

**CITY OF UNIVERSITY HEIGHTS  
CUYAHOGA COUNTY, OHIO**

**AUDIT REPORT**

**FOR THE YEAR ENDED  
DECEMBER 31, 2014**

***James G. Zupka, CPA, Inc.***

**Certified Public Accountants**





# Dave Yost • Auditor of State

City Council  
City of University Heights  
2300 Warrensville Center Road  
University Heights, OH 44118

We have reviewed the *Independent Auditor's Report* of the City of University Heights, Cuyahoga County, prepared by James G. Zupka, CPA, Inc., for the audit period January 1, 2014 through December 31, 2014. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

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

Dave Yost  
Auditor of State

June 19, 2015

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**JAMES G. ZUPKA, C.P.A., INC.**

*Certified Public Accountants*

*5240 East 98<sup>th</sup> Street*

*Garfield Hts., Ohio 44125*

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(216) 475 - 6136

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**INDEPENDENT AUDITOR'S REPORT**

To Members of City Council  
City of University Heights, Ohio

The Honorable Dave Yost  
Auditor of State  
State of Ohio

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of University Heights, Cuyahoga County, Ohio, as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

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

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

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

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of University Heights, Ohio, as of December 31, 2014, and the respective changes in financial position, and the respective budgetary comparison for the General Fund, the Sewer Maintenance A Fund, and the Urban Redevelopment Fund thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 17, 2015, on our consideration of the City of University Heights, Ohio's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of University Heights, Ohio's internal control over financial reporting and compliance.

James G. Zupka, CPA, President  
CPA, President

Digitally signed by James G. Zupka, CPA,  
President  
DN: cn=James G. Zupka, CPA, President,  
o=James G. Zupka, CPA, Inc., ou=Accounting,  
email=jgzcpa@sbcglobal.net, c=US  
Date: 2015.05.28 14:14:38 -0400

James G. Zupka, CPA, Inc.  
Certified Public Accountants

April 17, 2015

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**City of University Heights, Ohio**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended December 31, 2014**

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The discussion and analysis of the City of University Heights's (the "City") financial performance provides an overall review of the City's financial activities for the fiscal year ended December 31, 2014. The intent of this discussion and analysis is to look at the City's financial performance as a whole; readers are encouraged to consider the information presented here in conjunction with the additional information contained in the financial statements and the notes thereof.

**Financial Highlights**

Key financial highlights for 2014 are as follows:

- The assets of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$20,050,492. Of this amount, \$8,072,003 may be used to meet the City's on-going obligations to citizens and creditors.
- The net position increased by \$4,337,706 from the prior year. Total assets increased by \$3,770,834 and liabilities and deferred inflows of resources decreased by \$566,872.
- The total fund balance for the General Fund was \$3,890,996, an increase of \$112,393 from prior year.

**Using this Annual Financial Report**

This discussion and analysis are intended to serve as an introduction to the City of University Heights's basic financial statements. The City of University Heights's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

***Government-wide financial statements – Reporting the City as a Whole***

*Statement of Net Position and the Statement of Activities*

The Statement of Net Position presents information on all the City's assets, liabilities and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increase or decrease in net position may serve as a useful indicator of whether the financial position of the City of University Heights is improving or deteriorating. However, in evaluating the overall position of the City, non-financial factors such as the City's tax base, change in property and income tax laws, and the condition of the capital assets should also be considered.

Both the Statement of Net Position and the Statement of Activities use the *accrual basis of accounting* similar to the accounting used by most private-sector companies. This basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

**City of University Heights, Ohio**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended December 31, 2014**

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***Fund Financial Statements - Reporting the City's Most Significant Funds***

*Fund Financial Statements*

The fund financial statements are used to report additional and detailed information about the City. These statements focus on major funds of the City. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of University Heights can be divided into two categories: governmental funds and fiduciary funds.

*Governmental Funds*

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on the balance of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. 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 City's general government operations and the basic services it provides. Both the governmental fund balance sheet and the government fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate a comparison between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds.

For the City's governmental funds, information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances, for the General Fund, and other major funds.

The basic governmental fund financial statements can be found starting on page 17 of this report.

*Fiduciary Funds*

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources are not available to support the City's own programs. The fiduciary fund financial statements can be found starting on page 24 of this report.

*Notes to the Basic Financial Statements*

The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found starting on page 25 of this report.

**City of University Heights, Ohio**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended December 31, 2014**

**Government-wide Financial Analysis – The City as a Whole**

As noted earlier, the Statement of Net Position looks at the City as a whole and can prove to be a useful indicator of the City's financial position.

The Statement of Net Position and the Statement of Activities are divided into the following categories:

- Assets
- Liabilities and Deferred Inflows of Resources
- Net Position (Assets minus Liabilities and Deferred Inflows of Resources)
- Program Expenses and Revenues
- General Revenues
- Net Position Beginning and End of Year

Table 1 provides a summary of the City's net position for 2014 as compared to 2013.

**Table 1 - Net Position**

	Governmental Activities	
	2014	2013
<b><u>Assets</u></b>		
Current and Other Assets	\$ 20,884,007	\$ 17,760,993
Capital Assets	7,804,341	7,156,521
<b>Total Assets</b>	<b>28,688,348</b>	<b>24,917,514</b>
<b><u>Liabilities</u></b>		
Long-term Liabilities	4,492,692	5,150,701
Other Liabilities	1,161,398	1,386,705
<b>Total Liabilities</b>	<b>5,654,090</b>	<b>6,537,406</b>
<b><u>Deferred Inflows of Resources</u></b>		
Property Taxes	2,728,766	2,397,322
Project Loan Revenue	255,000	270,000
<b>Total Deferred Inflows of Resources</b>	<b>2,983,766</b>	<b>2,667,322</b>
<b><u>Net Position</u></b>		
Net Investment in Capital Assets	4,717,888	3,397,562
Restricted	7,260,601	5,427,132
Unrestricted	8,072,003	6,888,092
<b>Total Net Position</b>	<b>\$ 20,050,492</b>	<b>\$ 15,712,786</b>

**City of University Heights, Ohio**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended December 31, 2014**

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Total assets increased \$3,770,834. The majority of the increase was due to increases in property taxes receivable, special assessment receivable and capital assets. The increases in property tax and special assessment receivable are due to an increase in the special assessment levy and property tax outstanding delinquencies. Total liabilities decreased by \$883,316, mainly due to debt payments and a decrease in accounts payable due to a project closeout in 2013.

A portion of the City's net position (23.53 percent) reflects the investments in capital assets less any related debt to acquire those assets that is still outstanding. These capital assets are used to provide services to the City's citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (36.21 percent) represents resources that have been restricted on how they may be used. The remaining balance of unrestricted net position \$8,072,003 may be used to meet the government's on-going obligations to its citizens and creditors.

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**City of University Heights, Ohio**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended December 31, 2014**

In order to further understand what makes up the changes in net position for the current year, Table 2 provides further details regarding the results of activities for the current year.

**Table 2 - Change in Net Position**

	Governmental Activities	
	2014	2013
<b>Revenues</b>		
Program Revenues:		
Charges for Services	\$ 2,067,768	\$ 2,140,037
Operating Grants and Contributions	558,544	459,085
Capital Grants and Contributions	1,138,032	2,639,105
General Revenues:		
Property Taxes	3,925,241	3,234,297
Municipal Income Taxes	9,197,485	9,673,350
Payments in lieu of taxes	532,984	1,586,553
Other Taxes	153,474	160,563
Grants and Entitlements	894,219	1,008,995
Investment income	51,244	(3,094)
All Other Revenue	49,159	50,557
<b>Total Revenues</b>	<b>18,568,150</b>	<b>20,949,448</b>
<b>Program Expenses</b>		
Security of Persons and Property	7,824,927	7,646,142
Public Health and Welfare	53,030	51,990
Leisure Time Activities	273,047	345,052
Community Development	987,427	2,611,262
Basic Utility Services	1,743,702	2,787,996
Transportation	1,630,875	1,310,913
General Government	1,630,793	1,305,691
Interest and Fiscal Charges	86,643	141,620
<b>Total Program Expenses</b>	<b>14,230,444</b>	<b>16,200,666</b>
Increase in Net Position	4,337,706	4,748,782
Net Position, Beginning of Year	15,712,786	10,964,004
<b>Net Position, End of Year</b>	<b>\$ 20,050,492</b>	<b>\$ 15,712,786</b>

**City of University Heights, Ohio**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended December 31, 2014**

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Total revenues decreased \$2,381,298 or 11.37 percent mainly due to decrease in capital grants and contributions and payments in lieu of taxes. The decreases are primarily related to a large 2013 reimbursement from the City of Cleveland for a water project and delinquent payments from the developer of the University Square Parking Garage. The Port Authority of Cleveland issued bonds for the development of the University Square Parking Garage. The City had passed Tax Increment financing ordinances authorizing debt payments in lieu of taxes to satisfy the developer's debt, which was held by respective bondholders. In 2014, the developer failed to make said payments in lieu of taxes to the City, a pass-through agent for the bondholders. Since the bonds were issued by the Port Authority of Cleveland, the City has no liability per the agreement and City legal counsel. The City's largest revenue source is income tax. The City's income tax rate is 2.5 percent of gross income. There is a credit of 1.0 percent for those residents who work in another municipality/subdivision where income tax is withheld. The City's collection agency is the Regional Income Tax Agency located in Brecksville, Ohio. During 2014, the income tax revenue was \$9,197,485. Another major revenue source is property taxes. The effective tax rate for 2014 was \$13.20 per \$1,000 of assessed valuation. The annual property tax is calculated using the taxable value (market value multiplied by 35 percent) of the property multiplied by the property effective tax rate levied by the City, Cuyahoga County, Cleveland Heights-University Heights City School District and Cleveland Heights-University Heights Public Library. During 2014, the property tax revenue was \$3,925,241.

