



SOUTH FAYETTE
T O W N S H I P

A Community Growing Together

TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA

AUDITED FINANCIAL STATEMENTS
AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2019



McGill, Power, Bell & Associates, LLP
Certified Public Accountants • Business & Financial Advisors

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Independent Auditor's Report

To the Members of the Board of Commissioners
Township of South Fayette
Morgan, PA

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 Township of South Fayette, Pennsylvania as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Township's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

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 Township of South Fayette, Pennsylvania, as of December 31, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, pension plan information, other post-employment benefit plan information, and the notes to required supplementary information on pages 4 through 11 and 44 through 50 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 Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Township of South Fayette, Pennsylvania's basic financial statements. The combining and individual nonmajor fund financial statements on pages 51 and 52 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

McGill, Power, Bell & Associates, LLP

McGill, Power, Bell & Associates, LLP

Grove City, Pennsylvania

October 14, 2020

TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
DECEMBER 31, 2019

The discussion and analysis of the Township of South Fayette's financial performance provides an overall review of the Township's financial activities for the year ended December 31, 2019. The intent of this discussion and analysis is to look at the Township's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Township's financial performance.

FINANCIAL HIGHLIGHTS

Key financial highlights for the year ended December 31, 2019 are as follows:

Government-wide financial statements:

- The assets and deferred outflows of resources of the Township exceeded its total liabilities and deferred inflows of resources at December 31, 2019 by \$17,096,737 (net position). Of this amount, \$1,711,418 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- The Township's total net position increased by \$3,009,690 for the year ended December 31, 2019.

Fund financial statements:

- At the close of the current year, the Township's governmental funds reported combined ending fund balances of \$15,689,880, an increase of \$5,693,345 in comparison with the prior year. Of this amount, \$1,127,332 is unassigned and available for spending.
- At the end of the current year, unassigned fund balance for the General Fund was \$1,127,332 or 9.3% of total General Fund budgeted expenditures for 2019.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Township's basic financial statements. The Township'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. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements – The government-wide statements report information about the Township as a whole using accounting methods similar to those used by private-sector companies.

The Statement of Net Position presents information on all of the Township's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Township is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future periods.

The governmental activities of the Township include general government, public safety, public works and streets, culture and recreation, health and sanitation, and other activities.

Fund financial statements – The Township's fund financial statements, which begin on page 14, provide detailed information about the most significant funds – not the Township as a whole. Some funds are required by state law and bond requirements.

Governmental funds – Most of the Township's activities are reported in governmental funds, which focus on the determination of financial position and change in financial position, not on income determination. They are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Township's operations and the services it provides. Governmental fund information helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the Township's programs. The relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is reconciled in the financial statements.

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 of those funds are not available to support the Township's own programs.

FINANCIAL ANALYSIS OF THE TOWNSHIP AS A WHOLE

The Township's total net position was \$17,096,737 and \$14,087,047 at December 31, 2019 and 2018.

**Township of South Fayette's Net Position
December 31, 2019 and 2018**

	<i>Governmental Activities</i>	
	<u>2019</u>	<u>2018</u>
Current and other assets	\$ 16,373,806	\$ 10,411,567
Capital assets, net	8,883,838	12,129,394
	<u>25,257,644</u>	<u>22,540,961</u>
Deferred outflows of resources	<u>1,354,533</u>	<u>1,886,478</u>
Current and other liabilities	801,760	547,697
Long-term liabilities	6,926,436	9,478,714
	<u>7,728,196</u>	<u>10,026,411</u>
Deferred outflows of resources	<u>1,787,244</u>	<u>313,981</u>
NET POSITION		
Net investment in capital assets	3,591,249	6,397,371
Restricted	11,794,070	5,083,895
Unrestricted	<u>1,711,418</u>	<u>2,605,781</u>
TOTAL NET POSITION	<u><u>\$ 17,096,737</u></u>	<u><u>\$ 14,087,047</u></u>

A portion of the Township's net position (21.0%) reflects its investments in capital assets (e.g. land, buildings and improvements, furniture and equipment), less any debt used to acquire those assets that is still outstanding. Most of the unrestricted net position may be used to meet the government's ongoing obligation to citizens and creditors.

Township of South Fayette's Changes in Net Position
Years ended December 31, 2019 and 2018

	<i>Governmental</i>	
	<i>Activities</i>	
	<u>2019</u>	<u>2018</u>
REVENUES		
Program revenues:		
Charges for services	\$ 1,176,158	\$ 1,386,169
Operating grants and contributions	1,584,335	1,081,660
Capital grants and contributions	-	103,786
General revenues:		
Property taxes	6,936,305	6,539,523
Other taxes	5,234,581	4,779,395
Other	333,741	174,748
	<u>15,265,120</u>	<u>14,065,281</u>
EXPENSES		
General government	1,726,289	1,626,208
Public safety	4,280,580	4,135,044
Public works and streets	3,631,051	3,259,902
Culture and recreation	1,012,499	823,483
Health and sanitation	1,317,226	1,162,600
Insurance	168,918	170,462
Interest on long-term debt	118,867	129,145
	<u>12,255,430</u>	<u>11,306,844</u>
CHANGE IN NET POSITION	3,009,690	2,758,437
NET POSITION,		
BEGINNING OF YEAR	<u>14,087,047</u>	<u>11,328,610</u>
NET POSITION, END OF YEAR	<u>\$ 17,096,737</u>	<u>\$ 14,087,047</u>

Governmental activities Governmental activities increased the Township's net position by \$3,009,690.

**Township of South Fayette's Governmental Activities
Years ended December 31, 2019 and 2018**

	<i>Total Cost of Services</i>		<i>Net Cost of Services</i>	
	<i>2019</i>	<i>2018</i>	<i>2019</i>	<i>2018</i>
General government	\$ 1,726,289	\$ 1,626,208	\$ 1,012,245	\$ 902,002
Public safety	4,280,580	4,135,044	3,882,281	3,543,493
Public works and streets	3,631,051	3,259,902	2,184,250	2,218,379
Culture and recreation	1,012,499	823,483	823,973	633,089
Health and sanitation	1,317,226	1,162,600	1,304,403	1,138,659
Insurance	168,918	170,462	168,918	170,462
Interest on long-term debt	118,867	129,145	118,867	129,145
TOTAL GOVERNMENTAL ACTIVITIES	\$ 12,255,430	\$ 11,306,844	9,494,937	8,735,229
TOTAL NEEDS FROM LOCAL TAXES AND OTHER REVENUES			\$ 9,494,937	\$ 8,735,229

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the Township uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental Funds The purpose of the Township's governmental fund financial statements is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Township'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 year.

At December 31, 2019 the Township's governmental funds reported combined ending fund balances of \$15,689,880, an increase of \$5,693,345 in comparison to the prior year. Of this amount, \$1,127,332 is unassigned, which is available for spending at the government's discretion.

The General Fund is the Township's chief operating fund. In 2019, the General Fund's revenues exceeded expenditures by \$2,088,661. After adjustment for other financing sources and uses, such as the insurance proceeds of \$10,373, the refund of prior year's receipts of \$4,229, and transfers to other funds of \$2,761,498 in 2019, the fund balance decreased by \$666,693.

General Fund Budgetary Highlights Revenues of the General Fund were 12.1% greater than budgeted for the year mainly because tax revenues were greater than anticipated. Expenditures were 4.9% less than budgeted.

CAPITAL ASSETS AND DEBT ADMINISTRATION

At December 31, 2019, the Township had \$14,091,769 invested in a broad range of capital assets, including land, buildings, furniture and equipment, vehicles, infrastructure, and construction in progress. There was a total net decrease (including additions, deletions, and depreciation) of \$3,245,556 or 26.8% from last year.

Township of South Fayette's Capital Assets December 31, 2019 and 2018

	<i>Governmental Activities</i>	
	<i>2019</i>	<i>2018</i>
Land and land improvements	\$ 6,158,238	\$ 6,763,211
Buildings and improvements	900,013	5,287,074
Furniture and equipment	1,140,003	997,852
Vehicles	3,100,018	2,967,686
Infrastructure	2,234,662	2,234,662
Construction in progress	558,835	129,618
	14,091,769	18,380,103
Less: Accumulated depreciation	(5,207,931)	(6,250,709)
TOTAL, NET	\$ 8,883,838	\$ 12,129,394

Major Capital Asset Additions

This year's major capital asset additions included:

- State Route 50 adaptive signal project, construction in progress, \$429,217
- Three police vehicles, \$90,030
- Tractor, \$65,165
- Public works vehicle, \$42,302
- Radios and cameras for vehicles, \$57,906
- Ballistic vests, \$19,080

Debt Administration

As of January 1, 2019, the Township had total outstanding debt of \$5,721,464. The loan activity for the current year consisted of payments totaling \$435,000 and amortization of the bond premium in the amount of \$2,756. Outstanding debt as of December 31, 2019 is \$5,283,708.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Township prepares an operating budget for its General Fund. The Township's elected and appointed officials considered many factors when setting the 2020 budget, tax rates and fees that will be charged. The millage rate for 2020 will remain at 4.73 mills.

Economic Factors that occurred in 2019 included:

Transportation Improvements

One of the largest economic drivers for the Township is highway access and expanded transportation networks. In 2019, there were significant improvements to the transportation

system, including the progression of the Southern Beltway, interchange improvements to I-79, and various other infrastructure improvements. The Pennsylvania Turnpike Commission anticipates the completion of the Southern Beltway by 2022. When completed, the project will connect US route 22 with I-79, and will greatly improve access from South Fayette Township to the Pittsburgh International Airport. In 2019, the Township formally accepted the interchanges from the Southern Beltway onto local Township roads, and was compensated for future maintenance. The Southern Beltway will create economic opportunities for the region, and the Township is positioned to benefit from this amenity in the form of new business growth, commercial real estate tax revenue, and expanded tax base.

