

West Chester Township

Independent Auditor's Report on Internal Control and Compliance

For the Year Ended December 31, 2019

OHIO AUDITOR OF STATE
KEITH FABER



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

We have reviewed the *Independent Auditor's Report* of West Chester Township, Butler County, prepared by Mountjoy Chilton Medley LLP, for the audit period January 1, 2019 through December 31, 2019. 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 "Keith Faber".

Keith Faber
Auditor of State
Columbus, Ohio

July 20, 2020

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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, 2019, and the related notes to the financial statements, which collectively comprise the Township's basic financial statements and have issued our report thereon dated June 25, 2020.

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 that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of 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 a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

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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* (Continued)**

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.



Cincinnati, Ohio
June 25, 2020

West Chester Township
Schedule of Findings and Responses and Summary
Schedule of Prior Audit Findings
December 31, 2019

Schedule of Findings and Responses

None noted

Summary Schedule of Prior Audit Findings

Finding Number	Finding Summary	Status
2018-001: Material Weakness - Restatement of Prior Year Net Assets	During the prior year audit, a restatement of net assets was required created by a lack of proper overall review.	Fully Corrected

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West Chester

TOWNSHIP

Comprehensive Annual Financial Report

Year ended December 31, 2019

westchesteroh.org

INTRODUCTORY SECTION



WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019



Issued by the Finance Department

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West Chester Township
Butler County, Ohio
Comprehensive Annual Financial report
For the Year Ended December 31, 2019

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West Chester Township
Butler County, Ohio
Comprehensive Annual Financial report
For the Year Ended December 31, 2019

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West Chester Township
Butler County, Ohio
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June 25, 2020

To the Board of Trustees and the Citizens of West Chester Township, Butler County, 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. The Township’s financial statements have been audited by MCM CPAs & Advisors. Their audit report is located at the front of the financial section of this report and contains an unmodified (“clean”) opinion.

This report, for the fiscal year ended December 31, 2019, 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.

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

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 2018 CAFR, for the year ending December 31, 2018.
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 ensure 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.

The Basics

West Chester Township operates as a limited home rule government led by a publicly elected three-member Board of Trustees. The Trustees' four-year terms overlap ensuring some consistency and experience at all times. A publicly elected Fiscal Officer provides fiscal oversight and accurate keeping of meeting minutes. The Board appoints the Township Administrator who serves as the day-to-day manager of Township operations.

A township government is a political subdivision of the state having only those powers granted to it by the state legislature. The township form of government, sometimes referred to as "ala carte government", allows voters, through ballot issues, to determine 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.

West Chester’s approximately \$49.3 million operational budget, its diverse collection of more than 3,600 businesses, and more than 64,000 citizens make it unique among other townships in the state of Ohio.

As a township, West Chester has no authority to collect an income tax unless as part of a Joint Economic Development District (JEDD). The Township, with no taxing authority of its own, partners with a municipality to collect the JEDD payments. West Chester has one active JEDD that generates approximately \$1.5 million annually.

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.



Trustee Ann Becker



Trustee Mark S. Welch



Trustee Lee Wong



Fiscal Officer Bruce Jones

Budget Practices

West Chester’s budgeting practices demonstrate an ongoing commitment to fiscal responsibility and set as a priority West Chester’s position as a leading-edge community and one of “America’s Best Places to Live.”

West Chester pilots a course of economic stability and mindful investment to navigate the effects of the larger economy and the impacts of a maturing community while remaining competitive.

The Township works strategically to elevate its standing as a premier community, investing in those attributes that 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 Township to remain within self-imposed

budgetary constraints, build a carryover that will benefit the community as it matures; and helped maintain a Moody's Aaa bond rating 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 sustained a \$1.5 million annual transfer to the Road and Bridge Fund and receipt nearly half of interest earned to a Sustainable Infrastructure Fund since 2009 to support escalating infrastructure maintenance costs.



West Chester has one JEDD covering property located on the northwest corner of Cincinnati-Dayton Road and Union Centre Boulevard. JEDD revenues supplement losses or decreases to the General Fund revenue collections; and continue to be a viable revenue source for operations. JEDD revenue collected in 2019 totaled more than \$1.8 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 maintains solvency through effective budget planning, right-sizing government operations, and reducing costs when necessary and appropriate. 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 Development

West Chester, identified by many as the economic engine of Butler County, offers amenities and attributes that 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, UCHealth 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 \$2.04 billion.

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

- Manufacturing
- Information Technology

- Corporate Headquarters/Office
- Health Care
- Life Sciences
- Logistics/Distribution

The professional, business and financial services sector provide support to these targeted industries, also making them “at home” in West Chester. The local economy is diversified and balanced, not dominated by any particular industry or reliant upon any single major employer.



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 2019, West Chester tracked approximately \$121.3 million in new capital investment. This new investment accounts for 2.13 million square feet of commercial development. This growth accounts for more than 1,100 new jobs and an additional 1,000 jobs retained because existing corporate stakeholders finding success in the West Chester community continued to invest here.

Public Safety Services

West Chester benefits from its own professional police, fire and emergency medical services supported by dedicated voter-approved levies. The West Chester Police Department operates with a 7-mil levy approved by voters in 2010. The West Chester Fire Department protects the community with a 6-mil levy approved by voters in 2006. These two levies together also support a full-service 9-1-1 Communications Dispatch Center.

West Chester takes pride in not taking taxpayer money for granted. Prudent, responsible spending and budgeting means fewer trips to the ballot while providing the best service within available resources.

The West Chester Police Department leadership promotes 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.

Committed to the responsible deployment, West Chester has carefully studied and budgeted for replacement of vital public safety software that will function well for police, fire & EMS, emergency dispatch, and ultimately the community. The cost for this new, expensive, comprehensive software is a planned and budgeted expense that has been planned for several years, but will only be purchased after exhaustive review.

The West Chester Police Department builds strong community relationships by 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 2019, West Chester Police responded to nearly 50,000 calls for service. Part I crimes, the most violent category of crimes, decreased 3.7% from the previous year.

The quick response of a well-trained professional fire department attributes to reduced insurance rates for those who live and operate businesses in West Chester.



The West Chester Fire Department operates from five fully equipped fire stations to reduce response times and serve the community. In 2020, one of the oldest of the five stations will be reconstructed on the same site using TIF funding rather than levy funds.

In 2019, the Fire Department responded to nearly 7,100 total calls for service, more than 4,800 were for medical services.

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 fear a firefighter in full turnout gear. Residents of all ages learn to properly use a fire extinguisher, create an escape plan, and 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 3,700 fire inspections and nearly 650 plan reviews in 2019 to ensure new development makes safety a priority and existing stakeholders live up to expectations for safety.

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 road.

Maintaining West Chester's infrastructure is critical to sustaining property values and our reputation as a premier community for corporate and residential taxpayers. Our residents in a 2019 National Citizen Survey, indicated infrastructure maintenance is important and the Board of Trustees has continued to identify infrastructure as a priority.

The advancement and maintenance of West Chester infrastructure benefits from successful Tax Increment Financing (TIF) areas and an expanded partnership with the Butler County Engineer's Office (BCEO). Paving of county-owned roads in the TIF districts with Township TIF funds, results in the BCEO taking on some storm water and similar work on Township roads resulting in a savings



of nearly \$4 million to West Chester taxpayers over the past eight years.

Recreation and Amenities

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 offer playgrounds, shelters, natural trails, ponds, and a restored 1881 timber-frame barn.

West Chester residents enjoy concerts, events and youth programming designed to 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, but operated, managed and programmed by a community partner, brings visitors to the community from across the country.

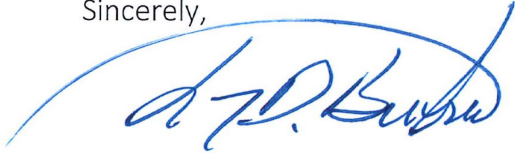
A 500-acre county park provides residents with tournament-quality soccer fields, a recreational lake and walking paths.

West Chester also enjoys a wide range of activities offered through the Midpointe Library System. Midpointe manages and operates the West Chester Library, constructed using TIF funds. The library provides traditional functions while also serving as a gathering space for clubs and groups,

arts programming; and features a new maker space called Innovation Pointe with 3-D printers, sewing machines and much more.

West Chester is a thriving community that continues to grow in a balanced way. Strong schools, beautiful homes, and safe neighborhoods balanced with a vibrant business community and a variety of urban amenities, simplify busy lives and make West Chester a place *“where families grow and businesses prosper.”*

Sincerely,



Larry D. Burks, MPA, CED, ICMA-CM

Township Administrator



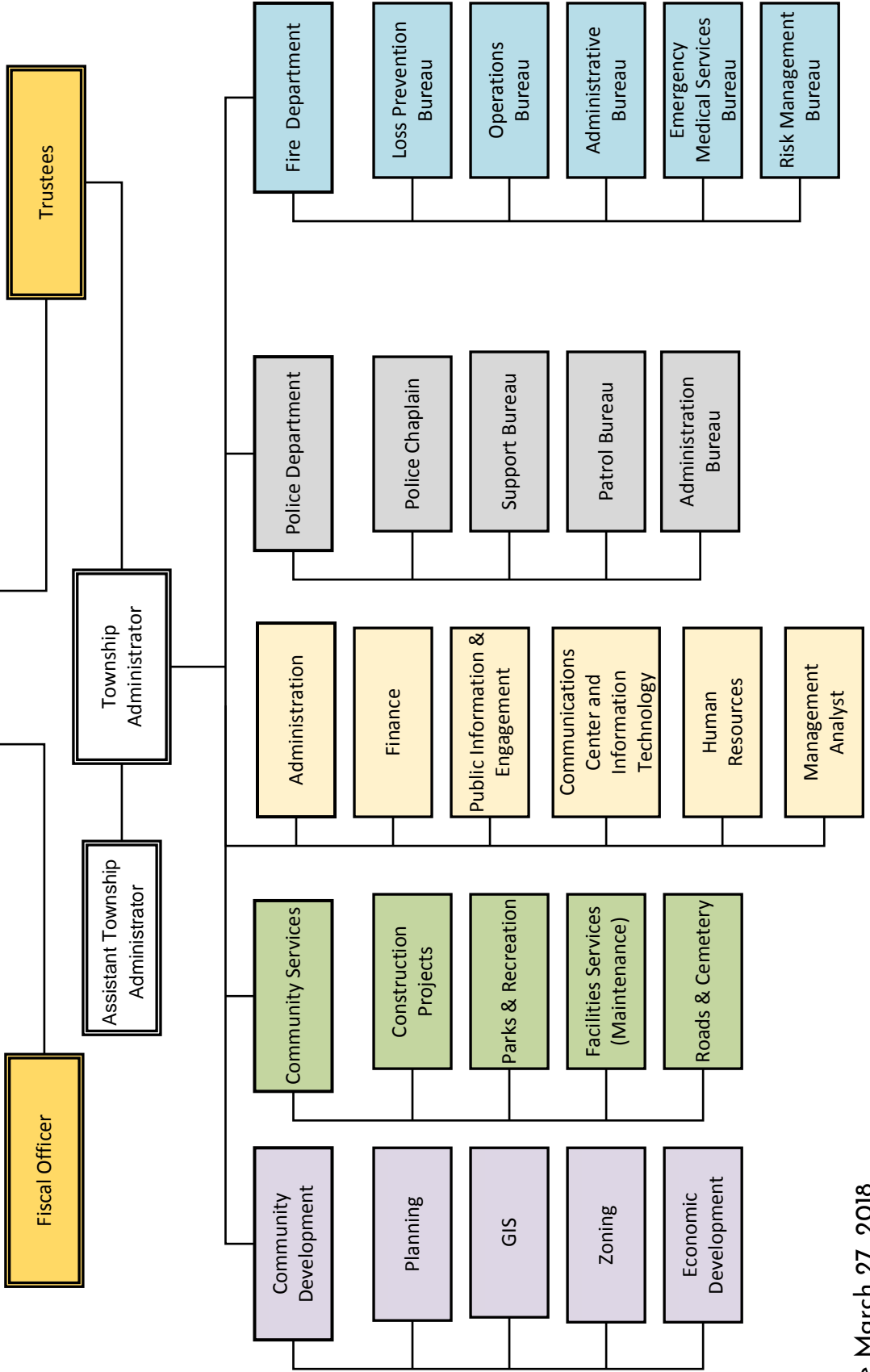
Kenneth Keim, CPA, CMA

Finance Director



Organizational Chart

Citizens of
West Chester Township



West Chester Township
Butler County, Ohio
List of Principal Officials
December 31, 2019

Elected Officials

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

Appointed Officials

Township Administrator	Larry Burks
Assistant Township Administrator	Lisa Brown
Chief of Police	Joel Herzog
Fire Chief	Rick Prinz
Director of Services	Timothy Franck
Director of Community Development	Aaron Wiegand
Director of Public Information and Engagement	Barbara Wilson
Director of Human Resources	Tonya Charles
Director of Finance	Kenneth Keim
Director of Communications & IT	Dennis Dick



Government Finance Officers Association

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**West Chester Township
Ohio**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morill

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, 2019, 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.

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Independent Auditor's Report (Continued)

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, 2019, 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 5-16, the budgetary comparison information on pages 65-69 and schedule of proportionate share of the net pension liability and schedule of contributions on pages 70-73 the schedule of proportionate share of the OPEB liability and schedule of contributions on pages 74-77 and the related notes to the required supplementary information on pages 78-80, 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.

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.

Independent Auditor's Report (Continued)

Other Information

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2020, 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.

MLM CPAs & Advisors LLP

Cincinnati, Ohio
June 25, 2020



West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

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, 2019.

FINANCIAL HIGHLIGHTS

- The Township's total net position increased by \$6.0 million.
- Net capital assets of the Township increased by \$2.3 million.
- General revenues accounted for \$57.7 million, or 94 percent of all revenues. Program specific revenues in charges for services and grants and contributions accounted for \$3.8 million, or 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 \$127.5 million. Of this amount, \$10.6 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 \$10.6 million, or approximately 150 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.

OVERVIEW OF THE FINANCIAL STATEMENTS

Government-wide Financial Statements. The analysis of the Township as a whole begins with the statement of net position and the statement of activities. 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 2019?" 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.

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.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

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.

Fund Financial Statements. The analysis of the Township's major funds begins with the balance sheet. 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, Police, Fire and Emergency Medical Services, UCB Tax Increment Financing, State Route 747 TIF and UCB TIF Debt Service 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.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the financial statements.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

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 as of December 31, 2019 and 2018.

Table 1
Net Position

	Governmental Activities	
	2019	2018
Assets		
Current and other assets	\$ 175,255,370	\$ 172,410,040
Capital assets	<u>117,653,313</u>	<u>115,308,322</u>
Total assets	<u>292,908,683</u>	<u>287,718,362</u>
Deferred outflows of resources	<u>19,141,063</u>	<u>10,204,624</u>
Liabilities		
Current and other liabilities	3,577,904	4,764,744
Long-term liabilities:		
Net pension liability	52,532,332	33,716,512
Net OPEB liability	15,592,201	27,090,885
Other long-term amounts	<u>36,996,541</u>	<u>27,534,677</u>
Total liabilities	<u>108,698,978</u>	<u>93,106,818</u>
Deferred inflows of resources	<u>41,117,257</u>	<u>48,548,571</u>
Net position		
Net investment in capital assets	98,376,124	92,614,448
Restricted	66,009,168	75,151,603
Unrestricted (deficit)	<u>(2,151,781)</u>	<u>(11,498,454)</u>
Total net position	<u>\$ 162,233,511</u>	<u>\$ 156,267,597</u>

The net pension liability is the largest single liability reported by the Township at December 31, 2019 and is reported pursuant to Governmental Accounting Standards Board (GASB) Statement 68, *Accounting and Financial Reporting for Pensions—an Amendment of GASB Statement 27*. The net other postemployment benefits (OPEB) liability is another significant liability of the Township, reported pursuant to GASB Statement 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

GASB standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. Prior accounting for pensions (GASB Statement No. 27) and postemployment benefits (GASB Statement No. 45) focused on a funding approach. This approach limited pension and OPEB costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan's *net pension liability* or *net OPEB liability*. GASB Statement Nos. 68 and 75 take an earnings approach to pension and OPEB accounting; however, the nature of Ohio's statewide pension/OPEB plans and state law governing those systems requires additional explanation in order to properly understand the information presented in these statements.

GASB Statement Nos. 68 require the net pension liability and the net OPEB liability to equal the Township's proportionate share of each plan's collective:

1. Present value of estimated future pension/OPEB benefits attributable to active and inactive employees' past service
2. Minus plan assets available to pay these benefits

GASB notes that pension and OPEB obligations, whether funded or unfunded, are part of the "employment exchange" – that is, the employee is trading his or her labor in exchange for wages, benefits, and the promise of a future pension and other postemployment benefits. GASB noted that the unfunded portion of this promise is a present obligation of the government, part of a bargained-for benefit to the employee, and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the Township is not responsible for certain key factors affecting the balance of these liabilities. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The Ohio Revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The employee enters the employment exchange with the knowledge that the employer's promise is limited not by contract but by law. The employer enters the exchange also knowing that there is a specific, legal limit to its contribution to the retirement system. In Ohio, there is no legal means to enforce the unfunded liability of the pension/OPEB plan *as against the public employer*. State law operates to mitigate/lessen the moral obligation of the public employer to the employee, because all parties enter the employment exchange with notice as to the law. The retirement system is responsible for the administration of the pension and OPEB plans.

Most long-term liabilities have set repayment schedules or, in the case of compensated absences (i.e. sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net pension liability or the net OPEB liability. As explained above, changes in benefits, contribution rates, and return on investments affect the balance of these liabilities, but are outside the control of the local government. In the event that contributions, investment returns, and other changes are insufficient to keep up with required payments, State statute does not assign/identify the responsible party for the unfunded portion. Due to the unique nature of how the net pension liability and the net OPEB liability are satisfied, these liabilities are separately identified within the long-term liability section of the statement of net position.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

In accordance with GASB Statement Nos. 68 and 75, the Township's statements prepared on an accrual basis of accounting include an annual pension expense and an annual OPEB expense for their proportionate share of each plan's *change* in net pension liability and net OPEB liability, respectively, not accounted for as deferred inflows/outflows.

The largest portion of the Township's net position is its net investment in capital assets (\$98.4 million). This represents the Township's investment in capital assets (land, land rights, land improvements, construction in progress, buildings and improvements, infrastructure and machinery and equipment), less any related outstanding debt used to acquire those assets. The Township uses these capital assets to provide services to its citizens. Accordingly, these assets are not available for future spending.

An additional portion of the Township's net position (\$66.0 million) represents resources that are subject to external restrictions on they may be used.

The Township's unrestricted net position ended the year with a deficit balance of \$2.2 million. This is primarily attributable to the Township's recognition of its proportionate share of net pension and OPEB liabilities. If the effects of the net pension and OPEB liabilities and related deferrals were excluded, the unrestricted net position would be a positive \$50.0 million. As previously discussed, the operation of the state-wide retirement systems is outside the control of the Township and varies year-to-year based on the performance of investments and actuarial assumptions. However, because of the significance of the amounts involved, it's important to acknowledge the impact the recognition of these liabilities have on the Township's reported net position.

Total assets of the Township increased by \$5.2 million, or 2 percent, primarily due to ongoing projects in progress, such as public infrastructure work at the Rinck Farm industrial/office park, and positive operating results increasing cash and investment balances.

Total liabilities of the Township increased by \$15.6 million, or 17 percent. Other long-term amounts increased \$9.5 million due to the issuance of \$14 million in Series 2019 various purpose bonds and related bond premiums to finance the Union Centre Boulevard diverging diamond interchange project, partially offset by the Township's \$5.1 million in bond principal payments. The remaining increase is attributable to changes in the Township's proportionate share of both the net pension liabilities and net OPEB liabilities, which can fluctuate significantly based on changes in plan benefits and actuarial assumptions.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

Governmental Activities

The changes in net position for 2019 and 2018 are outlined in Table 2 below:

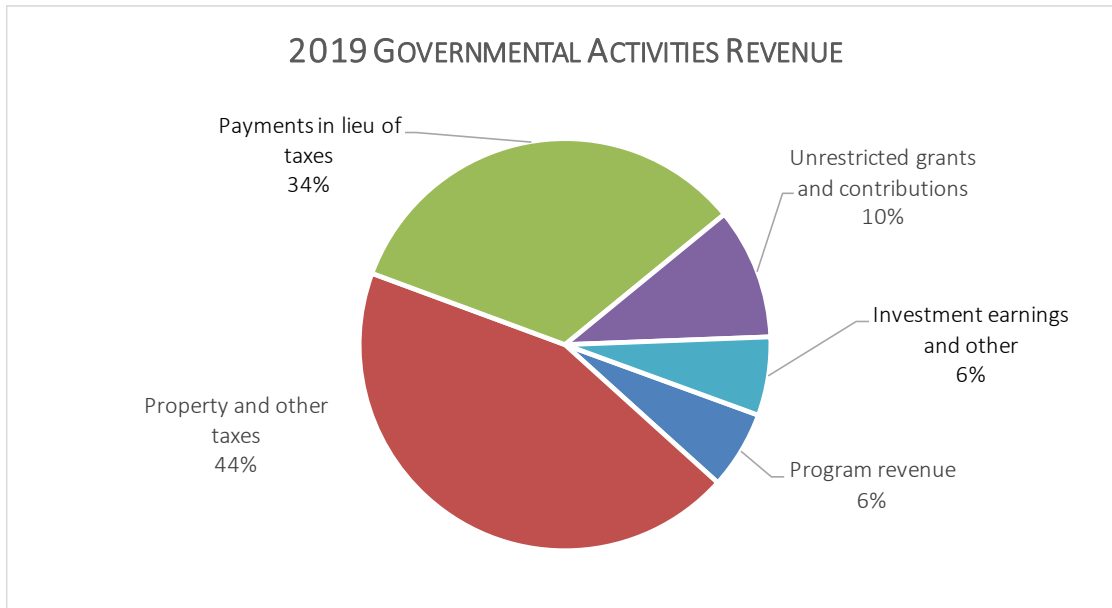
Table 2
Changes in Net Position

	Governmental Activities	
	2019	2018 ⁽¹⁾
Program revenues		
Charges for services	\$ 3,555,519	\$ 3,656,550
Operating grants and contributions	214,396	108,278
Total program revenues	<u>3,769,915</u>	<u>3,764,828</u>
General revenues		
Property and other taxes	27,026,370	26,408,331
Payments in lieu of taxes	20,574,633	20,850,502
Unrestricted grants and contributions	6,338,766	5,696,822
Unrestricted investment earnings	3,744,371	2,224,045
Other	45,104	-
Total general revenues	<u>57,729,244</u>	<u>55,179,700</u>
Total revenues	<u>61,499,159</u>	<u>58,944,528</u>
Expenses		
General government	4,282,585	3,955,252
Public safety-police	19,210,603	15,748,341
Public safety-fire and EMS	2,506,901	15,310,523
Public works	21,126,611	9,124,430
Cemetery	339,064	273,427
Parks and recreation	942,507	891,292
Planning and zoning	807,122	784,907
Economic development	202,511	59,150
Community television	708,578	631,924
Payments to schools	4,070,361	4,236,762
Interest and fiscal charges	1,336,402	1,313,731
Total expenses	<u>55,533,245</u>	<u>52,329,739</u>
Change in net position	5,965,914	6,614,789
Beginning net position	156,267,597	149,652,808
Ending net position	<u>\$ 162,233,511</u>	<u>\$ 156,267,597</u>

(1) - Certain amounts were reclassified to conform to the current year presentation.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

Of the total governmental activities' revenue of \$61.5 million, \$3.8 million is from program revenue. This means the Township relies on general revenues to fund the majority of the costs of services provided to the citizens. Of those general revenues, \$47.6 comes from property and other taxes and payments in lieu of 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.