Total program expenses decreased by \$1,970,222 or 12.16 percent in 2014 when compared to 2013. This decrease can be attributed mainly to a decrease in community development expense of \$1,623,835 due to the non-payment of assessments which the City would then forward to the Trustee related to the University Square Parking Garage, as described in the preceding paragraph. This decrease can also be attributed to decreases in basic utility services expense of \$1,044,294 and is offset by an increase in the transportation expense of \$319,962 and in general government expense of \$325,102. The increase in transportation and general government expense is due to an increase in city capital improvement projects.

Expenses are categorized by functions. The largest program expense, security of persons and property which includes police, fire, police and fire communications, traffic control, animal control, and public safety, was 54.99 percent of the total governmental expenses. The second largest program expense is basic utility service and represents 12.25 percent of the total governmental expenses. This program expense is made up of the sanitation department and the sewer maintenance. The City is a labor intensive industry and the expenses of the governmental activities are mainly salaries, wages and benefits. The City does have an annual road program which entails major and minor resurfacing of the various streets in University Heights. For the major resurfacing projects, the City has actively pursued grants and financial assistance from the Ohio Public Works Commission and the Ohio Water Development Authority. In addition, the City borrows on the open market by way of general obligation notes issued, which are rolled over year to year until paid down.

### **The City's Funds**

Information about the City's major funds starts on page 17. These funds are accounted for using the modified accrual basis of accounting.

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

**City of University Heights, Ohio**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended December 31, 2014**

As of the end of the year, the City's governmental funds reported combined ending fund balances of \$7,659,730, an increase of \$817,370 in comparison with the prior year. \$3,768,923 of the ending combined fund balance for 2014 constitutes *assigned and unassigned fund balance* combined, which is available for spending at the governments discretion. The remainder of fund balance is *nonspendable, restricted, or committed* to indicate that it is not available for new spending because it is not in spendable form or it has already been restricted or committed by external or internal constraints.

The General Fund is the main operating fund of the City. At the end of 2014, total fund balance for the General Fund was \$3,890,996. The General Fund balance increased by \$112,393 during the current fiscal year.

*General Fund Budgeting Highlights*

The most significant budgeted fund is the General Fund. Over the course of the year, the City Council revises the City's General Fund budget to prevent budget overruns.

The original and final appropriations, including other financing uses were the same in the amount of \$15,950,719. The actual charges to appropriations (expenditures) were \$1,663,436 below the final budgeted amount for the General Fund mostly due to the operating efficiencies and lower than expected retirements from police and fire personnel.

**Capital Assets and Debt Administration**

*Capital Assets*

At the end of 2014, the City of University Heights had \$7,804,341 invested in a broad range of capital assets, including land, buildings and improvements, equipment, vehicles, construction in progress and infrastructure.

Table 3 shows fiscal 2014 balances of capital assets as compared to 2013:

**Table 3 - Capital Assets at December 31 (Net of Depreciation)**

	Governmental Activities	
	2014	2013
Land	\$ 985,954	\$ 985,954
Construction-in-progress	269,583	244,996
Buildings and Improvements	881,157	919,337
Vehicles	659,165	433,188
Equipment	291,989	281,288
Infrastructures:		
Pavement	3,483,425	3,039,800
Storm Sewers	169,138	172,899
Sanitary Sewers	1,063,930	1,079,059
<b>Total Capital Assets</b>	<b>\$ 7,804,341</b>	<b>\$ 7,156,521</b>

**City of University Heights, Ohio**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended December 31, 2014**

The City has an aggressive stance on maintaining its assets, including infrastructure, in excellent condition. Vehicles such as fire trucks are planned for well in advance by the respective department heads and a scheduled maintenance and replacement timetable is followed to provide peak performance for the maximum time frame.

During 2014, the City purchased vehicles and equipment for \$439,009. The City performed street paving on Allison, Brockway, Conover, Charney (Hillbrook to Meadowbrook), Conover, Kerwin, Fenwick (Cedar to Silsby), Fenwick (Meadowbrook to Traymore), Silsby (Miramar to Belvoir), and Scholl. More detailed information about the City's capital assets is presented in Note 8 to the financial statements.

*Debt*

At December 31, 2014, the City of University Heights had \$3,331,208 in outstanding debt, of which \$2,055,000 was in general obligation bonds. Table 4 summarizes the outstanding debt obligations of the City.

**Table 4 - Outstanding Debt at December 31**

	Governmental Activities	
	2014	2013
General Obligation Bonds	\$ 2,055,000	\$ 2,420,000
OPWC Loans	643,033	718,888
SIB Loan	388,420	459,402
Promissory Note	-	100,000
Accrued Police Pension	244,755	252,144
Capital leases	-	60,669
<b>Total Outstanding Debt</b>	<b>\$ 3,331,208</b>	<b>\$ 4,011,103</b>

The City paid \$140,000 on principal for general obligation bonds on the Purvis Park Pool and \$225,000 on principal for 2013 various purpose bonds.

The City's general obligation bond rating continues to carry an A1 rating, assigned by national rating agencies to the City's debt since 1997. The State limits the amount of general obligation debt that cities can issue to 5.50 percent of the assessed value of all taxable property within the City's corporate limits. The City's outstanding general obligation debt is significantly below the state imposed limit.

The City paid \$70,982 on principal for the State Infrastructure Bank Loan for reconstruction of University Parkway.

On June 14, 2012 the City purchased Fuchs Mizrahi school property. A promissory note of \$600,000 was issued with payments of \$300,000 in 2012, \$200,000 in 2013 and \$100,000 in 2014 with an interest rate of 0%.

Other obligations include accrued police pension liability, accrued compensated absences, OPWC loans, and capital leases. More detailed information about the City's long-term liabilities is presented in Notes 11 and 12 to the basic financial statements.

**City of University Heights, Ohio**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended December 31, 2014**

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**Current Related Financial Activities**

In preparing for the budget for 2015, the City recognizes the economic downturn as a factor still affecting operations. Budget projections include no increase in income tax collections and stable wage costs. The City expects its budgetary constraints to continue based upon decisions made by the State including the elimination of estate tax revenues. To maintain the integrity of the budget in 2015, the City will continue to control spending, continue applying for grant funding to finance capital projects and continue a policy of "pay as you go" for capital expenditures. With no unforeseen impacts to revenue or expenses, the City anticipates the General Fund balance to remain consistent in 2015.

**Contacting the City of University Heights's Finance Department**

This financial report is designed to provide our citizens, taxpayers, investors and creditors with a general overview of the City's finances and to show the City's accountability for all money it receives, spends, or invests. If you have any questions about this report or need additional financial information, contact Larry Heiser, Director of Finance, at 2300 Warrensville Center Road, University Heights, Ohio 44118.

*Basic Financial Statements*

**City of University Heights, Ohio**  
**Statement of Net Position**  
**December 31, 2014**

	Governmental Activities
<b>ASSETS</b>	
Equity in Pooled Cash and Cash Equivalents	\$ 6,824,977
Cash and Cash Equivalents:	
Held by Trustee:	132,628
Materials and Supplies Inventory	76,212
Accounts Receivable	328,500
Accrued Interest Receivable	7,436
Intergovernmental Receivable	617,406
Project Loan receivable	255,000
Prepaid Items	75,301
Income Taxes Receivable	4,701,375
Property and Other Taxes Receivable	4,520,047
Special Assessments Receivable	3,345,125
Nondepreciable Capital Assets	1,255,537
Depreciable Capital Assets	6,548,804
<b>Total Assets</b>	<b>28,688,348</b>
 <b>LIABILITIES</b>	
Accounts Payable	312,840
Contracts Payable	154,524
Accrued Wages and Benefits	211,314
Intergovernmental Payable	414,890
Accrued Interest Payable	8,660
Unearned Revenue	59,170
Long-term Liabilities:	
Due within one year	1,202,507
Due in more than one year	3,290,185
<b>Total Liabilities</b>	<b>5,654,090</b>
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Taxes	2,728,766
Project Loan Revenue	255,000
<b>Total Deferred Inflows of Resources</b>	<b>2,983,766</b>
 <b>NET POSITION</b>	
Net Investment in Capital Assets	4,717,888
Restricted for:	
Debt Services	1,378,832
Capital Projects	792,702
Sewer Maintenance	2,289,237
Community Development	1,321,726
Street Maintenance and Lighting	1,198,395
Other Purposes	279,709
Unrestricted	8,072,003
<b>Total Net Position</b>	<b>\$ 20,050,492</b>

The notes to the basic financial statements are an integral part of this statement

**City of University Heights, Ohio**  
**Statement of Activities**  
**For the Year Ended December 31, 2014**

<u>Functions</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense)</u>
		<u>Charges for</u>	<u>Operating</u>	<u>Capital</u>	<u>Revenue and</u>
		<u>Services</u>	<u>Grants and</u>	<u>Grants and</u>	<u>Changes in Net</u>
			<u>Contributions</u>	<u>Contributions</u>	<u>Position</u>
					<u>Governmental</u>
					<u>Activities</u>
<b>Primary Government:</b>					
Governmental Activities:					
Security of Persons and Property	\$ 7,824,927	\$ 474,628	\$ 5,950	\$ -	\$ (7,344,349)
Public Health and Welfare	53,030	-	-	-	(53,030)
Leisure Time Activities	273,047	90,607	-	-	(182,440)
Community Development	987,427	940,377	-	-	(47,050)
Basic Utility Services	1,743,702	366,888	-	1,138,032	(238,782)
Transportation	1,630,875	-	552,594	-	(1,078,281)
General Government	1,630,793	195,268	-	-	(1,435,525)
Interest and Fiscal Charges	86,643	-	-	-	(86,643)
Total Governmental Activities	<u>\$ 14,230,444</u>	<u>\$ 2,067,768</u>	<u>\$ 558,544</u>	<u>\$ 1,138,032</u>	<u>(10,466,100)</u>
<b>General Revenues:</b>					
Property Taxes levied for:					
General Purposes					3,154,270
Debt Service Purpose					590,933
Special Revenue					180,038
Payments in Lieu of taxes					532,984
Municipal Income Taxes levied for:					
General Purposes					9,197,485
Other Taxes					153,474
Grants & Entitlements not restricted to specific programs					894,219
Investment Income					51,244
All Other Revenues					49,159
Total General Revenues					<u>14,803,806</u>
Change in Net Position					4,337,706
Net Position - Beginning of Year					<u>15,712,786</u>
<b>Net Position - End of Year</b>					<u><u>\$ 20,050,492</u></u>