In addition to the Southern Beltway, PennDOT completed the first phase of a two-part project that will greatly improve traffic and congestion at the intersection of Route 50 and Washington Pike. The project includes the installation of turning lanes and traffic signal improvements. The second phase of this project, coordinated by PennDOT, will begin in 2021 and include the replacement of the existing bridge on Washington Pike crossing over Chartiers Stream. The new bridge will be seven lanes and also include the widening of local roadways to improve traffic flow and funnel traffic to I-79 more efficiently.

Commercial Activity

In 2019, the Township initiated a public bidding process to sell the former Star City Cinema site. The Township purchased the property in 2009 and had unsuccessfully attempted to sell the parcel numerous times. The property was sold to Burns and Scalo for \$3.5M in 2019. The new owner has plans to build a commercial shopping center on this site, and has secured land development approval from the Township. The property will now bring the Township tax revenue, and provide amenities for residents. Construction is anticipated to begin in 2020.

In addition to the sale of the Star City site, the Township welcomed the following business into the community in 2019:

- \$4 million Sheetz construction and grand opening
- Northwood Printing opens in Abele Business Park
- Bursca Business Park opened with new retail space including Pizza Hut, New Dragon restaurant
- ExtraSpace Storage built at former Knight Inn site
- Elmcroft becomes new owner of senior living home (formerly Broadmore)
- Chartiers Bend Retirement Community opens
- Junior Achievement completely construction of BizTown project, which has been regionally integrated into public school curriculums to highlight jobs in the Pittsburgh area.

Grants & Donations

- Awarded more than \$1.3 million in grants in 2019 for playgrounds (\$300,000), Alpine Road/Route 50 traffic light (\$436,000), Coal Pit Bridge replacement (\$105,000), and facility construction (\$500,000)
- Inclusive swings installed at Morgan Park with \$3,500 Play for Change grant
- 47 community event sponsors/business sponsors donated \$43,225 to township in 2019
- South Fayette Conservation Group awarded \$13 million in grants for Millers Run cleanup project

Awards & Achievements

- Banner Community 2019 (second consecutive year)
- Recreation Director Paula Willis named 2019 Outstanding New Professional Award from the PA Recreation and Park Society
- South Fayette Connect named top magazine in nation – first place in National Association of Government Communicators awards
- Township wins four international 2019 MarCom Awards for police blog, magazine, magazine writing and Community Day
- South Fayette Police Department earns 2019 Community Traffic Safety Gold Award from AAA East Central

The comparison of the revenue and expenditure categories is as follows:

BUDGETED REVENUES		
	<i>2020</i>	<i>2019</i>
PROGRAM REVENUES		
Charges for services	4.0%	4.6%
Operating grants and contributions	3.2%	3.1%
GENERAL REVENUES		
Property taxes	53.4%	53.2%
Other taxes	36.3%	35.5%
Other	3.1%	3.6%
BUDGETED EXPENDITURES		
	<i>2020</i>	<i>2019</i>
General government	15.1%	13.5%
Public safety	39.7%	36.7%
Public works and streets	21.4%	25.6%
Culture and recreation	4.8%	6.2%
Health and sanitation	12.1%	11.3%
Insurance	1.7%	1.8%
Miscellaneous and debt service	5.2%	4.9%

CONTACTING THE TOWNSHIP FINANCIAL MANAGEMENT

Our financial report is designed to provide our citizens, taxpayers, investors, and creditors with a general overview of the Township's finances and to show the Board's accountability for the money it receives. If you have questions about this report or wish to request additional information, please contact John Barrett, Township Manager, at the Township of South Fayette, 515 Millers Run Road, Morgan, PA, (412) 221-8700.

TOWNSHIP OF SOUTH FAYETTE
STATEMENT OF NET POSITION
DECEMBER 31, 2019

	<i>Governmental Activities</i>
ASSETS	
CURRENT ASSETS	
Cash and cash equivalents	\$ 15,125,322
Receivables:	
Taxes-delinquent and other	1,133,840
Accounts	114,644
	<u>16,373,806</u>
CAPITAL ASSETS	
Non-depreciable capital assets	3,395,002
Depreciable capital assets, net	5,488,836
	<u>8,883,838</u>
DEFERRED OUTFLOWS OF RESOURCES	
Relating to net pension liability, net of amortization	128,971
Relating to net OPEB liability, net of amortization	75,077
Relating to deferred costs of refinancing, net of amortization	1,150,485
	<u>1,354,533</u>
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u><u>\$ 26,612,177</u></u>
LIABILITIES	
CURRENT LIABILITIES	
Accounts payable	\$ 227,602
Accrued salaries and benefits	114,422
Security deposits	5,855
Current portion of long-term debt	445,000
Accrued interest payable	8,881
	<u>801,760</u>
NONCURRENT LIABILITIES	
Long-term debt, net of premium	4,838,708
Net pension liability	1,164,746
Compensated absences	583,198
Other post-employment benefits	339,784
	<u>6,926,436</u>
	<u>7,728,196</u>
DEFERRED INFLOWS OF RESOURCES	
Relating to net pension liability, net of amortization	1,773,855
Relating to net OPEB liability, net of amortization	13,389
	<u>1,787,244</u>
NET POSITION	
Net investment in capital assets	3,591,249
Restricted	11,794,070
Unrestricted	1,711,418
	<u>17,096,737</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	<u><u>\$ 26,612,177</u></u>

See accompanying notes to the basic financial statements.

TOWNSHIP OF SOUTH FAYETTE

STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2019

<i>Functions/Programs</i>	<i>Expenses</i>	<i>Program Revenues</i>		<i>Net (Expense) Revenue and Change In Net Position</i>
		<i>Charges for Services</i>	<i>Operating Grants and Contributions</i>	
GOVERNMENTAL ACTIVITIES:				
General government	\$ 1,726,289	\$ 412,691	\$ 301,353	\$ (1,012,245)
Public safety	4,280,580	301,811	96,488	(3,882,281)
Public works and streets	3,631,051	273,130	1,173,671	(2,184,250)
Culture and recreation	1,012,499	188,526	-	(823,973)
Health and sanitation	1,317,226	-	12,823	(1,304,403)
Insurance	168,918	-	-	(168,918)
Interest on long-term debt	118,867	-	-	(118,867)
TOTAL GOVERNMENTAL ACTIVITIES	\$ 12,255,430	\$ 1,176,158	\$ 1,584,335	(9,494,937)
GENERAL REVENUES				
Property taxes, levied for general purposes, net				6,936,305
Other taxes, primarily income taxes				5,234,581
Grants, subsidies, and contributions not restricted to specific programs				2,156
Investment income				154,778
Other				29,491
Gain from the disposal of capital assets				147,316
TOTAL GENERAL REVENUES				12,504,627
CHANGE IN NET POSITION				3,009,690
NET POSITION, BEGINNING OF YEAR				14,087,047
NET POSITION, END OF YEAR				\$ 17,096,737

See accompanying notes to the basic financial statements.

TOWNSHIP OF SOUTH FAYETTE

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019

	<i>General Fund</i>	<i>Capital Projects</i>	<i>Parks and Recreation Fund</i>	<i>Other Governmental Funds</i>	<i>Total Governmental Funds</i>
ASSETS					
Cash and cash equivalents	\$ 2,188,276	\$ 11,465,990	\$ 238,303	\$ 1,232,753	\$ 15,125,322
Receivables:					
Taxes-delinquent and other	1,133,840	-	-	-	1,133,840
Accounts	114,644	-	-	-	114,644
TOTAL ASSETS	\$ 3,436,760	\$ 11,465,990	\$ 238,303	\$ 1,232,753	\$ 16,373,806
LIABILITIES					
Accounts payable	\$ 128,866	\$ -	\$ 87,424	\$ 11,312	\$ 227,602
Accrued salaries and benefits	114,422	-	-	-	114,422
Security deposits	5,855	-	-	-	5,855
	249,143	-	87,424	11,312	347,879
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenues - taxes	336,047	-	-	-	336,047
FUND BALANCES					
Fund balances:					
Restricted:					
Capital projects	-	11,465,990	-	-	11,465,990
Street expenditures	-	-	-	328,080	328,080
Committed:					
Capital projects	1,724,238	-	-	-	1,724,238
Assigned:					
Parks and recreation	-	-	150,879	-	150,879
Traffic impact fees	-	-	-	893,361	893,361
Unassigned	1,127,332	-	-	-	1,127,332
	2,851,570	11,465,990	150,879	1,221,441	15,689,880
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 3,436,760	\$ 11,465,990	\$ 238,303	\$ 1,232,753	\$ 16,373,806

See accompanying notes to the basic financial statements.