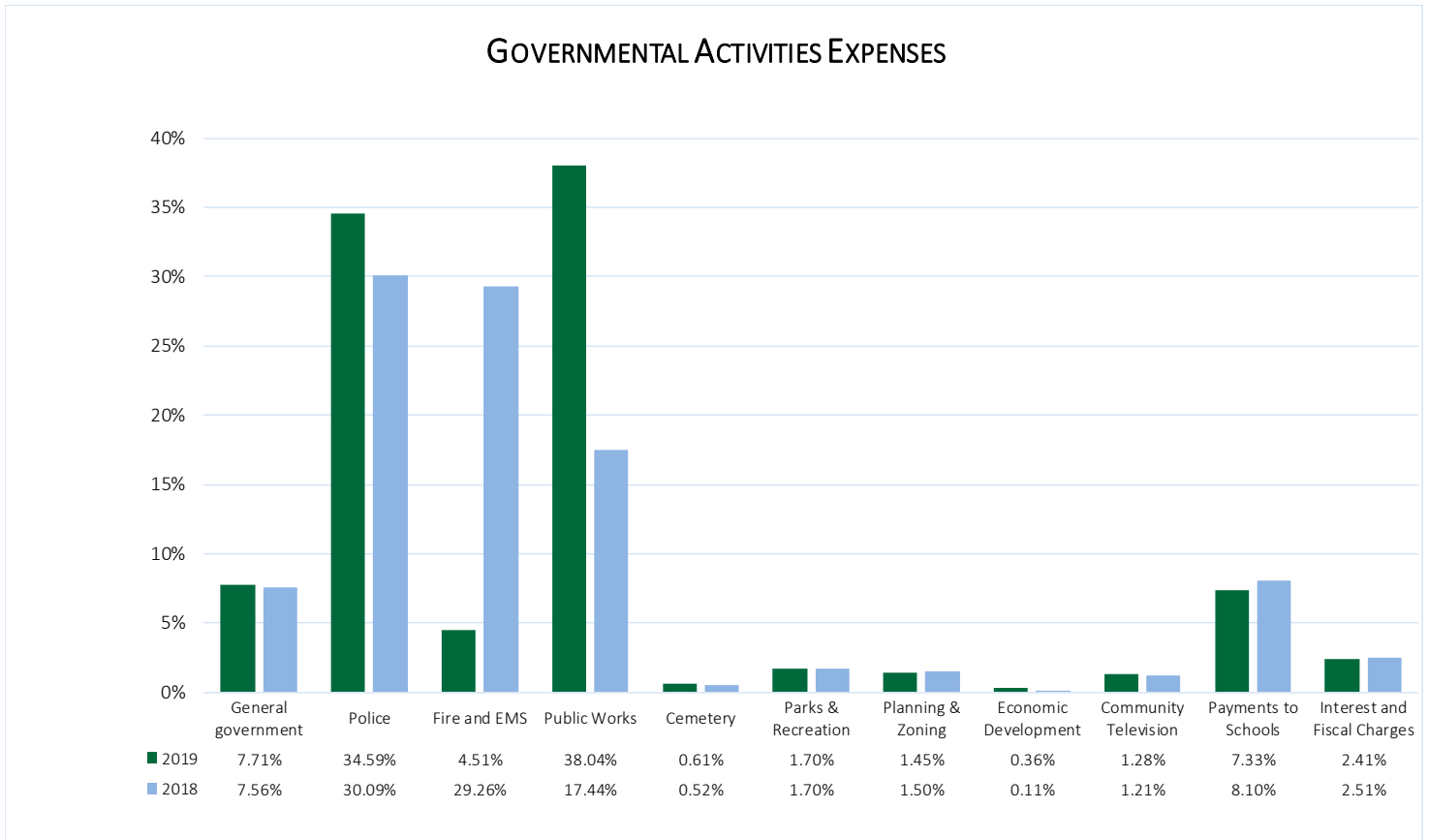


Total revenue increased by \$2.6 million, or 4 percent. Factors contributing to the growth include: increases in property taxes, due to modest growth in new development and collection rates; increases in joint economic development district (JEDD) income taxes due to increased collections and receiving a higher percentage of total collections beginning in June 2019 with the conclusion of a partnering government's participation; and increases in investment earnings due to better market returns and investment of unspent 2019 bond proceeds as the project gets underway.

Total expenses increased by \$3.2 million, or 6 percent. Most of this was driven by an increase in police expenses, due to increases in pension and OPEB expenses associated with the increases in the Ohio Public Employees Retirement System's net pension and OPEB liabilities. There were big swings in fire and emergency medical service and public works expenses, but offset each other. The significant decrease in fire and emergency medical service expenses was primarily due to the recognition of *negative* OPEB expenses associated with the decrease in the Ohio Police and Fire (OP&F) Pension System's net OPEB liability and its change in retirement health care from a group health plan to a stipend model. The significant increase in public works expenses was due to on road improvements on roadways owned by other jurisdictions, including \$11.5 million on a diverging diamond interchange project on Union Centre Boulevard over Interstate 75.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

Individual function / program expenses for 2019 and 2018 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, 2019

THE TOWNSHIP'S FUNDS

Total governmental funds reported a fund balance of \$127.5 million, which is higher than last year's total by \$7.0 million. The Township's major funds for 2019 include the General, Police, Fire and Emergency Medical Services, UCB Tax Increment Financing, State Route 747 TIF and UCB TIF Debt Service funds. Table 3 below indicates the fund balances and changes in fund balances as of December 31, 2019 and 2018, for all major and other governmental funds.

**Table 3
Governmental Fund Balances**

	2019	2018	Increase/ (Decrease)
Major Funds:			
General Fund	\$ 23,316,048	\$ 19,745,346	\$ 3,570,702
Police Fund	10,140,176	11,081,250	(941,074)
Fire & Emergency Medical Services Fund	11,866,670	14,084,788	(2,218,118)
Union Centre Boulevard TIF Fund	38,968,319	34,941,038	4,027,281
State Route 747 TIF Fund	25,849,359	26,349,877	(500,518)
Union Centre Boulevard TIF Debt Service Fund	4,617,807	2,803,942	1,813,865
Other Governmental Funds	12,766,568	11,529,463	1,237,105
Total Governmental Funds	<u>\$ 127,524,947</u>	<u>\$ 120,535,704</u>	<u>\$ 6,989,243</u>

The General Fund experienced an increase in fund balance of \$3.6 million. Total revenue increased by 25.98 percent, while expenditures remained relatively flat. The growth in revenue is attributable to increases in property taxes, JEDD income taxes and investment earnings previously discussed.

The Police Fund experienced a \$0.9 million decrease in its fund balance. While the fund had growth in its property taxes, the Township added more personnel, including 6 officers and converting a part-time records clerk to full-time.

The Fire and Emergency Medical Services (EMS) Fund experienced a \$2.2 million decrease in its fund balance. 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. The 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.

The Union Centre Boulevard (UCB) Tax Increment Financing (TIF) and related Debt Service Funds experienced a combined increase of \$5.8 million in fund balances. The increases are attributable to the issuance of \$14 million in various purpose 2019 general obligation bonds to finance the Union Centre Boulevard diverging diamond interchange over Interstate 75. This project will transform the interchange bridge to a diverging diamond interchange, along with additional lanes, pedestrian path, new decorative fencing, new mast arms and new landscaping. The project is anticipated to be completed in 2021 and the related bonds mature in 2035.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

The State Route 747 TIF Fund experienced a \$0.5 million decrease in fund balance due to paving and continued work on public infrastructure at the Rinck Farm industrial/office park.

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 2019, there were minor revisions to the General Fund budget. The Township's budget practice is to estimate revenues conservatively and expenditures near capacity. Actual revenues were 26 percent greater than the final budget, most significantly for property and other taxes, intergovernmental revenue and interest earnings due to reasons previously discussed. Actual expenditures plus encumbrances were 26 percent below final budget, due to security and park projects that were anticipated, but did not happen. These variances are consistent with the Township's budget strategy.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets. At December 31, 2019, the Township had \$117.7 million invested in capital assets:

Table 4
Net Capital Assets

	Governmental Activities	
	2019	2018
Land and land use rights	\$ 23,959,302	\$ 24,239,302
Construction in progress	5,261,340	1,050,423
Land improvements	4,127,799	4,402,954
Buildings and improvements	33,212,735	34,543,930
Infrastructure	46,194,440	47,339,467
Machinery and equipment	4,882,908	3,719,055
Software	14,789	13,192
	<u>\$ 117,653,313</u>	<u>\$ 115,308,323</u>

During 2019, net capital assets increased by \$2.3 million. The significant activity during 2019 was the continued work on public infrastructure at the Rinck Farm industrial/office park. More detailed information about the Township's capital assets is contained in Note 6.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

Debt. As of December 31, 2019, the Township had \$32.7 million in outstanding in general obligation bonds.

**Table 5
Long-Term Debt Obligations**

	Governmental Activities	
	2019	2018
2002 Various Purpose Bonds	\$ 1,000,000	\$ 1,945,000
2012 Various Purpose Bonds	2,230,000	3,150,000
2016 Various Purpose Bonds	13,135,000	15,390,000
2019 Various Purpose Bonds	13,000,000	-
Unamortized Bond Premiums	<u>3,378,724</u>	<u>2,973,753</u>
	<u>\$ 32,743,724</u>	<u>\$ 23,458,753</u>

During the year, the Township issued \$14 million in various purpose bonds to finance the diverging diamond interchange project at Union Centre Boulevard and Interstate 75. These bonds bear interest ranging from 3 to 4 percent and mature on December 31, 2035.

The Township's overall legal debt margin was \$220.3 million on December 31, 2019. 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 Note 8.

ECONOMIC FACTORS

In 2020, the Township began demolition work on the 49-year-old Fire Station 3 facility, due to being too small, dilapidated and no longer meeting current fire station standards. The Township leased a 7,000 square-foot space a half-mile away to temporarily house the operations while a new 10,000 square-foot facility is currently under construction. The new facility is estimated to cost approximately \$3.5 million and be completed in the Spring of 2021.

The Township is also in the process of implementing an integrated public safety software system to modernize its current data collection capabilities, integrate disconnected systems and improve upon its ability to share data. The system will include computer aided dispatching, mobile data, and law enforcement records management and reporting and will cost approximately \$3 million.

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the Township, including future operating costs, revenues and any recovery from emergency funding, either federal or state.

West Chester Township
Butler County, Ohio
Management's Discussion and Analysis
(Unaudited)
For the Year Ended December 31, 2019

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."™

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, Finance Director, West Chester Township, 9113 Cincinnati-Dayton Road, West Chester, Ohio 45069.



West Chester Township
Butler County, Ohio
Statement of Net Position
December 31, 2019

	Governmental Activities
Assets:	
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 129,622,172
Receivables (net of allowance for doubtful accounts):	
Taxes	25,886,677
Payments in Lieu of Taxes	13,383,716
Accounts	870,584
Interest	65,250
Intergovernmental	2,618,971
Special Assessments	2,073,487
Prepaid Items	734,513
Nondepreciable Capital Assets	29,220,642
Depreciable Capital Assets	88,432,671
	292,908,683
Total Assets	292,908,683
Deferred Outflows of Resources:	
Deferred Charge on Refunding Pension	551,303
OPEB	15,508,072
	3,081,688
Total Deferred Outflows of Resources	19,141,063
Liabilities:	
Accounts Payable	1,481,945
Contracts Payable	84,768
Accrued Wages and Benefits	1,160,286
Intergovernmental Payable	721,054
Accrued Interest Payable	129,851
Long-Term Liabilities:	
Due Within One Year	5,284,354
Due in More than One Year:	
Net Pension Liability	52,532,332
Net OPEB Liability	15,592,201
Other Amounts Due in More than One Year	31,712,187
	108,698,978
Total Liabilities	108,698,978
Deferred Inflows of Resources:	
Revenues Levied for the Next Year	38,474,240
Pension	1,137,122
OPEB	1,505,895
	41,117,257
Total Deferred Inflows of Resources	41,117,257
Net Position:	
Net Investment in Capital Assets	98,376,124
Restricted:	
Nonexpendable Permanent Fund Principal	5,000
Tax Increment Financing Districts	64,230,536
Public Works	1,773,632
Unrestricted (deficit)	(2,151,781)
	(2,151,781)
Total Net Position	\$ 162,233,511

See Independent Auditor's Report and accompanying notes to the basic financial statements.

West Chester Township
Butler County, Ohio
Statement of Activities
For the Year Ended December 31, 2019

Function/Programs	Program Revenues			Net (Expense) Revenue and
	Expenses	Charges for Services	Operating Grants and Contributions	Changes in Net Position
Governmental Activities:				
General Government	\$ 4,282,585	\$ 390,802	\$ 82,196	\$ (3,809,587)
Public Safety				
Police	19,210,603	1,011,717	74,697	(18,124,189)
Fire and Emergency Medical Services	2,506,901	877,901	1,000	(1,628,000)
Public Works	21,126,611	489,687	14,702	(20,622,222)
Cemetery	339,064	53,769	-	(285,295)
Parks and Recreation	942,507	106,890	-	(835,617)
Planning and Zoning	807,122	17,205	-	(789,917)
Economic Development	202,511	-	41,801	(160,710)
Community Television	708,578	607,548	-	(101,030)
Payments to Schools	4,070,361	-	-	(4,070,361)
Interest and Fiscal Charges	1,336,402	-	-	(1,336,402)
Totals	\$ 55,533,245	\$ 3,555,519	\$ 214,396	(51,763,330)

General Revenues:

Property and Other Taxes Levied for:		
General Purposes		1,497,855
Public Works		2,021,990
Public Safety - Police		11,951,105
Public Safety - Fire		10,243,804
Payments in Lieu of Taxes		20,574,633
Permissive Taxes		1,311,616
Grants and Contributions not restricted to specific programs		6,338,766
Unrestricted investment earnings		3,744,371
Other		45,104
Total General Revenues		57,729,244
Change in Net Position		5,965,914
Net Position-Beginning of Year		156,267,597
Net Position-End of Year		\$ 162,233,511

See Independent Auditor's Report and accompanying notes to the basic financial statements.

West Chester Township
Butler County, Ohio
Balance Sheet
Governmental Funds
December 31, 2019

	General	Police	Fire & EMS	UCB Tax Increment Financing	State Route 747 TIF	UCB TIF Debt Service	Other Governmental Funds	Total Governmental Funds
Assets:								
Equity in Pooled Cash, Cash Equivalents, and Investments Receivables:	\$ 22,871,495	\$ 11,085,034	\$ 12,365,229	\$ 39,522,482	\$ 26,367,423	\$ 4,617,807	\$ 12,792,702	\$ 129,622,172
Taxes	1,628,623	12,225,244	10,478,779	-	-	-	1,554,031	25,886,677
Accounts	268,643	155,734	442,469	-	-	-	3,738	870,584
Intergovernmental	721,675	725,717	592,273	-	-	-	579,306	2,618,971
Interest	64,165	-	-	-	-	-	1,085	65,250
Special Assessments	-	-	-	-	-	-	2,073,487	2,073,487
Prepaid Items	190,910	152,729	299,622	3,997	5,996	-	81,259	734,513
Payment in Lieu of Taxes Receivable	-	-	-	3,014,169	1,511,523	5,472,176	3,385,848	13,383,716
Total Assets	\$ 25,745,511	\$ 24,344,458	\$ 24,178,372	\$ 42,540,648	\$ 27,884,942	\$ 10,089,983	\$ 20,471,456	\$ 175,255,370
Liabilities:								
Accounts Payable	\$ 66,734	\$ 140,545	\$ 62,537	\$ 558,160	\$ 524,060	\$ -	\$ 129,909	\$ 1,481,945
Contracts Payable	20,261	33,676	20,792	-	-	-	10,039	84,768
Accrued Wages and Benefits	115,314	509,713	464,062	-	-	-	71,197	1,160,286
Matured Compensated Absences Payable	17,482	107,013	73,724	-	-	-	7,048	205,267
Intergovernmental Payable	61,620	318,651	305,491	-	-	-	35,292	721,054
Total Liabilities	281,411	1,109,598	926,606	558,160	524,060	-	253,485	3,653,320
Deferred Inflows of Resources:								
Property Taxes Levied For Next Year	1,493,009	11,912,477	10,210,692	-	-	-	1,474,346	25,090,524
Unavailable Revenue - Special Assessments	-	-	-	-	-	-	2,073,487	2,073,487
Unavailable Revenue - Intergovernmental and Delinquent Taxes	548,468	1,182,207	863,260	-	-	-	517,060	3,110,995
Unavailable Revenue - Interest and Other	106,575	-	311,144	-	-	-	662	418,381
Payments in Lieu of Taxes Levied For Next Year	-	-	-	3,014,169	1,511,523	5,472,176	3,385,848	13,383,716
Total Deferred Inflows of Resources	2,148,052	13,094,684	11,385,096	3,014,169	1,511,523	5,472,176	7,451,403	44,077,103
Fund Balances:								
Nonspendable:								
Permanent Fund Principal	-	-	-	-	-	-	5,000	5,000
Prepaid Items	190,910	152,729	299,622	3,997	5,996	-	81,259	734,513
Restricted for:								
Cemetery Operation	-	-	-	-	-	-	354,417	354,417
Tax Increment Financing Districts	-	-	-	-	-	-	7,876,888	77,302,380
Public safety- Police Protection Services	-	9,987,447	-	38,964,322	25,843,363	4,617,807	991,697	10,979,144
Public safety- Fire & EMS Safety Services	-	-	11,567,048	-	-	-	-	11,567,048
Public works- Landscaping	-	-	-	-	-	-	387,897	387,897
Public works- Lighting	-	-	-	-	-	-	496,325	496,325
Public works- Road and Bridge Maintenance	-	-	-	-	-	-	1,163,909	1,163,909
Public works- State Highway Maintenance	-	-	-	-	-	-	542,019	542,019
Public works- Township Road Repair and Maintenance	-	-	-	-	-	-	867,157	867,157
Committed to:								
Public Works- Community paths	177,012	-	-	-	-	-	-	177,012
Community Television	1,253,919	-	-	-	-	-	-	1,253,919
Capital Projects	10,614,586	-	-	-	-	-	-	10,614,586
Assigned to:								
Purchases	172,815	-	-	-	-	-	-	172,815
Subsequent Budget	319,175	-	-	-	-	-	-	319,175
Unassigned	10,587,631	-	-	-	-	-	-	10,587,631
Total Fund Balances	23,316,048	10,140,176	11,866,670	38,968,319	25,849,359	4,617,807	12,766,568	127,524,947
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 25,745,511	\$ 24,344,458	\$ 24,178,372	\$ 42,540,648	\$ 27,884,942	\$ 10,089,983	\$ 20,471,456	\$ 175,255,370

See Independent Auditor's Report and 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, 2019

Total Governmental Fund Balances \$ 127,524,947

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:

Nondepreciable capital assets	29,220,642	
Depreciable capital assets, net	88,432,671	
Total capital assets		117,653,313

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:

Special assessments	2,073,487	
Intergovernmental and delinquent tax revenue	3,110,995	
Interest and other	418,381	5,602,863

Deferred charges on refunding are not financial resources and therefore are not reported in the funds. 551,303

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	(129,851)	
Premium on bonds	(3,378,724)	
Bonds	(29,365,000)	
Compensated absences	(4,047,550)	
Total liabilities		(36,921,125)

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

Deferred outflows - pension	15,508,072	
Deferred outflows - OPEB	3,081,688	
Deferred inflows - pension	(1,137,122)	
Deferred inflows - OPEB	(1,505,895)	
Net pension liability	(52,532,332)	
Net OPEB liability	(15,592,201)	(52,177,790)

Net Position of Governmental Activities \$ 162,233,511

See Independent Auditor's Report and 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, 2019**

