



**JIM PETRO**  
**AUDITOR OF STATE**  

---

**STATE OF OHIO**



**WEST CHESTER TOWNSHIP  
BUTLER COUNTY**

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**REPORT OF INDEPENDENT ACCOUNTANTS ON COMPLIANCE AND ON  
INTERNAL CONTROL REQUIRED BY *GOVERNMENT AUDITING STANDARDS***

West Chester Township  
Butler County  
9100 Centre Pointe Drive  
West Chester, Ohio 45069

To the Board of Trustees:

We have audited the financial statements of West Chester Township, Butler County, Ohio (the Township), as of and for the year ended December 31, 2001, and have issued our report thereon dated August 30, 2002. 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.

**Compliance**

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 grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of noncompliance that we have reported to management of the Township in a separate letter dated August 30, 2002.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the Township's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses. However, we noted other matters involving the internal control over financial reporting that do not require inclusion in this report, that we have reported to management of the Township in a separate letter dated August 30, 2002.

West Chester Township  
Butler County  
Report of Independent Accountants on Compliance and on  
Internal Control Required by *Government Auditing Standards*  
Page 2

This report is intended solely for the information and use of management, and the Board of Trustees and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink, appearing to read "Jim Petro". The signature is fluid and cursive, with a large loop at the end.

**Jim Petro**  
Auditor of State

August 30, 2002

**WEST CHESTER TOWNSHIP  
BUTLER COUNTY**

**SCHEDULE OF PRIOR AUDIT FINDINGS  
DECEMBER 31, 2001**

| Finding Number | Finding Summary  | Fully Corrected? | Not Corrected, Partially Corrected; Significantly Different Corrective Action Taken; or Finding No Longer Valid;<br><b><i>Explain:</i></b> |
|----------------|--|------------------|--|
| 2000-40409-001 | Ohio Rev. Code, Section 5705.41(D), proper encumbering of expenditure transactions | No               | Partially Corrected. Percentage of noncompliance was reduced, so this matter is reported in the management letter.                         |
| 2000-40409-002 | Ohio Rev. Code, Section 5705.38, passing of annual appropriation resolution        | Yes              |  |

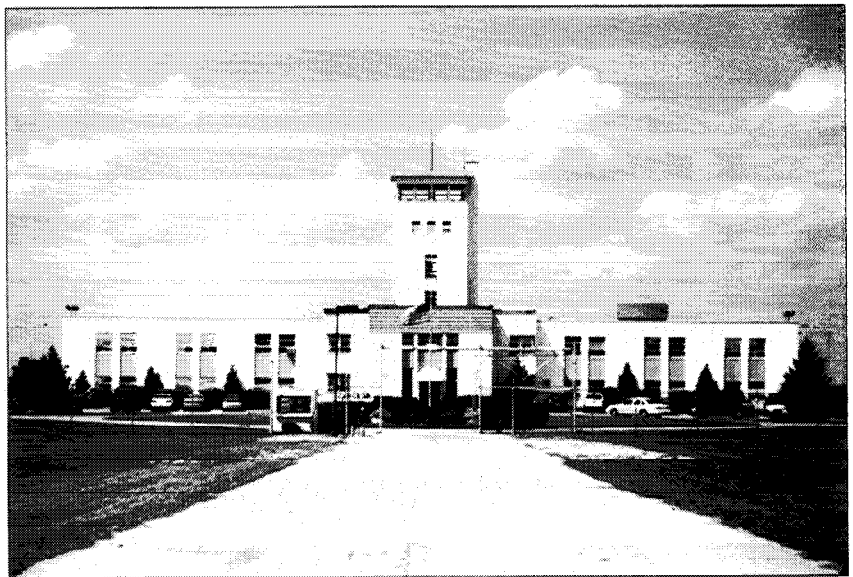




# WEST CHESTER TOWNSHIP, OHIO

## COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ending December 31, 2001





# WEST CHESTER TOWNSHIP, OHIO

## COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ending December 31, 2001



Issued by:

West Chester Township  
Finance Department

*Patricia Williams*  
*Clerk / Treasurer*

*H. Scott Campbell, CPA*  
*Finance Director*

9100 Centre Pointe Drive, Suite 280  
West Chester OH 45069  
513-777-5900





# Introductory Section



West Chester Township  
Butler County, Ohio  
Comprehensive Annual Financial Report  
For the Year Ended December 31, 2001

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August 30, 2002

Citizens of West Chester Township  
Board of Trustees  
West Chester Township, Ohio

We are pleased to present the first Comprehensive Annual Financial Report (CAFR) for the West Chester Township. This report, for the fiscal year ended December 31, 2001, contains the financial statements and other financial and statistical data that provide complete and full disclosure of all material financial aspects of the West Chester Township ("the Township"). The responsibility for the accuracy and completeness of all data presented, and the fairness of the presentation, rests with the Township, specifically with the Township Clerk/Treasurer and Finance Director's office.

This CAFR is divided into three sections as follows:

1. The Introductory Section contains the table of contents, letter of transmittal, a list of principal officials, and an organization chart of the Township.
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 that provide an overview of the Township's financial position and operating results, the Combining Statements for nonmajor funds and other schedules that provide detailed information relative to the Basic Financial Statements.
3. The Statistical Section presents social and economic data and financial trend information, and demonstrates the fiscal capacity of the Township.

TOWNSHIP OVERVIEW

West Chester Township is a community strategically positioned for successful residential and commercial development. Located in the heart of Greater Cincinnati's fastest growing area, West Chester is a community where families grow and businesses prosper.

West Chester Township, organized in 1823, is located in Butler County in southwestern Ohio. The Township is situated just north of I-275, approximately 18 miles north of downtown Cincinnati, Ohio and 30 miles south of downtown Dayton, Ohio. The Township has, and continues to, benefit from the convergence of the Cincinnati and Dayton metro areas along the I-75 corridor.

Geographically, the township consists of 35 square miles of residential neighborhoods, commercial and industrial developments. West Chester Township is located within minutes of the tri-state's three major interstates (I-75, I-71, I-275) and is positioned within 600 miles of approximately 66% of the United States' population and buying power.

## TOWNSHIP ORGANIZATION AND REPORTING ENTITY

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 Clerk/Treasurer and a Township Administrator, who is appointed by the Board of Trustees. All department heads report to the Township Administrator.

The reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements of the Township 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 West Chester Township, this includes providing police protection, fire and emergency medical services, road maintenance and repairs, parks and recreation, planning and zoning, economic development, cemeteries, and community television. The Board of Trustees and the Township Administrator have direct responsibility for these activities.

Component units are 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 approves their budget, the issuance of their debt or the levying of their taxes.

The Community Improvement Corporation (CIC) is a legally separated, non-profit organization. The Board is comprised of two Township Trustees and the Trustees appoint the remaining seats. The CIC was established to serve as an agent for economic development for the Township and currently receives the majority of its funding from the Township. Because this service entirely benefits the Township, the CIC is considered a blended component unit of the Township. This activity is presented as a special revenue fund of the Township.

## ITEMS OF LOCAL INTEREST

### Parks and Recreation

The Township contains six parks covering 644 acres and provides year-round recreational and educational programs for its citizens.

Keehner Park contains 123 acres featuring an 1833 log cabin, picnic shelters, hiking trails, a creek, playground areas, baseball diamonds, soccer fields and tennis and basketball courts. Annual historical re-enactments are held in the picnic area the second weekend in August. Keehner Park also features an amphitheater in a natural setting, which residents can reserve for weddings and other celebrations and where park district programming includes concerts and other cultural events.

In 1999, the Township acquired 330 acres of the former Voice of America property, as part of the federal government's disposal of the 600-acre site. The Township is actively planning the park's features, but in the interim they have created soccer and baseball fields to accommodate the various leagues that play in the area.

For the west side of the Township, in February, 2000 the Trustees acquired 151 acres of parkland on Beckett Road, to the north of Union Centre Boulevard, in West Chester Township. The conceptual designs for the park include hiking and exercise trails, athletic fields, three ponds for boating, fishing and ice-skating, a water theme park for children and plenty of trees and green space.

### Culture and Education

Miami University, with an enrollment of over 19,000 students, is located in Oxford and offers some of the finest recreational activities in the County. The University's athletic teams, including football, basketball, baseball and hockey, compete at the NCAA Division I level as part of the Mid-American Conference. The University also offers an art museum, two indoor ice rinks, a theater and a campus that poet Robert Frost called "the prettiest college that ever was". Miami University also operates branch campuses in Middletown and Hamilton and is in the planning stages of a branch at the VOA site in West Chester.

Hueston Woods State Park is also located within the County. Hueston Woods contains Acton Lake and 3,500 wooded acres. Besides the numerous opportunities for water related activities, the park also includes one of the largest stands of beech-maple virgin forests east of the Mississippi, a 94-room lodge, a raptor center and a championship 18-hole golf course.

Golfers have their choice of a number of fine golf courses. Within the County there are six public, three private and one semi-public golf courses ranging in size from nine holes to 36 holes, including a championship level course.

Many additional activities are available to residents of West Chester Township in the nearby Cincinnati and Dayton metropolitan regions. Cincinnati offers ballet, symphony, theater, opera, Major League Baseball, National League Football, the Cincinnati Zoo and Botanical Gardens, the Museum of Natural History, the University of Cincinnati and Xavier University.

The City of Dayton offers the Dayton Art Institute, the Air Force Museum, the Dayton Ballet, the Dayton Philharmonic Orchestra, opera, Dayton Contemporary Dance Company, the University of Dayton, Wright State University, Sinclair Community College and Central State University.

### Transportation

West Chester lies equidistant from both the Greater Cincinnati and Dayton international airports. Additionally, the Butler Regional, Blue Ash and Middletown Hook airports are all within a short commute.

I-75 passes directly through the township with three full interchanges within its limits. The Tylersville Road Interchange and Union Centre Interchange are full access, five-lane designs, and the Cincinnati-Dayton Road Interchange is currently being improved to the same level.

The I-275 regional beltway has three interchanges at the township's southern and western edges and I-71 provides access to the township's eastern edge.

CSX and Norfolk & Western provide a number of sites and facilities with direct rail access.

## Health and Medical Services

In 2001, plans were unveiled for a new \$100 million regional medical campus to be developed in West Chester. UC Physicians, a group of about 450 doctors affiliated with the University of Cincinnati, are expanding their medical services to northern Cincinnati and southern Dayton. The 75-acre campus, University Pointe, is located on I-75 at Tylersville Road. Construction began in September 2001 on a \$12 million, 80,000 square foot medical office building expected to be completed Fall 2002. An 11,000 square ft. digital imaging facility will be built on the first floor of the office complex and is the first venture planned by the newly formed partnership between UC Physicians and the Health Alliance of Greater Cincinnati. Future plans for the campus include 19 buildings housing pediatric services, a dialysis center, fitness center, and research center, with room for a 100-bed hospital, hotel, conference center, and other facilities. The campus is being developed in partnership with Miller Valentine Group.

## ECONOMIC CONDITIONS AND OUTLOOK

West Chester's population and business investment have grown substantially in recent years. In the past two decades, the Township's population has more than doubled to nearly 55,000 in 2000. This represents one of the highest growth rates in Ohio during this time period, and ranks West Chester as the third largest township in Ohio.

In 2001 West Chester was ranked as the fastest growing community by population growth in the Tri-State Region, with a 16,868 population increase (a 38% increase from 1990 Census population of 38,049 to 2000 Census population of 54,895). At buildout, the Township's population is projected to be 80,000. West Chester's current population comprises nearly a fifth of the total population of Butler County.

Four of the five largest business parks in the Greater Cincinnati region are located in West Chester. There are an estimated 40,000 employees working in West Chester's office, industrial and commercial sectors.

The stature and growth of West Chester's business sector significantly increased with the completion of the Union Centre Boulevard/I-75 Interchange in December 1997. The total cost of this project was \$29 million dollars with \$22 million in funds coming from the private sector including assessments and \$7 million dollars right of way donated. This interchange is the first new interchange in Southwestern Ohio in more than 20 years. Union Centre Interchange, located two miles north of I-275, Cincinnati's outer beltway, provides immediate interstate access to more than 2,000 acres of undeveloped land. This has been the catalyst for West Chester becoming a prime location for business growth in the Greater Cincinnati area.

Even before the completion of the Union Centre Interchange, West Chester Township had a history of strong business growth from the 1970's as development moved northward from Cincinnati and Hamilton County. There is considerable diversity in the West Chester's business community, with no single company representing more than 3% of the township's employment or tax base.

Historically, the manufacturing and distribution sectors represented the highest concentration of business in the Township, but the completion of the Union Centre Boulevard Interchange is driving diversification of the economy. Class A office development, flex-office construction, and technology-related growth gained strong momentum in 2000 and continued in 2001.

The land adjacent to Union Centre Interchange is being developed in accordance with the community vision for this while also responding to market demand for raw land with interstate visibility and immediate access. Rezoned to a Central Business District (CBD) designation, approximately 250 acres on each side of the interchange are subject to the completion of a master development plan. Currently, there is significant activity on the west side of the Interchange, with additional development proposed for both the west and east sides.

One of the key components of the CBD zoned land on the west side is the development of Centre Pointe Office Park at Union Centre, the Township's first Class A office park. Higgins Development Partners, headquartered in Chicago, is developing Centre Pointe. The development plan calls for the construction of four 120,000 square buildings, and land is in reserve for three additional office buildings.

One 120,000 square foot Class A office building was completed in 2000 and the second in 2001. Construction began April 2001 on building three. West Chester Township relocated its offices to the Centre Pointe Office Park and occupies 15,000 square feet in building one.

From the beginning of 1998 through the end of 2001, total investment committed in West Chester reached \$800 million. These projects represent the construction of nearly seven million square feet of new buildings and the creation of approximately 5,000 employment positions.

This development has been diversified, both from the construction and use standpoint. The development has been an even mixture of market demand and build-to-suit buildings. The development also has been a combination of technical, manufacturing, distribution, office and retail facilities of which office development is starting to significantly increase.

The development of the Union Centre Interchange has encouraged major development companies in the region to begin aggressive expansion into West Chester during the past four years. More than 20 market-demand buildings, totaling over three million square feet of space, have been constructed by diverse national and regional development companies, including ProLogis, Duke-Weeks Realty, Schumacher Dugan Construction, D.A. Development, K&W Development, Higgins Development Partners, Industrial Development International, and First Industrial. Six of the 10 largest national office and industrial developers have significant investments in West Chester.

There have been more than 40 build-to-suit projects and expansions of existing companies, representing a diversity of companies, from Fortune 500 companies to small businesses, providing for a healthy, diverse business mix. Distribution companies have found West Chester Township to be a profitable business environment with its location along the I-75 corridor. Major distribution facilities located in West Chester include Alliant Foodservice, Tropicana Products, Crescent Park Distribution Center, and Corporate Express. These companies represent more than one million square feet of space and 500 employees.

The top five manufacturing employers in the Township combined have more than 2,500 employees. These are: FKI Logistex (formerly Buschman Company), which manufactures conveyor systems; Pierre Frozen Foods, a producer of ready-to-eat food items; OPW Fueling Components, a division of Dover Corporation, a manufacturer of nozzles, valves and fittings; CTL Aerospace, Inc., a producer of fiberglass and plastic parts; and CAE Ransohoff, a manufacturer of aqueous cleaning equipment.

Major employers in West Chester's corporate office and technology sector include Procter & Gamble Manufacturing Supply Technology, Procter & Gamble Beckett Ridge Technical Center, United Healthcare, General Electric, Cintas Corporation, and Rite Track. Combined, these companies employ more than 1,700 professionals.

In late 2001, West Chester became the focus of intense interest for upscale retail development. Four national development companies have announced plans to construct an upscale "lifestyle" retail center in the community. The four sites are positioned along Interstate 75 at different interchanges: Union Centre Boulevard West (Cousins Development/Schumacher-Dugan Development), Union Centre Boulevard East (Continental Real Estate), Cincinnati-Dayton Road (Steiner and Associates/Neyer Properties), and Tylersville Road at Voice of America (Midland Atlantic).

## MAJOR INITIATIVES

In January 2002, the Township entered into a contract with G/C Contracting Corporation that marked the beginning of the building phase of the Fire Station #2 project. This project is expected to be completed in November 2002 at a total cost of approximately \$1.6 million.

In March 2002, the Township purchased the former iMotors.com facility for \$4,300,000. Once this facility is renovated it will house the Police, Building and Maintenance, and Planning and Zoning Departments.

Centre Pointe Drive will be extended between Muhlhauser Road and Union Centre Boulevard with construction beginning in June 2002 and ending approximately September 1, 2002.

Cincinnati-Dayton Road is being widened from two to five lanes from I-75 north to Maud Hughes Road. Construction began April 2001 and is scheduled to be completed by the Fall of 2002. The project includes extensive improvements to the Tylersville and Cincinnati-Dayton Road intersection.

Cox Road is being widened from two to five lanes between Tylersville Road and Hamilton Mason Road, 2 lanes northbound, 2 southbound, a center turn lane, plus the addition of multiple turn lanes at specific intersections. The project is expected to be completed Winter 2002.

Interstate I-75 will be widened from Hamilton County north to Tylersville Road from 6 to 8 lanes with improvements to the interchange at I-275. The project is being managed by the Ohio Department of Transportation and is scheduled to begin in 2003/2004.

Port Union Road is being widened to three lanes between Fairfield and State Route 747. The road improvement will occur from March 2002 through September 2002.

State Route 747 is being upgraded from south of Smith Road to Tylersville Road. The project is funded for construction beginning 2003 and lasting about one year. Future improvements will widen State Route 747 between Tylersville Road and the Butler Regional Highway.

Union Centre Boulevard is now open from I-75 west to Fairfield with five lanes. Major intersections (traveling east to west) with traffic signals are: Cincinnati-Dayton Road, Interstate 75, Muhlhauser Road, West Chester Road, Beckett Road, State Route 747, and Seward Road.

Union Centre Boulevard Extension began in April 2001 and opened December 10, 2001. This new \$8 million dollar road extends Union Centre Boulevard from State Route 747 in West Chester two miles further west to connect in Fairfield at Symmes Road. This project will unlock more than 700 acres of land for industrial developments in both West Chester Township and the City of Fairfield.

West Chester Road was widened to three lanes from I-75 to Beckett Road. This project was completed September 2001.

## FINANCIAL INFORMATION

### Internal Control Structure and Budgetary Controls

Development of the Township's accounting system included consideration of internal accounting controls. Internal accounting controls are designed to provide reasonable but not absolute assurance regarding (1) the safeguarding of assets against loss from unauthorized use or disposition and (2) the reliability of financial records for preparing financial statements. The concept of reasonable assurance states that internal control should be evaluated to insure that the expense associated with providing internal controls does not exceed the benefit expected to be derived from their implementation. This evaluation involves estimates and judgment by the Township administration and members of the finance office. The administrative and financial management personnel believe that the Township's financial controls adequately safeguard existing assets and provide reasonable assurance of the proper recording of financial transactions.

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 amount of the purchase. Each department head is furnished a monthly report showing the month's transactions and summarizing the balances available to be spent from the appropriations for goods and services.

### Financial Condition

For fiscal year 2001, the Township has presented for the first time, financial statements in accordance with Generally Accepted Accounting Principles. The Township has prepared financial statements following GASB Statement 34, "Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments." GASB 34 creates new basic financial statements for reports as follows:

Government-wide financial statements - These statements are prepared on an accrual basis of accounting that is similar to the basis of accounting followed by many businesses. The government-wide statements distinguish between those activities of the Township that are governmental and those that are considered business-type activities.

Fund financial statements - These statements present information for individual major funds rather than by fund type. Nonmajor funds are presented in total in one column. Governmental funds use the modified accrual basis of accounting and include a reconciliation to the governmental activities accrual information presented in the government-wide financial statements. Proprietary and fiduciary funds use the accrual basis of accounting.

Statements of budgetary comparisons - These statements present comparisons of actual information to the legally adopted budget. The budgetary basis as provided by law is based upon accounting for certain transaction on a basis of cash receipts, disbursements and encumbrances.

As part of this new reporting model, management is responsible for preparing a Management Discussion and Analysis of the Township. This discussion follows this letter of transmittal, providing an assessment of the Township finances for 2001 and the outlook for the future.

### Cash Management

The Township pursues an aggressive cash management program by expediting the receipt of revenues and prudently investing available cash pursuant to the Ohio Revised Code. The total interest earned by the Township was \$679,946 for the year ended December 31, 2001, which represents an annual interest yield of 3.2 percent of the total receipts for the year. A majority of the Township's deposits are collateralized by pooled collateral. By law, financial institutions may establish a collateral pool to cover all public deposits. The face value of the pooled collateral must equal at least 110 percent of the public funds on deposit. The collateral is held by trustees, including the Federal Reserve Bank and designated third party trustees of the financial institutions. The Township regularly reviews the market value of the pool to insure that adequate collateral is being provided.

### Risk Management

The Township contracted with the Ohio Township Association Risk Management Authority (OTARMA), for liability, property, and crime damage insurance.

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 the Humana Choice Care plan. Employees share no cost of the monthly premium with the Township. The premiums vary with the employee, depending upon type of coverage selected (single, family). The Township provides dental insurance to all employees as a function of this health care plan, through Humana Dental. The employees share 20% of the cost of the monthly premium with the Township. The Township through Canada Life provides life insurance for employees at an amount determined by employee classification.

## OTHER INFORMATION

### Independent Audit

An audit team from Auditor of State Jim Petro's Office has performed this year's audit. The results of the audit are presented in the Report of Independent Accountants.

### Awards

The Comprehensive Annual Financial Report for the year ending December 31, 2001 will be submitted to The Government Finance Officers Association of the United States and Canada (GFOA) for consideration in the Certificate of Achievement for Excellence in Financial Reporting program.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

We believe our current report conforms to the Certificate of Achievement Program requirements.

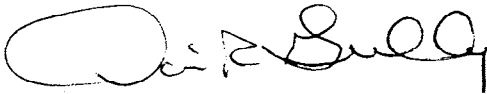


Acknowledgments

Many West Chester Township employees made important contributions to the preparation of this comprehensive annual financial report. We wish to specifically thank Julie Flake, Assistant to the Clerk/Treasurer for her work and support in the preparation of this report. A special thanks is due to Denise Robinson, Assistant Treasurer, Northeastern Local School District, Inga Fisher, Assistant Treasurer, Lebanon City School District, Sean Fraunfelder, Finance Director, Butler County Transportation Improvement District, and David Thompson, Regional Project Manager, Local Government Services of the Auditor of State for their support in the preparation of this report.

Our appreciation is extended to the Board of Trustee, the Clerk/Treasurer, department heads 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 strives to maintain.

