

**BOROUGH OF CHALFONT
BUCKS COUNTY, PENNSYLVANIA**

Financial Report

December 31, 2018

**BOROUGH OF CHALFONT
BUCKS COUNTY, PENNSYLVANIA**

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**BOROUGH OF CHALFONT
BUCKS COUNTY, PENNSYLVANIA**

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Independent Auditor's Report

To the Borough Council
Borough of Chalfont
Chalfont, Pennsylvania

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Borough of Chalfont, Bucks County, Pennsylvania, as of December 31, 2018, and for the year then ended, and the related notes to the financial statements, which collectively comprise the basic financial statements of the Borough's primary government as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Borough of Chalfont, Bucks County, Pennsylvania, as of December 31, 2018, and the respective changes in financial position for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required information on pages 3 through 12 and 48 and 49 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with evidence sufficient to express an opinion or provide any assurance.

Other Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Borough's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and related directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

DunlapSLK, P.C.

Chalfont, Pa.
March 13, 2019

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018

Our discussion and analysis of Chalfont Borough's financial performance provides an overview of the Borough's financial activities for the year ended December 31, 2018. Please read it in conjunction with the Borough's financial statements, which begin on page 13.

FINANCIAL HIGHLIGHTS

- Chalfont Borough's net position increased \$679,395, as a result of this year's operations.
- The total cost of all Chalfont Borough's programs for the year ended December 31, 2018, was \$3,009,370 compared to \$2,708,679 for 2017.

USING THIS REPORT

This report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 13-14 provide information about the activities of Chalfont Borough as a whole and present a longer-term view of the Borough's finances. Fund financial statements start on page 15. For governmental activities, these statements tell how the Borough's services were financed in the short-term as well as what remains for future spending. Fund financial statements also report Chalfont Borough's operations in more detail than the government-wide statements by providing information about the Borough's major funds. The remaining statements provide financial information about activities for which the Borough acts solely as a trustee or agent for the benefit of those outside the government.

Reporting on Chalfont Borough as a Whole

The Statement of Net Position and Statement of Activities report information about the Borough as a whole and about its activities in a way that helps answer the question of whether or not the Borough is better or worse off as a result of the year's activities. These statements include all assets and deferred outflows, and liabilities and deferred inflows using the accrual basis of accounting, which is similar to the accounting used by most private sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. These statements report the Borough's net position and changes in them. The Borough's net position (the difference between assets and deferred outflows, and liabilities and deferred inflows) provide a measurement of the Borough's financial health, or financial position. Over time, increases or decreases in net position are an indicator of whether the Borough's financial health is improving or deteriorating.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018

USING THIS REPORT (Continued)

Reporting Significant Funds

The fund financial statements begin on page 15 and provide detailed information about the most significant funds, not Chalfont Borough as a whole. Some funds are required to be established by State law. However, the Borough Council established many other funds to help it control or manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grant, and other money.

Chalfont Borough's basic services are reported in governmental funds, which focus on how money flows in and out of those funds and the balances left at year-end that are available for spending. These funds are reported using the modified accrual basis of accounting, which measures cash and all other financial assets that can be converted to cash. The governmental fund statements provide a detailed short-term view of the Borough's general government operations and the basic services it provides. Governmental fund information helps to determine whether there are more or fewer financial resources that can be spent in the near future to finance the Borough programs. The relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds are described in a reconciliation at the end of fund financial statements.

The Borough as a Trustee

Chalfont Borough is the trustee, or fiduciary, for its employees' pension plans. It is also responsible for escrow deposits received from developers, businesses, and individuals for legal and engineering fees. All of the Borough's fiduciary activities are reported in separate Statements of Fiduciary Net Position and Changes in Fiduciary Net Position on pages 19 and 20. These activities are excluded from the Borough's other financial statements because the Borough cannot use these assets to finance its operations. Chalfont Borough is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

THE BOROUGH AS A WHOLE

The Statement of Net Position provides an overview of Chalfont Borough's assets, deferred outflows, liabilities, deferred inflows, and net position. Over time, this statement will provide a good indicator of the Borough's fiscal health.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018

THE BOROUGH AS A WHOLE (Continued)

Table 1
Net Position

Account	2018	2017	\$ Change	% Change
Capital Assets	\$ 7,801,072	\$ 6,803,297	\$ 997,775	14.67
Current and Other Assets	6,493,572	6,122,407	371,165	6.06
Total Assets	<u>14,294,644</u>	<u>12,925,704</u>	<u>1,368,940</u>	10.59
Long-Term Liabilities	1,465,093	657,729	807,364	122.75
Other Liabilities	269,648	390,641	(120,993)	(30.97)
Total Liabilities	<u>1,734,741</u>	<u>1,048,370</u>	<u>686,371</u>	65.47
Net Deferred (Inflows)/Outflows	<u>6,827</u>	<u>10,001</u>	<u>(3,174)</u>	
Net Position				
Invested in Capital Assets, Net of Related Debt	6,450,979	6,270,959	180,020	2.87
Restricted	4,528,563	4,794,879	(266,316)	(5.55)
Unrestricted	<u>1,587,188</u>	<u>821,497</u>	<u>765,691</u>	93.21
Total Net Position	<u>\$12,566,730</u>	<u>\$11,887,335</u>	<u>\$ 679,395</u>	5.72