The notes to the basic financial statements are an integral part of this statement

**City of University Heights, Ohio**  
**Balance Sheet – Governmental Funds**  
**December 31, 2014**

	<u>General Fund</u>	<u>Sewer Maintenance A</u>	<u>Urban Redevelopment</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>					
Equity in Pooled Cash and Cash Equivalents	\$ 2,866,449	\$ 940,619	\$ -	\$ 3,017,909	\$ 6,824,977
Cash and Cash Equivalents:					
Held by Trustee:	-	-	132,628	-	132,628
Materials and Supplies Inventory	47,122	-	-	29,090	76,212
Accrued Interest Receivable	7,436	-	-	-	7,436
Accounts Receivable	328,500	-	-	-	328,500
Intergovernmental Receivable	347,216	24,812	-	245,378	617,406
Prepaid Items	74,951	80	-	270	75,301
Income Taxes Receivable	4,701,375	-	-	-	4,701,375
Property and Other Taxes Receivable	3,699,012	-	-	821,035	4,520,047
Special Assessments Receivable	160,121	1,490,528	-	1,694,476	3,345,125
Project Loan Receivable	255,000	-	-	-	255,000
<b>Total Assets</b>	<u>\$ 12,487,182</u>	<u>\$ 2,456,039</u>	<u>\$ 132,628</u>	<u>\$ 5,808,158</u>	<u>\$ 20,884,007</u>
<b>LIABILITIES</b>					
<b>Liabilities:</b>					
Accounts Payable	\$ 129,953	\$ 162,022	\$ -	\$ 20,865	\$ 312,840
Accrued Wages and Benefits	204,222	1,530	-	5,562	211,314
Contracts Payable	-	-	-	154,524	154,524
Intergovernmental Payable	314,643	3,250	-	96,997	414,890
Unearned Revenue	59,170	-	-	-	59,170
<b>Total Liabilities</b>	<u>707,988</u>	<u>166,802</u>	<u>-</u>	<u>277,948</u>	<u>1,152,738</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Property Taxes and Project Revenue	2,486,914	-	-	496,852	2,983,766
Unavailable Revenue - Delinquent Property Taxes	1,427,853	-	-	324,183	1,752,036
Unavailable Revenue - Income Taxes	3,276,965	-	-	-	3,276,965
Unavailable Revenue - Special Assessments	159,899	1,490,528	-	1,694,476	3,344,903
Unavailable Revenue - Other	536,567	-	-	177,302	713,869
<b>Total Deferred Inflows of Resources</b>	<u>7,888,198</u>	<u>1,490,528</u>	<u>-</u>	<u>2,692,813</u>	<u>12,071,539</u>
<b>FUND BALANCES</b>					
Nonspendable	122,073	80	-	29,360	151,513
Restricted	-	798,629	132,628	2,808,037	3,739,294
Assigned	2,291,268	-	-	-	2,291,268
Unassigned	1,477,655	-	-	-	1,477,655
<b>Total Fund Balances</b>	<u>3,890,996</u>	<u>798,709</u>	<u>132,628</u>	<u>2,837,397</u>	<u>7,659,730</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 12,487,182</u>	<u>\$ 2,456,039</u>	<u>\$ 132,628</u>	<u>\$ 5,808,158</u>	<u>\$ 20,884,007</u>

The notes to the basic financial statements are an integral part of this statement

**City of University Heights, Ohio**  
**Reconciliation of Total Governmental Fund Balances to**  
**Net Position of Governmental Activities**  
**December 31, 2014**

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<b>Total Governmental Fund Balances</b>	\$	7,659,730
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*Amounts reported for Governmental Activities in the Statement of Net Position are different because:*

Capital Assets used in Governmental Activities are not financial resources and, therefore, are not reported in the funds.		7,804,341
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Other long-term assets are not available to pay for current-period expenditures and, therefore, are unavailable revenue in the funds:

Property taxes	1,752,036		
Municipal Income taxes	3,276,965		
Special assessments	3,344,903		
Intergovernmental	452,451		
Charges for services	261,418		
Total			9,087,773

In the Statement of Activities, interest is accrued on outstanding debt, whereas in Governmental funds, an interest expenditure is reported when due.		(8,660)
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Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:

General obligation bonds	(2,055,000)		
OPWC loans	(643,033)		
SIB Loan	(388,420)		
Accrued police pension	(244,755)		
Compensated absences	(1,161,484)		
Total			(4,492,692)

<b>Net Position of Governmental Activities</b>	<b>\$</b>	<b><u>20,050,492</u></b>
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The notes to the basic financial statements are an integral part of this statement

**City of University Heights, Ohio**  
**Statement of Revenues, Expenditures and Changes in Fund Balances -**  
**Governmental Funds**  
**For the Year Ended December 31, 2014**

	General Fund	Sewer Maintenance A	Urban Redevelopment	Other Governmental Funds	Total Governmental Funds
<b>REVENUES</b>					
Property Taxes	\$2,293,742	\$ -	\$ -	\$ 588,889	\$ 2,882,631
Municipal Income Taxes	9,163,890	-	-	-	9,163,890
Payments in lieu of taxes	-	-	532,984	-	532,984
Other Taxes	153,474	-	-	-	153,474
Intergovernmental	787,893	64,412	-	630,572	1,482,877
Interest	51,244	-	-	-	51,244
Licenses and Permits	385,011	-	-	-	385,011
Fines and Forfeitures	192,242	-	-	1,092	193,334
Charges for Services	550,275	-	-	-	550,275
Special Assessments	58,637	402,165	-	450,933	911,735
All Other Revenues	34,823	-	-	1,435	36,258
<b>Total Revenues</b>	<b>13,671,231</b>	<b>466,577</b>	<b>532,984</b>	<b>1,672,921</b>	<b>16,343,713</b>
<b>EXPENDITURES</b>					
Security of Persons and Property	6,756,334	-	-	997,097	7,753,431
Public Health and Welfare	53,030	-	-	-	53,030
Leisure Time Activities	265,257	-	-	-	265,257
Community Development	483,431	-	382,277	124,778	990,486
Basic Utility Services	1,030,383	436,334	-	201,527	1,668,244
Transportation	479,246	-	-	666,700	1,145,946
General Government	1,574,443	-	18,079	12,725	1,605,247
Capital Outlay	-	-	-	1,288,094	1,288,094
Debt Service:					
Principal Retirement	40,148	-	-	639,747	679,895
Interest and Fiscal Charges	839	-	-	88,774	89,613
<b>Total Expenditures</b>	<b>10,683,111</b>	<b>436,334</b>	<b>400,356</b>	<b>4,019,442</b>	<b>15,539,243</b>
Excess of Revenues Over (Under) Expenditures	2,988,120	30,243	132,628	(2,346,521)	804,470
<b>OTHER FINANCING SOURCES (USES)</b>					
Sale of Capital Assets	12,900	-	-	-	12,900
Transfer In	41	-	-	2,888,668	2,888,709
Transfer Out	(2,888,668)	-	-	(41)	(2,888,709)
<b>Total Other Financing Sources (Uses)</b>	<b>(2,875,727)</b>	<b>-</b>	<b>-</b>	<b>2,888,627</b>	<b>12,900</b>
Net Change in Fund Balances	112,393	30,243	132,628	542,106	817,370
Fund Balances - Beginning of Year	3,778,603	768,466	-	2,295,291	6,842,360
<b>Fund Balances - End of Year</b>	<b>\$3,890,996</b>	<b>\$ 798,709</b>	<b>\$ 132,628</b>	<b>\$ 2,837,397</b>	<b>\$ 7,659,730</b>

The notes to the basic financial statements are an integral part of this statement

**City of University Heights, 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, 2014**

**Net Change in Fund Balances - Total Governmental Funds** \$ 817,370

*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 capital outlay exceeded depreciation in the current period.

Capital outlay	\$ 1,188,445	
Depreciation	(534,509)	
Total		653,936

Governmental funds only report the disposal of capital assets to the extent proceeds are received from the sale. In the statement of activities, a gain or loss is reported for each disposal. (6,116)

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Property taxes	1,042,610	
Income taxes	33,595	
Special assessments	1,084,141	
Intergovernmental	(47,188)	
Charges for services	98,379	
Total		2,211,537

Repayment of various debt principal are expenditures in the Governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. 679,895

Some expenses 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.