Sincerely,



David Gully  
Township Administrator



H. Scott Campbell, CPA  
Finance Director

West Chester Township  
Butler County, Ohio  
List of Principal Officials  
December 31, 2001

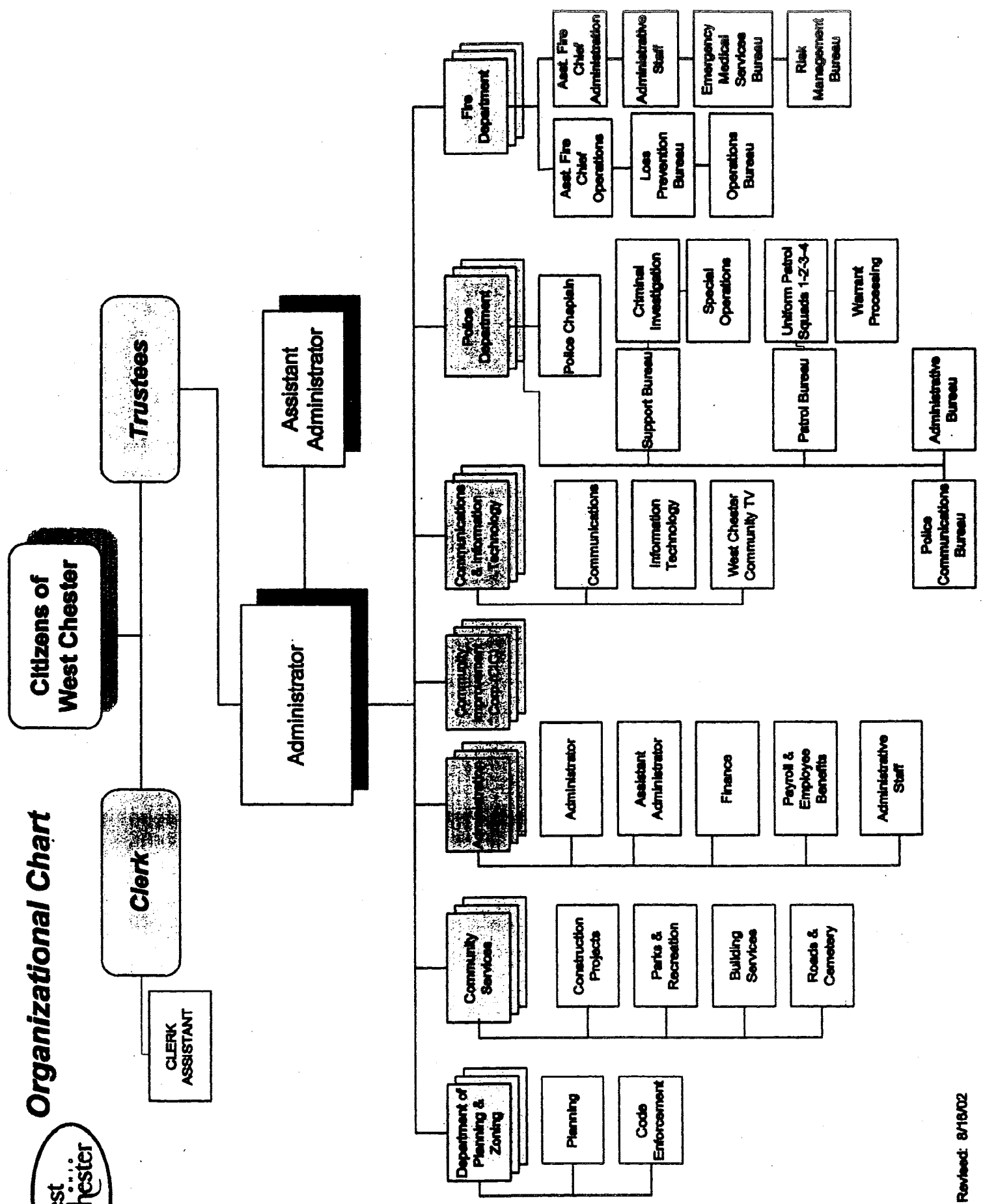
Elected Officials

|                 |                   |
|-----------------|-------------------|
| Trustee         | Jose' Alvarez     |
| Trustee         | Catherine Stoker  |
| Trustee         | Dave Tacosik      |
| Clerk/Treasurer | Patricia Williams |

Appointed Officials

|   |                   |
|---|-------------------|
| Administrator   | David Gully       |
| Assistant Administrator   | Judith A. Carter  |
| Fire Chief  | James Detherage   |
| Chief of Police   | John Bruce        |
| Director of Communications Information<br>and Technology                  | Denise Huffman    |
| Director of Services  | Mark Fitzgerald   |
| Director of Planning and Zoning   | Brian E. Elliff   |
| Director of Maintenance   | Robert Murphy     |
| Director of Parks and Recreation  | William Zerkle    |
| Director of Community Television  | Timothy Jester    |
| Director of Economic Development and<br>Community Improvement Corporation | Melissa Koehler   |
| Director of Finance   | H. Scott Campbell |

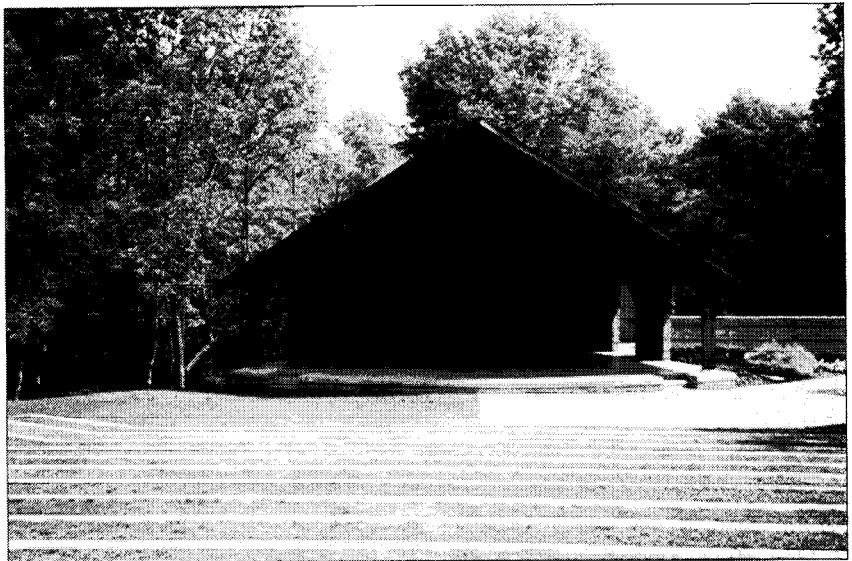
# Organizational Chart



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# Financial Section







STATE OF OHIO  
OFFICE OF THE AUDITOR  
JIM PETRO, AUDITOR OF STATE

250 West Court Street  
Suite 150 E  
Cincinnati, Ohio 45202  
Telephone 513-361-8550  
800-368-7419  
Facsimile 513-361-8577  
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## REPORT OF INDEPENDENT ACCOUNTANTS

West Chester Township  
Butler County  
9100 Centre Pointe Drive  
West Chester, Ohio 45069

To the Township Trustees:

We have audited the accompanying financial statements of 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, 2001, which collectively comprise the Township's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Township's management. Our responsibility is to express an opinion 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

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, 2001, and the respective changes in financial position, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As described in Note 3, during the year ended December 31, 2001, the Township adopted Generally Accepted Accounting Principles.

In accordance with *Government Auditing Standards*, we have also issued our report dated August 30, 2002 on our consideration of the Township's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Management's Discussion and Analysis, and the Budgetary Comparison are not a required part of the basic financial statements, but is supplementary information the Governmental Accounting Standards Board requires. We applied limited procedures, consisting principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. We did not audit the information and express no opinion thereon.

We conducted our audit to form opinions on the financial statements that collectively comprise the Township's basic financial statements. The combining and individual nonmajor fund statements and schedules listed in the table of contents are presented for additional analysis and are not a required part of the basic financial statements. We subjected this information to the auditing procedures applied in the audit of the basic financial statements. In our opinion, this information is fairly stated in all material respects, in relation to the basic financial statements taken as a whole. We did not subject the introductory section and statistical tables to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we express no opinion on them.



**Jim Petro**  
Auditor of State

August 30, 2002



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

The West Chester Township's discussion and analysis of the annual financial reports provides a review of the financial performance for the fiscal year ending December 31, 2001.

## **FINANCIAL HIGHLIGHTS**

- The Township's total net assets increased \$.3 million.
- Capital assets decreased by \$1.1 million.
- During fiscal year 2001, the Township issued \$11.9 million in Various Purpose Limited Tax Refunding Bonds. The proceeds from this issue were used to pay off other long and short-term obligations of the Township and for payments to the County for public works expenditures.
- General revenues accounted for \$27.1 million in revenue or 84.6 percent of all revenues. Program specific revenues in charges for services and grants and contributions accounted for \$4.9 million or 15.4 percent of \$32.0 million in total revenues.
- The Township had \$31.7 million in expenses relating to governmental activities; program revenues offset only \$4.9 million of these expenses. \$27.1 million in general revenues were adequate to cover the cost of these programs.

## **USING THIS ANNUAL FINANCIAL REPORT**

This annual report consists of a series of financial statements. These statements are presented so that the reader can understand West Chester Township's (the "Township") financial situation as a whole and also give a detailed view of the Township's fiscal condition.

The statement of Net Assets 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 tell how services were financed in the short-term as well as the amount of funds available for future spending. The fund financial statements also look at the Township's most significant funds with all other nonmajor funds presented in total in one column.

## REPORTING THE TOWNSHIP AS A WHOLE

### *Statement of Net Assets and the Statement of Activities*

The analysis of the Township as a whole begins on page 11 with the Statement of Net Assets and the Statement of Activities.

These statements provide information that will help the reader to determine if the Township is financially better off or worse off as a result of the year's activities. These statements include all assets and liabilities using the accrual basis of accounting similar to the accounting used by private sector companies. All current year revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the Township's net assets and changes to those assets. This change informs the reader whether the Township's financial position, as a whole, has improved or diminished. In evaluating the overall financial health, the reader of these financial statements needs to take into account non-financial factors that also impact the Township's financial well being. Some of these factors include the Township's tax base, the condition of assets, and the reputation of the public schools.

In the Statement of Net Assets 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, and parks and recreation.

## REPORTING THE TOWNSHIP'S MOST SIGNIFICANT FUNDS

### *Fund Financial Statements*

The analysis of the Township's major funds begins on page 7. 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 Clerk/Treasurer, with approval of the board of trustees, to help control, manage and report money received for a particular purpose or to show that the Township is meeting legal responsibilities for use of grants. The Township's major funds include the General Fund, Fire and Emergency Medical Services, Police, Union Centre Boulevard Tax Incremental Financing Debt Service, Union Centre Boulevard Tax Incremental Financing Capital Project, and State Route 747 Tax Incremental Financing Capital Project funds.

**Governmental Funds** – All of the Township's services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Township's general government operations and the basic services it provides. Governmental fund information helps to determine whether there are more or less financial resources that can be spent in the near future on services provided to our residents. The relationship (or differences) between governmental activities (reported in the Statement of Net Assets and the Statement of Activities) and governmental funds is reconciled in the financial statements.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
For the Year Ended December 31, 2001

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**THE TOWNSHIP AS A WHOLE**

As stated previously, the Statement of Net Assets looks at the Township as a whole. Table 1 provides a summary of the Township's net assets for 2001 compared to 2000.

TABLE 1 - NET ASSETS  
(in Millions)

|                               | Governmental Activities |        |
|-------------------------------|-------------------------|--------|
|                               | 2001                    | 2000   |
| <b>Assets</b>                 |                         |        |
| Current and Other Assets      | \$37.0                  | \$32.5 |
| Capital Assets, Net           | 58.4                    | 59.5   |
| Total Assets                  | 95.4                    | 92.0   |
| <b>Liabilities</b>            |                         |        |
| Current and Other Liabilities | 11.3                    | 15.7   |
| Long-Term Liabilities         |                         |        |
| Due within One Year           | 0.6                     | 0.5    |
| Due in More Than One Year     | 11.6                    | 4.2    |
| Total Liabilities             | 23.5                    | 20.4   |
| <b>Net Assets</b>             |                         |        |
| Invested in Capital Assets,   |                         |        |
| Net of Debt                   | 57.0                    | 59.5   |
| Restricted for:               |                         |        |
| Debt Service                  | 3.2                     | 2.5    |
| Capital Projects              | 0.0                     | 0.0    |
| Other Purposes                | 25.6                    | 18.1   |
| Unrestricted                  | (13.9)                  | (8.5)  |
| Total Net Assets              | \$71.9                  | \$71.6 |

Total net assets increased \$.3 million, with unrestricted net assets decreasing \$5.4 million. The decrease in unrestricted net assets can be attributed to payments to the County for public works expenditures and general obligation debt activity that occurred during fiscal year 2001.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
For the Year Ended December 31, 2001

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Table 2 shows the changes in net assets for the year ended December 31, 2001. Since this is the first year the Township has prepared financial statements following the GASB Statement 34, revenue and expense comparisons to 2000 are not available. In the future, when prior year information is available, a comparative analysis of government-wide data will be presented.

TABLE 2 - CHANGES IN NET ASSETS  
(in Millions)

|   | Governmental<br>Activities<br>2001 |
|---|------------------------------------|
|   |                                    |
| <b>Revenues</b>                                 |                                    |
| Program Revenues:                               |                                    |
| Charges for Services                            | \$ 1.0                             |
| Operating Grants, Contributions<br>And Interest | 0.3                                |
| Capital Grants and Contributions                | 3.6                                |
| Total Program Revenues                          | 4.9                                |
| General Revenues                                |                                    |
| Property and Other Taxes                        | 17.8                               |
| Grants and Entitlements                         | 3.9                                |
| Unrestricted Investment Earnings                | 0.7                                |
| Other   | 0.4                                |
| Total General Revenues                          | 22.8                               |
| Total Revenues                                  | 27.7                               |
| <br>  |                                    |
| <b>Program Expenses:</b>                        |                                    |
| General Government                              | 2.7                                |
| Public Safety                                   |                                    |
| Police  | 6.4                                |
| Fire and Emergency Medical Services             | 4.8                                |
| Public Works                                    | 15.0                               |
| Cemetery  | 0.2                                |
| Parks and Recreation                            | 0.7                                |
| Planning and Zoning                             | 0.4                                |
| Economic Development                            | 0.2                                |
| Community Television                            | 0.4                                |
| Interest and Fiscal Charges                     | 0.9                                |
| Total Expenses                                  | 31.7                               |
| Decrease in Net Assets Before Special Item      | (4.0)                              |
| Gain on Sale of Capital Asset                   | 4.3                                |
| Increase in Net Assets                          | 0.3                                |
| Net Assets Beginning of Year                    | 71.6                               |
| Net Assets End of Year                          | \$ 71.9                            |

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
For the Year Ended December 31, 2001

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***Governmental Activities***

Program expenses for 2001 were as follows:

|                                     |                |
|-------------------------------------|----------------|
| General Government                  | 8.52%          |
| Public Safety                       |                |
| Police                              | 20.19%         |
| Fire and Emergency Medical Services | 15.14%         |
| Public Works                        | 47.32%         |
| Cemetery                            | 0.63%          |
| Parks and Recreation                | 2.21%          |
| Planning and Zoning                 | 1.26%          |
| Economic Development                | 0.63%          |
| Community Television                | 1.26%          |
| Interest and Fiscal Charges         | 2.84%          |
| Total                               | <u>100.00%</u> |

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 considered an integral part of the quality of life factor.

When looking at the sources of income to support operations, it should be noted that charges for services are only 3.4% of revenue, while 55.5% of revenue is derived from property and other taxes. The Township relies on these taxes to furnish the quality of life to business and citizens that they and previous Boards have always had a commitment to.

**THE TOWNSHIP'S FUNDS**

Information about the Township's major governmental funds begins on page 14. These funds are reported using the modified accrual basis of accounting. All governmental funds had operating revenues of \$21.4 million and expenditures of \$35.9 million.

The Fire and Emergency Medical Services fund balance increased \$1.2 million. The reason for this increase is that the Township passed a fire and emergency medical services property tax levy in 1999 and revenues from that levy are projected to exceed expenditures for the next few years.

The State Route 747 Tax Incremental Financing Capital Project fund balance decreased by \$3.4 million, and the result was a fund deficit of \$4.0 million. This negative balance was the result of major infrastructure improvements in the State Route 747 Tax Incremental Financing District.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
For the Year Ended December 31, 2001

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***Budgetary Activity and Actual Results***

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

During 2001, there was one revision to the General fund budget. The net effect of the revision was an increase in appropriations of \$20,000 for street lighting. All other revisions relate to debt activity.

There were no significant variations when comparing the final amended budget to actual revenue and expenditure for the General fund.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

***Capital Assets***

TABLE 3 - CAPITAL ASSETS  
(In Millions)

|                            |    | 2001 |    | 2000 |
|----------------------------|----|------|----|------|
| Land                       | \$ | 16.4 | \$ | 17.0 |
| Land Improvements          |    | 0.8  |    | 0.7  |
| Buildings and Improvements |    | 3.3  |    | 3.4  |
| Infrastructure             |    | 34.4 |    | 35.3 |
| Machinery and Equipment    |    | 3.4  |    | 3.1  |
| Construction in Progress   |    | 0.1  |    | -    |
| Totals                     | \$ | 58.4 | \$ | 59.5 |

The decrease in land was primarily a result of the sale of McGinnis Park. The proceeds from the sale of this property were used to pay off a short-term note issued in fiscal year 2000 that financed the purchase of Beckett Park in fiscal year 2000.

The increase in machinery and equipment was primarily the result of the purchase of a West Chester Community Television van. Capital assets are discussed in Note 7 of the Notes to the Basic Financial Statements

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
For the Year Ended December 31, 2001

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**Debt**

At December 31, 2001 the West Chester Township had \$11.5 million in unvoted general obligation bonds and 10.1 million in short-term notes.

TABLE 4 - OUTSTANDING DEBT AT YEAR END  
(In Millions)

|   | Governmental Activity |             |
|---|-----------------------|-------------|
|   | 2001                  | 2000        |
| Long-term Debt:                             |                       |             |
| Unvoted General Obligation Bonds:           |                       |             |
| Various Purpose Limited Tax Refunding Bonds | \$ 11.5               | \$ -        |
| Revenue Notes:                              |                       |             |
| Tax Increment Revenue Notes                 | -                     | 4.0         |
| Short-term Notes                            | 10.1                  | 13.8        |
| <br>Total                                   | <br>\$ 21.6           | <br>\$ 17.8 |

The Various Purpose Limited Tax Refunding Bonds is a general obligation supported by the full faith and credit of the Township. These bonds will be retired from the Union Centre Boulevard Tax Incremental Financing Debt Service Fund using revenue generated from the Union Centre Boulevard Tax Incremental Financing District.

The Township's overall legal debt margin was \$134,754,024 at December 31, 2001. Long-term Debt and Short-term Debt Obligations are discussed in Note 9 and 10 of the Notes to the Basic Financial Statements.

**FINANCIAL POSITION**

In the past two decades, West Chester Township has experienced a tremendous amount of population and business growth. Although this growth has benefited the Township's financial position, the Township continues to seek ways to improve the quality and quantity of the services we provide to the citizens of West Chester. Considering the stable condition of the General Fund, the passage of tax levies in 1999 and 2001 for the Fire and Emergency Medical Services and Police funds, respectively and the continued growth of revenue from the Tax Incremental Financing Districts the Township's overall financial position has improved during 2001.

**CONTACTING THE TOWNSHIP'S FINANCE DEPARTMENT**

This financial report is designed to provide our citizens, taxpayer, creditors and investors with a general overview of the Township's finances and to show the Township's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact H. Scott Campbell, Finance Director, West Chester Township, 9100 Centre Pointe Drive, Suite 280, West Chester, Ohio 45069.



H. Scott Campbell, CPA  
Finance Director



West Chester Township  
Butler County, Ohio  
Statement of Net Assets  
December 31, 2001

|   | <u>Governmental<br/>Activities</u> |
|---|------------------------------------|
| <b>Assets:</b>                                  |                                    |
| Equity in Pooled Cash and Cash Equivalents      | \$ 11,194,126                      |
| Receivables:                                    | -                                  |
| Accounts  | 167,571                            |
| Accrued Interest                                | 58,428                             |
| Intergovernmental                               | 3,148,853                          |
| Property and Other Taxes                        | 17,154,963                         |
| Payment in Lieu of Taxes                        | 4,875,024                          |
| Special Assessments                             | 213,482                            |
| Prepaid Items                                   | 1,029                              |
| Unamortized Bond Issuance Costs                 | 229,781                            |
| Land and Construction in Progress               | 16,487,592                         |
| Depreciable Capital Assets, Net                 | <u>41,923,427</u>                  |
| <b>Total Assets</b>                             | <u><u>95,454,276</u></u>           |
| <b>Liabilities:</b>                             |                                    |
| Accounts Payable                                | 442,342                            |
| Accrued Wages Payable                           | 138,163                            |
| Intergovernmental Payable                       | 326,674                            |
| Matured Vacation Leave Payable                  | 70,761                             |
| Accrued Interest Payable                        | 280,360                            |
| Notes Payable                                   | 10,050,000                         |
| Long-Term Liabilities:                          |                                    |
| Due Within One Year                             | 635,831                            |
| Due In More Than One Year                       | <u>11,572,816</u>                  |
| <b>Total Liabilities</b>                        | <u><u>23,516,947</u></u>           |
| <b>Net Assets:</b>                              |                                    |
| Invested in Capital Assets, Net of Related Debt | 57,013,756                         |
| Restricted for:                                 |                                    |
| Debt Service                                    | 3,233,297                          |
| Capital Projects                                | 2,913                              |
| Other Puposos                                   | 25,570,175                         |
| Unrestricted                                    | <u>(13,882,812)</u>                |
| <b>Total Net Assets</b>                         | <u><u>\$ 71,937,329</u></u>        |

See accompanying notes to the basic financial statements

West Chester Township  
Butler County, Ohio  
Statement of Activities  
For the Year Ended December 31, 2001

| Functions/Programs                   | Program Revenues     |                         |                                       |
|--------------------------------------|----------------------|-------------------------|---------------------------------------|
|                                      | Expenses             | Charges for<br>Services | Operating Grants<br>and Contributions |
| <b>Governmental Activities:</b>      |                      |                         |                                       |
| General Government                   | \$ 2,720,253         | \$ 13,237               | \$ -                                  |
| Public Safety                        |                      |                         |                                       |
| Police                               | 6,449,389            | 145,630                 | 11,215                                |
| Fire and Emergency Medical Services  | 4,831,223            | -                       | -                                     |
| Public Works                         | 15,015,498           | 213,482                 | 243,442                               |
| Cemetery                             | 162,864              | 90,370                  |                                       |
| Parks and Recreation                 | 661,117              | 5,426                   | 5,853                                 |
| Planning and Zoning                  | 380,261              | 112,885                 | 17,500                                |
| Economic Development                 | 174,269              | 500                     | -                                     |
| Community Television                 | 445,511              | 500,935                 | -                                     |
| Interest and Fiscal Charges          | 850,528              | -                       | -                                     |
| <b>Total Governmental Activities</b> | <b>\$ 31,690,913</b> | <b>\$ 1,082,465</b>     | <b>\$ 278,010</b>                     |

General Revenues:

- Property and Other Taxes Levied for
  - General Purposes
  - Special Revenue
- Grants and Entitlements not Restricted to Specific Programs
  - General Purposes
  - Special Revenue
- Unrestricted Investment Earnings
- Other
- Gain on Sale of Capital Asset

Total General Revenues and Special Items

Change in Net Assets

Net Assets Beginning of Year - (See Note 3)