	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	\$ 2,804,696	\$ 11,941,298	\$ 10,235,398	\$ -	\$ -	\$ -	\$ 2,019,934	\$ 27,001,326
Charges for Services	112,458	649,279	1,140,960	-	-	-	69,268	1,971,965
Licenses and Permits	1,007,756	-	-	-	-	-	-	1,007,756
Fines and Forfeitures	114,637	420	-	-	-	-	226,709	341,766
Intergovernmental	2,822,666	1,425,047	1,151,232	-	-	-	861,098	6,260,043
Special Assessments	6,997	-	-	-	-	-	744,281	751,278
Interest	3,761,443	-	-	-	-	-	57,643	3,819,086
Payments in Lieu of Taxes	-	-	-	4,439,670	5,956,356	6,176,523	4,002,084	20,574,633
Contributions and Donations	2,298	-	-	-	-	-	41,801	44,099
Other	16,688	13,184	24,797	-	-	-	11,438	66,107
Total Revenues	10,649,639	14,029,228	12,552,387	4,439,670	5,956,356	6,176,523	8,034,256	61,838,059
Expenditures:								
Current:								
General Government	2,919,296	-	-	-	-	-	-	2,919,296
Public Safety	-	14,571,547	-	-	-	-	31,343	14,602,890
Police	-	-	-	-	-	-	-	12,872,208
Fire & EMS	-	-	12,872,208	-	14,765	-	2,862,612	2,901,304
Public Works	19,192	-	-	4,735	-	-	266,393	266,393
Cemetery	-	-	-	-	-	-	-	387,877
Parks and Recreation	387,877	-	-	-	-	-	-	807,122
Planning and Zoning	807,122	-	-	-	-	-	-	41,415
Economic Development	2,784	-	-	-	-	-	-	533,192
Community Television	533,192	-	-	-	-	-	-	-
Payments to Schools	-	-	-	-	1,890,214	-	2,180,147	4,070,361
Capital Outlay	452,925	485,123	1,798,729	14,407,654	4,551,895	-	2,070,854	23,767,180
Debt Service	-	-	-	-	-	-	-	-
Principal Retirement	165,000	-	105,000	-	-	3,933,000	917,000	5,120,000
Interest and Fiscal Charges	44,020	-	12,313	-	-	992,903	180,171	1,229,407
Issuance Costs	-	-	-	-	-	231,123	-	231,123
Total Expenditures	5,331,408	15,056,670	14,788,250	14,412,389	6,456,874	5,157,026	8,547,151	69,749,768
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,318,231	(1,027,442)	(2,235,863)	(9,972,719)	(500,518)	1,019,497	(512,895)	(7,911,709)
Other Financing Sources (Uses):								
Proceeds from Sale of Capital Assets	2,471	86,368	17,745	-	-	-	-	106,584
Issuance of long-term bonds	-	-	-	14,000,000	-	-	-	14,000,000
Premiums on issuance of long-term bonds	-	-	-	-	-	794,368	-	794,368
Transfers In	-	-	-	-	-	-	1,750,000	1,750,000
Transfers Out	(1,750,000)	-	-	-	-	-	-	(1,750,000)
Total Other Financing Sources (Uses)	(1,747,529)	86,368	17,745	14,000,000	-	794,368	1,750,000	14,900,952
Net Change in Fund Balances	3,570,702	(941,074)	(2,218,118)	4,027,281	(500,518)	1,813,865	1,237,105	6,989,243
Fund Balances at Beginning of Year	19,745,346	11,081,250	14,084,788	34,941,038	26,349,877	2,803,942	11,529,463	120,535,704
Fund Balances at End of Year	\$ 23,316,048	\$ 10,140,176	\$ 11,866,670	\$ 38,968,319	\$ 25,849,359	\$ 4,617,807	\$ 12,766,568	\$ 127,524,947

See Independent Auditor's Report and accompanying notes to the basic financial statement

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, 2019

Net Change in Fund Balances - Total Governmental Funds		\$ 6,989,243
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	8,718,443	
Depreciation expense	(5,955,150)	
Loss on sale/disposal of capital assets	<u>(418,302)</u>	2,344,991
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:		
Special assessments	(267,603)	
Intergovernmental revenue	1,036,022	
Interest and other	<u>(795,600)</u>	(27,181)
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		5,120,000
In the statement of activities interest is accrued on outstanding bonds, whereas in the governmental funds, interest is expensed when due.		
		(51,693)
Governmental funds report premiums and advanced refunding charges as other financing sources and uses in the year of issuance, whereas these amounts are reported in the statement of net position and amortized in the statement of activities:		
Amortization of advanced refunding charges		(213,576)
Amortization of bond premiums		389,397
Compensated absences reported in the statement of net position do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.		
		(124,789)
Contractually required contributions are reported as expenditures in the governmental funds; however, the statement of net position reports these amounts as deferred outflows of resources:		
Pension		3,586,949
OPEB		38,344
Except for amounts reported as deferred inflows/outflows, changes in the net pension and OPEB liabilities are reported as pension expense and negative OPEB expense in the statement of activities:		
Pension		(9,731,082)
OPEB		12,439,679
The issuance of long-term bonds and premiums provide current financial resources to the governmental funds. However, neither amounts have any effect on net position.		
Issuance of long-term bonds		(14,000,000)
Premiums on issuance of long-term bonds		<u>(794,368)</u>
Change in Net Position of Governmental Activities		<u>\$ 5,965,914</u>

See Independent Auditor's Report and accompanying notes to the basic financial statements.



West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

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.

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.

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

NOTE 2—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Fund Accounting (continued)

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.

NOTE 2—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Basis of Accounting (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.

F. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2019, 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.

NOTE 2—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

Most capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. All donated capital assets are recorded at acquisition value. 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:

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

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.

NOTE 2—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements. In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources, are reported as obligations of the funds. However, claims and judgments and compensated absences that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they are due for payment during the current fiscal year. Net pension/OPEB liability should be recognized in the governmental funds to the extent that benefit payments are due and payable and the pension/OPEB plan's fiduciary net position is not sufficient for payment of those benefits.

J. Pensions/Other Postemployment Benefits (OPEB)

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

K. Deferred Outflows and Inflows of Resources

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources that represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. For the Township, deferred outflows of resources are reported on the government-wide statement of net position for deferred charges on refunding, pension and OPEB. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The deferred outflows of resources related to pension and OPEB plans are explained in Notes 9 and 10.

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources that represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources until that time. For the Township, deferred inflows of resources include property taxes, payments in lieu of taxes, pension, unavailable revenue, pension and OPEB. Property taxes and payments in lieu of taxes represent amounts for which there is an enforceable legal claim as of December 31, 2019, but which were levied to finance fiscal year 2020 operations. These amounts have been recorded as a deferred inflow on both the government-wide statement of net position and the governmental fund financial statements. Unavailable revenue is reported only on the governmental funds balance sheet and represents receivables which will not be collected within the available period. Deferred inflows of resources related to pension and OPEB plans are reported on the government-wide statement of net position and are explained in Notes 9 and 10.

NOTE 2—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

NOTE 2—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

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.

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.

A. 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.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 3—DEPOSITS AND INVESTMENTS (CONTINUED)

A. Deposits (continued)

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.

B. 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, 2019, the Township's fair value exceeded the net cost of its investments by \$606,477.

As of December 31, 2019, the Township had the following investments, maturities and concentrations:

	Balance at 12/31/19	Investment Maturities (years)			Concentration of Credit Risk
		0 - 1	1 -2	Greater than 2	
FFCB	\$ 720,969	\$ -	\$ -	\$ 720,969	1%
FAMC	13,045,822	8,996,760	2,026,800	2,022,262	15%
FHLBC	16,859,006	4,736,877	11,287,069	835,060	19%
FHLMC	9,945,531	-	5,695,795	4,249,736	11%
FNMA	13,059,430	2,997,900	4,986,730	5,074,800	15%
U.S. Treasuries	769,820	769,820	-	-	1%
Negotiable CD's	9,270,645	247,846	3,240,641	5,782,158	10%
Money Market Funds	25,293,350	25,293,350	-	-	28%
Total	<u>\$ 88,964,573</u>	<u>\$ 43,042,553</u>	<u>\$ 27,237,035</u>	<u>\$ 18,684,985</u>	<u>100%</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 and U.S. agency securities 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.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 3—DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments (continued)

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.

Fair Value Measurements. The Township measures and categorizes its investments using fair value measurement guidelines established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs valued by pricing sources used by the Township’s investment managers; Level 3 inputs are significant unobservable inputs. The Township has the following investments subject to recurring fair value measurements as of December 31, 2019:

	Balance at 12/31/19	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
<u>Fair Value:</u>				
FFCB	\$ 720,969	\$ -	\$ 720,969	\$ -
FAMC	13,045,822	-	13,045,822	-
FHLBC	16,859,006	-	16,859,006	-
FHLMC	9,945,531	-	9,945,531	-
FNMA	13,059,430	-	13,059,430	-
U.S. Treasuries	769,820	769,820	-	-
Negotiable CD's	9,270,645	-	9,270,645	-
	<u>63,671,223</u>	<u>769,820</u>	<u>62,901,403</u>	<u>-</u>
<u>Amortized cost:</u>				
Money Market Funds	<u>25,293,350</u>			
Total	<u>\$ 88,964,573</u>			

C. 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, 2019:

Investments	\$ 88,964,573
Carrying amount of deposits	<u>40,657,599</u>
	<u>\$ 129,622,172</u>

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 4—RECEIVABLES

Receivables at December 31, 2019, 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 \$224,467. 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 2019 for real and public utility property taxes represents collections of the 2018 taxes.

Real property taxes for 2019 are levied after October 1, 2019, on the assessed value as of January 1, 2019, the lien date. Assessed values are established by State law at 35 percent of appraised market value. Real property taxes for 2019 are collected in and intended to finance 2020.

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 2019 became a lien December 31, 2018, are levied after October 1, 2019, and are collected in 2019 with real property taxes.

The full tax rate for all Township operations for the year ended December 31, 2019, was \$13.5188 per \$1,000 of assessed value. The assessed values of real and public utility personal property upon which 2019 property tax receipts were based are as follows:

Real Property - Personal/Agriculture	\$ 1,376,346,640
Real Property - Commercial/Industrial	632,524,440
Public Utility and Tangible Personal Property	<u>88,786,110</u>
	<u>\$ 2,097,657,190</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, 2019 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 2019 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, 2019

NOTE 4—RECEIVABLES (CONTINUED)

B. Intergovernmental Receivables

A summary of intergovernmental receivables at December 31, 2019 follows:

Fines, fees and forfeitures	\$	13,683
Gasoline and excise taxes		425,485
Homestead and rollback		1,451,558
Joint Economic Development District		160,654
Local government revenue assistance		462,608
Motor vehicle license taxes		52,738
Grants and other		52,245
Total	\$	<u><u>2,618,971</u></u>

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 2019, 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, 2019, 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)	70,649,796	
Property coverage (personal property)	3,643,500	
Boiler and machinery coverage	74,293,296	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 Aetna. 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 Delta Dental. 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
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 6—CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2019, was as follows:

Governmental Activities	Beginning Balance*	Additions	Deletions	Ending Balance
Nondepreciable capital assets				
Land and land use rights	\$ 24,239,302	\$ -	\$ (280,000)	\$ 23,959,302
Construction in progress	1,050,423	4,221,482	(10,565)	5,261,340
Total nondepreciable capital assets	<u>25,289,725</u>	<u>4,221,482</u>	<u>(290,565)</u>	<u>29,220,642</u>
Depreciable capital assets				
Land improvements	9,330,861	152,977	(205,222)	9,278,616
Buildings and improvements	49,611,391	-	(33,152)	49,578,239
Infrastructure	102,204,530	2,040,166	(378,266)	103,866,430
Machinery and equipment	16,033,829	2,290,173	(1,151,562)	17,172,440
Software	883,296	13,645	-	896,941
Total depreciable capital assets	<u>178,063,907</u>	<u>4,496,961</u>	<u>(1,768,202)</u>	<u>180,792,666</u>
Less: accumulated depreciation				
Land improvements	(4,927,907)	(400,605)	177,695	(5,150,817)
Buildings and improvements	(15,067,461)	(1,328,319)	30,276	(16,365,504)
Infrastructure	(54,865,063)	(3,163,856)	356,929	(57,671,990)
Machinery and equipment	(12,314,775)	(1,050,322)	1,075,565	(12,289,532)
Software	(870,104)	(12,048)	-	(882,152)
Total accumulated depreciation	<u>(88,045,310)</u>	<u>(5,955,150)</u>	<u>1,640,465</u>	<u>(92,359,995)</u>
Net depreciable capital assets	<u>90,018,597</u>	<u>(1,458,189)</u>	<u>(127,737)</u>	<u>88,432,671</u>
Total Governmental Activities	<u>\$ 115,308,322</u>	<u>\$ 2,763,293</u>	<u>\$ (418,302)</u>	<u>\$ 117,653,313</u>

* Certain amounts within categories were reclassified.

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

General government	\$ 649,621
Public safety:	
Police	746,105
Fire and EMS	752,296
Economic development	1,293
Public works	3,273,420
Cemetery	11,887
Parks and recreation	492,780
Community television	27,748
Depreciation expense	<u>\$ 5,955,150</u>

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

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.

NOTE 8—LONG-TERM OBLIGATIONS

Unvoted General Obligation Bonds

<u>Unvoted General Obligation Bonds</u>	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding at 12/31/19
2002 Various Purpose	\$15,195,000	2.15%-5.75%	12/1/2020	\$ 1,000,000
2012 Various Purpose Refunding	\$7,955,000	2.00%-3.00%	12/1/2025	2,230,000
2016 Various Purpose and Refunding	\$19,800,000	2.00%-5.00%	12/1/2028	13,135,000
2019 Various Purpose	\$14,000,000	3.00%-4.00%	12/1/2035	13,000,000
				<u>\$ 29,365,000</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 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.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 8—LONG-TERM OBLIGATIONS (CONTINUED)

The 2019 Various Purpose General Obligation 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 Debt Service Fund using revenue generated from the Union Centre Boulevard Tax Increment Financing District. The financing will be used to transfer the Union Center Boulevard Interchange to a diverging diamond interchange.

The following is a summary of changes during 2019 and balance for long-term obligations of the Township as of December 31, 2019:

Governmental Activities	Beginning Balance	Additions	Deductions	Ending Balance	Amounts Due Within One Year
Unvoted general obligation bonds:					
2002 Various Purpose	\$ 1,945,000	\$ -	\$ (945,000)	\$ 1,000,000	\$ 1,000,000
2012 Various Purpose Refunding	3,150,000	-	(920,000)	2,230,000	350,000
2016 Various Purpose and Refunding	15,390,000	-	(2,255,000)	13,135,000	2,360,000
2019 Various Purpose	-	14,000,000	(1,000,000)	13,000,000	815,000
Unamortized bond premiums	2,973,753	794,368	(389,397)	3,378,724	-
Total general obligation bonds	<u>23,458,753</u>	<u>14,794,368</u>	<u>(5,509,397)</u>	<u>32,743,724</u>	<u>4,525,000</u>
Compensated absences	4,075,924	841,595	(664,702)	4,252,817	759,354
Net pension liability:					
OPERS	15,783,886	12,137,828	-	27,921,714	-
OP&F	17,932,626	6,677,992	-	24,610,618	-
Total net pension liability	<u>33,716,512</u>	<u>18,815,820</u>	<u>-</u>	<u>52,532,332</u>	<u>-</u>
Net OPEB liability:					
OPERS	10,536,172	2,310,381	-	12,846,553	-
OP&F	16,554,713	-	(13,809,065)	2,745,648	-
Total net OPEB liability	<u>27,090,885</u>	<u>2,310,381</u>	<u>(13,809,065)</u>	<u>15,592,201</u>	<u>-</u>
Total Governmental Activities	<u>\$ 88,342,074</u>	<u>\$ 36,762,164</u>	<u>\$ (19,983,164)</u>	<u>\$ 105,121,074</u>	<u>\$ 5,284,354</u>

Compensated absences, net pension and OPEB liabilities 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 \$196,670,819 at December 31, 2019.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 8—LONG-TERM OBLIGATIONS (CONTINUED)

Principal and interest requirements to retire the long-term debt obligations at December 31, 2019, are as follows:

Year Ending December 31,	Unvoted G.O. Bonds		
	Principal	Interest	Total
2020	\$ 4,525,000	\$ 1,169,629	\$ 5,694,629
2021	3,655,000	951,029	4,606,029
2022	2,285,000	803,529	3,088,529
2023	2,350,000	707,831	3,057,831
2024	2,420,000	606,075	3,026,075
2025-2029	9,270,000	1,823,525	11,093,525
2030-2034	4,050,000	534,600	4,584,600
2035	810,000	24,300	834,300
	<u>\$ 29,365,000</u>	<u>\$ 6,620,518</u>	<u>\$ 35,985,518</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.

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 Statement No. 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 net pension liability would be effective when the changes are legally enforceable.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

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)

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, the majority of employee members are in OPERS’ Traditional Plan; therefore, the following disclosures focus 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 (ORC). 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 Ohio Public Employees Retirement System, 277 East Town Street, Columbus, OH 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 Pension Plan as per the reduced benefits adopted by SB 343 (see OPERS’ CAFR referenced above for additional information):

Group A	Group B	Group C
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
State and Local	State and Local	State and Local
Age and Service Requirements: Age 60 with 5 years of service credit or Age 55 with 25 years of service credit	Age and Service Requirements: Age 60 with 5 years of service credit or Age 55 with 25 years of service credit	Age and Service Requirements: Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30 years	Formula: 2.2% of FAS multiplied by year of service for the first 30 years and 2.5% for service years in excess of 30 years	Formula: 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35 years

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 9—DEFINED BENEFIT PENSION PLANS (CONTINUED)

Group A Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	Group B 20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	Group C Members not in other Groups and members hired on or after January 7, 2013
Law Enforcement	Law Enforcement	Law Enforcement
Age and Service Requirements: Age 52 with 15 years of service credit	Age and Service Requirements: Age 48 with 25 years of service credit or Age 25 with 15 years of service credit	Age and Service Requirements: Age 48 with 25 years of service credit or Age 56 with 15 years of service credit
Formula: 2.5% of FAS multiplied by years of service for the first 25 years and 2.1% for service years in excess of 25 years	Formula: 2.5% of FAS multiplied by years of service for the first 25 years and 2.1% for services years in excess of 25 years	Formula: 2.5% of FAS multiplied by years of service for the first 25 years and 2.1% for services years in excess of 25 years

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.

Funding Policy—The ORC provides statutory authority for member and employer contributions as follows:

	State and Local	Public Safety	Law Enforcement
2019 Statutory Maximum Contribution Rates			
Employer	14.0%	18.1%	18.1%
Employee	10.0%	12.0%	13.0%

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Township's contractually required contribution was \$2,063,374 for 2019. Of this amount, \$391,695 is reported as an intergovernmental payable.

NOTE 9—DEFINED BENEFIT PENSION PLANS (CONTINUED)

Plan Description – Ohio Police & Fire Pension Fund (OP&F)

Township full-time firefighters participate in the Ohio Police & Fire Pension Fund (OP&F), a cost-sharing, multiple-employer defined benefit pension plan administered by OP&F. OP&F 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 (ORC). OP&F issues a publicly available financial report that includes financial information and required supplementary information and detailed information about OP&F fiduciary net position. The report may be obtained by visiting the OP&F website at www.op-f.org or by writing to the Ohio Police and Fire Pension Fund, 140 East Town Street, Columbus, OH 43215-5164. Upon attaining a qualifying age with sufficient years of service, a member of OP&F may retire and receive a lifetime monthly pension. OP&F 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 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 OP&F benefits for at least one year may be eligible for a cost-of-living adjustment (COLA). 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 3 percent or the percent increase, if any, in the consumer price index (CPI) over the 12-month period ending 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 3 percent of their base pension or disability benefit.

Funding Policy—The ORC provides statutory authority for member and employer contributions. For 2019, member contribution rate for firefighters was 12.25 percent of salary and the employer contribution rate was 24 percent. Of the employer contribution rate of 24 percent, 23.5 percent was used to fund pension benefits and 0.5 percent was used to fund post-employment health care benefits.

Employer contribution rates are expressed as a percentage of covered payroll. The Township's contractually required contribution was \$1,523,575 for 2019. Of this amount, \$274,034 is reported as an intergovernmental payable.

West Chester Township
Butler County, Ohio
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For the Year Ended December 31, 2019

NOTE 9—DEFINED BENEFIT PENSION PLANS (CONTINUED)

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, 2018 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. OP&F's total pension liability was measured as of December 31, 2018, and was determined by rolling forward the total pension liability as of January 1, 2018, to December 31, 2018. 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:

	<u>OPERS</u>	<u>OP&F</u>	<u>Total</u>
Proportionate Share of Net Pension Liability	\$27,921,714	\$24,610,618	\$52,532,332
Proportion of Net Pension Liability:			
Current measurement period	0.101949%	0.301503%	
Prior measurement period	<u>0.100611%</u>	<u>0.292184%</u>	
Change in Proportion	<u>0.001338%</u>	<u>0.009319%</u>	
Pension Expense	\$6,245,323	\$3,485,759	\$9,731,082

At December 31, 2019, the Township reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>OPERS</u>	<u>OP&F</u>	<u>Total</u>
<u>Deferred Outflows of Resources</u>			
Differences between expected and actual experience	\$ 1,288	\$ 1,011,153	\$ 1,012,441
Net differences between projected and actual investment earnings	3,789,758	3,032,007	6,821,765
Change in assumptions	2,430,654	652,460	3,083,114
Change in proportionate share and difference in employer contributions	208,681	795,122	1,003,803
Township contributions subsequent to the measurement date	<u>2,063,374</u>	<u>1,523,575</u>	<u>3,586,949</u>
	<u>\$ 8,493,755</u>	<u>\$ 7,014,317</u>	<u>\$ 15,508,072</u>
<u>Deferred Inflows of Resources</u>			
Differences between expected and actual experience	\$ 366,629	\$ 22,982	\$ 389,611
Change in proportionate share and difference in employer contributions	<u>83,037</u>	<u>664,474</u>	<u>747,511</u>
	<u>\$ 449,666</u>	<u>\$ 687,456</u>	<u>\$ 1,137,122</u>

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 9—DEFINED BENEFIT PENSION PLANS (CONTINUED)

\$3,586,949 reported 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, 2020. 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:			
2020	\$ 2,548,492	\$ 1,583,612	\$ 4,132,104
2021	1,318,129	920,604	2,238,733
2022	351,577	904,427	1,256,004
2023	1,762,517	1,333,614	3,096,131
2024	-	61,029	61,029
	\$ 5,980,715	\$ 4,803,286	\$ 10,784,001

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, 2018 actuarial valuation was determined using the following actuarial assumptions:

Wage inflation	3.25%
Future salary increases, Including inflation	3.25% to 10.75%
COLA or Ad Hoc COLA	Pre 1/7/2013 retirees: 3% simple; Post 1/7/2013 retirees: 3% simple through 2018, then 2.15% simple
Investment rate of return:	
Current measurement period	7.20%
Prior measurement period	7.50%
Actuarial cost method	Individual entry age

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Health Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to all of the above described tables.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 9—DEFINED BENEFIT PENSION PLANS (CONTINUED)

The most recent experience study was completed for the five-year period ended December 31, 2015.