Compensated absences	(21,886)	
Accrued interest	2,970	
Total		(18,916)

**Change in Net Position of Governmental Activities** \$ 4,337,706

The notes to the basic financial statements are an integral part of this statement

**City of University Heights, Ohio**  
**Statement of Revenues, Expenditures and Changes in Fund Balance –**  
**Budget and Actual (Non-GAAP Budgetary Basis) – General Fund**  
**For the Year Ended December 31, 2014**

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
				Over (Under)
<b>REVENUES:</b>				
Property Taxes	\$ 2,403,000	2,403,000	2,293,742	(109,258)
Municipal Income Taxes	8,640,000	8,640,000	9,229,345	589,345
Other Taxes	150,000	150,000	152,150	2,150
Licenses and Permits	397,000	397,000	385,121	(11,879)
Fines and Forfeitures	209,020	209,020	192,551	(16,469)
Special Assessments	55,000	55,000	58,415	3,415
Charges for Services	513,450	513,450	513,891	441
Intergovernmental	405,700	405,700	783,442	377,742
Interest	6,000	6,000	27,851	21,851
All Other Revenues	194,205	194,205	31,420	(162,785)
<b>Total Revenues</b>	<u>12,973,375</u>	<u>12,973,375</u>	<u>13,667,928</u>	<u>694,553</u>
<b>EXPENDITURES:</b>				
Current:				
General Government	2,064,865	2,064,865	1,822,655	242,210
Security of Persons and Property	8,149,634	8,149,634	6,999,148	1,150,486
Basic Utility Services	1,247,211	1,247,211	1,176,882	70,329
Transportation	483,065	483,065	479,367	3,698
Public Health and Welfare	53,030	53,030	53,030	-
Community Development	699,525	699,525	544,407	155,118
Leisure Time Activities	323,701	323,701	282,139	41,562
Principal Repayment	40,161	40,161	40,148	13
Interest and Fiscal Charges	839	839	839	-
<b>Total Expenditures</b>	<u>13,062,031</u>	<u>13,062,031</u>	<u>11,398,615</u>	<u>1,663,416</u>
<b>Excess of Revenues over Expenditures</b>	<u>(88,656)</u>	<u>(88,656)</u>	<u>2,269,313</u>	<u>2,357,969</u>
<b>OTHER FINANCING SOURCES (USES):</b>				
Sale of Fixed Assets	1,500	1,500	12,900	11,400
Transfers In	250,000	250,000	477	(249,523)
Transfers Out	(2,888,688)	(2,888,688)	(2,888,668)	20
<b>Total Other Financing Sources and Uses</b>	<u>(2,637,188)</u>	<u>(2,637,188)</u>	<u>(2,875,291)</u>	<u>(238,103)</u>
<b>Net Change in Fund Balance</b>	(2,725,844)	(2,725,844)	(605,978)	2,119,866
<b>Fund Balances, Beginning</b>	2,176,054	2,176,054	2,176,054	-
<b>Prior Year Encumbrances Appropriated</b>	553,122	553,122	553,122	-
<b>Fund Balances, Ending</b>	<u>\$ 3,332</u>	<u>\$ 3,332</u>	<u>\$ 2,123,198</u>	<u>2,119,866</u>

The notes to the basic financial statements are an integral part of this statement

**City of University Heights, Ohio**  
**Statement of Revenues, Expenditures and Changes in Fund Balance –**  
**Budget and Actual (Non-GAAP Budgetary Basis) – Sewer Maintenance A Fund**  
**For the Year Ended December 31, 2014**

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
				Over (Under)
<b>REVENUES:</b>				
Special Assessments	\$ 1,630,000	\$ 510,000	\$ 402,165	\$ (107,835)
Intergovernmental	-	-	39,600	39,600
<b>Total Revenues</b>	<u>1,630,000</u>	<u>510,000</u>	<u>441,765</u>	<u>(68,235)</u>
<b>EXPENDITURES:</b>				
Current:				
Basic Utility Services	2,104,685	984,685	725,351	259,334
<b>Total Expenditures</b>	<u>2,104,685</u>	<u>984,685</u>	<u>725,351</u>	<u>259,334</u>
Net Change in Fund Balance	(474,685)	(474,685)	(283,586)	191,099
Fund Balances, Beginning of Year	782,967	782,967	782,967	-
Prior Year Encumbrances Appropriated	441,238	441,238	441,238	-
<b>Fund Balances, End of Year</b>	<u>\$ 749,520</u>	<u>\$ 749,520</u>	<u>\$ 940,619</u>	<u>\$ 191,099</u>

The notes to the basic financial statements are an integral part of this statement

**City of University Heights, Ohio**  
**Statement of Revenues, Expenditures and Changes in Fund Balance –**  
**Budget and Actual (Non-GAAP Budgetary Basis) – Urban Redevelopment Fund**  
**For the Year Ended December 31, 2014**

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with
	<u>Original</u>	<u>Final</u>		Final Budget
				Over (Under)
<b>REVENUES:</b>				
Payment In Lieu of Taxes	\$ 6,000,000	\$ 532,984	\$ 532,984	-
<b>EXPENDITURES:</b>				
Current:				
General Government	-	32,500	18,079	14,421
Community Development	6,000,000	500,484	514,905	(14,421)
<b>Total Expenditures</b>	<u>6,000,000</u>	<u>532,984</u>	<u>532,984</u>	<u>-</u>
Net Change in Fund Balance	-	-	-	-
Fund Balances, Beginning of Year	-	-	-	-
<b>Fund Balances, End of Year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The notes to the basic financial statements are an integral part of this statement

**City of University Heights, Ohio**  
**Statement of Fiduciary Net Position**  
**Fiduciary Funds**  
**December 31, 2014**

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	<u>Agency Funds</u>
<b>ASSETS</b>	
Equity in Pooled Cash and Cash Equivalents	\$ 326,552
<b>Total Assets</b>	<u>\$ 326,552</u>
<b>LIABILITIES</b>	
Deposits Held and Due to Others	\$ 326,552
<b>Total Liabilities</b>	<u>\$ 326,552</u>

The notes to the basic financial statements are an integral part of this statement

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2014**

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**NOTE 1: The Reporting Entity**

The City of University Heights, Ohio (the “City”) is a municipal corporation governed by an elected mayor and council.

A reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements are not misleading. The primary government of the City consists of all funds, departments, boards and agencies that are not legally separate from the City. For the City of University Heights, this includes police protection, fire fighting and prevention, street maintenance and repairs, building inspection, parks and recreation.

Component units are legally separate organizations for which the City is financially accountable. The City is financially accountable for an organization if the City appoints a voting majority of the organization’s governing board and (1) the City is able to significantly influence the programs or services performed or provided by the organization; or (2) the City is legally entitled to or can otherwise access the organization’s resources; the City is legally obligated or has otherwise assumed the responsibility to finance deficits of, or provide financial support to, the organization. Component units may also include organizations that are fiscally dependent on the City in that the City approves the budget, the issuance of debt, or the levying of taxes. The City does not have any component units.

**NOTE 2: Summary of Significant Accounting Policies**

The financial statements of the City 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.

**A. Basis of Presentation**

The City’s basic financial statements consist of government-wide statements, including a Statement of Net Position and a Statement of Activities, and fund financial statements which provide a more detailed level of financial information.

*Government-Wide Financial Statements*

The Statement of Net Position and the Statement of Activities display information about the City as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. Internal activity is eliminated to avoid doubling up revenues and expenses.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 2: **Summary of Significant Accounting Policies** (Continued)

A. **Basis of Presentation** (Continued)

The Statement of Net Position presents the financial condition of the governmental activities of the City at year-end. The Statement of Activities presents a comparison between direct expenses and program revenues for each program or function of the City'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 not classified as program revenues are presented as general revenues of the City, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental function or business activity is self-financing or draws from the general revenues of the City.

*Fund Financial Statements*

During the year, the City segregates transactions related to certain City 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 City at this more detailed level. The focus of governmental fund 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. Fiduciary funds are reported by type.

B. **Fund Accounting**

The City 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. There are three categories of funds: governmental, proprietary, and fiduciary. The City does not maintain any proprietary 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 deferred outflows of resources compared to liabilities and deferred inflows of resources is reported as fund balance. The following are the City'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 City for any purpose provided it is expended or transferred according to the charter of the City and/or the general laws of Ohio.

*Sewer Maintenance "A" Special Revenue Fund* - The Sewer Maintenance "A" Special Revenue Fund accounts for all maintenance of the sewers.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 2: **Summary of Significant Accounting Policies** (Continued)

**B. Fund Accounting** (Continued)

*Urban Redevelopment Special Revenue Fund* - The Urban Redevelopment Tax Increment Equivalent Special Revenue Fund is used to collect service payments made in lieu of taxes and distributed to the Cleveland-Cuyahoga County Port Authority and Cleveland Heights-University Heights City School District.

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

*Fiduciary Funds*

Fiduciary fund reporting focuses on net position. The fiduciary fund category is split into four classifications: pension trust funds, investment trust funds, private purpose trust funds and agency funds. Trust funds are used to account for assets held by the City under a trust agreement for individuals, private organizations, or other governments and are therefore not available to support the City's own programs. The City's agency funds are purely custodial in nature (assets equal liabilities) and thus do not involve measurement of results of operations. The City's own fiduciary funds are agency funds which consist primarily of construction deposits.

**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 City are included on the Statement of Net Position, except for fiduciary funds. The Statement of Activities presents increases (e.g. revenues) and decreases (e.g. expenses) in total net position.

*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 deferred outflows along with current liabilities and deferred inflows 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 reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 2: **Summary of Significant Accounting Policies** (Continued)

C. **Measurement Focus** (Continued)

Like the government-wide statements, all proprietary funds are accounted for on a flow of economic resources measurement focus. All assets and deferred outflows along with all liabilities and deferred inflows associated with the operation of these funds are included on the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Fund Net Position presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position. The Statement of Cash Flows provides information about how the City finances and meets the cash flow needs of its proprietary activities. The City has no proprietary funds.

Fiduciary funds are reported using a flow of the economic resources measurement focus.

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; proprietary funds also use the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred inflows of resources and in the presentation of expenses versus expenditures.

*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 year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Available period for the City is sixty days after year-end.

Non-exchange transactions, in which the City 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 year for which the taxes are levied (see Note 7).