Net Assets End of Year

See accompanying notes to the basic financial statements

|                                     |                  | Net (Expense) Revenue<br>and Changes in Net Assets |                     |
|-------------------------------------|------------------|--|---------------------|
| Capital Grants<br>and Contributions |                  | Governmental<br>Activities                         |                     |
| \$                                  | -                | \$   | (2,707,016)         |
|                                     | -                |  | (6,292,544)         |
|                                     | -                |  | (4,831,223)         |
|                                     | 3,561,896        |  | (10,996,678)        |
|                                     | -                |  | (72,494)            |
|                                     | 1,700            |  | (648,138)           |
|                                     | -                |  | (249,876)           |
|                                     | -                |  | (173,769)           |
|                                     | -                |  | 55,424              |
|                                     | -                |  | (850,528)           |
| \$                                  | <u>3,563,596</u> |  | <u>(26,766,842)</u> |

|                      |
|----------------------|
| 1,422,632            |
| 16,358,062           |
| 2,022,142            |
| 1,859,095            |
| 704,962              |
| 466,636              |
| <u>4,257,201</u>     |
| <u>27,090,730</u>    |
| 323,888              |
| <u>71,613,441</u>    |
| <u>\$ 71,937,329</u> |

West Chester Township  
Butler County, Ohio  
Balance Sheet - Governmental Funds  
December 31, 2001

|  | General                    | Fire and<br>Emergency<br>Medical<br>Services | Police                      |
|--|----------------------------|--|-----------------------------|
| <b>Assets:</b>                             |                            |  |                             |
| Equity in Pooled Cash and Cash Equivalents | \$ 1,191,620               | \$ 4,186,287                                 | \$ 1,450,013                |
| <b>Receivables:</b>                        |                            |  |                             |
| Accounts                                   | 14,762                     | 1,883  | 5,714                       |
| Accrued Interest                           | 52,865                     | -  | -                           |
| Intergovernmental                          | 1,107,556                  | 655,278                                      | 1,073,384                   |
| Property and Other Taxes                   | 1,179,706                  | 5,510,983                                    | 9,286,616                   |
| Payment in Lieu of Taxes                   | -                          | -  | -                           |
| Special Assessments                        | -                          | -  | -                           |
| Prepaid Items                              | 1,029                      | -  | -                           |
| <b>Total Assets</b>                        | <b><u>3,547,538</u></b>    | <b><u>10,354,431</u></b>                     | <b><u>11,815,727</u></b>    |
| <b>Liabilities:</b>                        |                            |  |                             |
| Accounts Payable                           | 60,109                     | 50,402                                       | 58,639                      |
| Accrued Wages Payable                      | 22,645                     | 46,053                                       | 55,168                      |
| Intergovernmental Payable                  | 35,128                     | 149,396                                      | 122,706                     |
| Matured Vacation Leave Payable             | 14,712                     | 29,524                                       | 20,713                      |
| Deferred Revenue                           | 2,134,630                  | 6,158,000                                    | 10,360,000                  |
| Accrued Interest Payable                   | -                          | 25,163                                       | -                           |
| Notes Payable                              | -                          | 1,500,000                                    | -                           |
| <b>Total Liabilities</b>                   | <b><u>2,267,224</u></b>    | <b><u>7,958,538</u></b>                      | <b><u>10,617,226</u></b>    |
| <b>Fund Balances:</b>                      |                            |  |                             |
| Reserved for Encumbrances                  | 406,998                    | 577,150                                      | 151,148                     |
| <b>Unreserved, Reported In:</b>            |                            |  |                             |
| General Fund                               | 873,316                    | -  | -                           |
| Special Revenue Funds                      | -                          | 1,818,743                                    | 1,047,353                   |
| Debt Service Funds                         | -                          | -  | -                           |
| Capital Projects Funds                     | -                          | -  | -                           |
| <b>Total Fund Balances (Deficit)</b>       | <b><u>1,280,314</u></b>    | <b><u>2,395,893</u></b>                      | <b><u>1,198,501</u></b>     |
| <b>Total Liabilities and Fund Balances</b> | <b><u>\$ 3,547,538</u></b> | <b><u>\$ 10,354,431</u></b>                  | <b><u>\$ 11,815,727</u></b> |

See accompanying notes to the basic financial statements

| Union Centre<br>Boulevard Tax<br>Incremental Financing<br>Debt Service | Union Centre<br>Boulevard Tax<br>Incremental Financing<br>Capital Project | State Route 747 Tax<br>Incremental Financing<br>Capital Project | Other<br>Governmental<br>Funds | Total<br>Governmental<br>Funds |
|--|---|---|--------------------------------|--------------------------------|
| \$ 65,882  | \$ 282,374  | \$ 1,307,819  | \$ 2,710,131                   | \$ 11,194,126                  |
| -  | 708   | -   | 144,504                        | 167,571                        |
| -  | -   | -   | 5,563                          | 58,428                         |
| -  | -   | -   | 312,635                        | 3,148,853                      |
| -  | -   | -   | 1,177,658                      | 17,154,963                     |
| 2,685,977  | -   | -   | 2,189,047                      | 4,875,024                      |
| -  | -   | -   | 213,482                        | 213,482                        |
| -  | -   | -   | -                              | 1,029                          |
| <u>2,751,859</u>   | <u>283,082</u>  | <u>1,307,819</u>  | <u>6,753,020</u>               | <u>36,813,476</u>              |
| -  | 35,920  | 195,400   | 41,872                         | 442,342                        |
| -  | -   | -   | 14,297                         | 138,163                        |
| -  | -   | -   | 19,444                         | 326,674                        |
| -  | -   | -   | 5,812                          | 70,761                         |
| 2,685,977  | -   | -   | 3,924,604                      | 25,263,211                     |
| -  | 48,363  | 135,915   | 26,017                         | 235,458                        |
| -  | 2,550,000   | 5,000,000   | 1,000,000                      | 10,050,000                     |
| <u>2,685,977</u>   | <u>2,634,283</u>  | <u>5,331,315</u>  | <u>5,032,046</u>               | <u>36,526,609</u>              |
| -  | 32,023  | 369,025   | 500,441                        | 2,036,785                      |
| -  | -   | -   | -                              | 873,316                        |
| -  | -   | -   | 1,216,182                      | 4,082,278                      |
| 65,882   | -   | -   | 1,438                          | 67,320                         |
| -  | (2,383,224)   | (4,392,521)   | 2,913                          | (6,772,832)                    |
| <u>65,882</u>  | <u>(2,351,201)</u>  | <u>(4,023,496)</u>  | <u>1,720,974</u>               | <u>286,867</u>                 |
| <u>\$ 2,751,859</u>  | <u>\$ 283,082</u>   | <u>\$ 1,307,819</u>   | <u>\$ 6,753,020</u>            | <u>\$ 36,813,476</u>           |

West Chester Township  
Butler County, Ohio  
Reconciliation of Governmental Fund Balances to  
Net Assets of Governmental Activities  
December 31, 2001

|  |    |              |
|--|----|--------------|
| Total Governmental Fund Balance  | \$ | 286,867      |
| Amounts reported for governmental activities in the statement of net assets are different because:   |    |              |
| Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.                    |    | 58,411,019   |
| Unamortized Bond Issuance Costs  |    | 229,781      |
| Long-term receivables are not available to pay for current-period expenditures and therefore are deferred in the funds:                    |    |              |
| Accounts   |    | 135,685      |
| Interest   |    | 58,428       |
| Intergovernmental  |    | 2,873,589    |
| Property and Other Taxes   |    | 17,107,003   |
| Payment in Lieu Of Taxes   |    | 4,875,024    |
| Special Assessments  |    | 213,482      |
| Some 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  |    | (44,902)     |
| General Obligation Bonds   |    | (11,535,000) |
| Compensated Absences   |    | (673,647)    |
|  |    | (12,253,549) |
| Net Assets of Governmental Activities  | \$ | 71,937,329   |

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West Chester Township  
Butler County, Ohio  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Funds  
For the Year Ended December 31, 2001

|   | General             | Fire and<br>Emergency<br>Medical<br>Services | Police              | Union Centre<br>Boulevard Tax<br>Incremental Financing<br>Debt Service |
|---|---------------------|--|---------------------|--|
| Revenues:   |                     |  |                     |  |
| Property and Other Taxes  | \$ 1,345,504        | \$ 5,581,910                                 | \$ 5,307,724        | \$ -   |
| Payment in Lieu of Tax  | -                   | -  | -                   | 577,309  |
| Charges for Services  | 18,663              | -  | -                   | -  |
| Licenses and Permits  | 152,814             | -  | -                   | -  |
| Fines and Forfeitures   | 66,661              | -  | -                   | -  |
| Intergovernmental   | 1,988,203           | 593,448                                      | 549,081             | -  |
| Special Assessments   | -                   | -  | -                   | -  |
| Contribution and Donations  | 5,853               | -  | -                   | -  |
| Interest  | 334,666             | -  | -                   | -  |
| Franchise Fees  | -                   | -  | -                   | -  |
| Other   | 88,443              | 76,022                                       | 163,014             | -  |
| <b>Total Revenues</b>   | <b>4,000,807</b>    | <b>6,251,380</b>                             | <b>6,019,819</b>    | <b>577,309</b>   |
| Expenditures:   |                     |  |                     |  |
| Current:  |                     |  |                     |  |
| General Government  | 2,416,492           | -  | -                   | -  |
| Public Safety   |                     |  |                     |  |
| Police  | -                   | -  | 6,054,117           | -  |
| Fire and Emergency Medical Services                                     | -                   | 4,406,429                                    | -                   | -  |
| Public Works  | 45,188              | -  | -                   | -  |
| Cemetery  | -                   | -  | -                   | -  |
| Parks and Recreation  | 633,334             | -  | -                   | -  |
| Planning and Zoning   | 379,476             | -  | -                   | -  |
| Economic Development  | 123,383             | -  | -                   | -  |
| Community Television  | -                   | -  | -                   | -  |
| Capital Outlay  | 346,225             | 626,503                                      | 90,302              | -  |
| Debt Service:   |                     |  |                     |  |
| Principal Retirement  | -                   | -  | -                   | 4,405,000  |
| Interest and Fiscal Charges   | -                   | 25,163                                       | -                   | 612,552  |
| <b>Total Expenditures</b>   | <b>3,944,098</b>    | <b>5,058,095</b>                             | <b>6,144,419</b>    | <b>5,017,552</b>   |
| <b>Excess of Revenues Over (Under) Expenditures</b>                     | <b>56,709</b>       | <b>1,193,285</b>                             | <b>(124,600)</b>    | <b>(4,440,243)</b>   |
| Other Financing Sources (Uses):   |                     |  |                     |  |
| Proceeds from Sale of Bonds   | -                   | -  | -                   | 5,629,304  |
| Transfers In  | -                   | -  | -                   | -  |
| Transfers Out   | (100,000)           | -  | -                   | (1,452,720)  |
| <b>Total Other Financing Sources (Uses)</b>                             | <b>(100,000)</b>    | <b>-</b>                                     | <b>-</b>            | <b>4,176,584</b>   |
| Special Item:   |                     |  |                     |  |
| Proceeds from Sale of Land  | -                   | -  | -                   | -  |
| <b>Net Change in Fund Balances</b>                                      | <b>(43,291)</b>     | <b>1,193,285</b>                             | <b>(124,600)</b>    | <b>(263,659)</b>   |
| Fund Balances (Deficit) at Beginning of Year - Restated<br>(See Note 3) | 1,323,605           | 1,202,608                                    | 1,323,101           | 329,541  |
| <b>Fund Balances (Deficit) at End of Year</b>                           | <b>\$ 1,280,314</b> | <b>\$ 2,395,893</b>                          | <b>\$ 1,198,501</b> | <b>\$ 65,882</b>   |

See accompanying notes to the basic financial statements



| Union Centre<br>Boulevard Tax<br>Incremental Financing<br>Capital Project | State Route 747 Tax<br>Incremental Financing<br>Capital Project | Other<br>Governmental<br>Funds | Total<br>Governmental<br>Funds |
|---|---|--------------------------------|--------------------------------|
| \$ -  | \$ -  | \$ 1,426,333                   | \$ 13,661,471                  |
| -   | -   | 1,204,497                      | 1,781,806                      |
| -   | -   | 40,157                         | 58,820                         |
| -   | -   | 51,100                         | 203,914                        |
| -   | -   | 35,574                         | 102,235                        |
| -   | -   | 357,845                        | 3,488,577                      |
| -   | -   | 207,159                        | 207,159                        |
| -   | -   | 19,200                         | 25,053                         |
| 114,746   | 151,652   | 78,882                         | 679,946                        |
| -   | -   | 489,346                        | 489,346                        |
| 70,606  | -   | 257,519                        | 655,604                        |
| <u>185,352</u>  | <u>151,652</u>  | <u>4,167,612</u>               | <u>21,353,931</u>              |
| -   | -   | -                              | 2,416,492                      |
| -   | -   | 58,232                         | 6,112,349                      |
| -   | -   | -                              | 4,406,429                      |
| 6,335,835   | 100,000   | 1,453,534                      | 7,934,557                      |
| -   | -   | 148,164                        | 148,164                        |
| -   | -   | -                              | 633,334                        |
| -   | -   | -                              | 379,476                        |
| -   | -   | 49,522                         | 172,905                        |
| -   | -   | 286,380                        | 286,380                        |
| 1,560,318   | 3,482,170   | 1,849,929                      | 7,955,447                      |
| -   | -   | -                              | 4,405,000                      |
| 140,110   | 201,815   | 72,206                         | 1,051,846                      |
| <u>8,036,263</u>  | <u>3,783,985</u>  | <u>3,917,967</u>               | <u>35,902,379</u>              |
| <u>(7,850,911)</u>  | <u>(3,632,333)</u>  | <u>249,645</u>                 | <u>(14,548,448)</u>            |
| 6,270,696   | -   | -                              | 11,900,000                     |
| 1,452,720   | 242,325   | 100,000                        | 1,795,045                      |
| -   | -   | (242,325)                      | (1,795,045)                    |
| <u>7,723,416</u>  | <u>242,325</u>  | <u>(142,325)</u>               | <u>11,900,000</u>              |
| -   | -   | 4,900,000                      | 4,900,000                      |
| (127,495)   | (3,390,008)   | 5,007,320                      | 2,251,552                      |
| <u>(2,223,706)</u>  | <u>(633,488)</u>  | <u>(3,286,346)</u>             | <u>(1,964,685)</u>             |
| <u>\$ (2,351,201)</u>   | <u>\$ (4,023,496)</u>   | <u>\$ 1,720,974</u>            | <u>\$ 286,867</u>              |

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, 2001

|   |           |                |
|---|-----------|----------------|
| Net Change in Fund Balances - Total Governmental Funds  | \$        | 2,251,552      |
| Amounts reported for governmental activities in the statement of activities are different because:  |           |                |
| Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period. |           |                |
|   |           | (362,735)      |
| The net effect of various miscellaneous transactions involving capital assets (ie, sales and disposals) is to decrease net assets.  |           |                |
|   |           | (685,563)      |
| The issuance of long-term debt provides current financial resources to governmental funds, but the issuance increases the long-term liabilities in the statement of net assets. This amount represents the debt issue for the current year.   |           |                |
|   |           | (11,900,000)   |
| Governmental funds report the effect of issuance costs when debt is first issued, whereas these amounts are amortized in the statement of activities. This amount represents the net effect of the difference for the treatment of issuance costs.  |           |                |
|   |           | 229,781        |
| Repayment of long-term tax increment revenue notes is reported as an expenditure in the governmental funds, but the repayment reduces the long-term liabilities in the statement of net assets. This amount represents the repayment for the current year.                                    |           |                |
|   |           | 4,405,000      |
| Some revenues that will not be collected for several months after the Township's fiscal year end, are not considered "available" revenues and are deferred in the governmental funds. Revenues that were deferred increased by this amount this year.   |           |                |
|   |           | 6,446,433      |
| In the statement of activities, interest is accrued on outstanding bonds, whereas in governmental funds, an interest expenditure is reported when due. The difference is this amount.   |           |                |
|   |           | (28,463)       |
| Some items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. These activities consist of an increase in compensated absences.   |           |                |
|   |           | (32,117)       |
| Change in Net Assets of Governmental Activities   | <u>\$</u> | <u>323,888</u> |

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2001

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

West Chester Township (the Township) is a body corporate and politic established in 1823 to exercise the rights and privileges conveyed to it by the constitution and laws of the State of Ohio. The Township is directed by a publicly elected three-member Board of Trustees, who are elected for overlapping terms of four years. They have an elected Township Clerk/Treasurer 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 organizations. 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 Community Improvement Corporation (CIC) is a legally separated, non-profit organization. The Board is comprised of two Township Trustees and the Trustees appoint the remaining seats. The CIC was established to serve as an agent for economic development for the Township and currently receives the majority of its funding from the Township. Because this service entirely benefits the Township, the CIC is considered a bended component unit of the Township. This activity is presented as a special revenue fund of the Township.

**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.

***A. Basis of Presentation***

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

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

**Government-wide Financial Statements** The statement of net assets and the statement of activities display information about the Township as a whole. These statements include the financial activities of the primary government.

The statement of net assets 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, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program and interest earned on grants that is required to be used to support 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 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 and liabilities 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.

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

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2001

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

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

***Union Centre Boulevard Tax Incremental Financing Debt Service Fund*** This debt service fund accounts for that portion of monies used to finance the Union Centre Boulevard infrastructure projects.

***Union Centre Boulevard Tax Incremental Financing Capital Projects Fund*** This capital project fund is used to account for the monies used for construction costs for the Union Centre Boulevard infrastructure projects.

***State Route 747 Tax Incremental Financing Capital Projects Fund*** This capital project fund is used to account for the monies used for the construction costs for the State Route 747 infrastructure projects.

The other governmental funds of the Township account for grants and other resources whose use is restricted 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 and all liabilities associated with the operation of the Township are included on the Statement of Net Assets. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

***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 and current liabilities 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)**

**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 income taxes, property taxes, grants, entitlements and donations. On an accrual basis, revenue from income taxes is recognized in the period in which the income is earned. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. (See Note 5.) 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.

**Deferred Revenue** Deferred revenue arises when assets are recognized before revenue recognition criteria have been satisfied.

Delinquent property taxes and property taxes for which there is an enforceable legal claim as of December 31, 2001, but which were levied to finance year 2002 operations, have been recorded as deferred revenue. Grants and entitlements received before the eligibility requirements are met are also recorded as deferred revenue.

On governmental fund financial statements, receivables that will not be collected within the available period have also been reported as deferred revenue.

**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.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2001

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

***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 and cash equivalents" on the statement of net assets and the balance sheet.

Investments are reported at fair value, which is based on quoted market prices. Certificates of deposit and U.S. Treasury Notes are valued at cost. Mutual funds are recorded at share values reported by the mutual fund.

STAROhio is an investment pool managed by the State Treasurer's Office, which allows governments within the State to pool their funds for investment purposes. STAROhio is not registered with the SEC as an investment company, but does operate in a manner consistent with Rule 2a7 of the Investment Company Act of 1940. Investments in STAROhio are valued at STAROhio's share price, which is the price the investment could be sold for on December 31, 2001.

Interest is distributed according to Ohio statutes. Interest revenue credited to the general fund during 2001 amounted to \$334,666, which includes \$290,224 assigned from other Township funds.

For the statement of net assets/balance sheet, investments with an original maturity of three months or less and investments of the cash management pool are considered to be cash equivalents.

***F. Prepaid Items***

Payments made to vendors for services that will benefit periods beyond December 31, 2001, are recorded as prepaid items using the consumption method by recording a current asset for the prepaid amount and reflecting the expenditure/expense in the year in which it was consumed.

***G. Capital Assets***

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

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated fixed assets are recorded at their fair market values as of the date received. 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. Interest incurred during the construction of capital assets is also capitalized.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2001

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

All reported capital assets are depreciated except for land 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 is computed using the straight-line method over the following useful lives:

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

***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 expected to be paid using expendable available financial resources. Matured vacation leave represents the entire current portion. These amounts are recorded in the account "matured vacation leave 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 assets.



West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2001

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**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, compensated absences and contractually required pension contributions 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 year. Bonds are recognized as a liability on the fund financial statements when due.

***J. Fund Balance Reserves***

The Township reserves those portions of fund balance which are legally segregated for a specific future use or which do not represent expendable resources and therefore are not available for appropriation or expenditure. As a result, encumbrances are recorded as a reservation of fund balance.

***K. Net Assets***

Net assets represent the difference between assets and liabilities. Net assets invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net assets are 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 assets are available.

***L. Interfund Activity***

Interfund transfers are reported as other financing sources/uses in governmental funds.

***M. Extraordinary and Special Items***

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the Township Administration and that are either unusual in nature or infrequent in occurrence. Proceeds from the sale of park land occurred during 2001 and represents a special item on the fund financial statements.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2001

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

*N. 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 - Change in Accounting Principles and Restatement of Prior Year Fund Equity**

For fiscal year 2001, the Township has presented for the first time, financial statements in accordance with Generally Accepted Accounting Principles.

The financial statements include government-wide financial statements prepared on an accrual basis of accounting and fund financial statements. The beginning fund balances for governmental funds reflect the changes caused by the conversion from cash to the modified accrual basis of accounting. The beginning net asset amount for governmental programs reflects the change in fund balance for governmental funds at December 31, 2000, caused by the conversion to the accrual basis of accounting.

|   | Cash Balance<br>1/1/2001 | GAAP<br>Adjustments    | Adjusted<br>Fund Balance<br>1/1/2001 |
|---|--------------------------|------------------------|--------------------------------------|
| <b>Governmental Funds:</b>  |                          |                        |                                      |
| General Fund  | \$ 1,241,651             | \$ 81,954              | \$ 1,323,605                         |
| Fire and Emergency Medical Services                                 | 1,692,866                | (490,258)              | 1,202,608                            |
| Police  | 1,599,438                | (276,337)              | 1,323,101                            |
| Union Centre Boulevard Tax Incremental<br>Financing Debt Service    | 701,029                  | (371,488)              | 329,541                              |
| Union Centre Boulevard Tax Incremental<br>Financing Capital Project | 1,668,966                | (3,892,672)            | (2,223,706)                          |
| State Route 747 Tax Incremental<br>Financing Capital Project        | 4,418,245                | (5,051,733)            | (633,488)                            |
| Other Governmental Funds  | 1,969,055                | (5,255,401)            | (3,286,346)                          |
| <b>Total</b>  | <u>\$ 13,291,250</u>     | <u>\$ (15,255,935)</u> | <u>(1,964,685)</u>                   |
| <b>GASB 34 Adjustments:</b>   |                          |                        |                                      |
| Capital Assets  |                          |                        | 59,459,317                           |
| Long-Term Liabilities   |                          |                        |                                      |
| Long-Term Notes   |                          |                        | (4,040,000)                          |
| Compensated Absences  |                          |                        | (641,530)                            |
| Accrued Interest Payable  |                          |                        | (16,439)                             |
| Long-Term (Deferred) Assets   |                          |                        | <u>18,816,778</u>                    |
| <b>Governmental Activities Net Assets December 31, 2000</b>         |                          |                        | <u><u>\$ 71,613,441</u></u>          |

West Chester Township  
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**Note 4 - Deposits and Investments**

Cash resources of several individual funds are combined to form a pool of cash and investments. Statutes require the classification of funds held by the Township into the following three categories:

**Category 1** consists of “active” funds – those funds required to be kept in “cash” or “near cash” status for immediate use by the Township. Such funds must be maintained either as cash in the Township Treasury or in depository accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts.