The total net position of the Borough shown above is approximately \$12.6 million. Net position increased by 5.72% in 2018.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018

THE BOROUGH AS A WHOLE (Continued)

Table 2
Change in Net Position

Account	2018	2017	\$ Change	% Change
Program Revenues				
General Government	\$ 135,859	\$ 138,851	\$ (2,992)	(2.15)
Police	17,871	13,120	4,751	36.21
Fire	32,846	29,963	2,883	9.62
Code Enforcement	179,753	75,635	104,118	137.66
Highway Maintenance	141,988	153,842	(11,854)	(7.71)
Traffic Signals & Street Lighting	3,789	0	3,789	0.00
Parks and Recreation	27,123	184,522	(157,399)	(85.30)
Community Development	995,594	0	995,594	0.00
General Revenues				
Real Estate Taxes	903,772	827,703	76,069	9.19
Transfer Taxes	193,946	110,259	83,687	75.90
Earned Income Taxes	782,400	760,978	21,422	2.82
Local Services Tax	48,942	41,877	7,065	16.87
Interest and Rents	222,609	366,749	(144,140)	(39.30)
Miscellaneous	2,273	14,024	(11,751)	(83.79)
Total Revenues (Forwarded)	\$ 3,688,765	\$ 2,717,523	\$ 971,242	35.74

(Table 2 continues on the next page.)

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018

THE BOROUGH AS A WHOLE (Continued)

Table 2
Change in Net Position

Account	2018	2017	\$ Change	% Change
Total Revenues (Forwarded)	<u>\$ 3,688,765</u>	<u>\$ 2,717,523</u>	<u>\$ 971,242</u>	35.74
Program Expenses				
Legislative	8,947	10,631	(1,684)	(15.84)
Executive	325,885	322,035	3,850	1.20
Finance and Tax Collection	132,169	127,153	5,016	3.94
Professional Services	145,726	137,343	8,383	6.10
General Government	334,735	312,418	22,317	7.14
Police	1,050,313	996,885	53,428	5.36
Fire	149,548	138,001	11,547	8.37
Code Enforcement	58,251	50,209	8,042	16.02
Highway Maintenance	621,031	437,077	183,954	42.09
Snow and Ice Removal	46,921	23,219	23,702	102.08
Traffic Signals & Street Lighting	14,041	24,163	(10,122)	(41.89)
Parks and Recreation	118,694	129,545	(10,857)	(8.38)
Community Development	<u>3,109</u>	<u>0</u>	<u>3,109</u>	0.00
Total Expenses	<u>3,009,370</u>	<u>2,708,679</u>	<u>300,691</u>	11.10
Excess before other sources	679,395	8,844	670,551	7,581.99
Special Items	<u>0</u>	<u>0</u>	<u>0</u>	0.00
Changes in Net Position	<u>\$ 679,395</u>	<u>\$ 8,844</u>	<u>\$ (670,551)</u>	7,581.99

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018

THE BOROUGH AS A WHOLE (Continued)

Revenue Overview

In 2018, the general millage increased by 1.25 from 15.25 to 16.50, while the fire tax at 1.25 mills and the ambulance at 0.50 mills remained unchanged. Total revenues increased 35.74% or \$971,242 from the prior year. This increase in revenue is due to the fact that the Borough received large grant last year, there was a large increase in building permits and transfer taxes from new development, and an increase in Earned Income Taxes.