The long-term expected 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 2018, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio contains the investment assets for the Traditional Pension Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. 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 was a loss of 2.94 percent for 2018.

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 2018 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%	2.79%
Domestic Equities	19.00%	6.21%
Real Estate	10.00%	4.90%
Private Equity	10.00%	10.81%
International Equities	20.00%	7.83%
Other Investments	<u>18.00%</u>	<u>5.50%</u>
Total	<u>100.00%</u>	<u>5.95%</u>

Discount Rate. The discount rate used to measure the total pension liability was 7.20 percent. 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 statutorily required rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

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. The following table represents the Township’s proportionate share of the net pension liability calculated using the current period discount rate assumption of 7.20 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 (6.20 percent) and one-percentage point higher (8.20 percent) than the current rate:

	1% Decrease (6.20%)	Current Discount Rate of 7.20%	1% Increase (8.20%)
Township's proportionate share of the net pension liability	\$41,248,450	\$27,921,714	\$16,847,025

Actuarial Assumptions – OP&F

OP&F’s total pension liability as of December 31, 2018 is based on the results of an actuarial valuation date of January 1, 2018, and rolled-forward using generally accepted actuarial procedures. The total pension liability is determined by OP&F’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 determine amounts are subject to continual review and potential modifications, as actual results are compared with past experiences 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, 2018, are presented below:

Valuation date	January 1, 2018 with actuarial liabilities rolled forward to December 31, 2018
Actuarial cost method	Entry age normal
Investment rate of return	8.00%
Projected salary increases	3.75% to 10.50%
Payroll growth	2.75% plus productivity increase rate of 0.5%
Inflation assumptions	2.75%
Cost of living adjustments	3.0% simple; 2.2% simple for increases based on the lesser of the increase in CPI and 3.0%.

Mortality for non-disabled participants is based on the RP-2014 Total Employee and Healthy Annuitant Mortality Tables rolled back to 2006, adjusted and projected with the Buck Modified 2016 Improvement Scale. Rates for surviving beneficiaries are adjusted by 120 percent.

Age	Police	Fire
67 or less	77%	68%
68-77	105%	87%
78 and up	115%	120%

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 9—DEFINED BENEFIT PENSION PLANS (CONTINUED)

Mortality for disabled retirees is based on the RP-2014 Disabled Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale.

Age	Police	Fire
59 or less	35%	35%
60-69	60%	45%
70-79	75%	70%
80 and up	100%	90%

The most recent experience study was completed for the five-year period ended December 31, 2016.

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 OP&F's Statement of Investment Policy. A forecasted rate of inflation serves as the baseline for the return expected. 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 average of 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 OP&F's target asset allocation as of December 31, 2018 are summarized below:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash and cash equivalents	0.0%	0.8%
Domestic equity	16.0%	5.50%
Non-U.S. equity	16.0%	5.90%
Private markets	8.0%	8.40%
Core fixed income*	23.0%	2.60%
High yield fixed income	7.0%	4.80%
Private credit	5.0%	7.50%
U.S. inflation linked bonds*	17.0%	2.30%
Master limited partnerships	8.0%	6.40%
Real assets	8.0%	7.00%
Private real estate	12.0%	6.10%
	120.0%	

*Note: Assumptions are geometric. * Levered 2x*

OP&F's Board of Trustees has incorporated the risk parity concept into OP&F'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 1.20 times due to the application of leverage in certain fixed income asset classes.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 9—DEFINED BENEFIT PENSION PLANS (CONTINUED)

Discount Rate. The total pension liability was calculated using the discount rate of 8.0 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 earnings were calculated using the longer-term assumed investment rate of return of 8.0 percent. Based on those assumptions, OP&F’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.

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 8.0 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 (7.0 percent) or one-percentage point higher (9.0 percent) than the current rate.

	1% Decrease (7.00%)	Current Discount Rate of 8.00%	1% Increase (9.00%)
Township's proportionate share of the net pension liability	\$32,348,962	\$24,610,618	\$18,144,115

NOTE 10—DEFINED BENEFIT OPEB PLANS

Net OPEB Liability

The net OPEB liability reported on the statement of net position represents a liability to employees for OPEB. OPEB is a component of exchange transactions—between an employer and its employees—of salaries and benefits for employee services. OPEB 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 OPEB is a present obligation because it was created as a result of employment exchanges that already have occurred.

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

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

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

GASB Statement No. 75 assumes the liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio Revised Code permits, but does not require the retirement systems to provide health care to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB liability. Resulting adjustments to the net OPEB liability would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The proportionate share of each plan's unfunded benefits is presented as a long-term *net OPEB liability* on the accrual basis of accounting. Any liability for contractually-required OPEB contributions 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)

The Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: the Traditional Pension Plan, a cost-sharing, multiple-employer defined benefit plan; the Member-Directed Plan, a defined contribution plan; and the Combined Plan, a cost-sharing, multiple-employer defined benefit 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 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 postemployment health care coverage, age and service retirees under the Traditional Pension and Combined plans must have twenty 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 No. 75. See OPERS' CAFR referenced below for additional information.

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.

Disclosures for the health care plan are presented separately in the OPERS financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/financial/reports.shtml>, by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-5601 or 800-222-7377.

Funding Policy—The Ohio Revised Code provides statutory authority requiring public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by OPERS' Board of Trustees, 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 2019, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of Traditional Pension and Combined plans' employer contributions allocated to health care was zero in 2019. The OPERS 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 into the RMA for participants in the Member-Directed Plan for 2019 was 4.0 percent.

The Township's contractually required contribution to OPERS was \$5,928 for 2019.

Plan Description—Ohio Police & Fire Pension Fund (OP&F)

The Township contributes to the Ohio Police and Fire Pension Fund (OP&F) sponsored healthcare program, a cost-sharing, multiple-employer defined postemployment healthcare plan administered by a third-party provider. This program is not guaranteed and is subject to change at any time upon action of the Board of Trustees. OP&F provides health care benefits including coverage for medical, prescription drug, dental, vision, and Medicare Part B premiums to retirees, qualifying benefit recipients and their eligible dependents.

OP&F provides access to postretirement 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 OPEB as described in GASB Statement No. 75.

The Ohio Revised Code allows, but does not mandate, OP&F to provide OPEB. 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. The report may be obtained by visiting the OP&F website at www.op-f.org or by writing to Ohio Police and Fire Pension Fund, 140 East Town Street, Columbus, Ohio 43215-5164.

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 24.0 percent of covered payroll for fire employer units. The Ohio Revised Code states that the employer contribution may not exceed 24.0 percent 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. There is one account for health care benefits and one account for Medicare Part B reimbursements. A separate health care trust accrual account is maintained for health care benefits under IRS Code Section 115 trust. An IRS Code Section 401(h) account is maintained for Medicare Part B reimbursements.

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. For 2019, the portion of the employer contributions allocated to health care was 0.5% of covered payroll. 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 Section 115 and 401(h).

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

The OP&F Board of Trustees is also 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.

The Township's contractually required contribution to OP&F was \$32,416 for 2019.

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

The net OPEB liability and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2017, rolled forward to the measurement date of December 31, 2018, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. OP&F's total OPEB liability was measured as of December 31, 2018 and was determined by rolling forward the total OPEB liability as of January 1, 2018 to December 31, 2018. The Township's proportion of the net OPEB liability was based on the Township's share of contributions to the respective retirement systems relative to the contributions of all participating entities. The following is information related to the proportionate share and OPEB expense:

	<u>OPERS</u>	<u>OP&F</u>	<u>Total</u>
Proportionate Share of Net OPEB Liability	\$12,846,553	\$2,745,648	\$15,592,201
Proportion of Net OPEB Liability:			
Current measurement period	0.098534%	0.301503%	
Prior measurement period	<u>0.097025%</u>	<u>0.292184%</u>	
Change in Proportion	<u>0.001509%</u>	<u>0.009319%</u>	
OPEB Expense	\$1,098,356	(\$13,538,035)	(\$12,439,679)

At December 31, 2019, the Township reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>OPERS</u>	<u>OP&F</u>	<u>Total</u>
<u>Deferred Outflows of Resources</u>			
Differences between expected and actual experience	\$ 4,350	\$ -	\$ 4,350
Net differences between projected and actual investment earnings	588,939	92,943	681,882
Change in assumptions	414,188	1,423,214	1,837,402
Change in proportionate share and difference in employer contributions	105,540	414,170	519,710
Township contributions subsequent to the measurement date	<u>5,928</u>	<u>32,416</u>	<u>38,344</u>
	<u>\$ 1,118,945</u>	<u>\$ 1,962,743</u>	<u>\$ 3,081,688</u>

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

	<u>OPERS</u>	<u>OP&F</u>	<u>Total</u>
<u>Deferred Inflows of Resources</u>			
Differences between expected and actual experience	\$ 34,856	\$ 73,561	\$ 108,417
Change in assumptions	-	760,124	760,124
Change in proportionate share and difference in employer contributions	135,733	501,621	637,354
	<u>\$ 170,589</u>	<u>\$ 1,335,306</u>	<u>\$ 1,505,895</u>

\$38,344 reported as deferred outflows of resources related to OPEB resulting from Township contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ending December 31, 2020. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	<u>OPERS</u>	<u>OP&F</u>	<u>Total</u>
Year Ending December 31:			
2020	\$ 388,088	\$ 104,331	\$ 492,419
2021	159,059	104,331	263,390
2022	98,593	104,331	202,924
2023	296,688	132,442	429,130
2024	-	88,123	88,123
Thereafter	-	61,463	61,463
	<u>\$ 942,428</u>	<u>\$ 595,021</u>	<u>\$ 1,537,449</u>

Actuarial Assumptions—OPERS

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and 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 health care costs for financial reporting purposes are based on the substantive plan and include the types of coverages provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2017, rolled forward to the measurement date of December 31, 2018.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB Statement No. 74:

Wage inflation	3.25%
Projected salary increases	3.25% to 10.75%, including wage inflation
Singe discount rate:	
Current measurement period	3.96%
Prior measurement period	3.85%
Investment rate of return:	
Current measurement period	6.00%
Prior measurement period	6.50%
Municipal bond rate:	
Current measurement period	3.71%
Prior measurement period	3.31%
Health care cost trend rate:	
Current measurement period	10.0% initial, 3.25% ultimate in 2029
Prior measurement period	7.5% initial, 3.25% ultimate in 2028
Actuarial cost method	Individual entry age

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to all of the above tables.

The most recent experience study was completed for the five-year period ended December 31, 2015.

The long-term expected rate of return on health care 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 2018, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. 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 Health Care portfolio was a loss of 5.60 percent for 2018.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

The allocation of investment assets within the Health Care portfolio is approved by the OPERS Board as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for benefits provided through the defined pension plans. Health care is a discretionary benefit. The table below displays the OPERS Board-approved asset allocation policy for 2018 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	34.00%	2.42%
Domestic Equities	21.00%	6.21%
REITs	6.00%	5.98%
International Equities	22.00%	7.83%
Other Investments	<u>17.00%</u>	<u>5.57%</u>
Total	<u>100.00%</u>	<u>5.16%</u>

Discount Rate. A single discount rate of 3.96 percent was used to measure the OPEB liability on the measurement date of December 31, 2018. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 3.71 percent. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2031. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2031, and the municipal bond rate was applied to all health care costs after that date.

Sensitivity of the Township's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate. The following table presents the Township's proportionate share of the net OPEB liability calculated using the single discount rate of 3.96 percent, as well as what the Township's proportionate share of the net OPEB liability if it were calculated using a discount rate that is 1.0 percentage point lower (2.96 percent) or 1.0 percentage point higher (4.96 percent) than the current rate:

	1% Decrease (2.96%)	Current Discount Rate of 3.96%	1% Increase (4.96%)
Township's proportionate share of the net OPEB liability	\$16,435,075	\$12,846,553	\$9,992,092

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

Sensitivity of the Township’s Proportionate Share of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate. Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table presents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2019 is 10.00 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.25 percent in the most recent valuation.

	<u>1% Decrease</u>	<u>Current Health Care Cost Trend Rate Assumption</u>	<u>1% Increase</u>
Township's proportionate share of the net OPEB liability	\$12,347,983	\$12,846,553	\$13,420,007

Actuarial Assumptions—OP&F

OP&F’s total OPEB liability as of December 31, 2018 is based on the results of an actuarial valuation date of January 1, 2018 and rolled forward using generally accepted actuarial procedures. The total OPEB liability is determined by OP&F’s actuaries in accordance with GASB Statement No. 74, as part of their annual valuation. Actuarial valuations of an ongoing retirement plan involve estimates of the value 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.

Projections of benefit for financial 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 and the historical pattern of sharing benefit costs between the employers and plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations.

Actuarial calculations reflect a long-term perspective. For a newly hired employee, actuarial calculations will take into account the employee’s entire career with the employer and also take into consideration the benefits, if any, paid to the employee after termination of employment until the death of the employee and applicable contingent annuitant. In many cases, actuarial calculations reflect several decades of service with the employer and the payment of benefits after termination.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

Key Methods and assumptions used in calculating the total OPEB liability in the latest actuarial valuation are presented below:

Actuarial valuation date	January 1, 2018, with actuarial liabilities rolled forward to December 31, 2018
Actuarial cost method	Entry age normal
Investment rate of return	8.0%
Projected salary increases	3.75% to 10.50%
Payroll growth	Inflation rate of 2.75%, plus productivity increase rate of 0.5%
Single discount rate:	
Current measurement date	4.66%
Prior measurement date	3.24%
Municipal bond rate:	
Current measurement date	4.13%
Prior measurement date	3.16%
Cost of living adjustments	3.0% simple; 2.2% simple for increase based on the lesser of the increases in CPI and 3.0%

Mortality for non-disabled participants is based on the RP-2014 Total Employee and Healthy Annuitant Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale. Rates for surviving beneficiaries are adjusted by 120 percent.

Age	Police	Fire
67 or less	77%	68%
68-77	105%	87%
78 and up	115%	120%

Mortality for disabled retirees is based on the RP-2014 Disabled Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale.

Age	Police	Fire
59 or less	35%	35%
60-69	60%	45%
70-79	75%	70%
80 and up	100%	90%

The most recent experience study was completed for the five-year period ended December 31, 2016.

The long-term expected rate of return on OPEB plan investments was determined using a building-block approach and assumes a time horizon, as defined in OP&F's Statement of Investment Policy. A forecasted rate of inflation serves as a baseline for the return expected. 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 average 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.

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

Best estimates of the long-term expected real rates of return for each major asset class included in OP&F's target asset allocation as of December 31, 2018 are summarized below:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash and cash equivalent	0.0%	0.80%
Domestic equity	16.0%	5.50%
Non-U.S. equity	16.0%	5.90%
Private markets	8.0%	8.40%
Core fixed income*	23.0%	2.60%
High yield fixed income	7.0%	4.80%
Private credit	5.0%	7.50%
U.S. inflation linked bonds*	17.0%	2.30%
Master limited partnerships	8.0%	6.40%
Real assets	8.0%	7.00%
Private real estate	<u>12.0%</u>	6.10%
Total	120.00%	

*Note: Assumptions are geometric. * Levered 2x*

OP&F's Board of Trustees has incorporated the risk parity concept into OP&F'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 1.20 times due to the application of leverage in certain fixed income asset classes.

Discount Rate. Total OPEB liability was calculated using the discount rate of 4.66 percent. The projection of cash flows used to determine the discount rate assumed the contributions from employers and from members would be computed based on contribution requirements as stipulated by state statute. Projected inflows from investment earnings were calculated using the longer-term assumed investment rate of return of 8.0 percent. Based on those assumptions, OP&F's fiduciary net position was projected to not be able to make all future benefit payment of current plan members. Therefore, a municipal bond rate of 4.13 percent at December 31, 2018 and 3.16 percent at December 31, 2017 was blended with the long-term rate of 8.0%, which resulted in a blended discount rate of 4.66 percent at December 31, 2018 and 3.24 percent at December 31, 2017.

Sensitivity of the Township's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate. Net OPEB liability is sensitive to changes in the discount rate, and to illustrate the potential impact, the following table presents the net OPEB liability calculated using the discount rate of 4.66 percent, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.66 percent) and 1 percentage point higher (5.66 percent) than the current discount rate.

	1% Decrease (3.66%)	Current Discount Rate of 4.66%	1% Increase (5.66%)
Township's proportionate share of the net OPEB liability	\$3,344,949	\$2,745,648	\$2,242,587

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 10—DEFINED BENEFIT OPEB PLANS (CONTINUED)

Changes Subsequent to the Measurement Date. Beginning January 1, 2019, OP&F is changing its retiree health care model and the current self-insured health care plan will no longer be offered. In its place will be a stipend-based health care model. OP&F has contracted with a vendor who will assist eligible retirees in choosing health care plans from their marketplace (both Medicare-eligible and pre-Medicare populations). A stipend funded by OP&F will be placed in individual Health Reimbursement Accounts that retirees will use to be reimbursed for health care expenses. As a result of changing from the current health care model to the stipend-based health care model, management expects that it will be able to provide stipends to eligible participants for the next 15 years.

NOTE 11—INTERFUND ACTIVITY

The Township made the following transfers during 2019:

	Transfers In	Transfers Out
General Fund	\$ -	\$ 1,750,000
Other Governmental Funds:		
Road and Bridge Fund	1,500,000	-
Cemetery Fund	250,000	-
	\$ 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 2019. However, under the modified accrual basis of accounting this fund did recognize activity for the year ended December 31, 2019.

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, 2019, 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, 2019

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, 2019, were approximately \$600,000.

NOTE 15—COMMITMENTS

Construction Commitments

The Township has active construction projects as of December 31, 2019 for public infrastructure improvements for the development of a new light industrial/office park and a diverging diamond interchange on Union Centre Boulevard and Interstate 75. The Township has expended approximately \$15.9 million on these active projects, with remaining commitments of approximately \$10.3 million.

Encumbrances

Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. At year end, the amount of encumbrances outstanding was as follows:

General Fund	\$	224,576
Police Fund		358,719
Fire & EMS Fund		131,690
UCB TIF Fund		10,090,581
State Route 747 TIF Fund		1,382,859
Other Governmental Funds		226,302
		\$ 12,414,727

West Chester Township
Butler County, Ohio
Notes to the Basic Financial Statements
For the Year Ended December 31, 2019

NOTE 16—SUBSEQUENT EVENT

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the Township. The investments of the pension and other employee benefit plan in which the Township participates have incurred a significant decline in fair value, consistent with the general decline in financial markets. However, because the values of individual investments fluctuate with market conditions, and due to market volatility, the amount of losses that will be recognized in subsequent periods, if any, cannot be determined. In addition, the impact on the Township's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