**Category 2** consists of “inactive” funds – those funds not required for use within the current two year period of designation of depositories. Inactive funds may be deposited or invested only as certificates of deposit maturing no later than the end of the current period of designation of depositories.

**Category 3** consists of “interim” funds – those funds 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;

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**Note 4 - Deposits and Investments (continued)**

- 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);
- 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; and,
- Under limited circumstances, corporate debt obligations rated in either of the two highest rating classifications by at least two nationally recognized rating agencies.

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 Clerk/Treasurer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

The following information classifies deposits and investments by categories of risk as defined in GASB Statement 3, "Deposits with Financial Institutions, Investments and Reverse Repurchase Agreements."

**Deposits** At year end, the carrying amount of the Township's deposits was \$6,789,237 and the bank balance was \$7,386,509. Of the bank balance, \$311,100 was covered by federal deposit insurance. The remaining \$7,075,409 was uninsured and uncollateralized. Although the securities were held by the pledging financial institutions' trust departments in the Township's name and all state statutory requirements for the investment of money had been followed, noncompliance with federal requirements could potentially subject the Township to a successful claim by the Federal Deposit Insurance Corporation.

West Chester Township  
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Notes To The Basic Financial Statements  
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**Note 4 - Deposits and Investments (continued)**

***Investments***

Category 1 Insured or registered, with securities held by the Township or its agent in the Township's name.

Category 2 Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the Township's name.

Category 3 Uninsured and unregistered, with securities held by the counterparty or by its trust department or agent but not in the Township's name.

Investments in STAR Ohio are not classified because they are not evidenced by securities that exist in physical or book entry form.

The Township's Investments at December 31, 2001 are summarized below:

|  | Category<br>2       | Unclassified      | Fair<br>Value       |
|--|---------------------|-------------------|---------------------|
| STAR Ohio                              | \$ -                | \$ 628,566        | \$ 628,566          |
| Federal Home Loan Mortgage Corp. Notes | 1,145,846           | -                 | 1,145,846           |
| Federal Home Loan Bank Notes           | 1,944,504           | -                 | 1,944,504           |
| Federal Farm Credit Bank Notes         | 178,938             | -                 | 178,938             |
| Federal National Mortgage Assoc. Notes | 347,575             | -                 | 347,575             |
| Freddie Mac                            | 149,460             | -                 | 149,460             |
| U.S. Treasury Note                     | 10,000              | -                 | 10,000              |
|  | <u>\$ 3,776,323</u> | <u>\$ 628,566</u> | <u>\$ 4,404,889</u> |

West Chester Township  
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Notes To The Basic Financial Statements  
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**Note 4 - Deposits and Investments (continued)**

*Reconciliation of Cash, Cash Equivalents and Investments*

The classification of cash, cash equivalents and investments on the combined financial statements is based on criteria set forth in GASB Statement No. 9. A reconciliation between classifications of cash and investments on the combined financial statements and the classifications per GASB Statement No. 3 is as follows:

|  | Cash and<br>Cash Equivalents | Investments  |
|--|------------------------------|--------------|
| GASB Statement 9                       | \$ 11,194,126                | \$ -         |
| Investments:                           |                              |              |
| STAR Ohio                              | (628,566)                    | 628,566      |
| Federal Home Loan Mortgage Corp. Notes | (1,145,846)                  | 1,145,846    |
| Federal Home Loan Bank Notes           | (1,944,504)                  | 1,944,504    |
| Federal Farm Credit Bank Notes         | (178,938)                    | 178,938      |
| Federal National Mortgage Assoc. Notes | (347,575)                    | 347,575      |
| Freddie Mac                            | (149,460)                    | 149,460      |
| U.S. Treasury Note                     | (10,000)                     | 10,000       |
| GASB Statement 3                       | \$ 6,789,237                 | \$ 4,404,889 |

**Note 5 - Receivables**

Receivables at December 31, 2001, 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.

No allowances for doubtful accounts have been recorded because uncollectible amounts are expected to be insignificant.

**A. Property Taxes**

Property taxes include amounts levied against all real, public utility, and tangible personal property located in the Township. Property tax revenue received during 2001 for real and public utility property taxes represents collections of the 2000 taxes. Property tax payments received during 2001 for tangible personal property (other than public utility property) are for 2001 taxes.

West Chester Township  
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**Note 5 – Receivables (continued)**

2001 real property taxes are levied after October 1, 2001, on the assessed value as of January 1, 2001, the lien date. Assessed values are established by State law at 35 percent of appraised market value. 2001 real property taxes are collected in and intended to finance 2002.

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. 2001 public utility property taxes became a lien December 31, 2000, are levied after October 1, 2001, and are collected in 2002 with real property taxes.

2001 tangible personal property taxes are levied after October 1, 2000, on the value as of December 31, 2000. Collections are made in 2001. Tangible personal property assessments are 25 percent of true value.

The full tax rate for all Township operations for the year ended December 31, 2001, was \$13.09 per \$1,000 of assessed value. The assessed values of real and tangible personal property upon which 2001 property tax receipts were based are as follows:

|  |                         |
|--|-------------------------|
| Real Property - Residential and Agricultural | \$ 880,874,540          |
| Real Property - All Other                    | 367,858,200             |
| Personal Property                            | 189,969,824             |
| Public Utility (Personal Property)           | <u>49,599,380</u>       |
| Total Valuation                              | <u>\$ 1,488,301,944</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.

Tangible personal property taxes paid by multi-county taxpayers are due September 20. Single county taxpayers may pay annually or semi-annually. If paid annually, payment is due April 30; if paid semi-annually, the first payment is due April 30; with the remainder payable by September 20.

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 and tangible personal property taxes, public utility taxes and outstanding delinquencies which are measurable as of December 31, 2001 and for which there is an enforceable legal claim. Although total property tax collections for the next year are measurable, amounts to be received during the available period are not subject to reasonable estimation at December 31, nor were they levied to finance 2001 operations. The receivable is therefore offset by deferred revenue in the governmental fund financial statements presented on a modified accrual basis.

West Chester Township  
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Notes To The Basic Financial Statements  
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**Note 5 – Receivables (continued)**

***B. Intergovernmental Receivables***

A summary of intergovernmental receivables follows:

|                                       | Amounts      |
|---------------------------------------|--------------|
| Governmental Activities:              |              |
| Local Government and Local Government |              |
| Revenue Assistance                    | \$ 858,891   |
| Estate Tax                            | 115,067      |
| Homestead and Rollback                | 1,990,997    |
| Gasoline and Excise Tax               | 23,335       |
| Motor Vehicle License Tax             | 48,284       |
| FEMA Grant                            | 104,018      |
| Fire and EMS Grant                    | 8,261        |
| Total                                 | \$ 3,148,853 |

**Note 6 - 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 2001, the Township contracted with the Ohio Township Association Risk Management Authority (OTARMA), for liability, property, and crime damage insurance. Coverage provided by OTARMA is as follows:

|                                     |              |                |
|-------------------------------------|--------------|----------------|
| Legal Liability                     | \$4,000,000  | Per Occurrence |
| Automobile Liability                | \$4,000,000  | Per Occurrence |
| Law Enforcement Operations Coverage | \$4,000,000  | Per Occurrence |
| Wrongful Acts Coverage              | \$4,000,000  | Per Occurrence |
| Property Coverage                   | \$14,678,412 | Total Coverage |
| Boiler and Machinery Coverage       | \$1,000,000  | 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 the Humana Choice Care plan. Employees share no cost of the monthly premium with the Township. The premiums vary with the employee, depending upon type of coverage selected (single, family). The Township provides dental insurance to all employees as a function of this health care plan, through Humana Dental. The employees share 20% of the cost of the monthly premium with the Township. The Township through Canada Life provides life insurance for employees at an amount determined by employee classification.



West Chester Township  
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For the Year Ended December 31, 2001

**Note 7 - Capital Assets**

Capital asset activity for the year ended December 31, 2001, was as follows:

|   | Restated<br>Balance<br>1/1/01 | Additions           | Deductions          | Balance<br>12/31/01  |
|---|-------------------------------|---------------------|---------------------|----------------------|
| <b>Governmental Activities</b>                      |                               |                     |                     |                      |
| Capital Assets, not being depreciated:              |                               |                     |                     |                      |
| Land  | \$ 16,996,761                 | \$ 46,236           | \$ (642,799)        | \$ 16,400,198        |
| Construction in Progress                            | -                             | 87,394              | -                   | 87,394               |
| <b>Total Capital Assets, not being depreciated</b>  | <b>16,996,761</b>             | <b>133,630</b>      | <b>(642,799)</b>    | <b>16,487,592</b>    |
| Capital Assets, being Depreciated:                  |                               |                     |                     |                      |
| Land Improvements                                   | 1,236,584                     | 205,222             | -                   | 1,441,806            |
| Buildings and Improvements                          | 4,419,575                     | 42,764              | (42,764)            | 4,419,575            |
| Infrastructure                                      | 53,166,270                    | 588,633             | -                   | 53,754,903           |
| Machinery and Equipment                             | 6,752,095                     | 1,211,497           | (39,500)            | 7,924,092            |
| <b>Total Capital Assets, being Depreciated</b>      | <b>65,574,524</b>             | <b>2,048,116</b>    | <b>(82,264)</b>     | <b>67,540,376</b>    |
| Less Accumulated Depreciation:                      |                               |                     |                     |                      |
| Land Improvements                                   | 574,362                       | 66,960              | -                   | 641,322              |
| Buildings and Improvements                          | 1,031,767                     | 94,734              | -                   | 1,126,501            |
| Infrastructure                                      | 17,838,466                    | 1,529,497           | -                   | 19,367,963           |
| Machinery and Equipment                             | 3,627,873                     | 853,290             | -                   | 4,481,163            |
| <b>Total Accumulated Depreciation</b>               | <b>23,072,468</b>             | <b>2,544,481</b>    | <b>-</b>            | <b>25,616,949</b>    |
| <b>Total Capital Assets, being Depreciated, Net</b> | <b>42,502,056</b>             | <b>(496,365)</b>    | <b>(82,264)</b>     | <b>41,923,427</b>    |
| <b>Governmental Activities Capital Assets, Net</b>  | <b>\$ 59,498,817</b>          | <b>\$ (362,735)</b> | <b>\$ (725,063)</b> | <b>\$ 58,411,019</b> |

Depreciation expense was charged to governmental functions as follows:

|                                     |                     |
|-------------------------------------|---------------------|
| General Government                  | \$ 239,238          |
| Public Safety                       |                     |
| Police                              | 252,284             |
| Fire and Emergency Medical Services | 303,702             |
| Public Works                        | 1,588,366           |
| Cemetery                            | 11,348              |
| Park and Recreation                 | 19,117              |
| Planning and Zoning                 | 6,817               |
| Community Television                | 123,609             |
| <b>Total Depreciation Expense</b>   | <b>\$ 2,544,481</b> |

West Chester Township  
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For the Year Ended December 31, 2001

**Note 8 - 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 9 - Long-Term Debt Obligations**

A schedule of changes in bonds and other long-term obligations of the Township during 2001 follows:

|   | Restated<br>Amount<br>Outstanding<br>1/1/2001 | Additions            | Deletions           | Amount<br>Outstanding<br>12/31/2001 | Amounts<br>Due in<br>One Year |
|---|---|----------------------|---------------------|-------------------------------------|-------------------------------|
| Governmental Activities                     |   |                      |                     |                                     |                               |
| <u>Unvoted General Obligation Bonds</u>     |   |                      |                     |                                     |                               |
| 2001 - 4.00% - 5.50%                        |   |                      |                     |                                     |                               |
| Various Purpose Limited Tax Refunding Bonds | \$ -  | \$ 11,900,000        | \$ 365,000          | \$ 11,535,000                       | \$ 415,000                    |
| <u>Revenue Notes</u>                        |   |                      |                     |                                     |                               |
| 1997 - Variable Interest Rate               |   |                      |                     |                                     |                               |
| Tax Increment Revenue Notes                 | 4,040,000                                     | -                    | 4,040,000           | -                                   | -                             |
| Compensated Absences                        | <u>641,530</u>                                | <u>32,117</u>        | <u>-</u>            | <u>673,647</u>                      | <u>220,831</u>                |
| Total Governmental Activities               | <u>\$ 4,681,530</u>                           | <u>\$ 11,932,117</u> | <u>\$ 4,405,000</u> | <u>\$ 12,208,647</u>                | <u>\$ 635,831</u>             |

West Chester Township  
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**Note 9 - Long-Term Debt (continued)**

The Various Purpose Limited Tax Refunding Bonds is a general obligation supported by the full faith and credit of the Township. These bonds will be retired from the Union Centre Boulevard Tax Incremental Financing Debt Service Fund using revenue generated from the Union Centre Boulevard Tax Incremental Financing District.

The Tax Increment Revenue Notes were issued during fiscal year 1997 and were retired during fiscal year 2001 using proceeds from the Various Purpose Limited Tax Refunding Bonds.

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

The Township's overall legal debt margin was \$134,754,024 at December 31, 2001. Principal and interest requirements to retire the Various Purpose Limited Tax Refunding Bonds at December 31, 2001, are as follows:

| Various Purpose Limited Tax Refunding Bonds |                      |                     |                      |
|---|----------------------|---------------------|----------------------|
| Year Ending                                 | Principal            | Interest            | Total                |
| December 31                                 |                      |                     |                      |
| 2002  | \$ 415,000           | \$ 538,820          | \$ 953,820           |
| 2003  | 430,000              | 522,220             | 952,220              |
| 2004  | 450,000              | 505,020             | 955,020              |
| 2005  | 460,000              | 487,020             | 947,020              |
| 2006  | 480,000              | 468,620             | 948,620              |
| 2007-2011                                   | 2,695,000            | 2,032,722           | 4,727,722            |
| 2012-2016                                   | 3,310,000            | 1,368,876           | 4,678,876            |
| 2017-2020                                   | 3,295,000            | 425,575             | 3,720,575            |
|   | <b>\$ 11,535,000</b> | <b>\$ 6,348,873</b> | <b>\$ 17,883,873</b> |

West Chester Township  
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**Note 10 – Short-Term Debt Obligations**

A summary of the short-term note transactions for the year ended December 31, 2001 follows:

| <u>Fund/Issue</u>  | <u>Restated<br/>Amount<br/>Outstanding<br/>1/1/01</u> | <u>Issued</u>        | <u>Retired</u>       | <u>Amount<br/>Outstanding<br/>12/31/01</u> |
|--|---|----------------------|----------------------|--|
| <b>Major Funds</b>   |   |                      |                      |  |
| <b>Fire and EMS Fund</b>   |   |                      |                      |  |
| Fire Station 2 Note - 3.14%                                      | \$ -  | \$ 1,500,000         | \$ -                 | \$ 1,500,000                               |
| <b>Union Centre Boulevard Tax<br/>Incremental Financing Fund</b> |   |                      |                      |  |
| Road Improvement Note - 5.24%                                    | 3,805,000   | -                    | 3,805,000            | -  |
| Road Improvement Note - 3.55%                                    | -   | 2,550,000            | -                    | 2,550,000                                  |
| <b>State Route 747 Tax<br/>Incremental Financing Fund</b>        |   |                      |                      |  |
| Road Improvement Note - 4.86%                                    | 5,000,000   | -                    | 5,000,000            | -  |
| Road Improvement Note - 3.73%                                    | -   | 5,000,000            | -                    | 5,000,000                                  |
| <b>Total Major Funds</b>   | <u>8,805,000</u>                                      | <u>9,050,000</u>     | <u>8,805,000</u>     | <u>9,050,000</u>                           |
| <b>Other Governmental Funds</b>                                  |   |                      |                      |  |
| <b>West Chester Community<br/>Television Fund</b>                |   |                      |                      |  |
| Van Note - 3.57%   | -   | 1,000,000            | -                    | 1,000,000                                  |
| <b>Park Acquisition Fund</b>                                     |   |                      |                      |  |
| Park Acquisition Note - 4.75%                                    | 5,000,000   | -                    | 5,000,000            | -  |
| <b>Total Other Governmental Funds</b>                            | <u>5,000,000</u>                                      | <u>1,000,000</u>     | <u>5,000,000</u>     | <u>1,000,000</u>                           |
| <b>Grand Total</b>   | <u>\$ 13,805,000</u>                                  | <u>\$ 10,050,000</u> | <u>\$ 13,805,000</u> | <u>\$ 10,050,000</u>                       |

**Note 11 - Defined Benefit Pension Plans**

***A. Public Employees Retirement System***

All Township full-time employees, other than Firemen, participate in the Public Employees Retirement System of Ohio (PERS), a cost sharing multiple-employer public employee retirement system administered by the Public Employees Retirement Board. PERS provides basic retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are established by Chapter 145 of the Ohio Revised Code. PERS issues a stand-alone financial report, which may be obtained by writing to the Public Employees Retirement System, 277 East Town Street, Columbus, Ohio, 43215-4642.

The Ohio Revised Code provides statutory authority for employee and employer contributions. Plan members, other than law enforcement employees, are required to contribute 8.5% of their annual covered salary. In January 2001, House Bill 416 divided the PERS law enforcement programs into two separate divisions with separate employee contribution rates and benefits. The law enforcement classification consisted of sheriffs, deputy sheriffs, and township police with an employee contribution rate of 10.1%. All other members of the PERS law enforcement program were placed in a newly named public safety division and continued to contribute at 9%. The Township was required to contribute 13.55% of covered payroll for employees and 16.70% for employees engaged in law enforcement and public safety. The Townships required contribution to PERS for the years ended December 31, 2001, 2000, and 1999 were \$985,666, \$824,821, and \$806,365, respectively, equal to the required contributions for each year.

***B. Ohio Police and Fire Pension Fund***

The Township contributes to the Ohio Police and Fire Pension Fund (OP&F), a cost-sharing multiple employer defined benefit pension plan. OP&F provides retirement and disability benefits, annual cost of living adjustments and death benefits to plan members and beneficiaries. Benefit provisions are established by the Ohio State Legislature and by Chapter 742 of the Ohio Revised Code. The OP&F issues a publicly available financial report that includes financial information and required supplementary information. That report may be obtained by writing to the OP&F, 140 East Town Street, Columbus, Ohio 43215.

The Ohio Revised Code provides statutory authority for employee and employer contribution. Plan members are required to contribute 10 percent of their annual covered salary while the Township was required to contribute 24 percent for firefighters. The Township's required contributions to the Fund for the years ended December 31, 2001, 2000, and 1999 were \$442,161, \$406,148, and \$309,393. The full amount has been contributed for 2000 and 1999. 75.21 percent has been contributed for 2001, with the remainder being reflected as an intergovernmental payable.

**Note 12 - Postemployment Benefits**

***A. Public Employees Retirement System***

The Public Employees Retirement System of Ohio (PERS) provides postretirement health care coverage to age and service employees with ten or more years of qualifying Ohio service credit and to primary survivor recipients of such retirees. Health care coverage for disability recipients is available. The health care coverage provided by the retirement system is considered an Other Postemployment Benefit (OPEB) as described in GASB Statement No. 12. A portion of each employer's contribution to PERS is set aside for the funding of postretirement health care based on the authority granted by State statute. The PERS law enforcement program was separated into two divisions, law enforcement and public safety, with separate employee contribution rates and benefits. The 2001 employer contribution rate was 13.55 percent of covered payroll for employees not engaged in law enforcement; 4.3 percent was the portion that was used to fund health care for the year. The 2001 employer contribution rate was 16.7% and 4.3% was used to fund health care for both the law enforcement and public safety divisions.

The OPEB's are advance-funded on an actuarially determined basis. The number of active participants was 411,076. The portion of the townships 2001 contributions that were used to fund postemployment benefits was approximately \$312,657. At December 31, 2000, the actuarial value of the Retirement System's net assets available for OPEB was \$11,735.9 million. The actuarially accrued liability and the unfunded actuarial accrued liability, based on the actuarial cost methods used, were \$14,364.6 million and \$2,628.7 million, respectively.

***B. Ohio Police and Fire Pension Fund***

The Ohio Police and Fire Pension Fund (OP&F) provides postretirement health care coverage to any person who receives or is eligible to receive a monthly benefit check or is a spouse or eligible dependent child of such person. An eligible dependent child is any child under the age of 18 whether or not the child is attending school or under the age of 22 if attending full-time or on a 2/3 basis.

The health care coverage provided by the retirement system is considered an Other Postemployment Benefit (OPEB) as described in GASB Statement No. 12.

The Ohio Revised Code provides that health care cost paid from the funds of OP&F shall be included in the employer's contribution rate. Health care funding and accounting is on a pay-as-you-go basis. The total police employer contribution is 19.5 percent of covered payroll and the total firefighter employer contribution rate is 24 percent of covered payroll, of which 7.5 percent of covered payroll was applied to the postemployment health care program in 2001.

In addition, since July 1, 1992, most retirees have been required to contribute a portion of the cost of their health care coverage through a deduction from their monthly benefit payment. The number of participants eligible to receive health care benefits as of December 31, 2000, (the latest information available) was 12,853 for police and 10,037 for firefighters. The Fund's total health care expensed for the year ended December 31, 2000 were \$106,160,054, which was net of member contributions of \$5,657,431. The Township's actual contributions for 2001 that were used to fund OPEB were approximately \$138,175.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2001

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**Note 13 – Operating Transfers**

The Township made the following operating transfers during 2001:

|  | Transfer In  | Transfer Out |
|--|--------------|--------------|
| Major Funds:   |              |              |
| General Fund   | \$ -         | \$ 100,000   |
| Union Centre Tax Incremental Financing Debt Service        | -            | 1,452,720    |
| Union Centre Tax Incremental Financing Capital Projects    | 1,452,720    | -            |
| State Route 747 Tax Incremental Financing Capital Projects | 242,325      | -            |
| Nonmajor funds   | 100,000      | 242,325      |
|  | \$ 1,795,045 | \$ 1,795,045 |

The General fund transferred \$100,000 to the Cemetery fund for operating expenditures not covered by Cemetery fund revenue. The Union Centre Tax Incremental Financing and the State Route 747 Tax Incremental Financing debt service funds transferred \$1,452,720 and \$242,325, respectively, to the Union Centre Tax Incremental Financing and the State Route 747 Tax Incremental Financing capital project funds for debt service payments on short-term note issues.

**Note 14 - Contingent Liabilities**

**A. Litigation**

West Chester Township is a party to several 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 grantor or their representative. As of December 31, 2001, the audits of certain of these programs have not been completed. Accordingly, the Township's compliance with applicable grant requirements will be established at some future date.

**Note 15 – Deficit Fund Balances**

At December 31, 2001, The Union Centre Boulevard Tax Incremental Financing Capital Projects fund, State Route 747 Tax Incremental Financing Capital Projects fund, and West Chester Community Television fund had deficit fund balances of \$2,351,201, \$4,023,496, and \$435,846, respectively. These deficit balances were created by the application of generally accepted accounting principles in regards to short-term note debt. Refinancing these short-term debt issues on a long-term basis will eliminate the deficit balances.

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2001

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**Note 16 - Subsequent Event**

On January 31, 2002, the Township issued \$6,000,000 in Building Acquisition and Improvement Notes. The interest rate on the notes is 2.36 percent and the notes matured on June 19, 2002.