Figure 1

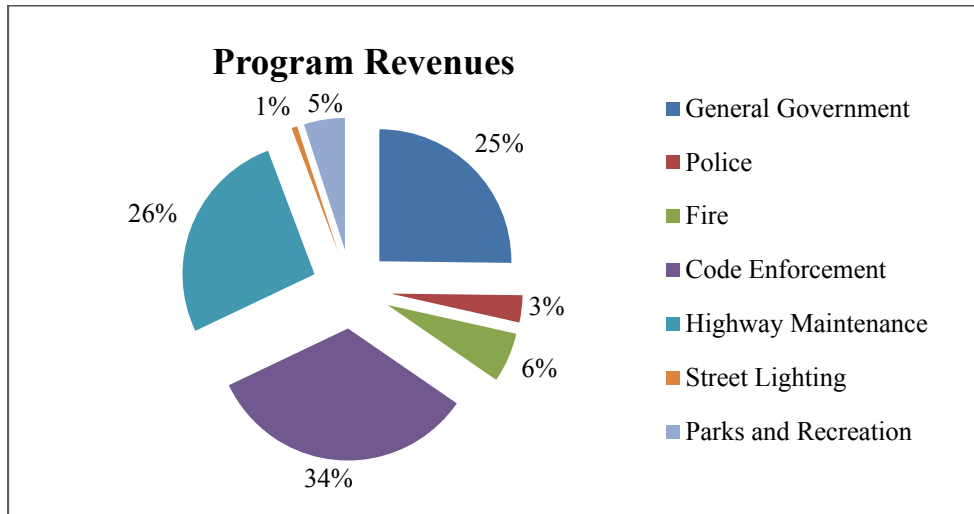
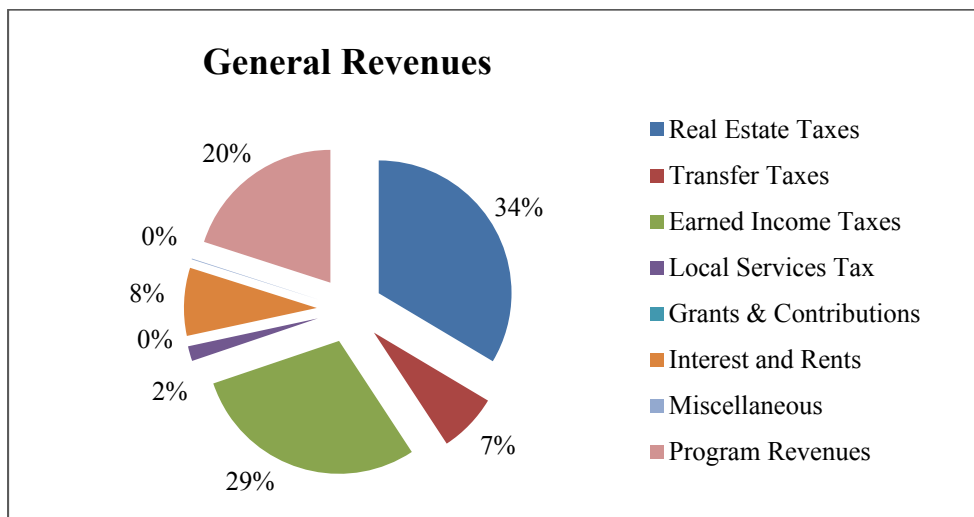


Figure 2



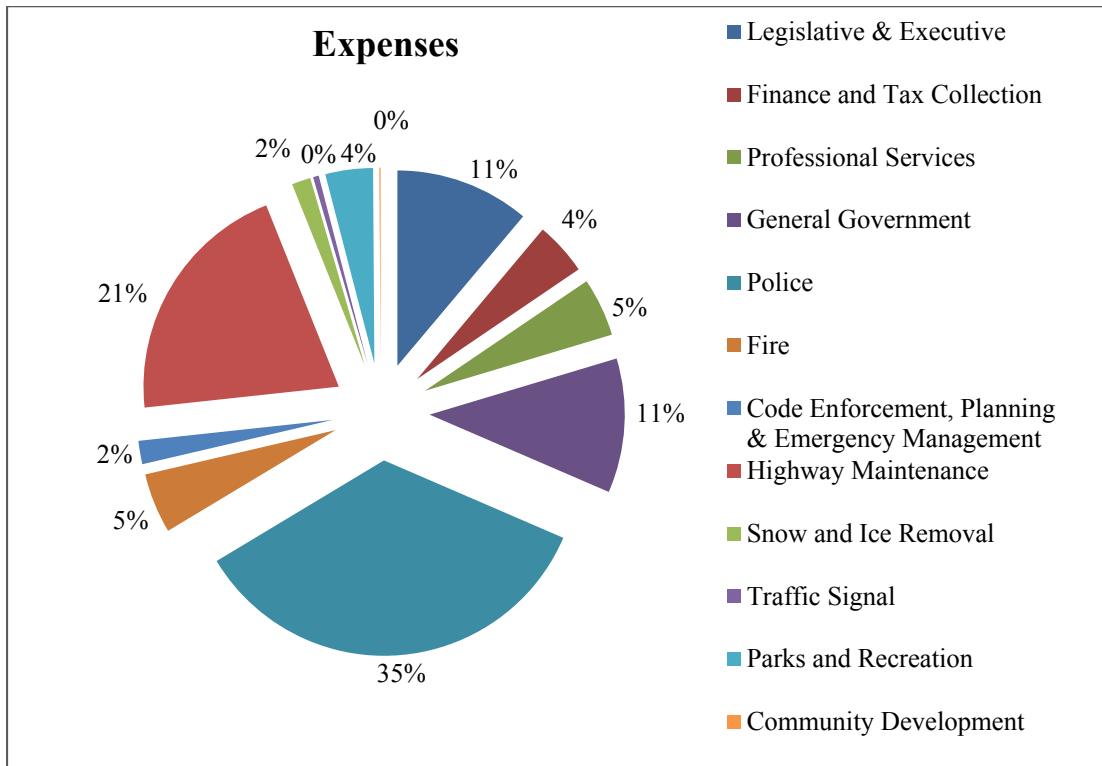
BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018

THE BOROUGH AS A WHOLE (Continued)

Expense Overview

Total expenses in all categories were \$3,009,370. The largest areas of expense were Police and General Government. Expenses increased \$300,691 or 11.10% from the prior year.