TOWNSHIP OF SOUTH FAYETTE

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE SHEET TO STATEMENT OF NET POSITION DECEMBER 31, 2019

TOTAL FUND BALANCES - GOVERNMENTAL FUNDS \$ 15,689,880

Amounts reported for governmental activities in the
Statement of Net Position are different because:

Capital assets are not financial resources and therefore are not reported in governmental funds. The cost of assets is \$14,091,769 and accumulated depreciation is \$5,207,931. 8,883,838

Property and earned income taxes receivable will be collected this year, but are not available soon enough to pay for the current period's expenditures, and therefore are unavailable revenues in the funds. 336,047

Deferred outflows and inflows of resources relating to the net pension and OPEB liabilities and deferred costs of refinancing are not reported in the funds. (432,711)

Some liabilities are not due and payable in the current period, and therefore are not reported as liabilities in the funds. Those liabilities at year end consist of:

Bonds payable	\$ (5,283,708)	
Net pension liability	(1,164,746)	
Accrued interest on the bonds	(8,881)	
Compensated absences	(583,198)	
Other post-employment benefits	(339,784)	(7,380,317)

TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES \$ 17,096,737

See accompanying notes to the basic financial statements.

TOWNSHIP OF SOUTH FAYETTE

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
 FUND BALANCES - GOVERNMENTAL FUNDS
 YEAR ENDED DECEMBER 31, 2019

	<i>General Fund</i>	<i>Capital Projects</i>	<i>Parks and Recreation Fund</i>	<i>Other Governmental Funds</i>	<i>Total Governmental Funds</i>
REVENUES					
Taxes	\$ 12,147,733	\$ -	\$ -	\$ -	\$ 12,147,733
Licenses and permits	381,960	-	-	-	381,960
Fines and violations	30,397	-	-	-	30,397
Government grants and subsidies	410,664	659,436	-	514,235	1,584,335
Charges for services	529,885	-	31,070	166,555	727,510
Interest earnings and rentals	62,594	89,976	23,727	14,772	191,069
Contributions	500	-	1,656	-	2,156
Miscellaneous	15,618	3,500	-	-	19,118
	<u>13,579,351</u>	<u>752,912</u>	<u>56,453</u>	<u>695,562</u>	<u>15,084,278</u>
EXPENDITURES					
General government	1,485,182	270	-	-	1,485,452
Public safety	4,215,930	-	6,000	-	4,221,930
Public works and streets	2,974,833	-	-	455,462	3,430,295
Culture and recreation	726,177	-	136,673	-	862,850
Health and sanitation	1,317,226	-	-	-	1,317,226
Insurance	168,918	-	-	-	168,918
Miscellaneous	35,707	-	-	-	35,707
Debt service:					
Principal	435,000	-	-	-	435,000
Interest and issuance costs on long-term debt	110,920	-	-	-	110,920
Capital outlay	20,797	343,720	-	429,217	793,734
	<u>11,490,690</u>	<u>343,990</u>	<u>142,673</u>	<u>884,679</u>	<u>12,862,032</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>2,088,661</u>	<u>408,922</u>	<u>(86,220)</u>	<u>(189,117)</u>	<u>2,222,246</u>
OTHER FINANCING SOURCES (USES)					
Insurance proceeds	10,373	-	-	-	10,373
Proceeds from sales of capital assets	-	3,464,955	-	-	3,464,955
Refund of prior year's receipts	(4,229)	-	-	-	(4,229)
Transfers from (to) other funds	(2,761,498)	2,761,498	-	-	-
	<u>(2,755,354)</u>	<u>6,226,453</u>	<u>-</u>	<u>-</u>	<u>3,471,099</u>
NET CHANGES IN FUND BALANCES	(666,693)	6,635,375	(86,220)	(189,117)	5,693,345
FUND BALANCES, BEGINNING OF YEAR	<u>3,518,263</u>	<u>4,830,615</u>	<u>237,099</u>	<u>1,410,558</u>	<u>9,996,535</u>
FUND BALANCES, END OF YEAR	<u>\$ 2,851,570</u>	<u>\$ 11,465,990</u>	<u>\$ 150,879</u>	<u>\$ 1,221,441</u>	<u>\$ 15,689,880</u>

See accompanying notes to the basic financial statements.

TOWNSHIP OF SOUTH FAYETTE

RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL
FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2019

TOTAL NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS \$ 5,693,345

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

Capital outlays are reported in governmental funds 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 outlays (\$703,700) are greater than depreciation (\$631,617) in the period.	72,083
Because some property and earned income taxes will not be collected for several months after the Township's fiscal year ends, they are not considered as "available" revenues in the governmental funds. Unavailable tax revenues changed by this amount this year.	23,153
Governmental funds report issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt related items.	(7,947)
Repayment of loan principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	435,000
Gross proceeds from capital assets are reported as revenues in the governmental funds. The governmental activities reflect the actual gain or loss from the sale. This is the amount by which the proceeds (\$3,464,955) exceeds the gain (\$147,316).	(3,317,639)
In the Statement of Activities, certain operating expenses are measured by the amounts earned during the year. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used. This amount represents the difference between the amount earned versus the amount used.	111,695

TOTAL CHANGE IN NET POSITION - GOVERNMENTAL ACTIVITIES \$ 3,009,690

See accompanying notes to the basic financial statements.

TOWNSHIP OF SOUTH FAYETTE
STATEMENT OF FIDUCIARY NET POSITION
DECEMBER 31, 2019

	<i>Police Employees Pension Trust Fund</i>	<i>Non-uniformed Employees Pension Trust Fund</i>	<i>Total Trust Funds</i>	<i>Developers' Escrow Fund</i>	<i>Agency Funds Washington Pike Escrow Fund</i>	<i>Tax Escrow Fund</i>
ASSETS						
Cash and cash equivalents	\$ 382,259	\$ 766	\$ 383,025	\$ 165,792	\$ 427,005	\$ 189,496
Investments	10,522,147	668,488	11,190,635	-	-	-
TOTAL ASSETS	\$ 10,904,406	\$ 669,254	\$ 11,573,660	\$ 165,792	\$ 427,005	\$ 189,496
LIABILITIES						
Due to other organizations	\$ -	\$ -	\$ -	\$ 165,792	\$ 427,005	\$ 189,496
NET POSITION						
Restricted for pension benefits	10,904,406	669,254	11,573,660	-	-	-
TOTAL LIABILITIES AND NET POSITION	\$ 10,904,406	\$ 669,254	\$ 11,573,660	\$ 165,792	\$ 427,005	\$ 189,496

See accompanying notes to the basic financial statements.

TOWNSHIP OF SOUTH FAYETTE
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
YEAR ENDED DECEMBER 31, 2019

	<i>Police Employees Pension Trust Fund</i>	<i>Non-uniformed Employees Pension Trust Fund</i>	<i>Total</i>
ADDITIONS			
Contributions:			
Employer	\$ 684,132	\$ 97,174	\$ 781,306
Employee	93,507	-	93,507
	<u>777,639</u>	<u>97,174</u>	<u>874,813</u>
Investment income (loss):			
Interest and dividends	296,178	-	296,178
Net realized and unrealized gains and losses	1,422,789	97,576	1,520,365
Less investment expense	(73,535)	-	(73,535)
Net investment income	<u>1,645,432</u>	<u>97,576</u>	<u>1,743,008</u>
	<u>2,423,071</u>	<u>194,750</u>	<u>2,617,821</u>
DEDUCTIONS			
Administration	2,807	-	2,807
Benefit payments	463,728	77,879	541,607
	<u>466,535</u>	<u>77,879</u>	<u>544,414</u>
CHANGES IN NET POSITION RESTRICTED FOR PENSION BENEFITS	1,956,536	116,871	2,073,407
NET POSITION, BEGINNING OF YEAR	<u>8,947,870</u>	<u>552,383</u>	<u>9,500,253</u>
NET POSITION, END OF YEAR	<u>\$ 10,904,406</u>	<u>\$ 669,254</u>	<u>\$ 11,573,660</u>

See accompanying notes to the basic financial statements.

TOWNSHIP OF SOUTH FAYETTE

NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE A – DESCRIPTION OF THE TOWNSHIP AND REPORTING ENTITY

The Township of South Fayette (the Township) was incorporated in 1911 under the provisions of Article 9, Section 1 of the Constitution of the Commonwealth of Pennsylvania, as amended. The Township operates under a Commissioner form of government.

Reporting Entity

A reporting entity consists of the primary government, component units, and other organizations that are included to ensure that financial statements are not misleading. The primary government of the Township consists of all funds and departments that are not legally separate from the Township. For the Township, this includes various services including police protection, recreation (including parks), planning and zoning, street maintenance and repair, sanitation, and general and administrative services. The operation of each of these activities is directly controlled by the Board through the budgetary process.

Component units are legally separate organizations for which the Township is financially accountable. The Township has no component units.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES

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

Government-wide Financial Statements The Statement of Net Position and the Statement of Activities display information about the Township as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. The statements distinguish between those activities of the Township that are governmental and those that are considered business-type activities. The Township reports no business-type activities.

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

TOWNSHIP OF SOUTH FAYETTE

NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES (CONTINUED)

Fund Financial Statements During the year, the Township segregates transactions to certain Township functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Township at this more detailed level. The focus of governmental and enterprise fund financial statements is on major funds. The Township has no enterprise 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.

Fund Accounting

The Township uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self balancing set of accounts. There are three categories of funds: governmental, proprietary, and fiduciary. The Township has no proprietary funds.

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

General Fund: The General Fund accounts for all financial resources except those required to be accounted for in another fund. The General Fund unassigned fund balance is available to the Township for any purpose provided it is expended or transferred according to the Township Code of the Commonwealth of Pennsylvania.

Capital Projects Fund: The Capital Projects Fund accounts for resources to be used for the acquisition or construction of major capital facilities or equipment.

Parks and Recreation Fund: The Parks and Recreation Fund is used for the parks and recreation expenses and improvements. It is considered a special revenue fund.

The Other Governmental Funds of the Township account for grants and other resources whose use is restricted to a particular purpose.

