

**WEST CHESTER TOWNSHIP, OHIO**

Independent Auditors' Report on  
Internal Controls and Compliance

December 31, 2007





Mary Taylor, CPA  
Auditor of State

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

We have reviewed the *Independent Auditors' Report* of West Chester Township, Butler County, prepared by Clark, Schaefer, Hackett & Co., for the audit period January 1, 2007 through December 31, 2007. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

*Mary Taylor*

Mary Taylor, CPA  
Auditor of State

August 4, 2008

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**Clark, Schaefer, Hackett & Co.**  
CERTIFIED PUBLIC ACCOUNTANTS  
BUSINESS CONSULTANTS

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

To the Board of Trustees  
West Chester Township, Ohio:

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of West Chester Township, Ohio (Township) as of and for the year ended December 31, 2007, which collectively comprise the Township's basic financial statements and have issued our report thereon dated June 25, 2008. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

**Internal Control over Financial Reporting**

In planning and performing our audit, we considered the Township's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Township's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

### **Compliance and Other Matters**

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

We noted certain matters that we reported to management of the West Chester Township, Ohio in a separate letter dated June 25, 2008.

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

*Clark, Schaefer, Haskett & Co.*

Cincinnati, Ohio  
June 25, 2008

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**WEST CHESTER TOWNSHIP, OHIO**

Schedule of Prior Audit Findings

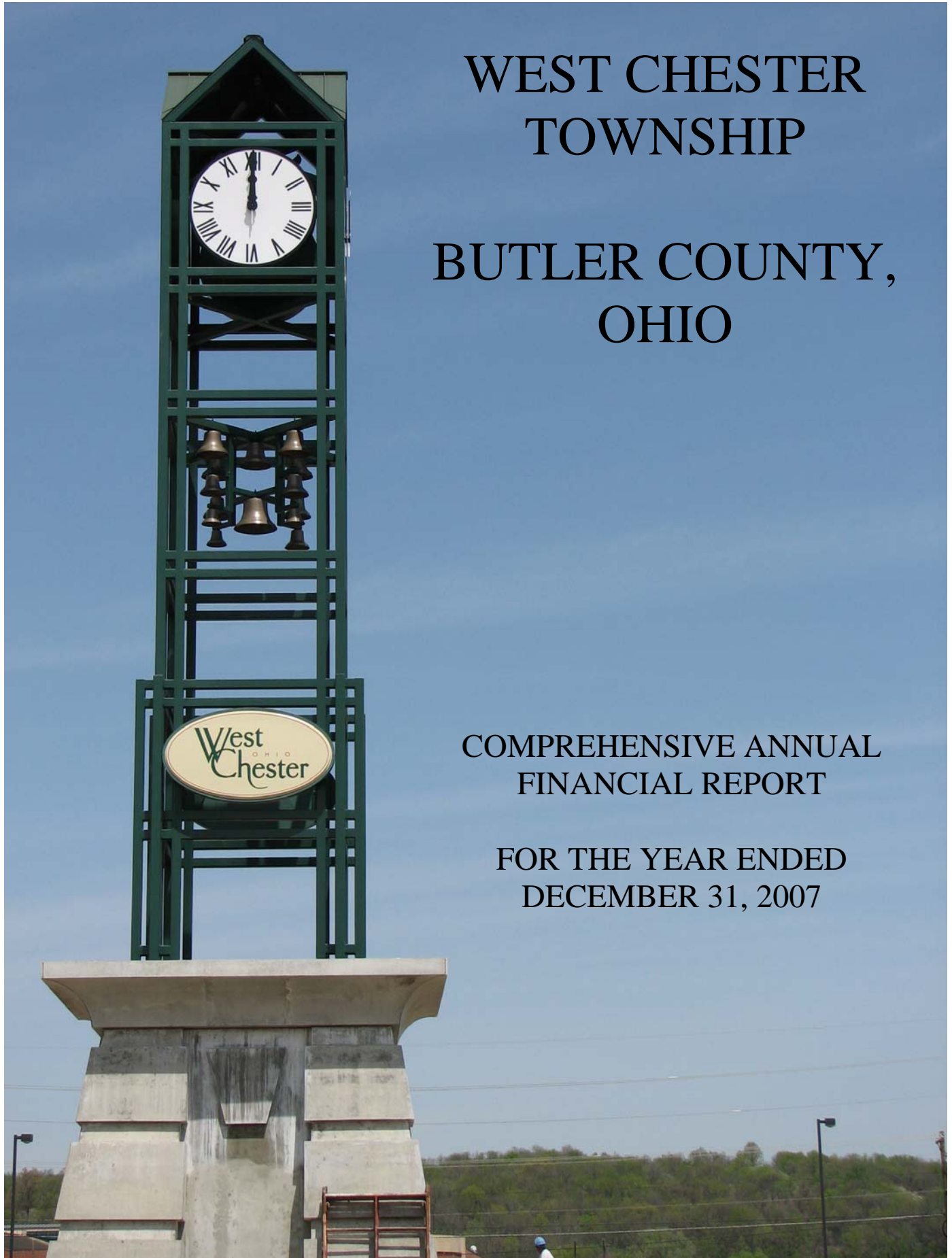
Year Ended December 31, 2007

**Finding 2006-1 – Audit Adjustments**

*Condition:* During the course of our audit, we identified material misstatements in the financial statements that were not initially identified by the Township's internal control over financial reporting. Throughout the year, the Township maintains its books and records on the cash-basis of accounting and converts its financial statements at year-end to generally accepted accounting principles. The audit adjustments were necessary to correct errors made during the Township's conversion process.

*Current Status:* Corrected.





WEST CHESTER  
TOWNSHIP

BUTLER COUNTY,  
OHIO

COMPREHENSIVE ANNUAL  
FINANCIAL REPORT

FOR THE YEAR ENDED  
DECEMBER 31, 2007



# INTRODUCTORY SECTION



WEST CHESTER TOWNSHIP  
BUTLER COUNTY, OHIO  
COMPREHENSIVE ANNUAL FINANCIAL REPORT  
FOR THE YEAR ENDED DECEMBER 31, 2007

Issued by:  
Finance Department

West Chester Township  
Butler County, Ohio  
Comprehensive Annual Financial Report  
For the Year Ended December 31, 2007

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June 30, 2008

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

We are pleased to report our continuous commitment to providing the most detailed financial conditions of West Chester Township and are proud to present our sixth Comprehensive Annual Financial Report (CAFR) for West Chester Township. This report, for the fiscal year ending December 31, 2007, contains the financial statements and other financial and statistical data that provide complete and full disclosure of all material financial aspects of West Chester Township ("Township"). The responsibility for the accuracy and completeness of all data presented, and the fairness of the presentation, rests with the Township, specifically with the Finance Director and Township Fiscal Officer.

This CAFR is divided into three sections as follows:

1. The Introductory Section contains the table of contents, letter of transmittal, a list of principal officials, an organization chart of the Township and the Certificate of Achievement for Excellence in Financial Reporting for the 2006 CAFR.
2. The Financial Section begins with the Report of Independent Accountants and includes the Management's Discussion and Analysis, the Basic Financial Statements and Notes to the Basic Financial Statements that provide an overview of the Township's financial position and operating results, the Combining Statements for non-major funds and other schedules that provide detailed information relative to the Basic Financial Statements.
3. The Statistical Section demonstrates the fiscal capacity of the Township and presents social and economic data and financial trend information.

## TOWNSHIP OVERVIEW

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

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

Geographically, the Township consists of 35 square miles of residential neighborhoods, commercial and industrial developments. West Chester Township is located within minutes of the tri-state's three major interstates (I-75, I-71, I-275) and is positioned within 600 miles of approximately 54% of the United States' population and buying power.

## **TOWNSHIP ORGANIZATION AND REPORTING ENTITY**

The Township has operated as a limited home rule form of government since 1999 and is directed by a publicly elected three-member Board of Trustees. The Trustees are elected for overlapping terms of four years. The Board has an elected Township Fiscal Officer and appoints the Township Administrator.

The reporting entity is comprised of the primary government and other organizations that are included to ensure that the financial statements of the Township are not misleading.

The primary government of the Township consists of all funds, departments, boards and agencies that are not legally separate from the Township. For West Chester Township, this includes providing police protection, fire and emergency medical services, road maintenance and repairs, parks and recreation, planning and zoning, economic development, cemeteries, information technology and community television. The Board of Trustees and the Township Administrator have direct responsibility for these activities.

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

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

## **ITEMS OF LOCAL INTEREST**

### **Parks and Recreation**

The Township features six parks covering approximately 344 acres and provides year-round recreational and educational programs for its citizens.

#### *Keehner Park*

Keehner Park is 123 acres and features an 1833 log cabin, picnic shelters, hiking trails, a creek, playground areas, baseball diamonds, soccer fields, tennis courts, and basketball courts. The Amphitheater at Keehner Park is home to the West Chester Concert Series, Family Movie Nights and The Great Pumpkin Fest. Shelters in the park are available for family picnics and gatherings.



### *Voice of America Park*

In 1999, the Township acquired 330 acres of the former Voice of America Bethany Station, as part of the federal government's disposal of the 600-acre site. The facility was decommissioned and given to the Township for recreational and historic monument purposes. In 2008, West Chester Township transferred ownership of approximately 300 acres of the Voice of America Park to MetroParks of Butler County. MetroParks of Butler County provides recreational amenities for all of Butler County and is working to more fully develop this property. West Chester Township retains ownership of the former Voice of America Bethany Station building and approximately 30 acres surrounding the building.

Thousands of children and adults use the park all year long for soccer, baseball, cricket and cross country, as well as kite-flying and radio-control soaring. In addition, the VOA Park is host to Dog Fest, Airwaves Kite Fest and the Optimist Run for Youth. The Wiggly Field dog park and the Daisaku Ikeda Tree Grove were features donated to the community and are enjoyed by many as part of VOA Park.

The 1944 art deco building that once housed the powerful Voice of America transmitters is being preserved as a tribute to the role Voice of America broadcasts played in the downfall of communism and the innovative individuals who made communication technology history right here in West Chester. The restoration of The Voice of America building is a joint effort of West Chester Township and The National Voice of America Museum of Broadcasting Executive Board.

### *Beckett Park*

In February 2000, the Trustees acquired 151 acres of park land on Beckett Road, to the north of Union Centre Boulevard, in West Chester Township. The West Chester Baseball Complex at Beckett Park was dedicated in 2005. The Complex is maintained through an ongoing partnership between West Chester Township and local baseball organizations representing our community's youth. Four high-quality baseball fields, restrooms, press box and concession facilities are operated in the spring and summer months to facilitate sporting events that include the CABA World Series held at the Baseball Complex each year. The Muhlhauser Barn was dedicated in 2008 as part of phase II of park construction. The rustic barn is now available for rent and can be used for small township gatherings. The Barn is complemented by walking paths, a historic gazebo, and lakes that add to the appeal of the charm of this development.

### *Upper Mill Creek Conservation Corridor*

A greenbelt of wetland and floodplain properties following the course of the Mill Creek and the former Miami Erie Canal has been acquired through successful applications to the State of Ohio voter-approved Clean Ohio Fund. The Corridor features remnants of the community's earliest canal days including the foundation of an icehouse, canal aqueduct and more. A 1.55-mile paved multi-purpose trail project was completed in 2004 from State Route 747 at Port Union Road to the Township line. MetroParks of Butler County has added to this path to the west into a neighboring community. In 2007 West Chester Township acquired a 22-acre site in the corridor, and working with partners and grant funding, developed a wetland park that could serve as a demonstration project in how floodplains function. The Corridor is home to several endangered species of flora and fauna and presents positive opportunities for improving flood conditions in that area.

### *Station Road Schoolhouse*

A quaint 1910 two-room schoolhouse including a 3-acre schoolyard was purchased by West Chester Township in 1999. The schoolhouse is being restored to provide a setting for small community gatherings and programs. Restoration efforts moved forward with the restoration of its yellow pine floors, the addition of a handicap ramp and restoration of the building's moldings and windows.

### *The Square @ Union Centre*

An approximately 2.5-acre urban property was acquired in 2006 as part of the continued success of West Chester's Union Centre business district. The park, featuring a combination of green space, patios, a pond and plenty of benches and tables, will be completed in June 2008 providing gathering spaces for the community as they shop and handle business in the area. Located across from Lakota West High School and next to the soon-to-be-constructed West Chester Library, the park will be a comfortable place to gather with friends and enjoy a quiet outdoor lunch or a concert.

### **Education, Culture and Nearby Attractions**

While West Chester Township continues to see significant commercial development, the community retains those qualities that have made it a wonderful place to live and raise a family. Now, more than ever, citizens of West Chester are finding everything they need right here or just a short drive away.

Several universities have created an education cluster in the West Chester area by opening regional campuses along I-75 in the past few years. The University of Phoenix opened its Cincinnati campus in the Centre Pointe Office Park at Union Centre. Indiana Wesleyan University built a 30,000 square-foot facility at Union Centre. Miami University began construction of a regional learning center in the Voice of America district. Hondros specializes in nursing education and opened a new facility in West Chester in 2007. Xavier University began offering classes in West Chester in 2008. Also, just outside West Chester's southern limits, Mt. Vernon Nazarene College opened its Cincinnati campus.

West Chester residents are served by the Lakota School District, ranked as one of the best and biggest school districts in the state. The Lakota School District continues to grow, but has been able to retain its standards of excellence due in part to strong local support for education.

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

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

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



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

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

### **Transportation**

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

West Chester has the highest level of interstate access of any community in the region other than its urban center, the City of Cincinnati. Interstate 75 passes directly through the Township with three full interchanges within its limits, which are the first three interchanges north of the regional beltway I-275.

The interchanges – Union Centre Boulevard, Cincinnati-Dayton Road and Tylersville Road are full access, five-lane designs. In addition, over the last few and planned for the next several years, West Chester has invested and will invest approximately \$45 million in roadway improvements, infrastructure upgrades, and recreational enhancements.

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

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

### **ECONOMIC CONDITIONS AND OUTLOOK**

Among other Ohio townships, West Chester has one of the highest growth rates and is the third largest township, accounting for nearly 20% of the total population of Butler County. A long-favored residential community, in the past decade West Chester has become a regional powerhouse for business development.

West Chester has consistently been a job growth leader in Butler County, Ohio. In 2007, Butler County outpaced all other counties in the 15-county metro area in job growth with 6,133 new and retained jobs; West Chester accounted for 5,322 or 87% of that total. Total dollars invested in new projects in Butler County for 2007 amounted to \$856 million; West Chester accounted for \$729 million or 85% of that total. The Township ranks among the Tri-State's top tier office and industrial locations for its unmatched access to major interstate corridors, numerous commerce parks, and large inventory of land and buildings and dense labor pool – all in an attractive suburban setting. Community leaders have planned for and achieved development of an expansive corporate base to complement and balance residential growth.

More than 200 acres of new dining, shopping and entertainment venues have been developed in West Chester and more than 100 acres are being actively planned. Major new commercial projects are under way at each of the three interchanges on I-75, providing access within minutes to popular regional and local venues.

Key components in the economic success of the community have been government's positive approach in working with developers and its direct access to three highway interchanges along the I-75 corridor. Tylersville Road, Cincinnati-Dayton Road and Union Centre Boulevard each have a distinctive character and each contributes to the overall economic success of the community. Uptown, Midtown and Downtown together create a successful West Chester community.

### Uptown

West Chester's Uptown (Tylersville Road exit from I-75), always a successful retail area, has experienced a revitalization in recent years with development of medical facilities, office complexes and expanded retail and restaurant options.

In 2001, construction began on a regional medical campus in the Uptown District with a first phase investment of \$100 million. UC Physicians, a group of more than 600 doctors and clinical faculty affiliated with the University of Cincinnati, expanded its medical services to northern Cincinnati and southern Dayton by establishing a 75-acre campus, University Pointe, off I-75 and Tylersville Road. The medical campus was developed to serve the Cincinnati-Dayton Metroplex markets with a regional hospital, short-stay surgical hospital and cardiology center, and mid-rise medical offices and condos housing a full-spectrum of specialty practices. The campus was the first of its kind in the nation for its joint venture between a private physicians group and developer for a project of such magnitude. In 2005, the Health Alliance began construction on a \$200 million, 160-bed hospital at University Pointe. Health Alliance, a conglomeration of Tri-State hospitals and physicians, is currently constructing the 370,000 square-foot hospital on 29 acres at University Pointe. The hospital will offer surgical, outpatient and imaging services, and operate a full-service emergency department staffed 24 hours a day. Employee count is estimated at 700. Construction is slated for completion in late 2008.

These investments in health care services in West Chester have led to other significant projects. In 2007, construction began on the West Chester Medical Office Building, a 108,850 square-foot 4-story medical office building that will incorporate many of the design features of the West Chester Medical Center and include a walkway connecting the two buildings. The West Chester Medical Office Building will be available for occupancy Fall 2008.

The expansive medical developments in West Chester's Uptown district have contributed significantly to the nearly 300,000 square feet of mid-size professional and medical office constructed or under construction in 2007 in West Chester and have helped define the community's Uptown.

In addition to these significant medical developments, Uptown has continued to build a strong base of retail, dining and entertainment options. In 2007, EnterTRAINment Junction, a \$10 million indoor model train center featuring a 25,000 square-foot model train museum, continued construction on its 80,000 square-foot facility. The center is slated to open summer 2008.

### Midtown

West Chester's Midtown (Cincinnati-Dayton Road exit from I-75), includes one of the community's oldest business communities known as Olde West Chester and yet has achieved renewed success with development of retail and office space and revitalization of existing businesses.

Construction of a new medical office in Olde West Chester began in 2007 demonstrating a new commitment to the future success of this area.



Immediately off I-75, a new Wal-mart Supercenter anchors a new development which features a large fitness facility and several smaller retail/service businesses. Midtown continues to attract interest from developers attracted by its visibility.

### Downtown

The community's newest highway interchange has resulted in West Chester's most progressive and visible display of economic success. West Chester's Downtown District (Union Centre Boulevard exit from I-75) was envisioned before the interchange was built 10 years ago. Now, Downtown offers something for everyone.

In 2006, popular international home furnishings giant, IKEA announced plans to open a store in West Chester at Union Centre. The 339,000 square-foot store was built on 56 acres in the Union Centre District. IKEA West Chester features three model homes, 50 display rooms, supervised children's play area, and a 300 seat restaurant serving Swedish specialties. IKEA attracts thousands of visitors to the community each year boosting tourism and fueling the economy.

More than 80 new restaurants opened in West Chester since 2000 and more continue to open, many of them in West Chester's Downtown. There are more than 10 hotels in the Township, many offering executive-oriented services, with more than 16,000 square feet of conference space. More than 820 hotel rooms at the Union Centre interchange alone cater to corporate and social events as well as tourism activities. West Chester leads the county with the highest number of hotel rooms totaling at 1,100.

These amenities were complemented by the construction of the Savannah Center at Chappell Crossing. The region's newest conference and banquet center can accommodate up to 1,200 people and includes a glass solarium, gazebo overlooking a 4-acre lake, stately boardrooms, grand ballrooms, butler service and an on-site chef. The \$10 million Savannah Center opened in December 2007.

Office development continued in 2007 with the completion of a sixth mid-rise office building in the Downtown district. Fortune 500 company, AK Steel located its corporate headquarters in one of these buildings, and the others continue to attract prominent companies.

Downtown West Chester also attracts some the leading manufacturing companies in the state. West Chester's top five manufacturing employers combined have nearly 2,900 employees. These are: Pierre Frozen Foods, BAE Systems (formerly Armor Holdings), Amylin Pharmaceuticals, FKI Logistex (formerly the Buschman Company), and CTL Aerospace, Inc.

In 2007, BAE Systems (formerly Armor Holdings, Inc.), a leading manufacturer and provider of specialized security products, expanded its existing West Chester and Fairfield vehicle armoring operations and divisional headquarters into one 470,000 square-foot mega manufacturing and office facility in West Chester Township. A 345,000 square-foot ancillary facility was also leased in 2007 in West Chester for manufacturing, logistic and packaging operations. BAE Systems employs over 700 and plans to create 300 new permanent jobs as a result of this \$75.6 million project.

In addition, Amylin Pharmaceuticals, a biopharmaceutical company engaged in the discovery, development and manufacturing of diabetes drugs, began construction in 2007 on Phase II, a 240,000 square-foot manufacturing facility adjacent to its existing 220,000 square-foot facility. Phase II is a \$241 million project representing 500 new jobs. Amylin Pharmaceuticals Phases I and II are one of two "once in a lifetime" projects West Chester secured in 2005 for its manufacturing and distribution sector. A



California-based company, Amylin invested \$70 million to establish a new biomedical manufacturing plant in an existing facility for completion of Phase I, which converted a 151,200 square-foot facility into Amylin's manufacturing and packaging operations for national and international distribution. Phase I accounted for 52 new jobs.

FKI Logistex, a global provider of automated material handling systems and equipment, celebrated the grand opening of its new \$5 million, 31,000 square-foot Technology and Education Center in 2007. The state-of-the-art, technology-rich material handling environment is located at 10045 International Boulevard in World Park off Muhlhauser Road. The company supplies its customers with an integrated set of leading-edge technologies in high-speed sorting, conveyor systems, robotic, EFID implementation and more. FKI Logistex has 400 employees at its West Chester facility and will add 12 new positions.

## **PUBLIC PROJECTS**

Quality of life amenities and core services will always be a significant component of capital outlay for West Chester Township. In 2006, the West Chester Board of Trustees approved reconfiguration of the Administration campus at Cincinnati-Dayton and West Chester roads. The project includes reconstruction of Fire headquarters, Fire Station 1 and Emergency Communications Center to meet new standards for essential buildings and improve further the delivery of service to residents and businesses. Construction of the campus began in 2007 and fully operational in 2008.

West Chester has embarked on several initiatives in keeping with the vision for the community. In 2007 West Chester reconstructed a piece of local history. The Muhlhauser Barn, an 1881 timber-frame barn which was once part of a prominent brewery family farm, was reconstructed at Beckett Park. The Barn was completed and opened to the public in April 2008 serving as a rental facility and location for community gatherings.

Also in 2007, West Chester Township began constructing The Square @ Union Centre. Set for completion in June 2008, the park sits in the middle of West Chester's Downtown District and will serve as a community gathering space. The Square @ Union Centre, an approximately 2.5 acre pastoral retreat of benches, reflecting fountains, and strolling paths, nestled between urban mid-rise buildings, was inspired as a community project and fully designed as an urban park in 2006.

In 2007, planning for a new library in the Union Centre area also began. Working with the Middletown Library System, West Chester hired architects from glaserworks Inc. and worked with a citizen's advisory panel to develop a design for a library more than three times the size of the current library on Cox Road. The new library, to be constructed adjacent to The Square @ Union Centre, will begin construction in Summer 2008 with completion in late 2009.

## **FINANCIAL INFORMATION**

### **Internal Control Structure and Budgetary Controls**

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

adequately safeguard existing assets and provide reasonable assurance of the proper recording of financial transactions.

Budgetary control is maintained by the encumbrance of purchase amounts prior to the release of purchase orders to vendors. Purchase orders are not issued when insufficient appropriations preclude the encumbrance of the amount of the purchase. Each department head is furnished a monthly report showing the month's transactions and summarizing the balances available to be spent from the appropriations for goods and services.

### **Financial Condition**

Starting with fiscal year 2001, the Township presented financial statements in accordance with Generally Accepted Accounting Principles. The Township is committed to and will continue to provide and prepare financial statements following Governmental Accounting Standards Board (GASB) Statement 34, "Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments." GASB Statement 34 creates new basic financial statements for reports as follows:

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

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

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

As part of this new reporting model, management is responsible for preparing a Management Discussion and Analysis of the Township. This discussion follows this letter of transmittal, providing an assessment of the Township's current audit year finances.

### **OTHER INFORMATION**

#### **Independent Audit**

An audit team from Clark, Schaefer, Hackett & Co. has performed this year's audit. The results of the audit are presented in the Report of Independent Accountants.



## Awards

For December 2006, West Chester Township submitted its Comprehensive Annual Financial Report (CAFR) to The Government Finance Officers Association of the United States and Canada (GFOA) for consideration in the Certificate of Achievement for Excellence in Financial Reporting program. West Chester Township was a recipient of this award for the 2006 CAFR and anticipates receiving the commendation again for 2007.

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

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

## Acknowledgments

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

We would like to especially recognize the Finance Department staff for their efforts and dedication in preparing this report. A special thanks is due to Jayne Daunt, Julie Flake and Michele Hunkler.