Figure 3



BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018

ITEMS OF GENERAL INTEREST

Water

Residents and businesses of the Borough are served by Aqua Pennsylvania.

Waste Water

Residents and businesses of the Borough are principally served by the Chalfont New Britain Township Joint Sewer Authority (CNBTJSA) and on-lot sewage disposal systems. The Council appoints three members of the six-member Board of the CNBTJSA. The CNBTJSA operates as a separate business entity. The Borough has no financial or management control of the sewer authorities other than that noted above.

Sanitation

In March 2018, the Borough contracted with Advanced Disposal to provide for trash pickup for Chalfont Borough residents. The contract has a June 1st renewal date and Advance Disposal bills and collects for this service. In 2018, the standard contract rate was \$229.32 per household per year. Household trash is picked up once a week on Friday. Residents may dispose of six bags of trash and yard waste per pick up, plus one bulk item per week. The recycling pickup day is every Friday, plus there are one spring and three fall leaf collection days.

Fire and Ambulance

Residents and businesses of the Borough are served by the Chalfont Fire Company, Dublin Fire Company, Warrington Fire Company, Doylestown Fire Company, and Hilltown Fire Company in designated districts. There are mutual aid agreements and central dispatching throughout the area. The Chalfont Ambulance separated from the Chalfont Fire Company several years ago and is now called Chalfont Emergency Medical Services (EMS). The EMS provides ambulance services, as do Central Bucks Ambulance, Warrington Ambulance, VMSC, and Hilltown QRS. Chalfont Fire Company receives 1.25 mills Fire Protection Tax, and Chalfont EMS receives .50 mills for protection services. Additionally, Council approved distributing 25% of Local Services Tax receipts to the EMS and 25% to the Chalfont Fire Company. The Borough had no other financial or management control of the fire companies or ambulance services.

Public Facilities

The Borough owns eight neighborhood parks along with scattered open space parcels. The Borough municipal building is located at 40 North Main Street and houses both administration and some police operations. The original building was built in 1925, with an addition built in 1997, and is generally in good condition. The public works department is located at 500 North Main Street and has several serviceable garages and storage buildings. The Borough also owns 101 N. Main Street, which was purchased in 2014 and redeveloped in 2018 to construct a parking lot and commercial space.

Police Services

Effective March 28, 2016, the Borough joined with two neighboring municipalities to form the Central Bucks Regional Police Department (CBRPD). The CBRPD provides local police services to all participating municipalities and is located at 57 W. Court Street, Doylestown, PA 18901. The costs to operate the CBRPD are funded by contributions from each municipality. The percentage share from each is based on total population, average number of calls and crimes, and total road miles. The Borough contributed \$1,044,820 for 2018.

**BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018**

ANALYSIS OF INDIVIDUAL FUNDS

Capital Reserve Fund

This fund was set up a number of years ago to account for funds set aside for capital projects. In 2001, the Borough sold its water department to Philadelphia Suburban Water, now called Aqua Pennsylvania. The proceeds of approximately \$4.2 million were put into this fund to be used for capital improvements. Currently the Borough is using the interest from this money to help balance the budget.

Other Funds

This category includes Fire Tax, Liquid Fuels, Recreation, and Equipment Funds. Each of these funds had routine and unremarkable results during 2018.

Pension Plans

Effective March 28, 2016 Chalfont Borough Police Department merged with Central Bucks Regional Police Department (CBRPD) and on June 30, 2016 all Police Pension Plan assets were transferred to the CBRPD Police Pension Plan. Fulltime Non-Uniform Borough employees participate in Non-Uniformed Defined Contribution Pension Plan. The Borough's pension investments advisor is CBIZ InR. The Borough also furnishes an IRS Section 457 deferred compensation retirement plan to its employees. Seven current employees participate in the plan.

CAPITAL ASSETS AND DEBT ADMINISTRATION

The Borough has \$6,450,979 invested in Capital Assets, Net of Related Debt. Infrastructure assets acquired prior to January 1, 2004, and the related accumulated depreciation and depreciation expense are not included in this report.