Fiduciary Funds Fiduciary fund reporting focuses on net position and changes in net position. The following are the Township's fiduciary funds:

Pension Trust Funds: The Pension Trust Funds account for the activities of the police and non-uniform pension plans, which accumulate resources for pension benefit payments to covered employees.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES (CONTINUED)

Agency Funds: These funds represent a developer's escrow fund, a tax escrow fund, and Washington Pike escrow fund.

Measurement Focus

Government-wide Financial Statements are prepared using the economic resources measurement focus. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the operating of the Township are included on the Statement of 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 current liabilities generally are included on the Balance Sheet. The Statement of Revenues, Expenditures, and Changes in Fund Balances reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Therefore, governmental fund financial statements include reconciliations with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

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 and fiduciary funds also use the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Differences in the accrual and the modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred revenues, 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 reported on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is reported 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. For the Township, available means expected to be received within sixty days of year end.

TOWNSHIP OF SOUTH FAYETTE

NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES (CONTINUED)

Non-exchange transactions, in which the Township receives value without directly giving equal value in return, include earned income taxes, property taxes, grants, entitlements, and donations. On an accrual basis, revenue from earned income taxes is recognized in the period in which the taxpayer earns income. Revenue from property taxes is recognized in the year for which the taxes are levied (see Note E). Revenue from grants, entitlements, and donations are 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 Township must provide local resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to the Township on a reimbursement basis. On a modified accrual basis, revenue from a nonexchange transaction must also be available before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered both measurable and available at year end: earned income taxes, delinquent real estate taxes, interest, and grants.

Unavailable Revenue: Unavailable revenues arise when assets are recognized before revenue recognition criteria have been satisfied. On governmental fund financial statements, receivables that will not be collected within the available period also have been reflected as deferred revenue.

Expenses/Expenditures: On the accrual basis of accounting, expenses are recorded 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.

Cash and Cash Equivalents

Investments with an original maturity of one year or less at the time of purchase are presented on the financial statements as cash equivalents. The Township's policy is to maintain cash balances in interest-bearing accounts such as money market or flex funds. The market values of the funds approximate cost.

Investments

Investments are recorded at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, and equipment, are reported in the government-wide financial statements. Capital assets are defined by the Township as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Management has elected to include certain homogeneous asset categories with individual assets less than \$5,000 as composite groups for financial reporting purposes. In addition, capital assets purchased with long-term debt may be capitalized regardless of the thresholds established. Such assets are reported at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are reported at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed and are reported in the Statement of Net Position as construction in progress.

All reported capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u><i>Asset Category</i></u>	<u><i>Estimated Lives</i></u>
Building Improvements	20 - 30
Buildings	50
Equipment	5 - 10
Furniture	20
Infrastructure	20 - 50
Land Improvements	20
Vehicles	5 - 8

Accrued Liabilities and Long-Term Obligations

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

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

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES (CONTINUED)

Deferred Outflows/Inflows of Resources

In addition to assets, the financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The deferred outflows of resources affecting the Statement of Net Position in the current year relate to the net pension liability, net OPEB liability, and deferred costs of refinancing.

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until then. The deferred inflows of resources affecting the Statement of Net Position in the current year relate to delinquent taxes, reported in the Balance Sheet of the governmental funds statement, and deferred inflows related to the net pension and OPEB liabilities, reported on the Statement of Net Position.

Net Position

Net position is classified into three categories according to external donor or legal restrictions or availability of assets to satisfy the Township's obligations. Net position is classified as follows:

Net Investment in Capital Assets: This component of net position consists of capital assets net of accumulated depreciation and reduced by the outstanding balances of debt that is attributable to the acquisition, construction, and improvement of the capital assets, plus deferred outflows of resources less deferred inflows of resources related to those assets.

Restricted Net Position: This component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets.

Unrestricted: This consists of all other net position that does not meet the definition of net investment in capital assets or restricted net position.

When an expense is incurred that can be paid using either restricted or unrestricted resources, the Township's policy is to first apply the expense toward restricted resources and then toward unrestricted resources.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES (CONTINUED)

Fund Equity

The Government Accounting Standards Board (GASB) issued Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* with the intention of providing a more structured classification of fund balance and to improve the usefulness of fund balance reporting to the users of the Township's financial statements. The reporting standard established a hierarchy for fund balance classifications and the constraints imposed on the users of those resources.

GASB 54 provides for two major types of fund balances, which are nonspendable and spendable. Nonspendable fund balances are balances that cannot be spent because they are not expected to be converted to cash or they are legally or contractually required to remain intact.

In addition to the nonspendable fund balance, GASB 54 has provided a hierarchy of spendable fund balances, based on a hierarchy of spending constraints.

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

Committed: These amounts can only be used for specific purposes pursuant to constraints imposed by formal resolutions of the Township's board, the government's highest level of decision making authority. Those committed amounts cannot be used for any other purpose unless the Township's board removes the specified use by taking the same type of action imposing the commitment. This classification also includes contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Assigned: This classification reflects the amounts constrained by the Township's "intent" to be used for specific purposes, but are neither restricted nor committed. The Township's Manager has the authority to assign the amounts to be used for specific purposes. Assigned fund balances include all remaining amounts (except negative balances) that are reported in governmental funds, other than the General Fund, that are not classified as nonspendable and are neither restricted nor committed.

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

When both restricted and unrestricted resources are available for use, the Township considers the restricted funds to have been used first, then unrestricted resources – committed, assigned, and unassigned – in order as needed.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES (CONTINUED)

The Township's Board of Commissioners adopted a fund balance policy for the General Fund via resolution, which includes the following goal ranges the Township will strive to hold:

15-20% budget stabilization reserve for economic uncertainty, possible state borrowing of Township's fund, known or anticipated future obligations.

15-20% emergency disaster reserve for unforeseen events such as natural disasters or catastrophic accidents.

5-10% working capital to provide sufficient cash flow.

In no circumstances shall the total General Fund reserve balance drop below 15% of the Township's annual operating expenditures for the General Fund.

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 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.

Pension

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Township's pension plan and additions to/deductions from the Township's fiduciary net position have been determined on the same basis as they are reported by the Township. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Postemployment Benefits Other Than Pensions (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Township's Retiree Benefits Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, the Plan recognizes benefit payments when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America 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.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES (CONTINUED)

Impact of Recently Issued Accounting Principles

GASB Statement No. 84, *Fiduciary Activities*, is effective for periods beginning after December 15, 2019. The primary objective of this standard is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The requirements of this Statement will enhance consistency and comparability by (1) establishing specific criteria for identifying activities that should be reported as fiduciary activities and (2) clarifying whether and how business-type activities should report their fiduciary activities. Management is currently evaluating the impact of the adoption of this Statement on the Township's financial statements.

GASB Statement No. 87, *Leases*, is effective for periods beginning after December 15, 2020. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Management is currently evaluating the impact of the adoption of this Statement on the Township's financial statements.

Subsequent Events

Management has evaluated subsequent events through October 14, 2020, the date on which the financial statements were available to be issued.

NOTE C – CASH AND CASH EQUIVALENTS

Pennsylvania statutes provide for investment of governmental funds into certain authorized investment types including U.S. Treasury bills, other short-term U.S. and Pennsylvania government obligations, and insured or collateralized time deposits and certificates of deposits. The statutes do not prescribe regulations related to demand deposits; however, they do allow the pooling of governmental funds for investment purposes.

The deposit and investment policy of the Township adheres to state statutes and prudent business practice. There were no deposit or investment transactions during the year that were in violation of either the state statutes or the policy of the Township. Cash and cash equivalents consist of demand deposits at various financial institutions and cash on hand of \$400.

Custodial Credit Risk – Custodial credit risk is the risk that in the event of a bank failure, the Township's deposits may not be returned. The Township does not have a formal deposit policy for custodial credit risk. As of December 31, 2019, the carrying amount of the Township's deposits at year-end with financial institutions was \$14,994,675 with the corresponding bank balance of \$15,020,814.

TOWNSHIP OF SOUTH FAYETTE

NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE C – CASH AND CASH EQUIVALENTS (CONTINUED)

In addition to deposits with financial institutions, \$130,247 was on deposit with Pennsylvania Local Government Investment Trust (PLGIT). The portfolio of the Trust is comprised of investments with relatively consistent yields at, however, minimum risk. Although the portfolios of these funds may contain insured or guaranteed deposits and investments, the fund shares are not insured or guaranteed. The degree of investment risk depends on the funds' underlying portfolios. Standard and Poor's has given PLGIT a credit rating of AAA.

The Township had cash and cash equivalents maintained as fiduciary funds. As of December 31, 2019, the carrying amount of these deposits was \$738,313 with the corresponding bank balance of \$745,180. The balance held in PLGIT at year-end was \$427,005.

Of the bank balances at year end, \$500,000 was covered by federal depository insurance and \$15,265,994 was held in collateral by the depository's agent but not in the Township's name in accordance with Act 72 of the Pennsylvania state legislature. Act 72 requires financial institutions to pool collateral for all governmental deposits and have collateral held by an approved custodian in the institution's name.

NOTE D – FAIR VALUE OF FINANCIAL INSTRUMENTS

Investments made by the Police and Non-uniformed Pension Plan Trust Funds are held by investment firms in trust for the Township. The Plans are authorized to invest in legal investments permitted under the Pennsylvania Fiduciaries Investment Act. As of December 31, 2019, the Township's Police Pension Plan and Non-Uniformed Pension Plan invested in equity mutual funds, stocks, and money market funds. These assets have a market value of \$10,522,147 and \$668,488, respectively, at December 31, 2019. The Police Pension Plan and Non-Uniformed Pension Plan also have cash deposits with local financial institutions in the amount of \$382,259 and \$766, respectively, at December 31, 2019.