Sincerely,

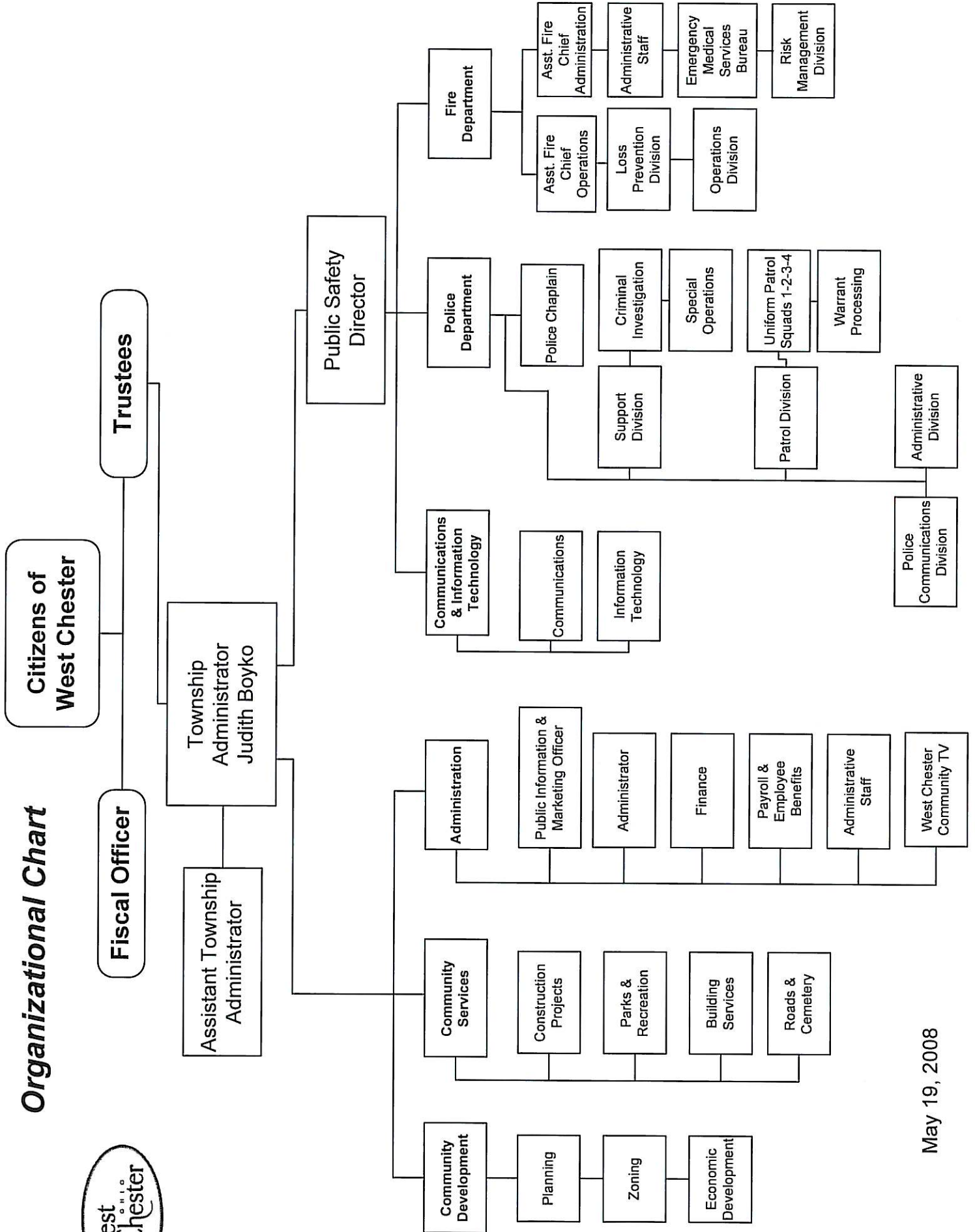


Judith C. Boyko  
Township Administrator



Kenneth Keim, CPA, CMA  
Finance Director

# Organizational Chart



May 19, 2008

Butler County, Ohio  
List of Principal Officials  
December 31, 2007



Lee Wong  
Township Trustee



Catherine Stoker  
Township Trustee



George Lang  
Township Trustee



Patricia Williams  
Fiscal Officer



Judith Boyko  
Township Administrator

West Chester Township  
Butler County, Ohio  
List of Principal Officials  
December 31, 2007  
(continued)

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Elected Officials

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Trustee	George Lang
Trustee	Catherine Stoker
Trustee	Lee Wong
Fiscal Officer	Patricia Williams

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Appointed Officials

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Administrator	Judith Boyko
Director of Public Safety	James Detherage
Chief of Police	John Bruce
Fire Chief	Anthony Goller
Director of Communications Information and Technology	Denise Bruce
Director of Services	Gordon Perry
Director of Community Development	Brian Elliff
Superintendent of Roads / Maintenance / Cemetery	Robert Murphy
Director of Community Television	Timothy Jester
Director of Finance	Ken Keim

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

West Chester Township,  
Butler County  
Ohio

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended  
December 31, 2006

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



*Oliver S. Cox*

President

*Jeffrey R. Emer*

Executive Director

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# FINANCIAL SECTION





Clark, Schaefer, Hackett & Co.  
CERTIFIED PUBLIC ACCOUNTANTS  
BUSINESS CONSULTANTS

## INDEPENDENT AUDITORS' REPORT

To the Township Trustees  
West Chester Township, Ohio:

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of West Chester Township, Ohio (the Township) as of and for the year ended December 31, 2007, which collectively comprise the Township's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Township's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of West Chester Township, Ohio as of December 31, 2007, and the respective changes in financial position, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2008, on our consideration of the Township's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis and the budgetary comparison information on pages 3 through 9 and 41 through 46, respectively, are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise West Chester Township, Ohio's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual nonmajor fund financial statements and schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section and statistical tables have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

*Clark, Schaefer, Hackett & Co.*

Cincinnati, Ohio  
June 25, 2008

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2007

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**MANAGEMENT'S DISCUSSION AND ANALYSIS**

The West Chester Township's discussion and analysis of the annual financial reports provides a review of the financial performance for the fiscal year ending December 31, 2007.

**FINANCIAL HIGHLIGHTS**

- The Township's total net assets increased \$16.9 million.
- Capital assets increased by \$7.0 million.
- General revenues accounted for \$47.6 million in revenue or 94 percent of all revenues. Program specific revenues in charges for services and grants and contributions accounted for \$3.2 million or 6 percent of \$50.8 million in total revenues.
- At the end of the current fiscal year, the Township's governmental funds reported a combined ending fund balance of \$59.4 million. Of this amount \$41.1 million is available for spending (unreserved fund balance) on behalf of its citizens.
- At the end of the current fiscal year, unreserved fund balance for the general fund was \$8.8 million or 192 percent of total general fund expenditures and other financing uses.

**USING THIS ANNUAL FINANCIAL REPORT**

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

The statement of Net Assets and Statement of Activities provide information about the activities of the Township as a whole and present a longer-term view of the Township's finances. Major fund financial statements provide the next level of detail. These statements tell how services were financed in the short-term as well as the amount of funds available for future spending. The fund financial statements also look at the Township's most significant funds with all other nonmajor funds presented in total in one column.

**REPORTING THE TOWNSHIP AS A WHOLE**

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

The analysis of the Township as a whole begins on page 10 with the Statement of Net Assets and the Statement of Activities.

While this document contains information about the funds used by the Township to provide services to our citizens, the view of the Township as a whole looks at all financial transactions and asks the question, "How did we do financially during 2007?" The Statement of Net Assets and the Statement of Activities answers this question. These statements include all assets and liabilities using the accrual basis of accounting similar to the accounting used by private sector companies. This basis of accounting takes into account all of the current year's revenues and expenses regardless of when the cash is received or paid.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2007

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These two statements report the Township's net assets and the change in those assets. This change in net assets is important because it tells the reader whether, for the Township as a whole, the financial position of the Township has improved or diminished. However, in evaluating the overall position of the Township, nonfinancial information such as changes in the Township's tax base, the condition of Township capital assets and the reputation of the public schools will also need to be evaluated.

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

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

### *Fund Financial Statements*

The analysis of the Township's major funds begins on page 12. Fund financial statements provide detailed information about the Township's major funds – not the Township as a whole. Some funds are required by State law and other funds may be established by the Fiscal Officer, with approval of the Board of Trustees, to help control, manage and report money received for a particular purpose or to show that the Township is meeting legal responsibilities for use of grants. The Township's major funds include the General Fund, Police, Fire and Emergency Medical Services, and State Route 747 Tax Incremental Financing (State Route 747 TIF) funds.

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

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

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

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2007

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*Notes to the Financial Statements*

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

**THE TOWNSHIP AS A WHOLE**

As stated previously, the Statement of Net Assets looks at the Township as a whole. Table 1 provides a summary of the Township's net assets for 2007 compared to 2006.

TABLE 1 - NET ASSETS  
(in Millions)

	Governmental Activities	
	2007	2006
<b>Assets</b>		
Current and Other Assets	\$115.3	\$81.0
Capital Assets, Net	85.0	78.0
Total Assets	200.3	159.0
<b>Liabilities</b>		
Current and Other Liabilities	35.4	25.8
Long-Term Liabilities		
Due within One Year	3.1	2.4
Due in More Than One Year	56.5	42.5
Total Liabilities	95.0	70.7
<b>Net Assets</b>		
Invested in Capital Assets,		
Net of Debt	36.9	34.9
Restricted for:		
Debt Service	10.5	4.1
Capital Improvements	7.5	.7
Other Purposes	40.9	19.7
Unrestricted	9.5	28.9
Total Net Assets	\$105.3	\$88.3

Total net assets increased \$16.9 million and the Township had a net capital asset increase over \$7.0 million for 2007. The Township's net assets increased due to revenue streams, specifically charges for

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2007

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services, property tax revenues and payments in lieu of taxes revenue, continuing to exceed the expenses of the township.

*Governmental Activities*

The primary focus of governmental activities is on public safety, which represents the police, fire and emergency medical services departments of the Township. For 2007, total expenses were \$21.1 million representing 62.3% of governmental activity yielding a reliance on general revenues to fund the program of \$19.7 million after direct support to their programs.

The changes in net assets for 2006 and 2007 are outlined below,

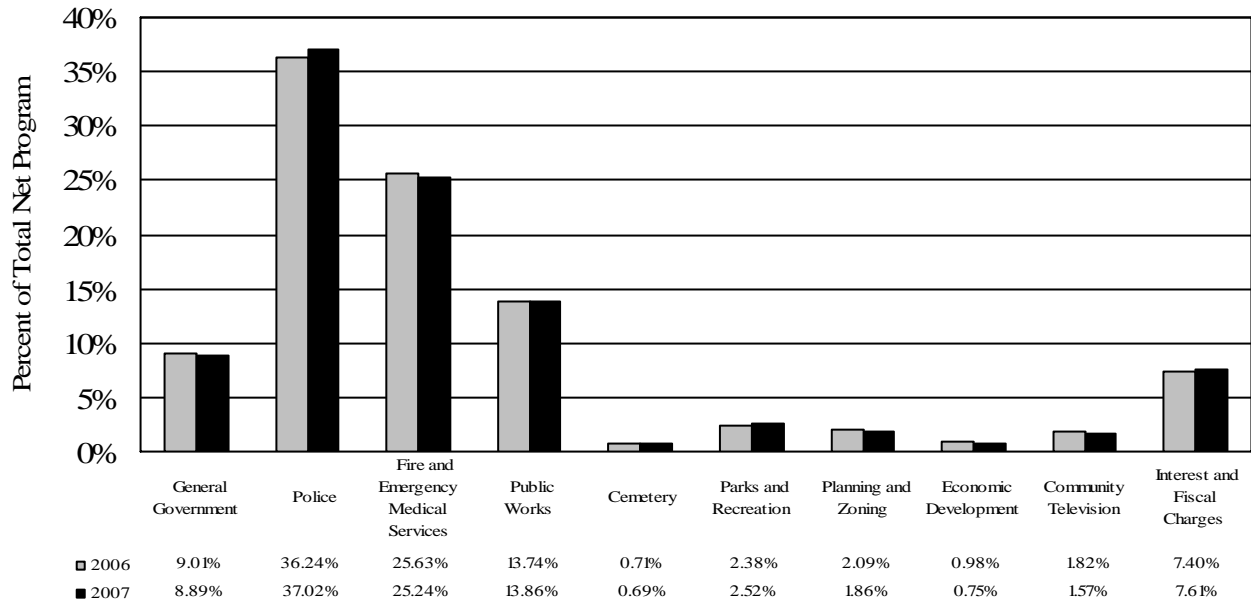
**TABLE 2 – CHANGE IN NET ASSETS**  
(in Millions)

	Governmental Activities	
	2007	2006
<b>Revenues</b>		
<i>Program Revenues:</i>		
Charges for Services	\$2.8	\$2.2
Operating Grants and Contributions	.4	.5
Capital Grants and Contributions	.0	.1
Total Program Revenues	<u>3.2</u>	<u>2.8</u>
<i>General Revenues</i>		
Property and Other Taxes	37.9	29.5
Grants and Entitlements	6.4	5.2
Unrestricted Investment Earnings	3.0	1.3
Miscellaneous	.3	.4
Total General Revenues	<u>47.6</u>	<u>36.4</u>
Total Revenues	<u>50.8</u>	<u>39.2</u>
<b>Program Expenses:</b>		
General Government	3.0	2.7
Public Safety		
Police	12.5	11.0
Fire and Emergency Medical Services	8.5	7.8
Public Works	4.7	4.1
Cemetery	.2	.2
Parks and Recreation	.9	.7
Planning and Zoning	.6	.6
Economic Development	.3	.3
Community Television	.5	.6
Interest and Fiscal Charges	2.6	2.3
Total Expenses	<u>33.8</u>	<u>30.3</u>
Increase in Net Assets	17.0	8.9
Net Assets Beginning of Year	<u>88.3</u>	<u>79.4</u>
Net Assets End of Year	<u>\$105.3</u>	<u>\$88.3</u>



West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2007

Net program cost for 2007 and 2006 by percentage of total net program expenses, as presented on the statement of activities, were as follows:



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

When looking at the sources of income to support operations, it should be noted that charges for services are only 5.5% of revenue, while 74.6% of revenue is derived from property and other taxes. The Township relies on these taxes to furnish the quality of life to business and citizens that the current Township Trustees and previous Boards of Trustees have considered a priority.

**THE TOWNSHIP'S FUNDS**

Information about the Township's major governmental funds begins on page 12. These funds are reported using the modified accrual basis of accounting. All governmental funds had operating revenues of \$48.3 million and expenditures of \$42.4 million.

<b>Major Funds</b>
<i>General</i> <i>Police</i> <i>Fire and EMS</i> <i>SR 747 TIF</i>

The Police fund balance increased \$.8 million due to levy revenues exceeding expenditures.

The Fire and Emergency Medical Services fund balance increased \$4.2 million. This was a result of a new 6.0 mill levy that was approved by voters on May 2, 2006.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2007

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The State Route 747 TIF fund balance increased by \$1.7 million. The fund received additional revenues in 2007 for payments in lieu of taxes related to various parcels of property located in the TIF district. The revenues continue to accumulate in this fund for future use for the specified TIF district.

*Budgetary Activity and Actual Results*

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

During 2007, there were minor revisions to the General fund budget. West Chester's budget practice is to estimate revenues conservatively and expenses at capacity. Actual revenues were 17.3 percent over the final budget and actual expenditures plus encumbrances were 61.4 percent under final budget amounts. The main variances were intergovernmental and interest revenues and general government expenditures. These variances are consistent with budget strategy.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

*Capital Assets*

TABLE 3 – NET CAPITAL ASSETS  
(In Millions)

	2007	2006
Land	\$19.3	\$16.8
Land Improvements	4.3	3.2
Buildings and Improvements	17.1	17.7
Infrastructure	33.6	34.8
Machinery and Equipment	4.1	4.2
Construction in Progress	6.6	1.3
Totals	\$85.0	\$78.0

Capital assets increased \$7.0 million during 2007. The increase in building and improvements is related to several projects. The Township continued to add infrastructure related to various projects, including the State Route 747 area, Union Centre Boulevard, Central Business District and other areas during 2007. Some additional police, fire and general equipment was also purchased and capitalized during 2007. Additional information regarding capital assets can be found in Note 6 to the Basic Financial Statements.

West Chester Township  
Butler County, Ohio  
Management's Discussion and Analysis  
(Unaudited)  
For the Year Ended December 31, 2007

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*Debt*

At December 31, 2007, West Chester Township had \$53.5 million in unvoted general obligation bonds and \$3.2 million in TIF revenue bonds. The Township issued \$15.7 million in general obligation bonds during 2007 for various capital infrastructure and projects. The Township also issued \$8.3 million in short-term notes to be used for specific infrastructure and other projects. The Township paid \$2.1 million in principal on general obligation bonds during 2007 and \$.1 million on the TIF revenue bonds.

The Township's overall legal debt margin was \$165,024,001 at December 31, 2007. Long-term debt and short-term debt obligations are discussed in Note 8 and 9 of the Notes to the Basic Financial Statements.

**FINANCIAL POSITION**

In the past two decades, West Chester Township has experienced a tremendous amount of population and business growth. Although this growth has benefited the Township's financial position, the Township continues to seek ways to improve the quality and quantity of the services we provide to the citizens of West Chester. Considering the stable condition of the General Fund, the recent passage of the 2006 Fire and Emergency Medical Service tax levy and the continued growth of revenue from the various Tax Incremental Financing Districts, the Township's overall financial position has improved during 2007.

**CONTACTING THE TOWNSHIP'S FINANCE DEPARTMENT**

This financial report is designed to provide our citizens, taxpayer, creditors and investors with a general overview of the Township's finances and to show the Township's accountability for the money it receives. If you have any questions about this report or need additional financial information write to Kenneth Keim, CPA, CMA, Director of Finance, West Chester Township, 9113 Cincinnati-Dayton Road, West Chester, Ohio 45069.

West Chester Township  
Butler County, Ohio  
Statement of Net Assets  
December 31, 2007

	Governmental Activities
<b>Assets:</b>	
<i>Current:</i>	
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 70,998,490
Receivables (net of allowance for doubtful accounts):	
Taxes-Real & Personal Property	26,023,030
Payments in Lieu of Taxes	12,735,039
Accounts	460,004
Interest	379,547
Intergovernmental	1,913,300
Special Assessments	1,181,896
Prepaid Items	471,239
<i>Noncurrent:</i>	
Bond Issuance Costs	1,138,204
Land and Construction in Progress	25,897,304
Depreciable Capital Assets	59,117,223
	200,315,276
<b>Liabilities:</b>	
<i>Current:</i>	
Accounts Payable	274,812
Contracts Payable	1,128,391
Accrued Wages and Benefits	688,041
Intergovernmental Payable	1,289,382
Accrued Interest Payable	237,681
Notes Payable	8,830,000
Unearned Revenue	22,987,859
<i>Noncurrent:</i>	
Long Term Liabilities due within 1 year	3,147,292
Long Term Liabilities due over 1 year	56,474,775
	95,058,233
<b>Net Assets:</b>	
Investment in Capital Assets, net debt	36,904,077
Restricted:	
Other Purposes	13,198,807
Police	10,153,288
Tax Increment Financing Projects	17,519,561
Debt Service	10,530,180
Capital Improvements	7,499,777
Unrestricted	9,451,353
	\$ 105,257,043

See accompanying notes to the basic financial statements

West Chester Township  
Butler County, Ohio  
Statement of Activities  
For the Year Ended December 31, 2007

Function/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Assets	
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
<b>Governmental Activities:</b>					
General Government	\$ (3,006,753)	\$ 519,198	\$ 14,212	\$ -	\$ (2,473,343)
Public Safety					
Police	(12,526,341)	408,730	3,300	297	(12,114,014)
Fire and Emergency Medical Services	(8,539,845)	975,851	27,600	-	(7,536,394)
Public Works	(4,690,377)	75,174	297,413	-	(4,317,790)
Cemetery	(232,351)	297,335	-	-	64,984
Parks and Recreation	(853,752)	5,355	398	-	(847,999)
Planning and Zoning	(630,290)	-	-	-	(630,290)
Economic Development	(252,434)	-	50,154	-	(202,280)
Community Television	(532,959)	493,537	-	-	(39,422)
Interest and Fiscal Charges	(2,574,261)	-	-	-	(2,574,261)
Totals	<u>\$ (33,839,363)</u>	<u>\$ 2,775,180</u>	<u>\$ 393,077</u>	<u>\$ 297</u>	<u>\$ (30,670,809)</u>

**General Revenues:**

Property Taxes Levied for:	
General Purposes	\$ 1,891,603
Public Works	1,363,696
Public Safety - Police	10,713,134
Public Safety - Fire	10,702,119
Payments in Lieu of Taxes	12,517,872
Permissive Taxes	699,444
Grants and Contributions not restricted to specific programs	6,386,390
Unrestricted investment earnings	3,039,296
Miscellaneous	<u>272,757</u>
Total General Revenues	<u>47,586,311</u>
Change in Net Assets	16,915,502
Net Assets-Beginning of Year	<u>88,341,541</u>
Net Assets-End of Year	<u>\$ 105,257,043</u>

See accompanying notes to the basic financial statements

West Chester Township  
Butler County, Ohio  
Balance Sheet  
Governmental Funds  
December 31, 2007

	General	Police	Fire & EMS	State Route 747 TIF	Other Governmental Funds	Total Governmental Funds
<b>Assets</b>						
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 9,079,594	\$ 10,386,747	\$ 7,041,684	\$ 4,992,563	\$ 39,497,902	\$ 70,998,490
<b>Receivables:</b>						
Taxes	1,817,514	11,466,289	11,217,679	-	1,521,548	26,023,030
Accounts	87,830	19,067	153,107	-	200,000	460,004
Due From Other Governments	905,329	352,110	353,261	-	302,600	1,913,300
Interest	340,365	-	-	-	39,182	379,547
Special Assessments	-	-	-	-	1,181,896	1,181,896
Prepaid Items	117,274	180,983	102,403	-	70,579	471,239
Advances to Other Funds	-	-	-	1,312,044	6,212	1,318,256
Payment in Lieu of Taxes Receivable	-	-	-	3,967,488	8,767,551	12,735,039
<b>Total Assets</b>	<b>\$ 12,347,906</b>	<b>\$ 22,405,196</b>	<b>\$ 18,868,134</b>	<b>\$ 10,272,095</b>	<b>\$ 51,587,470</b>	<b>\$ 115,480,801</b>
<b>Liabilities and Fund Balances</b>						
<b>Liabilities</b>						
Accounts Payable	\$ 78,384	\$ 28,222	\$ 36,116	\$ -	\$ 132,090	\$ 274,812
Contracts Payable	-	9,326	158	-	1,118,907	1,128,391
Accrued Wages and Benefits	72,723	309,664	239,078	-	66,576	688,041
Compensated Absences Payable	15,080	18,708	34,986	-	5,965	74,739
Intergovernmental Payable	138,957	538,435	518,271	-	93,719	1,289,382
Deferred Revenue	3,080,914	11,835,987	11,676,052	3,967,488	11,898,406	42,458,847
Advances from Other Funds	-	-	-	-	1,318,256	1,318,256
Notes Payable	-	-	-	-	8,830,000	8,830,000
<b>Total Liabilities</b>	<b>3,386,058</b>	<b>12,740,342</b>	<b>12,504,661</b>	<b>3,967,488</b>	<b>23,463,919</b>	<b>56,062,468</b>
<b>Fund Balances</b>						
Reserved for Encumbrances	32,516	137,924	161,511	11,395	16,203,228	16,546,574
Reserved for Prepays	117,274	180,983	102,403	-	70,579	471,239
Reserved for Advances	-	-	-	1,312,044	6,212	1,318,256
<b>Unreserved:</b>						
<b>Undesignated, Reported in:</b>						
General Fund	8,812,058	-	-	-	-	8,812,058
Special Revenue Funds	-	9,345,947	6,099,559	4,981,168	8,444,102	28,870,776
Debt Service Funds	-	-	-	-	5,145,220	5,145,220
Capital Projects Funds	-	-	-	-	(1,745,790)	(1,745,790)
<b>Total Fund Balances</b>	<b>8,961,848</b>	<b>9,664,854</b>	<b>6,363,473</b>	<b>6,304,607</b>	<b>28,123,551</b>	<b>59,418,333</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 12,347,906</b>	<b>\$ 22,405,196</b>	<b>\$ 18,868,134</b>	<b>\$ 10,272,095</b>	<b>\$ 51,587,470</b>	<b>\$ 115,480,801</b>

See accompanying notes to the basic financial statements

West Chester Township  
Butler County, Ohio  
Reconciliation of Total Governmental Fund Balances to  
Net Assets of Governmental Activities  
December 31, 2007

Total Governmental Fund Balances \$ 59,418,333

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

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

Land	19,323,972	
Construction in progress	6,573,332	
Infrastructure	62,105,780	
Other capital assets	39,378,373	
Accumulated depreciation	(42,366,930)	
Total capital assets	85,014,527	85,014,527

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

Property Taxes	3,165,322	
Payment in Lieu of Taxes	12,735,039	
Special Assessments	1,181,896	
Due From Other Governments	1,723,792	
Accounts Receivable	285,392	
Interest Revenue	379,547	
Total liabilities	19,470,988	19,470,988

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

Accrued interest on bonds	(237,681)	
Premium/Discount on bonds	(859,222)	
Unamortized issuance costs	1,138,204	
Bonds	(56,670,000)	
Compensated absences	(2,018,106)	
Total liabilities	(58,646,805)	(58,646,805)

Net Assets of Governmental Activities \$ 105,257,043

See accompanying notes to the basic financial statements

West Chester Township  
Butler County, Ohio  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Funds  
For the Year Ended December 31, 2007

	General	Police	Fire & EMS	State Route 747 TIF	Other Governmental Funds	Total Governmental Funds
<b>Revenues</b>						
Property and Other Taxes	\$ 2,041,158	\$ 10,596,486	\$ 10,102,874	\$ -	\$ 1,829,954	\$ 24,570,472
Charges for Services	5,407	92,958	975,851	-	138,854	1,213,070
Licenses and Permits	410,261	-	-	-	734,240	1,144,501
Fines and Forfeitures	108,035	2,030	-	-	311,342	421,407
Intergovernmental	2,732,015	1,637,373	1,409,655	-	899,102	6,678,145
Special Assessments	3,645	-	-	-	548,203	551,848
Interest	2,432,298	-	-	-	358,612	2,790,910
Payments in Lieu of Taxes	-	-	-	1,938,627	8,807,196	10,745,823
Contributions and Donations	10,567	875	100	-	53,977	65,519
Other	12,529	19,733	500	-	115,297	148,059
<b>Total Revenues</b>	<b>7,755,915</b>	<b>12,349,455</b>	<b>12,488,980</b>	<b>1,938,627</b>	<b>13,796,777</b>	<b>48,329,754</b>
<b>Expenditures</b>						
<b>Current:</b>						
General Government	2,696,439	-	-	-	-	2,696,439
Public Safety						
Police	-	11,037,509	-	-	86,712	11,124,221
Fire & EMS	-	-	7,887,396	-	49,467	7,936,863
Public Works	14,956	-	-	41	3,192,767	3,207,764
Cemetery	-	-	-	-	216,185	216,185
Parks and Recreation	558,746	-	-	-	24,393	583,139
Planning and Zoning	620,205	-	-	-	-	620,205
Economic Development	195,154	-	-	-	57,963	253,117
Community Television	-	-	-	-	382,677	382,677
Capital Outlay	39,386	456,931	242,685	270,296	9,371,802	10,381,100
Debt Service						
Principal Retirement	-	-	60,000	-	2,210,000	2,270,000
Interest and Fiscal Charges	-	-	63,875	-	2,688,508	2,752,383
<b>Total Expenditures</b>	<b>4,124,886</b>	<b>11,494,440</b>	<b>8,253,956</b>	<b>270,337</b>	<b>18,280,474</b>	<b>42,424,093</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>3,631,029</b>	<b>855,015</b>	<b>4,235,024</b>	<b>1,668,290</b>	<b>(4,483,697)</b>	<b>5,905,661</b>
<b>Other Financing Sources (Uses)</b>						
Proceeds of Bonds	-	-	-	-	15,695,000	15,695,000
Premium from Bonds Issued	-	-	-	-	390,389	390,389
Proceeds from Sale of Capital Assets	125	37,078	900	-	50	38,153
Premium from Notes Issued	-	-	-	-	54,228	54,228
Transfers In	-	-	-	-	639,489	639,489
Transfers Out	(458,853)	(112,472)	-	-	(68,164)	(639,489)
<b>Total Other Financing Sources (Uses)</b>	<b>(458,728)</b>	<b>(75,394)</b>	<b>900</b>	<b>-</b>	<b>16,710,992</b>	<b>16,177,770</b>
<b>Net Change in Fund Balances</b>	<b>3,172,301</b>	<b>779,621</b>	<b>4,235,924</b>	<b>1,668,290</b>	<b>12,227,295</b>	<b>22,083,431</b>
<b>Fund Balances at Beginning of Year</b>	<b>5,789,547</b>	<b>8,885,233</b>	<b>2,127,549</b>	<b>4,636,317</b>	<b>15,896,256</b>	<b>37,334,902</b>
<b>Fund Balances at End of Year</b>	<b>\$ 8,961,848</b>	<b>\$ 9,664,854</b>	<b>\$ 6,363,473</b>	<b>\$ 6,304,607</b>	<b>\$ 28,123,551</b>	<b>\$ 59,418,333</b>

See accompanying notes to the basic financial statements



West Chester Township  
Butler County, Ohio  
Reconciliation of the Statement of Revenues, Expenditures  
and Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
For the Year Ended December 31, 2007

Net Change in Fund Balances - Total Governmental Funds \$ 22,083,431

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

Capital outlays are reported as expenditures in governmental funds.