Discussion of Future Plans

The Borough plans and conducts a reconstruction streets program every other year. The next scheduled project is the repaving of Westview Avenue in 2019 and Patriot Drive and Independence Way during 2020. In 2018, due to Aqua PA water main replacement projects, additional road reconstruction projects were done on Hellberg, Marian, Peace Valley, Pleasant, Swartz and Valley View.

Additionally, the Borough has received approval on several grant projects from federal, state and local government units. The Delaware Valley Regional Planning Commission (DVRPC) awarded a Transportation and Community Development Initiative (TCDI) Grant that will fund a feasibility study for shared parking principles along N. Main Street from Butler Avenue to Sunset Avenue. The feasibility study will have a goal of property owner participation and explore potential parking scenarios in the study area, all with a goal of revitalization in our Borough Core. This project has begun in 2019 and will likely be completed in 2020.

The Department of Conservation & Natural Resources (DCNR) will fund fifty percent of a new playground at Chestnut Street Park, and an upgrade to the walking trail existing in the park. The trails will be repaved and widened to ten-foot trails and the playground will include a tot lot with poured in place surfacing and a larger playground for five to twelve year olds with traditional wood fiber surfacing. This project has begun in 2019 and will likely be completed in 2020.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2018

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Discussion of Future Plans (Continued)

The Borough is a member of the Central Bucks Regional Police Department. The Department plans a move to a new, remodeled building in 2020. The expense for this project will be split between member municipalities.

While specific sites have to be finalized, it is expected that additional open space land will be acquired or controlled under the land preservation programs and development agreements. In certain cases, donors of conservation easements or land can receive personal income tax credits for the value of their donation. The Borough will pursue such donations in the coming years, in addition to its other preservation efforts.

CONTACTING THE BOROUGH'S FINANCIAL MANAGEMENT TEAM

This Management Discussion and Analysis is intended to provide our citizens, taxpayers, customers, investors and creditors with a general, plain English overview of important financial matters. For questions on the Discussion and Analysis, please contact Borough Manager/Borough Treasurer, Sandra Zadell at 215-822-7295, extension 201.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Statement of Net Position
December 31, 2018

Assets

Current Assets

Cash	\$ 959,861
Investments	4,150,374
Grants and Other Receivables	1,083,097
Taxes Receivable	300,240
Total Current Assets	6,493,572

Noncurrent Assets

Net Capital Assets	7,801,072
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Total Assets

14,294,644

Deferred Outflows of Resources

Accumulated Decrease in Value of Hedging Derivative	9,082
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Liabilities

Current Liabilities

Current Portion of General Obligation Notes Payable	78,997
Accounts Payable and Accrued Expenses	136,655
Escrow Deposits	53,996
Total Current Liabilities	269,648

Noncurrent Liabilities

General Obligation Notes Payable	1,271,096
Permit Deposit	172,180
Accrued Compensated Absences and Severance Pay	12,735
Fair Value of Interest Rate Swap	9,082
Total Noncurrent Liabilities	1,465,093

Total Liabilities

1,734,741

Deferred Inflows of Resources

Deferred Rental Receipts	2,255
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Net Position

Invested in Capital Assets, Net of Related Debt	6,450,979
Restricted for	
Capital Projects	4,234,153
Other Purposes	294,410
Unrestricted	1,587,188
Total Net Position	\$ 12,566,730

See Notes to Financial Statements.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Statement of Activities
Year Ended December 31, 2018

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Changes in Net Assets
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities					
General Government					
Legislative	\$ 8,947	\$ 0	\$ 0	\$ 0	\$ (8,947)
Executive	325,885	0	0	0	(325,885)
Finance and Tax Collection	132,169	21,299	0	0	(110,870)
Professional Services	145,726	0	0	0	(145,726)
General Government	334,735	92,666	21,894	0	(220,175)
Public Safety					
Police	1,050,313	17,871	0	0	(1,032,442)
Fire	149,548	5,880	26,966	0	(116,702)
Code, Planning and Zoning	58,251	179,753	0	0	121,502
Highways					
Highway Maintenance	621,031	0	141,988	0	(479,043)
Snow and Ice Removal	46,921	0	0	0	(46,921)
Traffic Signals and Street Lighting	14,041	3,789	0	0	(10,252)
Parks and Recreation	118,694	0	27,123	0	(91,571)
Community Development	3,109	0	0	995,594	992,485
Total Governmental Activities	<u>\$ 3,009,370</u>	<u>\$ 321,258</u>	<u>\$ 217,971</u>	<u>\$ 995,594</u>	<u>(1,474,547)</u>
		General Revenues			
					903,772
					193,946
					782,400
					48,942
					222,609
					2,273
					<u>2,153,942</u>
					679,395
					11,887,335
					<u>\$ 12,566,730</u>

See Notes to Financial Statements.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Balance Sheet
Governmental Funds
December 31, 2018