Revenue from grants, entitlements and donations is recognized in the 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 City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City 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: income tax, state-levied locally shared taxes (including gasoline tax and motor vehicle license fees), fines and forfeitures, interest, grants and entitlements, and rentals.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 2: **Summary of Significant Accounting Policies** (Continued)

D. **Basis of Accounting** (Continued)

**Deferred Outflows/Inflows of Resources** - In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources, represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. For the City, there were no deferred outflows of resources in 2014.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. For the City, deferred inflows of resources include property taxes, project revenue and unavailable revenues. Property taxes represent amounts for which there is an enforceable legal claim as of December 31, 2014, but which were levied to finance year 2015 operations and project revenue represents imposed nonexchange revenues. These amounts have been recorded as deferred inflows on both the government-wide statement of net position and the governmental fund financial statements. Unavailable revenue is reported only on the governmental funds balance sheet, and represents receivables which will not be collected within the available period. For the City, unavailable revenue includes delinquent property taxes, income taxes, special assessments, and other. These amounts are deferred and recognized as inflows of resources in the period the amounts become available.

*Expenses/Expenditures*

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

E. **Budgetary Process**

Annual budgets are adopted on a cash basis for all governmental funds. All annual appropriations lapse at fiscal year end.

The Mayor submits an annual tax budget for the following fiscal year to City Council by July 15 for consideration and passage. The adopted budget 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.

The appropriated budget is prepared at the fund, department, personal services and other expenses level for all funds, which is the legal level of control. Transfers of appropriations between departments require the approval of the Council. Expenditures may not exceed appropriations at the legal level of control.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 2: **Summary of Significant Accounting Policies** (Continued)

E. **Budgetary Process** (Continued)

Encumbrance accounting is employed in governmental funds. Encumbrances (e.g., purchase orders and contracts) outstanding at year end are reported as reservations of fund balances and do not constitute expenditures or liabilities because the commitments will be reappropriated and honored during the subsequent year.

F. **Cash and Cash Equivalents**

To improve cash management, cash received by the City is pooled. Monies for all funds, except the investment trust fund, are maintained in this pool. Individual fund integrity is maintained through City records. Each fund's interest in the pool is presented as "equity in pooled cash and cash equivalents" on the balance sheet.

The City utilizes a trustee to hold monies related to the Tax Increment Financing Project. The balance at year end is related to disbursements not yet made.

During 2014, the portfolio was limited to a money market mutual fund, negotiable certificates of deposits, federal agencies and State Treasury Asset Reserve of Ohio (STAR Ohio).

Except for nonparticipating investment contracts, investments are reported at fair value which is based on quoted market prices. Nonparticipating investment contracts such as nonnegotiable certificates of deposit and repurchase agreements are reported at cost.

STAR Ohio is an investment pool managed by the State Treasurer's Office which allows governments within the State to pool their funds for investment purposes. STAR Ohio 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 STAR Ohio are valued at STAR Ohio's share price, which is the price the investment could be sold for on December 31, 2014.

Investment procedures are restricted by the provisions of the Ohio Revised Code. Interest revenue credited to the General Fund during 2014 amounted to \$51,244, which includes \$30,698 assigned from other funds. GASB Statement No. 31 requires the change in fair value to be reported as revenue. During 2014, the change in fair value decreased the City's total investments by \$6,781. This decrease of the change in fair value resulted in the City presenting a negative amount in interest income on the financial statements.

Investments of the cash management pool and investments with original maturities of three months or less at the time they are purchased by the City are presented on the financial statements as cash equivalents.

G. **Inventory**

Inventories are stated at cost, on the first-in, first-out basis. Inventories of governmental funds are recorded as expenditures when purchased.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 2: **Summary of Significant Accounting Policies** (Continued)

**H. Prepaid Items**

Payments made to vendors for services that will benefit periods beyond December 31, 2014, are recorded as prepaid items using the allocation method by recording a current asset for the prepaid amount and reflecting the expenditure/expense in the year in which services are consumed.

**I. Capital Assets**

General capital assets are those long-lived assets of the City as a whole. These assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities column of the government-wide Statement of Net Position but are not reported in the fund financial statements.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated fixed assets are recorded at their fair market values as of the date received. The City maintains a capitalization threshold of five thousand dollars. The City's infrastructure consists of pavement, storm sewers, and sanitary sewers. Improvements that add to the value of the asset or materially extend the life of an asset are capitalized; the costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are not.

All 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 City'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>
Buildings and improvements	10-40 years
Equipment	5-7 years
Vehicles	5-7 years
Infrastructure	20-99 years

**J. Interfund Balances**

On the fund financial statements, receivables and payables resulting from transactions between funds for services provided or goods received and from short-term interfund loans are classified as "interfund receivables/payables." Interfund balance amounts are eliminated in the Statement of Net Position.

**K. Accrued Liabilities and Long-Term Obligations**

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

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 2: **Summary of Significant Accounting Policies** (Continued)

**K. Accrued Liabilities and Long-Term Obligations** (Continued)

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources, are reported as obligations of the funds. However, claims, judgments and compensated absences that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they are due for payment during the current year. Bonds, capital leases, and long-term loans are recognized as a liability on the fund financial statements when due.

**L. Compensated Absences**

The City accrues vacation and sick leave benefits as earned by its employees if the leave is attributable to past service and it is probable that the City will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement.

The City accrued these benefits for those employees who currently are eligible to receive termination payments, as well as other employees who are expected to become eligible in the future. These benefits are measured using the pay rates in effect at December 31, 2014.

**M. Fund Balance**

Fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

*Nonspendable* – The nonspendable fund balance classification includes amounts that cannot be spent because they are not spendable in form, or legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of loans receivable, as well as properly acquired for resale, unless the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned.

*Restricted* – Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or is imposed by law through constitutional provisions.

*Committed* – The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by a formal action (ordinance) of the City’s Council. Those committed amounts cannot be used for any other purpose unless the City’s Council removes or changes the specified use by taking the same type of action (ordinance) it employed to previously commit those amounts. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 2: **Summary of Significant Accounting Policies** (Continued)

M. **Fund Balance** (Continued)

*Assigned* – Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the General Fund, assigned amounts would represent intended uses established by City Council.

*Unassigned* – Unassigned fund balance is the residual classification for the General Fund and includes all spendable amounts not contained in the other classification. In the other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

The City applies restricted resource first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

N. **Net Position**

Net Position is the residual amount when comparing assets and deferred outflows of resources to liabilities and deferred inflows of resources. The net investment in capital assets component of net position 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. The restricted component of net position is reported when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

The government-wide statement of net position reports \$7,260,601 of the restricted component of net position, none of which is restricted by enabling legislation. The City applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted components of net position are available.

O. **Interfund Activity**

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds. Repayments from funds responsible for particular expenditures to the funds that initially paid for them are not presented on the financial statements.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 2: **Summary of Significant Accounting Policies** (Continued)

**P. 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 City Administration and that are either unusual in nature or infrequent in occurrence. Neither type of transaction occurred during 2014.

**Q. 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**

**A. Change in Accounting Principles**

GASB Statement Number 67, *Financial Reporting for Pension Plans-an amendment of GASB Statement No. 25*. The objective of this Statement is to improve financial reporting by state and local governmental pension plans. The requirements of this Statement are effective for financial statements for periods beginning after June 15, 2013 and have been implemented by the City.

GASB Statement Number 69, *Government Combinations and Disposals of Government Operations*. The objective of this Statement establishes accounting and financial reporting standards related to government combinations and disposals of government operations. The requirements of this Statement are effective for financial statements for periods beginning after December 15, 2013 and have been implemented by the City.

GASB Statement Number 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*. The objective of this Statement is to improve the recognition, measurement, and disclosure guidance for state and local governments that have extended or received financial guarantees that are nonexchange transactions. The requirements of this Statement are effective for financial statements for periods beginning after June 15, 2013 and have been implemented by the City.

These GASB Statements did not have an effect on the City's financial statements

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

NOTE 4: **Fund Balances**

Fund balance is classified as nonspendable, restricted, committed, assigned and/or unassigned based primarily on the extent to which the City is bound to observe constraints imposed upon the use of the resources in the governmental funds. The constraints placed on fund balance for the major governmental funds and all other funds are presented below

	General	Sewer Maintenance A	Urban Redevelopment	Other Governmental Funds	Total
<b>Components of Fund Balance:</b>					
<i>Nonspendable</i>					
Prepaid Items	\$ 74,951	\$ 80	\$ -	\$ 270	\$ 75,301
Inventories	47,122	-	-	29,090	76,212
<i>Total Nonspendable</i>	<u>122,073</u>	<u>80</u>	<u>-</u>	<u>29,360</u>	<u>151,513</u>
<i>Restricted</i>					
Streets and Highways	-	-	-	450,022	450,022
Law Enforcement	-	-	-	193,609	193,609
Sewers	-	798,629	-	-	798,629
Street Lighting	-	-	-	32,860	32,860
Tree Improvement	-	-	-	464,969	464,969
Recycling	-	-	-	10,000	10,000
Community	-	-	-	50,201	50,201
Energy Projects	-	-	-	39,178	39,178
General Bond Retirement	-	-	-	412,748	412,748
Sewer Bond Retirement	-	-	-	361,748	361,748
TIF	-	-	132,628	-	132,628
Capital Improvements	-	-	-	792,702	792,702
<i>Total Restricted</i>	<u>-</u>	<u>798,629</u>	<u>132,628</u>	<u>2,808,037</u>	<u>3,739,294</u>
<i>Assigned</i>					
Fiscal Year 2015 Appropriations	1,680,092	-	-	-	1,680,092
Purchases on Order	610,780	-	-	-	610,780
Off street parking	396	-	-	-	396
<i>Total Assigned</i>	<u>2,291,268</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,291,268</u>
<i>Unassigned</i>					
	1,477,655	-	-	-	1,477,655
<b>Total Fund Balance</b>	<u><u>\$ 3,890,996</u></u>	<u><u>\$ 798,709</u></u>	<u><u>\$ 132,628</u></u>	<u><u>\$ 2,837,397</u></u>	<u><u>\$7,659,730</u></u>

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

NOTE 5: **Budgetary Basis of Accounting**

While 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 and disbursements.