Required
Supplementary
Information



West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
General Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With
	Original	Final		Final Budget Positive (Negative)
Revenues:				
Property and Other Taxes	\$ 2,479,778	\$ 2,479,778	\$ 2,779,084	\$ 299,306
Charges for Services	96,892	96,892	114,743	17,851
Licenses and Permits	343,942	343,942	398,007	54,065
Fines and Forfeitures	55,500	55,500	64,465	8,965
Intergovernmental	2,130,976	2,130,976	2,757,564	626,588
Interest	300,000	300,000	688,884	388,884
Contributions and Donations	-	-	2,298	2,298
Other	-	-	8,754	8,754
Total Revenues	<u>5,407,088</u>	<u>5,407,088</u>	<u>6,813,799</u>	<u>1,406,711</u>
Expenditures:				
Current:				
General Government				
Administration				
Personal Service	1,785,968	1,785,968	1,438,144	347,824
Other	1,528,269	1,530,570	1,094,226	436,344
Total Administration	<u>3,314,237</u>	<u>3,316,538</u>	<u>2,532,370</u>	<u>784,168</u>
Services Department				
Personal Service	576,480	576,480	514,288	62,192
Other	64,994	74,361	50,800	23,561
Total Services Department	<u>641,474</u>	<u>650,841</u>	<u>565,088</u>	<u>85,753</u>
Senior Citizens				
Other	11,800	11,849	5,100	6,749
Total Senior Citizens	<u>11,800</u>	<u>11,849</u>	<u>5,100</u>	<u>6,749</u>
Total General Government	<u>3,967,511</u>	<u>3,979,228</u>	<u>3,102,558</u>	<u>876,670</u>
Public Works				
Street Lighting				
Other	19,300	20,800	19,192	1,608
Total Public Works	<u>19,300</u>	<u>20,800</u>	<u>19,192</u>	<u>1,608</u>
Parks and Recreation				
Personal Service	340,491	340,491	172,941	167,550
Other	286,769	292,905	230,662	62,243
Total Parks and Recreation	<u>627,260</u>	<u>633,396</u>	<u>403,603</u>	<u>229,793</u>
Planning and Zoning				
Personal Service	761,543	761,543	696,536	65,007
Other	244,384	244,384	219,474	24,910
Total Planning and Zoning	<u>1,005,927</u>	<u>1,005,927</u>	<u>916,010</u>	<u>89,917</u>
Capital Outlay	1,066,743	1,047,692	478,280	569,412
Debt Service				
Principal Retirement	95,000	95,000	95,000	-
Interest and Fiscal Charges	35,800	35,800	35,800	-
Total Expenditures	<u>6,817,541</u>	<u>6,817,843</u>	<u>5,050,443</u>	<u>1,767,400</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,410,453)	(1,410,755)	1,763,356	3,174,111
Other Financing Sources (Uses):				
Proceeds from Sale of Capital Assets	-	-	2,471	2,471
Transfers Out	(1,750,000)	(1,750,000)	(1,750,000)	-
Total Other Financing Sources (Uses)	<u>(1,750,000)</u>	<u>(1,750,000)</u>	<u>(1,747,529)</u>	<u>2,471</u>
Net Change in Fund Balances	(3,160,453)	(3,160,755)	15,827	<u>\$ 3,176,582</u>
Fund Balances at Beginning of Year	9,907,766	9,907,766	9,907,766	
Prior Year Encumbrances Appropriated	418,515	418,515	418,515	
Fund Balances at End of Year	<u>\$ 7,165,828</u>	<u>\$ 7,165,526</u>	<u>\$ 10,342,108</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 Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Police Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Property and Other Taxes	\$ 12,088,686	\$ 11,940,307	\$ 11,941,298	\$ 991
Charges for Services	795,000	751,978	776,899	24,921
Fines and Forfeitures	-	-	420	420
Intergovernmental	1,500,195	1,396,337	1,410,030	13,693
Other	-	-	9,043	9,043
Total Revenues	<u>14,383,881</u>	<u>14,088,622</u>	<u>14,137,690</u>	<u>49,068</u>
Expenditures:				
Current:				
Public Safety				
Police				
Personal Service	13,886,796	13,886,796	12,808,219	1,078,577
Other	<u>3,691,577</u>	<u>3,690,277</u>	<u>1,615,073</u>	<u>2,075,204</u>
Total Public Safety	<u>17,578,373</u>	<u>17,577,073</u>	<u>14,423,292</u>	<u>3,153,781</u>
Capital Outlay	<u>998,801</u>	<u>998,801</u>	<u>807,620</u>	<u>191,181</u>
Total Expenditures	<u>18,577,174</u>	<u>18,575,874</u>	<u>15,230,912</u>	<u>3,344,962</u>
Deficiency of Revenues Under Expenditures	(4,193,293)	(4,487,252)	(1,093,222)	3,394,030
Other Financing Sources:				
Proceeds from Sale of Capital Assets	-	-	86,368	86,368
Net Change in Fund Balances	(4,193,293)	(4,487,252)	(1,006,854)	<u>\$ 3,480,398</u>
Fund Balances at Beginning of Year	11,105,203	11,105,203	11,105,203	
Prior Year Encumbrances Appropriated	<u>627,966</u>	<u>627,966</u>	<u>627,966</u>	
Fund Balances at End of Year	<u>\$ 7,539,876</u>	<u>\$ 7,245,917</u>	<u>\$ 10,726,315</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 Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Fire and Emergency Medical Services Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Property and Other Taxes	\$ 10,361,732	\$ 10,227,673	\$ 10,235,398	\$ 7,725
Charges for Services	900,000	900,000	1,125,123	225,123
Intergovernmental	1,319,310	1,164,289	1,151,232	(13,057)
Other	-	-	5,009	5,009
Total Revenues	<u>12,581,042</u>	<u>12,291,962</u>	<u>12,516,762</u>	<u>224,800</u>
Expenditures:				
Current:				
Public Safety				
Fire and EMS				
Personal Service	12,655,750	12,655,750	11,555,968	1,099,782
Other	3,489,064	3,490,430	1,502,685	1,987,745
Total Public Safety	<u>16,144,814</u>	<u>16,146,180</u>	<u>13,058,653</u>	<u>3,087,527</u>
Capital Outlay	1,329,073	1,329,073	1,158,862	170,211
Debt Service				
Principal Retirement	105,000	105,000	105,000	-
Interest and Fiscal Charges	12,313	12,313	12,313	-
Total Expenditures	<u>17,591,200</u>	<u>17,592,566</u>	<u>14,334,828</u>	<u>3,257,738</u>
Deficiency of Revenues Under Expenditures	(5,010,158)	(5,300,604)	(1,818,066)	3,482,538
Other Financing Sources:				
Proceeds from Sale of Capital Assets	-	-	17,745	17,745
Net Change in Fund Balances	(5,010,158)	(5,300,604)	(1,800,321)	<u>\$ 3,500,283</u>
Fund Balances at Beginning of Year	13,313,855	13,313,855	13,313,855	
Prior Year Encumbrances Appropriated	720,005	720,005	720,005	
Fund Balances at End of Year	<u>\$ 9,023,702</u>	<u>\$ 8,733,256</u>	<u>\$ 12,233,539</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 Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Union Centre Boulevard Tax Increment Financing Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	\$ 2,671,649	\$ 2,671,649	\$ 4,439,670	\$ 1,768,021
Expenditures:				
Current:				
Public Works				
Other	-	8,000	4,735	3,265
Capital Outlay	38,184,976	38,176,976	24,516,361	13,660,615
Total Expenditures	38,184,976	38,184,976	24,521,096	13,663,880
Deficiency of Revenues Under Expenditures	(35,513,327)	(35,513,327)	(20,081,426)	15,431,901
Other Financing Sources:				
Issuance of long-term bonds	-	-	14,000,000	14,000,000
Net Change in Fund Balances	(35,513,327)	(35,513,327)	(6,081,426)	\$ 29,431,901
Fund Balances at Beginning of Year	32,132,565	32,132,565	32,132,565	
Prior Year Encumbrances Appropriated	3,380,762	3,380,762	3,380,762	
Fund Balances at End of Year	\$ -	\$ -	\$ 29,431,901	

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

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
State Route 747 Tax Increment Financing Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	4,045,029	4,045,029	5,956,356	1,911,327
Expenditures:				
Current:				
Public Works				
Other	-	18,500	14,765	3,735
Payments to Schools	-	1,950,000	1,890,214	59,786
Capital Outlay	31,339,294	29,370,794	6,361,078	23,009,716
Total Expenditures	<u>31,339,294</u>	<u>31,339,294</u>	<u>8,266,057</u>	<u>23,073,237</u>
Net Change in Fund Balances	(27,294,265)	(27,294,265)	(2,309,701)	\$ 24,984,564
Fund Balances at Beginning of Year	23,077,121	23,077,121	23,077,121	
Prior Year Encumbrances Appropriated	4,217,144	4,217,144	4,217,144	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,984,564</u>	

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

West Chester Township
Butler County, Ohio
Required Supplementary Information
Schedule of Township's Proportionate Share of the Net Pension Liability
Ohio Public Employees Retirement System - Traditional Pension Plan
Last Six Years (1) (2)

	Township's Proportion of the Net Pension Liability	Township's Proportionate Share of the Net Pension Liability	Township's Covered Payroll	Township's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2014	0.107071%	\$ 12,622,248	\$ 12,087,593	104.42%	86.36%
2015	0.107071%	12,913,930	11,773,393	109.69%	86.45%
2016	0.103580%	17,941,419	11,769,195	152.44%	81.08%
2017	0.103920%	23,598,554	11,641,472	202.71%	77.25%
2018	0.100611%	15,783,886	11,421,139	138.20%	84.66%
2019	0.101949%	27,921,714	12,309,883	226.82%	74.70%

(1) Information prior to 2014 is not available. The Township will continue to present information for years available until a full ten-year trend is compiled.

(2) Amounts presented for each year were determined as of the Township's measurement date, which is the prior year-end.

Notes to Schedule:

Change in assumptions. In 2017, changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2015. Significant changes included a reduction of the discount rate from 8.0% to 7.5%, a reduction in the wage inflation rate from 3.75% to 3.25%, and transition from the RP-2000 mortality tables to the RP-2014 mortality tables.

In 2019, a reduction of the discount rate was made from 7.5% to 7.2%.

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Required Supplementary Information
Schedule of Township's Proportionate Share of the Net Pension Liability
Ohio Police and Fire Pension Fund
Last Six Years (1) (2)

	Township's Proportion of the Net Pension Liability	Township's Proportionate Share of the Net Pension Liability	Township's Covered Payroll	Township's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2014	0.287604%	\$ 14,007,206	\$ 5,335,895	262.51%	73.00%
2015	0.287604%	14,899,075	5,688,783	261.90%	71.71%
2016	0.308020%	19,815,121	5,819,597	340.49%	66.77%
2017	0.306370%	19,405,193	5,947,452	326.28%	68.36%
2018	0.292184%	17,932,626	5,765,611	311.03%	70.91%
2019	0.301503%	24,610,618	6,157,893	399.66%	63.07%

(1) Information prior to 2014 is not available. The Township will continue to present information for years available until a full ten-year trend is compiled.

(2) Amounts presented for each year were determined as of the Township's measurement date, which is the prior year-end.

Notes to Schedule:

Change in assumptions. In 2018, changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2016. Significant changes included a reduction of the discount rate from 8.25% to 8.0%, a reduction in the wage inflation rate from 3.75% to 3.25%, and transition from the RP-2000 mortality tables to the RP-2014 mortality tables.

See Independent Auditor's Report.

West Chester Township
 Butler County, Ohio
 Required Supplementary Information
 Schedule of Township Pension Contributions
 Ohio Public Employees Retirement System - Traditional Pension Plan
 Last Seven Years (1)

	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Township's Covered Payroll	Contributions as a Percentage of Covered Payroll
2013	\$ 1,954,092	\$ (1,954,092)	\$ -	\$ 12,087,593	16.17%
2014	1,662,983	(1,662,983)	-	11,773,393	14.12%
2015	1,625,581	(1,625,581)	-	11,769,195	13.81%
2016	1,596,664	(1,596,664)	-	11,641,472	13.72%
2017	1,795,377	(1,795,377)	-	11,421,139	15.72%
2018	2,000,958	(2,000,958)	-	12,309,883	16.25%
2019	2,063,374	(2,063,374)	-	12,235,799	16.86%

(1) Information prior to 2013 is not available. The Township will continue to present information for years available until a full ten-year trend is compiled.

See Independent Auditor's Report.

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

	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Township's Covered Payroll	Contributions as a Percentage of Covered Payroll
2010	\$ 868,543	\$ (868,543)	\$ -	\$ 5,291,850	16.41%
2011	884,493	(884,493)	-	5,226,507	16.92%
2012	869,317	(869,317)	-	5,214,978	16.67%
2013	1,138,808	(1,138,808)	-	5,335,895	21.34%
2014	1,300,884	(1,300,884)	-	5,688,783	22.87%
2015	1,348,841	(1,348,841)	-	5,819,597	23.18%
2016	1,332,623	(1,332,623)	-	5,947,452	22.41%
2017	1,353,923	(1,353,923)	-	5,765,611	23.48%
2018	1,428,653	(1,428,653)	-	6,157,893	23.20%
2019	1,523,575	(1,523,575)	-	6,483,296	23.50%

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Required Supplementary Information
Schedule of Township's Proportionate Share of the Net OPEB Liability
Ohio Public Employees Retirement System
Last Three Years (1) (2)

	Township's Proportion of the Net OPEB Liability	Township's Proportionate Share of the Net OPEB Liability	Township's Covered Payroll	Township's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability
2017	0.099327%	\$ 10,032,368	\$ 11,641,472	86.18%	54.05%
2018	0.097025%	10,536,172	11,421,139	92.25%	54.14%
2019	0.098534%	12,846,553	12,309,883	104.36%	46.33%

(1) Information prior to 2017 is not available. The Township will continue to present information for years available until a full ten-year trend is compiled.

(2) Amounts presented for each year were determined as of the Township's measurement date, which is the prior year-end.

Notes to Schedule:

Change in assumptions. In 2018, the single discount rate changed from 4.23% to 3.85%.

In 2019, the single discount rate changed from 3.85% to 3.96%, the investment rate of return changed from 6.50% to 6.00%, and the health care cost trend rate changed from 7.5% initial to 10.0% initial.

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Required Supplementary Information
Schedule of Township's Proportionate Share of the Net OPEB Liability
Ohio Police and Fire Pension Fund
Last Three Years (1) (2)

	Township's Proportion of the Net OPEB Liability	Township's Proportionate Share of the Net OPEB Liability	Township's Covered Payroll	Township's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability
2017	0.306337%	\$ 14,542,713	\$ 5,947,452	244.52%	15.96%
2018	0.292184%	16,554,713	5,765,611	287.13%	14.13%
2019	0.301503%	2,745,648	6,157,893	44.59%	46.57%

(1) Information prior to 2017 is not available. The Township will continue to present information for years available until a full ten-year trend is compiled.

(2) Amounts presented for each year were determined as of the Township's measurement date, which is the prior year-end.

Notes to Schedule:

Change in assumptions. In 2018, the single discount rate changed from 3.79% to 3.24%.

In 2019, the single discount rate changed from 3.24% to 4.66%.

Change in benefit terms. Beginning January 1, 2019, OP&F changed its retiree health care model to a stipend-based health care model, depositing stipends into individual health reimbursements accounts that retiree will use to be reimbursed for health care expenses.

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Required Supplementary Information
Schedule of Township OPEB Contributions
Ohio Public Employees Retirement System
Last Four Years (1)

	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Township's Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	\$ 265,987	\$ (265,987)	-	\$ 11,641,472	2.28%
2017	138,046	(138,046)	-	11,421,139	1.21%
2018*	6,563	(6,563)	-	12,309,883	0.05%
2019	5,928	(5,928)	-	12,235,799	0.05%

(1) Information prior to 2016 is not available. The Township will continue to present information for years available until a full ten-year trend is compiled.

* - updated based on revised information.

See Independent Auditor's Report.

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

	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Township's Covered Payroll	Contributions as a Percentage of Covered Payroll
2010	\$ 339,000	\$ (339,000)	\$ -	\$ 5,291,850	6.41%
2011	346,000	(346,000)	-	5,226,507	6.62%
2012	340,000	(340,000)	-	5,214,978	6.52%
2013	202,000	(202,000)	-	5,335,895	3.79%
2014	28,000	(28,000)	-	5,688,783	0.49%
2015	28,326	(28,326)	-	5,819,597	0.49%
2016	28,585	(28,585)	-	5,947,452	0.48%
2017	29,042	(29,042)	-	5,765,611	0.50%
2018	30,645	(30,645)	-	6,157,893	0.50%
2019	32,416	(32,416)	-	6,483,296	0.50%

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Note To The Required Supplementary Information
For the Year Ended December 31, 2019

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 2019.

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.

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.

West Chester Township
Butler County, Ohio
Note To The Required Supplementary Information
For the Year Ended December 31, 2019

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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	West Chester Community Television Fund	West Chester Community Connections Fund	Sustainable Infrastructure Funds	General Fund Total
GAAP Basis	\$ 836,693	\$ 9,048	\$ -	\$ 2,724,961	\$ 3,570,702
Adjustments:					
Revenue accruals	(454,041)	(45,891)	-	(885,454)	(1,385,386)
Expenditure accruals	(142,249)	(15,753)	-	-	(158,002)
Encumbrances	(224,576)	(13,344)	-	-	(237,920)
Budget Basis	<u>\$ 15,827</u>	<u>\$ (65,940)</u>	<u>\$ -</u>	<u>\$ 1,839,507</u>	<u>\$ 1,789,394</u>

West Chester Township
Butler County, Ohio
Note To The Required Supplementary Information
For the Year Ended December 31, 2019

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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	\$ (941,074)	\$ (2,218,118)	\$ 4,027,281	\$ (500,518)
Adjustments:				
Revenue accruals	108,462	(35,625)	-	-
Expenditure accruals	184,477	585,112	(18,126)	(426,324)
Encumbrances	<u>(358,719)</u>	<u>(131,690)</u>	<u>(10,090,581)</u>	<u>(1,382,859)</u>
Budget Basis	<u>\$ (1,006,854)</u>	<u>\$ (1,800,321)</u>	<u>\$ (6,081,426)</u>	<u>\$ (2,309,701)</u>

Combining Statements and Individual Fund Schedules



West Chester Township
Butler County, Ohio
Fund Descriptions
For the Year Ended December 31, 2019

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.

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 Township
Butler County, Ohio
Fund Descriptions
For the Year Ended December 31, 2019

Combining Statements – Nonmajor Governmental Funds

NONMAJOR SPECIAL REVENUE FUNDS (continued)

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 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.

West Chester Township
Butler County, Ohio
Fund Descriptions
For the Year Ended December 31, 2019

Combining Statements – Nonmajor Governmental Funds

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.

West Chester Township
Butler County, Ohio
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2019

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Funds	Nonmajor Permanent Fund (Cemetery Bequest)	Total Nonmajor Governmental Funds
Assets:				
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 11,612,158	\$ 1,164,007	\$ 16,537	\$ 12,792,702
Receivables:				
Taxes	1,554,031	-	-	1,554,031
Accounts	3,738	-	-	3,738
Intergovernmental	579,306	-	-	579,306
Interest	1,077	-	8	1,085
Special Assessments	473,637	1,599,850	-	2,073,487
Prepaid Items	81,259	-	-	81,259
Payment in Lieu of Taxes Receivable	919,185	2,466,663	-	3,385,848
	<u>\$ 15,224,391</u>	<u>\$ 5,230,520</u>	<u>\$ 16,545</u>	<u>\$ 20,471,456</u>
Total Assets				
	<u>\$ 15,224,391</u>	<u>\$ 5,230,520</u>	<u>\$ 16,545</u>	<u>\$ 20,471,456</u>
Liabilities:				
Accounts Payable	\$ 129,909	\$ -	\$ -	\$ 129,909
Contracts Payable	10,039	-	-	10,039
Accrued Wages and Benefits	71,197	-	-	71,197
Matured Compensated Absences Payable	7,048	-	-	7,048
Intergovernmental Payable	35,292	-	-	35,292
	<u>253,485</u>	<u>-</u>	<u>-</u>	<u>253,485</u>
Total Liabilities				
	<u>253,485</u>	<u>-</u>	<u>-</u>	<u>253,485</u>
Deferred Inflows of Resources:				
Property Taxes Levied For Next Year	1,474,346	-	-	1,474,346
Unavailable Revenue - Special Assessments	473,637	1,599,850	-	2,073,487
Unavailable Revenue - Intergovernmental and Delinquent Taxes	517,060	-	-	517,060
Unavailable Revenue - Interest and Other	662	-	-	662
Payments in Lieu of Taxes Levied For Next Year	919,185	2,466,663	-	3,385,848
	<u>3,384,890</u>	<u>4,066,513</u>	<u>-</u>	<u>7,451,403</u>
Total Deferred Inflows of Resources				
	<u>3,384,890</u>	<u>4,066,513</u>	<u>-</u>	<u>7,451,403</u>
Fund Balances:				
Nonspendable:				
Permanent Fund Principal	-	-	5,000	5,000
Prepaid Items	81,259	-	-	81,259
Restricted for:				
Cemetery Operation	342,872	-	11,545	354,417
Tax Increment Financing Districts	6,712,881	1,164,007	-	7,876,888
Public safety- Police Protection Services	991,697	-	-	991,697
Public works- Landscaping	387,897	-	-	387,897
Public works- Lighting	496,325	-	-	496,325
Public works- Road and Bridge Maintenance	1,163,909	-	-	1,163,909
Public works- State Highway Maintenance	542,019	-	-	542,019
Public works- Township Road Repair and Maintenance	867,157	-	-	867,157
	<u>11,586,016</u>	<u>1,164,007</u>	<u>16,545</u>	<u>12,766,568</u>
Total Fund Balances				
	<u>11,586,016</u>	<u>1,164,007</u>	<u>16,545</u>	<u>12,766,568</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 15,224,391</u>	<u>\$ 5,230,520</u>	<u>\$ 16,545</u>	<u>\$ 20,471,456</u>

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, 2019

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Funds	Nonmajor Permanent Fund (Cemetery Bequest)	Total Nonmajor Governmental Funds
Revenues:				
Property and Other Taxes	\$ 2,019,934	\$ -	\$ -	\$ 2,019,934
Charges for Services	69,268	-	-	69,268
Fines and Forfeitures	226,709	-	-	226,709
Intergovernmental	861,098	-	-	861,098
Special Assessments	516,981	227,300	-	744,281
Interest	57,165	-	478	57,643
Payments in Lieu of Taxes	3,301,534	700,550	-	4,002,084
Contributions and Donations	41,801	-	-	41,801
Other	11,438	-	-	11,438
Total Revenues	7,105,928	927,850	478	8,034,256
Expenditures:				
Current:				
Public Safety				
Police	31,343	-	-	31,343
Public Works	2,862,612	-	-	2,862,612
Cemetery	266,293	-	100	266,393
Economic Development	38,631	-	-	38,631
Payments to Schools	2,180,147	-	-	2,180,147
Capital Outlay	2,070,854	-	-	2,070,854
Debt Service				
Principal Retirement	-	917,000	-	917,000
Interest and Fiscal Charges	-	180,171	-	180,171
Total Expenditures	7,449,880	1,097,171	100	8,547,151
Excess (Deficiency) of Revenues Over (Under) Expenditures	(343,952)	(169,321)	378	(512,895)
Other Financing Sources:				
Transfers In	1,750,000	-	-	1,750,000
Total Other Financing Sources	1,750,000	-	-	1,750,000
Net Change in Fund Balances	1,406,048	(169,321)	378	1,237,105
Fund Balances at Beginning of Year	10,179,968	1,333,328	16,167	11,529,463
Fund Balances at End of Year	<u>\$ 11,586,016</u>	<u>\$ 1,164,007</u>	<u>\$ 16,545</u>	<u>\$ 12,766,568</u>

See Independent Auditor's Report.