Credit risk: The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Township has no formal investment policy that would limit its investment choices based on credit ratings by nationally recognized statistical rating organizations.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE D – FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

The Plans categorizes there fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The Plans have the following recurring fair value measurements as of December 31, 2019:

	12/31/2019	<i>Fair Value Measurements Using</i>		
		<i>Quoted Prices in Active Markets for Identical Assets (Level 1)</i>	<i>Significant Other Observable Inputs (Level 2)</i>	<i>Significant Unobservable Inputs (Level 3)</i>
Police Pension Fund investments	\$ 10,522,147	\$ 10,522,147	\$ -	\$ -
Non-Uniformed Pension Fund investments	668,488	668,488	-	-
TOTAL	\$ 11,190,635	\$ 11,190,635	\$ -	\$ -

Debt and equity securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices. Commercial and residential mortgage-backed securities classified in Level 3 are valued using discounted cash flow techniques. Collateralized debt obligations classified in Level 3 are valued using consensus pricing.

NOTE E – TAXES

The Elected Tax Collector collects property taxes on behalf of the Township. The Elected Tax Collector periodically remits to the Township its portion of the taxes collected. The Township rate levied on January 1 was 4.73 mills (\$4.73 per \$1,000 of assessed valuation). Property taxes receivable represents real estate taxes and outstanding delinquencies measurable as of December 31, 2019, and for which there is an enforceable legal claim. Taxes are levied on January 1 and payable at 2% discount to May 31, at face from June 1 to July 31 and at a penalty of 10% thereafter. In the governmental funds, the portion of the collectible taxes that is collected beyond sixty days is reported as deferred tax revenue. On a full accrual basis, delinquent property taxes have been recorded as revenue.

The Township also levies a \$10 per capita tax based on the census of residents in the Township, and under Act 511 of the 1965 Local Tax Enabling Act, as amended a \$47 local service tax, .5 tax rate on earned income, 1% tax rate on earned income of nonresidents, and 1% realty transfer tax. The earned income tax of one-half of one percent is levied on all earned income arising from the income of Township residents.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE E – TAXES (CONTINUED)

The balances at December 31, 2019 are as follows:

	<u>Collectible</u>	<u>Recognized</u>	<u>Unavailable Taxes</u>
Real Estate	\$ 348,784	\$ 12,737	\$ 336,047
Real Estate Transfer	62,017	62,017	-
Earned Income	723,039	723,039	-
TOTAL	<u>\$ 1,133,840</u>	<u>\$ 797,793</u>	<u>\$ 336,047</u>

Per capita taxes receivable at year end is insignificant and recognized as revenue when collected.

NOTE F – CHANGES IN CAPITAL ASSETS

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

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
GOVERNMENTAL ACTIVITIES:				
Capital assets not being depreciated:				
Land	\$ 3,441,140	\$ -	\$ (604,973)	\$ 2,836,167
Construction in progress	129,618	429,217	-	558,835
	<u>3,570,758</u>	<u>429,217</u>	<u>(604,973)</u>	<u>3,395,002</u>
Capital assets being depreciated:				
Land improvements	3,322,071	-	-	3,322,071
Buildings and improvements	5,287,074	-	(4,387,061)	900,013
Furniture and equipment	997,852	142,151	-	1,140,003
Vehicles	2,967,686	132,332	-	3,100,018
Infrastructure	2,234,662	-	-	2,234,662
	<u>14,809,345</u>	<u>274,483</u>	<u>(4,387,061)</u>	<u>10,696,767</u>
Less accumulated depreciation for:				
Land improvements	(787,334)	(137,431)	-	(924,765)
Buildings and improvements	(2,179,830)	(197,637)	1,674,395	(703,072)
Furniture and equipment	(588,270)	(68,778)	-	(657,048)
Vehicles	(2,216,144)	(175,555)	-	(2,391,699)
Infrastructure	(479,131)	(52,216)	-	(531,347)
	<u>(6,250,709)</u>	<u>(631,617)</u>	<u>1,674,395</u>	<u>(5,207,931)</u>
	<u>8,558,636</u>	<u>(357,134)</u>	<u>(2,712,666)</u>	<u>5,488,836</u>
GOVERNMENTAL ACTIVITIES CAPITAL ASSETS, NET	<u>\$ 12,129,394</u>	<u>\$ 72,083</u>	<u>\$ (3,317,639)</u>	<u>\$ 8,883,838</u>

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE F – CHANGES IN CAPITAL ASSETS (CONTINUED)

Construction in progress at December 31, 2019 consists of the State Route 50 Adaptive Signal project totaling \$429,216, the new public works facility project totaling \$109,213, and the new community center project totaling \$20,406.

Depreciation expense was charged to functions/programs of the Township as follows:

Governmental Activities:	
General government	\$ 197,578
Public safety	87,414
Public works and streets	203,238
Culture and recreation	<u>143,387</u>
TOTAL DEPRECIATION EXPENSE	<u><u>\$ 631,617</u></u>

NOTE G – NONCURRENT LIABILITIES

During the year ended December 31, 2019, the Township's noncurrent liabilities changed as follows:

	<i>Outstanding January 1,</i>	<i>Additions</i>	<i>Reductions</i>	<i>Outstanding December 31,</i>	<i>Due Within One Year</i>
Governmental Activities:					
Bonds Payable:					
General Obligation Bonds	\$ 5,690,000	\$ -	\$ (435,000)	\$ 5,255,000	\$ 445,000
Plus: Bond Premium	31,464	-	(2,756)	28,708	-
Total Bonds Payable	<u>5,721,464</u>	<u>-</u>	<u>(437,756)</u>	<u>5,283,708</u>	<u>445,000</u>
Compensated Absences	580,571	2,627	-	583,198	-
Net Pension Liability	3,237,923	-	(2,073,177)	1,164,746	-
Other Post-Employment Benefits	<u>373,756</u>	<u>-</u>	<u>(33,972)</u>	<u>339,784</u>	<u>-</u>
GOVERNMENTAL ACTIVITIES					
LONG-TERM LIABILITIES	<u><u>\$ 9,913,714</u></u>	<u><u>\$ 2,627</u></u>	<u><u>\$ (2,544,905)</u></u>	<u><u>\$ 7,371,436</u></u>	<u><u>\$ 445,000</u></u>

General Obligation Bonds, Series of 2016

During 2016, the Township issued general obligation bonds in the amount of \$6,670,000. The purpose of the bonds was to refund General Obligation Bonds, Series of 2009, pay the costs of the issuance of the bond, and take advantage of more favorable interest rates. The bond bears interest of 0.70% - 2.05% and matures June 1, 2030. At December 31, 2019, the balance outstanding on this bond was \$5,255,000.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE G – NONCURRENT LIABILITIES (CONTINUED)

The future annual payments required to amortize the outstanding debt as of December 31, 2019 are as follows:

<i>Year Ended</i> <i>December 31,</i>	<i>Principal</i>	<i>Interest</i>	<i>Total</i>
2020	\$ 445,000	\$ 102,120	\$ 547,120
2021	450,000	93,170	543,170
2022	465,000	84,020	549,020
2023	475,000	74,620	549,620
2024	480,000	65,070	545,070
2025-2029	2,565,000	172,251	2,737,251
2030	375,000	3,844	378,844
TOTAL	\$ 5,255,000	\$ 595,095	\$ 5,850,095

Compensated Absences

The Township allows public works and police employees to accumulate their unused sick leave. Employees accumulate sick days based on contractual provisions and upon retirement may receive payment up to a stipulated maximum number of days. Payment is \$175 per day for public works employees. Police employees are paid their standard hourly rate based on an eight-hour day for the first 120 days and their standard hourly rate based on a four-hour day for the next 30 days.

Compensated absences totaled \$583,198 at December 31, 2019. Payments of these liabilities are dependent upon many factors (including retirement, termination, or employee leaving service) and, therefore, timing of future payments of such are not readily determinable. For governmental fund statements, compensated absences are recorded only when payment is due. For governmental activities, the amount is accrued in the government-wide Statement of Net Position as a noncurrent liability.

NOTE H – INTERFUND TRANSFERS

The composition of and purpose of transfers between funds during the December 31, 2019 year-end is as follows:

<i>Recipient Fund</i>	<i>Payor Fund</i>	<i>Purpose</i>	<i>Amount</i>
Capital Projects Fund	General Fund	Capital projects	\$ 2,761,498

On the government-wide Statement of Activities, all interfund transfers have been eliminated.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE I – PENSION PLANS

A. Police Pension Plan

Plan Description

The Township Police Employees' Pension Plan is a single-employer defined benefit pension trust fund. Any person employed on a full-time basis by the Township as a member of the police force is eligible to participate in the Plan.

Retirement Benefits A participant is entitled to receive retirement benefits after completing 25 years of service and attaining age 55. The scheduled retirement monthly benefit is 50% of the participant's final monthly average salary earned during the last 36 months of employment.

Significant Accounting Policies

The pension plan is maintained using the accrual basis of accounting. Contributions are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. The investments are reported at fair value based on published securities data. The actuarial method for valuing the assets is the 4-year smoothing technique.

As allowed by GASB No. 68, the Township is reporting on its government-wide financial statements its net pension liabilities and related deferred outflows and inflows of resources measured as of January 1, 2019. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that same date.