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

Capital Asset Additions	10,680,531	
Capital Asset Deletions	(24,079)	
Current Year Depreciation	<u>(3,666,822)</u>	
		6,989,630

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

Property Taxes	799,554	
Payment in Lieu of Taxes	1,772,049	
Due From Other Governments	(264,988)	
Special Assessments	(250,790)	
Accounts Receivable	(4,967)	
Interest Revenue	<u>248,386</u>	
		2,299,244

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

Bond Principal Retirement	2,270,000
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In the statement of activities interest is accrued on outstanding bonds, whereas in governmental funds, interest is expensed when due.	(73,056)
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Governmental Funds report premiums, discounts and bond issuance costs as expenditures, whereas these amounts are deferred and amortized in the statement of activities

Amortization of Bond Issuance Costs	(56,040)
Bond and Note Issuance Costs	307,218
Bond Premiums on Issue	(390,389)
Amortization of Bond Premiums	57,565

Bond Proceeds are reported as other financing sources in governmental funds and thus contribute to the change in fund balances. However, in the government-wide statements, issuing debt increases long-term liabilities in the statement of net assets and does not affect the statement of activities.

Bond Proceeds	(15,695,000)
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Compensated Absences reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

	<u>(877,101)</u>
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Change in Net Assets of Governmental Activities	<u>\$ 16,915,502</u>
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See accompanying notes to the basic financial statements

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

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

***Reporting Entity***

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

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

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

The WCDC is classified as a blended component unit of the Township based on the Township appointing a voting majority of the WCDC Board, the two Boards being substantively the same and the ability of the Township to impose its will on the WCDC. The WCDC’s only fund is presented on the government wide financial statements as a non-major special revenue fund. The WCDC follows the modified accrual basis of accounting; however, there is no difference between the amounts presented on the government wide financial statements and the amounts reported under modified accrual.

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

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

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

***A. Basis of Presentation***

The Township's basic financial statements consist of government-wide statements, including a statement of net assets 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 assets and the statement of activities display information about the Township as a whole. These statements include the financial activities of the primary government and its component unit, except for fiduciary funds. The effect of inter-fund activity has been removed from these statements; however, any effect from interfund services provided and used are not eliminated in the process of consolidation.

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

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

***B. Fund Accounting***

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

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

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

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

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

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

***State Route 747 TIF Fund*** The State Route 747 TIF special revenue fund accounts for payments received in lieu of taxes on property located in the State Route 747 tax incremental financing district.

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

**C. Measurement Focus**

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

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

**D. Basis of Accounting**

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

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

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

Nonexchange transactions, in which the Township receives value without directly giving equal value in return, include property taxes, payments in lieu of taxes, grants, entitlements and donations. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. (See Note 4.) Revenue from payments in lieu of taxes, grants, entitlements and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Township must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Township on a reimbursement basis. On a modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

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

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

Delinquent property taxes and property taxes for which there is an enforceable legal claim as of December 31, 2007, but which were levied to finance year 2008 operations, have been recorded as deferred revenue. Grants and entitlements received before the eligibility requirements are met are also recorded as deferred revenue.

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

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

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

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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

***E. Cash and Cash Equivalents***

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

Investments are reported at fair value, which is based on quoted market prices, with the exception of nonparticipating repurchase agreements, which are reported at cost. For investments in open-end mutual funds, fair value is determined by the fund's share price.

Interest is distributed according to Ohio statutes. Interest revenue credited to the general fund during 2007 amounted to \$2,432,298, which includes \$2,123,780 assigned from other Township funds.

***F. Prepaid Items***

Payments made to vendors for services that will benefit periods beyond December 31, 2007, are recorded as prepaid items using the consumption method by recording a current asset for the prepaid amount and reflecting the expenditure/expense in the year in which it was consumed.

***G. Capital Assets***

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

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

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

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

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

***H. Compensated Absences***

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

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

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

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

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

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

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

***J. Fund Balance Reserves***

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

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

***K. Net Assets***

Net assets represent the difference between assets and liabilities. Investment in capital assets, net of debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net assets are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Township or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

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

***L. Interfund Activity***

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

- Transfers are reported as “Other Financing Sources and Uses” in the governmental funds, as “Transfers In” by the recipient fund and “Transfers Out” by the disbursing fund on the fund financial statements. These transfers are consolidated on the government-wide statements.
- Long-term interfund loans are classified as “advances to/from other funds” and are equally offset by a fund balance reserve account which indicates that they do not constitute available expendable resources. These amounts are eliminated in the governmental activities columns of the statement of net assets.

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

***M. Estimates***

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

**Note 3 - Deposits and Investments**

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

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



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

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

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

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

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

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

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

***Deposits***

Custodial credit risk for deposits is the risk that in the event of bank failure, the Township will not be able to recover deposits or collateral securities that are in the possession of an outside party. At year end, \$41,921,352 of the Township's bank balance of \$42,121,352 was exposed to custodial credit risk because it was uninsured and uncollateralized. Although all state statutory requirements for the deposit of money had been followed, noncompliance with federal requirements could potentially subject the Township to a successful claim by the FDIC.

The Township has no deposit policy for custodial risk beyond the requirements of State statute. Ohio law requires that deposits be either insured or be protected by eligible securities pledged to and deposited either with the Township or a qualified trustee by the financial institution as security for repayment, or by a collateral pool of eligible securities deposited with a qualified trustee and pledged to secure the repayment of all public monies deposited in the financial institution whose market value at all times shall be at least one hundred five percent of the deposits being secured.

***Investments***

The Township follows GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, and records all its investments at fair value. At December 31, 2007, fair value was \$176,719 above the Township's net cost for its investments. Fair value is determined by quoted market prices and acceptable other pricing methodologies.

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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

As of December 31, 2007, the Township had the following investments and maturities.

Investment Type	Fair Value	Investment Maturities				
		6 months or less	7 to 12 months	13 to 18 months	19 to 24 months	Greater than 24 months
Money Market Funds	\$ 1,363,933	\$ 1,363,933	\$ -	\$ -	\$ -	\$ -
Treasury Notes	261,972	-	261,972	-	-	-
FHLB Notes	9,864,710	501,250	1,240,623	2,884,535	-	5,238,302
FHLMC Notes	11,235,269	1,547,127	-	1,030,511	290,007	8,367,624
FNMA Notes	4,643,282	2,483,682	750,233	30,094	771,701	607,572
FFCB Notes	1,501,411	-	-	-	-	1,501,411
	<u>\$28,870,577</u>	<u>\$5,895,992</u>	<u>\$2,252,828</u>	<u>\$3,945,140</u>	<u>\$1,061,708</u>	<u>\$15,714,909</u>

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

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

*Concentration of Credit Risk:* The Township places no limit on the amount it may be invested in any one issuer. Of the Township's total investments, 4.72% are Money Market Funds, .91% in Treasury Notes, 34.17% are FHLB Notes, 38.92% are FHLMC Notes, 16.08% are FNMA Notes, and 5.20% are FFCB Notes.

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

The following is a reconciliation of cash and investments to the Statement of Net Assets as of December 31, 2007.

Investments (summarized above)	\$28,870,577
Carrying amount of the Township's Deposits	42,127,913
Equity in Pooled Cash, Cash Equivalents and Investments	<u>\$70,998,490</u>

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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**Note 4 - Receivables**

Receivables at December 31, 2007, consisted primarily of accounts, accrued interest on investments intergovernmental receivables arising from entitlements, shared revenues, property and other taxes, payments in lieu of taxes, and special assessments receivable.

Allowances for doubtful accounts have been recorded in the Fire and EMS fund in the amount of \$97,111. This amount represents outstanding accounts that have aged 120+ days in the EMS billing system.

**A. Property Taxes**

Property taxes include amounts levied against all real, public utility, and tangible personal property located in the Township. Property tax revenue received during 2007 for real and public utility property taxes represents collections of the 2006 taxes. Property tax payments received during 2007 for tangible personal property (other than public utility property) are for 2007 taxes.

2007 real property taxes are levied after October 1, 2007, on the assessed value as of January 1, 2007, the lien date. Assessed values are established by State law at 35 percent of appraised market value. 2007 real property taxes are collected in and intended to finance 2008.

Public utility tangible personal property currently is assessed at varying percentages of true value; public utility real property is assessed at 35 percent of true value. 2007 public utility property taxes became a lien December 31, 2006, are levied after October 1, 2007, and are collected in 2008 with real property taxes.

2007 tangible personal property taxes are levied after October 1, 2006, on the value as of December 31, 2006. Collections are made in 2007. Tangible personal property assessments are 25 percent of true value.

The full tax rate for all Township operations for the year ended December 31, 2007, was \$14.59 per \$1,000 of assessed value. The assessed values of real and tangible personal property upon which 2007 property tax receipts were based are as follows:

Real Property – Residential, Agricultural and Other	\$1,761,746,300
Personal Property	141,259,020
Public Utility (Personal Property)	<u>43,840,200</u>
Total Valuation	<u><u>\$1,946,845,520</u></u>

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

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

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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**Note 4 – Receivables (continued)**

The County Treasurer collects property taxes on behalf of all taxing districts in the county, including the Township. The County Auditor periodically remits to the Township its portion of the taxes collected. Accrued property taxes receivable represent real and tangible personal property taxes, public utility taxes and outstanding delinquencies which are measurable as of December 31, 2007 and for which there is an enforceable legal claim. Although total property tax collections for the next year are measurable, they were not levied to finance 2007 operations. The receivable is therefore offset by deferred revenue in the governmental fund financial statements presented on a modified accrual basis.

***B. Intergovernmental Receivables***

A summary of intergovernmental receivables follows:

	Amounts
Local Government and Local Government	
Revenue Assistance	\$ 844,008
Homestead and Rollback	806,390
Gasoline and Excise Tax	206,315
Motor Vehicle License Tax	44,331
Fines, Fees and Forfeitures	12,256
Total	\$1,913,300

**Note 5 - Risk Management**

The Township is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. During 2007, the Township contracted with the Ohio Township Association Risk Management Authority (OTARMA), a risk-sharing pool available to Ohio townships. OTARMA provides property and casualty coverage for its members. OTARMA is a member of the American Public Entity Excess Pool (APEEP.) Member governments pay annual contributions to fund OTARMA. OTARMA pays judgments, settlements and other expenses resulting from covered claims that exceed the members' deductibles. Coverage provided by OTARMA is as follows:

Legal Liability	\$10,000,000	Per Occurrence
Automobile Liability	\$10,000,000	Per Occurrence
Law Enforcement Operations Coverage	\$10,000,000	Per Occurrence
Wrongful Acts Coverage	\$10,000,000	Per Occurrence
Property Coverage	\$17,374,000	Real Property
	\$ 1,854,300	Personal Property
Boiler and Machinery Coverage	\$19,228,300	Limit

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

**Note 5 - Risk Management (continued)**

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

The Township has elected to provide employee medical/surgical benefits through United Health Care. Employees share a percentage of the cost of the monthly premium with the Township. The premiums vary with the employee, depending upon type of coverage selected (single, family). The Township also provides dental insurance to all employees through Dental Care Plus. The employees share 20% of the cost of the monthly premium with the Township. The Township through American Select provides life insurance for employees at an amount determined by employee classification.

**Note 6 - Capital Assets**

Capital asset activity for the year ended December 31, 2007, was as follows:

	Balance 1/1/2007	Additions	Deductions	Balance 12/31/2007
Governmental Activities				
Capital Assets, not being depreciated:				
Land	\$16,778,848	\$2,545,124	\$ -	\$19,323,972
Construction in Progress	1,362,001	5,211,331	-	6,573,332
Total Capital Assets, not being depreciated	<u>18,140,849</u>	<u>7,756,455</u>	<u>-</u>	<u>25,897,304</u>
Capital Assets, being Depreciated:				
Land Improvements	4,206,719	1,345,371	-	5,552,090
Buildings and Improvements	19,950,604	14,135	-	19,964,739
Infrastructure	61,361,454	744,326	-	62,105,780
Machinery and Equipment	13,414,956	820,244	(373,656)	13,861,544
Total Capital Assets, being Depreciated	<u>98,933,733</u>	<u>2,924,076</u>	<u>(373,656)</u>	<u>101,484,153</u>
Less Accumulated Depreciation:				
Land Improvements	1,062,177	193,100	-	1,255,277
Buildings and Improvements	2,291,727	543,271	-	2,834,998
Infrastructure	26,473,960	1,992,109	-	28,466,069
Machinery and Equipment	9,221,821	938,342	(349,577)	9,810,586
Total Accumulated Depreciation	<u>39,049,685</u>	<u>3,666,822</u>	<u>(349,577)</u>	<u>42,366,930</u>
Total Capital Assets, being Depreciated, Net	<u>59,884,048</u>	<u>(742,746)</u>	<u>(24,079)</u>	<u>59,117,223</u>
Governmental Activities Capital Assets, Net	<u><u>\$78,024,897</u></u>	<u><u>\$7,013,709</u></u>	<u><u>\$(24,079)</u></u>	<u><u>\$85,014,527</u></u>

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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**Note 6 - Capital Assets (continued)**

Depreciation expense was charged to governmental functions as follows:

General Government	\$281,349
Public Safety	
Police	828,827
Fire and Emergency Medical Services	409,370
Economic Development	260
Public Works	1,842,196
Cemetery	13,056
Park and Recreation	132,476
Planning and Zoning	9,464
Community Television	<u>149,824</u>
Total Depreciation Expense	<u><u>\$3,666,822</u></u>

**Note 7 - Compensated Absences**

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

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

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

West Chester Township  
Butler County, Ohio  
Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

**Note 8 - Long-Term Obligations**

A schedule of changes in bonds and other long-term obligations of the Township during 2007 follows:

	Amount Outstanding 1/1/2007	Additions	Deletions	Amount Outstanding 12/31/2007	Amounts Due in One Year
<b>Governmental Activities</b>					
<b>Unvoted General Obligation Bonds</b>					
<u>2001 – 4.00% - 5.50%</u>					
Various Purpose Refunding Bonds	\$9,300,000	\$ -	\$(500,000)	\$8,800,000	\$515,000
<u>2002 – 2.15% - 5.75%</u>					
Various Purpose Bonds	13,055,000	-	(530,000)	12,525,000	550,000
<u>2003 – 2.00% - 5.25%</u>					
Various Purpose Bonds	10,920,000	-	(440,000)	10,480,000	455,000
<u>2006 – 4.00% - 5.00%</u>					
Various Purpose Bonds	6,605,000	-	(295,000)	6,310,000	305,000
<u>2007 – 4.00% - 5.00%</u>					
Various Purpose Bonds	-	6,795,000	(370,000)	6,425,000	290,000
<u>2007 – 4.00% - 5.00%</u>					
Public Safety Campus Bonds	-	8,900,000	-	8,900,000	380,000
<u>Revenue Bonds</u>					
<u>2004 – variable rate</u>					
TIF Revenue Bonds	3,365,000	-	(135,000)	3,230,000	175,000
<u>Other Long Term Obligations</u>					
Premium on 2002 G.O. Bonds	336,425	-	(17,706)	318,719	-
Premium on 2003 G.O. Bonds	162,166	-	(29,484)	132,682	-
Premium on 2006 G.O. Bonds	27,807	-	(2,011)	25,796	-
Premium on 2007 G.O. Bonds	-	116,622	(2,777)	113,845	-
Premium on 2007 G.O. Bonds	-	273,767	(5,587)	268,180	-
Compensated Absences	1,222,587	1,314,393	(444,135)	2,092,845	477,292
<b>Total Governmental Activities</b>	<u>\$44,993,985</u>	<u>\$17,399,782</u>	<u>\$(2,771,700)</u>	<u>\$59,622,067</u>	<u>\$3,147,292</u>

The 2001 Various Purpose Refunding Bonds is a general obligation supported by the full faith and credit of the Township. These bonds will be retired from the Union Centre Boulevard Tax Incremental Financing Debt Service Fund using revenue generated from the Union Centre Boulevard Tax Incremental Financing District.

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

The 2003 Various Purpose General Obligation Bonds is a general obligation supported by the full faith credit of the Township. These bonds will be retired from the Union Centre Boulevard Tax Incremental Financing and the 747 Tax Incremental Financing Debt Service Funds using revenue generated from the Union Centre Boulevard and 474 Tax Incremental Financing Districts.



Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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

The 2004 Variable Rate Tax Increment Financing Revenue Bonds were issued for the Streets of West Chester development project and are supported by payments in lieu of taxes received by the Township from the parcels contained within the project boundaries. The revenues as well as the debt service payments will be accounted for in the Streets of West Chester capital projects fund. The Township holds a service agreement with the project developer which stipulates that the developer must hold a letter of credit until such time that an agreed upon coverage ratio is reached. The Township has pledged a portion of future property tax revenues to repay the bonds. The bonds are payable solely from the incremental property taxes generated by increased property values in the district. Incremental property taxes were projected to produce at least 100 percent of the debt service requirements over the life of the bonds. Total principal and interest remaining on the bonds at December 31, 2007 is \$4,281,200, payable through December 2021. For the current year, principal and interest paid and total incremental revenues were \$262,856 and \$433,420, respectively.

The 2006 Various Purpose Limited Tax General Obligation Bonds are a general obligation supported by the full faith credit of the Township. The Township anticipates that it will make debt service payments on a portion of the bonds from service payments in lieu of taxes made by property owners.

The 2007 Various Purpose Limited Tax General Obligation Bonds are a general obligation supported by the full faith credit of the Township. The Township anticipates that it will make debt service payments on a portion of the bonds from service payments in lieu of taxes made by property owners.

The 2007 Public Safety Campus Bonds are a general obligation supported by the full faith and credit of the Township. The Township anticipates that it will make debt service payments from service payments in lieu of taxes made by property owners.

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

The Township's overall legal debt margin was \$165,024,001 at December 31, 2007. Principal and interest requirements to retire the long-term debt obligations at December 31, 2007, are as follows:

2001 Various Purpose Refunding Bonds			
Years	Principal	Interest	Total
2008	\$515,000	\$429,420	\$944,420
2009	540,000	407,790	947,790
2010	555,000	384,840	939,840
2011	585,000	361,253	946,253
2012	605,000	334,928	939,928
2013-2017	3,470,000	1,202,524	4,672,524
2018-2020	2,530,000	256,998	2,786,998
	\$8,800,000	\$3,377,753	\$12,177,753

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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

2002 Various Purpose General Obligation Bonds

Years	Principal	Interest	Total
2008	\$550,000	\$654,098	\$1,204,098
2009	565,000	632,098	1,197,098
2010	595,000	608,085	1,203,085
2011	620,000	582,500	1,202,500
2012	650,000	556,150	1,206,150
2013-2017	3,780,000	2,223,376	6,003,376
2018-2022	4,325,000	1,011,388	5,336,388
2023-2025	1,440,000	146,497	1,586,497
	<u>\$12,525,000</u>	<u>\$6,414,192</u>	<u>\$18,939,192</u>

2003 Various Purpose General Obligation Bonds

Years	Principal	Interest	Total
2008	\$455,000	\$477,196	\$932,196
2009	465,000	464,912	929,912
2010	480,000	450,962	930,962
2011	495,000	434,883	929,883
2012	515,000	417,062	932,062
2013-2017	2,905,000	1,756,601	4,661,601
2018-2022	3,160,000	958,965	4,118,965
2023-2027	1,630,000	346,250	1,976,250
2028	375,000	18,750	393,750
	<u>\$10,480,000</u>	<u>\$5,325,581</u>	<u>\$15,805,581</u>

2004 Streets of West Chester Revenue Bonds

Years	Principal	Interest	Total
2008	\$175,000	\$129,200	\$304,200
2009	185,000	122,200	307,200
2010	190,000	114,800	304,800
2011	200,000	107,200	307,200
2012	205,000	99,200	304,200
2013-2017	1,165,000	365,200	1,530,200
2018-2021	1,110,000	113,400	1,223,400
	<u>\$3,230,000</u>	<u>\$1,051,200</u>	<u>\$4,281,200</u>

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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

2006 Various Purpose General Obligation Bonds

Years	Principal	Interest	Total
2008	\$305,000	\$268,494	\$573,494
2009	320,000	256,294	576,294
2010	330,000	243,494	573,494
2011	345,000	230,294	575,294
2012	360,000	216,494	576,494
2013-2017	2,015,000	849,098	2,864,098
2018-2022	2,075,000	368,867	2,443,867
2023-2026	560,000	66,675	626,675
	<u>\$6,310,000</u>	<u>\$2,499,710</u>	<u>\$8,809,710</u>

2007 Various Purpose General Obligation Bonds

Years	Principal	Interest	Total
2008	\$290,000	\$270,425	\$560,425
2009	500,000	258,825	758,825
2010	520,000	238,825	758,825
2011	540,000	218,025	758,025
2012	560,000	196,425	756,425
2013-2017	2,145,000	670,775	2,815,775
2018-2021	1,870,000	199,112	2,069,112
	<u>\$6,425,000</u>	<u>\$2,052,412</u>	<u>\$8,477,412</u>

2007 Public Safety Campus Bonds

Years	Principal	Interest	Total
2008	\$380,000	\$512,754	\$892,754
2009	505,000	386,010	891,010
2010	525,000	364,547	889,547
2011	545,000	344,860	889,860
2012	565,000	324,150	889,150
2013-2017	3,215,000	1,239,099	4,454,099
2018-2021	3,165,000	405,250	3,570,250
	<u>\$8,900,000</u>	<u>\$3,576,670</u>	<u>\$12,476,670</u>

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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**Note 9 – Short-Term Debt Obligations**

A summary of the short-term note transactions for the year ended December 31, 2007 follows:

<u>Fund/Issue</u>	<u>Amount Outstanding 1/1/2007</u>	<u>Issued</u>	<u>Retired</u>	<u>Amount Outstanding 12/31/2007</u>
<b>West Chester 75 TIF Project</b>				
Tax Increment Financing Revenue Notes – 4.60%	\$2,560,000	\$2,670,000	\$(2,560,000)	\$2,670,000
<b>Library Improvement</b>				
Bond Anticipation Note– 4.125%	-	5,000,000	-	5,000,000
<b>CHAPPCO TIF Project</b>				
Tax Increment Financing Revenue Notes – 4.70%	1,225,000	1,160,000	(1,225,000)	1,160,000
<b>Total</b>	<u>\$3,785,000</u>	<u>\$8,830,000</u>	<u>\$(3,785,000)</u>	<u>\$8,830,000</u>

**Note 10 - Defined Benefit Pension Plans**

**A. Ohio Public Employees Retirement System**

All Township full-time employees, other than Firemen, participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The traditional plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan in which the member invests both member and employers contributions (employer contributions vest over five years at 20% per year.) Under the member directed plan, members accumulate retirement assets equal to the value of the member and multiple-employer defined benefit pension plan that has elements of both a defined benefit and a defined contribution plan. The combined plan is a cost sharing, multiple-employer defined benefit pension plan that has elements of both defined benefit and defined contribution plan. Under the combined plan, employer contributions are invested by the retirement system to provide a formula retirement benefit similar to the traditional plan benefit. Member contributions, whose investment is self-directed by the member, accumulate retirement assets in a manner similar to the member directed plan.

OPERS provides retirement, disability, survivor, and death benefits and annual cost of living adjustments to members of the traditional and combined plans. Members of the member-directed plan do not qualify for ancillary benefits. Authority to establish and amend benefits is provided by Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report, that may be obtained by writing to OPERS, 277 East Town Street, Columbus, Ohio, 43215-4642, or by calling (614) 222-6701 or (800)-222-7377.

The Ohio Revised Code provides statutory authority for member and employer contributions. For 2007, member and employer contribution rates were consistent across all three plans. Separate divisions for law enforcement and public safety exist only within the Traditional Pension Plan.

**Note 10 - Defined Benefit Pension Plans (continued)**

The 2007 member contribution rates were 9.5% for members in state and local classifications. Public safety members contributed 9.75%. Members in the law enforcement classification, which consist generally of sheriffs, deputy sheriffs and township police, contributed at a rate of 10.1%.

