3) Source: Butler County Auditor

(4) Source: Computation of per capita personal income multiplied by population

(5) Source: Lakota Local School District

(6) Source: Butler County Auditor

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Ten Largest Employers  
Ranked by Number of Full-Time Employees  
2017 and 2012  
(Unaudited)

<b>2017</b>		
Employer/Description	FTEs	% of Total
1 GE Aviation <i>-Manufactures aircraft engines</i>	2,500	4.4%
2 Lakota School District <i>-Public school district</i>	1,827	3.2%
3 TradeGlobal <i>-Ecommerce solutions provider for internet, catalog and retail companies</i>	1,088	1.9%
4 West Chester Hospital <i>Full-Service, 160-bed hospital</i>	1,045	1.9%
5 Cornerstone Group <i>Upscale catalog company distribution center</i>	896	1.6%
6 AdvancePierre <i>-Manufactures frozen processed foods</i>	870	1.5%
7 Procter & Gamble <i>-Develops manufacturing systems for new and existing products</i>	558	1.0%
8 Totes Isotoner <i>-Warehouse/distribution facility of Totes brand raingear and related products</i>	450	0.8%
9 AstraZeneca <i>Biotech pharmaceutical manufacturing</i>	410	0.7%
10 IKEA <i>International home furnishings retailer</i>	400	0.7%

*Source: West Chester Community Development, January 2018*

<b>2012</b>		
Employer/Description	FTEs	% of Total
1 GE Aviation <i>-Manufactures aircraft engines</i>	2,000	4.1%
2 Lakota School District <i>-Public school district</i>	1,827	3.8%
3 Cornerstone Group <i>-Upscale catalog company distribution center</i>	896	1.8%
4 Pierre Frozen Foods <i>-Manufactures frozen processed foods</i>	889	1.8%
5 Procter & Gamble Manufacturing Supply Technology <i>-Develops manufacturing systems for new and existing products</i>	750	1.5%
6 West Chester Medical Center <i>Full-Service, 160-bed hospital</i>	602	1.2%
7 Netrada <i>-3rd party logistics provider for internet and retail companies</i>	500	1.0%
8 Totes Isotoner <i>-Warehouse/distribution facility of Totes brand raingear and related products</i>	450	0.9%
9 IKEA <i>-Home furnishing retailer</i>	400	0.8%
10 Humana/RightsourceRX <i>-Mail order pharmacy</i>	385	0.8%

*Source: West Chester Community Development, March 2013*

See Independent Auditor's Report

Table 15

West Chester Township  
Butler County, Ohio  
Full-Time Equivalent Township Employees by Function/Program  
Last Ten Years  
(Unaudited)

Function/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General Government										
Council	3	3	3	3	3	3	3	3	3	3
Finance	5	5	5	6	6	6	5	5	6	6
Administration	28	26	22	19	20	18	22	21	18	19
Planning	8	8	9	9	7	7	7	7	7	7
Security of Persons and Property										
Police	85	86	88	92	87	85	85	80	82	88
Police - Dispatchers/Office/Other	31	26	26	25	27	26	27	24	24	20
Fire	90	95	96	101	102	102	110	92.5	90.5	87.5
Fire - Secretary - Other	3	3	3	3	3	3	3	3	2	2
Public Health Services										
Cemetery	3	3	3	3	3	3	2	2	2	2
Leisure Time Activities										
Recreation	4	4	4	4	4	4	4	3	3	2
Community Development										
Economic Development	3	3	2	2	2	1	1	2	1	1
Transportation										
Street M&R	24	24	21	21	20	20	20	21.5	23.0	23.0
Totals:	286	286	282	288	284	278	289	264	262	261

Source: Township Employee Benefits Department  
Method: Using 1.0 for each full-time employee and 0.50 for each part-time and seasonal employee at year end.