On March 7, 2002, the Township purchased the former iMotors.com facility for \$4,300,000. Once this facility is renovated it will house the Police, Building and Maintenance, and Planning and Zoning Departments.

On April 9, 2002, the Township issued \$15,195,000 in General Obligation Various Purpose Bonds. The interest rate on the bonds is between 2.25 and 5.75 percent and the final maturity is on December 1, 2025.

On June 19, 2002, the Township issued \$2,007,185 in General Obligation Road Improvement Bond Anticipation Notes. The interest rate on the notes 2.75 percent and the final maturity is on June 19, 2003.



## Required Supplementary Information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
General Fund  
For the Year Ended December 31, 2001

|   | Budgeted Amounts  |                      | Actual             | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|---|-------------------|----------------------|--------------------|---|
|   | Original          | Final                |                    |   |
| <b>Revenues:</b>                                    |                   |                      |                    |   |
| Property and Other Taxes                            | \$ 1,370,000      | \$ 1,370,000         | \$ 1,341,509       | \$ (28,491)   |
| Charges for Services                                | 19,000            | 19,000               | 18,663             | (337)   |
| Licenses and Permits                                | 172,000           | 172,000              | 148,640            | (23,360)  |
| Fines and Forfeitures                               | 90,000            | 90,000               | 63,327             | (26,673)  |
| Intergovernmental                                   | 2,081,532         | 2,081,532            | 2,044,607          | (36,925)  |
| Contributions and Donations                         | 6,000             | 6,000                | 5,853              | (147)   |
| Interest  | 400,000           | 400,000              | 332,619            | (67,381)  |
| Other   | 260,277           | 260,277              | 87,502             | (172,775)   |
| <b>Total Revenue</b>                                | <u>4,398,809</u>  | <u>4,398,809</u>     | <u>4,042,720</u>   | <u>(356,089)</u>  |
| <b>Expenditures:</b>                                |                   |                      |                    |   |
| <b>Current:</b>                                     |                   |                      |                    |   |
| <b>General Government</b>                           |                   |                      |                    |   |
| Administration                                      | 2,130,421         | 2,130,421            | 2,089,358          | 41,063  |
| Buildings and Grounds                               | 104,460           | 104,460              | 95,112             | 9,348   |
| Communication, Information, and Technology          | 292,000           | 292,000              | 279,863            | 12,137  |
| Services Department                                 | 334,000           | 334,000              | 329,756            | 4,244   |
| Senior Citizens                                     | 10,898            | 10,898               | 7,472              | 3,426   |
| <b>Total General Government</b>                     | <u>2,871,779</u>  | <u>2,871,779</u>     | <u>2,801,561</u>   | <u>70,218</u>   |
| <b>Public Works</b>                                 |                   |                      |                    |   |
| Street Lighting                                     | 20,000            | 40,000               | 38,499             | 1,501   |
| Parks and Recreation                                | 654,318           | 654,318              | 659,694            | (5,376)   |
| Planning and Zoning                                 | 452,000           | 452,000              | 419,776            | 32,224  |
| Economic Development                                | 138,000           | 138,000              | 125,872            | 12,128  |
| <b>Capital Outlay</b>                               | <u>498,589</u>    | <u>498,589</u>       | <u>444,428</u>     | <u>54,161</u>   |
| <b>Total Expenditures</b>                           | <u>4,634,686</u>  | <u>4,654,686</u>     | <u>4,489,830</u>   | <u>164,856</u>  |
| <b>Excess Of Revenues Over (Under) Expenditures</b> | <u>(235,877)</u>  | <u>(255,877)</u>     | <u>(447,110)</u>   | <u>(191,233)</u>  |
| <b>Other Financing Uses:</b>                        |                   |                      |                    |   |
| Operating Transfers - Out                           | (120,000)         | (120,000)            | (100,000)          | 20,000  |
| <b>Total Other Financing Uses</b>                   | <u>(120,000)</u>  | <u>(120,000)</u>     | <u>(100,000)</u>   | <u>20,000</u>   |
| <b>Net Change in Fund Balance</b>                   | (355,877)         | (375,877)            | (547,110)          | (171,233)   |
| Fund Balance at Beginning of Year                   | 927,975           | 927,975              | 927,975            | -   |
| Prior Year Encumbrances Appropriated                | 313,687           | 313,687              | 313,687            | -   |
| <b>Fund Balance at End of Year</b>                  | <u>\$ 885,785</u> | <u>\$ 865,785</u>    | <u>\$ 694,552</u>  | <u>\$ (171,233)</u>                                     |
|   |                   | Budget Basis         | \$ (547,110)       |   |
|   |                   | Revenue Accruals     | (41,913)           |   |
|   |                   | Expenditure Accruals | 77,625             |   |
|   |                   | Encumbrances         | 468,107            |   |
|   |                   | GAAP Basis           | <u>\$ (43,291)</u> |   |

See accompanying notes to the Required Supplementary Information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Fire and Emergency Medical Services Fund  
For the Year Ended December 31, 2001

|  | Budgeted Amounts   |                      | Actual              | Variance With                          |
|--|--------------------|----------------------|---------------------|--|
|  | Original           | Final                |                     | Final Budget<br>Positive<br>(Negative) |
| Revenues:                                    |                    |                      |                     |  |
| Property and Other Taxes                     | \$ 5,510,000       | \$ 5,510,000         | \$ 5,573,568        | \$ 63,568                              |
| Intergovernmental                            | 500,000            | 500,000              | 585,611             | 85,611                                 |
| Other  | 25,000             | 25,000               | 77,684              | 52,684                                 |
| Total Revenue                                | <u>6,035,000</u>   | <u>6,035,000</u>     | <u>6,236,863</u>    | <u>201,863</u>                         |
| Expenditures:                                |                    |                      |                     |  |
| Current:                                     |                    |                      |                     |  |
| Public Safety                                |                    |                      |                     |  |
| Fire and Emergency Medical Services          | 4,808,656          | 4,808,656            | 4,814,032           | (5,376)                                |
| Capital Outlay                               | 2,440,321          | 2,440,321            | 1,065,304           | 1,375,017                              |
| Debt Services:                               |                    |                      |                     |  |
| Interest and Fiscal Charges                  | -                  | -                    | 4,500               | (4,500)                                |
| Total Expenditures                           | <u>7,248,977</u>   | <u>7,248,977</u>     | <u>5,883,836</u>    | <u>1,365,141</u>                       |
| Excess Of Revenues Over (Under) Expenditures | <u>(1,213,977)</u> | <u>(1,213,977)</u>   | <u>353,027</u>      | <u>1,567,004</u>                       |
| Other Financing Sources:                     |                    |                      |                     |  |
| Proceeds From the Sale of Notes              | -                  | -                    | 1,504,500           | 1,504,500                              |
| Total Other Financing Sources                | <u>-</u>           | <u>-</u>             | <u>1,504,500</u>    | <u>1,504,500</u>                       |
| Net Change in Fund Balance                   | (1,213,977)        | (1,213,977)          | 1,857,527           | 3,071,504                              |
| Fund Balance at Beginning of Year            | 1,575,887          | 1,575,887            | 1,575,887           | -                                      |
| Prior Year Encumbrances Appropriated         | 116,977            | 116,977              | 116,977             | -                                      |
| Fund Balance at End of Year                  | <u>\$ 478,887</u>  | <u>\$ 478,887</u>    | <u>\$ 3,550,391</u> | <u>\$ 3,071,504</u>                    |
|  |                    | Budget Basis         | \$ 1,857,527        |  |
|  |                    | Revenue Accruals     | 14,517              |  |
|  |                    | Expenditure Accruals | 198,189             |  |
|  |                    | Encumbrances         | 627,552             |  |
|  |                    | Proceeds of Notes    | <u>(1,504,500)</u>  |  |
|  |                    | GAAP Basis           | <u>\$ 1,193,285</u> |  |

See accompanying notes to the Required Supplementary Information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Police Fund  
For the Year Ended December 31, 2001

|                                      | Budgeted Amounts  |                      | Actual              | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|-------------------|----------------------|---------------------|---|
|                                      | Original          | Final                |                     |   |
| Revenues:                            |                   |                      |                     |   |
| Property and Other Taxes             | \$ 5,448,300      | \$ 5,448,300         | \$ 5,299,577        | \$ (148,723)  |
| Intergovernmental                    | 550,000           | 550,000              | 549,081             | (919)   |
| Other                                | 66,000            | 66,000               | 157,200             | 91,200  |
| Total Revenue                        | <u>6,064,300</u>  | <u>6,064,300</u>     | <u>6,005,858</u>    | <u>(58,442)</u>   |
| Expenditures:                        |                   |                      |                     |   |
| Current:                             |                   |                      |                     |   |
| Public Safety                        |                   |                      |                     |   |
| Police                               | 6,668,225         | 6,668,225            | 6,264,335           | 403,890   |
| Capital Outlay                       | 425,263           | 425,263              | 108,982             | 316,281   |
| Total Expenditures                   | <u>7,093,488</u>  | <u>7,093,488</u>     | <u>6,373,317</u>    | <u>720,171</u>  |
| Net Change in Fund Balance           | (1,029,188)       | (1,029,188)          | (367,459)           | 661,729   |
| Fund Balance at Beginning of Year    | 1,532,949         | 1,532,949            | 1,532,949           | -   |
| Prior Year Encumbrances Appropriated | 66,488            | 66,488               | 66,488              | -   |
| Fund Balance at End of Year          | <u>\$ 570,249</u> | <u>\$ 570,249</u>    | <u>\$ 1,231,978</u> | <u>\$ 661,729</u>                                       |
|                                      |                   | Budget Basis         | \$ (367,459)        |   |
|                                      |                   | Revenue Accruals     | 13,961              |   |
|                                      |                   | Expenditure Accruals | 19,111              |   |
|                                      |                   | Encumbrances         | <u>209,787</u>      |   |
|                                      |                   | GAAP Basis           | <u>\$ (124,600)</u> |   |

See accompanying notes to the Required Supplementary Information

West Chester Township  
Butler County, Ohio  
Notes To The Required Supplementary Information  
For the Year Ended December 31, 2001

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

***A. Budgets***

An annual appropriated budget is legally required to be prepared for all funds of the Township other than agency funds. The Board passes appropriations at the fund/department 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 other than agency 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 2001.

***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 as reservations of fund balances for subsequent-year expenditures of governmental funds.

West Chester Township  
Butler County, Ohio  
Notes To The Required Supplementary Information  
For the Year Ended December 31, 2001

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***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 each major governmental 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 reservation of fund balance (GAAP).
4. Proceeds from short-term note obligations are reported on the operating statement (budget) rather than as balance sheet transactions (GAAP).

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**Combining Statements and  
Individual Fund Schedules**



Combining Statements – Nonmajor Governmental Funds

NONMAJOR SPECIAL REVENUE FUNDS

To account for the proceeds of specific revenue sources (other than amounts relating to major capital projects) legally restricted to expenditures for specified purposes.

West Chester Community Television

To account for cable franchise fees for the operation of the community television channel.

Motor Vehicle License Tax

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

Gasoline Tax

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

Road and Bridge

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

Cemetery

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

Union Centre Boulevard Tax Increment Equivalent

To account for payments received in lieu of taxes on property located in the Union Centre Boulevard tax incremental financing district.

State Route 747 Tax Increment Equivalent

To account for payments received in lieu of taxes on property located in the State Route 747 tax incremental financing district.

Drug Law Enforcement

To account for fines and costs collected for felonious drug trafficking convictions. This money may be used in any drug law enforcement activity.

Township Motor Vehicle License Tax

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

Enforcement and Education

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

Combining Statements – Nonmajor Governmental Funds  
(Continued)

Local Law Enforcement Block Grant

To account for grant monies received from the Local Law Enforcement Block Grant

FEMA Grant

To account for grant monies received from the Federal Emergency Management Agency.

Street Lighting Special Assessment

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

Cemetery Bequest

To account for donation received to help in the maintenance of the Township cemetery.

Park Trust

To account for donations and contributions received to support the development of parks and to enhance the recreational opportunities available to Township residents.

Firing Range Trust

To account for fees collected from various law enforcement agencies from the lease of the firing range operated by the Township.

Community Improvement Corporation

To account for the activity of this economic agent of the Township, which is considered a blended component unit.

NONMAJOR DEBT SERVICE FUND

To account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

State Route 747 Tax Incremental Financing

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

NONMAJOR CAPITAL PROJECTS FUND

To account for financial resources to be used for the acquisition or construction of major capital facilities.

Park Acquisition Fund

To account for the financing and acquisition of Beckett Park.

West Chester Township  
Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Governmental Funds  
December 31, 2001

|  | Total<br>Nonmajor<br>Special Revenue<br>Funds | Total<br>Nonmajor<br>Debt Service<br>Fund | Total<br>Nonmajor<br>Capital Projects<br>Fund | Total<br>Nonmajor<br>Governmental<br>Funds |
|--|---|---|---|--|
| <b>Assets:</b>                             |   |   |   |  |
| Equity in Pooled Cash and Cash Equivalents | \$ 2,705,780                                  | \$ 1,438                                  | \$ 2,913                                      | \$ 2,710,131                               |
| <b>Receivables:</b>                        |   |   |   |  |
| Accounts                                   | 144,504                                       | -   | -   | 144,504                                    |
| Accrued Interest                           | 5,563   | -   | -   | 5,563                                      |
| Intergovernmental                          | 312,635                                       | -   | -   | 312,635                                    |
| Property and Other Taxes                   | 1,177,658                                     | -   | -   | 1,177,658                                  |
| Payment in Lieu of Taxes                   | 1,709,047                                     | 480,000                                   | -   | 2,189,047                                  |
| Special Assessments                        | 213,482                                       | -   | -   | 213,482                                    |
| <b>Total Assets</b>                        | <b>6,268,669</b>                              | <b>481,438</b>                            | <b>2,913</b>                                  | <b>6,753,020</b>                           |
| <b>Liabilities:</b>                        |   |   |   |  |
| Accounts Payable                           | 41,872  | -   | -   | 41,872                                     |
| Accrued Wages Payable                      | 14,297  | -   | -   | 14,297                                     |
| Intergovernmental Payable                  | 19,444  | -   | -   | 19,444                                     |
| Matured Vacation Leave Payable             | 5,812   | -   | -   | 5,812                                      |
| Deferred Revenue                           | 3,444,604                                     | 480,000                                   | -   | 3,924,604                                  |
| Accrued Interest Payable                   | 26,017  | -   | -   | 26,017                                     |
| Notes Payable                              | 1,000,000                                     | -   | -   | 1,000,000                                  |
| <b>Total Liabilities</b>                   | <b>4,552,046</b>                              | <b>480,000</b>                            | <b>-</b>                                      | <b>5,032,046</b>                           |
| <b>Fund Balances:</b>                      |   |   |   |  |
| Reserved for Encumbrances                  | 500,441                                       | -   | -   | 500,441                                    |
| <b>Unreserved, Reported In:</b>            |   |   |   |  |
| Special Revenue Funds                      | 1,216,182                                     | -   | -   | 1,216,182                                  |
| Debt Service Fund                          | -   | 1,438                                     | -   | 1,438                                      |
| Capital Projects Fund                      | -   | -   | 2,913   | 2,913                                      |
| <b>Total Fund Balances (Deficit)</b>       | <b>1,716,623</b>                              | <b>1,438</b>                              | <b>2,913</b>                                  | <b>1,720,974</b>                           |
| <b>Total Liabilities and Fund Balances</b> | <b>\$ 6,268,669</b>                           | <b>\$ 481,438</b>                         | <b>\$ 2,913</b>                               | <b>\$ 6,753,020</b>                        |

West Chester Township  
Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Special Revenue Funds  
December 31, 2001

|  | West Chester<br>Community<br>Television | Motor Vehicle<br>License Tax | Gasoline<br>Tax  |
|--|---|------------------------------|------------------|
| <b>Assets:</b>                             |   |                              |                  |
| Equity in Pooled Cash and Cash Equivalents | \$ 596,331                              | \$ 22,088                    | \$ 32,782        |
| <b>Receivables:</b>                        |   |                              |                  |
| Accounts                                   | 131,727                                 | -                            | -                |
| Accrued Interest                           | -                                       | 219                          | 222              |
| Intergovernmental                          | -                                       | 48,284                       | 23,335           |
| Property and Other Taxes                   | -                                       | -                            | -                |
| Payment in Lieu of Taxes                   | -                                       | -                            | -                |
| Special Assessments                        | -                                       | -                            | -                |
| <b>Total Assets</b>                        | <b>728,058</b>                          | <b>70,591</b>                | <b>56,339</b>    |
| <b>Liabilities:</b>                        |   |                              |                  |
| Accounts Payable                           | 1,616                                   | -                            | 292              |
| Accrued Wages Payable                      | 2,051                                   | -                            | -                |
| Intergovernmental Payable                  | 2,493                                   | -                            | -                |
| Matured Vacation Leave Payable             | -                                       | -                            | -                |
| Deferred Revenue                           | 131,727                                 | 48,503                       | 22,067           |
| Accrued Interest Payable                   | 26,017                                  | -                            | -                |
| Notes Payable                              | 1,000,000                               | -                            | -                |
| <b>Total Liabilities</b>                   | <b>1,163,904</b>                        | <b>48,503</b>                | <b>22,359</b>    |
| <b>Fund Balances:</b>                      |   |                              |                  |
| Reserved for Encumbrances                  | 165,823                                 | 4,719                        | 8,118            |
| Unreserved                                 | (601,669)                               | 17,369                       | 25,862           |
| <b>Total Fund Balances (Deficit)</b>       | <b>(435,846)</b>                        | <b>22,088</b>                | <b>33,980</b>    |
| <b>Total Liabilities and Fund Balances</b> | <b>\$ 728,058</b>                       | <b>\$ 70,591</b>             | <b>\$ 56,339</b> |

| Road and<br>Bridge  | Cemetery         | Union Centre<br>Boulevard Tax<br>Increment<br>Equivalent | State Route 747<br>Tax Increment<br>Equivalent | Drug Law<br>Enforcement |
|---------------------|------------------|--|--|-------------------------|
| \$ 215,807          | \$ 23,150        | \$ 839,988   | \$ 29,431                                      | \$ 101,291              |
| 360                 | 88               | -  | -  | 12,099                  |
| -                   | -                | -  | -  | -                       |
| 136,998             | -                | -  | -  | -                       |
| 1,148,002           | -                | -  | -  | -                       |
| -                   | -                | 1,057,711  | 651,336  | -                       |
| -                   | -                | -  | -  | -                       |
| <u>1,501,167</u>    | <u>23,238</u>    | <u>1,897,699</u>   | <u>680,767</u>                                 | <u>113,390</u>          |
| 10,524              | 268              | -  | -  | 170                     |
| 10,448              | 1,798            | -  | -  | -                       |
| 14,833              | 2,118            | -  | -  | -                       |
| 5,812               | -                | -  | -  | -                       |
| 1,285,000           | -                | 1,057,711  | 651,336  | -                       |
| -                   | -                | -  | -  | -                       |
| -                   | -                | -  | -  | -                       |
| <u>1,326,617</u>    | <u>4,184</u>     | <u>1,057,711</u>   | <u>651,336</u>                                 | <u>170</u>              |
| 51,194              | 7,967            | -  | -  | 34,444                  |
| 123,356             | 11,087           | 839,988  | 29,431   | 78,776                  |
| <u>174,550</u>      | <u>19,054</u>    | <u>839,988</u>   | <u>29,431</u>                                  | <u>113,220</u>          |
| <u>\$ 1,501,167</u> | <u>\$ 23,238</u> | <u>\$ 1,897,699</u>                                      | <u>\$ 680,767</u>                              | <u>\$ 113,390</u>       |

(Continued)

West Chester Township  
Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Special Revenue Funds  
December 31, 2001  
(Continued)

|  | Township Motor<br>Vehicle<br>License Tax | Enforcement<br>and Education | Local Law<br>Enforcement<br>Block Grant | FEMA<br>Grant     |
|--|--|------------------------------|---|-------------------|
| Assets:                                    |  |                              |   |                   |
| Equity in Pooled Cash and Cash Equivalents | \$ 693,784                               | \$ 9,934                     | \$ 11,215                               | \$ 11,954         |
| Receivables:                               |  |                              |   |                   |
| Accounts                                   | -  | 230                          | -                                       | -                 |
| Accrued Interest                           | 5,122                                    | -                            | -                                       | -                 |
| Intergovernmental                          | -  | -                            | -                                       | 104,018           |
| Property and Other Taxes                   | 29,656                                   | -                            | -                                       | -                 |
| Payment in Lieu of Taxes                   | -  | -                            | -                                       | -                 |
| Special Assessments Receivable             | -  | -                            | -                                       | -                 |
| <b>Total Assets</b>                        | <b>728,562</b>                           | <b>10,164</b>                | <b>11,215</b>                           | <b>115,972</b>    |
| Liabilities:                               |  |                              |   |                   |
| Accounts Payable                           | 16,873                                   | -                            | -                                       | -                 |
| Accrued Wages Payable                      | -  | -                            | -                                       | -                 |
| Intergovernmental Payable                  | -  | -                            | -                                       | -                 |
| Matured Vacation Leave Payable             | -  | -                            | -                                       | -                 |
| Deferred Revenue                           | 34,778                                   | -                            | -                                       | -                 |
| Accrued Interest Payable                   | -  | -                            | -                                       | -                 |
| Notes Payable                              | -  | -                            | -                                       | -                 |
| <b>Total Liabilities</b>                   | <b>51,651</b>                            | <b>-</b>                     | <b>-</b>                                | <b>-</b>          |
| Fund Balances:                             |  |                              |   |                   |
| Reserved for Encumbrances                  | 226,828                                  | 1,348                        | -                                       | -                 |
| Unreserved                                 | 450,083                                  | 8,816                        | 11,215                                  | 115,972           |
| <b>Total Fund Balances (Deficit)</b>       | <b>676,911</b>                           | <b>10,164</b>                | <b>11,215</b>                           | <b>115,972</b>    |
| <b>Total Liabilities and Fund Balances</b> | <b>\$ 728,562</b>                        | <b>\$ 10,164</b>             | <b>\$ 11,215</b>                        | <b>\$ 115,972</b> |

| Street Lighting<br>Special<br>Assessment | Cemetery<br>Bequest | Park Trust      | Firing Range<br>Trust | Community<br>Improvement<br>Corporation | Total<br>Nonmajor<br>Special Revenue<br>Funds |
|--|---------------------|-----------------|-----------------------|---|---|
| \$ 48,917                                | \$ 13,564           | \$ 1,700        | \$ 1,000              | \$ 52,844                               | \$ 2,705,780                                  |
| -  | -                   | -               | -                     | -                                       | 144,504                                       |
| -  | -                   | -               | -                     | -                                       | 5,563   |
| -  | -                   | -               | -                     | -                                       | 312,635                                       |
| -  | -                   | -               | -                     | -                                       | 1,177,658                                     |
| -  | -                   | -               | -                     | -                                       | 1,709,047                                     |
| 213,482                                  | -                   | -               | -                     | -                                       | 213,482                                       |
| <u>262,399</u>                           | <u>13,564</u>       | <u>1,700</u>    | <u>1,000</u>          | <u>52,844</u>                           | <u>6,268,669</u>                              |
| 10,850                                   | -                   | -               | -                     | 1,279                                   | 41,872  |
| -  | -                   | -               | -                     | -                                       | 14,297  |
| -  | -                   | -               | -                     | -                                       | 19,444  |
| -  | -                   | -               | -                     | -                                       | 5,812   |
| 213,482                                  | -                   | -               | -                     | -                                       | 3,444,604                                     |
| -  | -                   | -               | -                     | -                                       | 26,017  |
| -  | -                   | -               | -                     | -                                       | 1,000,000                                     |
| <u>224,332</u>                           | <u>-</u>            | <u>-</u>        | <u>-</u>              | <u>1,279</u>                            | <u>4,552,046</u>                              |
| -  | -                   | -               | -                     | -                                       | 500,441                                       |
| 38,067                                   | 13,564              | 1,700           | 1,000                 | 51,565                                  | 1,216,182                                     |
| <u>38,067</u>                            | <u>13,564</u>       | <u>1,700</u>    | <u>1,000</u>          | <u>51,565</u>                           | <u>1,716,623</u>                              |
| <u>\$ 262,399</u>                        | <u>\$ 13,564</u>    | <u>\$ 1,700</u> | <u>\$ 1,000</u>       | <u>\$ 52,844</u>                        | <u>\$ 6,268,669</u>                           |