The 2007 employer contribution rate for state employers was 13.77% of covered payroll. For local government employer units, the rate was 13.85% of covered payroll. For both the law enforcement and public safety divisions, the employer contribution rate for 2007 was 17.17%. The portion of employer contributions, for all employers, allocated to health care was 5.0% from January 1 through June 30, 2007 and 6.0% from July 1 through December 31, 2007.

The Township's required contributions to OPERS for the years ended December 31, 2007, 2006, and 2005 were \$ 1,638,642, \$1,061,596, and \$1,171,535, respectively, equal to the required contributions for each year. 87 percent has been contributed for 2007 and 2006, with the remainder being reflected as an intergovernmental payable. The full amount has been contributed for and 2005.

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

The Township contributes to the Ohio Police and Fire Pension Fund (OP&F), a cost-sharing multiple employer defined benefit pension plan. OP&F provides retirement and disability pension benefits, annual cost of living adjustments and death benefits to plan members and beneficiaries. Benefit provisions are established by the Ohio State Legislature and are codified in Chapter 742 of the Ohio Revised Code. OP&F issues a publicly available financial report that includes financial information and required supplementary information for the plan. That report may be obtained by writing to OP&F, 140 East Town Street, Columbus, Ohio 43215-5164.

Plan members are required to contribute 10 percent of their annual covered salary, while employers are required to contribute 24 percent for firefighters. The Township's required contributions to OP&F for the years ending December 31, 2007, 2006, and 2005 were \$935,864, \$549,163, and \$540,474, respectively. 75 and 72 percent has been contributed for 2007 and 2006, respectively, with the remainder being reflected as an intergovernmental payable. The full amount has been contributed for 2005.

**Note 11 - Postemployment Benefits**

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

The Ohio Public Employees Retirement System of Ohio (OPERS) provides post-employment health care coverage to age and service retirees with ten or more years of qualifying Ohio service credit with either the traditional or combined plans. Health care coverage for disability recipients and primary survivor recipients is available. Members of the member-directed plan do not qualify for postretirement health care coverage. The health care coverage provided by the retirement system is considered an Other Postemployment Benefit as described in *GASB Statement No. 12*. A portion of each employer's contribution to the traditional or combined plans is set aside for the funding of postretirement health care based on the authority granted by State statute. The Ohio Revised Code provides the statutory authority requiring public employers to fund postretirement health care through their contributions to OPERS. In 2007, state employers contributed at a rate of 13.77% of covered payroll, local government employer units, contributed at 13.85% of covered payroll and public safety and law enforcement employer units contributed at 17.17%. The portion of employer contributions, for all employers, allocated to health care as 5.0% from January 1 through June 30, 2007 and 6.00% from July 1 through December 31, 2007.

Benefits are advance-funded using the entry age normal actuarial cost method. The difference between assumed and actual experience (actuarial gains and losses) becomes part of the unfunded actuarial liability.

Significant actuarial assumptions, based on OPER's latest actuarial review performed as of December 31, 2006 include a rate of return on investments of 6.5% percent, an annual increase in active employee total payroll of 4 percent compounded annually (assuming no change in the number of active employees) and an additional increase in total payroll of between .50 percent and 6.3 percent based on additional annual pay increases. Health care premiums were assumed to increase at the projected wage inflation rate plus an additional factor ranging from .50 to 5 percent annually for the next 8 years and 4 percent annually in year 9 and after.

All investments are carried at market value. For actuarial valuation purposes, a smoothed market approach is used. Under this approach assets are adjusted annually to reflect 25 percent of unrealized market appreciation or depreciation on investment assets annually, not to exceed a 12% corridor.

The traditional Pension and Combined Plans had 374,979 active contributing participants as of December 31, 2007. The number of active contributing participants for both plans used in the December 31, 2006 actuarial valuation was 362,130. The portion of the Township's contributions that were used to fund post employment benefits was \$650,705.

The amount of \$12.0 billion represents the actuarial value of OPERS' net assets available for OPEB at December 31, 2006. Based on the actuarial cost method used, the Actuarial Valuation as of December 31, 2006 reported the actuarial accrued liability and the unfunded actuarial accrued liability for OPEB at \$30.7 billion and \$18.7 billion, respectively.

On September 9, 2004, the OPERS Retirement Board adopted a Health Care Preservation Plan (HCPP) with an effective date of January 1, 2007. The HCPP restructures OPERS' health care coverage to improve the financial solvency of the fund in response to increasing health care costs. Member and employer contribution rates increased as of January 1, 2006 and will continue to increase as of January 1, 2007 and 2008, which will allow additional funds to be allocated to the health care plan.

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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**Note 11 - Postemployment Benefits (continued)**

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

OP&F provides access to post-retirement health care coverage for any person who receives or is eligible to receive a monthly service, disability, or survivor benefit check or is a spouse or eligible dependent child of such person. An eligible dependent child is any child under the age of 18 whether or not the child is attending school or under the age of 22, if attending school full-time or on a 2/3 basis.

**Note 11 - Postemployment Benefits**

The health care coverage provided by the retirement system is considered an Other Post-employment Benefit (OPEB) as described in *GASB Statement No. 12*. The Ohio Revised Code provides the statutory authority allowing OP&F's Board of Trustees to offer health care coverage to all eligible individuals. The Ohio Revised Code provides that health care cost paid from the funds of OP&F shall be included in the employer's contribution rate. Health care funding and accounting is on a pay-as-you go basis. The total firefighter employer contribution rate is 24% of covered payroll, of which 6.75% and 7.75% of covered payroll was applied to the post-employment health care program during 2007 and 2006, respectively.

In addition, since July 1, 1992, most retirees and survivors were required to contribute a portion of the cost of their health care coverage through a deduction from their monthly benefit payment. Beginning in 2001, all retirees and survivors have monthly health care contributions.

The Township's actual contributions that were used to pay post-employment benefits was \$262,978 for 2007. Total health care expense for the year ending December 31, 2006 (the date of the last actuarial valuation available) was \$120,373,722, which was net of member contributions of \$58,532,848. The number of participants eligible to receive health care benefits as of December 31, 2006 (the date of the last actuarial valuation available) was 10,563 for Firefighters.

**Note 12 – Interfund Activity**

Advances From/Advances To balances at December 31, 2007, consist of the following individual fund receivables and payables:

Receivable Fund	Payable Fund	Amount
Clean Ohio Grant – Round I	Clean Ohio Grant – Round III	\$6,212
State Route 747 Tax Increment Financing Fund	Clean Ohio Grant – Round II Bike Trail Grant Clean Ohio Grant – Round III	806,016 87,240 418,788
Grand Total		\$1,318,256

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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**Note 12 – Interfund Activity (continued)**

The Township made the following transfers during 2007:

	Transfer In	Transfer Out
Major Funds:		
General Fund	-	\$458,853
Police Fund	-	112,472
Nonmajor Funds:		
Road and Bridge Fund	\$300,000	-
Bullet Proof Vest Grant Fund	23,726	-
Buffer Zone Protection Plan Fund	88,746	-
747 TIF Debt Service Fund	158,853	-
IKEA Road Improvement Debt Service Fund	68,164	-
IKEA Road Improvement Fund	-	68,164
Total	\$639,489	\$639,489

All advances to/from other funds were the result of cash flow issues in the payable funds related to reimbursable grants.

The General Fund transferred \$300,000 to the Road and Bridge Fund to assist with Road Maintenance issues. The General Fund transferred \$158,853 to the 747 TIF Debt Service Fund for debt service payments. The Police Fund transferred a total of \$112,472 to the Bullet Proof Vest Grant Fund and Buffer Zone Protection Plan Fund so that these funds could incur expenses that would later be recouped through the grant process. The IKEA Road Improvement Fund transferred \$68,164 to the IKEA Road Improvement Debt Service Fund to segregate the IKEA project funds from funds specifically for debt service.



Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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**Note 13 – Accountability and Accounting Changes**

The following funds had deficit fund balances as of December 31, 2007:

Special Revenue Funds:

Bike Trail Grant	\$87,240
Clean Ohio Grant – Round II	\$444,914
Clean Ohio Grant – Round III	\$25,000

Capital Projects Fund:

CHAPPCP TIF Project	\$1,056,194
West Chester 75 TIF Project	\$1,520,335
Library Land and Construction	\$2,352,158

The deficits occurring in the Special Revenue Funds have occurred due to the recognition of liabilities, which are primarily advances due to other funds. When grants, transfers or other revenues are received, and the liability is paid, the deficit will be eliminated.

The deficits occurring in the CHAPPCO TIF Project Capital Projects Fund for the West Chester 75 TIF Project Capital Projects Fund are due to the issuance of short-term bond anticipation notes, which are used to finance the projects until bonds are issued. These deficits will be alleviated when the bonds are issued or when the notes are paid.

For 2007, the Township has implemented GASB Statement No. 48 – *Sales and Pledges of Receivables and Future Revenues and Intra-Equity Transfers of Assets and Future Revenues*. This statement establishes criteria that determine whether certain transactions should be regarded as sales or collateralized borrowings.

Beginning with the year ending December 31, 2008 the Township will implement GASB Statement No. 49 – *Accounting and Financial Reporting for Pollution Remediation Obligations* and GASB Statement No. 45 – *Accounting and Financial Reporting by Employers for Postemployment Benefits Other than Pensions*.

Notes To The Basic Financial Statements  
For the Year Ended December 31, 2007

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**Note 14 - Contingent Liabilities**

**A. Litigation**

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

**B. Federal and State Grants**

The Township participates in federally assisted programs. These programs are subject to financial and compliance audits by the grantor or their representative. As of December 31, 2007, audits of certain programs have not been completed. Accordingly, the Township's compliance with applicable grant requirements will be established at some future date.

**Note 15 – Significant Contractual Commitments**

As of December 31, 2007, the Township has contractual commitments related to property, plant and equipment improvements and additions, as well as various other contracts and agreements to provide or receive services related to the operations of the Township. The list below reflects the major contracts that comprise commitments at December 31, 2007:

Description	Remaining Contractual Commitment
Conservation Corridor	\$ 24,800
IKEA Road Improvement	493,863
Traffic Signals	44,689
Library	1,353,904
Phase II Beckett Park - Muhlhauser Barn	772,979
Public Safety Campus	10,217,637
Streetscape	42,260
Trail on Beckett Road	30,573
UCB/Muhlhauser Road Improvement	794,318
Urban Park	1,746,366
	<u>\$15,521,389</u>

**REQUIRED  
SUPPLEMENTARY  
INFORMATION**



West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
General Fund  
For the Year Ended December 31, 2007

	Budgeted Amounts		Actual	Variance With
	Original	Final		Final Budget
				Positive (Negative)
<b>Revenues</b>				
Property and Other Taxes	\$ 1,929,796	\$ 1,929,796	\$ 2,031,636	\$ 101,840
Charges for Services	3,804	3,804	5,407	1,603
Licenses, Permits, and Fees	409,654	409,654	410,261	607
Fines and Forfeitures	106,711	106,711	109,587	2,876
Intergovernmental	3,169,616	3,169,616	2,697,929	(471,687)
Contributions and Donations	7,636	7,636	10,567	2,931
Proceeds from Sale of Assets	12,696	12,696	125	(12,571)
Interest	630,000	630,000	2,112,696	1,482,696
Other	31,862	31,862	14,891	(16,971)
<b>Total Revenue</b>	<u>6,301,775</u>	<u>6,301,775</u>	<u>7,393,099</u>	<u>1,091,324</u>
<b>Expenditures</b>				
Current:				
General Government				
Administration	8,387,297	7,742,831	1,666,268	6,076,563
Buildings and Grounds	321,611	483,391	134,364	349,027
Communication, Information, and Technology	617,301	642,625	591,520	51,105
Services Department	425,759	426,366	373,703	52,663
Senior Citizens	16,774	16,773	8,734	8,039
Total General Government	<u>9,768,742</u>	<u>9,311,986</u>	<u>2,774,589</u>	<u>6,537,397</u>
Public Works				
Street Lighting	16,173	17,756	17,756	-
Parks and Recreation	840,575	848,465	588,536	259,929
Planning and Zoning	625,954	636,347	624,566	11,781
Economic Development	298,692	322,543	207,871	114,672
Capital Outlay	21,426	45,612	39,386	6,226
Debt Service				
Principal Retirement	-	70,000	70,000	-
Interest and Fiscal Charges	150,000	168,853	88,853	80,000
<b>Total Expenditures</b>	<u>11,721,562</u>	<u>11,421,562</u>	<u>4,411,557</u>	<u>7,010,005</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(5,419,787)</u>	<u>(5,119,787)</u>	<u>2,981,542</u>	<u>8,101,329</u>
Other Financing Sources (Uses)				
Transfers Out	(452,500)	(752,500)	(300,000)	452,500
Advances-In	90,000	90,000	90,000	-
<b>Total Other Financing Uses</b>	<u>(362,500)</u>	<u>(662,500)</u>	<u>(210,000)</u>	<u>452,500</u>
<b>Net Change in Fund Balance</b>	<u>(5,782,287)</u>	<u>(5,782,287)</u>	<u>2,771,542</u>	<u>8,553,829</u>
Fund Balance at Beginning of Year	5,899,612	5,899,612	5,899,612	-
Prior Year Encumbrances Appropriated	115,474	115,474	115,474	-
<b>Fund Balance at End of Year</b>	<u>\$ 232,799</u>	<u>\$ 232,799</u>	<u>\$ 8,786,628</u>	<u>\$ 8,553,829</u>

See accompanying notes to the required supplementary information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Police Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>			Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Revenues				
Property and Other Taxes	\$ 9,403,935	\$ 9,403,935	\$ 10,596,486	\$ 1,192,551
Charges for Services	133,990	133,990	92,898	(41,092)
Fines and Forfeitures	567	567	985	418
Intergovernmental	1,976,853	1,976,853	1,637,373	(339,480)
Contributions and Donations	-	-	875	875
Other	4,975	4,975	35,625	30,650
Total Revenue	<u>11,520,320</u>	<u>11,520,320</u>	<u>12,364,242</u>	<u>843,922</u>
Expenditures				
Current:				
Public Safety				
Police	12,524,126	12,647,649	11,068,659	1,578,990
Capital Outlay	8,393,081	8,157,086	458,377	7,698,709
Total Expenditures	<u>20,917,207</u>	<u>20,804,735</u>	<u>11,527,036</u>	<u>9,277,699</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(9,396,887)</u>	<u>(9,284,415)</u>	<u>837,206</u>	<u>10,121,621</u>
Other Financing Sources				
Operating Transfer-Out	-	(112,472)	(112,472)	-
Proceeds from Sale of Capital Assets	2,767	2,767	37,078	34,311
Total Other Financing Sources (Uses)	<u>2,767</u>	<u>(109,705)</u>	<u>(75,394)</u>	<u>34,311</u>
Net Change in Fund Balance	(9,394,120)	(9,394,120)	761,812	10,155,932
Fund Balance at Beginning of Year	9,319,948	9,319,948	9,319,948	-
Prior Year Encumbrances Appropriated	204,765	204,765	204,765	-
Fund Balance at End of Year	<u>\$ 130,593</u>	<u>\$ 130,593</u>	<u>\$ 10,286,525</u>	<u>\$ 10,155,932</u>

See accompanying notes to the required supplementary information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Fire and Emergency Medical Services Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>			Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Revenues				
Property and Other Taxes	\$ 5,564,475	\$ 5,564,475	\$ 10,102,874	\$ 4,538,399
Charges for Services	1,099,584	1,099,584	1,029,037	(70,547)
Intergovernmental	1,207,206	1,207,206	1,409,655	202,449
Contributions and Donations	55,223	55,223	100	(55,123)
Other	16,349	16,349	500	(15,849)
<b>Total Revenue</b>	<u>7,942,837</u>	<u>7,942,837</u>	<u>12,542,166</u>	<u>4,599,329</u>
Expenditures				
Current:				
Public Safety				
Fire and EMS	9,857,778	9,459,894	8,049,779	1,410,115
Capital Outlay	648,064	1,040,948	260,630	780,318
Debt Service				
Principal Retirement	55,000	60,000	60,000	-
Interest and Fiscal Charges	65,773	65,773	63,875	1,898
<b>Total Expenditures</b>	<u>10,626,615</u>	<u>10,626,615</u>	<u>8,434,284</u>	<u>2,192,331</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(2,683,778)</u>	<u>(2,683,778)</u>	<u>4,107,882</u>	<u>6,791,660</u>
Other Financing Sources				
Proceeds from Sale of Capital Assets	-	-	900	900
<b>Total Other Financing Sources</b>	<u>-</u>	<u>-</u>	<u>900</u>	<u>900</u>
<b>Net Change in Fund Balance</b>	<u>(2,683,778)</u>	<u>(2,683,778)</u>	<u>4,108,782</u>	<u>6,792,560</u>
Fund Balance at Beginning of Year	2,514,617	2,514,617	2,514,617	-
Prior Year Encumbrances Appropriated	206,997	206,997	206,997	-
<b>Fund Balance at End of Year</b>	<u>\$ 37,836</u>	<u>\$ 37,836</u>	<u>\$ 6,830,396</u>	<u>\$ 6,792,560</u>

See accompanying notes to the required supplementary information

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
State Route 747 Tax Increment Equivalent Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		<u>(Negative)</u>
Revenues				
Payments in Lieu of Property Taxes	\$ 3,720,091	\$ 3,101,393	\$ 1,938,627	\$ (1,162,766)
Total Revenue	<u>3,720,091</u>	<u>3,101,393</u>	<u>1,938,627</u>	<u>(1,162,766)</u>
Expenditures				
Current:				
Public Works	11,436	11,436	11,436	-
Capital Outlay	7,032,928	6,384,937	270,296	6,114,641
Debt Service				
Interest and Fiscal Charges	-	29,293	-	29,293
Total Expenditures	<u>7,044,364</u>	<u>6,425,666</u>	<u>281,732</u>	<u>6,143,934</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(3,324,273)</u>	<u>(3,324,273)</u>	<u>1,656,895</u>	<u>4,981,168</u>
Net Change in Fund Balance	(3,324,273)	(3,324,273)	1,656,895	4,981,168
Fund Balance at Beginning of Year	3,312,878	3,312,878	3,312,878	-
Prior Year Encumbrances Appropriated	<u>11,395</u>	<u>11,395</u>	<u>11,395</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,981,168</u>	<u>\$ 4,981,168</u>

See accompanying notes to the required supplementary information



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

***A. Budgets***

An annual appropriated budget is legally required to be prepared for all funds of the Township, except the Park Acquisition capital projects fund although presented in the individual fund schedules. The Board passes appropriations at the fund/department level. The following are the procedures used by the Township in establishing the budgetary data reported in the basic financial statements.

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

***Estimated Resources*** The County Budget Commission determines if the tax budget substantiates a need to levy all or part of previously authorized taxes and reviews estimated revenue. The Commission certifies its actions to the Township by October 1. As part of this certification, the Township receives the official certificate of estimated resources that states the projected revenue of each fund. Prior to December 31, the Township must revise its budget so that the total contemplated expenditures from any fund during the ensuing fiscal year will not exceed the amount available as stated in the certificate of estimated resources. The revised budget then serves as the basis for the annual appropriations measure. On or about January 1, the certificate of estimated resources is amended to include any unencumbered balances from the preceding year. The certificate of estimated resources can be further amended during the year if the fiscal officer determines, and the Budget Commission agrees, that an estimate needs to be either increased or decreased. The amounts reported in the budgetary statements as final reflect the amounts in the final amended official certificate of estimated resources issued during 2007.

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

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

Notes To The Required Supplementary Information  
For the Year Ended December 31, 2007

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

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

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

The following table summarizes the adjustments necessary to reconcile the GAAP basis statements to the budgetary cash basis statements for the Township's major funds.

	<u>General Fund</u>	<u>Police Fund</u>	<u>Fire and EMS Fund</u>	<u>State Route 747 TIF</u>
GAAP Basis	\$3,172,301	\$779,621	\$4,235,924	\$1,668,290
Adjustments:				
Revenue Accruals	(362,816)	14,787	53,186	-
Expenditure Accruals	(170,549)	67,626	30,960	-
Advances	90,000	-	-	-
Transfers	158,853	-	-	-
Encumbrances	<u>(116,247)</u>	<u>(100,222)</u>	<u>(211,288)</u>	<u>(11,395)</u>
Budget Basis	<u><u>\$2,771,542</u></u>	<u><u>\$761,812</u></u>	<u><u>\$4,108,782</u></u>	<u><u>\$1,656,895</u></u>

COMBINING  
STATEMENTS AND  
INDIVIDUAL  
FUND SCHEDULES



Combining Statements – Non-major Governmental Funds

NON-MAJOR SPECIAL REVENUE FUNDS

Township Motor Vehicle License Tax

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

Motor Vehicle License Tax

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

Gasoline Tax

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

Road and Bridge

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

Cemetery

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

West Chester Community Television

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

Union Centre Boulevard Tax Increment Equivalent

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

Enforcement and Education

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

Purdue Pharma Grant

To account for grant money awarded to the Police Department for their continuing investigations of illegal distributions of prescription drugs in the West Chester area.

Drug Law Enforcement

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

Bike Trail Grant

To account for State grant monies received and expenditures made for the construction of the Port Union Canal Bike Trail.

Combining Statements – Non-major Governmental Funds  
(Continued)

Clean Ohio Grant – Round I

To account for State grant monies received and expenditures made under the first phase of the Clean Ohio Conservation Corridor project.

Clean Ohio Grant – Round II

To account for State grant monies received and expenditures made under the second phase of the Clean Ohio Conservation Corridor project.

Clean Ohio Grant – Round III

To account for State grant monies received and expenditures made under the third phase of the Clean Ohio Conservation Corridor project.

Bulletproof Vest

To account for Federal Grant monies received for reimbursement of protective vests purchased by the police department.

Assistance To Firefighters Grant

To account for Federal Grant monies received for reimbursement of fire equipment and training purchases.

Highway Safety Grant

To account for State Grant monies received for reimbursement of payroll expenses incurred during approved program operations.

Asset Forfeiture

To account for monies received from forfeited assets that are a result from Federal cases occurring in our jurisdiction.

Buffer Zone Protection Plan

To account for Federal Grant monies received and expenditures made from the United States Department of Homeland Security.

Street Lighting

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

UCB Landscape District

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

Cemetery Bequest

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

Combining Statements – Non-major Governmental Funds  
(Continued)

Park Trust

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

Firing Range Trust

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

West Chester Development Council

To account for the financial activity of the Township's component unit.

Central Business TIF District

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

Tylersville TIF

To account for payments received in lieu of taxes on property located in the Tylersville tax increment financing district.

West Chester Connections Fund

To account for monies received from recycling efforts to enable the development of bicycle and walking trails.

Law Enforcement Block Grant Fund

To account for Federal grant funds received for education of preventive law enforcement programs.

NON-MAJOR DEBT SERVICE FUNDS

Union Centre Boulevard Tax Incremental Financing

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

State Route 747 Tax Incremental Financing

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

CBD TIF Debt Service

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

IKEA Road Improvement Debt Service

To account for financed debt service related to the road improvements at Muhlhauser and Allen Roads.

Combining Statements – Non-major Governmental Funds  
(Continued)

NON-MAJOR CAPITAL PROJECT FUNDS

9113 Building Renovations

To account for debt proceeds and expenditures related to renovating the 9113 Cincinnati-Dayton Road Government Services Building for the purpose of relocating the administrative, communication, and information technology offices.

Union Centre Boulevard Tax Increment Financing

To account for construction costs and related debt proceeds for the Union Centre Boulevard TIF area infrastructure projects.

State Route 747 Tax Increment Financing

To account for the monies used for construction costs and related debt proceeds for the State Route 747 TIF area infrastructure projects.

Beckett Park Capital Improvements

To account for debt proceeds and construction costs related to various projects within Beckett Park, including the Baseball Complex, Muhlhauser Barn, and Internal Roadway.

Streets of West Chester

To account for debt proceeds and various costs related to the Streets of West Chester development project.

Urban Park

To account for debt proceeds and construction costs related to various projects for the Urban Park.

CHAPPCO TIF Project

To account for debt proceeds and various costs related to the CHAPPCO development project.

West Chester 75 TIF Project

To account for debt proceeds and various costs related to the West Chester Interstate 75 development project.

IKEA Road Improvement

To account for Debt proceeds and project costs related to the improvements at Muhlhauser and Allen Road.



Combining Statements – Non-major Governmental Funds  
(Continued)

UCB/Muhlhauser Phase I

To account for Debt proceeds and project costs related to Phase I of improvements at Union Centre Blvd and Muhlhauser Road.

Public Safety Campus

To account for Debt proceeds and project costs related to the construction of the Public Safety Campus.

Library Land and Construction

To account for debt proceeds and project costs related to the purchase of land as well as the construction of a library.