See Independent Auditor's Report

West Chester Township  
Butler County, Ohio  
Capital Assets Statistics by Function/Program  
Last Ten Years  
(Unaudited)

Function/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<b>General Government</b>											
Square Footage Occupied	101,643	101,643	101,643	101,643	101,643	101,643	101,643	101,643	101,643	101,643	101,643
Administrative Vehicles	4	4	4	4	4	4	4	4	4	4	
<b>Police</b>											
Stations	1	1	1	1	1	1	1	1	1	1	
Square Footage of Building	64,661	64,661	64,661	64,661	64,661	64,661	64,661	64,661	64,661	64,661	
Vehicles	79	82	80	89	80	78	77	79	79	79	
<b>Fire</b>											
Stations	5	5	5	5	5	5	5	5	5	5	
Square Footage of Building	31,851	64,194	64,914	64,914	64,914	64,914	64,914	64,914	64,914	64,914	
Vehicles	25	28	28	28	27	27	27	27	27	26	
<b>Recreation</b>											
Number of Parks	6	6	6	6	6	6	6	6	6	6	
Number of Tennis Courts	3	3	3	3	3	3	3	3	3	3	
Number of Baseball Diamonds	6	6	6	6	6	6	6	6	6	6	
Number of Tot Lots	2	3	3	3	3	3	3	3	3	3	
Number of Soccer Fields	4	4	4	4	4	4	4	4	4	4	
Vehicles	4	5	6	6	5	5	5	5	5	5	
<b>Other Public Works</b>											
Streets (miles)	219	219	219	219	219	219	220	223	223	223	
Number of Streetlights:											
General	74	74	74	74	74	74	74	74	75	75	
Beckett Park	19	19	19	19	19	19	19	19	19	19	
Streetscape	N/A	N/A	N/A	N/A	N/A	35	35	35	35	67	
Residential	939	939	939	939	939	945	945	962	975	976	
Service Vehicles	35	42	42	42	47	47	47	47	50	51	

Source: Respective Township Departments

See Independent Auditor's Report

Table 17

West Chester Township  
Butler County, Ohio  
Operating Indicators by Function/Program  
Last Ten Years  
(Unaudited)