West Chester Township, Butler County, Ohio
Combining Balance Sheet
Nonmajor Special Revenue Funds
December 31, 2019

	Township Motor Vehicle License Tax	Motor Vehicle License Tax	Gasoline Tax	Road & Bridge	Cemetery	Enforcement & Education	Drug Law Enforcement	Police Assistance	Cin-Day TIF
Assets:									
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 541,056	\$ 314,948	\$ 532,007	\$ 1,248,508	\$ 354,840	\$ 25,872	\$ 344,391	\$ 16,644	\$ 175,346
Receivables:									
Taxes	41,007	-	-	1,513,024	-	-	-	-	-
Accounts	2,512	-	-	901	325	-	-	-	-
Due From Other Governments	500	52,738	425,485	99,544	-	90	949	-	-
Interest	322	158	277	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-	-	-
Prepaid Items	38,304	-	-	-	4,433	-	547	-	13,991
Payment in Lieu of Taxes Receivable	-	-	-	-	-	-	-	-	325,387
Total Assets	\$ 623,701	\$ 367,844	\$ 957,769	\$ 2,861,977	\$ 359,598	\$ 25,962	\$ 345,887	\$ 16,644	\$ 514,724
Liabilities:									
Accounts Payable	\$ 24,855	\$ 12,215	\$ 60,737	\$ 2,700	\$ 1,133	\$ -	\$ 700	\$ -	\$ -
Contracts Payable	9,419	-	363	257	-	-	-	-	-
Accrued Wages and Benefits	-	-	-	60,535	7,442	-	-	-	-
Matured Compensated Absences Payable	-	-	-	6,837	-	-	-	-	-
Intergovernmental Payable	-	-	62	29,854	3,718	-	-	-	-
Total Liabilities	34,274	12,215	61,162	100,183	12,293	-	700	-	-
Deferred Inflows of Resources:									
Property Taxes Levied For Next Year	-	-	-	1,474,346	-	-	-	-	-
Unavailable Revenue - Special Assessments	-	-	-	-	-	-	-	-	-
Unavailable Revenue - Intergovernmental and Delinquent Taxes	-	38,933	354,588	123,539	-	-	-	-	-
Unavailable Revenue - Interest and Other	662	-	-	-	-	-	-	-	-
Payments in Lieu of Taxes Levied For Next Year	-	-	-	-	-	-	-	-	325,387
Total Deferred Inflows of Resources	662	38,933	354,588	1,597,885	-	-	-	-	325,387
Fund Balances:									
Nonspendable:									
Prepaid Items	38,304	-	-	-	4,433	-	547	-	13,991
Restricted for:									
Cemetery Operation	-	-	-	-	342,872	-	-	-	-
Tax Increment Financing Districts	-	-	-	-	-	-	-	-	-
Public safety- Police Protection Services	-	-	-	-	-	25,962	344,640	16,644	175,346
Public works- Landscaping	-	-	-	-	-	-	-	-	-
Public works- Lighting	-	-	-	-	-	-	-	-	-
Public works- Road and Bridge Maintenance	-	-	-	1,163,909	-	-	-	-	-
Public works- State Highway Maintenance	-	-	542,019	-	-	-	-	-	-
Public works- Township Road Repair and Maintenance	550,461	316,696	-	-	-	-	-	-	-
Total Fund Balances	588,765	316,696	542,019	1,163,909	347,305	25,962	345,187	16,644	189,337
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 623,701	\$ 367,844	\$ 957,769	\$ 2,861,977	\$ 359,598	\$ 25,962	\$ 345,887	\$ 16,644	\$ 514,724

See Independent Auditor's Report.

West Chester Township, Butler County, Ohio
Combining Balance Sheet
Nonmajor Special Revenue Funds (Continued)
December 31, 2019

	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
Assets:									
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 605,411	\$ 512,756	\$ 396,344	\$ 90,963	\$ 6,426,906	\$ -	\$ 5,768	\$ 20,398	\$ 11,612,158
Receivables:									
Taxes	-	-	-	-	-	-	-	-	1,554,031
Accounts	-	-	-	-	-	-	-	-	3,738
Intergovernmental	-	-	-	-	-	-	-	-	579,306
Interest	320	-	-	-	-	-	-	-	1,077
Special Assessments	-	309,152	164,485	-	-	-	-	-	473,637
Prepaid Items	-	-	-	-	19,987	-	-	3,997	81,259
Payment in Lieu of Taxes Receivable	-	-	-	-	427,535	50,421	5,493	110,349	919,185
Total Assets	\$ 605,731	\$ 821,908	\$ 560,829	\$ 90,963	\$ 6,874,428	\$ 50,421	\$ 11,261	\$ 134,744	\$ 15,224,391
Liabilities:									
Accounts Payable	\$ 1,280	\$ 16,431	\$ 3,358	\$ 1,472	\$ 5,028	\$ -	\$ -	\$ -	\$ 129,909
Contracts Payable	-	-	-	-	-	-	-	-	10,039
Accrued Wages and Benefits	-	-	3,220	-	-	-	-	-	71,197
Matured Compensated Absences Payable	-	-	211	-	-	-	-	-	7,048
Intergovernmental Payable	-	-	1,658	-	-	-	-	-	35,292
Total Liabilities	1,280	16,431	8,447	1,472	5,028	-	-	-	253,485
Deferred Inflows of Resources:									
Unavailable Revenue - Property Taxes	-	-	-	-	-	-	-	-	1,474,346
Unavailable Revenue - Special Assessments	-	309,152	164,485	-	-	-	-	-	473,637
Unavailable Revenue - Intergovernmental	-	-	-	-	-	-	-	-	517,060
Unavailable Revenue - Interest and Other	-	-	-	-	-	-	-	-	662
Unavailable Revenue - Payments in Lieu of Taxes	-	-	-	-	427,535	50,421	5,493	110,349	919,185
Total Deferred Inflows of Resources	-	309,152	164,485	-	427,535	50,421	5,493	110,349	3,384,890
Fund Balances:									
Nonspendable:									
Prepaid Items	-	-	-	-	19,987	-	-	3,997	81,259
Restricted for:									
Cemetery Operation	-	-	-	-	-	-	-	-	342,872
Tax Increment Financing Districts	-	-	-	89,491	6,421,878	-	5,768	20,398	6,712,881
Public safety- Police Protection Services	604,451	-	-	-	-	-	-	-	991,697
Public works- Landscaping	-	-	387,897	-	-	-	-	-	387,897
Public works- Lighting	-	496,325	-	-	-	-	-	-	496,325
Public works- Road and Bridge Maintenance	-	-	-	-	-	-	-	-	1,163,909
Public works- State Highway Maintenance	-	-	-	-	-	-	-	-	542,019
Public works- Township Road Repair and Maintenance	-	-	-	-	-	-	-	-	867,157
Total Fund Balances	604,451	496,325	387,897	89,491	6,441,865	-	5,768	24,395	11,586,016
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 605,731	\$ 821,908	\$ 560,829	\$ 90,963	\$ 6,874,428	\$ 50,421	\$ 11,261	\$ 134,744	\$ 15,224,391

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, 2019

	Township Motor Vehicle License Tax	Motor Vehicle License Tax	Gasoline Tax	Road & Bridge	Cemetery	Enforcement & Education	Drug Law Enforcement	Police Assistance	Cin-Day TIF
Revenues:									
Property and Other Taxes	\$ 542,859	\$ -	\$ -	\$ 1,477,075	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for Services	-	-	-	15,206	54,062	-	-	-	-
Fines and Forfeitures	-	-	-	-	-	-	68,275	-	-
Intergovernmental	-	89,933	602,708	166,908	-	1,549	-	-	-
Special Assessments	-	-	-	-	-	-	-	-	-
Interest	20,533	7,992	13,480	-	-	-	-	-	634,135
Payments in Lieu of Taxes	-	-	-	-	-	-	-	-	-
Contributions and Donations	-	-	-	-	-	-	-	-	-
Other	10,222	-	-	413	618	-	185	-	-
Total Revenues	573,614	97,925	616,188	1,659,602	54,680	1,549	68,460	-	634,135
Expenditures:									
Current:									
Public Safety	-	-	-	-	-	460	11,594	-	-
Police	421,470	24,064	365,351	1,657,403	-	-	-	-	-
Public Works	-	-	-	-	266,293	-	-	-	-
Cemetery	-	-	-	-	-	-	-	-	-
Economic Development	-	-	-	-	-	-	-	-	-
Payments to Schools	-	-	-	-	-	-	-	-	418,747
Capital Outlay	334,948	-	218,099	1,186,138	-	-	24,661	-	163,723
Total Expenditures	756,418	24,064	583,450	2,843,541	266,293	460	36,255	-	582,470
Excess (Deficiency) of Revenues Over (Under) Expenditures	(182,804)	73,861	32,738	(1,183,939)	(211,613)	1,089	32,205	-	51,665
Other Financing Sources:									
Transfers In	-	-	-	1,500,000	250,000	-	-	-	-
Net Change in Fund Balances	(182,804)	73,861	32,738	316,061	38,387	1,089	32,205	-	51,665
Fund Balances at Beginning of Year	771,569	242,835	509,281	847,848	308,918	24,873	312,982	16,644	137,672
Fund Balances at End of Year	\$ 588,765	\$ 316,696	\$ 542,019	\$ 1,163,909	\$ 347,305	\$ 25,962	\$ 345,187	\$ 16,644	\$ 189,337

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 (Continued)
For the Year Ended December 31, 2019

	Asset Forfeiture	Street Lighting	UCB Landscape District	West Chester Development Council	Central Business District	Tylersville TIF Service Payments	Cincinnati-Columbus TIF	Tylersville Place TIF	Total Nonmajor Special Revenue Funds
Revenues:									
Property and Other Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,019,934
Charges for Services	-	-	-	-	-	-	-	-	69,268
Fines and Forfeitures	158,434	-	-	-	-	-	-	-	226,709
Intergovernmental	-	-	-	-	-	-	-	-	861,098
Special Assessments	-	349,251	167,730	-	-	-	-	-	516,981
Interest	15,043	-	-	117	-	-	-	-	57,165
Payments in Lieu of Taxes	-	-	-	-	2,437,794	155,161	15,429	59,015	3,301,534
Contributions and Donations	-	-	-	41,801	-	-	-	-	41,801
Other	-	-	-	-	-	-	-	-	11,438
Total Revenues	173,477	349,251	167,730	41,918	2,437,794	155,161	15,429	59,015	7,105,928
Expenditures:									
Current:									
Public Safety	19,289	-	-	-	-	-	-	-	31,343
Police	-	288,848	105,446	-	30	-	-	-	2,862,612
Public Works	-	-	-	-	-	-	-	-	266,293
Cemetery	-	-	-	38,631	-	-	-	-	38,631
Economic Development	-	-	-	-	1,609,782	102,460	10,188	38,970	2,180,147
Payments to Schools	-	-	-	-	55,397	52,701	1,667	9,960	2,070,854
Capital Outlay	-	-	23,560	-	-	-	-	-	-
Total Expenditures	19,289	288,848	129,006	38,631	1,665,209	155,161	11,855	48,930	7,449,880
Excess (Deficiency) of Revenues Over (Under) Expenditures	154,188	60,403	38,724	3,287	772,585	-	3,574	10,085	(343,952)
Other Financing Sources:									
Transfers In	-	-	-	-	-	-	-	-	1,750,000
Net Change in Fund Balances	154,188	60,403	38,724	3,287	772,585	-	3,574	10,085	1,406,048
Fund Balances at Beginning of Year	450,263	435,922	349,173	86,204	5,669,280	-	2,194	14,310	10,179,968
Fund Balances at End of Year	\$ 604,451	\$ 496,325	\$ 387,897	\$ 89,491	\$ 6,441,865	\$ -	\$ 5,768	\$ 24,395	\$ 11,586,016

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Township Motor Vehicle License Tax Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Property and Other Taxes	\$ 499,812	\$ 499,812	\$ 542,219	\$ 42,407
Interest	4,400	4,400	13,577	9,177
Other	1,303	1,303	7,872	6,569
Total Revenues	<u>505,515</u>	<u>505,515</u>	<u>563,668</u>	<u>58,153</u>
Expenditures:				
Current:				
Public Works				
Roads and Bridges				
Other	550,714	550,714	455,876	94,838
Capital Outlay	464,476	464,476	344,424	120,052
Total Expenditures	<u>1,015,190</u>	<u>1,015,190</u>	<u>800,300</u>	<u>214,890</u>
Net Change in Fund Balances	(509,675)	(509,675)	(236,632)	<u>\$ 273,043</u>
Fund Balances at Beginning of Year	693,054	693,054	693,054	
Prior Year Encumbrances Appropriated	51,650	51,650	51,650	
Fund Balances at End of Year	<u>\$ 235,029</u>	<u>\$ 235,029</u>	<u>\$ 508,072</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Motor Vehicle License Tax Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Intergovernmental	\$ 80,438	\$ 80,438	\$ 88,984	\$ 8,546
Interest	1,400	1,400	5,231	3,831
Total Revenues	<u>81,838</u>	<u>81,838</u>	<u>94,215</u>	<u>12,377</u>
Expenditures:				
Current:				
Public Works				
Roads and Bridges				
Other	109,600	109,600	78,222	31,378
Net Change in Fund Balances	(27,762)	(27,762)	15,993	<u>\$ 43,755</u>
Fund Balances at Beginning of Year	189,552	189,552	189,552	
Prior Year Encumbrances Appropriated	51,600	51,600	51,600	
Fund Balances at End of Year	<u>\$ 213,390</u>	<u>\$ 213,390</u>	<u>\$ 257,145</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Gasoline Tax Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Intergovernmental	\$ 366,863	\$ 366,863	\$ 564,441	\$ 197,578
Interest	3,200	3,200	8,398	5,198
Total Revenues	<u>370,063</u>	<u>370,063</u>	<u>572,839</u>	<u>202,776</u>
Expenditures:				
Current:				
Public Works				
Roads and Bridges				
Other	<u>436,026</u>	<u>437,052</u>	<u>387,127</u>	<u>49,925</u>
Capital Outlay	<u>245,720</u>	<u>244,694</u>	<u>224,274</u>	<u>20,420</u>
Total Expenditures	<u>681,746</u>	<u>681,746</u>	<u>611,401</u>	<u>70,345</u>
Net Change in Fund Balances	(311,683)	(311,683)	(38,562)	<u>\$ 273,121</u>
Fund Balances at Beginning of Year	346,077	346,077	346,077	
Prior Year Encumbrances Appropriated	<u>141,111</u>	<u>141,111</u>	<u>141,111</u>	
Fund Balances at End of Year	<u>\$ 175,505</u>	<u>\$ 175,505</u>	<u>\$ 448,626</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Road and Bridge Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Property and Other Taxes	\$ 1,461,282	\$ 1,461,282	\$ 1,477,075	\$ 15,793
Charges for Services	13,621	13,621	14,324	703
Intergovernmental	162,365	162,365	152,206	(10,159)
Other	-	-	1,007	1,007
Total Revenues	<u>1,637,268</u>	<u>1,637,268</u>	<u>1,644,612</u>	<u>7,344</u>
Expenditures:				
Current:				
Public Works				
Roads and Bridges				
Personal Service	1,947,149	1,947,149	1,627,693	319,456
Other	<u>31,567</u>	<u>31,567</u>	<u>26,357</u>	<u>5,210</u>
Total Public Works	<u>1,978,716</u>	<u>1,978,716</u>	<u>1,654,050</u>	<u>324,666</u>
Capital Outlay	<u>1,650,029</u>	<u>1,650,029</u>	<u>1,240,106</u>	<u>409,923</u>
Total Expenditures	<u>3,628,745</u>	<u>3,628,745</u>	<u>2,894,156</u>	<u>734,589</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,991,477)	(1,991,477)	(1,249,544)	741,933
Other Financing Sources:				
Transfers In	<u>1,500,000</u>	<u>1,500,000</u>	<u>1,500,000</u>	-
Net Change in Fund Balances	(491,477)	(491,477)	250,456	<u>\$ 741,933</u>
Fund Balances at Beginning of Year	903,800	903,800	903,800	
Prior Year Encumbrances Appropriated	<u>80,850</u>	<u>80,850</u>	<u>80,850</u>	
Fund Balances at End of Year	<u>\$ 493,173</u>	<u>\$ 493,173</u>	<u>\$ 1,235,106</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Cemetery Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Charges for Services	\$ 54,756	\$ 47,756	\$ 54,062	\$ 6,306
Other	-	-	293	293
Total Revenues	<u>54,756</u>	<u>47,756</u>	<u>54,355</u>	<u>6,599</u>
Expenditures:				
Current:				
Cemetery				
Personal Service	243,807	243,807	222,949	20,858
Other	<u>57,291</u>	<u>57,307</u>	<u>46,281</u>	<u>11,026</u>
Total Expenditures	<u>301,098</u>	<u>301,114</u>	<u>269,230</u>	<u>31,884</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(246,342)	(253,358)	(214,875)	38,483
Other Financing Sources:				
Transfers In	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>	-
Net Change in Fund Balances	3,658	(3,358)	35,125	<u>\$ 38,483</u>
Fund Balances at Beginning of Year	316,976	316,976	316,976	
Prior Year Encumbrances Appropriated	<u>40</u>	<u>40</u>	<u>40</u>	
Fund Balances at End of Year	<u>\$ 320,674</u>	<u>\$ 313,658</u>	<u>\$ 352,141</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Enforcement and Education Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Intergovernmental	\$ 906	\$ 906	\$ 1,544	\$ 638
Expenditures:				
Current:				
Public Safety				
Police				
Other	<u>25,694</u>	<u>25,694</u>	<u>460</u>	<u>25,234</u>
Net Change in Fund Balances	(24,788)	(24,788)	1,084	<u>\$ 25,872</u>
Fund Balances at Beginning of Year	<u>24,788</u>	<u>24,788</u>	<u>24,788</u>	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,872</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Drug Law Enforcement Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Fines and Forfeitures	\$ 23,750	\$ 23,750	\$ 68,301	\$ 44,551
Other	-	-	185	185
Total Revenues	<u>23,750</u>	<u>23,750</u>	<u>68,486</u>	<u>44,736</u>
Expenditures:				
Current:				
Public Safety				
Police				
Other	<u>281,110</u>	<u>281,110</u>	<u>13,494</u>	<u>267,616</u>
Capital Outlay	<u>56,000</u>	<u>56,000</u>	<u>24,661</u>	<u>31,339</u>
Total Expenditures	<u>337,110</u>	<u>337,110</u>	<u>38,155</u>	<u>298,955</u>
Net Change in Fund Balances	(313,360)	(313,360)	30,331	<u>\$ 343,691</u>
Fund Balances at Beginning of Year	311,553	311,553	311,553	
Prior Year Encumbrances Appropriated	<u>1,807</u>	<u>1,807</u>	<u>1,807</u>	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 343,691</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Police Assistance Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Intergovernmental	\$ 20,000	\$ -	\$ -	\$ -
Expenditures:				
Current:				
Public Safety				
Police				
Other	<u>36,644</u>	<u>16,644</u>	<u>-</u>	<u>16,644</u>
Net Change in Fund Balances	(16,644)	(16,644)	-	<u>\$ 16,644</u>
Fund Balances at Beginning of Year	<u>16,644</u>	<u>16,644</u>	<u>16,644</u>	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,644</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Cin-Day TIF Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	\$ 302,717	\$ 502,717	\$ 634,135	\$ 131,418
Expenditures:				
Payment to Schools	-	418,747	418,747	-
Capital Outlay	458,573	239,826	195,898	43,928
Total Expenditures	458,573	658,573	614,645	43,928
Net Change in Fund Balances	(155,856)	(155,856)	19,490	\$ 175,346
Fund Balances at Beginning of Year	132,027	132,027	132,027	
Prior Year Encumbrances Appropriated	23,829	23,829	23,829	
Fund Balances at End of Year	\$ -	\$ -	\$ 175,346	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Asset Forfeiture Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Fines and Forfeitures	\$ 60,000	\$ 60,000	\$ 158,434	\$ 98,434
Interest	4,070	4,070	9,640	5,570
Total Revenues	64,070	64,070	168,074	104,004
Expenditures:				
Current:				
Public Safety				
Police				
Other	489,333	489,333	25,392	463,941
Capital Outlay	25,000	25,000	-	25,000
Total Expenditures	514,333	514,333	25,392	488,941
Net Change in Fund Balances	(450,263)	(450,263)	142,682	\$ 592,945
Fund Balances at Beginning of Year	450,263	450,263	450,263	
Fund Balances at End of Year	\$ -	\$ -	\$ 592,945	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Street Lighting Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special Assessments	\$ 376,324	\$ 349,251	\$ 349,251	\$ -
Expenditures:				
Current:				
Public Works				
Street Lighting				
Other	817,185	790,112	277,356	512,756
Net Change in Fund Balances	(440,861)	(440,861)	71,895	<u>\$ 512,756</u>
Fund Balances at Beginning of Year	435,922	435,922	435,922	
Prior Year Encumbrances Appropriated	4,939	4,939	4,939	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 512,756</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
UCB Landscape District Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special Assessments	\$ 165,000	\$ 165,000	\$ 167,730	\$ 2,730
Expenditures:				
Current:				
Public Works				
Roads and Bridges				
Personal Service	137,265	137,265	97,897	39,368
Other	38,524	38,524	4,260	34,264
Total Public Works	175,789	175,789	102,157	73,632
Capital Outlay	343,542	343,542	41,074	302,468
Total Expenditures	519,331	519,331	143,231	376,100
Net Change in Fund Balances	(354,331)	(354,331)	24,499	<u>\$ 378,830</u>
Fund Balances at Beginning of Year	354,311	354,311	354,311	
Prior Year Encumbrances Appropriated	20	20	20	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 378,830</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Central Business TIF District Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	\$ 1,754,992	\$ 1,754,992	\$ 2,437,794	\$ 682,802
Expenditures:				
Current:				
Public Works				
Other	-	1,000	30	970
Payment to Schools	-	1,666,000	1,609,782	56,218
Capital Outlay	7,451,234	5,784,234	108,452	5,675,782
Total Expenditures	7,451,234	7,451,234	1,718,264	5,732,970
Net Change in Fund Balances	(5,696,242)	(5,696,242)	719,530	\$ 6,415,772
Fund Balances at Beginning of Year	5,660,930	5,660,930	5,660,930	
Prior Year Encumbrances Appropriated	35,312	35,312	35,312	
Fund Balances at End of Year	\$ -	\$ -	\$ 6,415,772	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Tylersville TIF Service Payments Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	\$ 135,828	\$ 155,161	\$ 155,161	\$ -
Expenditures:				
Payment to Schools	-	102,460	102,460	-
Capital Outlay	135,828	52,701	52,701	-
Total Expenditures	135,828	155,161	155,161	-
Net Change in Fund Balances	-	-	-	\$ -
Fund Balances at Beginning of Year	-	-	-	
Fund Balances at End of Year	\$ -	\$ -	\$ -	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Tylers Place TIF Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	\$ 50,401	\$ 50,401	\$ 59,015	\$ 8,614
Expenditures:				
Payment to Schools	-	40,000	38,970	1,030
Capital Outlay	70,354	30,354	19,600	10,754
Total Expenditures	70,354	70,354	58,570	11,784
Net Change in Fund Balances	(19,953)	(19,953)	445	<u>\$ 20,398</u>
Fund Balances at Beginning of Year	12,346	12,346	12,346	
Prior Year Encumbrances Appropriated	7,607	7,607	7,607	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,398</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Cincinnati-Columbus TIF Nonmajor Special Revenue Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	\$ 17,518	\$ 15,429	\$ 15,429	\$ -
Expenditures:				
Payment to Schools	-	10,188	10,188	-
Capital Outlay	24,729	12,452	6,683	5,769
Total Expenditures	24,729	22,640	16,871	5,769
Net Change in Fund Balances	(7,211)	(7,211)	(1,442)	<u>\$ 5,769</u>
Fund Balances at Beginning of Year	528	528	528	
Prior Year Encumbrances Appropriated	6,683	6,683	6,683	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,769</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
West Chester Community Television Fund [1]
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Charges for Services	\$ 287	\$ 287	\$ 880	\$ 593
Licenses and Permits	627,768	610,658	609,924	(734)
Other	-	-	143	143
Total Revenues	<u>628,055</u>	<u>610,945</u>	<u>610,947</u>	<u>2</u>
Expenditures:				
Current:				
Community Television				
Personal Service	393,634	393,634	377,297	16,337
Other	210,973	213,043	186,920	26,123
Total Community Television	<u>604,607</u>	<u>606,677</u>	<u>564,217</u>	<u>42,460</u>
Capital Outlay	42,000	39,930	34,450	5,480
Debt Service				
Principal Retirement	70,000	70,000	70,000	-
Interest and Fiscal Charges	8,220	8,220	8,220	-
Total Expenditures	<u>724,827</u>	<u>724,827</u>	<u>676,887</u>	<u>47,940</u>
Net Change in Fund Balances	(96,772)	(113,882)	(65,940)	<u>\$ 47,942</u>
Fund Balances at Beginning of Year	1,259,591	1,259,591	1,259,591	
Prior Year Encumbrances Appropriated	22,785	22,785	22,785	
Fund Balances at End of Year	<u>\$ 1,185,604</u>	<u>\$ 1,168,494</u>	<u>\$ 1,216,436</u>	

[1] - This fund is included with the General Fund for GAAP reporting purposes.