Membership of the Plan consisted of the following at December 31, 2019:

Active participants	19
Retired and beneficiaries currently receiving benefits	12
Terminated employees entitled to benefits but not yet receiving them	0
TOTAL	<u><u>31</u></u>

Investments For the year ended December 31, 2019, the annual money weighted rate of return on pension plan investments, net of investment expense was 19.42%. The money weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE I – PENSION PLANS (CONTINUED)

Actuarial Assumptions Total pension liability was determined by an actuarial valuation as of January 1, 2019 and rolled forward to the reporting date, utilizing the Entry Age Normal actuarial funding method and the following actuarial assumptions applied to all periods included in the measurement:

Inflation	2.75%
Salary increases	5.5% including inflation
Investment rate of return	7.25% applied to all periods

Mortality rates were based on the RP-2014 Mortality Table with 50% Blue Collar Adjustment, with rates set forward 5 years for disabled lives. Rates projected to improve based on Long-Range Demographic Assumptions for the 2015 SSA’s Trustee Report.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which the best-estimate ranges of expected future real rates of return (expected returns, net of inflation and investment expenses not funded through the Minimum Municipal Obligation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic rates of return for each major asset class included in the target asset allocation as of December 31, 2019 are summarized in the following table:

<u>Asset Class</u>	<u>Long-term Expected Real Rate of Return</u>
Equities	5.00% - 7.00%
Fixed income	1.00% - 3.00%
Cash and cash equivalents	0.00% - 1.00%

Funding The Plan is funded on an annual basis pursuant to the provisions of the Municipal Pension Plan Funding Standard and Recovery Act of December 18, 1984, P.L. 1005 no. 205, as amended, 53 P.S. 895 101, et seq. (“Act 205”). Act 205 requires that annual employer contributions be based upon the plan’s Minimum Municipal Obligation (MMO). The MMO is based upon the plan’s most recent biennial actuarial valuation. The MMO includes normal cost, estimated administrative expenses and an amortization contribution of the unfunded actuarial accrued liability, less estimated member contributions, and a credit equal to 10% of the excess (if any) of the actuarial value of assets over the actuarial accrued liability. The state provides an allocation of funds which must be used for pension funding. Any financial requirement established by the MMO which exceeds state contributions must be funded by the employer.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE I – PENSION PLANS (CONTINUED)

Employees are required to contribute 5% of covered payroll to the Plan. This contribution is governed by the Plan’s governing ordinances and collective bargaining. The actuarial determined contribution to the plan for 2019 was \$684,132 computed through an actuarial valuation performed January 1, 2019 and represented 34.87% of covered payroll.

Net pension liability of the pension plan The net pension liability is equal to the total pension liability minus the net position of the plan. The result as of December 31, 2019 is as follows:

Total pension liability	\$ 12,042,985
Pension plan net position	<u>(10,878,239)</u>
NET PENSION LIABILITY	<u>\$ 1,164,746</u>

The pension plan’s net position as a percentage of total pension liability is 90.33%.

Discount Rate The discount rate used to measure the total pension liability was 7.25%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that the Township contributions will be made equal to the Minimum Municipal Obligation. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE I – PENSION PLANS (CONTINUED)

Schedule of Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
BALANCES AT 12/31/2018	<u>\$ 12,177,748</u>	<u>\$ 8,939,825</u>	<u>\$ 3,237,923</u>
Changes for the year:			
Service cost	330,016	-	330,016
Interest	830,761	-	830,761
Changes of benefit terms	-	-	-
Differences between expected and actual experience	(810,912)	-	(810,912)
Changes of assumptions	-	-	-
Contributions - employer	-	684,132	(684,132)
Contributions - employee	-	96,883	(96,883)
Net investment income	-	1,719,061	(1,719,061)
Benefit payments	(484,628)	(484,628)	-
Administrative expense	-	(77,034)	77,034
Other changes	-	-	-
Net changes	<u>(134,763)</u>	<u>1,938,414</u>	<u>(2,073,177)</u>
BALANCES AT 12/31/2019	<u><u>\$ 12,042,985</u></u>	<u><u>\$ 10,878,239</u></u>	<u><u>\$ 1,164,746</u></u>

Sensitivity of the net pension liability to change in the discount rate The following presents the net pension liability of the plan, calculated using the discount rate of 7.25% as well as what the plan's net position liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.25%) or 1-percentage point higher (8.25%) than the current rate:

	<i>1.0% Decrease</i> <i>6.25%</i>	<i>Current Rate</i> <i>7.25%</i>	<i>1.0% Increase</i> <i>8.25%</i>
Net pension liability	\$ 2,683,617	\$ 1,164,746	\$ (102,399)

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE I – PENSION PLANS (CONTINUED)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2019, the Township recognized pension expense of \$586,891. At December 31, 2019, the Township reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 42,234	\$ 704,213
Changes of assumptions	310,437	-
Net difference between projected and actual earnings on pension plan investments	797,814	1,069,642
TOTAL	<u>\$ 1,150,485</u>	<u>\$ 1,773,855</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<i>Year ended December 31:</i>	
2020	\$ (54,441)
2021	(82,659)
2022	21,068
2023	(238,275)
2024	(98,345)
Thereafter	(170,718)

B. Non-Union Pension Plan

Non-Union Employees' Pension Plan

The Township contributes to the Township's Non-Union Employees' Pension Plan, a defined contribution plan. The Plan is governed by the Township's Board of Commissioners which is responsible for the management of the Plan and has appointed the Township Manager as Chief Administrative Officer of the Plan. Any person regularly employed by the Township, other than police or members of a collective bargaining unit and attainment of 18 years of age and completion of a 90 day probationary period is eligible to participate in the Plan. Normal retirement age is when an employee attains age 65. The amount of retirement benefits is determined by the monies accumulated in the individual accounts at retirement. The Plan's total current membership consists of thirteen employees.

TOWNSHIP OF SOUTH FAYETTE

NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE I – PENSION PLANS (CONTINUED)

The Township is required to contribute to the Pension Fund an amount equivalent to 8.6% of the compensation paid to each employee. Employees are not required to contribute to the Plan.

The contributions to the Plan for the year ending December 31, 2019 consisted of employer contributions of \$97,174. The Plan is a money purchase plan, qualified under Section 401(a) of the Internal Revenue Code.

Union Employees' Pension Plan (Public Works)

The Township's Union Employees' Pension Plan is a defined benefit plan. In a defined benefit plan, participants receive benefits as defined in the plan documents, upon meeting eligibility requirements. The Plan is administered by the Western Pennsylvania Teamsters and Employer's Pension Fund. The Township has no responsibility or authority for the operation and administration of the pension program. Contributions required of the Township are based upon an agreement between the Township and Teamsters Local Union No. 205. The contribution to the plan for the year 2019 was \$126,297. There are no required employee contributions.

NOTE J – OTHER POST-EMPLOYMENT BENEFITS PLAN

General Information about the OPEB Plan

Plan Description

The Township's defined benefit OPEB plan, South Fayette Retiree Benefits Plan (the Plan), provides OPEB benefits to all eligible retirees who qualify and elect to participate. The Plan is a single-employer defined benefit OPEB plan administered by the Township. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Benefits Provided

The Plan provides medical and life insurance benefits for eligible Township employees. Coverage amounts vary by employee classification.

The benefits are as follows:

Police Police who retire are eligible to receive an amount equal to \$300 per month which is to be used to purchase healthcare coverage. The amount is payable provided the spouse of the retiree does not have healthcare coverage in which the retiree would be eligible to enroll. The retiree must provide documentation that they have enrolled in a healthcare plan. The amount is payable up to the age of 65 or until the retiree becomes eligible for Medicare. Police who retire are eligible to receive life insurance in the amount of \$7,500.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE J – OTHER POST-EMPLOYMENT BENEFITS PLAN (CONTINUED)

Public Works Public Works employees who retire are eligible to receive an amount equal to \$225 per month which is to be used to purchase healthcare coverage. The amount is payable provided the spouse of the retiree does not have healthcare coverage in which the retiree would be eligible to enroll. The retiree must provide documentation that they have enrolled in a healthcare plan. The amount is payable up to the age of 65 or until the retiree becomes eligible for Medicare. Public Works employees who retire are eligible to receive life insurance in the amount of \$5,000.

Police become eligible for the post-retirement benefit upon attaining age 55 with at least 25 years of service. Public works employees become eligible for the post-retirement benefit upon attaining age 60 with at least 10 years of service.

Employees Covered by Benefit Terms

Active participants	34
Inactive participants	
Covered for medical	9
Covered for life insurance	16
TOTAL	<u>59</u>

Total OPEB Liability

The Township’s total OPEB liability of \$339,784 was measured as of January 1, 2018, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the January 1, 2018 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.00%
Salary increases	2.50%
Healthcare cost trend rates	The \$300 monthly benefit provided to retired Police and the \$225 benefit provided to retiring Public Works employees are assumed not to increase. For the few post-65 retirees who have coverage for their lifetime, healthcare trends are assumed as follows: 6.00% in 2019, 5.75% in 2020, 5.50% in 2021, 5.25% in 2022, 5.00% in 2023, 4.75% in 2024, and 4.50% in 2025 and later.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE J – OTHER POST-EMPLOYMENT BENEFITS PLAN (CONTINUED)

The discount rate was based on the Bond Buyers 20-Bond Index.

Mortality rates were based on the RPH-2014 Blue Collar Mortality Table projected using Scale MP-2018.

The actuarial assumptions used in the January 1, 2018 valuation were based on census information at that time and is believed to be representative of the population for the 2018 year-end.