Function/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>General Government</b>										
<b>Council and Clerk</b>										
Number of Resolutions Passed	32	27	30	26	21	23	26	35	44	44
Number of Zoning docket items	17 cases	19 cases	19 cases	22 cases	19 cases	16 cases	29 cases	28 cases	26 cases	30 cases
Zoning Board of Appeals docket items	37 cases	38 cases	27 cases	24 cases	21 cases	17 cases	29 cases	25 cases	32 cases	18 cases
<b>Finance Department</b>										
Number of checks/ vouchers issued	4,662	4,393	4,168	3,684	3,490	3,327	3,458	3,473	3,183	3,206
Amount of checks written	\$ 33,500,720.58	\$ 51,497,509.32	\$ 33,610,806.82	\$ 32,016,224.33	\$ 28,795,579.45	\$ 28,491,565.39	\$ 31,122,799.58	\$ 36,083,692.69	\$ 36,488,552.00	\$ 34,201,140.00
Interest earnings for fiscal year (cash basis)	\$ 2,815,234.76	\$ 1,132,025.47	\$ 702,931.76	\$ 773,615.36	\$ 1,230,072.40	\$ 624,914.87	\$ 637,429.56	\$ 932,386.57	\$ 982,447.00	\$ 1,416,949.00
Number of Receipts issued	3,107	2,950	3,421	3,513	3,765	3,405	3,496	3,536	3,609	3,357
Number of Journal Entries issued	170	161	181	427	206	184	283	283	292	265
Number of Budget Adjustments issued	312	185	43	96	78	58	93	58	68	23
Agency Ratings - Moody's Financial Services	Aa1	Aa1	Aaa	Aaa	Aaa	Aaa	Aaa	Aaa	Aaa	Aaa
Health Insurance Costs to General Fund Expenditures	6.71%	4.88%	4.81%	5.35%	5.13%	6.54%	5.70%	5.71%	5.59%	6.50%
General Fund Receipts	\$ 8,273,241.51	\$ 5,959,496.66	\$ 7,408,426.61	\$ 7,492,046.69	\$ 6,942,485.89	\$ 5,749,650.96	\$ 5,537,082.46	\$ 5,569,750.47	\$ 6,134,752.00	\$ 6,050,779.00
General Fund Expenditures	\$ 5,179,555.36	\$ 7,164,068.18	\$ 7,256,522.80	\$ 6,512,826.87	\$ 6,412,965.97	\$ 6,047,124.32	\$ 5,876,542.53	\$ 6,336,571.55	\$ 7,298,798.00	\$ 5,829,732.00
General Fund Cash Balances	\$ 11,991,758.66	\$ 10,762,038.34	\$ 10,954,206.84	\$ 11,870,063.72	\$ 12,294,381.80	\$ 11,790,095.49	\$ 11,232,786.94	\$ 10,491,037.12	\$ 10,292,015.00	\$ 10,214,349.00
<b>Civil Service</b>										
Number of police entry tests administered	2	2	-	-	-	-	-	72	-	80
Number of fire entry tests administered	123	-	-	-	-	126	-	-	22	-
Number of police promotional tests administered	-	2	1	-	-	-	-	23	-	-
Number of hires of Police Officers from certified lists	5	2	3	2	-	-	-	-	4	5
Number of promotions from police certified lists	-	3	4	-	-	-	-	3	7	1
<b>Community Development Indicators</b>										
Number of permits issued	935	827	824	844	868	883	818	812	997	910
Amount of Revenue generated from permits	\$ 119,938.52	\$ 97,002.00	\$ 91,332.33	\$ 81,741.71	\$ 90,243.80	\$ 147,203.01	\$ 151,696.24	\$ 115,935.49	\$ 245,268.00	\$ 110,519.00
<b>Security of Persons &amp; Property</b>										
<b>Police</b>										
Total Calls for Services	49,657	46,268	47,775	45,844	42,533	44,531	42,177	40,026	43,244	47,767
Number of traffic citations issued	3,398	2,767	2,578	3,490	1,703	3,518	2,578	2,172	2,563	3,087
Number of parking citations issued	75	97	53	59	37	43	37	35	18	20
Number of criminal arrests	2,380	2,087	1,997	1,932	1,768	1,693	1,933	1,580	1,817	1,701
Part 1 Offenses (major offenses)	1,632	1,651	1,591	1,519	1,403	1,486	1,544	1,594	1,425	1,394
DUI Arrests	362	294	257	242	207	204	149	139	138	127
Motor Vehicle Accidents	1,923	1,698	1,607	1,888	1,782	1,725	1,817	1,992	1,871	1,977
Property damage accidents	1,633	1,327	1,295	1,885	1,463	1,389	1,461	1,611	1,499	1,585
Fatalities from Motor Vehicle Accidents	1	3	1	3	1	1	2	6	4	1
Gasoline costs of fleet	\$ 239,166.00	\$ 153,440.00	\$ 174,265.00	\$ 251,977.34	\$ 263,495.18	\$ 267,117.61	\$ 238,275.50	\$ 152,171.03	\$ 137,102.00	\$ 113,290.00

Table 17

West Chester Township  
Butler County, Ohio  
Operating Indicators by Function/Program (continued)  
Last Ten Years  
(Unaudited)