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
West Chester Connections Fund [1]
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Expenditures:				
Current:				
General Government				
Administration				
Other	177,012	177,012	-	177,012
Total Administration	<u>177,012</u>	<u>177,012</u>	<u>-</u>	<u>177,012</u>
Net Change in Fund Balances	(177,012)	(177,012)	-	<u>\$ 177,012</u>
Fund Balances at Beginning of Year	\$ 177,012	\$ 177,012	\$ 177,012	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 177,012</u>	

[1] - This fund is included with the General Fund for GAAP reporting purposes.

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Sustainable Infrastructure Fund [1]
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Interest	\$ 508,433	\$ 508,433	\$ 1,839,507	\$ 1,331,074
Expenditures:				
Capital Outlay	8,398,058	8,398,058	-	8,398,058
Net Change in Fund Balances	(7,889,625)	(7,889,625)	1,839,507	<u>\$ 9,729,132</u>
Fund Balances at Beginning of Year	<u>\$ 7,889,625</u>	<u>\$ 7,889,625</u>	<u>\$ 7,889,625</u>	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,729,132</u>	

[1] - This fund is included with the General Fund for GAAP reporting purposes.

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Combining Balance Sheet
Nonmajor Debt Service Funds
December 31, 2019

	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	\$ 955,004	\$ 209,003	\$ -	\$ 1,164,007
Receivables:				
Special Assessments	-	-	1,599,850	1,599,850
Payments in Lieu of Taxes Receivable	2,112,743	353,920	-	2,466,663
Total Assets	\$ 3,067,747	\$ 562,923	\$ 1,599,850	\$ 5,230,520
Deferred Inflows of Resources:				
Unavailable Revenue - Special Assessments	\$ -	\$ -	\$ 1,599,850	\$ 1,599,850
Payments in Lieu of Taxes Levied For Next Year	2,112,743	353,920	-	2,466,663
Total Deferred Inflows of Resources	2,112,743	353,920	1,599,850	4,066,513
Fund Balances:				
Restricted for:				
Tax Increment Financing Districts	955,004	209,003	-	1,164,007
Total Fund Balances	955,004	209,003	-	1,164,007
Total Deferred Inflows of Resources and Fund Balances	\$ 3,067,747	\$ 562,923	\$ 1,599,850	\$ 5,230,520

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, 2019

	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	\$ 700,550	\$ -	\$ -	\$ 700,550
Special Assessments	-	-	227,300	227,300
Total Revenues	700,550	-	227,300	927,850
Expenditures:				
Debt Service				
Principal Retirement	762,000	-	155,000	917,000
Interest and Fiscal Charges	107,871	-	72,300	180,171
Total Expenditures	869,871	-	227,300	1,097,171
Net Change in Fund Balances	(169,321)	-	-	(169,321)
Fund Balances at Beginning of Year	1,124,325	209,003	-	1,333,328
Fund Balances at End of Year	<u>\$ 955,004</u>	<u>\$ 209,003</u>	<u>\$ -</u>	<u>\$ 1,164,007</u>

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Union Centre Boulevard Tax Increment Financing Major Debt Service Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	\$ 3,211,757	\$ 3,211,757	\$ 6,176,523	\$ 2,964,766
Expenditures:				
Debt Service				
Principal Retirement	5,314,311	4,790,753	3,933,000	857,753
Interest and Fiscal Charges	701,388	992,903	992,903	-
Issuance Costs	-	232,043	231,123	920
Total Expenditures	6,015,699	6,015,699	5,157,026	858,673
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,803,942)	(2,803,942)	1,019,497	3,823,439
Other Financing Sources:				
Premiums on issuance of long-term bonds	-	-	794,368	794,368
Net Change in Fund Balances	(2,803,942)	(2,803,942)	1,813,865	\$ 4,617,807
Fund Balances at Beginning of Year	2,803,942	2,803,942	2,803,942	
Fund Balances at End of Year	\$ -	\$ -	\$ 4,617,807	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
State Route 747 Tax Increment Financing Nonmajor Debt Service Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	\$ 1,040,090	\$ 700,550	\$ 700,550	\$ -
Expenditures:				
Debt Service				
Principal Retirement	2,056,544	1,717,004	762,000	955,004
Interest and Fiscal Charges	107,871	107,871	107,871	-
Total Expenditures	2,164,415	1,824,875	869,871	955,004
Net Change in Fund Balances	(1,124,325)	(1,124,325)	(169,321)	\$ 955,004
Fund Balances at Beginning of Year	1,124,325	1,124,325	1,124,325	
Fund Balances at End of Year	\$ -	\$ -	\$ 955,004	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Central Business District Tax Increment Financing Nonmajor Debt Service Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Payments in Lieu of Taxes	\$ 173,648	\$ -	\$ -	\$ -
Expenditures:				
Debt Service				
Principal Retirement	318,641	144,993	-	144,993
Interest and Fiscal Charges	64,010	64,010	-	64,010
Total Expenditures	<u>382,651</u>	<u>209,003</u>	-	<u>209,003</u>
Net Change in Fund Balances	(209,003)	(209,003)	-	<u>\$ 209,003</u>
Fund Balances at Beginning of Year	209,003	209,003	209,003	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 209,003</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Capstone Tax Increment Financing Nonmajor Debt Service Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special Assessments	\$ 227,300	\$ 227,300	\$ 227,300	\$ -
Expenditures:				
Debt Service				
Principal Retirement	155,000	155,000	155,000	-
Interest and Fiscal Charges	72,300	72,300	72,300	-
Total Expenditures	<u>227,300</u>	<u>227,300</u>	<u>227,300</u>	<u>-</u>
Net Change in Fund Balances	-	-	-	<u>\$ -</u>
Fund Balances at Beginning of Year	-	-	-	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Schedule of Revenues, Expenditures and Change
in Fund Balance - Budget (Non-GAAP Basis) and Actual
Cemetery Bequest Permanent Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Interest	\$ 213	\$ 213	\$ 315	\$ 102
Expenditures:				
Current:				
Cemetery				
Other	16,380	16,380	100	16,280
Net Change in Fund Balances	(16,167)	(16,167)	215	<u>\$ 16,382</u>
Fund Balances at Beginning of Year	16,167	16,167	16,167	
Fund Balances at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,382</u>	

See Independent Auditor's Report.

STATISTICAL
SECTION



West Chester Township
Butler County, Ohio
Statistical Section Description

This 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 health. These tables are presented in accordance with Governmental Accounting Standards Board Statement No. 44, *Economic Condition Reporting: The Statistical Section*.

Contents	Tables
<i>Financial Trends</i> These schedules contain trend information to help understand how the Township's financial performance and wellbeing have changed over time.	1 - 4
<i>Revenue Capacity</i> These schedules contain information to help asses the Township's most significant local revenue source.	5 - 8
<i>Debt Capacity</i> 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
<i>Demographic and Economic Information</i> These schedules offer demographic and economic indicators to help the reader understand the environment the Township's financial activities take place in.	13 - 14
<i>Operating Information</i> 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.



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

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Governmental Activities										
Net Investment in Capital Assets	\$98,376,124	\$92,614,448	\$82,372,050	\$77,127,238	\$72,019,960	\$65,269,341	\$62,381,706	\$60,183,589	\$55,505,062	\$52,779,552
Restricted:										
Public Safety	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	722,608	205,973
Debt Service	-	-	-	-	-	-	-	-	-	-
Tax Increment Financing Districts	64,230,536	71,251,641	71,746,850	65,069,078	62,193,085	56,083,568	49,570,086	43,634,109	38,454,007	31,606,069
Other Purposes	-	-	-	-	-	-	-	-	-	6,430,925
Permanent Fund Principal	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Police	-	261,074	-	1,957,163	2,659,597	9,823,912	9,166,518	8,999,388	8,719,380	7,767,373
Fire & EMS	-	487,778	-	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	1,773,632	3,146,110	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 (deficit)	(2,151,781)	(11,498,454)	15,530,676	15,947,146	13,685,941	17,035,482	17,687,237	18,147,306	17,930,305	14,556,558
Total Governmental Activities Net Position	\$162,233,511	\$156,267,597	\$174,060,801	\$166,283,189	\$156,284,021	\$170,313,190	\$159,547,815	\$151,053,069	\$141,224,664	\$128,397,332

Note - the Township implemented GASB 75 in 2018. Net Position for 2017 (and prior years) has not been adjusted for the impact of GASB 75.

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)

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Expenses										
Governmental Activities:										
General Government	\$4,282,585	\$3,955,252	\$3,689,042	\$3,629,363	\$3,832,923	\$3,545,599	\$3,505,885	\$3,569,602	\$3,695,941	\$3,405,579
Public Safety										
Police	19,210,603	15,748,341	16,212,738	14,381,491	12,537,137	13,194,111	13,515,446	13,784,747	14,539,533	13,714,991
Fire and Emergency Medical Services	2,506,901	15,310,523	13,905,125	14,815,205	12,752,169	12,251,044	11,955,910	12,272,983	11,464,369	11,051,091
Public Works	21,126,611	9,124,430	5,751,115	5,489,951	5,478,941	5,684,595	5,156,575	6,064,365	5,408,397	5,133,245
Cemetery	339,064	273,427	291,049	268,808	236,380	254,151	326,166	298,287	312,165	306,926
Parks and Recreation	942,507	891,292	991,133	883,721	937,884	1,013,124	918,292	794,996	802,269	731,399
Planning and Zoning	807,122	784,907	752,863	704,235	640,709	668,387	763,607	778,756	785,765	902,181
Economic Development	202,511	59,150	18,039	41,962	29,269	30,890	28,114	30,755	22,160	57,046
Community Television	708,578	631,924	523,334	419,996	329,011	319,856	237,234	295,799	327,264	337,480
Payments to Schools	4,070,361	4,236,762	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	1,336,402	1,313,731	1,465,983	2,108,498	2,089,710	2,263,945	2,419,107	2,653,662	2,977,366	3,356,025
Total Governmental Activities Expenses	55,533,245	52,329,739	47,576,198	46,443,519	42,301,683	43,153,510	42,180,833	43,666,345	43,769,501	42,100,387
Program Revenues										
Governmental Activities										
Charges for Services	390,802	434,932	291,002	423,787	288,086	260,446	336,147	261,512	423,163	456,298
Public Safety										
Police	1,011,717	834,098	585,951	587,752	574,308	398,533	352,070	291,347	160,556	220,426
Fire and Emergency Medical Services	877,901	1,119,932	1,109,941	1,151,915	1,045,852	1,195,538	855,152	1,077,908	1,419,119	1,194,821
Public Works	489,687	15,338	44,086	24,498	26,465	1,930	3,496	3,587	9,066	25,149
Cemetery	53,769	56,861	48,443	64,651	45,118	65,594	80,416	70,924	125,483	123,193
Parks and Recreation	106,890	101,591	110,395	113,450	101,905	106,525	104,345	82,606	57,715	59,733
Planning and Zoning	17,205	-	-	-	-	-	-	-	-	-
Community Television	607,548	570,697	627,535	585,141	573,408	432,392	595,160	705,859	535,256	528,158
Subtotal - Charges for Services	3,555,519	3,133,449	2,817,353	2,951,194	2,655,142	2,460,958	2,326,786	2,493,743	2,730,358	2,607,778
Operating Grants and Contributions:										
General Government	82,196	10,160	8,474	18,309	16,296	76,150	64,288	368,214	46,958	377,145
Public Safety										
Police	74,697	58,334	63,711	23,174	16,817	54,795	85,787	20,179	51,066	70,383
Fire and Emergency Medical Services	1,000	3,284	42,723	767	2,733	1,835	7,099	2,500	6,592	5,882
Public Works	14,702	523,101	502,231	506,875	494,817	490,499	310,937	456,912	335,681	311,670
Economic Development	41,801	36,500	41,000	19,932	11,000	19,000	21,067	27,500	-	-
Community Television	-	-	-	-	1,101	-	-	-	-	-
Subtotal - Operating Grants and Contributions	\$ 214,396	\$ 631,379	\$ 658,139	\$ 569,057	\$ 542,764	\$ 642,279	\$ 489,178	\$ 875,305	\$ 440,297	\$ 765,080

(continued)

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

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Capital Grants and Contributions:										
General Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 454,184
Public Safety	-	-	-	-	-	-	-	-	-	-
Police	-	-	-	-	-	-	-	-	2,522	6,300
Public Works	-	-	-	2,288,128	-	584,186	-	-	-	-
Parks and Recreation	-	-	-	-	-	22,600	58,740	368,174	195,903	656,171
Subtotal - Capital Grants and Contributions	-	-	-	2,288,128	-	606,786	58,740	368,174	363,425	1,116,655
Total Governmental Activities Program Revenues	3,769,915	3,764,828	3,475,492	5,808,379	3,197,906	3,710,023	2,874,704	3,737,222	3,534,080	4,489,513
Net (Expense)/Revenue	(51,763,330)	(48,564,911)	(44,100,706)	(40,635,140)	(39,103,777)	(39,443,487)	(39,306,129)	(39,929,123)	(40,235,421)	(37,610,874)
Governmental Activities										
General Revenues and Other Changes in Net Position										
Governmental Activities										
Property Taxes Levied for:										
General Purposes	1,497,855	1,435,670	1,318,026	1,308,234	1,263,254	1,292,235	1,755,877	1,736,856	1,816,993	1,768,348
Public Works	2,021,990	1,955,984	1,872,442	1,786,047	1,769,997	1,788,191	1,236,356	1,228,330	1,330,038	1,303,246
Public Safety - Police	11,951,105	11,724,918	11,395,685	11,290,823	10,983,563	11,319,561	10,954,956	10,881,866	11,787,425	9,631,848
Public Safety - Fire	10,243,804	10,049,930	9,767,730	9,684,325	9,418,659	9,691,755	9,390,032	9,346,428	9,743,871	9,397,570
Payments in Lieu of Taxes	20,574,633	20,850,502	19,455,217	18,887,974	17,634,599	18,279,749	17,302,158	16,220,520	18,172,668	22,169,608
Permissive Taxes	1,311,616	1,241,829	1,161,037	1,167,455	999,500	886,302	830,444	799,439	803,037	774,830
Grants and Contributions not restricted to specific programs	6,338,766	5,696,822	5,635,834	5,892,730	5,986,485	6,151,269	5,966,172	7,152,318	8,296,103	9,644,421
Unrestricted Investment Earnings	3,744,371	2,224,045	1,272,347	616,720	863,958	671,985	119,422	649,553	763,686	1,111,840
Miscellaneous	45,104	-	-	-	-	127,815	245,458	234,818	348,932	472,260
Total Governmental Activities	57,729,244	55,179,700	51,878,318	50,634,308	48,920,015	50,208,862	47,800,875	48,250,128	53,062,753	56,273,971
Change in Net Position	\$ 5,965,914	\$ 6,614,789	\$ 7,777,612	\$ 9,999,168	\$ 9,816,238	\$ 10,765,375	\$ 8,494,746	\$ 8,321,005	\$ 12,827,332	\$ 18,663,097
Governmental Activities										

See Independent Auditor's Report.

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

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Fund										
Nonspendable	\$ 190,910	\$ 158,460	\$ 191,981	\$ 189,777	\$ 151,324	\$ 146,667	\$ 163,814	\$ 140,204	\$ 167,083	\$ 154,073
Restricted	-	-	-	-	-	-	-	-	-	-
Committed	12,045,517	9,289,967	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	491,990	120,510	194,249	195,373	119,257	105,635	88,719	142,498	511,629	313,686
Unassigned	10,587,631	10,176,409	9,905,148	10,026,430	10,225,195	11,004,597	11,693,820	12,355,795	11,378,698	10,756,245
Total General Fund	23,316,048	19,745,346	18,352,574	17,618,240	17,234,545	17,344,067	17,313,876	17,441,962	15,438,942	12,577,663
All Other Governmental Funds										
Nonspendable	548,603	1,913,212	1,381,493	560,534	332,736	935,630	555,850	342,642	511,805	2,376,709
Restricted	103,660,296	98,877,146	100,313,205	94,977,042	91,990,196	86,265,349	78,862,339	71,861,592	66,169,609	58,861,558
Unassigned	-	-	-	-	(2,052,790)	(584,186)	-	-	(519,464)	(169,461)
Total All Other Governmental Funds	104,208,899	100,790,358	101,694,698	95,537,576	90,270,142	86,616,793	79,418,189	72,204,234	66,161,950	61,068,806
Total Governmental Funds	\$ 127,524,947	\$ 120,535,704	\$ 120,047,272	\$ 113,155,816	\$ 107,504,687	\$ 103,960,860	\$ 96,732,065	\$ 89,646,196	\$ 81,600,892	\$ 73,646,469

See Independent Auditor's Report.

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

Table 5

Tax Year	Real Property			Public Utility and Tangible Personal Property			Total		Township Total Direct Rate		
	Personal/Agriculture Assessed Value	Estimated Actual Value	Commercial/Industrial Assessed Value	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value	Residential Effective Rate	Commercial Effective Rate
2019	\$ 1,376,346,640	\$3,932,418,971	\$632,524,440	\$ 88,786,110	\$ 100,893,307 ¹	\$ 2,097,657,190	\$ 5,840,524,964	\$ 13,5188	\$ 13,0441	\$ 13.5188	\$ 13.0441
2018	1,369,357,370	3,912,449,629	587,502,660	83,416,830	94,791,852 ¹	2,040,276,860	5,685,820,510	13.5363	13.1235	13.5363	13.1235
2017	1,357,852,910	3,879,579,743	533,098,300	77,494,520	88,061,955 ¹	1,968,445,730	5,490,779,698	13.5519	14.0384	13.5519	14.0384
2016	1,251,334,820	3,575,242,343	509,608,810	69,457,030	78,928,443 ¹	1,830,400,660	5,110,195,957	14.4411	14.3955	14.4411	14.3955
2015	1,238,794,610	3,539,413,171	501,263,180	68,296,740	77,609,932 ¹	1,808,354,530	5,049,203,617	14.4678	14.3188	14.4678	14.3188
2014	1,226,522,360	3,504,349,600	491,867,630	65,942,910	74,935,125 ¹	1,784,332,900	4,984,620,811	14.5900	14.5900	14.5900	14.5900
2013	1,208,512,120	3,452,891,771	507,443,630	62,052,300	70,513,977 ¹	1,778,008,050	4,973,244,691	14.5900	14.5900	14.5900	14.5900
2012	1,205,097,480	3,443,135,657	512,149,280	57,494,080	65,334,182 ¹	1,774,740,840	4,971,753,496	14.5900	14.5900	14.5900	14.5900
2011	1,201,138,940	3,431,825,543	528,358,200	55,203,620	62,731,386	1,784,700,760	5,004,151,786	14.5900	14.5900	14.5900	14.5900
2010	1,261,502,140	3,604,291,829	577,287,300	53,302,755	90,969,402	1,892,092,195	5,344,653,517	14.4191	14.2620	14.4191	14.2620

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.

Source: Butler County Auditor

¹ Using the .88 percent calculation as was used in 2011

See Independent Auditor's Report.