Change in the Total OPEB liability

	<i>Total OPEB Liability</i>
BALANCE AT DECEMBER 31, 2018	<u>\$ 373,756</u>
Changes for the year:	
Service cost	3,783
Interest	13,306
Changes of benefit terms	-
Differences between expected and actual experience	-
Changes of assumptions	(14,728)
Benefit payments	(36,333)
Net changes	<u>(33,972)</u>
BALANCE AT DECEMBER 31, 2019	<u><u>\$ 339,784</u></u>

Changes of assumptions and other inputs reflect a change in the discount rate from 3.56% in 2018 to 4.10% in 2019. The mortality improvement scale changed to MP-2018.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Township, as well as what the Township's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.10%) or 1-percentage-point higher (5.10%) than the current discount rate:

	<i>1% Decrease 3.10%</i>	<i>Current Rate 4.10%</i>	<i>1% Increase 5.10%</i>
Total OPEB liability (asset)	\$ 368,889	\$ 339,784	\$ 314,058

TOWNSHIP OF SOUTH FAYETTE
NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE J – OTHER POST-EMPLOYMENT BENEFITS PLAN (CONTINUED)

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the Township, as well as what the Township’s total OPEB liability would be if it were calculated using healthcare cost trend rates at 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	<u>1% Decrease</u>	<u>Current Rates</u>	<u>1% Increase</u>
Total OPEB liability (asset)	\$ 333,303	\$ 339,784	\$ 346,941

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

For the year ended December 31, 2019, the Township recognized OPEB expense of \$19,975. At December 31, 2019, the Township reported deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 31,798	\$ -
Changes in assumptions	6,223	13,389
Benefit payments subsequent to the measurement date	37,056	-
TOTAL	\$ 75,077	\$ 13,389

The \$37,056 amount reported as deferred outflows of resources resulting from the Township’s benefit payments subsequent to the measurement date will be recognized as a reduction in next year’s total OPEB liability. The other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year Ended December 31,</u>	
2020	\$ 2,886
2021	2,886
2022	2,886
2023	2,886
2024	2,886
Thereafter	10,202
TOTAL	\$ 24,632

TOWNSHIP OF SOUTH FAYETTE

NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE K – TAX ABATEMENTS

The Township's tax abatements are authorized by Township ordinance. Under the Local Economic Revitalization Tax Assistance (LERTA) program, recipients are eligible for property tax abatement on certain improvements to deteriorated residential or commercial property and new construction of residential or commercial structures in deteriorated areas that increase the assessed property value. The Planning Commission of the Township held a public hearing to determine the geographic boundaries of deteriorated areas.

The Township's tax abatement agreements do not contain recapture provisions for non-compliance. There were no amounts received or receivable from other governments in association with the forgone taxes. The Township did not make other commitments other than to reduce taxes as part of the tax abatement agreements.

During 2019, the Township's LERTA property tax abatements totaled \$17,567.

NOTE L – COMMITMENTS AND CONTINGENCIES

The Township participates in federal and state assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives. The Township is potentially liable for any expenditures which may be disallowed pursuant to the terms of these grant programs. Management is not aware of any material items of noncompliance which would result in the disallowance of program expenditures.

In August 2018, the Township entered into a contribution agreement with the Commonwealth of Pennsylvania, Department of Transportation (the Department) to contribute \$200,000 to the Department for costs associated with a project. As of December 31, 2019, no amounts have been remitted to the Department.

NOTE M – SUBSEQUENT EVENTS

Current Economic Conditions

A global pandemic, due to the spread of COVID-19 coronavirus, caused the United States government to declare a national emergency. The pandemic has led to widespread voluntary and government mandated closings of local stores and businesses, which has resulted in significant job losses. The Township expects financial disruption, however, the related dollar amount of the impact and duration cannot be reasonably estimated at this time.

Purchase of Property

In June 2020, the Township purchased property for \$300,000 for the future construction of a new municipal building.

REQUIRED SUPPLEMENTARY INFORMATION

TOWNSHIP OF SOUTH FAYETTE

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
YEAR ENDED DECEMBER 31, 2019

	<i>Original and Final Budget</i>	<i>Actual</i>	<i>Variance Favorable (Unfavorable)</i>	<i>Budgetary Basis to GAAP Basis</i>	<i>Actual Amounts GAAP Basis</i>
REVENUES					
Taxes	\$ 10,758,000	\$ 12,147,733	\$ 1,389,733	\$ 23,153	\$ 12,170,886
Licenses and permits	384,800	381,960	(2,840)	-	381,960
Fines and violations	25,000	30,397	5,397	-	30,397
Government grants and subsidies	380,000	410,664	30,664	-	410,664
Charges for services	557,500	529,885	(27,615)	-	529,885
Interest earnings	10,700	62,594	51,894	-	62,594
Contributions	-	500	500	-	500
Miscellaneous	-	15,618	15,618	-	15,618
	<u>12,116,000</u>	<u>13,579,351</u>	<u>1,463,351</u>	<u>23,153</u>	<u>13,602,504</u>
EXPENDITURES					
General government	1,629,800	1,493,165	136,635	192,918	1,686,083
Public safety	4,438,150	4,219,925	218,225	(131,220)	4,088,705
Highways and streets	3,093,000	2,974,833	118,167	(386,306)	2,588,527
Culture and recreation	744,800	734,996	9,804	140,830	875,826
Health and sanitation	1,371,500	1,317,226	54,274	-	1,317,226
Insurance	222,500	168,918	53,582	-	168,918
Miscellaneous	41,750	35,707	6,043	-	35,707
Debt service:					
Principal	435,000	435,000	-	(435,000)	-
Interest and issuance costs on long-term debt	111,000	110,920	80	7,947	118,867
	<u>12,087,500</u>	<u>11,490,690</u>	<u>596,810</u>	<u>(610,831)</u>	<u>10,879,859</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>28,500</u>	<u>2,088,661</u>	<u>2,060,161</u>	<u>633,984</u>	<u>2,722,645</u>
OTHER FINANCING SOURCES (USES)					
Insurance proceeds	-	10,373	10,373	-	10,373
Proceeds from sales of capital assets	-	-	-	(3,317,639)	(3,317,639)
Refund of prior year's receipts	(28,500)	(4,229)	24,271	-	(4,229)
Transfers to other funds	-	(2,761,498)	(2,761,498)	-	(2,761,498)
	<u>(28,500)</u>	<u>(2,755,354)</u>	<u>(2,726,854)</u>	<u>(3,317,639)</u>	<u>(6,072,993)</u>
NET CHANGES IN FUND BALANCES	-	(666,693)	(666,693)	(2,683,655)	(3,350,348)
FUND BALANCES, BEGINNING OF YEAR	-	3,518,263	3,518,263	2,683,655	6,201,918
FUND BALANCES, END OF YEAR	<u>\$ -</u>	<u>\$ 2,851,570</u>	<u>\$ 2,851,570</u>	<u>\$ -</u>	<u>\$ 2,851,570</u>

See accompanying notes.

TOWNSHIP OF SOUTH FAYETTE

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
 BUDGET AND ACTUAL - CAPITAL PROJECTS FUND AND PARKS AND RECREATION FUND
 YEAR ENDED DECEMBER 31, 2019

	<i>Capital Projects Fund</i>			<i>Parks and Recreation Fund</i>		
	<i>Original and Final Budget</i>	<i>Actual</i>	<i>Variance Favorable (Unfavorable)</i>	<i>Original and Final Budget</i>	<i>Actual</i>	<i>Variance Favorable (Unfavorable)</i>
REVENUES						
Government grants and subsidies	\$ -	\$ 659,436	\$ 659,436	\$ -	\$ -	\$ -
Charges for services	-	-	-	49,202	31,070	(18,132)
Interest earnings and rentals	12,000	89,976	77,976	-	23,727	23,727
Contributions	-	-	-	-	1,656	1,656
Miscellaneous	-	3,500	3,500	-	-	-
	<u>12,000</u>	<u>752,912</u>	<u>740,912</u>	<u>49,202</u>	<u>56,453</u>	<u>7,251</u>
EXPENDITURES						
General government	285,000	270	284,730	-	-	-
Public safety	205,100	170,776	34,324	6,000	6,000	-
Public works and streets	90,000	172,944	(82,944)	-	-	-
Culture and recreation	119,900	-	119,900	31,258	136,673	(105,415)
	<u>700,000</u>	<u>343,990</u>	<u>356,010</u>	<u>37,258</u>	<u>142,673</u>	<u>(105,415)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(688,000)	408,922	1,096,922	11,944	(86,220)	(98,164)
OTHER FINANCING SOURCES						
Proceeds from the sale of capital assets	-	3,464,955	3,464,955	-	-	-
Transfer from other funds	-	2,761,498	2,761,498	-	-	-
	<u>-</u>	<u>6,226,453</u>	<u>6,226,453</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGES IN FUND BALANCES	(688,000)	6,635,375	7,323,375	11,944	(86,220)	(98,164)
FUND BALANCES - BEGINNING OF YEAR	688,000	4,830,615	4,142,615	(11,944)	237,099	249,043
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ 11,465,990</u>	<u>\$ 11,465,990</u>	<u>\$ -</u>	<u>\$ 150,879</u>	<u>\$ 150,879</u>

See accompanying notes.