Function/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Security of Persons & Property (continued)										
Fire										
EMS Calls	3,984	3,646	3,815	3,810	3,925	3,606	4,128	4,223	4,388	4,644
Ambulance Billing Collections (net)	\$ 1,135,318.75	\$ 1,107,805.00	\$ 1,195,809.87	\$ 1,128,563.00	\$ 1,165,220.14	\$ 927,590.35	\$ 1,083,216.39	\$ 1,198,462.02	\$ 1,113,475.00	\$ 1,081,614.00
Fire Calls	2,061	1,790	1,794	1,605	1,742	1,570	1,830	1,893	1,843	2,035
Fires with Loss	31	55	54	66	69	72	81	74	72	59
Fires with Losses exceeding \$10K	14	11	9	8	8	20	24	15	10	14
Fire Losses	\$ 1,775,345.00	\$ 872,370.00	\$ 574,755.00	\$ 835,411.00	\$ 851,320.00	\$ 795,291.00	\$ 2,541,693.00	\$ 527,807.00	\$ 333,255.00	\$ 2,413,215.00
Fire Safety Inspections	2,352	2,946	3,407	3,647	3,379	3,337	4,394	3,957	3,887	4,284
Number of times Mutual Aid given to Fire and EMS	145	110	135	113	126	85	102	98	75	135
Number of times Mutual Aid received for Fire and EMS	209	81	64	40	34	26	61	69	91	138
Public Health and Welfare										
Cemetery burials	61	56	66	55	46	53	40	32	48	39
Cemetery cremations	4	13	9	9	9	13	16	16	15	8
Cemetery sale of lots	65	68	56	62	16	43	12	3	7	5
Cemetery receipts	\$ 129,559.00	\$ 136,716.42	\$ 126,281.36	\$ 125,511.00	\$ 70,923.92	\$ 80,416.32	\$ 65,761.52	\$ 46,017.88	\$ 66,081.00	\$ 47,702.00
Liesure Time Activities										
Recreation										
Shelter rentals	\$ 20,295.00	\$ 37,439.00	\$ 59,532.00	\$ 62,082.00	\$ 84,090.00	\$ 104,340.00	\$ 105,475.00	\$ 100,465.00	\$ 113,450.00	\$ 110,395.00
Basic Utility Services										
Refuse disposal per year (in tons)	21,761	25,578	22,869	21,188	21,286	21,407	20,599	20,898	20,286	20,821
Annual recycling tonnage (excluding leaf, and compost items)	1,869	1,968	2,132	2,262	2,264	1,474	2,441	2,506	2,317	2,596
Percentage of waste recycled	8.59%	7.69%	9.32%	10.67%	10.64%	11.55%	11.85%	11.99%	11.42%	12.47%
Transportation										
Crackseal Coating Program (Miles)	12	11	19	38	36	37	14	65	47	29
Street Repair (Curbs, aprons, berms, asphalt) (hours)	34,027	17,920	17,475	4,784	2,875	2,985	1,546	1,230	1,178	806
Guardrail Repair (hours)	160	160	288	19.5	-	-	16	-	159	213
Paint Striping (hours)	360	N/A	N/A	320	525	120	160	60	100	40
Street Sweeper (hours)	280	640	509	529	714	504	315	637	407	728
Cold Patch (hours)	120	640	525	474	426	108	607	206	287	118
Snow & Ice Removal regular hours	1,524	2,152	1,538	1,315	872	1,748	2,141	1,616	828	404
Snow & Ice Removal overtime hours	2,393	2,610	1,390	489.5	717	1,539	2,569	1,830	1,149	301
Landscaping Stump-Chipper service (hours)	1,600	1,000	867	90.5	225	504	964	1,460	840	268
Holiday lights setup (hours)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Equipment repair/body shop (hours)	3,000	2,800	4,160	3,624	4,656	4,160	3,744	3,723	4,440	4,080
Sign department (hours)	3,500	3,840	3,120	3,400	3,350	3,350	2,432	2,544	3,120	4,972
Tons of snow melting salt purchased	7,450	4,524	4,299	2,687	3,489	728	3,337	4,524	2,269	1,098
Cost of salt purchased	\$ 372,391.00	\$ 282,352.00	\$ 277,227.69	\$ 173,238.38	\$ 234,380.72	\$ 49,167.00	\$ 214,313.00	\$ 301,807.30	\$ 168,312.00	\$ 75,105.00

Source: Respective Township Departments

See Independent Auditor's Report



# **West Chester Township**

## ***Independent Auditor's Report on Internal Control and Compliance***

***For the year ended December 31, 2017***

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# West Chester Township

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**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***

To the Board of Trustees  
West Chester Township, Ohio

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of West Chester Township, Butler County, Ohio (the Township) as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Township's basic financial statements and have issued our reports thereon dated June 16, 2017.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Township's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances to the extent necessary to support our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, we do not express an opinion on the effectiveness of the Township'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 combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Township'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. However, material weaknesses may exist that have not been identified.

**Kentucky**  
**Indiana**  
**Ohio**

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## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Township'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 an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

## Purpose of this Report

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

A handwritten signature in black ink that reads "MCM CPAs & Advisors LLP". The signature is written in a cursive, stylized font.

Cincinnati, Ohio June 15,  
2018

**West Chester Township  
Schedule of Findings and Responses and Summary  
Schedule of Prior Audit Findings  
December 31, 2017**

**Schedule of Findings and Responses**

None Noted

**Summary Schedule of Prior Audit Findings**

None Noted

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# Dave Yost • Auditor of State

**WEST CHESTER TOWNSHIP**

**BUTLER COUNTY**

**CLERK'S CERTIFICATION**

This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
JULY 19, 2018**