	General Fund	Capital Reserve Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash	\$ 582,342	\$ 0	\$ 377,519	\$ 959,861
Investments	0	4,150,374	0	4,150,374
Grants and Other Receivables	87,503	0	0	87,503
Taxes Receivable	298,475	0	1,765	300,240
Due from (to) Other Funds	1,095	(1,139)	44	0
	Total Assets	\$ 4,149,235	\$ 379,328	\$ 5,497,978
 Liabilities and Fund Balances				
Liabilities				
Accounts Payable	\$ 118,114	\$ 0	\$ 0	\$ 118,114
Accrued Wages and Payroll Withholdings	18,541	0	0	18,541
Escrow Deposits	53,996	0	0	53,996
Total Liabilities	190,651	0	0	190,651
Deferred Inflows of Resources				
Deferred Tax Receipts	157,431	0	1,725	159,156
Fund Balances				
Restricted	0	0	83,271	83,271
Committed	0	4,149,235	294,332	4,443,567
Unassigned	621,333	0	0	621,333
Total Fund Balances	621,333	4,149,235	377,603	5,148,171
	Total Liabilities and Fund Balances	\$ 4,149,235	\$ 379,328	\$ 5,497,978

See Notes to Financial Statements.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Reconciliation of Total Governmental Fund Balances to
Net Position of Governmental Activities
December 31, 2018

Total Governmental Fund Balances	\$ 5,148,171
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 Not Reported in Funds, Net of Accumulated Depreciation of \$3,202,666.	7,801,072
Other Long-Term Assets Are Not Available to Pay Current Period Expenditures, and Therefore Are Deferred in the Funds.	
Taxes Receivable	156,901
Grants and Other Receivables	995,594
Deferred Outflows of Resources Are Not Available in the Current Period	
Accumulated Decrease in the Fair Value of Interest Rate Swap	9,082
Long-Term Liabilities Are Not Due and Payable in the Current Period, and Therefore Are Not Reported in the Funds.	
General Obligation Notes Payable	(1,350,093)
Accrued Compensated Absences and Severance Pay	(12,735)
Permit Deposit	(172,180)
Fair Value of Interest Rate Swap	(9,082)
	\$ 12,566,730
Net Position of Governmental Activities	\$ 12,566,730

See Notes to Financial Statements.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
Year Ended December 31, 2018

	<u>General Fund</u>	<u>Capital Reserve Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
Revenues				
Taxes	\$ 1,858,164	\$ 0	\$ 86,629	\$ 1,944,793
Intergovernmental	62,274	0	128,629	190,903
Fines, Licenses and Permits	110,537	0	0	110,537
Charges for Services	210,721	0	0	210,721
Investment Income and Rents	230,736	(9,288)	1,161	222,609
Miscellaneous	2,273	0	27,068	29,341
Total Revenues	<u>2,474,705</u>	<u>(9,288)</u>	<u>243,487</u>	<u>2,708,904</u>
Expenditures				
General Government	686,654	0	0	686,654
Public Safety	1,165,271	0	87,301	1,252,572
Public Works	430,599	0	116,303	546,902
Parks and Recreation	422	0	26,390	26,812
Debt Service - Principal	12,000	0	70,245	82,245
Debt Service - Interest	10,897	0	7,239	18,136
Capital Expenditures	1,320,695	0	118,070	1,438,765
Miscellaneous Governmental	41,528	0	0	41,528
Total Expenditures	<u>3,668,066</u>	<u>0</u>	<u>425,548</u>	<u>4,093,614</u>
Excess (Deficiency) of Revenues Over Expenditures Before Other Financing Sources (Uses)	<u>(1,193,361)</u>	<u>(9,288)</u>	<u>(182,061)</u>	<u>(1,384,710)</u>
Other Financing Sources (Uses)				
Proceeds from Issuance of Long-Term Notes	900,000	0	0	900,000
Debt Issuance Costs	(6,300)	0	0	(6,300)
Transfers In (Out)	75,000	(120,000)	45,000	0
Total Other Financing Sources (Uses)	<u>968,700</u>	<u>(120,000)</u>	<u>45,000</u>	<u>893,700</u>
Net Change in Fund Balances	(224,661)	(129,288)	(137,061)	(491,010)
Fund Balances				
Beginning of Year	<u>845,994</u>	<u>4,278,523</u>	<u>514,664</u>	<u>5,639,181</u>
End of Year	<u>\$ 621,333</u>	<u>\$ 4,149,235</u>	<u>\$ 377,603</u>	<u>\$ 5,148,171</u>

See Notes to Financial Statements.

**BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Reconciliation of the Net Changes in Fund Balances of
Governmental Funds to the Statement of Activities
Year Ended December 31, 2018**

Net Change in Fund Balances - Total Governmental Funds	\$ (491,010)
Amounts Reported for Governmental Activities in the Statement of Activities Are Different Because	
Governmental Funds Report Capital Outlays As Expenditures. However, in the Statement of Activities, the Cost of Those Assets Is Allocated Over Their Estimated Useful Lives as Depreciation Expense. This Is the Amount By Which Capital Outlays of \$1,438,765, Exceeded Depreciation Expense of \$440,990 in the Current Year.	997,775
Revenues in the Funds That Provide Current Financial Resources Are Not Reported As Revenues in the Statement of Activities	
Taxes Receivable	(15,733)
Grants and Other Receivables	995,594
Governmental Funds Report General Obligation Note Proceeds as Current Financial Resources. In Contrast, the Statement of Activities Treats Such Issuance of Debt as a Liability.	(900,000)
Repayments of Notes Payable Principal Are Expenditures in the Governmental Funds, but the Repayments Reduce Liabilities in the Statement of Net Assets.	82,245
Some Expenses Reported in the Statement of Activities Do Not Require the Use of Current Financial Resources, and Therefore Are Not Reported As Expenditures in Governmental Funds	
Accrued Compensated Absences and Severance Pay	<u>10,524</u>
Change in Net Position of Governmental Activities	<u>\$ 679,395</u>

See Notes to Financial Statements.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Statement of Fiduciary Net Position
Pension Trust Funds - Non-Uniform Plan
December 31, 2018

Assets

Investments \$ 639,424

Liabilities 0

Net Position

Held in Trust for Pension Benefits \$ 639,424

See Notes to Financial Statements.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Statement of Changes in Fiduciary Net Position
Pension Trust Funds - Non-Uniform Plan
Year Ended December 31, 2018

Additions	
Contributions	
Employer (Borough)	\$ 34,872
Investment Income	
Net Depreciation in Fair Value of Investments	<u>(45,222)</u>
Total Additions	<u>(10,350)</u>
Deductions	
Benefits	11,222
Administrative Expense	<u>50</u>
Total Deductions	<u>11,272</u>
Decrease in Net Position	(21,622)
Net Position, Held in Trust	
Beginning of Year	<u>661,046</u>
End of Year	<u><u>\$ 639,424</u></u>

See Notes to Financial Statements.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

1. Summary of Significant Accounting Policies

The Borough of Chalfont was incorporated in 1901 in Bucks County, Pennsylvania. In 1976, the Borough elected to be governed under provisions of a Home Rule Charter. The Borough operates under a council form of government and provides the following services as authorized by its charter: public safety (police and fire), highways and streets, culture - recreation, public improvements, planning and zoning, and general and administrative services. For financial reporting purposes, in accordance with Government Accounting Standards Board (GASB) Statement 14, the Borough includes all funds that are part of the financial reporting entity.

The Borough's statements are prepared in compliance with GASB Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*. Significant aspects of the Statement include the following:

- A Management Discussion and Analysis (MD&A) section providing an analysis of the Borough's overall financial position and changes in financial position.
- Financial statements prepared using full accrual accounting for all of the Borough's activities, including infrastructure (roads, bridges, etc.).
- A focus on major funds in the fund financial statements.

A. Reporting Entity

Sewage Treatment Services - The Borough of Chalfont and the Township of New Britain have joined to form the Chalfont-New Britain Joint Sewer Authority. The Authority is governed by a six-member board. Members of the board are appointed equally by the governing boards of the Borough and the Township, with three members from each municipality.

The Authority's governing board is solely responsible for all decisions made in the operation of the Authority. Additionally, the Authority is responsible for all its financial transactions and neither the Borough nor the Township has authorization to approve any such transactions.

Police Services – Effective March 28, 2016, the Borough joined with two neighboring municipalities to form the Central Bucks Regional Police Department (CBRPD). The CBRPD provides local police services to all participating municipalities. The costs to operate the CBRPD are funded by contributions from each municipality. The percentage share from each is based on total population, average number of calls and crimes, and total road miles. The Borough contributed \$1,044,820 for 2018.

The CBRPD is governed by a six-member board. Members of the board are appointed equally by the governing boards of the three municipalities, with two members from each municipality. The CBRPD's governing board is solely responsible for all decisions made in the operation of the department.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

1. Summary of Significant Accounting Policies (Continued)

A. Reporting Entity (Continued)

Police Services (Continued)

Based upon the above factors, it has been concluded that the Borough has no oversight responsibility for the Authority or CBRPD. Accordingly, their financial statements have been excluded from the reporting entity.

Fire and Ambulance Services – The Borough provides some financial support to the Chalfont Chemical Fire Engine Company No. 1, and Chalfont Emergency Medical Services Inc. Since there is no fiscal dependency, financial benefit or burden relationship, these organizations have been excluded from the reporting entity. The Borough levies and collects real estate taxes designated for allocation among the fire and ambulance companies. Annual appropriations totaled \$87,301 for the year ended December 31, 2018.