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West Chester Township  
Butler County, Ohio  
Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Governmental Funds  
For the Year Ended December 31, 2001

|   | Total<br>Nonmajor<br>Special Revenue<br>Funds | Total<br>Nonmajor<br>Debt Service<br>Fund | Total<br>Nonmajor<br>Capital Project<br>Fund | Total<br>Nonmajor<br>Governmental<br>Funds |
|---|---|---|--|--|
| <b>Revenues:</b>  |   |   |  |  |
| Property and Other Taxes  | \$ 1,426,333                                  | \$ -                                      | \$ -   | \$ 1,426,333                               |
| Payment in Lieu of Tax  | 960,734                                       | 243,763                                   | -  | 1,204,497                                  |
| Charges for Services  | 40,157  | -   | -  | 40,157                                     |
| Licenses and Permits  | 51,100  | -   | -  | 51,100                                     |
| Fines and Forfeitures   | 35,574  | -   | -  | 35,574                                     |
| Intergovernmental   | 357,845                                       | -   | -  | 357,845                                    |
| Special Assessments   | 207,159                                       | -   | -  | 207,159                                    |
| Contributions and Donations   | 19,200  | -   | -  | 19,200                                     |
| Interest  | 78,882  | -   | -  | 78,882                                     |
| Franchise Fees  | 489,346                                       | -   | -  | 489,346                                    |
| Other   | 257,519                                       | -   | -  | 257,519                                    |
| <b>Total Revenues</b>   | <u>3,923,849</u>                              | <u>243,763</u>                            | <u>-</u>                                     | <u>4,167,612</u>                           |
| <b>Expenditures:</b>  |   |   |  |  |
| <b>Current:</b>   |   |   |  |  |
| Public Safety   |   |   |  |  |
| Police  | 58,232  | -   | -  | 58,232                                     |
| Public Works  | 1,453,534                                     | -   | -  | 1,453,534                                  |
| Cemetery  | 148,164                                       | -   | -  | 148,164                                    |
| Economic Development  | 49,522  | -   | -  | 49,522                                     |
| Community Television  | 286,380                                       | -   | -  | 286,380                                    |
| Capital Outlay  | 1,849,929                                     | -   | -  | 1,849,929                                  |
| Debt Service:   |   |   |  |  |
| Interest and Fiscal Charges   | 26,017  | -   | 46,189                                       | 72,206                                     |
| <b>Total Expenditures</b>   | <u>3,871,778</u>                              | <u>-</u>                                  | <u>46,189</u>                                | <u>3,917,967</u>                           |
| <b>Excess of Revenues Over (Under) Expenditures</b>                             | <u>52,071</u>                                 | <u>243,763</u>                            | <u>(46,189)</u>                              | <u>249,645</u>                             |
| <b>Other Financing Sources (Uses):</b>  |   |   |  |  |
| Transfers In  | 100,000                                       | -   | -  | 100,000                                    |
| Transfers Out   | -   | (242,325)                                 | -  | (242,325)                                  |
| Proceeds from the Sale of Land  | -   | -   | 4,900,000                                    | 4,900,000                                  |
| <b>Total Other Financing Sources (Uses)</b>                                     | <u>100,000</u>                                | <u>(242,325)</u>                          | <u>4,900,000</u>                             | <u>4,757,675</u>                           |
| <b>Net Change in Fund Balances</b>  | 152,071                                       | 1,438                                     | 4,853,811                                    | 5,007,320                                  |
| <b>Fund Balances (Deficit) at Beginning of Year - Restated<br/>(See Note 3)</b> | <u>1,564,552</u>                              | <u>-</u>                                  | <u>(4,850,898)</u>                           | <u>(3,286,346)</u>                         |
| <b>Fund Balances at End of Year</b>   | <u>\$ 1,716,623</u>                           | <u>\$ 1,438</u>                           | <u>\$ 2,913</u>                              | <u>\$ 1,720,974</u>                        |

West Chester Township  
Butler County, Ohio  
Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2001

|   | West Chester<br>Community<br>Television | Motor Vehicle<br>License Tax | Gasoline<br>Tax  | Road and<br>Bridge |
|---|---|------------------------------|------------------|--------------------|
| <b>Revenues:</b>  |   |                              |                  |                    |
| Property and Other Taxes  | \$ -                                    | \$ -                         | \$ -             | \$ 1,061,536       |
| Payment in Lieu of Tax  | -                                       | -                            | -                | -                  |
| Charges for Services  | -                                       | -                            | -                | -                  |
| Licenses and Permits  | -                                       | -                            | -                | -                  |
| Fines and Forfeitures   | -                                       | -                            | -                | -                  |
| Intergovernmental   | -                                       | 68,835                       | 48,811           | 113,012            |
| Special Assessments   | -                                       | -                            | -                | -                  |
| Contributions and Donations   | -                                       | -                            | -                | -                  |
| Interest  | 12,741                                  | 3,302                        | 1,378            | -                  |
| Franchise Fees  | 489,346                                 | -                            | -                | -                  |
| Other   | -                                       | -                            | -                | 19,322             |
| <b>Total Revenues</b>   | <u>502,087</u>                          | <u>72,137</u>                | <u>50,189</u>    | <u>1,193,870</u>   |
| <b>Expenditures:</b>  |   |                              |                  |                    |
| <b>Current:</b>   |   |                              |                  |                    |
| Public Safety   |   |                              |                  |                    |
| Police  | -                                       | -                            | -                | -                  |
| Public Works  | -                                       | 60,534                       | 30,651           | 1,056,488          |
| Cemetery  | -                                       | -                            | -                | -                  |
| Economic Development  | -                                       | -                            | -                | -                  |
| Community Television  | 286,380                                 | -                            | -                | -                  |
| Capital Outlay  | 866,593                                 | 13,866                       | 3,167            | 130,734            |
| Debt Service:   |   |                              |                  |                    |
| Interest and Fiscal Charges   | 26,017                                  | -                            | -                | -                  |
| <b>Total Expenditures</b>   | <u>1,178,990</u>                        | <u>74,400</u>                | <u>33,818</u>    | <u>1,187,222</u>   |
| <b>Excess of Revenues Over (Under) Expenditures</b>                   | <u>(676,903)</u>                        | <u>(2,263)</u>               | <u>16,371</u>    | <u>6,648</u>       |
| <b>Other Financing Sources:</b>                                       |   |                              |                  |                    |
| Transfers In  | -                                       | -                            | -                | -                  |
| <b>Total Other Financing Sources</b>                                  | <u>-</u>                                | <u>-</u>                     | <u>-</u>         | <u>-</u>           |
| <b>Net Change in Fund Balances</b>                                    | <u>(676,903)</u>                        | <u>(2,263)</u>               | <u>16,371</u>    | <u>6,648</u>       |
| <b>Fund Balances at Beginning of Year - Restated<br/>(See Note 3)</b> | <u>241,057</u>                          | <u>24,351</u>                | <u>17,609</u>    | <u>167,902</u>     |
| <b>Fund Balances (Deficit) at End of Year</b>                         | <u>\$ (435,846)</u>                     | <u>\$ 22,088</u>             | <u>\$ 33,980</u> | <u>\$ 174,550</u>  |

| <u>Cemetery</u>  | <u>Union Centre<br/>Boulevard Tax<br/>Increment<br/>Equivalent</u> | <u>State Route 747<br/>Tax Increment<br/>Equivalent</u> | <u>Drug Law<br/>Enforcement</u> |
|------------------|--|---|---------------------------------|
| \$ -             | \$ -   | \$ -  | \$ -                            |
| -                | 849,976  | 110,758   | -                               |
| 38,657           | -  | -   | -                               |
| 51,100           | -  | -   | -                               |
| -                | -  | -   | 25,540                          |
| -                | -  | -   | -                               |
| -                | -  | -   | -                               |
| -                | -  | -   | -                               |
| -                | -  | -   | -                               |
| 5,305            | -  | -   | -                               |
| <u>95,062</u>    | <u>849,976</u>   | <u>110,758</u>  | <u>25,540</u>                   |
| -                | -  | -   | 35,136                          |
| -                | 9,988  | 81,327  | -                               |
| 148,090          | -  | -   | -                               |
| -                | -  | -   | -                               |
| -                | -  | -   | -                               |
| 34,142           | -  | -   | -                               |
| -                | -  | -   | -                               |
| <u>182,232</u>   | <u>9,988</u>   | <u>81,327</u>   | <u>35,136</u>                   |
| <u>(87,170)</u>  | <u>839,988</u>   | <u>29,431</u>   | <u>(9,596)</u>                  |
| <u>100,000</u>   | <u>-</u>   | <u>-</u>  | <u>-</u>                        |
| <u>100,000</u>   | <u>-</u>   | <u>-</u>  | <u>-</u>                        |
| 12,830           | 839,988  | 29,431  | (9,596)                         |
| <u>6,224</u>     | <u>-</u>   | <u>-</u>  | <u>122,816</u>                  |
| <u>\$ 19,054</u> | <u>\$ 839,988</u>  | <u>\$ 29,431</u>  | <u>\$ 113,220</u>               |

(Continued)

West Chester Township  
Butler County, Ohio  
Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2001  
(Continued)

|   | Township Motor<br>Vehicle<br>License Tax | Enforcement<br>and Education | Local Law<br>Enforcement<br>Block Grant | FEMA<br>Grant     |
|---|--|------------------------------|---|-------------------|
| Revenues:   |  |                              |   |                   |
| Property and Other Taxes                                      | \$ 364,797                               | \$ -                         | \$ -                                    | \$ -              |
| Payment in Lieu of Tax  | -  | -                            | -                                       | -                 |
| Charges for Services  | -  | -                            | -                                       | -                 |
| Licenses and Permits  | -  | -                            | -                                       | -                 |
| Fines and Forfeitures   | -  | 10,034                       | -                                       | -                 |
| Intergovernmental   | -  | -                            | 11,215                                  | 115,972           |
| Special Assessments   | -  | -                            | -                                       | -                 |
| Contributions and Donations                                   | -  | -                            | -                                       | -                 |
| Interest  | 58,920                                   | -                            | -                                       | -                 |
| Franchise Fees  | -  | -                            | -                                       | -                 |
| Other   | 229,717                                  | 2,000                        | -                                       | -                 |
| Total Revenues  | <u>653,434</u>                           | <u>12,034</u>                | <u>11,215</u>                           | <u>115,972</u>    |
| Expenditures:   |  |                              |   |                   |
| Current:  |  |                              |   |                   |
| Public Safety   |  |                              |   |                   |
| Police  | -  | 23,096                       | -                                       | -                 |
| Public Works  | 21,283                                   | -                            | -                                       | -                 |
| Cemetery  | -  | -                            | -                                       | -                 |
| Economic Development  | -  | -                            | -                                       | -                 |
| Community Television  | -  | -                            | -                                       | -                 |
| Capital Outlay  | 770,446                                  | -                            | 30,981                                  | -                 |
| Debt Service:   |  |                              |   |                   |
| Interest and Fiscal Charges                                   | -  | -                            | -                                       | -                 |
| Total Expenditures  | <u>791,729</u>                           | <u>23,096</u>                | <u>30,981</u>                           | <u>-</u>          |
| Excess of Revenues Over (Under) Expenditures                  | <u>(138,295)</u>                         | <u>(11,062)</u>              | <u>(19,766)</u>                         | <u>115,972</u>    |
| Other Financing Sources:                                      |  |                              |   |                   |
| Transfers In  | -  | -                            | -                                       | -                 |
| Total Other Financing Sources                                 | <u>-</u>                                 | <u>-</u>                     | <u>-</u>                                | <u>-</u>          |
| Net Change in Fund Balances                                   | (138,295)                                | (11,062)                     | (19,766)                                | 115,972           |
| Fund Balances at Beginning of Year - Restated<br>(See Note 3) | <u>815,206</u>                           | <u>21,226</u>                | <u>30,981</u>                           | <u>-</u>          |
| Fund Balances (Deficit) at End of Year                        | <u>\$ 676,911</u>                        | <u>\$ 10,164</u>             | <u>\$ 11,215</u>                        | <u>\$ 115,972</u> |

| Street Lighting<br>Special<br>Assessment | Cemetery<br>Bequest | Park Trust      | Firing Range<br>Trust | Community<br>Improvement<br>Corporation | Total<br>Nonmajor<br>Special Revenue<br>Funds |
|--|---------------------|-----------------|-----------------------|---|---|
| \$ -                                     | \$ -                | \$ -            | \$ -                  | \$ -                                    | \$ 1,426,333                                  |
| -  | -                   | -               | -                     | -                                       | 960,734                                       |
| -  | -                   | -               | 1,000                 | 500                                     | 40,157  |
| -  | -                   | -               | -                     | -                                       | 51,100  |
| -  | -                   | -               | -                     | -                                       | 35,574  |
| -  | -                   | -               | -                     | -                                       | 357,845                                       |
| 207,159                                  | -                   | -               | -                     | -                                       | 207,159                                       |
| -  | -                   | 1,700           | -                     | 17,500                                  | 19,200  |
| -  | 613                 | -               | -                     | 1,928                                   | 78,882  |
| -  | -                   | -               | -                     | -                                       | 489,346                                       |
| -  | -                   | -               | -                     | 1,175                                   | 257,519                                       |
| <u>207,159</u>                           | <u>613</u>          | <u>1,700</u>    | <u>1,000</u>          | <u>21,103</u>                           | <u>3,923,849</u>                              |
| -  | -                   | -               | -                     | -                                       | 58,232  |
| 193,263                                  | -                   | -               | -                     | -                                       | 1,453,534                                     |
| -  | 74                  | -               | -                     | -                                       | 148,164                                       |
| -  | -                   | -               | -                     | 49,522                                  | 49,522  |
| -  | -                   | -               | -                     | -                                       | 286,380                                       |
| -  | -                   | -               | -                     | -                                       | 1,849,929                                     |
| -  | -                   | -               | -                     | -                                       | 26,017  |
| <u>193,263</u>                           | <u>74</u>           | <u>-</u>        | <u>-</u>              | <u>49,522</u>                           | <u>3,871,778</u>                              |
| <u>13,896</u>                            | <u>539</u>          | <u>1,700</u>    | <u>1,000</u>          | <u>(28,419)</u>                         | <u>52,071</u>                                 |
| -  | -                   | -               | -                     | -                                       | 100,000                                       |
| -  | -                   | -               | -                     | -                                       | 100,000                                       |
| 13,896                                   | 539                 | 1,700           | 1,000                 | (28,419)                                | 152,071                                       |
| <u>24,171</u>                            | <u>13,025</u>       | <u>-</u>        | <u>-</u>              | <u>79,984</u>                           | <u>1,564,552</u>                              |
| <u>\$ 38,067</u>                         | <u>\$ 13,564</u>    | <u>\$ 1,700</u> | <u>\$ 1,000</u>       | <u>\$ 51,565</u>                        | <u>\$ 1,716,623</u>                           |

Individual Fund Schedules of Revenues,  
Expenditures and Changes in Fund Balances – Budget  
(Non-GAAP Basis) and Actual

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Union Centre Boulevard Tax Incremental Financing Debt Service Fund  
For the Year Ended December 31, 2001

|                                       | Budgeted Amounts |                    |                    | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|---------------------------------------|------------------|--------------------|--------------------|---|
|                                       | Original         | Final              | Actual             |   |
| Revenues:                             |                  |                    |                    |   |
| Payments in Leau of Property Taxes    | \$ 660,000       | \$ 577,309         | \$ 577,309         | \$ -  |
| Total Revenue                         | <u>660,000</u>   | <u>577,309</u>     | <u>577,309</u>     | <u>-</u>  |
| Expenditures:                         |                  |                    |                    |   |
| Debt Services:                        |                  |                    |                    |   |
| Principal Retirement                  | 989,540          | 8,210,000          | 8,210,000          | -   |
| Interest and Fiscal Charges           | -                | 893,952            | 828,071            | 65,881  |
| Total Expenditures                    | <u>989,540</u>   | <u>9,103,952</u>   | <u>9,038,071</u>   | <u>65,881</u>   |
| Excess of Revenues Under Expenditures | <u>(329,540)</u> | <u>(8,526,643)</u> | <u>(8,460,762)</u> | <u>65,881</u>   |
| Other Financing Sources:              |                  |                    |                    |   |
| Proceeds From the Sale of Bonds       | -                | 5,629,304          | 5,629,304          | -   |
| Proceeds From the Sale of Notes       | -                | 2,567,799          | 2,567,799          | -   |
| Total Other Financing Sources         | <u>-</u>         | <u>8,197,103</u>   | <u>8,197,103</u>   | <u>-</u>  |
| Net Change in Fund Balance            | (329,540)        | (329,540)          | (263,659)          | 65,881  |
| Fund Balance at Beginning of Year     | 329,540          | 329,540            | 329,540            | -   |
| Prior Year Encumbrances Appropriated  | <u>-</u>         | <u>-</u>           | <u>-</u>           | <u>-</u>  |
| Fund Balance at End of Year           | <u>\$ -</u>      | <u>\$ -</u>        | <u>\$ 65,881</u>   | <u>\$ 65,881</u>  |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Union Centre Boulevard Tax Incremental Financing Capital Projects Fund  
For the Year Ended December 31, 2001

|                                       | Budgeted Amounts   |                    | Actual             | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|---------------------------------------|--------------------|--------------------|--------------------|---|
|                                       | Original           | Final              |                    |   |
| Revenues:                             |                    |                    |                    |   |
| Interest                              | \$ 104,000         | \$ 130,738         | \$ 131,990         | \$ 1,252  |
| Other                                 | -                  | 69,898             | 69,898             | -   |
| Total Revenue                         | <u>104,000</u>     | <u>200,636</u>     | <u>201,888</u>     | <u>1,252</u>  |
| Expenditures:                         |                    |                    |                    |   |
| Current:                              |                    |                    |                    |   |
| Public Works                          |                    |                    |                    |   |
| Roads and Bridges                     | -                  | 6,300,042          | 6,300,042          | -   |
| Capital Outlay                        | <u>1,772,966</u>   | <u>1,838,777</u>   | <u>1,592,341</u>   | <u>246,436</u>  |
| Total Expenditures                    | <u>1,772,966</u>   | <u>8,138,819</u>   | <u>7,892,383</u>   | <u>246,436</u>  |
| Excess of Revenues Under Expenditures | <u>(1,668,966)</u> | <u>(7,938,183)</u> | <u>(7,690,495)</u> | <u>247,688</u>  |
| Other Financing Sources:              |                    |                    |                    |   |
| Proceeds From the Sale of Bonds       | -                  | 6,270,696          | 6,270,696          | -   |
| Total Other Financing Sources         | <u>-</u>           | <u>6,270,696</u>   | <u>6,270,696</u>   | <u>-</u>  |
| Net Change in Fund Balance            | (1,668,966)        | (1,667,487)        | (1,419,799)        | 247,688   |
| Fund Balance at Beginning of Year     | 155,681            | 155,681            | 155,681            | -   |
| Prior Year Encumbrances Appropriated  | <u>1,513,285</u>   | <u>1,513,285</u>   | <u>1,513,285</u>   | <u>-</u>  |
| Fund Balance at End of Year           | <u>\$ -</u>        | <u>\$ 1,479</u>    | <u>\$ 249,167</u>  | <u>\$ 247,688</u>                                       |