West Chester Township  
Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Governmental Funds  
December 31, 2007

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Funds	Nonmajor Capital Projects Funds	Total Nonmajor Governmental Funds
<b>Assets</b>				
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 10,400,557	\$ 5,145,220	\$ 23,952,125	\$ 39,497,902
<b>Receivables:</b>				
Taxes	1,521,548	-	-	1,521,548
Accounts	200,000	-	-	200,000
Due From Other Governments	302,600	-	-	302,600
Interest	39,182	-	-	39,182
Special Assessments	1,181,896	-	-	1,181,896
Prepaid Items	70,579	-	-	70,579
Advances to Other Funds	6,212	-	-	6,212
Payments in Lieu of Taxes Receivable	1,518,968	5,622,641	1,625,942	8,767,551
<b>Total Assets</b>	<b>\$ 15,241,542</b>	<b>\$ 10,767,861</b>	<b>\$ 25,578,067</b>	<b>\$ 51,587,470</b>
<b>Liabilities and Fund Balances</b>				
<b>Liabilities</b>				
Accounts Payable	\$ 132,090	\$ -	\$ -	\$ 132,090
Contracts Payable	80	-	1,118,827	1,118,907
Accrued Wages and Benefits	66,576	-	-	66,576
Compensated Absences Payable	5,965	-	-	5,965
Intergovernmental Payable	93,719	-	-	93,719
Deferred Revenue	4,649,823	5,622,641	1,625,942	11,898,406
Advances from Other Funds	1,318,256	-	-	1,318,256
Notes Payable	-	-	8,830,000	8,830,000
<b>Total Liabilities</b>	<b>6,266,509</b>	<b>5,622,641</b>	<b>11,574,769</b>	<b>23,463,919</b>
<b>Fund Balances</b>				
Reserved for Encumbrances	454,140	-	15,749,088	16,203,228
Reserved for Prepays	70,579	-	-	70,579
Reserved for Advances	6,212	-	-	6,212
<b>Unreserved:</b>				
Undesignated, Reported in:				
Special Revenue Funds	8,444,102	-	-	8,444,102
Debt Service Funds	-	5,145,220	-	5,145,220
Capital Projects Funds	-	-	(1,745,790)	(1,745,790)
<b>Total Fund Balances</b>	<b>8,975,033</b>	<b>5,145,220</b>	<b>14,003,298</b>	<b>28,123,551</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 15,241,542</b>	<b>\$ 10,767,861</b>	<b>\$ 25,578,067</b>	<b>\$ 51,587,470</b>

West Chester Township  
Butler County, Ohio  
Combining Statement of Revenues, Expenditures and Changes in Fund Balance  
Nonmajor Governmental Funds  
For the Year Ended December 31, 2007

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Funds	Nonmajor Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues				
Property and Other Taxes	\$ 1,829,954	\$ -	\$ -	\$ 1,829,954
Charges for Services	138,854	-	-	138,854
Licenses and Permits	734,240	-	-	734,240
Fines and Forfeitures	311,342	-	-	311,342
Intergovernmental	899,102	-	-	899,102
Special Assessments	548,203	-	-	548,203
Interest	358,612	-	-	358,612
Payments in Lieu of Taxes	2,611,896	4,753,242	1,442,058	8,807,196
Contributions and Donations	53,977	-	-	53,977
Other	70,987	44,000	310	115,297
<b>Total Revenues</b>	<b>7,557,167</b>	<b>4,797,242</b>	<b>1,442,368</b>	<b>13,796,777</b>
Expenditures				
Current:				
Public Safety				
Police	86,712	-	-	86,712
Fire and EMS	49,467	-	-	49,467
Public Works	3,192,767	-	-	3,192,767
Cemetery	216,185	-	-	216,185
Parks and Recreation	24,393	-	-	24,393
Economic Development	57,963	-	-	57,963
Community Television	382,677	-	-	382,677
Capital Outlay	873,305	-	8,498,497	9,371,802
Debt Service				
Principal Retirement	40,000	2,035,000	135,000	2,210,000
Interest and Fiscal Charges	42,553	1,960,949	685,006	2,688,508
<b>Total Expenditures</b>	<b>4,966,022</b>	<b>3,995,949</b>	<b>9,318,503</b>	<b>18,280,474</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,591,145	801,293	(7,876,135)	(4,483,697)
Other Financing Sources (Uses)				
Proceeds of Bonds	-	-	15,695,000	15,695,000
Premium from Bonds Issued	-	-	390,389	390,389
Proceeds from Sale of Capital Assets	50	-	-	50
Premium from Notes Issued	-	-	54,228	54,228
Transfers In	412,472	227,017	-	639,489
Transfers Out	-	-	(68,164)	(68,164)
<b>Total Other Financing Sources</b>	<b>412,522</b>	<b>227,017</b>	<b>16,071,453</b>	<b>16,710,992</b>
Net Change in Fund Balances	3,003,667	1,028,310	8,195,318	12,227,295
Fund Balances at Beginning of Year	5,971,366	4,116,910	5,807,980	15,896,256
Fund Balances at End of Year	<u>\$ 8,975,033</u>	<u>\$ 5,145,220</u>	<u>\$ 14,003,298</u>	<u>28,123,551</u>

West Chester Township, Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Special Revenue Funds  
December 31, 2007

	Township Motor Vehicle License Tax	Motor Vehicle License Tax	Gasoline Tax	Road & Bridge	Cemetery	West Chester Community Television
<b>Assets</b>						
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 438,783	118,726	\$ 533,530	\$ 998,631	\$ 143,845	\$ 148,669
<b>Receivables:</b>						
Taxes	34,400	-	-	1,487,148	-	-
Accounts	-	-	-	71,594	-	121,951
Due from Other Governments	-	44,331	206,315	49,402	-	-
Interest	13,220	3,239	13,900	-	-	-
Special Assessments	-	-	-	-	-	-
Prepaid Items	-	-	-	51,856	6,620	9,262
Advances to Other Funds	-	-	-	-	-	-
Payments in Lieu of Taxes Receivable	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 486,403</b>	<b>\$ 166,296</b>	<b>\$ 753,745</b>	<b>\$ 2,658,631</b>	<b>\$ 150,465</b>	<b>\$ 279,882</b>
<b>Liabilities and Fund Balances</b>						
<b>Liabilities</b>						
Accounts Payable	\$ 69,186	\$ 2,657	\$ 53,839	\$ 67	\$ 1,519	\$ 995
Contracts Payable	-	-	-	-	-	-
Accrued Wages and Benefits	-	-	-	48,351	7,359	7,382
Compensated Absences Payable	-	-	-	5,359	-	606
Intergovernmental Payable	-	-	-	65,269	10,120	13,150
Deferred Revenue	47,620	41,696	185,864	1,536,550	-	121,951
Advances From Other Funds	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>116,806</b>	<b>44,353</b>	<b>239,703</b>	<b>1,655,596</b>	<b>18,998</b>	<b>144,084</b>
<b>Fund Balances</b>						
Reserved for Encumbrances	115,146	42,971	39,888	-	390	3,233
Reserved for Prepaids	-	-	-	51,856	6,620	9,262
Reserved for Advances	-	-	-	-	-	-
<b>Unreserved:</b>						
Undesignated, Reported in:						
Special Revenue Funds	254,451	78,972	474,154	951,179	124,457	123,303
<b>Total Fund Balances (Deficit)</b>	<b>369,597</b>	<b>121,943</b>	<b>514,042</b>	<b>1,003,035</b>	<b>131,467</b>	<b>135,798</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 486,403</b>	<b>\$ 166,296</b>	<b>\$ 753,745</b>	<b>\$ 2,658,631</b>	<b>\$ 150,465</b>	<b>\$ 279,882</b>

UCB Tax Increment Financing	Enforcement & Education	Purdue Pharma Grant	Drug Law Enforcement	Bike Trail Grant	Clean Ohio Round I
\$ 5,162,448	\$ 31,482	\$ 2,533	\$ 304,150	\$ -	\$ -
-	-	-	-	-	-
-	553	-	1,999	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	6,212
1,224,755	-	-	-	-	-
<u>\$ 6,387,203</u>	<u>\$ 32,035</u>	<u>\$ 2,533</u>	<u>\$ 306,149</u>	<u>\$ -</u>	<u>\$ 6,212</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	80	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
1,224,755	-	-	-	-	-
-	-	-	-	87,240	-
<u>1,224,755</u>	<u>-</u>	<u>-</u>	<u>80</u>	<u>87,240</u>	<u>-</u>
225,863	-	-	849	-	-
-	-	-	-	-	-
-	-	-	-	-	6,212
<u>4,936,585</u>	<u>32,035</u>	<u>2,533</u>	<u>305,220</u>	<u>(87,240)</u>	<u>-</u>
<u>5,162,448</u>	<u>32,035</u>	<u>2,533</u>	<u>306,069</u>	<u>(87,240)</u>	<u>6,212</u>
<u>\$ 6,387,203</u>	<u>\$ 32,035</u>	<u>\$ 2,533</u>	<u>\$ 306,149</u>	<u>\$ -</u>	<u>\$ 6,212</u>

(continued)

West Chester Township, Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Special Revenue Funds  
December 31, 2007  
(continued)

	Clean Ohio Round II	Clean Ohio Round III	Bulletproof Vest Grant	Assistance to Firefighters	Highway Safety Grant	Asset Forfeiture
<b>Assets</b>						
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 361,102	\$ 400,800	\$ 12,776	\$ 118,080	\$ 1,209	\$ 323,860
<b>Receivables:</b>						
Taxes	-	-	-	-	-	-
Accounts	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-
Interest	-	-	-	-	-	8,660
Special Assessments	-	-	-	-	-	-
Prepaid Items	-	-	-	-	-	-
Advances to Other Funds	-	-	-	-	-	-
Payments in Lieu of Taxes Receivable	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 361,102</b>	<b>\$ 400,800</b>	<b>\$ 12,776</b>	<b>\$ 118,080</b>	<b>\$ 1,209</b>	<b>\$ 332,520</b>
<b>Liabilities and Fund Balances</b>						
<b>Liabilities</b>						
Accounts Payable	\$ -	\$ 800	\$ 3,000	\$ -	\$ -	\$ -
Contracts Payable	-	-	-	-	-	-
Accrued Wages and Benefits	-	-	-	-	-	-
Compensated Absences Payable	-	-	-	-	-	-
Intergovernmental Payable	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	8,660
Advances From Other Funds	806,016	425,000	-	-	-	-
<b>Total Liabilities</b>	<b>806,016</b>	<b>425,800</b>	<b>3,000</b>	<b>-</b>	<b>-</b>	<b>8,660</b>
<b>Fund Balances</b>						
Reserved for Encumbrances	-	24,000	1,800	-	-	-
Reserved for Prepaids	-	-	-	-	-	-
Reserved for Advances	-	-	-	-	-	-
<b>Unreserved:</b>						
Undesignated, Reported in:						
Special Revenue Funds	(444,914)	(49,000)	7,976	118,080	1,209	323,860
<b>Total Fund Balances (Deficit)</b>	<b>(444,914)</b>	<b>(25,000)</b>	<b>9,776</b>	<b>118,080</b>	<b>1,209</b>	<b>323,860</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 361,102</b>	<b>\$ 400,800</b>	<b>\$ 12,776</b>	<b>\$ 118,080</b>	<b>\$ 1,209</b>	<b>\$ 332,520</b>

Buffer Zone Protection Plan	Street Lighting	UCB Landscape District	Cemetery Bequest	Park Trust	Firing Range Trust	West Chester Development Council	Central Business TIF District
\$ 88,746	\$ 164,455	\$ 106,291	\$ 15,164	\$ 298,065	\$ 2,868	\$ 39,308	\$ 532,291
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	163	-	-	-	-
-	306,896	875,000	-	-	-	-	-
-	-	2,841	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	245,774
<u>\$ 88,746</u>	<u>\$ 471,351</u>	<u>\$ 984,132</u>	<u>\$ 15,327</u>	<u>\$ 298,065</u>	<u>\$ 2,868</u>	<u>\$ 39,308</u>	<u>\$ 778,065</u>
\$ -	\$ -	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
-	-	3,484	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	5,180	-	-	-	-	-
-	306,896	875,000	163	-	-	-	245,774
-	-	-	-	-	-	-	-
-	306,896	883,691	163	-	-	-	245,774
-	-	-	-	-	-	-	-
-	-	2,841	-	-	-	-	-
-	-	-	-	-	-	-	-
<u>88,746</u>	<u>164,455</u>	<u>97,600</u>	<u>15,164</u>	<u>298,065</u>	<u>2,868</u>	<u>39,308</u>	<u>532,291</u>
<u>88,746</u>	<u>164,455</u>	<u>100,441</u>	<u>15,164</u>	<u>298,065</u>	<u>2,868</u>	<u>39,308</u>	<u>532,291</u>
<u>\$ 88,746</u>	<u>\$ 471,351</u>	<u>\$ 984,132</u>	<u>\$ 15,327</u>	<u>\$ 298,065</u>	<u>\$ 2,868</u>	<u>\$ 39,308</u>	<u>\$ 778,065</u>

(continued)

West Chester Township, Butler County, Ohio  
 Combining Balance Sheet  
 Nonmajor Special Revenue Funds  
 December 31, 2007  
 (continued)

	Tylersville TIF Service Payment	West Chester Connections	Law Enforcement Block Grant	Total Nonmajor Special Revenue Funds
<b>Assets</b>				
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 33,759	\$ 11,882	\$ 7,104	\$ 10,400,557
<b>Receivables:</b>				
Taxes	-	-	-	1,521,548
Accounts	-	6,455	-	200,000
Due from Other Governments	-	-	-	302,600
Interest	-	-	-	39,182
Special Assessments	-	-	-	1,181,896
Prepaid Items	-	-	-	70,579
Advances to Other Funds	-	-	-	6,212
Payments in Lieu of Taxes Receivable	48,439	-	-	1,518,968
<b>Total Assets</b>	<b>\$ 82,198</b>	<b>\$ 18,337</b>	<b>\$ 7,104</b>	<b>\$ 15,241,542</b>
<b>Liabilities and Fund Balances</b>				
<b>Liabilities</b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ 132,090
Contracts Payable	-	-	-	80
Accrued Wages and Benefits	-	-	-	66,576
Compensated Absences Payable	-	-	-	5,965
Intergovernmental Payable	-	-	-	93,719
Deferred Revenue	48,439	6,455	-	4,649,823
Advances From Other Funds	-	-	-	1,318,256
<b>Total Liabilities</b>	<b>48,439</b>	<b>6,455</b>	<b>-</b>	<b>6,266,509</b>
<b>Fund Balances</b>				
Reserved for Encumbrances	-	-	-	454,140
Reserved for Prepays	-	-	-	70,579
Reserved for Advances	-	-	-	6,212
<b>Unreserved:</b>				
Undesignated, Reported in:				
Special Revenue Funds	33,759	11,882	7,104	8,444,102
<b>Total Fund Balances (Deficit)</b>	<b>33,759</b>	<b>11,882</b>	<b>7,104</b>	<b>8,975,033</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 82,198</b>	<b>\$ 18,337</b>	<b>\$ 7,104</b>	<b>\$ 15,241,542</b>



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West Chester Township, Butler County, Ohio  
Combining Statement of Revenues, Expenditures  
and Changes in Fund Balance  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2007

	Township Motor Vehicle License Tax	Motor Vehicle License Tax	Gasoline Tax	Road & Bridge	Cemetery	West Chester Community Television
Revenues						
Property and Other Taxes	\$ 482,162	\$ -	\$ -	\$ 1,347,792	\$ -	\$ -
Charges for Services	-	-	-	75,174	58,190	3,090
Licenses and Permits	-	-	-	-	239,145	495,095
Fines and Forfeitures	-	-	-	-	-	-
Intergovernmental	-	84,752	423,094	184,562	-	-
Special Assessments	-	-	-	-	-	-
Interest	141,777	28,494	112,942	-	-	-
Payments in Lieu of Taxes	-	-	-	-	-	-
Contributions and Donations	-	-	-	-	-	-
Other	1,645	-	-	69,342	-	-
<b>Total Revenues</b>	<b>625,584</b>	<b>113,246</b>	<b>536,036</b>	<b>1,676,870</b>	<b>297,335</b>	<b>498,185</b>
Expenditures						
Current:						
Public Safety						
Police	-	-	-	-	-	-
Fire & EMS	-	-	-	-	-	-
Public Works	682,832	74,629	135,953	1,369,233	-	-
Cemetery	-	-	-	-	216,065	-
Parks and Recreation	-	-	-	-	-	-
Economic Development	-	-	-	-	-	-
Community Television	-	-	-	-	-	382,677
Capital Outlay	-	-	150,000	-	1,895	13,864
Debt Service						
Principal Retirement	-	-	-	-	-	40,000
Interest and Fiscal Charges	-	-	-	-	-	42,553
<b>Total Expenditures</b>	<b>682,832</b>	<b>74,629</b>	<b>285,953</b>	<b>1,369,233</b>	<b>217,960</b>	<b>479,094</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(57,248)	38,617	250,083	307,637	79,375	19,091
Other Financing Sources						
Proceeds from Sale of Capital Assets	50	-	-	-	-	-
Transfers In	-	-	-	300,000	-	-
<b>Total Other Financing Sources</b>	<b>50</b>	<b>-</b>	<b>-</b>	<b>300,000</b>	<b>-</b>	<b>-</b>
<b>Net Change in Fund Balances</b>	<b>(57,198)</b>	<b>38,617</b>	<b>250,083</b>	<b>607,637</b>	<b>79,375</b>	<b>19,091</b>
Fund Balances at Beginning of Year	426,795	83,326	263,959	395,398	52,092	116,707
<b>Fund Balances at End of Year</b>	<b>\$ 369,597</b>	<b>\$ 121,943</b>	<b>\$ 514,042</b>	<b>\$ 1,003,035</b>	<b>\$ 131,467</b>	<b>\$ 135,798</b>

UCB Tax Increment Financing	Enforcement & Education	Purdue Pharma Grant	Drug Law Enforcement	Bike Trail Grant	Clean Ohio Round I
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
180,400	7,011	-	260,615	-	-
-	-	-	-	-	-
2,045,846	-	-	-	-	-
-	3,425	-	-	-	-
-	-	-	-	-	-
<u>2,226,246</u>	<u>10,436</u>	<u>-</u>	<u>260,615</u>	<u>-</u>	<u>-</u>
-	7,200	-	46,214	-	-
-	-	-	-	-	-
553,565	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
301,265	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>854,830</u>	<u>7,200</u>	<u>-</u>	<u>46,214</u>	<u>-</u>	<u>-</u>
1,371,416	3,236	-	214,401	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
1,371,416	3,236	-	214,401	-	-
<u>3,791,032</u>	<u>28,799</u>	<u>2,533</u>	<u>91,668</u>	<u>(87,240)</u>	<u>6,212</u>
<u>\$ 5,162,448</u>	<u>\$ 32,035</u>	<u>\$ 2,533</u>	<u>\$ 306,069</u>	<u>\$ (87,240)</u>	<u>\$ 6,212</u>

(continued)

West Chester Township, Butler County, Ohio  
Combining Statement of Revenues, Expenditures  
and Changes in Fund Balance  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2007  
(continued)

	Clean Ohio Round II	Clean Ohio Round III	Bulletproof Vest Grant	Assistance to Firefighters	Highway Safety Grant	Asset Forfeiture
Revenues						
Property and Other Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for Services	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-
Fines and Forfeitures	-	-	-	-	-	50,727
Intergovernmental	-	-	297	-	-	-
Special Assessments	-	-	-	-	-	-
Interest	-	-	-	-	-	74,823
Payments in Lieu of Taxes	-	-	-	-	-	-
Contributions and Donations	-	-	-	-	-	-
Other	-	-	-	-	-	-
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>297</b>	<b>-</b>	<b>-</b>	<b>125,550</b>
Expenditures						
Current:						
Public Safety			-			
Police	-	-	14,590	-	9,933	6,351
Fire & EMS	-	-	-	49,467	-	-
Public Works	-	-	-	-	-	-
Cemetery	-	-	-	-	-	-
Parks and Recreation	18,644	5,200	-	-	-	-
Economic Development	-	-	-	-	-	-
Community Television	-	-	-	-	-	-
Capital Outlay	405,481	800	-	-	-	-
Debt Service						
Principal Retirement	-	-	-	-	-	-
Interest and Fiscal Charges	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>424,125</b>	<b>6,000</b>	<b>14,590</b>	<b>49,467</b>	<b>9,933</b>	<b>6,351</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(424,125)	(6,000)	(14,293)	(49,467)	(9,933)	119,199
Other Financing Sources						
Proceeds from Sale of Capital Assets	-	-	-	-	-	-
Transfers In	-	-	23,726	-	-	-
<b>Total Other Financing Sources</b>	<b>-</b>	<b>-</b>	<b>23,726</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Change in Fund Balances</b>	<b>(424,125)</b>	<b>(6,000)</b>	<b>9,433</b>	<b>(49,467)</b>	<b>(9,933)</b>	<b>119,199</b>
Fund Balances at Beginning of Year	(20,789)	(19,000)	343	167,547	11,142	204,661
<b>Fund Balances at End of Year</b>	<b>\$ (444,914)</b>	<b>\$ (25,000)</b>	<b>\$ 9,776</b>	<b>\$ 118,080</b>	<b>\$ 1,209</b>	<b>\$ 323,860</b>

Buffer Zone Protection Plan	Street Lighting	UCB Landscape District	Cemetery Bequest	Park Trust	Firing Range Trust	West Chester Development Council	Central Business TIF District
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	2,400	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	426,552	121,651	-	-	-	-	-
-	-	-	488	-	-	88	-
-	-	-	-	-	-	-	532,291
-	-	-	-	398	-	50,154	-
-	-	-	-	-	-	-	-
-	426,552	121,651	488	398	2,400	50,242	532,291
-	-	-	-	-	2,424	-	-
-	-	-	-	-	-	-	-
-	264,971	111,584	-	-	-	-	-
-	-	-	120	-	-	-	-
-	-	-	-	549	-	-	-
-	-	-	-	-	-	57,963	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	264,971	111,584	120	549	2,424	57,963	-
-	161,581	10,067	368	(151)	(24)	(7,721)	532,291
88,746	-	-	-	-	-	-	-
88,746	-	-	-	-	-	-	-
88,746	161,581	10,067	368	(151)	(24)	(7,721)	532,291
-	2,874	90,374	14,796	298,216	2,892	47,029	-
\$ 88,746	\$ 164,455	\$ 100,441	\$ 15,164	\$ 298,065	\$ 2,868	\$ 39,308	532,291

(continued)

West Chester Township, Butler County, Ohio  
Combining Statement of Revenues, Expenditures  
and Changes in Fund Balance  
Nonmajor Special Revenue Funds  
For the Year Ended December 31, 2007  
(continued)

	Tylersville TIF Service Payment	West Chester Connections	Law Enforcement Block Grant	Total Nonmajor Special Revenue Funds
Revenues				
Property and Other Taxes	\$ -	\$ -	\$ -	\$ 1,829,954
Charges for Services	-	-	-	138,854
Licenses and Permits	-	-	-	734,240
Fines and Forfeitures	-	-	-	311,342
Intergovernmental	-	11,882	7,104	899,102
Special Assessments	-	-	-	548,203
Interest	-	-	-	358,612
Payments in Lieu of Taxes	33,759	-	-	2,611,896
Contributions and Donations	-	-	-	53,977
Other	-	-	-	70,987
<b>Total Revenues</b>	<b>33,759</b>	<b>11,882</b>	<b>7,104</b>	<b>7,557,167</b>
Expenditures				
Current:				
Public Safety				
Police	-	-	-	86,712
Fire & EMS	-	-	-	49,467
Public Works	-	-	-	3,192,767
Cemetery	-	-	-	216,185
Parks and Recreation	-	-	-	24,393
Economic Development	-	-	-	57,963
Community Television	-	-	-	382,677
Capital Outlay	-	-	-	873,305
Debt Service				
Principal Retirement	-	-	-	40,000
Interest and Fiscal Charges	-	-	-	42,553
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,966,022</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	33,759	11,882	7,104	2,591,145
Other Financing Sources				
Proceeds from Sale of Capital Assets	-	-	-	50
Transfers In	-	-	-	412,472
<b>Total Other Financing Sources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>412,522</b>
<b>Net Change in Fund Balances</b>	<b>33,759</b>	<b>11,882</b>	<b>7,104</b>	<b>3,003,667</b>
Fund Balances at Beginning of Year	-	-	-	5,971,366
<b>Fund Balances at End of Year</b>	<b>33,759</b>	<b>11,882</b>	<b>7,104</b>	<b>\$ 8,975,033</b>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Township Motor Vehicle License Tax Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>			Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Revenues				
Property and Other Taxes	\$ 427,708	\$ 427,708	\$ 482,162	\$ 54,454
Interest	34,105	34,105	141,777	107,672
Other	5,253	5,253	1,695	(3,558)
	<u>467,066</u>	<u>467,066</u>	<u>625,634</u>	<u>158,568</u>
Total Revenue				
Expenditures				
Current:				
Public Works				
Roads and Bridges	914,253	986,306	838,157	148,149
Capital Outlay	72,053	-	-	-
	<u>986,306</u>	<u>986,306</u>	<u>838,157</u>	<u>148,149</u>
Total Expenditures				
Deficiency Of Revenues Under Expenditures	<u>(519,240)</u>	<u>(519,240)</u>	<u>(212,523)</u>	<u>306,717</u>
Other Financing Sources				
Transfers - In	52,500	52,500	-	52,500
	<u>52,500</u>	<u>52,500</u>	<u>-</u>	<u>52,500</u>
Total Other Financing Sources				
Net Change in Fund Balance	(466,740)	(466,740)	(212,523)	254,217
Fund Balance at Beginning of Year	330,299	330,299	330,299	-
Prior Year Encumbrances Appropriated	136,826	136,826	136,826	-
Fund Balance at End of Year	<u>\$ 385</u>	<u>\$ 385</u>	<u>\$ 254,602</u>	<u>\$ 254,217</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Motor Vehicle License Tax Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental	\$ 77,037	\$ 77,037	\$ 84,801	\$ 7,764
Interest	11,550	11,550	28,494	16,944
Total Revenue	<u>88,587</u>	<u>88,587</u>	<u>113,295</u>	<u>24,708</u>
Expenditures				
Current:				
Public Works				
Roads and Bridges	<u>168,329</u>	<u>168,329</u>	<u>119,939</u>	<u>48,390</u>
Total Expenditures	<u>168,329</u>	<u>168,329</u>	<u>119,939</u>	<u>48,390</u>
Deficiency of Revenues Under Expenditures	(79,742)	(79,742)	(6,644)	73,098
Fund Balance at Beginning of Year	60,232	60,232	60,232	-
Prior Year Encumbrances Appropriated	<u>19,510</u>	<u>19,510</u>	<u>19,510</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 73,098</u>	<u>\$ 73,098</u>