West Chester Township, Butler County
Property Tax Rates - Direct and Overlapping Governments (Per \$1.00 of Assessed Valuation)
Last Ten Years
(Unaudited)

Table 6

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
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	\$ 13.5189	\$ 13.5363	\$ 13.5519	\$ 14.4411	\$ 14.4678	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.4191
Commerical/Industrial and Public Utility Real	\$ 13.0441	\$ 13.1235	\$ 14.0384	\$ 14.3955	\$ 14.3188	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.5900	\$ 14.2620
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	\$ 37.3164	\$ 38.4074	\$ 39.5288	\$ 42.0421	\$ 42.3225	\$ 45.5049	\$ 44.0128	\$ 38.6936	\$ 38.6688	\$ 37.2277
Commerical/Industrial and Public Utility Real	\$ 42.3890	\$ 43.6240	\$ 48.0930	\$ 49.3945	\$ 49.1048	\$ 49.8408	\$ 49.7508	\$ 44.2182	\$ 43.3290	\$ 40.3078
General Business and Public Utility Personal	\$ 68.1400	\$ 69.1400	\$ 70.1400	\$ 70.1400	\$ 70.1400	\$ 71.1400	\$ 71.1400	\$ 65.8400	\$ 65.8400	\$ 65.8400
County										
Residential/Agricultural Real	\$ 8.5904	\$ 8.6041	\$ 8.6122	\$ 9.1092	\$ 9.1243	\$ 9.1308	\$ 9.0935	\$ 9.0855	\$ 9.0774	\$ 8.9509
Commerical/Industrial and Public Utility Real	\$ 8.9954	\$ 8.9799	\$ 9.3226	\$ 9.5663	\$ 9.5441	\$ 9.5638	\$ 9.5448	\$ 9.5512	\$ 9.5426	\$ 9.2112
General Business and Public Utility Personal	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200	\$ 9.7200
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	\$ 0.6477	\$ 0.6490	\$ 0.6498	\$ 0.6981	\$ 0.4996	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000
Commerical/Industrial and Public Utility Real	\$ 0.6477	\$ 0.6463	\$ 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	\$ 0.7000	\$ 0.7000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000	\$ 0.5000
Middletown Public Library										
Residential/Agricultural Real	\$ 0.6812	\$ 0.6833	\$ 0.6857	\$ 0.7434	\$ 0.7473	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500	\$ 0.7500
Commerical/Industrial and Public Utility Real	\$ 0.6785	\$ 0.6816	\$ 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	\$ 0.7500	\$ 0.7500
Total all Districts										
Residential/Agricultural Real	\$ 62.6846	\$ 63.8100	\$ 64.9584	\$ 68.9639	\$ 69.0915	\$ 72.4057	\$ 70.8764	\$ 65.5491	\$ 65.5162	\$ 63.7777
Commerical/Industrial and Public Utility Real	\$ 67.6848	\$ 68.9853	\$ 74.7863	\$ 76.7360	\$ 76.1385	\$ 77.1746	\$ 77.0755	\$ 71.5394	\$ 70.6416	\$ 66.9610
General Business and Public Utility Personal	\$ 95.8300	\$ 96.8300	\$ 97.8300	\$ 97.8300	\$ 97.6300	\$ 98.6300	\$ 98.6300	\$ 93.3300	\$ 93.3300	\$ 93.3300

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.

West Chester Township
Butler County, Ohio
Principal Taxpayers - Real Estate Tax
2019 and 2010
(Unaudited)

2019		
Taxpayer	Real Property Assessed Valuation (1)	Percentage of Real Assessed Valuation
Duke Energy Ohio Inc.	\$ 88,675,760	4.23 %
LIT Industrial LTD Partnership	22,263,500	1.06
Dugan Realty LLC	19,206,130	0.92
Duke Realty Ohio	14,750,180	0.70
Amylin Ohio LLC	11,803,300	0.56
First Industrial LP	10,067,860	0.48
Lesaint Venture LLC	9,785,930	0.47
Yosef Realty Capital Center Cincinnati	9,040,510	0.43
Continental 323 Fund LLC	8,445,630	0.40
Landings at Beckett Ridge LLC	7,365,440	0.35
Total	201,404,240	9.60 %
Total Assessed Valuation	\$ 2,097,657,190	
2010		
Taxpayer	Real Property Assessed Valuation (1)	Percentage of Real Assessed Valuation
Duke Energy Ohio Inc.	\$ 45,933,300	2.43 %
West Chester Medical Center LLC	31,054,470	1.64
Duke Realty Ohio	16,316,130	0.86
First Industrial LP	12,780,390	0.68
US Industrial REIT III Midwest	12,775,000	0.68
Dugan Financing LLC	11,063,600	0.58
Cincinnati Lesaint Industrial	10,727,500	0.57
Landings at Beckett Ridge LLC	7,685,100	0.41
DCT Port Union LLC	6,933,280	0.37
Lakes at West Chester Village	6,930,000	0.37
Total	162,198,770	8.59 %
Total Assessed Valuation	\$ 1,892,092,195	

Source: Butler County Auditor

(1) The amounts presented represent the assessed values upon which 2019 and 2010 collections were based.

See Independent Auditor's Report.

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
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%
2018	27,463,093	26,609,980	96.89%	602,884	27,212,864	99.09%
2019	28,152,783	27,015,983	95.96%	695,001	27,710,984	98.43%

(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			Total Debt (3)	Percentage of Personal Income	Per Capita
		General Obligation Bonds	Revenue Bonds	Gross Bonded Debt (2)			
2019	64,419	\$ 32,743,724	\$ -	\$ 32,743,724	\$ 32,743,724	1.15%	\$ 508.29
2018	64,237	23,458,753	-	23,458,753	23,458,753	0.82%	365.19
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

(1)

(a) Years 2010-2011 - 2010 Federal Census

(b) Years 2012-2019 - Sites USA

(2)

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

(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

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
2019	64,419	\$ 5,840,524,964	\$ 32,743,724	\$ 32,743,724	0.50%	\$ 455.84	0.50%	\$ 455.84
2018	64,237	5,685,820,510	23,458,753	23,458,753	0.41%	365.19	0.41%	365.19
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

Sources:

(1)

(a) Years 2010-2011 - Federal Census

(b) Years 2012-2019 - Sites USA

(2) Butler County Auditor

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

See Independent Auditor's Report.

West Chester Township
Butler County, Ohio
Computation of Direct and Overlapping General Obligation Debt
December 31, 2019
(Unaudited)

Jurisdiction	Net Debt Outstanding	Percentage Applicable To Township (1)	Amount Applicable To Township
DIRECT DEBT			
West Chester Township	\$ 32,743,724	100.00%	<u>\$ 32,743,724</u>
OVERLAPPING DEBT			
Butler County	25,027,420	24.70%	6,181,773
Mason City School District	46,100,000	0.24%	110,640
Princeton City School District	159,876,458	3.72%	5,947,404
Lakota Local School District	95,660,000	64.91%	62,092,906
Butler Technology & Career Development	7,650,000	21.98%	<u>1,681,470</u>
Total Overlapping Debt			<u>76,014,193</u>
Total Direct and Overlapping Debt			<u><u>\$ 108,757,917</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 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)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Assessed Property Value	\$ 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	\$ 2,040,276,860	\$ 2,097,657,190
10-1/2% Limitation										
Overall Debt Limitation -10-1/2% of Assessed Valuation	\$ 198,500,477	\$ 187,393,580	\$ 186,347,788	\$ 186,690,845	\$ 187,354,955	\$ 189,877,226	\$ 192,192,063	\$ 206,686,802	\$ 214,229,070	\$ 220,254,005
Gross Incbedtedness	68,945,000	64,285,000	59,605,000	54,415,000	51,940,000	46,650,000	37,920,000	32,575,000	20,485,000	29,365,000
Less Debt Outside Limitations	-	-	-	-	-	-	-	-	-	-
Debt Within 10-1/2% Limitation	68,945,000	64,285,000	59,605,000	54,415,000	51,940,000	46,650,000	37,920,000	32,575,000	20,485,000	29,365,000
Less Debt Service Fund Balance Available	9,685,128	8,832,094	9,777,800	8,143,964	7,711,230	7,910,248	8,855,639	8,842,377	4,137,269	5,781,814
Net Debt Within 10-1/2% Limitation	59,259,872	55,452,906	49,827,200	46,271,036	44,228,770	38,739,752	29,064,361	23,732,623	16,347,731	23,583,186
Legal Debt Margin Within 10-1/2% Limitation	\$ 139,240,605	\$ 131,940,674	\$ 136,520,588	\$ 140,419,809	\$ 143,126,185	\$ 151,137,474	\$ 163,127,702	\$ 182,954,179	\$ 197,881,339	\$ 196,670,819
5-1/2% Limitation										
Unvoted Debt Limitation -5-1/2% of Assessed Valuation	\$ 103,976,440	\$ 98,158,542	\$ 97,610,746	\$ 97,794,403	\$ 98,138,310	\$ 99,459,499	\$ 100,672,036	\$ 108,264,515	\$ 112,215,227	\$ 115,371,145
Gross Incbedtedness	68,945,000	64,285,000	59,605,000	54,415,000	51,940,000	46,650,000	37,920,000	32,575,000	20,485,000	29,365,000
Less Debt Outside Limitations	-	-	-	-	-	-	-	-	-	-
Debt Within 5-1/2% Limitation	68,945,000	64,285,000	59,605,000	54,415,000	51,940,000	46,650,000	37,920,000	32,575,000	20,485,000	29,365,000
Less Debt Service Fund Balance Available	9,685,128	8,832,094	9,777,800	8,143,964	7,711,230	7,910,248	8,855,639	8,842,377	4,137,269	5,781,814
Net Debt Within 5-1/2% Limitation	59,259,872	55,452,906	49,827,200	46,271,036	44,228,770	38,739,752	29,064,361	23,732,623	16,347,731	23,583,186
Legal Debt Margin Within 5-1/2% Limitation	\$ 44,716,568	\$ 42,705,636	\$ 47,783,546	\$ 51,523,367	\$ 53,909,540	\$ 60,719,747	\$ 71,607,675	\$ 84,531,892	\$ 95,867,496	\$ 91,787,959

See Independent Auditor's Report.

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

Table 13

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)
2019	64,419	\$2,866,065,729	\$ 44,491	\$ 97,113	38.8	49.9%	16,264	3.7%	\$ 298,841	\$ 2,097,657,190
2018	64,237	2,844,414,360	44,280	94,810	38.6	47.4%	16,500	4.2%	281,892	2,040,276,860
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

(1) (a) Years 2010-2011 - 2010 Federal Census
(b) Years 2012-2019 - Sites USA

(2) Source: Ohio Bureau of Labor Market Statistics; unemployment rate for the Township is not available

(3) Source: Ohio Board of Realtors

(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
2019 and 2014 (1)

Employer/Description	2019			2014		
	FTEs	% of Total	Rank	FTEs	% of Total	Rank
GE Aviation <i>Manufactures aircraft engines</i>	2,500	4.6%	1	2,000	3.5%	1
Lakota School District <i>Public school district</i>	1,722	3.2%	2	1,827	3.2%	2
West Chester Hospital <i>Full-Service, 160-bed hospital</i>	1,045	1.9%	3	602	1.0%	7
Cornerstone Group <i>Upscale catalog company distribution center</i>	896	1.7%	4	896	1.5%	3
Tyson Foods (formerly Advance Pierre) <i>Manufactures frozen processed foods</i>	870	1.6%	5	870	1.5%	4
Procter & Gamble <i>Develops manufacturing systems for new and existing products</i>	558	1.0%	6	750	1.3%	6
Totes Isotoner <i>Warehouse/distribution facility of Totes brand raingear and related products</i>	450	0.8%	7	450	0.8%	8
AstraZeneca <i>Biotech pharmaceutical manufacturing</i>	410	0.8%	8			
Intelligrated <i>Manufactures conveyor systems</i>	400	0.7%	9			
IKEA <i>International home furnishings retailer</i>	400	0.7%	10	400	0.7%	9
Netrada <i>3rd party logistic provider for internet and retail companies</i>				800	1.4%	5
Humana/RightsourcRX <i>Mail order pharmacy</i>				385	0.7%	10

Sources: West Chester Community Development, January 2020 and 2015
(1) Information prior to 2014 is not available

See Independent Auditor's Report.

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

Function/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government										
Council	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Finance	5.0	6.0	6.0	6.0	5.0	5.0	6.0	6.0	5.0	5.0
Administration	21.5	18.5	19.5	18.0	22.0	21.0	18.0	19.0	21.0	21.0
Planning	9.0	9.0	7.0	7.0	7.0	7.0	7.0	7.0	8.0	8.0
Security of Persons and Property										
Police	88.0	92.0	87.0	85.0	85.0	80.0	82.0	88.0	86.0	86.0
Police - Dispatchers/Office/Other	26.0	25.0	27.0	26.0	27.0	24.0	24.0	20.0	25.5	25.5
Fire	96.0	101.0	102.0	102.0	110.0	92.5	90.5	87.5	89.5	89.5
Fire - Secretary - Other	3.0	3.0	3.0	3.0	3.0	3.0	2.0	2.0	3.0	3.0
Public Health Services										
Cemetery	3.0	3.0	3.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0
Leisure Time Activities										
Recreation	4.0	4.0	4.0	4.0	4.0	3.0	3.0	2.0	1.0	1.0
Community Development										
Economic Development	2.0	2.0	2.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0
Transportation										
Street M&R	21.0	21.0	20.0	20.0	20.0	21.5	23.0	23.0	25.0	25.0
Totals:	281.5	287.5	283.5	278.0	289.0	264.0	261.5	260.5	270.0	270.0

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.

Table 16

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

Function/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government	101,643	101,643	101,643	101,643	101,643	101,643	101,643	101,643	101,643	101,643
Square Footage Occupied										
Administrative Vehicles	4	4	4	4	4	4	4	4	4	4
Police										
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	80	89	80	78	77	79	79	79	78	78
Fire										
Stations	5	5	5	5	5	5	5	5	5	5
Square Footage of Building	64,914	64,914	64,914	64,914	64,914	64,914	64,914	64,914	64,914	64,914
Vehicles	28	28	27	27	27	27	27	26	28	26
Recreation										
Number of Parks	6	6	6	6	6	6	6	6	6	5
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	3	3	3	3	3	3	3	3	3	3
Number of Soccer Fields	4	4	4	4	4	4	4	4	4	4
Vehicles	6	6	5	5	5	5	5	5	5	4
Other Public Works										
Streets (miles)	219	219	219	219	220	223	223	223	223	223
Number of Streetlights:										
General	74	74	74	74	74	74	75	75	75	75
Beckett Park	19	19	19	19	19	19	19	19	19	19
Streetscape	N/A	N/A	N/A	35	35	35	35	67	67	67
Residential	939	939	939	945	945	962	975	976	979	979
Service Vehicles	42	42	47	47	47	47	50	51	56	55

Source: Respective Township Departments

See Independent Auditor's Report.

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

Function/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government										
Council and Clerk										
Number of Resolutions Passed	30	26	21	23	26	35	44	44	27	26
Number of Zoning docket items	19 cases	22 cases	19 cases	16 cases	29 cases	28 cases	26 cases	30 cases	21 cases	23 cases
Zoning Board of Appeals docket items	27 cases	24 cases	21 cases	17 cases	29 cases	25 cases	32 cases	18 cases	8 cases	11 cases
Finance Department										
Number of checks/ vouchers issued	4,168	3,684	3,490	3,327	3,458	3,473	3,183	3,206	3,160	3,337
Amount of checks written	\$ 33,610,807	\$ 32,016,224	\$ 28,795,579	\$ 28,491,565	\$ 31,122,800	\$ 36,083,693	\$ 36,488,552	\$ 34,201,140	\$ 40,515,018	\$ 49,929,089
Interest earnings for fiscal year (cash basis)	\$ 702,932	\$ 773,615	\$ 1,230,072	\$ 624,915	\$ 637,430	\$ 932,387	\$ 982,447	\$ 1,416,949	\$ 2,057,734	\$ 2,565,552
Number of Receipts issued	3,421	3,513	3,765	3,405	3,496	3,536	3,609	3,357	3,317	3,654
Number of Journal Entries issued	181	427	206	184	283	283	292	265	261	146
Number of Budget Adjustments issued	43	96	78	58	93	58	68	23	31	42
Agency Ratings - Moody's Financial Services	Aaa	Aaa	Aaa	Aaa	Aaa	Aaa	Aaa	Aaa	Aaa	Aaa
Health Insurance Costs to General Fund Expenditures	4.81%	5.35%	5.13%	6.54%	5.70%	5.71%	5.59%	6.50%	6.67%	5.91%
General Fund Receipts	\$ 7,408,427	\$ 7,492,047	\$ 6,942,486	\$ 5,749,651	\$ 5,537,082	\$ 5,569,750	\$ 6,134,752	\$ 6,050,779	\$ 6,575,922	\$ 6,979,401
General Fund Expenditures	\$ 7,256,523	\$ 6,512,827	\$ 6,412,966	\$ 6,047,124	\$ 5,876,543	\$ 6,336,572	\$ 7,298,798	\$ 5,829,732	\$ 6,074,403	\$ 6,563,410
General Fund Cash Balances	\$ 10,954,207	\$ 11,870,064	\$ 12,294,382	\$ 11,790,095	\$ 11,232,787	\$ 10,491,037	\$ 10,292,015	\$ 10,214,349	\$ 10,510,338	\$ 10,750,741
Civil Service										
Number of police entry tests administered	-	-	-	-	-	72	-	80	78	180
Number of fire entry tests administered	-	-	-	126	-	-	22	-	70	-
Number of police promotional tests administered	1	-	-	-	-	23	-	-	-	8
Number of hires of Police Officers from certified lists	3	2	-	-	-	-	4	5	5	5
Number of promotions from police certified lists	4	-	-	-	-	3	7	1	-	1
Community Development Indicators										
Number of permits issued	824	844	868	883	818	812	997	910	895	984
Amount of Revenue generated from permits	\$ 91,332	\$ 81,742	\$ 90,244	\$ 147,203	\$ 151,696	\$ 115,935	\$ 245,268	\$ 110,519	\$ 122,897	\$ 153,947
Security of Persons & Property										
Police										
Total Calls for Services	47,775	45,844	42,533	44,531	42,177	40,026	43,244	47,767	46,057	49,701
Number of traffic citations issued	2,578	3,490	1,703	3,518	2,578	2,172	2,563	3,087	2,544	2,593
Number of parking citations issued	53	59	37	43	37	35	18	20	17	30
Number of criminal arrests	1,997	1,932	1,768	1,693	1,933	1,580	1,817	1,701	1,910	1,381
Part 1 Offenses (major offenses)	1,591	1,519	1,403	1,486	1,544	1,594	1,425	1,394	1,365	1,314
DUI Arrests	257	242	207	204	149	139	138	127	128	133
Motor Vehicle Accidents	1,607	1,888	1,782	1,725	1,817	1,992	1,871	1,977	1,938	1,495
Property damage accidents	1,295	1,885	1,463	1,389	1,461	1,611	1,499	1,585	1,604	943
Fatalities from Motor Vehicle Accidents	1	3	1	1	2	6	4	1	4	2
Gasoline costs of fleet	\$ 174,265	\$ 251,977	\$ 263,495	\$ 267,118	\$ 238,276	\$ 152,171	\$ 137,102	\$ 113,290	\$ 140,657	\$ 137,482

(continued)

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

Function/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Security of Persons & Property (continued)										
Fire										
EMS Calls	3,815	3,810	3,925	3,606	4,128	4,223	4,388	4,644	4,607	4,886
Ambulance Billing Collections (net)	\$ 1,195,810	\$ 1,128,563	\$ 1,165,220	\$ 927,590	\$ 1,083,216	\$ 1,198,462	\$ 1,113,475	\$ 1,081,614	\$ 1,098,591	\$ 1,222,581
Fire Calls	1,794	1,605	1,742	1,570	1,830	1,893	1,843	2,035	2,083	2,207
Fires with Losses	54	66	69	72	81	74	72	59	185	90
Fires with Losses exceeding \$10K	9	8	8	20	24	15	10	14	15	16
Fire Losses	\$ 574,755	\$ 835,411	\$ 851,320	\$ 795,291	\$ 2,541,693	\$ 527,807	\$ 333,255	\$ 2,413,215	\$ 970,399	\$ 1,590,695
Fire Safety Inspections	3,407	3,647	3,379	3,337	4,394	3,957	3,887	4,284	4,404	3,034
Number of times Mutual Aid given to Fire and EMS	135	113	126	85	102	98	75	135	145	141
Number of times Mutual Aid received for Fire and EMS	64	40	34	26	61	69	91	138	197	101
Public Health and Welfare										
Cemetery burials	66	55	46	53	40	32	48	39	51	41
Cemetery cremations	9	9	13	13	16	16	15	8	12	16
Cemetery sale of lots	56	62	16	43	12	3	7	5	3	3
Cemetery receipts	\$ 126,281	\$ 125,511	\$ 70,924	\$ 80,416	\$ 65,762	\$ 46,018	\$ 66,081	\$ 47,702	\$ 56,567	\$ 53,019
Leisure Time Activities										
Recreation										
Shelter rentals	\$ 59,532	\$ 62,082	\$ 84,090	\$ 104,340	\$ 105,475	\$ 100,465	\$ 113,450	\$ 110,395	\$ 101,591	\$ 106,890
Basic Utility Services										
Refuse disposal per year (in tons)	22,869	21,188	21,286	21,407	20,599	20,898	20,286	20,821	21,077	20,770
Annual recycling tonnage (excluding leaf, and compost items)	2,132	2,262	2,264	1,474	2,441	2,506	2,317	2,596	2,447	2,495
Percentage of waste recycled	9.32%	10.67%	10.64%	11.55%	11.85%	11.99%	11.42%	12.47%	11.61%	12.04%
Transportation										
Crackseal Coating Program (Miles)	19	38	36	37	14	65	47	29	8	5
Street Repair (Curbs, aprons, berms, asphalt) (hours)	17,475	4,784	2,875	2,985	1,546	1,230	1,178	806	88	761
Guardrail Repair (hours)	288	19.5	-	-	16	-	159	213	30	10
Paint Stripping (hours)	N/A	320	525	120	160	60	100	40	80	120
Street Sweeper (hours)	509	529	714	504	315	637	407	728	418	400
Cold Patch (hours)	525	474	426	108	607	206	287	118	230	240
Snow & Ice Removal regular hours	1,538	1,315	872	1,748	2,141	1,616	828	404	1,502	696
Snow & Ice Removal overtime hours	1,390	489.5	717	1,539	2,569	1,830	1,149	301	1,719	1,904
Landscaping Stump-Chipper service (hours)	867	90.5	225	504	964	1,460	840	268	300	160
Equipment repair/body shop (hours)	4,160	3,624	4,656	4,160	3,744	3,723	4,440	4,080	3,792	3,600
Sign department (hours)	3,120	3,400	3,350	3,350	2,432	2,544	3,120	4,972	2,760	2,400
Tons of snow melting salt purchased	4,299	2,687	3,489	728	3,337	4,524	2,269	1,098	3,348	3,857
Cost of salt purchased	\$ 277,228	\$ 173,238	\$ 234,381	\$ 49,167	\$ 214,313	\$ 301,807	\$ 168,312	\$ 75,105	\$ 196,652	\$ 242,934

Source: Respective Township Departments

See Independent Auditor's Report.



OHIO AUDITOR OF STATE KEITH FABER



WEST CHESTER TOWNSHIP

BUTLER COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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



Certified for Release 8/4/2020

88 East Broad Street, Columbus, Ohio 43215
Phone: 614-466-4514 or 800-282-0370

This report is a matter of public record and is available online at
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