West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
State Route 747 Tax Incremental Financing Capital Projects Fund  
For the Year Ended December 31, 2001

|                                       | <u>Budgeted Amounts</u> |                    | <u>Actual</u>      | Variance With                          |
|---------------------------------------|-------------------------|--------------------|--------------------|--|
|                                       | <u>Original</u>         | <u>Final</u>       |                    | Final Budget<br>Positive<br>(Negative) |
| Revenues:                             |                         |                    |                    |  |
| Interest                              | \$ -                    | \$ 232,513         | \$ 235,026         | \$ 2,513                               |
| Total Revenue                         | <u>-</u>                | <u>232,513</u>     | <u>235,026</u>     | <u>2,513</u>                           |
| Expenditures:                         |                         |                    |                    |  |
| Capital Outlay                        | 4,415,245               | 4,647,386          | 3,791,715          | 855,671                                |
| Total Expenditures                    | <u>4,415,245</u>        | <u>4,647,386</u>   | <u>3,791,715</u>   | <u>855,671</u>                         |
| Excess of Revenues Under Expenditures | <u>(4,415,245)</u>      | <u>(4,414,873)</u> | <u>(3,556,689)</u> | <u>858,184</u>                         |
| Other Financing Sources (Uses):       |                         |                    |                    |  |
| Advance - In                          | -                       | 150,000            | 150,000            | -                                      |
| Advance - Out                         | -                       | (150,000)          | (150,000)          | -                                      |
| Total Other Financing Sources (Uses)  | <u>-</u>                | <u>-</u>           | <u>-</u>           | <u>-</u>                               |
| Net Change in Fund Balance            | (4,415,245)             | (4,414,873)        | (3,556,689)        | 858,184                                |
| Fund Balance at Beginning of Year     | 4,415,245               | 4,415,245          | 4,415,245          | -                                      |
| Prior Year Encumbrances Appropriated  | <u>-</u>                | <u>-</u>           | <u>-</u>           | <u>-</u>                               |
| Fund Balance at End of Year           | <u>\$ -</u>             | <u>\$ 372</u>      | <u>\$ 858,556</u>  | <u>\$ 858,184</u>                      |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
West Chester Community Television Fund  
For the Year Ended December 31, 2001

|                                       | Budgeted Amounts |                    | Actual            | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|---------------------------------------|------------------|--------------------|-------------------|---|
|                                       | Original         | Final              |                   |   |
| Revenues:                             |                  |                    |                   |   |
| Licenses, Permits, and Fees           | \$ 450,000       | \$ 450,000         | \$ 489,346        | \$ 39,346   |
| Interest                              | -                | -                  | 12,616            | 12,616  |
| Total Revenue                         | <u>450,000</u>   | <u>450,000</u>     | <u>501,962</u>    | <u>51,962</u>   |
| Expenditures:                         |                  |                    |                   |   |
| Current:                              |                  |                    |                   |   |
| Community Television                  | 404,491          | 404,491            | 357,363           | 47,128  |
| Capital Outlay                        | 333,924          | 1,333,924          | 1,004,869         | 329,055   |
| Debt Services:                        |                  |                    |                   |   |
| Interest and Fiscal Charges           | -                | 2,600              | 2,600             | -   |
| Total Expenditures                    | <u>738,415</u>   | <u>1,741,015</u>   | <u>1,364,832</u>  | <u>376,183</u>  |
| Excess of Revenues Under Expenditures | <u>(288,415)</u> | <u>(1,291,015)</u> | <u>(862,870)</u>  | <u>428,145</u>  |
| Other Financing Sources:              |                  |                    |                   |   |
| Proceeds From Sale of Notes           | -                | 1,002,600          | 1,002,600         | -   |
| Total Other Financing Sources         | <u>-</u>         | <u>1,002,600</u>   | <u>1,002,600</u>  | <u>-</u>  |
| Net Change in Fund Balance            | (288,415)        | (288,415)          | 139,730           | 428,145   |
| Fund Balance at Beginning of Year     | 227,622          | 227,622            | 227,622           | -   |
| Prior Year Encumbrances Appropriated  | <u>61,415</u>    | <u>61,415</u>      | <u>61,415</u>     | <u>-</u>  |
| Fund Balance at End of Year           | <u>\$ 622</u>    | <u>\$ 622</u>      | <u>\$ 428,767</u> | <u>\$ 428,145</u>                                       |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Motor Vehicle License Tax Fund  
For the Year Ended December 31, 2001

|                                      | <u>Budgeted Amounts</u> |                  | <u>Actual</u>    | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|-------------------------|------------------|------------------|---|
|                                      | <u>Original</u>         | <u>Final</u>     |                  |   |
| Revenues:                            |                         |                  |                  |   |
| Intergovernmental                    | \$ 85,000               | \$ 85,000        | \$ 79,105        | \$ (5,895)  |
| Interest                             | 5,000                   | 5,000            | 3,786            | (1,214)   |
| Total Revenue                        | <u>90,000</u>           | <u>90,000</u>    | <u>82,891</u>    | <u>(7,109)</u>  |
| Expenditures:                        |                         |                  |                  |   |
| Current:                             |                         |                  |                  |   |
| Public Works                         |                         |                  |                  |   |
| Roads and Bridges                    | -                       | -                | 79,119           | (79,119)  |
| Capital Outlay                       | <u>106,866</u>          | <u>106,866</u>   | <u>13,866</u>    | <u>93,000</u>   |
| Total Expenditures                   | <u>106,866</u>          | <u>106,866</u>   | <u>92,985</u>    | <u>13,881</u>   |
| Net Change in Fund Balance           | (16,866)                | (16,866)         | (10,094)         | 6,772   |
| Fund Balance at Beginning of Year    | 13,528                  | 13,528           | 13,528           | -   |
| Prior Year Encumbrances Appropriated | <u>13,866</u>           | <u>13,866</u>    | <u>13,866</u>    | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ 10,528</u>        | <u>\$ 10,528</u> | <u>\$ 17,300</u> | <u>\$ 6,772</u>   |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Gasoline Tax Fund  
For the Year Ended December 31, 2001

|                                      | Budgeted Amounts |                  | Actual           | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|------------------|------------------|------------------|---|
|                                      | Original         | Final            |                  |   |
| Revenues:                            |                  |                  |                  |   |
| Intergovernmental                    | \$ 69,800        | \$ 69,800        | \$ 50,045        | \$ (19,755)   |
| Interest                             | 5,000            | 5,000            | 1,669            | (3,331)   |
| Total Revenue                        | <u>74,800</u>    | <u>74,800</u>    | <u>51,714</u>    | <u>(23,086)</u>   |
| Expenditures:                        |                  |                  |                  |   |
| Current:                             |                  |                  |                  |   |
| Public Works                         |                  |                  |                  |   |
| Roads and Bridges                    | 45,532           | 45,532           | 45,209           | 323   |
| Capital Outlay                       | <u>33,000</u>    | <u>33,000</u>    | <u>3,167</u>     | <u>29,833</u>   |
| Total Expenditures                   | <u>78,532</u>    | <u>78,532</u>    | <u>48,376</u>    | <u>30,156</u>   |
| Net Change in Fund Balance           | (3,732)          | (3,732)          | 3,338            | 7,070   |
| Fund Balance at Beginning of Year    | 6,915            | 6,915            | 6,915            | -   |
| Prior Year Encumbrances Appropriated | <u>12,532</u>    | <u>12,532</u>    | <u>12,532</u>    | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ 15,715</u> | <u>\$ 15,715</u> | <u>\$ 22,785</u> | <u>\$ 7,070</u>   |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Road and Bridge Fund  
For the Year Ended December 31, 2001

|                                      | <u>Budgeted Amounts</u> |                  | <u>Actual</u>     | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|-------------------------|------------------|-------------------|---|
|                                      | <u>Original</u>         | <u>Final</u>     |                   |   |
| Revenues:                            |                         |                  |                   |   |
| Property and Other Taxes             | \$ 1,118,079            | \$ 1,118,079     | \$ 1,060,017      | \$ (58,062)   |
| Intergovernmental                    | 110,000                 | 110,000          | 113,012           | 3,012   |
| Other                                | -                       | -                | 18,962            | 18,962  |
| Total Revenue                        | <u>1,228,079</u>        | <u>1,228,079</u> | <u>1,191,991</u>  | <u>(36,088)</u>   |
| Expenditures:                        |                         |                  |                   |   |
| Current:                             |                         |                  |                   |   |
| Public Works                         |                         |                  |                   |   |
| Roads and Bridges                    | 1,263,000               | 1,263,000        | 1,097,619         | 165,381   |
| Capital Outlay                       | <u>140,173</u>          | <u>140,173</u>   | <u>136,573</u>    | <u>3,600</u>  |
| Total Expenditures                   | <u>1,403,173</u>        | <u>1,403,173</u> | <u>1,234,192</u>  | <u>168,981</u>  |
| Net Change in Fund Balance           | (175,094)               | (175,094)        | (42,201)          | 132,893   |
| Fund Balance at Beginning of Year    | 191,597                 | 191,597          | 191,597           | -   |
| Prior Year Encumbrances Appropriated | <u>3,173</u>            | <u>3,173</u>     | <u>3,173</u>      | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ 19,676</u>        | <u>\$ 19,676</u> | <u>\$ 152,569</u> | <u>\$ 132,893</u>                                       |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Cemetery Fund  
For the Year Ended December 31, 2001

|                                       | Budgeted Amounts |                  | Actual           | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|---------------------------------------|------------------|------------------|------------------|---|
|                                       | Original         | Final            |                  |   |
| Revenues:                             |                  |                  |                  |   |
| Licenses, Permits, and Fees           | \$ 35,000        | \$ 35,000        | \$ 51,100        | \$ 16,100   |
| Charges for Services                  | 35,000           | 35,000           | 38,657           | 3,657   |
| Other                                 | 100              | 100              | 5,217            | 5,117   |
| Total Revenue                         | <u>70,100</u>    | <u>70,100</u>    | <u>94,974</u>    | <u>24,874</u>   |
| Expenditures:                         |                  |                  |                  |   |
| Current:                              |                  |                  |                  |   |
| Cemetery                              | 159,000          | 159,000          | 154,549          | 4,451   |
| Capital Outlay                        | 40,000           | 40,000           | 36,128           | 3,872   |
| Total Expenditures                    | <u>199,000</u>   | <u>199,000</u>   | <u>190,677</u>   | <u>8,323</u>  |
| Excess of Revenues Under Expenditures | <u>(128,900)</u> | <u>(128,900)</u> | <u>(95,703)</u>  | <u>33,197</u>   |
| Other Financing Sources:              |                  |                  |                  |   |
| Operating Transfers - In              | 120,000          | 120,000          | 100,000          | (20,000)  |
| Total Other Financing Sources         | <u>120,000</u>   | <u>120,000</u>   | <u>100,000</u>   | <u>(20,000)</u>   |
| Net Change in Fund Balance            | (8,900)          | (8,900)          | 4,297            | 13,197  |
| Fund Balance at Beginning of Year     | 10,618           | 10,618           | 10,618           | -   |
| Prior Year Encumbrances Appropriated  | -                | -                | -                | -   |
| Fund Balance at End of Year           | <u>\$ 1,718</u>  | <u>\$ 1,718</u>  | <u>\$ 14,915</u> | <u>\$ 13,197</u>  |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Union Centre Boulevard Tax Increment Equivalent Fund  
For the Year Ended December 31, 2001

|                                      | <u>Budgeted Amounts</u> |                   | <u>Actual</u>     | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|-------------------------|-------------------|-------------------|---|
|                                      | <u>Original</u>         | <u>Final</u>      |                   |   |
| Revenues:                            |                         |                   |                   |   |
| Payments in Leau of Property Taxes   | \$ -                    | \$ 849,976        | \$ 849,976        | \$ -  |
| Total Revenue                        | <u>-</u>                | <u>849,976</u>    | <u>849,976</u>    | <u>-</u>  |
| Expenditures:                        |                         |                   |                   |   |
| Current:                             |                         |                   |                   |   |
| Public Works                         |                         |                   |                   |   |
| Roads and Bridges                    | -                       | 9,988             | 9,988             | -   |
| Total Expenditures                   | <u>-</u>                | <u>9,988</u>      | <u>9,988</u>      | <u>-</u>  |
| Net Change in Fund Balance           | -                       | 839,988           | 839,988           | -   |
| Fund Balance at Beginning of Year    | -                       | -                 | -                 | -   |
| Prior Year Encumbrances Appropriated | <u>-</u>                | <u>-</u>          | <u>-</u>          | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ -</u>             | <u>\$ 839,988</u> | <u>\$ 839,988</u> | <u>\$ -</u>   |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
in Fund Balance - Budget (Non-GAAP Basis) and Actual  
State Route 747 Tax Increment Equivalent Fund  
For the Year Ended December 31, 2001

|                                      | <u>Budgeted Amounts</u> |                  | <u>Actual</u>    | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|-------------------------|------------------|------------------|---|
|                                      | <u>Original</u>         | <u>Final</u>     |                  |   |
| Revenues:                            |                         |                  |                  |   |
| Payments in Lieu of Property Taxes   | \$ -                    | \$ 110,758       | \$ 110,758       | \$ -  |
| Total Revenue                        | <u>-</u>                | <u>110,758</u>   | <u>110,758</u>   | <u>-</u>  |
| Expenditures:                        |                         |                  |                  |   |
| Current:                             |                         |                  |                  |   |
| Public Works                         |                         |                  |                  |   |
| Roads and Bridges                    | -                       | 81,327           | 81,327           | -   |
| Total Expenditures                   | <u>-</u>                | <u>81,327</u>    | <u>81,327</u>    | <u>-</u>  |
| Net Change in Fund Balance           | -                       | 29,431           | 29,431           | -   |
| Fund Balance at Beginning of Year    | -                       | -                | -                | -   |
| Prior Year Encumbrances Appropriated | <u>-</u>                | <u>-</u>         | <u>-</u>         | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ -</u>             | <u>\$ 29,431</u> | <u>\$ 29,431</u> | <u>\$ -</u>   |



West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Drug Law Enforcement Fund  
For the Year Ended December 31, 2001

|                                      | Budgeted Amounts |                  | Actual           | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|------------------|------------------|------------------|---|
|                                      | Original         | Final            |                  |   |
| Revenues:                            |                  |                  |                  |   |
| Fines and Forfeitures                | \$ 22,000        | \$ 22,000        | \$ 15,570        | \$ (6,430)  |
| Total Revenue                        | <u>22,000</u>    | <u>22,000</u>    | <u>15,570</u>    | <u>(6,430)</u>  |
| Expenditures:                        |                  |                  |                  |   |
| Current:                             |                  |                  |                  |   |
| Public Safety                        |                  |                  |                  |   |
| Police                               | <u>186,257</u>   | <u>186,257</u>   | <u>125,872</u>   | <u>60,385</u>   |
| Total Expenditures                   | <u>186,257</u>   | <u>186,257</u>   | <u>125,872</u>   | <u>60,385</u>   |
| Net Change in Fund Balance           | (164,257)        | (164,257)        | (110,302)        | 53,955  |
| Fund Balance at Beginning of Year    | 150,723          | 150,723          | 150,723          | -   |
| Prior Year Encumbrances Appropriated | <u>26,257</u>    | <u>26,257</u>    | <u>26,257</u>    | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ 12,723</u> | <u>\$ 12,723</u> | <u>\$ 66,678</u> | <u>\$ 53,955</u>  |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Township Motor Vehicle License Tax Fund  
For the Year Ended December 31, 2001

|                                      | Budgeted Amounts  |                   | Actual            | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|-------------------|-------------------|-------------------|---|
|                                      | Original          | Final             |                   |   |
| Revenues:                            |                   |                   |                   |   |
| Property and Other Taxes             | \$ 434,000        | \$ 434,000        | \$ 445,305        | \$ 11,305   |
| Interest                             | 90,000            | 90,000            | 66,107            | (23,893)  |
| Other                                | -                 | -                 | 229,717           | 229,717   |
| Total Revenue                        | <u>524,000</u>    | <u>524,000</u>    | <u>741,129</u>    | <u>217,129</u>  |
| Expenditures:                        |                   |                   |                   |   |
| Current:                             |                   |                   |                   |   |
| Public Works                         |                   |                   |                   |   |
| Roads and Bridges                    | 25,000            | 25,000            | 11,010            | 13,990  |
| Capital Outlay                       | <u>1,140,788</u>  | <u>1,140,788</u>  | <u>1,110,099</u>  | <u>30,689</u>   |
| Total Expenditures                   | <u>1,165,788</u>  | <u>1,165,788</u>  | <u>1,121,109</u>  | <u>44,679</u>   |
| Net Change in Fund Balance           | (641,788)         | (641,788)         | (379,980)         | 261,808   |
| Fund Balance at Beginning of Year    | 660,136           | 660,136           | 660,136           | -   |
| Prior Year Encumbrances Appropriated | <u>167,788</u>    | <u>167,788</u>    | <u>167,788</u>    | -   |
| Fund Balance at End of Year          | <u>\$ 186,136</u> | <u>\$ 186,136</u> | <u>\$ 447,944</u> | <u>\$ 261,808</u>                                       |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Enforcement and Education Fund  
For the Year Ended December 31, 2001

|                                      | Budgeted Amounts |                 | Actual          | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|------------------|-----------------|-----------------|---|
|                                      | Original         | Final           |                 |   |
| Revenues:                            |                  |                 |                 |   |
| Fines and Forfeitures                | \$ -             | \$ -            | \$ 10,272       | \$ 10,272   |
| Other                                | 7,500            | 7,500           | 2,000           | (5,500)   |
| Total Revenue                        | <u>7,500</u>     | <u>7,500</u>    | <u>12,272</u>   | <u>4,772</u>  |
| Expenditures:                        |                  |                 |                 |   |
| Current:                             |                  |                 |                 |   |
| Public Safety                        |                  |                 |                 |   |
| Police                               | 25,442           | 25,442          | 24,444          | 998   |
| Total Expenditures                   | <u>25,442</u>    | <u>25,442</u>   | <u>24,444</u>   | <u>998</u>  |
| Net Change in Fund Balance           | (17,942)         | (17,942)        | (12,172)        | 5,770   |
| Fund Balance at Beginning of Year    | 17,317           | 17,317          | 17,317          | -   |
| Prior Year Encumbrances Appropriated | <u>3,442</u>     | <u>3,442</u>    | <u>3,442</u>    | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ 2,817</u>  | <u>\$ 2,817</u> | <u>\$ 8,587</u> | <u>\$ 5,770</u>   |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Local Law Enforcement Block Grant Fund  
For the Year Ended December 31, 2001

|                                      | <u>Budgeted Amounts</u> |               | <u>Actual</u>    | <u>Variance With<br/>Final Budget<br/>Positive<br/>(Negative)</u> |
|--------------------------------------|-------------------------|---------------|------------------|---|
|                                      | <u>Original</u>         | <u>Final</u>  |                  |   |
| Revenues:                            |                         |               |                  |   |
| Intergovernmental                    | \$ 34,423               | \$ 34,423     | \$ 42,196        | \$ 7,773  |
| Total Revenue                        | <u>34,423</u>           | <u>34,423</u> | <u>42,196</u>    | <u>7,773</u>  |
| Expenditures:                        |                         |               |                  |   |
| Capital Outlay                       | 34,423                  | 34,423        | 30,981           | 3,442   |
| Total Expenditures                   | <u>34,423</u>           | <u>34,423</u> | <u>30,981</u>    | <u>3,442</u>  |
| Net Change in Fund Balance           | -                       | -             | 11,215           | 11,215  |
| Fund Balance at Beginning of Year    | -                       | -             | -                | -   |
| Prior Year Encumbrances Appropriated | -                       | -             | -                | -   |
| Fund Balance at End of Year          | <u>\$ -</u>             | <u>\$ -</u>   | <u>\$ 11,215</u> | <u>\$ 11,215</u>  |

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 FEMA Grant Fund  
 For the Year Ended December 31, 2001

|                                      | <u>Budgeted Amounts</u> |              | <u>Actual</u>    | <u>Variance With<br/>Final Budget<br/>Positive<br/>(Negative)</u> |
|--------------------------------------|-------------------------|--------------|------------------|---|
|                                      | <u>Original</u>         | <u>Final</u> |                  |   |
| Revenues:                            |                         |              |                  |   |
| Intergovernmental                    | \$ -                    | \$ -         | \$ 11,954        | \$ 11,954   |
| Total Revenue                        | <u>-</u>                | <u>-</u>     | <u>11,954</u>    | <u>11,954</u>   |
| Total Expenditures                   | <u>-</u>                | <u>-</u>     | <u>-</u>         | <u>-</u>  |
| Net Change in Fund Balance           | -                       | -            | 11,954           | 11,954  |
| Fund Balance at Beginning of Year    | -                       | -            | -                | -   |
| Prior Year Encumbrances Appropriated | <u>-</u>                | <u>-</u>     | <u>-</u>         | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ -</u>             | <u>\$ -</u>  | <u>\$ 11,954</u> | <u>\$ 11,954</u>  |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Street Lighting Special Assessment Fund  
For the Year Ended December 31, 2001

|                                      | <u>Budgeted Amounts</u> |                | <u>Actual</u>    | <u>Variance With<br/>Final Budget<br/>Positive<br/>(Negative)</u> |
|--------------------------------------|-------------------------|----------------|------------------|---|
|                                      | <u>Original</u>         | <u>Final</u>   |                  |   |
| Revenues:                            |                         |                |                  |   |
| Special Assessments                  | \$ 215,000              | \$ 215,000     | \$ 207,159       | \$ (7,841)  |
| Total Revenue                        | <u>215,000</u>          | <u>215,000</u> | <u>207,159</u>   | <u>(7,841)</u>  |
| Expenditures:                        |                         |                |                  |   |
| Current:                             |                         |                |                  |   |
| Public Works                         |                         |                |                  |   |
| Street Lighting                      | <u>267,341</u>          | <u>267,341</u> | <u>210,586</u>   | <u>56,755</u>   |
| Total Expenditures                   | <u>267,341</u>          | <u>267,341</u> | <u>210,586</u>   | <u>56,755</u>   |
| Net Change in Fund Balance           | (52,341)                | (52,341)       | (3,427)          | 48,914  |
| Fund Balance at Beginning of Year    | 52,341                  | 52,341         | 52,341           | -   |
| Prior Year Encumbrances Appropriated | <u>-</u>                | <u>-</u>       | <u>-</u>         | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ -</u>             | <u>\$ -</u>    | <u>\$ 48,914</u> | <u>\$ 48,914</u>  |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Cemetery Bequest Fund  
For the Year Ended December 31, 2001

|                                      | Budgeted Amounts  |                   | Actual        | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|-------------------|-------------------|---------------|---|
|                                      | Original          | Final             |               |   |
| Revenues:                            |                   |                   |               |   |
| Interest                             | \$ 613            | \$ 613            | \$ 613        | \$ -  |
| Total Revenue                        | <u>613</u>        | <u>613</u>        | <u>613</u>    | <u>-</u>  |
| Expenditures:                        |                   |                   |               |   |
| Current:                             |                   |                   |               |   |
| Cemetery                             | <u>3,638</u>      | <u>3,638</u>      | <u>74</u>     | <u>3,564</u>  |
| Total Expenditures                   | <u>3,638</u>      | <u>3,638</u>      | <u>74</u>     | <u>3,564</u>  |
| Net Change in Fund Balance           | (3,025)           | (3,025)           | 539           | 3,564   |
| Fund Balance at Beginning of Year    | -                 | -                 | -             | -   |
| Prior Year Encumbrances Appropriated | <u>-</u>          | <u>-</u>          | <u>-</u>      | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ (3,025)</u> | <u>\$ (3,025)</u> | <u>\$ 539</u> | <u>\$ 3,564</u>   |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Park Trust Fund  
For the Year Ended December 31, 2001

|                                      | Budgeted Amounts |       | Actual   | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|--------------------------------------|------------------|-------|----------|---|
|                                      | Original         | Final |          |   |
| Revenues:                            |                  |       |          |   |
| Contributions and Donations          | \$ -             | \$ -  | \$ 1,700 | \$ 1,700  |
| Total Revenue                        | -                | -     | 1,700    | 1,700   |
| Total Expenditures                   | -                | -     | -        | -   |
| Net Change in Fund Balance           | -                | -     | 1,700    | 1,700   |
| Fund Balance at Beginning of Year    | -                | -     | -        | -   |
| Prior Year Encumbrances Appropriated | -                | -     | -        | -   |
| Fund Balance at End of Year          | \$ -             | \$ -  | \$ 1,700 | \$ 1,700  |