TOWNSHIP OF SOUTH FAYETTE

SCHEDULE OF CHANGES IN POLICE EMPLOYEES' PENSION FUND
NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

	2019	2018	2017	2016	2015	2014
TOTAL PENSION LIABILITY:						
Service cost	\$ 330,016	\$ 310,276	\$ 317,459	\$ 223,381	\$ 211,736	\$ 200,338
Interest	830,761	841,119	795,998	734,892	712,440	684,399
Changes of benefit terms	-	-	-	-	-	-
Differences between expected and actual experience	(810,912)	-	55,304	-	57,102	-
Changes of assumptions	-	-	537,585	-	-	-
Benefit payments, including refunds of employee contributions	(484,628)	(520,914)	(448,180)	(480,023)	(787,351)	(378,741)
NET CHANGE IN TOTAL PENSION LIABILITY	(134,763)	630,481	1,258,166	478,250	193,927	505,996
TOTAL PENSION LIABILITY, BEGINNING	12,177,748	11,547,267	10,289,101	9,810,851	9,616,924	9,110,928
TOTAL PENSION LIABILITY, ENDING (a)	\$ 12,042,985	\$ 12,177,748	\$ 11,547,267	\$ 10,289,101	\$ 9,810,851	\$ 9,616,924
PLAN FIDUCIARY NET POSITION						
Contributions - employer	\$ 684,132	\$ 666,493	\$ 585,123	\$ 540,372	\$ 488,219	\$ 474,992
Contributions - employee	96,883	83,101	78,736	77,345	67,581	60,298
Net investment income	1,719,061	(620,869)	1,110,240	466,851	(135,345)	439,329
Benefit payments, including refunds of employee contributions	(484,628)	(520,914)	(448,180)	(480,023)	(787,351)	(378,741)
Administrative expense	(77,034)	(83,769)	(88,192)	(72,219)	(78,265)	(78,040)
Other	-	-	-	-	18,074	-
NET CHANGE IN PLAN FIDUCIARY NET POSITION	1,938,414	(475,958)	1,237,727	532,326	(427,087)	517,838
PLAN FIDUCIARY NET POSITION, BEGINNING	8,939,825	9,415,783	8,178,056	7,645,730	8,072,817	7,554,979
PLAN FIDUCIARY NET POSITION, ENDING (b)	\$ 10,878,239	\$ 8,939,825	\$ 9,415,783	\$ 8,178,056	\$ 7,645,730	\$ 8,072,817
TOWNSHIP'S NET PENSION LIABILITY, ENDING (a) - (b)	\$ 1,164,746	\$ 3,237,923	\$ 2,131,484	\$ 2,111,045	\$ 2,165,121	\$ 1,544,107
Plan fiduciary net position as a percentage of total pension liability	90.33%	73.41%	81.54%	79.48%	77.93%	83.94%
Covered employee payroll	\$ 1,962,155	\$ 1,838,269	\$ 1,546,352	\$ 1,654,191	\$ 1,425,129	\$ 1,193,858
Net liability as a percentage of covered payroll	59.36%	176.14%	137.84%	127.62%	151.92%	129.34%

The Township is required to present the information for the last ten fiscal years. Additional years will be displayed as they become available.

See accompanying notes.

TOWNSHIP OF SOUTH FAYETTE

SCHEDULE OF POLICE EMPLOYEES' PENSION FUND EMPLOYER CONTRIBUTIONS

LAST TEN FISCAL YEARS

	<i>2019</i>	<i>2018</i>	<i>2017</i>	<i>2016</i>	<i>2015</i>	<i>2014</i>
Actuarially determined contribution	\$ 684,132	\$ 666,493	\$ 585,123	\$ 540,026	\$ 488,219	\$ 474,992
Contributions in relation to the actuarially determined contribution	684,132	666,493	585,123	540,372	488,219	474,992
CONTRIBUTION DEFICIENCY (EXCESS)	\$ -	\$ -	\$ -	\$ (346)	\$ -	\$ -
Covered employee payroll	\$ 1,962,155	\$ 1,838,269	\$ 1,546,352	\$ 1,654,191	\$ 1,425,129	\$ 1,193,858
Contributions as a percentage of covered employee payroll	34.87%	36.26%	37.84%	32.67%	34.26%	39.79%

The Township is required to present the information for the last ten fiscal years.
Additional years will be displayed as they become available.

See accompanying notes.

TOWNSHIP OF SOUTH FAYETTE

SCHEDULE OF POLICE EMPLOYEES' PENSION FUND INVESTMENT RETURNS

LAST TEN FISCAL YEARS

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Annual money-weighted rate of return, net of investment expense	19.42%	-6.68%	13.76%	6.13%	-1.48%	5.56%

The Township is required to present the information for the last ten fiscal years. Additional years will be displayed as they become available.

See accompanying notes.

TOWNSHIP OF SOUTH FAYETTE

SCHEDULE OF CHANGES IN THE TOWNSHIP'S TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

	<u>2019</u>	<u>2018</u>
TOTAL OPEB LIABILITY		
Service cost	\$ 3,783	\$ 3,507
Interest	13,306	13,858
Changes of benefit terms	-	1,739
Differences between expected and actual experience	-	38,864
Changes of assumptions	(14,728)	7,607
Benefit payments	(36,333)	(38,263)
NET CHANGE IN TOTAL OPEB LIABILITY	<u>(33,972)</u>	<u>27,312</u>
TOTAL OPEB LIABILITY - BEGINNING	<u>373,756</u>	<u>346,444</u>
TOTAL OPEB LIABILITY - ENDING	<u>\$ 339,784</u>	<u>\$ 373,756</u>
Covered-employee payroll	\$ 2,718,267	\$ 2,651,968
District's total OPEB liability as a percentage of covered-employee payroll	12.50%	14.09%

Notes to Schedule:

GASB 75 was implemented beginning with the fiscal year ended December 31, 2018.

Changes of assumptions:

The discount rate changed from 3.56% to 4.10%. The mortality improvement scale changed to MP-2018.

The Township is required to present the information for the last ten fiscal years. Additional years will be displayed as they become available.

See accompanying notes.

TOWNSHIP OF SOUTH FAYETTE
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

NOTE A – BUDGETARY INFORMATION

Budget Process

The General Fund is legally required to be budgeted and appropriated. All funds, except the fiduciary funds, prepare budgets on the budgetary basis of accounting. The budget demonstrates a need for existing or increased tax rates and user fees. The Board's final adoption of the budget is the authorization to spend resources and sets annual limits on expenditures at the level of control selected by the Board.

Excess of expenditures over appropriations

For the year ended December 31, 2019, General Fund expenditures did not exceed appropriations.

For the year ended December 31, 2019, Capital Projects Fund expenditures exceeded appropriations in one function by approximately \$83,000. The over-expenditure in the Capital Projects Fund was funded by greater than anticipated revenues and other functions that did not exceed appropriations.

For the year ended December 31, 2019, Parks and Recreation Fund expenditures exceeded appropriations in one function by approximately \$105,000. The over-expenditure in the Parks and Recreation Fund was funded by prior year fund balance and greater than anticipated revenues, mainly interest earnings.

NOTE B – PENSION INFORMATION – ACTUARIAL METHODS AND ASSUMPTIONS

Methods and assumptions used to determine contribution rates for the Police Pension Fund under Act 205 for the year ended December 31, 2019 are as follows:

Valuation date	January 1, 2019
Actuarial cost method	Entry age normal
Amortization method	Level dollar, closed
Remaining amortization period	8 years (aggregate)
Asset valuation method	4-year smoothing
Inflation	2.75%
Salary increases	5.50% including inflation
Investment rate of return	7.25% net of investment expenses not funded through the MMO, and including inflation
Mortality	RP-2014 Mortality Table with rates set forward 5 years for disabled lives. Mortality improvement based on the Long-Range Demographic Assumptions for the 2015 SSA's Trustee Report.

SUPPLEMENTARY INFORMATION

TOWNSHIP OF SOUTH FAYETTE
COMBINING SCHEDULE OF BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2019

	<i>Fuel Tax</i>	<i>Traffic Impact Fee Fund</i>	<i>Total Nonmajor Funds</i>
ASSETS			
CASH AND CASH EQUIVALENTS	\$ 339,392	\$ 893,361	\$ 1,232,753
LIABILITIES			
Accounts payable	\$ 11,312	\$ -	\$ 11,312
FUND BALANCES			
Restricted:			
Street expenditures	328,080	-	328,080
Assigned:			
Traffic impact fees	-	893,361	893,361
	<u>328,080</u>	<u>893,361</u>	<u>1,221,441</u>
TOTAL LIABILITIES AND FUND BALANCES	\$ 339,392	\$ 893,361	\$ 1,232,753

TOWNSHIP OF SOUTH FAYETTE

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
 FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
 YEAR ENDED DECEMBER 31, 2019

	<i>Fuel Tax</i>	<i>Traffic Impact Fee Fund</i>	<i>Total Nonmajor Funds</i>
REVENUES			
Government grants and subsidies	\$ 514,235	\$ -	\$ 514,235
Charges for services	-	166,555	166,555
Interest earnings	928	13,844	14,772
	<u>515,163</u>	<u>180,399</u>	<u>695,562</u>
EXPENDITURES			
Public works and streets	440,363	15,099	455,462
Capital outlay	-	429,217	429,217
	<u>440,363</u>	<u>444,316</u>	<u>884,679</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	74,800	(263,917)	(189,117)
FUND BALANCES, BEGINNING OF YEAR	<u>253,280</u>	<u>1,157,278</u>	<u>1,410,558</u>
FUND BALANCES, END OF YEAR	<u><u>\$ 328,080</u></u>	<u><u>\$ 893,361</u></u>	<u><u>\$ 1,221,441</u></u>