The Statements of Revenues, Expenditures, and Changes in Fund Balances - Budget (Non-GAAP Budgetary Basis) and Actual presented on the budgetary basis to provide a meaningful comparison of actual results with the budget. The major differences between the budget basis and the GAAP basis are identified as follows:

- (a) Revenues are recorded when received in cash (budget basis) as opposed to when susceptible to accrual (GAAP basis);
- (b) Expenditures are recorded when paid in cash (budget basis) as opposed to when the liability is incurred (GAAP basis);
- (c) Encumbrances are treated as expenditures (budget basis) rather than as a part of restricted, committed, or assigned fund balance (GAAP basis).

The following table summarizes the adjustments necessary to reconcile the GAAP basis statements to the budgetary basis statements for the General Fund and Sewer Maintenance "A" Fund.

Net Change in Fund Balance			
	General	Sewer Maintenance A	Urban Redevelopment
GAAP Basis	\$ 112,393	\$ 30,243	\$ 132,628
Increase (Decrease) Due to:			
Revenue Accruals	(2,867)	(24,812)	-
Expenditure Accruals	25,177	(289,017)	(132,628)
Net Impact of Encumbrances	<u>(740,681)</u>	<u>-</u>	<u>-</u>
Budgetary Basis	<u><u>\$ (605,978)</u></u>	<u><u>\$ (283,586)</u></u>	<u><u>\$ -</u></u>

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 6: **Deposits and Investments**

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

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

Inactive deposits are monies identified as not required for use within the current five year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to, passbook accounts. Interim monies are those monies which are not needed for immediate use but which will be needed before the end of the current period of designation of depositories. Interim monies may be deposited or invested in the following securities:

1. 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 and interest by the United States;
2. 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;
3. 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;
4. Investment grade obligations of state and local governments, and public authorities;
5. No-load money market mutual funds consisting exclusively of obligations described in division (1) or (2) 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; and,
6. The State Treasurer's investment pool (STAR Ohio).

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 City, and must be purchased with the expectation that it will be held to maturity.

Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or qualified trustee or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

NOTE 6: **Deposits and Investments** (Continued)

**Deposits**

*Custodial credit risk* is the risk that in the event of bank failure, the City's deposits may not be returned to it. The City has no deposit policy for custodial risk beyond the requirements of State statute. Ohio law requires that deposits either be insured or protected by eligible securities pledged to and deposited either within the City or a qualified trustee by the financial institution as security for repayment, or by a collateral pool of eligible securities deposited with a qualified trustee and pledged to secure the repayment of all public monies deposited in the financial institution whose market value at all times shall be at least one hundred and five percent of the deposits being secured.

At year-end, the carrying amount of the City's deposits was \$2,359,869 (includes cash held by trustee) and the bank balance was \$2,460,700. Of the bank balance, \$788,074 was covered by Federal depository insurance and \$1,672,626 was uninsured and collateralized with securities held by the pledging institution's trust department, not in the City's name.

**Investments**

Investments are reported at fair value. As of December 31, 2014, the city had the following investments:

	Fair Value	Credit Rating	Investment Maturities (in Years)		
			<1	1-3	3-5
<u>Investment Type:</u>					
Money Market Mutual Fund	\$ 14,884	N/A	\$ 14,884	\$ -	\$ -
Negotiable CD's	1,595,499	N/A	251,178	748,308	596,014
U.S. Agencies	3,313,905	Aaa/AA+	-	497,495	2,816,410
Total Investments	<u>4,924,288</u>		<u>\$ 266,062</u>	<u>\$ 1,245,803</u>	<u>\$ 3,412,424</u>

*Interest Rate Risk* arises because potential purchasers of debt securities will not agree to pay face value for those securities if interest rates subsequently increase. The City's investment policy addresses interest rate risk requiring that the City's investment portfolio be structured so that securities mature to meet cash requirements for ongoing operations and/or long-term debt payments, thereby avoiding that need to sell securities on the open market prior to maturity and by investing operating funds primarily in short-term investments. The City's investment policy also limits security purchases to those that mature within five years unless specifically matched to a specific cash flow. To date, no investments have been purchased with a life greater than one year.

*Custodial Risk* for investments is the risk that, in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. All financial institutions and broker/dealers who desire to become qualified for investment transactions with the City must meet a set of prescribed standards and be periodically reviewed.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 6: **Deposits and Investments** (Continued)

**Investments** (Continued)

*Credit Risk* is addressed by the City's investment policy by the requirements that all investments are authorized by Ohio Revised Code and that portfolio be diversified both by types of investment and issuer. See credit ratings provided by Moody's and Standard & Poor's, respectively, in the above table.

*Concentration of Credit Risk* is defined by the Governmental Accounting Standards Board as five percent or more in the securities of a single issuer. The City's investment policy places no limit on the amount the City may invest in one issuer.

NOTE 7: **Receivables**

A. **Property Taxes**

Property taxes include amounts levied against all real property and public utility tangible personal property located in the City. Property tax revenue received during 2014 for real and public utility property taxes represents collections for 2013 taxes. Property tax payments received during 2014 for tangible personal property, except for public utility property, are for prior year unpaid tangible personal property taxes.

Real property taxes (other than public utility property) are levied after October 1 on the assessed value listed as of the prior January 1, the lien date. Assessed values are established by the Cuyahoga County Auditor at 35 percent of the appraised market value, and reappraisal of all property is required every six years with a triennial update. The last reappraisal was completed for tax year 2013 affecting collections beginning in 2014.

Real property taxes are payable annually or semi-annually. If paid annually, payment is due January 20; if paid semi-annually, the first payment is due mid January with the remainder payable by mid July. Taxes not paid become delinquent after December 31 of the year in which payable. Under certain circumstances, state statute permits earlier or later payment dates to be established.

Public utility tangible personal property currently is assessed at varying percentages of true value; public utility real property is assessed at 35 percent of true value. Public utility real and tangible personal property taxes collected during the calendar year were levied in the preceding calendar year based on assessed values as of January 1 of that preceding year, the lien date.

Tangible personal property used in business (except for public utilities) was phased out – the assessment percentage for all property including inventory for 2014 is zero. Amounts for prior year unpaid tangible personal property taxes may still be collected. Under Ohio law, personal property taxes do not attach as a lien on the personal property.

While property tax rates are levied by the City, the Cuyahoga County Fiscal Officer is statutorily responsible for administering and collecting real property taxes on the behalf of all taxing authorities in the county, including the City.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 7: **Receivables** (Continued)

A. **Property Taxes** (Continued)

The tax rate levied to finance the City's services for the year ended December 31, 2014 was \$13.20. The assessed values of real and public utility property upon which 2014 property tax receipts were based are as follows:

Property Category	Assessed Value
Residential/agricultural	\$ 212,876,900
Commerical/industrial	27,846,660
Public Utility	3,120,740
Total	\$ 243,844,300

B. **Income Taxes**

The City levies municipal income tax of 2.5 percent on all salaries, wages, commissions and other compensation, and net profits earned within the City, as well as incomes of residents earned outside of the City. In the latter case, the City does allow a 1 percent credit for income tax paid to another municipality.

Employers within the City are required to withhold income tax on employee compensation and remit the tax to the City either monthly or quarterly as required. Corporations and other individual taxpayers are required to pay their estimated tax quarterly and file a declaration annually. The Regional Income Tax Agency collects municipal income taxes for the City. Income tax revenue is credited entirely to the General Fund.

C. **Intergovernmental Receivables**

A summary of intergovernmental receivables follows:

Revenue Description	Amount
Local Government	\$ 179,099
Homestead and Rollback	206,443
Gasoline and Auto Registration tax	197,200
Permissive tax and Liquor Permits	5,951
Estate tax	1,901
Miscellaneous	26,812
Total	\$ 617,406

D. **Project Loan Receivables**

The City has a long-term project development agreement related to the City's TIF Project. Accounts receivable for the project is due in annual installments on the first business day of January through 2032 in the amount of \$15,000. As of December 31, 2014, \$255,000 is outstanding.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

NOTE 8: **Capital Assets**

Capital asset activity for government the year ended December 31, 2014, was as follows:

	Balance 12/31/2013	Additions	Deletions	Balance 12/31/2014
<b><u>Governmental Activities</u></b>				
Capital Assets, not being depreciated:				
Land	\$ 985,954	\$ -	\$ -	\$ 985,954
Construction in progress	244,996	24,587	-	269,583
Total non-depreciable assets	<u>1,230,950</u>	<u>24,587</u>	<u>-</u>	<u>1,255,537</u>
Capital Assets, being depreciated:				
Buildings and Improvements	2,037,179	12,309	-	2,049,488
Vehicles	3,166,675	375,868	(272,796)	3,269,747
Equipment	1,392,170	63,141	(32,984)	1,422,327
Infrastructure:				
Pavement	5,488,061	712,540	-	6,200,601
Storm Sewers	230,271	-	-	230,271
Sanitary Sewers	1,235,057	-	-	1,235,057
Total Capital Assets, being depreciated	<u>13,549,413</u>	<u>1,163,858</u>	<u>(305,780)</u>	<u>14,407,491</u>
Less Accumulated depreciation:				
Buildings and Improvements	(1,117,842)	(50,489)	-	(1,168,331)
Vehicles	(2,733,487)	(144,435)	267,340	(2,610,582)
Equipment	(1,110,882)	(51,780)	32,324	(1,130,338)
Infrastructure:				
Pavement	(2,448,261)	(268,915)	-	(2,717,176)
Storm Sewers	(57,372)	(3,761)	-	(61,133)
Sanitary Sewers	(155,998)	(15,129)	-	(171,127)
Total Accumulated depreciation	<u>(7,623,842)</u>	<u>(534,509)</u>	<u>299,664</u>	<u>(7,858,687)</u>
Total Capital Assets being depreciated, net	<u>5,925,571</u>	<u>629,349</u>	<u>(6,116)</u>	<u>6,548,804</u>
<b>Governmental Activities Capital Assets, net</b>	<u><u>\$ 7,156,521</u></u>	<u><u>\$ 653,936</u></u>	<u><u>\$ (6,116)</u></u>	<u><u>\$ 7,804,341</u></u>

Depreciation expense was charged to governmental activities as follows:

Security of Persons and Property	\$ 61,027
Leisure Time Activities	7,790
Community Development	8,894
Basic Utility Services	32,565
Transportation	420,429
General Government	3,804
	<u><u>\$ 534,509</u></u>

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 9: **Pension Plans**

**A. Ohio Public Employees Retirement System**

The City of University Heights participates in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The Traditional Pension Plan is a cost-sharing, multiple-employer defined benefit pension plan. The Member-Directed Plan is a defined contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20 percent per year). Under the Member-Directed Plan, members accumulate retirement assets equal to the value of member and (vested) employer contributions plus any investment earnings. The Combined Plan is a cost-sharing, multiple-employer defined benefit pension plan. Under the Combined Plan, OPERS invests employer contributions to provide a formula retirement benefit similar in nature to, but less than, the Traditional Pension Plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the Member-Directed Plan.