West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Firing Range Trust Fund  
 For the Year Ended December 31, 2001

|                                      | <u>Budgeted Amounts</u> |              | <u>Actual</u>   | <u>Variance With<br/>Final Budget<br/>Positive<br/>(Negative)</u> |
|--------------------------------------|-------------------------|--------------|-----------------|---|
|                                      | <u>Original</u>         | <u>Final</u> |                 |   |
| Revenues:                            |                         |              |                 |   |
| Charges for Services                 | \$ -                    | \$ -         | \$ 1,000        | \$ 1,000  |
| Total Revenue                        | <u>-</u>                | <u>-</u>     | <u>1,000</u>    | <u>1,000</u>  |
| Total Expenditures                   | <u>-</u>                | <u>-</u>     | <u>-</u>        | <u>-</u>  |
| Net Change in Fund Balance           | -                       | -            | 1,000           | 1,000   |
| Fund Balance at Beginning of Year    | -                       | -            | -               | -   |
| Prior Year Encumbrances Appropriated | <u>-</u>                | <u>-</u>     | <u>-</u>        | <u>-</u>  |
| Fund Balance at End of Year          | <u>\$ -</u>             | <u>\$ -</u>  | <u>\$ 1,000</u> | <u>\$ 1,000</u>   |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
State Route 747 Tax Incremental Financing Debt Service Fund  
For the Year Ended December 31, 2001

|                                       | <u>Budgeted Amounts</u> |                    |                    | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|---------------------------------------|-------------------------|--------------------|--------------------|---|
|                                       | <u>Original</u>         | <u>Final</u>       | <u>Actual</u>      |   |
| Revenues:                             |                         |                    |                    |   |
| Payments in Leau of Property Taxes    | \$ 345,000              | \$ 243,763         | \$ 243,763         | \$ -  |
| Total Revenue                         | <u>345,000</u>          | <u>243,763</u>     | <u>243,763</u>     | <u>-</u>  |
| Expenditures:                         |                         |                    |                    |   |
| Debt Services:                        |                         |                    |                    |   |
| Principal Retirement                  | 345,000                 | 5,000,000          | 5,000,000          | -   |
| Interest and Fiscal Charges           | -                       | 269,363            | 267,925            | 1,438   |
| Total Expenditures                    | <u>345,000</u>          | <u>5,269,363</u>   | <u>5,267,925</u>   | <u>-</u>  |
| Excess of Revenues Under Expenditures | <u>-</u>                | <u>(5,025,600)</u> | <u>(5,024,162)</u> | <u>1,438</u>  |
| Other Financing Sources (Uses):       |                         |                    |                    |   |
| Advance - In                          | -                       | 150,000            | 150,000            | -   |
| Advance - Out                         | -                       | (150,000)          | (150,000)          | -   |
| Proceeds From the Sale of Notes       | -                       | 5,025,600          | 5,025,600          | -   |
| Total Other Financing Sources (Uses)  | <u>-</u>                | <u>5,025,600</u>   | <u>5,025,600</u>   | <u>-</u>  |
| Net Change in Fund Balance            | -                       | -                  | 1,438              | 1,438   |
| Fund Balance at Beginning of Year     | -                       | -                  | -                  | -   |
| Prior Year Encumbrances Appropriated  | -                       | -                  | -                  | -   |
| Fund Balance at End of Year           | <u>\$ -</u>             | <u>\$ -</u>        | <u>\$ 1,438</u>    | <u>\$ 1,438</u>   |

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Park Acquisition Fund  
For the Year Ended December 31, 2001

|                                       | Budgeted Amounts |             | Actual      | Variance With<br>Final Budget<br>Positive<br>(Negative) |
|---------------------------------------|------------------|-------------|-------------|---|
|                                       | Original         | Final       |             |   |
| Revenues:                             |                  |             |             |   |
| Total Revenue                         | \$ -             | \$ -        | \$ -        | \$ -  |
| Expenditures:                         |                  |             |             |   |
| Debt Services:                        |                  |             |             |   |
| Principal Retirement                  | 5,000,000        | 5,000,000   | 5,000,000   | -   |
| Interest and Fiscal Charges           | 250,753          | 250,753     | 236,840     | 13,913  |
| Total Expenditures                    | 5,250,753        | 5,250,753   | 5,236,840   | 13,913  |
| Excess of Revenues Under Expenditures | (5,250,753)      | (5,250,753) | (5,236,840) | 13,913  |
| Special Item:                         |                  |             |             |   |
| Proceeds From the Sale of Land        | 4,911,000        | 4,911,000   | 4,900,000   | (11,000)  |
| Net Change in Fund Balance            | (339,753)        | (339,753)   | (336,840)   | 2,913   |
| Fund Balance at Beginning of Year     | 339,753          | 339,753     | 339,753     | -   |
| Prior Year Encumbrances Appropriated  | -                | -           | -           | -   |
| Fund Balance at End of Year           | \$ -             | \$ -        | \$ 2,913    | \$ 2,913  |

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# Statistical Section





STATISTICAL SECTION

THE FOLLOWING UNAUDITED STATISTICAL TABLES  
REFLECT SOCIAL AND ECONOMIC DATA, FINANCIAL TRENDS AND  
FISCAL CAPACITY OF THE TOWNSHIP

West Chester Township  
Butler County, Ohio  
General Fund Expenditures by Function  
Last Ten Years

| Year | General Government | Public Safety | Public Works | Cemetery  | Parks and Recreation | Planning and Zoning | Economic Development | Capital Outlay | Miscellaneous | Total Expenditures |
|------|--------------------|---------------|--------------|-----------|----------------------|---------------------|----------------------|----------------|---------------|--------------------|
| 1992 | \$ 1,798,679       | \$ -          | \$ 67,724    | \$ 81,780 | \$ 154,517           | \$ -                | \$ -                 | \$ 133,313     | \$ -          | \$ 2,236,013       |
| 1993 | 892,780            | -             | 93,570       | 94,531    | 177,801              | -                   | -                    | 140,595        | -             | 1,399,277          |
| 1994 | 1,041,688          | -             | 108,681      | 107,888   | 196,670              | -                   | -                    | 16,874         | -             | 1,471,801          |
| 1995 | 1,132,674          | -             | 89,293       | 96,556    | 200,364              | -                   | -                    | 72,261         | -             | 1,591,148          |
| 1996 | 1,344,943          | 23,912        | 44,410       | 85,498    | 257,721              | -                   | -                    | -              | -             | 1,756,484          |
| 1997 | 1,774,337          | -             | 70,317       | 156,597   | 257,894              | -                   | -                    | -              | 292,835       | 2,551,980          |
| 1998 | 2,023,506          | -             | 105,392      | 87,380    | 319,721              | -                   | -                    | 387,597        | -             | 2,923,596          |
| 1999 | 2,668,154          | -             | 69,083       | 140,348   | 389,578              | -                   | -                    | 597,033        | -             | 3,864,196          |
| 2000 | 2,543,572          | -             | 60,245       | 139,736   | 726,647              | -                   | -                    | 866,668        | 410,496       | 4,747,364          |
| 2001 | 2,416,492          | -             | 45,188       | -         | 633,334              | 379,476             | 123,383              | 346,225        | -             | 3,944,098          |

Note: Prior to 2001 the Township reported on a cash basis.

Source: West Chester Clerk/Treasurer's Office



West Chester Township  
Butler County, Ohio  
General Fund Revenues by Source  
Last Ten Years

| Year | Property and<br>Other Taxes | Charges for<br>Services | Licenses<br>and Permits | Fines and<br>Forfeitures | Inter-<br>Governmental and Donations | Contributions | Interest   | Other<br>Revenue | Total<br>Revenue |
|------|-----------------------------|-------------------------|-------------------------|--------------------------|--------------------------------------|---------------|------------|------------------|------------------|
| 1992 | \$ 589,897                  | \$ -                    | \$ 113,674              | \$ 44,214                | \$ 375,896                           | \$ -          | \$ 120,598 | \$ 557,996       | \$ 1,802,275     |
| 1993 | 602,022                     | -                       | 93,200                  | 38,195                   | 361,951                              | -             | 69,462     | 238,458          | 1,403,288        |
| 1994 | 673,311                     | -                       | 97,699                  | 46,433                   | 284,409                              | -             | 51,276     | 302,308          | 1,455,436        |
| 1995 | 678,184                     | -                       | 103,795                 | 52,789                   | 287,740                              | -             | 106,363    | 410,644          | 1,639,515        |
| 1996 | 847,113                     | -                       | 182,476                 | 74,565                   | 858,798                              | -             | 150,115    | 234,161          | 2,347,228        |
| 1997 | 917,619                     | -                       | 111,109                 | 64,748                   | 1,350,555                            | -             | 290,678    | 442,571          | 3,177,280        |
| 1998 | 945,379                     | -                       | 212,889                 | 85,841                   | 1,801,489                            | -             | 406,057    | 386,906          | 3,838,561        |
| 1999 | 1,010,388                   | -                       | 134,435                 | 68,615                   | 1,827,739                            | -             | 418,933    | 373,600          | 3,833,710        |
| 2000 | 1,141,392                   | -                       | 113,158                 | 88,282                   | 1,955,630                            | -             | 258,646    | 29,108           | 3,586,216        |
| 2001 | 1,345,504                   | 18,663                  | 152,814                 | 66,661                   | 1,988,203                            | 5,853         | 334,666    | 88,443           | 4,000,807        |

Note: Prior to 2001 the Township reported on a cash basis.

Source: West Chester Clerk/Treasurer's Office

West Chester Township  
Butler County, Ohio  
Property Tax Levies and Collections  
Last Six Years

| Collection Year | Current Tax Levy | Current Tax Collections (1) | Percent Collected | Delinquent Tax Collections | Total Tax Collections | Percent of Total Tax Collections |                                  | Percent of Outstanding Delinquent Taxes To Current Tax Levy |          |
|-----------------|------------------|-----------------------------|-------------------|----------------------------|-----------------------|----------------------------------|----------------------------------|---|----------|
|                 |                  |                             |                   |                            |                       | To Current Tax Levy              | Outstanding Delinquent Taxes (2) | To Current Tax Levy   | Tax Levy |
| 1996            | \$9,780,756      | \$9,429,055                 | 96.40%            | \$208,977                  | \$9,638,032           | 98.54%                           | \$714,210                        | 7.30%   |          |
| 1997            | 10,287,457       | 9,829,761                   | 95.55%            | 189,782                    | 10,019,543            | 97.40%                           | 982,124                          | 9.55%   |          |
| 1998            | 10,287,456       | 9,940,052                   | 96.62%            | 185,188                    | 10,125,240            | 98.42%                           | 1,144,340                        | 11.12%  |          |
| 1999            | 11,071,997       | 10,525,265                  | 95.06%            | 313,828                    | 10,839,093            | 97.90%                           | 1,377,244                        | 12.44%  |          |
| 2000            | 12,008,556       | 11,700,451                  | 97.43%            | 209,877                    | 11,910,328            | 99.18%                           | 1,371,521                        | 11.42%  |          |
| 2001            | 14,477,757       | 13,930,695                  | 96.22%            | 294,933                    | 14,225,628            | 98.26%                           | 1,161,644                        | 8.02%   |          |

8

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

(2) Penalties and interest are included, since by Ohio law they become part of the tax obligation as assessment occurs.

Note: Information prior to 1996 was unavailable.

Source: Butler County Auditor

West Chester Township  
Butler County, Ohio  
Assessed and Estimated Actual Value of Taxable Property  
Last Six Years

| Tax Year | Real Property  |                        | Public Utility |                        | Tangible Personal Property |                        | Total          |                        | Ratio of Total Assessed Value To Total Estimated Actual Value |
|----------|----------------|------------------------|----------------|------------------------|----------------------------|------------------------|----------------|------------------------|---|
|          | Assessed Value | Estimated Actual Value | Assessed Value | Estimated Actual Value | Assessed Value             | Estimated Actual Value | Assessed Value | Estimated Actual Value |   |
| 1996     | 1,069,432,430  | 3,055,521,229          | 140,482,451    | 159,639,149            | 59,970,690                 | 239,882,760            | 1,269,885,571  | 3,455,043,138          | 36.75%  |
| 1997     | 1,000,651,720  | 2,859,004,914          | 153,825,108    | 174,801,259            | 59,904,330                 | 239,617,320            | 1,214,381,158  | 3,273,423,493          | 37.10%  |
| 1998     | 1,044,238,800  | 2,983,539,429          | 152,571,973    | 173,377,242            | 63,357,890                 | 253,431,560            | 1,260,168,663  | 3,410,348,231          | 36.95%  |
| 1999     | 1,217,017,640  | 3,477,193,257          | 157,500,328    | 178,977,645            | 65,654,370                 | 262,617,480            | 1,440,172,338  | 3,918,788,382          | 36.75%  |
| 2000     | 1,241,907,370  | 3,548,306,771          | 177,295,890    | 201,472,602            | 62,631,930                 | 250,527,720            | 1,481,835,190  | 4,000,307,093          | 37.04%  |
| 2001     | 1,248,732,740  | 3,567,807,829          | 189,969,824    | 215,874,800            | 49,599,380                 | 198,397,520            | 1,488,301,944  | 3,982,080,149          | 37.37%  |

Note: Information prior to 1996 was unavailable.

Source: Butler County Auditor's Office

West Chester Township  
Butler County, Ohio  
Property Tax Rates - Direct and Overlapping Governments  
(Per \$1,000 of Assessed Value)  
Last Six Years

| Tax Year | Butler County | West Chester Township | Lakota          |                 | Princeton       |                 | Mason           |                 | Fairfield   |             | Great Oaks JVS | Butler County JVS |
|----------|---------------|-----------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|-------------|----------------|-------------------|
|          |               |                       | School District | School District | School District | School District | School District | School District | Corporation | Corporation |                |                   |
| 1996     | 7.45          | 9.59                  | 56.24           | 42.24           | 62.36           | 4.54            | 2.7             | 1.93            |             |             |                |                   |
| 1997     | 8.45          | 9.59                  | 56.14           | 42.24           | 61.95           | 4.54            | 2.7             | 1.93            |             |             |                |                   |
| 1998     | 8.45          | 9.59                  | 56.14           | 42.24           | 61.95           | 4.54            | 2.7             | 1.93            |             |             |                |                   |
| 1999     | 8.45          | 9.59                  | 55.14           | 42.24           | 61.95           | 4.54            | 2.7             | 1.93            |             |             |                |                   |
| 2000     | 8.45          | 10.59                 | 61.88           | 46.19           | 61.95           | 4.54            | 2.7             | 1.93            |             |             |                |                   |
| 2001     | 8.75          | 13.09                 | 61.88           | 46.19           | 71.11           | 5.94            | 2.7             | 1.93            |             |             |                |                   |

Note: Information prior to 1996 was unavailable.

Source: Butler County Auditor's Office

West Chester Township  
Special Assessment Billings and Collections  
Last Five Years

| <u>Collection<br/>Year</u> | <u>Amount<br/>Billed</u> | <u>Amount (1)<br/>Collected</u> | <u>Percent<br/>Collected</u> |
|----------------------------|--------------------------|---------------------------------|------------------------------|
| 1997                       | 136,429                  | 141,613                         | 103.80%                      |
| 1998                       | 162,462                  | 173,420                         | 106.74%                      |
| 1999                       | 163,860                  | 180,520                         | 110.17%                      |
| 2000                       | 173,250                  | 182,230                         | 105.18%                      |
| 2001                       | 192,932                  | 207,159                         | 107.37%                      |

(1) Amount includes carryover accumulated delinquencies

Note: Information prior to 1997 was not available.

Source: Butler County Auditor's Office

West Chester Township  
Butler County, Ohio  
Legal Debt Margin  
December 31, 2001

Total Assessed Property Value (tax year 2001) \$1,488,301,944

10-1/2% Limitation

|  |               |                             |
|--|---------------|-----------------------------|
| Overall Debt Limitation -10-1/2% of Assessed Valuation |               | 156,271,704                 |
| Gross Indebtedness                                     | \$21,585,000  |                             |
| Less Debt Outside Limitations                          | <u>0</u>      |                             |
| Debt Within 10-1/2% Limitation                         | 21,585,000    |                             |
| Less Debt Service Fund Balance Available               | <u>67,320</u> |                             |
| Net Debt Within 10-1/2% Limitation                     |               | <u>21,517,680</u>           |
| Legal Debt Margin Within 10-1/2% Limitation            |               | <u><u>\$134,754,024</u></u> |

5-1/2% Limitation

|   |               |                            |
|---|---------------|----------------------------|
| Unvoted Debt Limitation -5-1/2% of Assessed Valuation |               | \$81,856,607               |
| Gross Indebtedness                                    | \$21,585,000  |                            |
| Less Debt Outside Limitations                         | <u>0</u>      |                            |
| Debt Within 5-1/2% Limitation                         | 21,585,000    |                            |
| Less Debt Service Fund Balance Available              | <u>67,320</u> |                            |
| Net Debt Within 5-1/2% Limitation                     |               | <u>21,517,680</u>          |
| Legal Debt Margin Within 5-1/2% Limitation            |               | <u><u>\$60,338,927</u></u> |

West Chester Township  
Butler County, Ohio  
Ratio of Net General Obligation Bonded Debt  
To Assessed Value and Net Bonded Debt per Capita  
2001 (1)

| Year | (2)<br>Population | (3)<br>Assessed<br>Value | (4)<br>Gross                            |                | Debt<br>Service<br>Monies<br>Available | Net<br>General<br>Bonded<br>Debt | Ratio of  |  |
|------|-------------------|--------------------------|---|----------------|--|----------------------------------|---|--|
|      |                   |                          | General<br>Obligation<br>Bonded<br>Debt | Bonded<br>Debt |  |                                  | Net General<br>Bonded Debt to<br>Assessed Value | Per Capita<br>Net General<br>Bonded Debt |
| 2001 | 54,895            | \$1,488,301,944          | \$11,535,000                            | \$65,882       | \$11,469,118                           | 0.77%                            | \$208.93  |  |

(1) The Township had no general Obligation bonded debt prior to 2001

(2) Census Data (2000)

(3) Butler County Auditor.

(4) Includes all general obligation bonded debt.

West Chester Township  
 Butler County, Ohio  
 Ratio of Annual Debt Service Expenditures for General Obligation Bonded Debt  
 To General Fund Expenditures  
 2001 (1)

| Year | Debt<br>Principal | Interest  | Gross<br>Debt Service<br>Expenditures | General<br>Fund<br>Expenditures | Ratio of<br>Debt Service Expenditures<br>to General Fund Expenditures |
|------|-------------------|-----------|---------------------------------------|---------------------------------|---|
| 2001 | \$365,000         | \$301,306 | \$666,306                             | \$3,944,098                     | 16.89%  |

(1) The Township had no general Obligation bonded debt prior to 2001



West Chester Township  
Butler County, Ohio  
Computation of Direct and Overlapping General Obligation Debt  
December 31, 2001

| Jurisdiction                             | Net Debt<br>Outstanding | Percentage Applicable<br>To Township | Amount Applicable<br>To Township |
|--|-------------------------|--------------------------------------|----------------------------------|
| <b>Direct Debt:</b>                      |                         |                                      |                                  |
| West Chester Township                    | \$ 21,585,000           | 100.00%                              | \$ 21,585,000                    |
| <b>Overlapping Debt:</b>                 |                         |                                      |                                  |
| All Political Subdivisions (1)           | 119,116,203             | 7.77%                                | <u>9,255,329</u>                 |
| <b>Total Direct and Overlapping Debt</b> |                         |                                      | <u><u>\$ 30,840,329</u></u>      |

(1) Butler County, Lakota Local School District, Butler County Joint Vocational School

Source: Ohio Municipal Advisory Council (OMAC)

West Chester Township  
Butler County, Ohio  
Demographic Statistics  
Last Ten Years

| <u>Year</u> | <u>Population (3)</u> | <u>School Enrollment(1)</u> | <u>Unemployment Rate (2)</u> |
|-------------|-----------------------|-----------------------------|------------------------------|
| 1992        | 39,703                | 10,205                      | 6.6                          |
| 1993        | 39,703                | 10,937                      | 6.5                          |
| 1994        | 39,703                | 11,637                      | 5.4                          |
| 1995        | 39,703                | 12,193                      | 4.2                          |
| 1996        | 39,703                | 12,700                      | 3.6                          |
| 1997        | 39,703                | 13,077                      | 3.5                          |
| 1998        | 39,703                | 13,530                      | 3.3                          |
| 1999        | 39,703                | 14,139                      | 3.2                          |
| 2000        | 54,895                | 14,629                      | 3.0                          |
| 2001        | 54,895                | 15,143                      | 3.2                          |

Sources: (1) Lakota Local School District Records  
(2) Butler County Economic Development Department  
(3) Census Data (1990) And (2000)

West Chester Township  
Butler County, Ohio  
Property Value, Construction, and Bank Deposits  
Last Six Years

| Year | NEW CONSTRUCTION             |                           |                        | Bank Deposits | Real Property Assessed Value |
|------|------------------------------|---------------------------|------------------------|---------------|------------------------------|
|      | Agricultural/<br>Residential | Commercial/<br>Industrial | Total New Construction |               |                              |
| 1996 | 63,289,544                   | 53,703,367                | 116,992,911            | 783,398,000   | 1,069,432,430                |
| 1997 | 49,567,572                   | 77,352,571                | 126,920,143            | 815,435,000   | 1,000,651,720                |
| 1998 | 38,700,562                   | 70,938,169                | 109,638,731            | 864,105,000   | 1,044,238,800                |
| 1999 | 34,228,124                   | 134,755,161               | 168,983,285            | 913,169,000   | 1,217,017,640                |
| 2000 | 20,326,653                   | 96,747,346                | 117,073,999            | 1,152,810,000 | 1,241,907,370                |
| 2001 | 32,969,895                   | 115,998,274               | 148,968,169            | 1,136,994,000 | 1,248,732,740                |

Note: Information prior to 1996 was unavailable.

Source: Butler County Auditor, Federal Reserve Bank of Cleveland.

West Chester Township  
Butler County, Ohio  
2001 Principal Taxpayers

| Company               | Nature of Business | Total<br>Assessed<br>Valuation | Percent of<br>Total<br>Assessed<br>Valuation |
|-----------------------|--------------------|--------------------------------|--|
| Dugan Financing LLC   | Business           | \$ 43,650,720                  | 2.93%  |
| Cinergy               | Public Utility     | 34,514,410                     | 2.32%  |
| Security Capital      | Business           | 11,718,000                     | 0.79%  |
| Cincinnati Bell       | Public Utility     | 10,838,130                     | 0.73%  |
| Shepherd Color        | Business           | 8,269,831                      | 0.56%  |
| First Industrial      | Business           | 7,156,850                      | 0.48%  |
| Meijer Inc.           | Business           | 6,785,580                      | 0.46%  |
| Dover Corp.           | Business           | 6,699,810                      | 0.45%  |
| United Station Summit | Business           | 5,842,890                      | 0.39%  |
| Pierre Foods LLC      | Business           | 5,659,170                      | 0.38%  |
| Walmart Store Inc.    | Business           | 5,432,530                      | 0.37%  |
| Total                 |                    | \$ 146,567,921                 | 9.85%  |

West Chester Township  
Butler County, Ohio  
Miscellaneous Statistics

|   |                 |
|---|-----------------|
| Year Established                                  | 1823            |
| Area  | 35 square miles |
| Miles of Streets                                  | 240             |
| Employees   |                 |
| Number of authorized full-time employees          | 200             |
| Number of authorized part-time employees          | 126             |
| Police Protection                                 |                 |
| Police Chief                                      | 1               |
| Additional authorized police officers (full-time) | 22              |
| Authorized civilian employees (full-time)         | 6               |
| Number of Stations                                | 1               |
| Number of Policemen and Officers                  | 73              |
| Number of Patrol Units                            | 20              |
| Number of stations                                | 1               |
| Fire And EMS Protection                           |                 |
| Fire Chief (full-time)                            | 1               |
| Assistant fire chief (full-time)                  | 2               |
| Number of Fire Fighters (part-time)               | 77              |
| Number of Life Squad Members(part-time)           | 44              |
| Number of Stations                                | 5               |
| Education (K-12)(Public Only)                     |                 |
| Number of Schools                                 | 18              |
| Number of Teachers                                | 1140            |
| Number of Students                                | 15143           |
| Recreation And Culture                            |                 |
| Number of Parks                                   | 6               |
| Number of Libraries                               | 1               |
| Number of Senior Citizens Centers                 | 1               |
| Number of Golf Courses                            | 2               |





STATE OF OHIO  
OFFICE OF THE AUDITOR  

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JIM PETRO, AUDITOR OF STATE

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Facsimile 614-466-4490

**WEST CHESTER TOWNSHIP**

**BUTLER COUNTY**

**CLERK'S CERTIFICATION**

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

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
OCTOBER 8, 2002**