West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Gasoline Tax Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Intergovernmental	\$ 364,340	\$ 364,340	\$ 419,192	\$ 54,852
Interest	-	-	112,942	112,942
Total Revenue	<u>364,340</u>	<u>364,340</u>	<u>532,134</u>	<u>167,794</u>
Expenditures				
Current:				
Public Works				
Roads and Bridges	469,011	225,448	86,612	138,836
Capital Outlay	-	243,563	243,563	-
Total Expenditures	<u>469,011</u>	<u>469,011</u>	<u>330,175</u>	<u>138,836</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(104,671)	(104,671)	201,959	306,630
Fund Balance at Beginning of Year	236,562	236,562	236,562	-
Prior Year Encumbrances Appropriated	<u>1,281</u>	<u>1,281</u>	<u>1,281</u>	-
Fund Balance at End of Year	<u>\$ 133,172</u>	<u>\$ 133,172</u>	<u>\$ 439,802</u>	<u>\$ 306,630</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Road and Bridge Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>			Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Revenues				
Property and Other Taxes	\$ 1,211,570	\$ 1,211,570	\$ 1,347,792	\$ 136,222
Intergovernmental	264,475	264,475	184,562	(79,913)
Charges for Services	-	-	75,174	75,174
Other	-	-	1,541	1,541
Total Revenue	<u>1,476,045</u>	<u>1,476,045</u>	<u>1,609,069</u>	<u>133,024</u>
Expenditures				
Current:				
Public Works				
Roads and Bridges	<u>2,107,676</u>	<u>2,407,676</u>	<u>1,342,135</u>	<u>1,065,541</u>
Total Expenditures	<u>2,107,676</u>	<u>2,407,676</u>	<u>1,342,135</u>	<u>1,065,541</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(631,631)</u>	<u>(931,631)</u>	<u>266,934</u>	<u>1,198,565</u>
Other Financing Sources				
Transfers - In	<u>200,000</u>	<u>500,000</u>	<u>300,000</u>	<u>(200,000)</u>
Total Other Financing Sources (Uses)	<u>200,000</u>	<u>500,000</u>	<u>300,000</u>	<u>(200,000)</u>
Net Change in Fund Balance	(431,631)	(431,631)	566,934	998,565
Fund Balance at Beginning of Year	431,579	431,579	431,579	-
Prior Year Encumbrances Appropriated	<u>52</u>	<u>52</u>	<u>52</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 998,565</u>	<u>\$ 998,565</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Cemetery Fund  
For the Year Ended December 31, 2007

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
Revenues				
Charges for Services	\$ 24,351	\$ 24,351	\$ 58,190	\$ 33,839
Licenses and Permits	-	-	239,145	239,145
Total Revenue	24,351	24,351	297,335	272,984
Expenditures				
Current:				
Cemetery	226,146	235,087	211,053	24,034
Capital Outlay	56,684	47,743	1,895	45,848
Total Expenditures	282,830	282,830	212,948	69,882
Excess (Deficiency) of Revenues Over (Under) Expenditures	(258,479)	(258,479)	84,387	342,866
Other Financing Sources				
Transfers In	200,000	200,000	-	(200,000)
Total Other Financing Sources	200,000	200,000	-	(200,000)
Net Change in Fund Balance	(58,479)	(58,479)	84,387	142,866
Fund Balance at Beginning of Year	57,406	57,406	57,406	-
Prior Year Encumbrances Appropriated	1,073	1,073	1,073	-
Fund Balance at End of Year	\$ -	\$ -	\$ 142,866	\$ 142,866

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
West Chester Community Television Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Charges for Services	\$ 491	\$ 491	\$ 3,090	\$ 2,599
Franchise Fees	500,357	500,357	495,095	(5,262)
Other	7	7	-	(7)
	<u>500,855</u>	<u>500,855</u>	<u>498,185</u>	<u>(2,670)</u>
Total Revenue				
Expenditures				
Current:				
Community Television	583,572	529,550	385,544	144,006
Capital Outlay	-	14,000	13,864	136
Debt Service				
Principal Retirement	-	40,000	40,000	-
Interest and Fiscal Charges	45,500	45,500	42,553	2,947
	<u>629,072</u>	<u>629,050</u>	<u>481,961</u>	<u>147,089</u>
Total Expenditures				
Excess (Deficiency) of Revenues Over (Under)				
Expenditures	(128,217)	(128,195)	16,224	144,419
Fund Balance at Beginning of Year	126,022	126,022	126,022	-
Prior Year Encumbrances Appropriated	2,195	2,195	2,195	-
	<u>128,412</u>	<u>130,390</u>	<u>128,217</u>	<u>144,419</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ 22</u>	<u>\$ 144,441</u>	<u>\$ 144,419</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Union Centre Boulevard Tax Increment Equivalent Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Intergovernmental	\$ -	\$ -	\$ 180,400	\$ 180,400
Payments in Lieu of Property Taxes	<u>1,648,696</u>	<u>1,648,696</u>	<u>2,045,846</u>	<u>397,150</u>
Total Revenue	<u>1,648,696</u>	<u>1,648,696</u>	<u>2,226,246</u>	<u>577,550</u>
Expenditures				
Current:				
Public Works				
Roads and Bridges	381,491	758,531	598,945	159,586
Capital Outlay	<u>5,187,111</u>	<u>4,810,071</u>	<u>610,622</u>	<u>4,199,449</u>
Total Expenditures	<u>5,568,602</u>	<u>5,568,602</u>	<u>1,209,567</u>	<u>4,359,035</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,919,906)	(3,919,906)	1,016,679	4,936,585
Fund Balance at Beginning of Year	3,830,632	3,830,632	3,830,632	-
Prior Year Encumbrances Appropriated	<u>89,274</u>	<u>89,274</u>	<u>89,274</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,936,585</u>	<u>\$ 4,936,585</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Enforcement and Education Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental	\$ 8,346	\$ 8,346	\$ 7,200	(1,146)
Contributions and Donations	-	-	3,425	3,425
Total Revenue	<u>8,346</u>	<u>8,346</u>	<u>10,625</u>	<u>2,279</u>
Expenditures				
Current:				
Public Safety				
Police	<u>36,404</u>	<u>36,404</u>	<u>7,201</u>	<u>29,203</u>
Total Expenditures	<u>36,404</u>	<u>36,404</u>	<u>7,201</u>	<u>29,203</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(28,058)	(28,058)	3,424	31,482
Fund Balance at Beginning of Year	<u>28,058</u>	<u>28,058</u>	<u>28,058</u>	<u>-</u>
Fund Balance at End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 31,482</u></u>	<u><u>\$ 31,482</u></u>

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Purdue Pharma Grant Fund  
 For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Current:				
Public Safety				
Police	<u>2,533</u>	<u>2,533</u>	<u>-</u>	<u>2,533</u>
Total Expenditures	<u>2,533</u>	<u>2,533</u>	<u>-</u>	<u>2,533</u>
Deficiency of Revenues Under Expenditures	(2,533)	(2,533)	-	2,533
Fund Balance at Beginning of Year	<u>2,533</u>	<u>2,533</u>	<u>2,533</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,533</u>	<u>\$ 2,533</u>

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Drug Law Enforcement Fund  
 For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Fines and Forfeitures	\$ 11,663	\$ 11,663	\$ 259,366	247,703
Total Revenue	<u>11,663</u>	<u>11,663</u>	<u>259,366</u>	<u>247,703</u>
Expenditures				
Current:				
Public Safety				
Police	<u>90,918</u>	<u>90,918</u>	<u>46,914</u>	<u>44,004</u>
Total Expenditures	<u>90,918</u>	<u>90,918</u>	<u>46,914</u>	<u>44,004</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(79,255)	(79,255)	212,452	291,707
Fund Balance at Beginning of Year	<u>90,918</u>	<u>90,918</u>	<u>90,918</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 11,663</u>	<u>\$ 11,663</u>	<u>\$ 303,370</u>	<u>\$ 291,707</u>



West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Clean Ohio Grant - Round II Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Total Revenue	-	-	-	-
Expenditures				
Current:				
Parks and Recreation	-	18,643	18,643	-
Capital Outlay	785,227	766,584	405,481	361,103
Total Expenditures	785,227	785,227	424,124	361,103
Deficiency of Revenues Under Expenditures	(785,227)	(785,227)	(424,124)	361,103
Fund Balance at Beginning of Year	785,227	785,227	785,227	-
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 361,103</u>	<u>\$ 361,103</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Clean Ohio Grant - Round III Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Current:				
Parks and Recreation	45,000	45,000	30,000	15,000
Capital Outlay	<u>361,000</u>	<u>361,000</u>	<u>-</u>	<u>361,000</u>
Total Expenditures	<u>406,000</u>	<u>406,000</u>	<u>30,000</u>	<u>376,000</u>
Deficiency of Revenues Under Expenditures	(406,000)	(406,000)	(30,000)	376,000
Fund Balance at Beginning of Year	400,000	400,000	400,000	-
Prior Year Encumbrances Appropriated	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 376,000</u>	<u>\$ 376,000</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Bullet Proof Vest Grant  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Intergovernmental	\$ 2,394	\$ 2,394	\$ 585	\$ (1,809)
Total Revenue	<u>2,394</u>	<u>2,394</u>	<u>585</u>	<u>(1,809)</u>
Expenditures				
Current:				
Public Safety				
Police	<u>2,449</u>	<u>26,175</u>	<u>16,390</u>	<u>9,785</u>
Total Expenditures	<u>2,449</u>	<u>26,175</u>	<u>16,390</u>	<u>9,785</u>
Deficiency of Revenues Under Expenditures	<u>(55)</u>	<u>(23,781)</u>	<u>(15,805)</u>	<u>7,976</u>
Other Financing Sources				
Transfers - In	<u>-</u>	<u>23,726</u>	<u>23,726</u>	<u>-</u>
Total Other Financing Sources	<u>-</u>	<u>23,726</u>	<u>23,726</u>	<u>-</u>
Net Change in Fund Balance	(55)	(55)	7,921	7,976
Fund Balance at Beginning of Year	<u>55</u>	<u>55</u>	<u>55</u>	<u>-</u>
Fund Balance (Deficit) at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,976</u>	<u>\$ 7,976</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Assistance to Firefighters Grant  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Other	344,776	344,776	-	(344,776)
Total Revenue	<u>344,776</u>	<u>344,776</u>	<u>-</u>	<u>(344,776)</u>
Expenditures				
Capital Outlay	512,323	512,323	49,467	462,856
Total Expenditures	<u>512,323</u>	<u>512,323</u>	<u>49,467</u>	<u>462,856</u>
Deficiency of Revenues Under Expenditures	(167,547)	(167,547)	(49,467)	118,080
Fund Balance at Beginning of Year	<u>167,547</u>	<u>167,547</u>	<u>167,547</u>	<u>-</u>
Fund Balance (Deficit) at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 118,080</u>	<u>\$ 118,080</u>

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Highway Safety Grant  
 For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget
				Positive (Negative)
Revenues				
Intergovernmental	\$ 6,720	\$ 6,720	\$ -	\$ (6,720)
Total Revenue	<u>6,720</u>	<u>6,720</u>	<u>-</u>	<u>(6,720)</u>
Expenditures				
Capital Outlay	<u>17,862</u>	<u>17,862</u>	<u>9,933</u>	<u>7,929</u>
Total Expenditures	<u>17,862</u>	<u>17,862</u>	<u>9,933</u>	<u>7,929</u>
Deficiency of Revenues Under Expenditures	(11,142)	(11,142)	(9,933)	(1,209)
Fund Balance at Beginning of Year	<u>11,142</u>	<u>11,142</u>	<u>11,142</u>	<u>-</u>
Fund Balance (Deficit) at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,209</u>	<u>\$ (1,209)</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Asset Forfeiture  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Fines and Forfeitures	\$ 123,931	\$ 123,931	\$ 50,727	\$ (73,204)
Interest	-	-	74,823	74,823
	<u>123,931</u>	<u>123,931</u>	<u>125,550</u>	<u>1,619</u>
Total Revenue				
Expenditures				
Current:				
Public Safety				
Police	-	10,000	6,351	3,649
Capital Outlay	328,592	318,592	-	318,592
	<u>328,592</u>	<u>328,592</u>	<u>6,351</u>	<u>322,241</u>
Total Expenditures				
Excess (Deficiency) of Revenues Over (Under)				
Expenditures	(204,661)	(204,661)	119,199	323,860
Fund Balance at Beginning of Year	204,661	204,661	204,661	-
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 323,860</u>	<u>\$ 323,860</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Buffer Zone Protection Plan  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	88,746	88,746	-	88,746
Total Expenditures	88,746	88,746	-	88,746
Deficiency of Revenues Under Expenditures	(88,746)	(88,746)	-	88,746
Other Financing Sources				
Transfers - In	88,746	88,746	88,746	-
Total Other Financing Sources	88,746	88,746	88,746	-
Net Change in Fund Balance	-	-	88,746	88,746
Fund Balance at Beginning of Year	-	-	-	-
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 88,746</u>	<u>\$ 88,746</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Street Lighting Special Assessment Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Special Assessments	\$ 289,148	\$ 289,148	\$ 426,552	\$ 137,404
Total Revenue	<u>289,148</u>	<u>289,148</u>	<u>426,552</u>	<u>137,404</u>
Expenditures				
Current:				
Public Works				
Street Lighting	<u>310,635</u>	<u>310,635</u>	<u>283,584</u>	<u>27,051</u>
Total Expenditures	<u>310,635</u>	<u>310,635</u>	<u>283,584</u>	<u>27,051</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(21,487)</u>	<u>(21,487)</u>	<u>142,968</u>	<u>164,455</u>
Other Financing Uses				
Advances-Out	<u>(90,000)</u>	<u>(90,000)</u>	<u>(90,000)</u>	<u>-</u>
Total Other Financing Uses	<u>(90,000)</u>	<u>(90,000)</u>	<u>(90,000)</u>	<u>-</u>
Net Change in Fund Balance	(111,487)	(111,487)	52,968	164,455
Fund Balance at Beginning of Year	<u>111,487</u>	<u>111,487</u>	<u>111,487</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 164,455</u>	<u>\$ 164,455</u>



West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
UCB Landscape District  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Special Assessments	\$ 177,973	\$ 177,973	\$ 121,651	\$ (56,322)
Total Revenue	<u>177,973</u>	<u>177,973</u>	<u>121,651</u>	<u>(56,322)</u>
Expenditures				
Current:				
Public Works				
Roads and Bridges	128,267	140,901	109,857	31,044
Capital Outlay	<u>144,176</u>	<u>131,542</u>	<u>-</u>	<u>131,542</u>
Total Expenditures	<u>272,443</u>	<u>272,443</u>	<u>109,857</u>	<u>162,586</u>
Excess (Deficiency) of Revenues Over (Under)				
Expenditures	(94,470)	(94,470)	11,794	106,264
Fund Balance at Beginning of Year	94,373	94,373	94,373	-
Prior Year Encumbrances Appropriated	<u>97</u>	<u>97</u>	<u>97</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 106,264</u>	<u>\$ 106,264</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Cemetery Bequest Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Interest	\$ 238	\$ 238	\$ 488	\$ 250
Total Revenue	<u>238</u>	<u>238</u>	<u>488</u>	<u>250</u>
Expenditures				
Current:				
Cemetery	160	120	120	-
Capital Outlay	<u>14,874</u>	<u>14,914</u>	<u>-</u>	<u>14,914</u>
Total Expenditures	<u>15,034</u>	<u>15,034</u>	<u>120</u>	<u>14,914</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(14,796)	(14,796)	368	15,164
Fund Balance at Beginning of Year	14,756	14,756	14,756	-
Prior Year Encumbrances Appropriated	<u>40</u>	<u>40</u>	<u>40</u>	<u>-</u>
Fund Balance at End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 15,164</u></u>	<u><u>\$ 15,164</u></u>

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Park Trust Fund  
 For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Contributions and Donations	\$ 2,000	\$ 2,000	\$ 399	\$ (1,601)
Total Revenue	<u>2,000</u>	<u>2,000</u>	<u>399</u>	<u>(1,601)</u>
Expenditures				
Current:				
Parks and Recreation	550	550	550	-
Capital Outlay	<u>299,556</u>	<u>299,556</u>	<u>-</u>	<u>299,556</u>
Total Expenditures	<u>300,106</u>	<u>300,106</u>	<u>550</u>	<u>299,556</u>
Excess (Deficiency) Of Revenues Over (Under) Expenditures	(298,106)	(298,106)	(151)	297,955
Fund Balance at Beginning of Year	298,216	298,216	298,216	-
Prior Year Encumbrances Appropriated	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 110</u>	<u>\$ 110</u>	<u>\$ 298,065</u>	<u>\$ 297,955</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Firing Range Trust Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Charges for Services	\$ 400	\$ 400	\$ 2,400	\$ 2,000
Total Revenue	<u>400</u>	<u>400</u>	<u>2,400</u>	<u>2,000</u>
Expenditures				
Current:				
Public Safety				
Police	161	2,633	2,424	209
Capital Outlay	<u>3,131</u>	<u>659</u>	<u>-</u>	<u>659</u>
Total Expenditures	<u>3,292</u>	<u>3,292</u>	<u>2,424</u>	<u>868</u>
Deficiency of Revenues Under Expenditures	(2,892)	(2,892)	(24)	2,868
Fund Balance at Beginning of Year	2,892	2,892	2,892	-
Prior Year Encumbrances Appropriated	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,868</u></u>	<u><u>\$ 2,868</u></u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Central Business District TIF Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Payments in Lieu of Property Taxes	\$ -	\$ -	\$ 532,291	\$ 532,291
Total Revenue	<u>-</u>	<u>-</u>	<u>532,291</u>	<u>532,291</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	532,291	532,291
Fund Balance at Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 532,291</u></u>	<u><u>\$ 532,291</u></u>

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Tylersville TIF Service Payments  
 For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Payments in Lieu of Property Taxes	\$ -	\$ -	\$ 33,759	\$ 33,759
Total Revenue	<u>-</u>	<u>-</u>	<u>33,759</u>	<u>33,759</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under)				
Expenditures	-	-	33,759	33,759
Fund Balance at Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 33,759</u>	<u>\$ 33,759</u>

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 West Chester Connections  
 For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental	\$ 6,147	\$ 6,147	\$ 11,882	5,735
Total Revenue	<u>6,147</u>	<u>6,147</u>	<u>11,882</u>	<u>5,735</u>
Expenditures				
Capital Outlay:				
Capital Outlay	<u>6,147</u>	<u>6,147</u>	<u>-</u>	<u>6,147</u>
Total Expenditures	<u>6,147</u>	<u>6,147</u>	<u>-</u>	<u>6,147</u>
Excess of Revenues Over Expenditures	-	-	11,882	11,882
Fund Balance at Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,882</u>	<u>\$ 11,882</u>

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Law Enforcement Block Grant Fund  
 For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental Revenue	\$ 2,394	\$ 2,394	\$ 7,104	4,710
Total Revenue	<u>2,394</u>	<u>2,394</u>	<u>7,104</u>	<u>4,710</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues Over Expenditures	2,394	2,394	7,104	4,710
Fund Balance at Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 2,394</u>	<u>\$ 2,394</u>	<u>\$ 7,104</u>	<u>\$ 4,710</u>



West Chester Township, Butler County, Ohio  
 Combining Balance Sheet  
 Nonmajor Debt Service Funds  
 December 31, 2007

	UCB TIF Debt Service	747 TIF Debt Service	CBD TIF Debt Service	IKEA Road Improvement Debt Service	Total Nonmajor Debt Service Funds
<b>Assets</b>					
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 3,311,790	\$ 1,566,029	\$ 226,340	\$ 41,061	\$ 5,145,220
Payments in Lieu of Taxes Receivable	3,674,264	1,673,086	275,291	-	5,622,641
<b>Total Assets</b>	<u>\$ 6,986,054</u>	<u>\$ 3,239,115</u>	<u>\$ 501,631</u>	<u>\$ 41,061</u>	<u>\$ 10,767,861</u>
<b>Liabilities and Fund Balances</b>					
Liabilities					
Deferred Revenue	\$ 3,674,264	\$ 1,673,086	\$ 275,291	\$ -	\$ 5,622,641
<b>Total Liabilities</b>	<u>3,674,264</u>	<u>1,673,086</u>	<u>275,291</u>	<u>-</u>	<u>5,622,641</u>
<b>Fund Balances</b>					
Undesignated, Reported in: Debt Service Funds	3,311,790	1,566,029	226,340	41,061	5,145,220
<b>Total Fund Balances</b>	<u>3,311,790</u>	<u>1,566,029</u>	<u>226,340</u>	<u>41,061</u>	<u>5,145,220</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 6,986,054</u>	<u>\$ 3,239,115</u>	<u>\$ 501,631</u>	<u>\$ 41,061</u>	<u>\$ 10,767,861</u>

West Chester Township, Butler County, Ohio  
 Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
 Nonmajor Debt Service Funds  
 For the Year Ended December 31, 2007

	UCB TIF Debt Service	747 TIF Debt Service	CBD TIF Debt Service	IKEA Road Improvement Debt Service	Total Nonmajor Debt Service Funds
<b>Revenues</b>					
Payments in Lieu of Taxes	\$ 3,225,500	\$ 1,301,402	\$ 226,340	\$ -	\$ 4,753,242
Other	-	44,000	-	-	44,000
<b>Total Revenues</b>	<u>3,225,500</u>	<u>1,345,402</u>	<u>226,340</u>	<u>-</u>	<u>4,797,242</u>
<b>Expenditures</b>					
Debt Service					
Principal Retirement	1,420,000	615,000	-	-	2,035,000
Interest and Fiscal Charges	1,140,628	793,218	-	27,103	1,960,949
<b>Total Expenditures</b>	<u>2,560,628</u>	<u>1,408,218</u>	<u>-</u>	<u>27,103</u>	<u>3,995,949</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>664,872</u>	<u>(62,816)</u>	<u>226,340</u>	<u>(27,103)</u>	<u>801,293</u>
<b>Other Financing Sources</b>					
Operating Transfers In	-	158,853	-	68,164	227,017
<b>Total Other Financing Sources</b>	<u>-</u>	<u>158,853</u>	<u>-</u>	<u>68,164</u>	<u>227,017</u>
<b>Net Change in Fund Balances</b>	<u>664,872</u>	<u>96,037</u>	<u>226,340</u>	<u>41,061</u>	<u>1,028,310</u>
<b>Fund Balances at Beginning of Year</b>	<u>2,646,918</u>	<u>1,469,992</u>	<u>-</u>	<u>-</u>	<u>4,116,910</u>
<b>Fund Balances at End of Year</b>	<u>\$ 3,311,790</u>	<u>\$ 1,566,029</u>	<u>\$ 226,340</u>	<u>\$ 41,061</u>	<u>\$ 5,145,220</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Union Centre Boulevard Tax Incremental Financing Debt Service Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>			Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Revenues				
Payments in Lieu of Property Taxes	\$ 2,500,000	\$ 2,500,000	\$ 3,225,500	\$ 725,500
Total Revenue	<u>2,500,000</u>	<u>2,500,000</u>	<u>3,225,500</u>	<u>725,500</u>
Expenditures				
Capital Outlay:	4,537,039	2,586,290	-	2,586,290
Debt Service				
Principal Retirement	-	1,420,000	1,420,000	-
Interest and Fiscal Charges	609,879	1,140,628	1,140,628	-
Total Expenditures	<u>5,146,918</u>	<u>5,146,918</u>	<u>2,560,628</u>	<u>2,586,290</u>
Excess (Deficiency) of Revenues Over (Under) Expenses	(2,646,918)	(2,646,918)	664,872	3,311,790
Fund Balance at Beginning of Year	<u>2,646,918</u>	<u>2,646,918</u>	<u>2,646,918</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,311,790</u>	<u>\$ 3,311,790</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
State Route 747 Tax Incremental Financing Debt Service Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Payments in Lieu of Property Taxes	\$ 1,166,431	\$ 1,166,431	\$ 1,301,402	\$ 134,971
Other	-	-	44,000	44,000
Total Revenue	<u>1,166,431</u>	<u>1,166,431</u>	<u>1,345,402</u>	<u>178,971</u>
Expenditures				
Capital Outlay:	2,300,880	1,387,058	-	1,387,058
Debt Service				
Principal Retirement	-	545,000	545,000	-
Interest and Fiscal Charges	335,543	704,365	704,365	-
Total Expenditures	<u>2,636,423</u>	<u>2,636,423</u>	<u>1,249,365</u>	<u>1,387,058</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,469,992)	(1,469,992)	96,037	1,566,029
Fund Balance at Beginning of Year	<u>1,469,992</u>	<u>1,469,992</u>	<u>1,469,992</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,566,029</u>	<u>\$ 1,566,029</u>

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 CBD TIF Debt Service Fund  
 For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Payments in Lieu of Property Taxes	\$ -	\$ -	\$ 226,340	\$ 226,340
Total Revenue	<u>-</u>	<u>-</u>	<u>226,340</u>	<u>226,340</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess Of Revenues Over Expenditures	-	-	226,340	226,340
Fund Balance at Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 226,340</u>	<u>\$ 226,340</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
IKEA Road Improvement Debt Service  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Debt Service				
Principal Retirement	41,061	41,061	-	41,061
Interest and Fiscal Charges	27,103	27,103	27,103	-
Total Expenditures	68,164	68,164	27,103	41,061
Deficiency of Revenues Under Expenditures	(68,164)	(68,164)	(27,103)	41,061
Other Financing Sources				
Transfers - In	68,164	68,164	68,164	-
Total Other Financing Sources	68,164	68,164	68,164	-
Net Change in Fund Balance	-	-	41,061	41,061
Fund Balance at Beginning of Year	-	-	-	-
Fund Balance (Deficit) at End of Year	\$ -	\$ -	\$ 41,061	\$ 41,061

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West Chester Township, Butler County, Ohio  
Combining Balance Sheet  
Nonmajor Capital Projects Funds  
December 31,2007

	9113 Building Renovations	Union Centre Boulevard TIF Capital	747 TIF Capital	Beckett Park Capital Improvements	Streets of West Chester
<b>Assets</b>					
Equity in Pooled Cash, Cash Equivalents, and Investments	\$ 43,993	\$ 18,637	\$ 359,663	\$ 1,107,658	\$ 3,180,108
Payments in Lieu of Taxes Receivable	-	-	-	-	983,577
<b>Total Assets</b>	<b>\$ 43,993</b>	<b>\$ 18,637</b>	<b>\$ 359,663</b>	<b>\$ 1,107,658</b>	<b>\$ 4,163,685</b>
<b>Liabilities and Fund Balances</b>					
<b>Liabilities</b>					
Contracts Payable	-	-	\$ 30,115	\$ 140,099	\$ 8,087
Deferred Revenue	-	-	-	-	983,577
Notes Payable	-	-	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>30,115</b>	<b>140,099</b>	<b>991,664</b>
<b>Fund Balances</b>					
Reserved for Encumbrances	-	-	182,226	628,510	1,044,440
Unreserved:					
Undesignated, Reported in:					
Capital Projects Funds	43,993	18,637	147,322	339,049	2,127,581
<b>Total Fund Balances</b>	<b>43,993</b>	<b>18,637</b>	<b>329,548</b>	<b>967,559</b>	<b>3,172,021</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 43,993</b>	<b>\$ 18,637</b>	<b>\$ 359,663</b>	<b>\$ 1,107,658</b>	<b>\$ 4,163,685</b>