OPERS provides retirement, disability, survivor and death benefits and annual cost-of-living adjustments to members of the Traditional Pension and the Combined Plans. Members of the Member-Directed Plan do not qualify for ancillary benefits. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report. Interested parties may obtain a copy by visiting [www.opers.org/investments/cafr.shtml](http://www.opers.org/investments/cafr.shtml), by writing to OPERS, 277 East Town Street, Columbus, OH 43215-4642, or by calling (614) 222-5601 or (800) 222-7377.

The Ohio Revised Code provides statutory authority for member and employer contributions. For 2014, the members of all three plans were required to contribute 10.00 percent of their earnable salaries. The City's contribution rate was 14.00 percent of earnable salary. The pension allocation for the Traditional and Combined Plans was 12.00 percent during calendar year 2014.

The City's required pension contributions for the Traditional Pension and Combined Plans for the years ended December 31, 2014, 2013, and 2012 were \$281,617, \$281,977, and \$235,880, respectively; 92.72 percent has been contributed for 2014, and 100 percent for 2013 and 2012.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 9: **Pension Plans** (Continued)

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

The City of University Heights contributes to the Ohio Police and Fire Pension Fund (OP&F), a cost-sharing, multiple-employer defined benefit pension plan. The OP&F provides retirement and disability pension benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by the Ohio State Legislature and are codified in Chapter 742 of the Ohio Revised Code. OP&F issues a publicly available financial report that includes financial information and required supplementary information for the Plan. That report may be obtained by writing to the OP&F, 140 East Town Street, Columbus, Ohio 43215-5164. That report is also available on OP&F's website at [www.op-f.org](http://www.op-f.org).

From January 1, 2014 thru July 1, 2014, Plan members were required to contribute 10.75 percent of their annual covered salary. From July 2, 2014 thru December 31, 2014, Plan members were required to contribute 11.50 percent of their annual covered salary. Throughout 2014, the City was required to contribute 19.50 percent and 24.00 percent for police officers and firefighters, respectively.

The portion of the City's contributions to fund pension obligations from January 1, 2014 thru December 31, 2014 for police officers and firefighters was 19.00 percent and 23.50 percent, respectively. The City's contributions for pension obligations to the OP&F for police and firefighters were \$348,192 and \$420,283 for the year ended December 31, 2014, \$356,697 and \$443,208 for the year ended December 31, 2013, and \$297,057 and \$392,577 for the year ended December 31, 2012. The full amount has been contributed for 2013 and 2012. For 2014, 90.97 percent for police and 92.36 percent for firefighters has been contributed, with the remainder being reported as a liability.

NOTE 10: **Post-Employment Benefits**

**A. Ohio Public Employees Retirement System**

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

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment healthcare plan, which includes a medical plan, prescription drug program, and Medicare Part B premium reimbursement, to qualifying benefit recipients of both the Traditional Pension and the Combined Plans. Members of the Member-Directed Plan do not qualify for ancillary benefits, including post-employment health care coverage.

In order to qualify for post-employment health care coverage, age and service retirees under the Traditional Pension and Combined Plans must have ten or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post-Employment Benefit (OPEB) as described in GASB Statement No. 45. OPERS' eligibility requirements for post-employment health care coverage changed for those retiring on and after January 1, 2015. Please see the Plan Statement in the OPERS 2013 CAFR for details.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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**A. Ohio Public Employees Retirement System** (Continued)

The Ohio Revised Code permits, but does not mandate, OPERS to provide the OPEB Plan to its eligible benefit recipients. Authority to establish and amend health care coverage is provided in Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report. Interested parties may obtain a copy by visiting [www.opers.org/investments/cafr.shtml](http://www.opers.org/investments/cafr.shtml), by writing to OPERS, 277 East Town Street, Columbus, OH 43215-4642, or by calling (614) 222-5601 or (800) 222-7377.

*Funding Policy* - The Ohio Revised Code provides the statutory authority requiring public employers to fund post-retirement health care through their contributions to OPERS. A portion of each employer's contribution to OPERS is set aside for the funding of post-retirement health care coverage. The 2014 local government employer contribution rate was 14.00 percent of earnable salary. The Ohio Revised Code currently limits the employer contribution to a rate not to exceed 14.00 percent of earnable salaries for local government employers. Active members do not fund the OPEB Plan.

OPERS' Post-employment Health Care plan was established under, and is administered in accordance with, Internal Revenue Code 401(h). Each year, the OPERS Board of Trustees determines the portion of the employer contribution rate that will be set aside for funding of post employment health care. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 2.00 percent during calendar year 2014. Effective January 1, 2015, the portion of employer contributions allocated to health care remains at 2.00 percent for both plans, as recommended by OPERS actuary. The OPERS Board of Trustees is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care benefits provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The City's actual employer contributions for December 31, 2014, 2013 and 2012 which were used to fund post-employment benefits were \$46,936, \$21,691, and \$94,352, respectively; 92.72 percent has been contributed for 2014, and 100 percent for 2013 and 2012.

Changes to the health care plan were adopted by the OPERS Board of Trustees on September 19, 2012, with a transition plan commencing January 1, 2014. With the passage of pension legislation under SB 343 and the approved health care changes, OPERS expects to be able to consistently allocate 4.00 percent of the employer contributions toward the health care fund after the end of the transition period.

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

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

OP&F provides access to post-retirement health care coverage for any person who receives or is eligible to receive a monthly service, disability, or statutory survivor benefit or is a spouse or eligible dependent child of such person. The health care coverage provided by OP&F meets the definition of an Other Post-Employment Benefit (OPEB) as described in GASB Statement No. 45.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 10: **Post-Employment Benefits** (Continued)

**B. Ohio Police and Fire Pension Fund** (Continued)

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

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

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

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

The Board of Trustees is authorized to allocate a portion of the total employer contributions made into the pension plan to the Section 115 Trust and the Section 401(h) account as the employer contribution for retiree health care benefits. The portion of employer contributions allocated to health care was 0.50 percent of covered payroll from January 1, 2014 thru December 31, 2014. The amount of employer contributions allocated to the health care plan each year is subject to the Trustees' primary responsibility to ensure that pension benefits are adequately funded and is limited by the provisions of the Sections 115 and 401(h).

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

The City's contributions to OP&F which were allocated to fund post-employment health care benefits for police and firefighters were \$110,265 and \$102,078 for the year ended December 31, 2014, \$80,782 and \$78,995 for the year ended December 31, 2013, and \$157,265 and \$153,617 for the year ended December 31, 2012, respectively. For 2014, 90.97 percent for police and 92.36 percent for firefighters has been contributed, with the remainder being reported as a liability. The full amount has been contributed for 2013 and 2012.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

**NOTE 11: Long-Term Obligations**

Bonded debt and other long-term obligations payable activity for the year ended December 31, 2014 was as follows:

	<b>Balance</b>			<b>Balance</b>	<b>Due</b>
	<b>12/31/2013</b>	<b>Additions</b>	<b>Retired</b>	<b>12/31/2014</b>	<b>Within</b>
					<b>One Year</b>
<b>General Obligation Bonds</b>					
6.25% 1995 Purvis Park Improvement Series A & B	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ -
2.40% 2013 Various Purpose Bonds	2,280,000	-	225,000	2,055,000	235,000
<b>Total General Obligation Bonds</b>	<b>2,420,000</b>	<b>-</b>	<b>365,000</b>	<b>2,055,000</b>	<b>235,000</b>
<b>OPWC Loans</b>					
0.00% Issue II Loan	160,817	-	26,802	134,015	8,934
0.00% Meadowbrook Sanitary Sewer	178,230	-	20,565	157,665	6,855
0.00% Meadowbrook Rehabilitation Phase II	379,841	-	28,488	351,353	9,496
<b>Total OPWC Loans</b>	<b>718,888</b>	<b>-</b>	<b>75,855</b>	<b>643,033</b>	<b>25,285</b>
<b>Other Obligations</b>					
SIB Loan	459,402	-	70,982	388,420	73,128
Promissory Note	100,000	-	100,000	-	-
Accrued Police Pension	252,144	-	7,389	244,755	244,755
Capital leases payable	60,669	-	60,669	-	-
Accrued Compensated Absences	1,139,598	622,235	600,349	1,161,484	624,339
<b>Total Other Obligations</b>	<b>2,011,813</b>	<b>622,235</b>	<b>839,389</b>	<b>1,794,659</b>	<b>942,222</b>
<b>Total Long-Term Liabilities</b>	<b>\$ 5,150,701</b>	<b>\$ 622,235</b>	<b>\$ 1,280,244</b>	<b>\$ 4,492,692</b>	<b>\$ 1,202,507</b>