Urban Park	CHAPPCO TIF Project	West Chester 75 TIF Project	IKEA Road Improvement	UCB/Mulhauser Phase 1	Public Safety Campus	Library Land and Construction	Total Nonmajor Capital Projects Funds
\$ 2,455,354	\$ 103,806	\$ 1,157,226	\$ 704,329	\$ 1,560,843	\$ 10,602,927	\$ 2,657,581	\$ 23,952,125
-	362,441	279,924	-	-	-	-	1,625,942
<u>\$ 2,455,354</u>	<u>\$ 466,247</u>	<u>\$ 1,437,150</u>	<u>\$ 704,329</u>	<u>\$ 1,560,843</u>	<u>\$ 10,602,927</u>	<u>\$ 2,657,581</u>	<u>\$ 25,578,067</u>
\$ 189,060	\$ -	\$ 7,561	\$ -	\$ 184,662	\$ 549,504	\$ 9,739	\$ 1,118,827
-	362,441	279,924	-	-	-	-	1,625,942
-	1,160,000	2,670,000	-	-	-	5,000,000	8,830,000
<u>189,060</u>	<u>1,522,441</u>	<u>2,957,485</u>	<u>-</u>	<u>184,662</u>	<u>549,504</u>	<u>5,009,739</u>	<u>11,574,769</u>
1,559,684	103,806	199,588	313,380	684,656	9,688,233	1,344,565	15,749,088
706,610	(1,160,000)	(1,719,923)	390,949	691,525	365,190	(3,696,723)	(1,745,790)
<u>2,266,294</u>	<u>(1,056,194)</u>	<u>(1,520,335)</u>	<u>704,329</u>	<u>1,376,181</u>	<u>10,053,423</u>	<u>(2,352,158)</u>	<u>14,003,298</u>
<u>\$ 2,455,354</u>	<u>\$ 466,247</u>	<u>\$ 1,437,150</u>	<u>\$ 704,329</u>	<u>\$ 1,560,843</u>	<u>\$ 10,602,927</u>	<u>\$ 2,657,581</u>	<u>\$ 25,578,067</u>

West Chester Township, Butler County, Ohio  
Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Capital Projects Funds  
For the Year Ended December 31,2007

	9113 Building Renovations	Union Centre Boulevard TIF Capital	747 TIF Capital	Beckett Park Capital Improvements	Streets of West Chester
Revenues					
Payments in Lieu of Taxes	\$ -	\$ -	\$ -	\$ -	\$ 1,005,817
Other	310	-	-	-	-
<b>Total Revenues</b>	<b>310</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,005,817</b>
Expenditures					
Capital Outlay	-	-	86,700	1,523,820	121,546
Debt Service					
Principal Retirement	-	-	-	-	135,000
Interest and Fiscal Charges	-	-	-	-	134,265
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>86,700</b>	<b>1,523,820</b>	<b>390,811</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	310	-	(86,700)	(1,523,820)	615,006
Other Financing Sources (Uses)					
Proceeds of Bonds	-	-	-	-	-
Premium from Bonds Issued	-	-	-	-	-
Premium from Notes Issued	-	-	-	-	-
Transfers Out	-	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Change in Fund Balances</b>	<b>310</b>	<b>-</b>	<b>(86,700)</b>	<b>(1,523,820)</b>	<b>615,006</b>
Fund Balances (Deficit) at Beginning of Year	43,683	18,637	416,248	2,491,379	2,557,015
<b>Fund Balances (Deficits) End of Year</b>	<b>\$ 43,993</b>	<b>\$ 18,637</b>	<b>\$ 329,548</b>	<b>\$ 967,559</b>	<b>\$ 3,172,021</b>

Urban Park	CHAPPCO TIF Project	West Chester 75 TIF Project	IKEA Road Improvement	UCB/Mulhauser Phase 1	Public Safety Campus	Library Land and Construction	Total Nonmajor Capital Projects Funds
\$ -	\$ 271,352	\$ 164,889	\$ -	\$ -	\$ -	\$ -	\$ 1,442,058
-	-	-	-	-	-	-	310
-	271,352	164,889	-	-	-	-	1,442,368
631,563	173,228	31,492	296,542	1,225,939	2,053,594	2,354,073	8,498,497
-	-	-	-	-	-	-	135,000
-	91,233	130,506	21,770	52,990	232,457	21,785	685,006
631,563	264,461	161,998	318,312	1,278,929	2,286,051	2,375,858	9,318,503
(631,563)	6,891	2,891	(318,312)	(1,278,929)	(2,286,051)	(2,375,858)	(7,876,135)
-	-	-	1,072,399	2,610,309	12,012,292	-	15,695,000
-	-	-	18,406	44,801	327,182	-	390,389
-	10,022	20,506	-	-	-	23,700	54,228
-	-	-	(68,164)	-	-	-	(68,164)
-	10,022	20,506	1,022,641	2,655,110	12,339,474	23,700	16,071,453
(631,563)	16,913	23,397	704,329	1,376,181	10,053,423	(2,352,158)	8,195,318
2,897,857	(1,073,107)	(1,543,732)	-	-	-	-	5,807,980
<u>\$ 2,266,294</u>	<u>\$ (1,056,194)</u>	<u>\$ (1,520,335)</u>	<u>\$ 704,329</u>	<u>\$ 1,376,181</u>	<u>\$ 10,053,423</u>	<u>\$ (2,352,158)</u>	<u>\$ 14,003,298</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
9113 Renovations Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Other	\$ -	\$ -	\$ 311	\$ 311
Total Revenue	<u>-</u>	<u>-</u>	<u>311</u>	<u>311</u>
Expenditures				
Capital Outlay	<u>43,682</u>	<u>43,682</u>	<u>-</u>	<u>43,682</u>
Total Expenditures	<u>43,682</u>	<u>43,682</u>	<u>-</u>	<u>43,682</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(43,682)	(43,682)	311	43,993
Fund Balance at Beginning of Year	<u>43,682</u>	<u>43,682</u>	<u>43,682</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 43,993</u>	<u>\$ 43,993</u>

West Chester Township  
 Butler County, Ohio  
 Schedule of Revenues, Expenditures and Changes  
 In Fund Balance - Budget (Non-GAAP Basis) and Actual  
 Union Centre Boulevard Tax Incremental Financing Capital Projects Fund  
 For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Public Works				
Roads and Bridges	<u>18,637</u>	<u>18,637</u>	<u>-</u>	<u>18,637</u>
Total Expenditures	<u>18,637</u>	<u>18,637</u>	<u>-</u>	<u>18,637</u>
Deficiency of Revenues Under Expenditures	(18,637)	(18,637)	-	18,637
Fund Balance at Beginning of Year	<u>18,637</u>	<u>18,637</u>	<u>18,637</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,637</u>	<u>\$ 18,637</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
State Route 747 Tax Incremental Financing Capital Projects Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	423,968	423,968	276,646	147,322
Total Expenditures	423,968	423,968	276,646	147,322
Deficiency of Revenues Under Expenditures	(423,968)	(423,968)	(276,646)	147,322
Fund Balance at Beginning of Year	296,971	296,971	296,971	-
Prior Year Encumbrances Appropriated	126,997	126,997	126,997	-
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 147,322</u>	<u>\$ 147,322</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Beckett Park Capital Improvements Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	<u>2,726,755</u>	<u>2,726,755</u>	<u>2,387,706</u>	<u>339,049</u>
Total Expenditures	<u>2,726,755</u>	<u>2,726,755</u>	<u>2,387,706</u>	<u>339,049</u>
Deficiency of Revenues Under Expenditures	(2,726,755)	(2,726,755)	(2,387,706)	339,049
Fund Balance at Beginning of Year	2,228,560	2,228,560	2,228,560	-
Prior Year Encumbrances Appropriated	<u>498,195</u>	<u>498,195</u>	<u>498,195</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 339,049</u>	<u>\$ 339,049</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Streets of West Chester Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Revenues				
Payments in Lieu of Taxes	\$ -	\$ 4,001,239	\$ 1,005,817	\$ (2,995,422)
Total Revenue	<u>-</u>	<u>4,001,239</u>	<u>1,005,817</u>	<u>(2,995,422)</u>
Expenditures				
Capital Outlay	2,550,482	5,261,152	1,270,728	3,990,424
Debt Service				
Principal Retirement	154,945	1,267,454	135,000	1,132,454
Interest and Fiscal Charges	<u>6,533</u>	<u>184,593</u>	<u>184,469</u>	<u>124</u>
Total Expenditures	<u>2,711,960</u>	<u>6,713,199</u>	<u>1,590,197</u>	<u>5,123,002</u>
Deficiency of Revenues Under Expenditures	(2,711,960)	(2,711,960)	(584,380)	2,127,580
Fund Balance at Beginning of Year	2,672,360	2,672,360	2,672,360	-
Prior Year Encumbrances Appropriated	<u>39,600</u>	<u>39,600</u>	<u>39,600</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,127,580</u>	<u>\$ 2,127,580</u>



West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Urban Park Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With
	<u>Original</u>	<u>Final</u>		Final Budget Positive (Negative)
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	<u>2,898,587</u>	<u>2,898,587</u>	<u>2,191,976</u>	<u>706,611</u>
Total Expenditures	<u>2,898,587</u>	<u>2,898,587</u>	<u>2,191,976</u>	<u>706,611</u>
Deficiency of Revenues Under Expenditures	(2,898,587)	(2,898,587)	(2,191,976)	706,611
Fund Balance at Beginning of Year	2,712,045	2,712,045	2,712,045	-
Prior Year Encumbrances Appropriated	<u>186,542</u>	<u>186,542</u>	<u>186,542</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 706,611</u>	<u>\$ 706,611</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
CHAPPCO TIF Project Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Payments in Lieu of Taxes	-	348,396	271,352	(77,044)
Total Revenue	<u>\$ -</u>	<u>\$ 348,396</u>	<u>\$ 271,352</u>	<u>\$ (77,044)</u>
Expenditures				
Capital Outlay	46,829	273,980	277,034	(3,054)
Debt Service				
Principal Retirement	65,000	168,806	1,225,000	(1,056,194)
Interest and Fiscal Charges	51,918	51,918	51,918	-
Total Expenditures	<u>163,747</u>	<u>494,704</u>	<u>1,553,952</u>	<u>(1,059,248)</u>
Deficiency of Revenues Under Expenditures	<u>(163,747)</u>	<u>(146,308)</u>	<u>(1,282,600)</u>	<u>(1,136,292)</u>
Other Financing Sources (Uses)				
Proceeds from Issued Notes	11,854	23,708	1,160,000	1,136,292
Other Financing Uses	-	(29,293)	(29,293)	-
Total Other Financing Sources (Uses)	<u>11,854</u>	<u>(5,585)</u>	<u>1,130,707</u>	<u>1,136,292</u>
Net Change in Fund Balance	(151,893)	(151,893)	(151,893)	-
Fund Balance at Beginning of Year	<u>151,893</u>	<u>151,893</u>	<u>151,893</u>	<u>-</u>
Fund Balance at End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
West Chester 75 TIF Project Fund  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance With Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		<u>Actual</u>
Revenues				
Payments in Lieu of Taxes	\$ -	\$ -	\$ 164,889	\$ 164,889
Total Revenue	<u>-</u>	<u>-</u>	<u>164,889</u>	<u>164,889</u>
Expenditures				
Capital Outlay	1,096,074	2,137,101	303,420	1,833,681
Debt Service				
Principal Retirement	-	164,889	2,560,000	(2,395,111)
Interest and Fiscal Charges	-	-	130,506	(130,506)
Total Expenditures	<u>1,096,074</u>	<u>2,301,990</u>	<u>2,993,926</u>	<u>(691,936)</u>
Deficiency of Revenues Under Expenditures	<u>(1,096,074)</u>	<u>(2,301,990)</u>	<u>(2,829,037)</u>	<u>(527,047)</u>
Other Financing Sources				
Proceeds from Notes Issued	24,773	24,773	2,670,000	2,645,227
Premium from Notes Issued	-	1,188,609	20,506	(1,168,103)
Total Other Financing Sources	<u>24,773</u>	<u>1,213,382</u>	<u>2,690,506</u>	<u>1,477,124</u>
Net Change in Fund Balance	(1,071,301)	(1,088,608)	(138,531)	950,077
Fund Balance at Beginning of Year	1,071,301	1,071,301	1,071,301	-
Prior Year Encumbrances Appropriated	<u>17,307</u>	<u>17,307</u>	<u>17,307</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 17,307</u>	<u>\$ -</u>	<u>\$ 950,077</u>	<u>\$ 950,077</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
IKEA Road Improvement  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	-	1,000,511	609,922	390,589
Debt Service				
Interest and Fiscal Charges	-	21,770	21,770	-
Total Expenditures	-	1,022,281	631,692	390,589
Deficiency of Revenues Under Expenditures	-	(1,022,281)	(631,692)	390,589
Other Financing Sources (Uses)				
Proceeds of Bonds	-	1,072,039	1,072,399	360
Premium from Bonds Issued	-	18,406	18,406	-
Transfer-Out	-	(68,164)	(68,164)	-
Total Other Financing Sources (Uses)	-	1,022,281	1,022,641	360
Net Change in Fund Balance	-	-	390,949	390,949
Fund Balance at Beginning of Year	-	-	-	-
Fund Balance (Deficit) at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 390,949</u>	<u>\$ 390,949</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
UCB/Muhlhauser Phase 1  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	2,602,120	2,602,120	1,910,595	691,525
Debt Service				
Interest and Fiscal Charges	<u>52,990</u>	<u>52,990</u>	<u>52,990</u>	<u>-</u>
Total Expenditures	<u>2,655,110</u>	<u>2,655,110</u>	<u>1,963,585</u>	<u>691,525</u>
Deficiency of Revenues Under Expenditures	<u>(2,655,110)</u>	<u>(2,655,110)</u>	<u>(1,963,585)</u>	<u>691,525</u>
Other Financing Sources				
Proceeds of Bonds	2,610,309	2,610,309	2,610,309	-
Premium from Bonds Issued	<u>44,801</u>	<u>44,801</u>	<u>44,801</u>	<u>-</u>
Total Other Financing Sources	<u>2,655,110</u>	<u>2,655,110</u>	<u>2,655,110</u>	<u>-</u>
Net Change in Fund Balance	-	-	691,525	691,525
Fund Balance at Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 691,525</u>	<u>\$ 691,525</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Public Safety Campus  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	12,233,251	12,233,251	11,741,826	491,425
Debt Service				
Interest and Fiscal Charges	<u>232,457</u>	<u>232,457</u>	<u>232,457</u>	<u>-</u>
Total Expenditures	<u>12,465,708</u>	<u>12,465,708</u>	<u>11,974,283</u>	<u>491,425</u>
Deficiency of Revenues Under Expenditures	<u>(12,465,708)</u>	<u>(12,465,708)</u>	<u>(11,974,283)</u>	<u>491,425</u>
Other Financing Sources				
Proceeds of Bonds	12,138,526	12,138,526	12,012,292	(126,234)
Premium from Bonds Issued	<u>327,182</u>	<u>327,182</u>	<u>327,182</u>	<u>-</u>
Total Other Financing Sources	<u>12,465,708</u>	<u>12,465,708</u>	<u>12,339,474</u>	<u>(126,234)</u>
Net Change in Fund Balance	-	-	365,191	365,191
Fund Balance at Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 365,191</u>	<u>\$ 365,191</u>

West Chester Township  
Butler County, Ohio  
Schedule of Revenues, Expenditures and Changes  
In Fund Balance - Budget (Non-GAAP Basis) and Actual  
Library Land and Construction  
For the Year Ended December 31, 2007

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Total Revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	5,001,915	5,001,915	3,698,638	1,303,277
Debt Service				
Interest and Fiscal Charges	21,785	21,785	21,785	-
Total Expenditures	<u>5,023,700</u>	<u>5,023,700</u>	<u>3,720,423</u>	<u>1,303,277</u>
Deficiency of Revenues Under Expenditures	<u>(5,023,700)</u>	<u>(5,023,700)</u>	<u>(3,720,423)</u>	<u>1,303,277</u>
Other Financing Sources				
Proceeds of Notes	5,000,000	5,000,000	5,000,000	-
Premium from Notes Issued	23,700	23,700	23,700	-
Total Other Financing Sources	<u>5,023,700</u>	<u>5,023,700</u>	<u>5,023,700</u>	<u>-</u>
Net Change in Fund Balance	-	-	1,303,277	1,303,277
Fund Balance at Beginning of Year	-	-	-	-
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,303,277</u>	<u>\$ 1,303,277</u>

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# STATISTICAL SECTION



West Chester Township  
Butler County, Ohio  
Net Assets By Component  
Last Seven Years  
(Accrual Basis of Accounting)

	2007	2006	2005	2004	2003	2002	2001
Governmental Activities							
Invested in Capital Assets, Net of Related Debt	\$36,904,077	\$34,969,598	\$39,569,561	\$37,827,544	\$28,019,055	\$36,241,303	\$57,013,756
Restricted:							
Public Safety	10,153,288	8,581,571	7,952,425	-	10,707,994	-	-
Capital Projects	7,499,777	738,973	2,570,036	3,079,337	8,244,980	1,165,709	2,913
Debt Service	10,530,180	4,116,910	2,669,243	2,083,319	6,616,014	890,415	3,233,297
Tax Increment Financing Projects	17,519,561	7,103,910	5,613,838	-	-	-	-
Other Purposes	13,198,807	3,862,320	2,574,468	10,135,916	9,130,012	7,940,856	25,570,175
Unrestricted	9,451,353	28,968,259	18,499,622	13,514,425	3,801,188	6,660,462	(13,882,812)
Total Governmental Activities Net Assets	<u>\$105,257,043</u>	<u>\$88,341,541</u>	<u>\$79,449,193</u>	<u>\$66,640,541</u>	<u>\$66,519,243</u>	<u>\$52,898,745</u>	<u>\$71,937,329</u>

West Chester Township  
Butler County, Ohio  
Changes in Net Assets  
Last Seven Years  
(Accrual Basis of Accounting)

	2007	2006	2005	2004	2003	2002	2001
<b>Expenses</b>							
<b>Governmental Activities:</b>							
General Government	\$3,006,753	\$2,734,738	\$2,642,717	\$3,260,737	\$3,895,612	\$3,007,862	\$2,720,253
Public Safety							
Police	12,526,341	11,002,115	10,268,368	9,065,050	9,215,806	7,774,063	6,449,389
Fire and Emergency Medical Services	8,539,845	7,779,877	7,502,331	7,368,477	6,786,432	6,645,704	4,831,223
Public Works	4,690,377	4,170,998	4,083,716	5,023,063	3,224,230	3,233,443	15,015,498
Cemetery	232,351	215,535	210,308	206,496	183,273	231,927	162,864
Parks and Recreation	853,752	721,917	650,340	693,239	864,872	884,730	661,117
Planning and Zoning	630,290	634,015	558,974	530,879	524,561	465,387	380,261
Economic Development	252,434	297,154	290,192	235,185	233,023	158,496	174,269
Community Television	532,959	552,770	688,602	477,676	490,651	493,672	445,511
Interest and Fiscal Charges	2,574,261	2,247,116	1,894,510	1,898,140	1,565,359	1,312,669	850,528
<i>Total Governmental Activities Expenses</i>	<u>33,839,363</u>	<u>30,356,235</u>	<u>28,790,058</u>	<u>28,758,942</u>	<u>26,983,819</u>	<u>24,207,953</u>	<u>31,690,913</u>
<b>Program Revenues</b>							
<b>Governmental Activities</b>							
Charges for Services	\$ 519,198	\$ 510,746	\$ 20,930	\$ 19,460	\$ 371,161	\$ 74,414	\$ 13,237
General Government							
Public Safety	408,730	149,597	73,811	159,019	35,843	80,987	145,630
Fire and Emergency Medical Services	975,851	1,104,124	904,138	1,002,201	-	2,480	-
Public Works	75,174	-	-	-	-	459,847	213,482
Cemetery	297,335	42,699	35,530	64,950	82,752	99,464	90,370
Parks and Recreation	5,355	4,931	-	-	-	39,979	5,426
Planning and Zoning	-	-	-	-	-	94,020	112,885
Economic Development	-	-	-	-	-	-	500
Community Television	493,537	481,735	1,518	1,040	405,231	605,852	500,935
Interest and Fiscal Charges	-	-	-	-	-	-	-
Subtotal - Charges for Services	<u>2,775,180</u>	<u>2,293,832</u>	<u>1,035,927</u>	<u>1,246,670</u>	<u>894,987</u>	<u>1,457,043</u>	<u>1,082,465</u>
<b>Operating Grants and Contributions:</b>							
General Government	14,212	14,381	21,455	88,627	105,216	-	-
Public Safety							
Police	3,300	3,180	184,148	14,421	26,508	-	11,215
Fire and Emergency Medical Services	27,600	83,102	158,851	247,261	22,160	18,545	-
Public Works	297,413	315,748	1,476,264	377,463	531,480	158,616	243,442
Cemetery	-	-	46,612	-	-	-	-
Parks and Recreation	398	1,005	5,728	20,991	19,577	-	5,853
Planning and Zoning	-	-	-	2,740	-	-	-
Economic Development	50,154	48,000	25,500	-	-	-	-
Community Television	-	-	-	-	-	-	-
Interest and Fiscal Charges	-	-	-	-	-	-	-
Subtotal - Operating Grants and Contributions	<u>393,077</u>	<u>465,416</u>	<u>1,918,558</u>	<u>751,503</u>	<u>704,941</u>	<u>177,161</u>	<u>278,010</u>

(continued)

West Chester Township  
Butler County, Ohio  
Changes in Net Assets (continued)  
Last Seven Years  
(Accrual Basis of Accounting)

	2007	2006	2005	2004	2003	2002	2001
Capital Grants and Contributions:							
Public Safety							
Police	297	39,937	-	-	-	-	-
Public Works	-	-	-	-	-	-	3,561,896
Parks and Recreation	-	21,804	751,921	-	-	-	1,700
Subtotal - Capital Grants and Contributions	<u>297</u>	<u>61,741</u>	<u>751,921</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,563,596</u>
<i>Total Governmental Activities Program Revenues</i>	3,168,554	2,820,989	3,706,406	1,998,173	1,599,928	1,634,204	4,924,071
Net (Expense)/Revenue	<u>(30,670,809)</u>	<u>(27,535,246)</u>	<u>(25,083,652)</u>	<u>(26,760,769)</u>	<u>(25,383,891)</u>	<u>(22,573,749)</u>	<u>(26,766,842)</u>
Governmental Activities							
General Revenues and Other Changes in Net Assets							
Governmental Activities							
Property Taxes Levied for:							
General Purposes	1,891,603	1,771,171	1,956,756	1,964,899	1,647,980	16,485,360	1,422,632
Other Special Purposes	-	-	-	-	-	-	16,358,062
Public Works	1,363,696	1,276,823	1,391,946	940,549	1,234,015	-	-
Public Safety - Police	10,713,134	10,034,291	11,168,067	9,928,180	9,928,177	-	-
Public Safety - Fire	10,702,119	5,983,881	6,710,470	5,968,661	5,956,494	-	-
Payments in Lieu of Taxes	12,517,872	9,757,839	8,935,510	4,791,608	11,095,536	4,548,688	-
Permissive Taxes	699,444	669,829	464,136	445,097	431,451	707,579	-
Grants and Contributions not restricted to specific programs	6,386,390	5,176,807	5,158,280	1,748,477	7,983,939	3,377,289	3,881,237
Unrestricted Investment Earnings	3,039,296	1,369,578	1,041,170	295,975	336,126	457,450	704,962
Miscellaneous	272,757	387,375	1,092,133	798,621	435,693	160,851	466,636
Gain on Sale of Capital Asset	-	-	-	-	-	-	4,257,201
<i>Total Governmental Activities</i>	<u>47,586,311</u>	<u>36,427,594</u>	<u>37,918,468</u>	<u>26,882,067</u>	<u>39,049,411</u>	<u>25,737,217</u>	<u>27,090,730</u>
Change in Net Assets	<u>\$ 16,915,502</u>	<u>\$ 8,892,348</u>	<u>\$ 12,834,816</u>	<u>\$ 121,298</u>	<u>\$ 13,665,520</u>	<u>\$ 3,163,468</u>	<u>\$ 323,888</u>
Governmental Activities							

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

	2007	2006	2005	2004	2003	2002	2001
General Fund							
Reserved	\$ 149,790	\$ 244,619	\$ 158,835	\$ 231,783	\$ 125,390	\$ 274,502	\$ 406,998
Unreserved	8,812,058	5,544,928	3,362,792	2,065,433	926,032	712,654	873,316
Total General Fund	8,961,848	5,789,547	3,521,627	2,297,216	1,051,422	987,156	1,280,314
All Other Governmental Funds							
Reserved	18,186,279	2,640,572	1,595,951	7,571,699	4,248,467	2,513,092	1,629,787
Unreserved, Undesignated, Reported in:							
Special Revenue funds	28,870,776	19,547,801	16,140,731	10,888,713	15,200,895	9,455,499	4,082,278
Debt Service funds	5,145,220	4,116,910	2,669,243	2,083,319	3,610,768	890,415	67,320
Capital Projects funds	(1,745,790)	5,240,072	2,570,036	3,079,337	1,301,808	(842,435)	(6,772,832)
Total All Other Governmental Funds	50,456,485	31,545,355	22,975,961	23,623,068	24,361,938	12,016,571	(993,447)
Total Governmental Funds	\$ 59,418,333	\$ 37,334,902	\$ 26,497,588	\$ 25,920,284	\$ 25,413,360	\$ 13,003,727	\$ 286,867

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

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

	2007	2006	2005	2004	2003	2002	2001
<b>Revenues</b>							
Property and Other Taxes	\$ 24,570,472	\$ 20,362,527	\$ 19,789,138	\$ 19,246,647	\$ 18,108,793	\$ 17,245,615	\$ 13,661,471
Charges for Services	1,213,070	1,220,037	1,021,328	1,074,619	45,875	57,452	58,820
Licenses and Permits	1,144,501	875,575	953,422	588,399	433,957	216,530	203,914
Fines and Forfeitures	421,407	190,173	267,344	384,772	284,681	82,763	102,235
Intergovernmental	6,678,145	6,132,181	5,618,106	4,943,490	4,333,619	4,602,154	3,488,577
Special Assessments	551,848	289,232	385,435	247,572	274,674	211,143	207,159
Interest	2,790,910	1,328,269	951,318	295,975	336,126	516,236	679,946
Payments in Lieu of Taxes	10,745,823	8,032,767	5,135,629	5,438,037	5,011,070	4,548,688	1,781,806
Contributions and Donations	65,519	82,789	42,416	108,201	143,042	17,832	25,053
Franchise Fees	-	-	-	-	-	531,916	489,346
Other	148,059	103,792	81,601	27,554	353,989	880,011	655,604
<b>Total Revenues</b>	<b>48,329,754</b>	<b>38,617,342</b>	<b>34,245,737</b>	<b>32,355,266</b>	<b>29,325,826</b>	<b>28,910,340</b>	<b>21,353,931</b>
<b>Expenditures</b>							
<b>Current:</b>							
General Government	2,696,439	2,557,181	2,512,935	2,914,786	3,280,700	2,509,825	2,416,492
Public Safety:							
Police	11,124,221	10,361,037	10,073,297	9,217,357	8,041,352	7,350,160	6,112,349
Fire & EMS	7,936,863	7,507,915	7,400,763	6,801,084	6,224,571	6,179,113	4,406,429
Public Works	3,207,764	2,619,605	2,545,559	3,306,851	1,779,878	1,498,374	7,934,557
Cemetery	216,185	202,820	196,445	182,833	176,259	200,692	148,164
Parks and Recreation	583,139	624,051	662,494	649,554	796,895	858,857	633,334
Planning and Zoning	620,205	626,332	566,516	490,291	481,239	453,344	379,476
Economic Development	253,117	296,910	298,392	225,490	213,120	141,032	172,905
Community Television	382,677	375,537	544,544	375,995	334,115	453,460	286,380
Capital Outlay	10,381,100	5,611,402	5,496,034	8,101,509	5,162,972	9,518,427	7,955,447
Debt Service							
Principal Retirement	2,270,000	1,760,000	1,560,000	1,355,000	900,000	595,000	4,405,000
Interest and Fiscal Charges	2,752,383	2,341,415	1,881,534	1,972,547	1,725,092	1,578,631	1,051,846
<b>Total Expenditures</b>	<b>42,424,093</b>	<b>34,884,205</b>	<b>33,738,513</b>	<b>35,593,297</b>	<b>29,116,193</b>	<b>31,336,915</b>	<b>35,902,379</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,905,661	3,733,137	507,224	(3,238,031)	209,633	(2,426,575)	(14,548,448)
<b>Other Financing Sources (Uses)</b>							
Proceeds of Bonds	15,695,000	6,760,000	-	3,725,000	12,200,000	15,195,000	11,900,000
Premiums from Bonds Issued	390,389	28,399	-	-	-	-	-
Proceeds from Sale of Capital Assets	38,153	301,244	19,475	-	-	-	-
Premiums from Notes Issued	54,228	14,534	23,948	19,955	-	-	-
Transfers In	639,489	1,109,026	550,000	4,560,000	154,847	12,504,436	1,795,045
Transfers Out	(639,489)	(1,109,026)	(550,000)	(4,560,000)	(154,847)	(12,504,436)	(1,795,045)
Proceeds from Sale of Land	-	-	-	-	-	-	4,900,000
<b>Total Other Financing Sources (Uses)</b>	<b>16,177,770</b>	<b>7,104,177</b>	<b>43,423</b>	<b>3,744,955</b>	<b>12,200,000</b>	<b>15,195,000</b>	<b>16,800,000</b>
<b>Net Change in Fund Balances</b>	<b>22,083,431</b>	<b>10,837,314</b>	<b>550,647</b>	<b>506,924</b>	<b>12,409,633</b>	<b>12,768,425</b>	<b>2,251,552</b>
Debt Service as a Percentage of Noncapital Expenditures	15.8%	13.9%	12.8%	12.3%	10.5%	9.7%	16.2%

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

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

Tax Year	Real Property		Public Utility		Tangible Personal Property		Total		Ratio of Total Assessed Value To Total	
	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value	Estimated Actual Value	Estimated Actual Value
2007	\$ 1,761,746,300	\$ 5,033,560,857	\$ 43,840,200	\$ 49,818,409	\$ 141,259,020	\$ 565,036,080	\$ 1,946,845,520	\$ 5,648,415,346	34.47%	
2006	1,705,738,420	4,873,538,343	44,920,020	51,045,477	176,908,959	707,635,836	1,927,567,399	5,632,219,656	34.22%	
2005	1,654,371,630	4,726,776,086	48,893,080	55,560,318	218,322,597	873,290,388	1,921,587,307	5,655,626,792	33.98%	
2004	1,556,574,080	4,451,801,869	48,309,760	193,239,040	196,317,964	223,088,595	1,801,201,804	4,868,129,504	37.00%	
2003	1,507,298,740	4,310,874,396	46,734,850	186,939,400	187,632,839	213,901,436	1,741,666,429	4,711,715,233	36.96%	
2002	1,487,226,020	4,253,466,417	46,063,510	184,254,040	188,688,430	215,104,810	1,721,977,960	4,652,825,267	37.01%	
2001	1,248,732,740	3,567,807,829	49,599,380	198,397,520	189,969,824	215,874,800	1,488,301,944	3,982,080,149	37.37%	
2000	1,241,907,370	3,548,306,771	62,631,930	250,527,720	177,295,890	201,472,602	1,481,835,190	4,000,307,093	37.04%	
1999	1,217,017,640	3,477,193,257	65,654,370	262,617,480	157,500,328	178,977,645	1,440,172,338	3,918,788,382	36.75%	
1998	1,044,238,800	2,983,539,429	63,357,890	253,431,560	152,571,973	173,377,242	1,260,168,663	3,410,348,231	36.95%	

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

The assessed value of real property (including public utility real property) is 35 percent of estimated true value. The assessed value of public utility personal property ranges from 25 percent of true value for railroad property to 88 percent for electric transmission and distribution property. General business tangible personal property was assessed in previous years at 25 percent for machinery and equipment and 23 percent for inventories. General business tangible personal property tax is being phased out beginning in 2006. For collection year 2006 both types of general business tangible personal property were assessed at 18.75 percent. The percentage will be 12.5 percent for 2007, 6.25 percent for 2008 and zero for 2009.

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

Source: Butler County Auditor



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

	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
Total Millage	\$ 14.5900	\$ 14.5900	\$ 13.0900	\$ 13.0900	\$ 13.0900	\$ 13.0900	\$ 13.0900	\$ 10.5900	\$ 9.5900	\$ 9.5900
Overlapping Rates by Taxing District										
School District										
Residential/Agricultural Real	\$ 36.8457	\$ 37.0125	\$ 37.6113	\$ 32.9287	\$ 33.2339	\$ 34.2066	\$ 38.7104	\$ 39.0416	\$ 32.7887	\$ 35.3157
Commercial/Industrial and Public Utility Real	\$ 41.3399	\$ 41.9069	\$ 41.8185	\$ 35.7105	\$ 36.3094	\$ 36.6101	\$ 39.1484	\$ 39.3117	\$ 32.6960	\$ 36.4756
General Business and Public Utility Personal	\$ 65.3400	\$ 65.3900	\$ 65.6400	\$ 60.0400	\$ 60.0400	\$ 60.8400	\$ 61.8800	\$ 61.8800	\$ 55.1400	\$ 56.1400
County										
Residential/Agricultural Real	\$ 9.3302	\$ 9.8474	\$ 8.3963	\$ 7.9388	\$ 7.3392	\$ 6.3995	\$ 7.0868	\$ 6.6287	\$ 5.8424	\$ 6.2579
Commercial/Industrial and Public Utility Real	\$ 10.0750	\$ 10.6185	\$ 9.0224	\$ 8.3764	\$ 7.8832	\$ 7.0917	\$ 7.5056	\$ 7.1181	\$ 6.3613	\$ 6.7376
General Business and Public Utility Personal	\$ 10.4500	\$ 10.9500	\$ 9.4400	\$ 8.7400	\$ 8.7400	\$ 8.7500	\$ 8.7500	\$ 8.4500	\$ 8.4500	\$ 8.4500

Source: County Auditor

Notes: The rates presented for a particular calendar year are the rates that, when applied to the assessed values presented in the Assessed Value Table, generated the property tax revenue billed in that year.

The real property tax rates for the voted levies of the overlapping taxing districts are reduced so that inflationary increases in value do not generate additional revenue.

West Chester Township  
Butler County, Ohio  
Principal Taxpayers - Real Estate Tax  
2007 and 1997

2007		
Taxpayer	Real Property Assessed Valuation (1)	Percentage of Real Assessed Valuation
Duke Energy Ohio Inc.	\$ 43,013,480	2.52 %
Dugan Financing LLC	13,593,200	0.80
Duke Realty Ohio	13,392,200	0.79
Industrial Developments Intl	12,222,300	0.72
Dugan Realty LLC	10,857,570	0.64
Security Capital	7,002,570	0.41
Landings at Beckett Ridge LLC	6,591,950	0.39
Drees Co	6,040,920	0.35
Union Station of West Chester	5,950,010	0.35
Port Union LLC	5,614,750	0.33
	\$ 124,278,950	7.29 %
Total	\$ 124,278,950	7.29 %
Total Assessed Valuation	\$ 1,705,738,420	

1997		
Taxpayer	Real Property Assessed Valuation (1)	Percentage of Real Assessed Valuation
Cincinnati Gas & Electric	\$ 43,660,670	4.36 %
Cincinnati Bell Telephone	14,517,890	1.45
Duke Realty LTD PRT	10,730,250	1.07
Security Capital	9,813,750	0.98
Union Station Summit	5,310,570	0.53
Meijer Inc	4,725,080	0.47
Schumacher Dugan Construction	3,085,030	0.31
System Realty Three Inc	3,410,300	0.34
Bushman Company	3,316,630	0.33
New Highland Greens	3,238,670	0.32
	\$ 101,808,840	10.17 %
Total	\$ 101,808,840	10.17 %
Total Assessed Valuation	\$ 1,000,651,720	

Source: County Auditor

(1) The amounts presented represent the assessed values upon which 2007 and 1997 collections were based.

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

Collection Year	Current Tax Levy	Current Tax Collections (1)	Percent Collected	Delinquent Tax Collections	Total Tax Collections	Percent of Total Tax Collections To Current Tax Levy	Outstanding Delinquent Taxes (2)	Percent of Outstanding Delinquent Taxes To Current Tax Levy
2007	\$25,663,954	\$23,646,642	92.14%	\$1,242,684	\$24,889,326	96.98%	\$2,321,048	9.04%
2006	21,447,409	19,749,506	92.08%	688,725	20,438,231	95.29%	2,321,048	10.82%
2005	20,104,357	19,396,191	96.48%	618,070	20,014,261	99.55%	1,311,870	6.53%
2004	20,323,500	19,169,804	94.32%	988,002	20,157,806	99.18%	1,221,774	6.01%
2003	19,601,770	19,098,999	97.44%	568,185	19,667,184	100.33%	1,056,080	5.39%
2002	18,948,738	18,438,539	97.31%	550,349	18,988,889	100.21%	1,121,493	5.92%
2001	14,477,757	13,930,695	96.22%	294,933	14,225,628	98.26%	1,161,644	8.02%
2000	12,008,556	11,700,451	97.43%	209,877	11,910,328	99.18%	1,371,521	11.42%
1999	11,071,997	10,525,265	95.06%	313,828	10,839,093	97.90%	1,377,244	12.44%
1998	10,287,456	9,940,052	96.62%	185,188	10,125,240	98.42%	1,144,340	11.12%

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

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

Source: Butler County Auditor

West Chester Township  
Butler County, Ohio  
Ratio of Outstanding Debt to  
Total Personal Income and Debt Per Capita  
Last Seven Years (1)

Year	Governmental Activities										Per Capita
	Population (2)	General Obligation Bonds	Revenue Bonds	Other Long Term Obligations	Compensated Absences	General Obligation Notes Payable	Increment Financing Revenue Notes Payable	Total Debt	Percentage of Personal Income		
2007	54,895	\$ 53,440,000	\$ 3,230,000	\$ 859,222	\$ 2,092,845	\$ 5,000,000	\$ 3,830,000	\$ 68,452,067	4.18%	\$1,246.96	
2006	54,895	39,880,000	3,365,000	526,398	1,222,587	-	3,785,000	48,778,985	2.98%	\$888.59	
2005	54,895	34,700,000	3,545,000	523,668	1,144,327	4,525,000	-	44,437,995	2.71%	809.51	
2004	54,895	36,080,000	3,725,000	548,745	1,175,703	4,525,000	-	46,054,448	2.81%	838.96	
2003	54,895	37,435,000	-	573,822	1,017,472	-	-	39,026,294	2.38%	710.93	
2002	54,895	26,135,000	-	-	827,359	2,000,000	-	28,962,359	1.77%	527.60	
2001	54,895	11,535,000	-	-	673,647	10,050,000	-	22,258,647	1.36%	405.48	

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

(2) Census Data (2000)

West Chester Township  
Butler County, Ohio  
Ratio of General Obligation Bonded Debt to Assessed  
Value and Bonded Debt Per Capita  
Last Seven Years

Year	Population (1)	Estimated Actual Value of Taxable Property (2)	Gross Bonded Debt (3)	Ratio of Net Bonded Debt to Estimated Actual Value of Taxable Property	Gross Bonded Debt Per Capital
2007	54,895	\$5,648,415,346	\$58,440,000	1.03 %	\$1,064.58
2006	54,895	\$5,632,219,656	\$39,880,000	0.71 %	\$726.48
2005	54,895	5,655,626,792	34,700,000	0.61	632.12
2004	54,895	4,868,129,504	36,080,000	0.74	657.25
2003	54,895	4,711,715,233	37,435,000	0.79	681.94
2002	54,895	4,652,825,267	26,135,000	0.56	476.09
2001	54,895	3,982,080,149	11,535,000	0.29	210.13

Sources:

(1) 2000 U. S. Bureau of Census, Census of Population.

(2) County Auditor

(3) Includes all general obligation bonded debt

Note: The Township had no general obligation bonded debt prior to 2001.

West Chester Township  
Butler County, Ohio  
Computation of Direct and Overlapping General Obligation Debt  
December 31, 2007

Jurisdiction	Net Debt Outstanding	Percentage Applicable To Township	Amount Applicable To Township
<b>DIRECT DEBT</b>			
West Chester Township	\$ 58,440,000	100.00%	\$ 58,440,000
<b>OVERLAPPING DEBT</b>			
Butler County	72,294,680	23.46%	16,960,332
Mason City School District	156,205,000	0.24%	374,892
Princeton City School District	79,070,000	3.58%	2,830,706
Lakota Local School District	167,258,291	68.10%	113,902,896
Butler Technology & Career Development	2,000,000	25.62%	512,400
Great Oaks Institute of Technology and Career Development	9,070,000	0.37%	33,559
<b>Total Direct and Overlapping Debt</b>			<b>\$ 193,054,785</b>

Source: Ohio Municipal Advisory Council (OMAC)

West Chester Township  
Butler County, Ohio  
Legal Debt Margin  
Last Seven Years

	2001	2002	2003	2004	2005	2006	2007
Total Assessed Property Value	\$ 1,488,301,944	\$ 1,721,977,960	\$ 1,741,666,429	\$ 1,801,201,804	\$ 1,921,587,307	\$ 1,927,567,399	\$ 1,946,845,520
<u>10-1/2% Limitation</u>							
Overall Debt Limitation -10-1/2% of Assessed Valuation	156,271,704	180,807,686	182,874,975	189,126,189	201,766,667	202,394,577	204,418,780
Gross Indebtedness	21,585,000	28,135,000	37,435,000	40,605,000	42,770,000	39,880,000	58,440,000
Less Debt Outside Limitations	-	-	-	-	-	-	-
Debt Within 10-1/2% Limitation	21,585,000	28,135,000	37,435,000	39,805,000	42,770,000	39,880,000	58,440,000
Less Debt Service Fund Balance Available	67,320	890,415	3,610,768	2,083,319	2,669,243	4,116,910	10,767,861
Net Debt Within 10-1/2% Limitation	21,517,680	27,244,585	33,824,232	37,721,681	40,100,757	35,763,090	47,672,139
Legal Debt Margin Within 10-1/2% Limitation	\$ 134,754,024	\$ 153,563,101	\$ 149,050,743	\$ 151,404,508	\$ 161,665,910	\$ 166,631,487	\$ 156,746,641

5-1/2% Limitation

Unvoted Debt Limitation -5-1/2% of Assessed Valuation	\$ 81,856,607	\$ 94,708,788	\$ 95,791,654	\$ 99,066,099	\$ 105,687,302	\$ 106,016,207	\$ 107,076,504
Gross Indebtedness	21,585,000	28,135,000	37,435,000	40,605,000	42,770,000	39,880,000	58,440,000
Less Debt Outside Limitations	-	-	-	-	-	-	-
Debt Within 5-1/2% Limitation	21,585,000	21,585,000	37,435,000	39,805,000	42,770,000	39,880,000	58,440,000
Less Debt Service Fund Balance Available	67,320	890,415	3,610,768	2,083,319	2,669,243	4,116,910	10,767,861
Net Debt Within 5-1/2% Limitation	21,517,680	20,694,585	33,824,232	37,721,681	40,100,757	35,763,090	47,672,139
Legal Debt Margin Within 5-1/2% Limitation	\$ 60,338,927	\$ 74,014,203	\$ 61,967,422	\$ 61,344,418	\$ 65,586,545	\$ 70,253,117	\$ 59,404,365

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

Year	Population (1)	Total Personal Income (4)	Personal Income Per Capita (1)	Median Household Income (1)	Median Age (1)	Educational Attainment:		School Enrollment (1)	Butler County Unemployment Rate (2)	Average Sales Price of Residential Property (3)	Total Assessed Property Value (3)
						Bachelor's Degree or Higher (1)	#				
2007	54,895	\$1,639,494,070	\$29,866	\$71,454	35.4	43.6%	#	15,926	5.1%	\$205,653	\$1,946,845,520
2006	54,895	\$1,639,494,070	\$29,866	\$71,454	35.4	43.6%	#	15,926	4.8%	\$220,567	\$1,927,567,399
2005	54,895	\$1,639,494,070	\$29,866	\$71,454	35.4	43.6%		15,926	4.9%	200,605	\$1,921,587,307
2004	54,895	\$1,639,494,070	\$29,866	\$71,454	35.4	43.6%		15,926	4.4%	236,509	\$1,801,201,804
2003	54,895	\$1,639,494,070	\$29,866	\$71,454	35.4	43.6%		15,926	4.1%	194,266	\$1,741,666,429
2002	54,895	\$1,639,494,070	\$29,866	\$71,454	35.4	43.6%		15,926	4.0%	190,546	\$1,721,977,960
2001	54,895	\$1,639,494,070	\$29,866	\$71,454	35.4	43.6%		15,926	3.5%	167,419	\$1,488,301,944
2000	54,895	\$1,639,494,070	\$29,866	\$71,454	35.4	43.6%		15,926	2.9%	171,329	\$1,481,835,190
1999	39,703	\$799,975,747	\$20,149	\$53,597	45.1	36.8%		11,558	2.8%	157,255	\$1,440,172,338
1998	39,703	\$799,975,747	\$20,149	\$53,597	45.1	38.8%		11,558	3.4%	164,274	\$1,260,168,663

(1) Source: U. S. Census

(a) Years 2000 through 2007 - 2000 Federal Census

(b) Years 1997 through 1999 - 1990 Federal Census

(2) Source: County Economic Development Department

(3) Source: County Auditor

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



West Chester Township  
Butler County, Ohio  
Full-Time Equivalent Township Employees by Function/Program

Function/Program	2006	2007
General Government		
Council	3	3
Finance	4	5
Administration	20	24
Planning	8	9
Security of Persons and Property		
Police	83	88
Police - Dispatchers/Office/Other	26	23
Fire	138	126
Fire - Secretary - Other	1	1
Public Health Services		
Cemetery	3	2
Leisure Time Activities		
Recreation	4	6
Community Development		
Economic Development	2	2
Transportation		
Street M&R	13	22
Totals:	<u>305</u>	<u>311</u>

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

(1) Information prior to 2006 is not available

West Chester Township  
Butler County, Ohio  
Operating Indicators by Function/Program

Function/Program	2006	2007
<b>General Government</b>		
<b>Council and Clerk</b>		
Number of Resolutions Passed	30	40
Number of Planning Commission docket items	57 cases	27 cases
Zoning Board of Appeals docket items	42 cases	41 cases
<b>Finance Department</b>		
Number of checks/ vouchers issued	3,784	3,940
Amount of checks written	\$ 22,738,505.00	\$ 19,681,165.00
Interest earnings for fiscal year (cash basis)	\$ 1,908,841.00	\$ 2,471,219.00
Number of Receipts issued	2,969	3,017
Number of Journal Entries issued	224	206
Number of Budget Adjustments issued	1,309	2,438
Agency Ratings - Moody's Financial Services	Aa2	Aa2
Health Insurance Costs vs General Fund Expenditures %	5.66%	6.83%
General Fund Receipts	\$ 6,955,153.00	\$ 7,483,099.00
General Fund Expenditures	\$ 4,517,592.00	\$ 4,583,877.00
General Fund Cash Balances	\$ 5,928,377.00	\$ 8,902,875.00
<b>Civil Service</b>		
Number of police entry tests administered	1	157
Number of fire entry tests administered	129	-
Number of police promotional tests administered	2	-
Number of hires of Police Officers from certified lists	4	7
Number of promotions from police certified lists	4	-
<b>Building Department Indicators</b>		
Number of permits issued	1,315	1,166
Amount of Revenue generated from permits	\$ 196,517.00	\$ 186,368.35
<b>Security of Persons &amp; Property</b>		
<b>Police</b>		
Total Calls for Services	48,943	49,116
Number of traffic citations issued	3,577	3,382
Number of parking citations issued	69	41
Number of criminal arrests	2,524	2,570
Part 1 Offenses (major offenses)	1,809	1,780
DUI Arrests	350	319
Motor Vehicle Accidents	1,986	1,913
Property damage accidents	1,593	1,565
Fatalities from Motor Vehicle Accidents	3	3
Gasoline costs of fleet	\$ 143,854.00	\$ 160,008.00
<b>Fire</b>		
EMS Calls	3,663	3,673
Ambulance Billing Collections (net)	\$ 1,089,196.00	\$ 1,027,711.12
Fire Calls	1,514	1,834
Fires with Loss	40	35
Fires with Losses exceeding \$10K	7	10
Fire Losses \$	\$ 551,828.00	\$ 1,264,084.00
Fire Safety Inspections	2,129	2,309
Number of times Mutual Aid given to Fire and EMS	103	139
Number of times Mutual Aid received for Fire and EMS	115	169
<b>Public Health and Welfare</b>		
Cemetery burials	53	59
Cemetery cremations	7	N/A
Cemetery sale of lots	9	259
Cemetery receipts	\$ 43,093.00	\$ 296,977.00
<b>Leisure Time Activities</b>		
<b>Recreation</b>		
Shelter rentals	\$ 4,420.00	\$ 5,485.00

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

Function/Program	2006	2007
<b>Basic Utility Services</b>		
Refuse disposal per year (in tons)	25,474	22,854
Annual recycling tonnage (excluding leaf, and compost items)	1,756	1,741
Percentage of waste recycled	6.89%	7.62%
<b>Transportation</b>		
Crackseal Coating Program (Miles)	9	9
Street Repair (Curbs, aprons, berms, asphalt) (hours)	6,700	28,000
Guardrail Repair (hours)	16,000	500
Paint Striping (hours)	27,375	1,000
Street Sweeper (hours)	400	400
Cold Patch (hours)	60	60
Snow & Ice Removal regular hours	1,581	2,028
Snow & Ice Removal overtime hours	1,662	2,657
Landscaping Stump-Chipper service (hours)	40	40
Holiday lights setup (hours)	80	80
Equipment repair/body shop (hours)	2,080	4,660
Sign department (hours)	4,160	3,160
Tons of snow melting salt purchased	2,800	4,428
Cost of salt purchased	128,000	204,795

\* Information prior to 2006 is not available

West Chester Township  
Butler County, Ohio  
Capital Assets Statistics by Function/Program

Function/Program	2006	2007
<b>General Government</b>		
Square Footage Occupied**	21,360	101,643
Administrative Vehicles	3	3
<b>Police</b>		
Stations	1	1
Square Footage of Building	64,661	64,661
Vehicles	69	76
<b>Fire</b>		
Stations	5	5
Square Footage of Building	38,455	38,455
Vehicles	16	25
<b>Recreation</b>		
Number of Parks	5	5
Number of Tennis Courts	3	3
Number of Baseball Diamonds	9	9
Number of Tot Lots	2	2
Number of Soccer Fields	14	14
Vehicles	4	4
<b>Other Public Works</b>		
Streets (miles)	217	219
Number of Streetlights:		
General	73	73
Beckett Park	19	19
Residential	943	943
Service Vehicles	31	33

\* Information prior to 2006 is not available  
\*\* 2007 Includes AD, PZ & RD departments



**Mary Taylor, CPA**  
Auditor of State

**WEST CHESTER TOWNSHIP**

**BUTLER COUNTY**

**CLERK'S CERTIFICATION**

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

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
SEPTEMBER 4, 2008**