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

NOTE 11: **Long-Term Obligations** (Continued)

Principal and interest requirement to retire the long-term debt obligations outstanding at December 31, 2014 were as follows:

Year	Governmental Activities						
	General Obligation Bonds		OPWC Loans	SIB Loan		Accrued Pension Liability	
	Principal	Interest	Principal	Principal	Interest	Principal	Interest
2015	\$ 235,000	\$ 49,320	\$ 25,285	\$ 73,128	\$ 11,108	\$ 244,755	\$ 2,182
2016	245,000	43,680	50,571	75,338	8,898	-	-
2017	245,000	37,800	50,571	77,615	6,621	-	-
2018	250,000	31,920	50,571	79,961	4,275	-	-
2019	260,000	25,920	50,571	82,378	1,858	-	-
2020-2024	820,000	39,600	217,115	-	-	-	-
2025-2029	-	-	122,380	-	-	-	-
2030-2034	-	-	75,969	-	-	-	-
Totals	<u>\$ 2,055,000</u>	<u>\$ 228,240</u>	<u>\$ 643,033</u>	<u>\$ 388,420</u>	<u>\$ 32,760</u>	<u>\$ 244,755</u>	<u>\$ 2,182</u>

General obligation bonds are direct obligations of the City and will be paid from the General Bond Retirement Fund using property tax revenues. In 1995, the City issued \$1,660,000 of bonds improving Purvis Park.

On March 20, 2013, the City issued Various Purpose Bonds, Series 2013 of \$2,280,000 with an interest rate of 2.400 percent to retire 2012 General Obligation Bond Anticipation Notes.

The Ohio Public Works Commission (OPWC) loans were paid from the Sewer Replacement "A" Fund. The Ohio Public Works Commission (OPWC) intercommunity sewer project will be paid from the Sewer Replacement "A" Fund. This loan was issued in 2001 for \$330,270 and an additional \$27,105 in 2002. The OPWC Meadowbrook Boulevard loans will be paid from the Issue II fund. The first loan was issued in 2007 for \$274,200 and Phase II loan was issued in 2007 and 2008 for \$379,841 with the first payment in the amount of \$28,488 started in 2014.

State Infrastructure Bank (SIB) Loan payments will be paid from the debt service fund. The loan was issued in 2010 from the Ohio Department of Transportation for the purpose of rebuilding University Parkway. The interest rate is 3 percent.

On June 14, 2012, the City purchased Fuchs Mizrahi school property. A promissory note of \$600,000 was issued with payments of \$300,000 in 2012, \$200,000 in 2013 and \$100,000 in 2014 with an interest rate of 0 percent.

The accrued police pension liability will be paid from the Police Pension Fund and will be paid off in 2015. See Note 12 for detail on capital leases. Compensated absences will be paid by the fund from which the employee's salary is paid.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 12: **Capital Leases**

The City has entered into lease agreements as lessee for various vehicles and building improvements. The lease agreements qualify as capital leases for accounting purposes, and therefore, have been recorded at present value of the future minimum lease payments as of the inception date. In 2014, the City paid off all capital leases.

Lease payments were made from the General Fund and Street Maintenance Fund.

NOTE 13: **Risk Management**

A. **Property and Liability**

The City is exposed to various risk of loss related to torts, theft, damage to, and destruction of assets, errors and omissions; injuries to employees; and natural disasters. In October 2008, the City joined the Northern Ohio Risk Management Agency (NORMA), a not-for-profit corporation, for the purpose of obtaining property, liability, and vehicle insurance and providing for a formalized, jointly administered self insurance fund. The City pays an annual premium to NORMA for its insurance coverage. The agreement of formation of NORMA provides that NORMA will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of the limits described in the agreement. This coverage is paid from the General Fund. There has not been a significant reduction in coverage from the prior year and claims have not exceeded coverage provided by NORMA.

B. **Workers' Compensation**

The City 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.

C. **Other**

The City also purchases insurance coverage to provide employee health benefits and pays unemployment claims to the State of Ohio as incurred. The City continues to carry commercial insurance for other risks of loss, including employees' health and life insurance. Settled claims resulting from these risks, have not exceeded commercial insurance coverage in any of the past three fiscal years.

NOTE 14: **Compensated Absences**

Vacation leave is earned at rates which vary depending upon length of service and standard work week. City employees are paid for earned, unused vacation leave at the time of termination of employment if the employees have acquired at least one year of service to the City.

Sick leave is earned at the rate of 10 hours to 14 hours for each month worked. Each employee, upon retirement, is paid a portion of the employee's earned unused sick leave balances.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 15: **Contingencies/Pending Litigation**

A. **Grants**

The City has received financial assistance from Federal and State agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and a condition specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the general fund or other applicable funds. However, in the opinion of management, any such disallowed claims will not have a material adverse effect on the overall financial position of the City at December 31, 2014.

B. **Litigation**

A few claims and lawsuits are pending against the City. The amount of liability, if any, cannot be reasonably estimated at this time. However, in the opinion of management, any such claims and lawsuits will not have a material effect on the overall position of the City at December 31, 2014.

The Port Authority of Cleveland issued bonds for the development of the University Square Parking Garage. The City had passed Tax Increment financing ordinances authorizing debt payments in lieu of taxes to satisfy the developer's debt, which was held by respective bondholders. In 2014, the developer failed to make said payments in lieu of taxes to the City, a pass through agent for the bondholders. Since the bonds were issued by the Port Authority of Cleveland, the City has no liability per the agreement and City legal counsel.

NOTE 16: **Interfund Transfers**

Interfund transfers for the year ended December 31, 2014, consisted of the following:

<u>Fund</u>	<u>Transfers In</u>	<u>Transfers Out</u>
General	\$ 41	\$ 2,888,668
Nonmajor Governmental Funds	2,888,668	41
Total	<u>\$ 2,888,709</u>	<u>\$ 2,888,709</u>

Transfers are used to move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations; to segregate money for anticipated capital projects; to provide additional resources for current operations or debt service; and to return money to the fund from which it was originally provided once a project is completed. The City had no transfers that either do not occur on a regular basis or were inconsistent with the purpose of the fund making the transfer. A transfer from the Street Maintenance CDBG Street Resurfacing Fund to the General Fund was made to close out the fund.

**City of University Heights, Ohio**  
**Notes to the Basic Financial Statements (continued)**  
**For the Year Ended December 31, 2014**

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NOTE 17: **Shared Risk Pool**

The Northern Ohio Risk Management Association (NORMA) is a shared risk pool comprised of the cities of Bedford Heights, Chagrin Falls, Eastlake, Highland Heights, Hudson, Maple Heights, Mayfield Heights, Richmond Heights, Solon, South Euclid, and University Heights. NORMA was formed to enable its members to obtain property and liability insurance, including vehicles, and provide for a formalized, jointly administered self-insurance fund. The members formed a not-for-profit corporation known as NORMA, Inc. to administer the pool. NORMA is governed by a board of trustees that consists of one representative from each of the participating members.

Each entity must remain a member for at least three years from the commencement date of October 1, 1987, with the exception of the cities of Eastlake and Solon, whose commencement date is October 1, 1989, the City of Maple Heights, whose commencement date is October 1, 1993, and the City of University Heights whose commencement date is October 1, 2008. After the initial three years, each City may extend its term in three-year increments.

Each member provides operating resources to NORMA based on actuarially determined rates. In the event of losses, the first \$2,500 of any valid claim will be paid by the member. The next payment, generally a maximum of \$97,500 per occurrence, will come from the self-insurance pool with any excess paid from the stop-loss coverage carried by the pool. Any loss over these amounts would be the obligation of the individual member. If the aggregate claims paid by the pool exceed the available resources, the pool may require the members to make additional supplementary payments up to a maximum of the regular annual payment.

**JAMES G. ZUPKA, C.P.A., INC.**

*Certified Public Accountants*

*5240 East 98<sup>th</sup> Street*

*Garfield Hts., Ohio 44125*

Member American Institute of Certified Public Accountants

(216) 475 - 6136

Ohio Society of Certified Public Accountants

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

To the Members of City Council  
City of University Heights, Ohio

The Honorable David Yost  
Auditor of State  
State of Ohio

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of University Heights, Cuyahoga County, Ohio, as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the City of University Heights, Ohio's basic financial statements, and have issued our report thereon dated April 17, 2015.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City of University Heights, Ohio's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of University Heights, Ohio's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of University Heights, Ohio's internal control.

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

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

## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of University Heights, Ohio's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## Purpose of This Report

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

James G. Zupka  
CPA, President

Digitally signed by James G. Zupka, CPA,  
President  
DN: cn=James G. Zupka, CPA, President,  
o=James G. Zupka, CPA, Inc.,  
ou=Accounting,  
email=jgzcpa@sbcglobal.net, c=US  
Date: 2015.05.28 14:15:29 -04'00'

James G. Zupka, CPA, Inc.  
Certified Public Accountants

April 17, 2015

**CITY OF UNIVERSITY HEIGHTS, OHIO  
STATUS OF PRIOR YEAR FINDINGS AND RECOMMENDATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2014**

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Finding Number	Finding Summary	Fully Corrected?
2013-001	Final appropriations in excess of Estimated Revenue and Carryover Balances	Yes
2013-002	Final appropriations in excess of Actual Resources	Yes

Also, management letter recommendations have been repeated, corrected, or procedures instituted to prevent occurrences in this audit period.



# Dave Yost • Auditor of State

**CITY OF UNIVERSITY HEIGHTS**

**CUYAHOGA COUNTY**

**CLERK'S CERTIFICATION**

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

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
JULY 2, 2015**