B. Basis of Presentation

The accounts of the Borough are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures/expenses. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds are grouped, in the financial statements in this report, into three generic fund types and two broad fund categories as described in Note 1C.

C. Basis of Accounting

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which primarily rely on fees and charges for support. Fiduciary funds are also excluded from the government-wide financial statements.

The government-wide statements are prepared using the economic resources measurement focus and the accrual basis of accounting. This differs from the manner in which governmental fund financial statements are prepared. Therefore, governmental fund financial statements include reconciliations with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

1. Summary of Significant Accounting Policies (Continued)

C. Basis of Accounting (Continued)

GOVERNMENT-WIDE FINANCIAL STATEMENTS (Continued)

The government-wide Statement of Activities presents a comparison between expenses, both direct and indirect, and program revenues for each governmental program. Direct expenses are those that are specifically associated with a service, program, or department and are, therefore, clearly identifiable to a particular function. Indirect expenses for centralized services and administrative overhead are allocated among the programs, functions, and segments using a full cost allocation approach and are presented separately to enhance comparability of direct expenses between governments that allocate direct expenses and those that do not. Program revenues include charges paid by the recipients of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues not classified as program revenues are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each program is self-financing or draws from the general revenues of the Borough.

Net position should be reported as restricted when constraints placed on net position use are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The net position restricted for other purposes result from special revenue funds and the restrictions on their net position use.

Separate financial statements are provided for governmental funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

FUND FINANCIAL STATEMENTS

Fund financial statements report detailed information about the Borough. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Non-major funds are aggregated and presented in a single column.

GOVERNMENTAL FUNDS

Governmental funds utilize the modified accrual basis of accounting. Under this method, revenues are recognized in the accounting period in which they become both available and measurable. General property and other taxes, and investment earnings are recorded as earned (when they are measurable and available). The Borough considers property and earned income taxes as available if they are collected 60 days after year end. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable, except expenditures for debt service and other long-term obligations which are recognized when paid.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

1. Summary of Significant Accounting Policies (Continued)

C. Basis of Accounting (Continued)

GOVERNMENTAL FUNDS (Continued)

General Fund - The General Fund is the general operating fund of the Borough and is always classified as a major fund. It is used to account for all financial resources except those required to be accounted for in another fund.

Special Revenue Funds - Special Revenue Funds are used to account for the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. The reporting entity includes the following special revenue funds:

<u>Fund</u>	<u>Description</u>	<u>Major Fund?</u>
Liquid Fuels	Accounts for revenues and expenditures of state liquid fuels grant funds	No
Fire Tax	Accounts for revenues and expenditures of fire protection tax funds	No
Recreation	Accounts for tax money received for recreational activities	No

Capital Projects Funds

Capital projects funds are used to account for financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

<u>Fund</u>	<u>Description</u>	<u>Major Fund?</u>
Capital Reserve	Accounts for financial resources to be used for the acquisition and construction of capital assets and facilities	Yes
Equipment	Accounts for funds received for the purchase of equipment	No
Grant	Accounts for grant revenues and the related expenditures for various Borough projects; there was no activity in this fund in 2018	No

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

1. Summary of Significant Accounting Policies (Continued)

C. Basis of Accounting (Continued)

FIDUCIARY FUNDS

The Borough currently has one fiduciary fund, which is a pension trust fund (Non-Uniform). This fund is used to account for assets held by the Borough in a trustee capacity or as an agent for individuals, private organizations, other governments, and/or other funds. Pension Trust Funds are custodial in nature and do not involve measurement of results of operations. The accrual basis of accounting is used to recognize receivables and payables.

D. Cash Equivalents

For reporting purposes, the Borough considers all money market funds and certificates of deposit with maturities of three months or less to be cash equivalents.

E. Investments

Investments in debt and equity securities with readily determinable fair market values are recorded at fair value, as required by Government Accounting Standards Board (GASB) Statement No. 72, *Fair Value Measurement and Application*. Realized and unrealized gains and losses are recorded in the statement of activities, statement of revenues, expenditures, and changes in fund balances as revenue (governmental activities), and on the statement of changes in fiduciary net position (fiduciary funds).

F. Interfund Transactions

As a result of its operations, the Borough has a variety of transactions between funds. Accordingly, to the extent that certain interfund transactions have not been paid or received as of December 31, 2018, appropriate interfund receivables or payables have been established.

G. Allowance for Uncollectible Accounts

No allowance for uncollectible accounts has been provided since management considers all accounts to be collectible. The Borough is permitted to lien a resident's property if the resident does not remit payment.

**BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018**

1. Summary of Significant Accounting Policies (Continued)

H. Capital Assets

The accounting treatment over property, plant, and equipment (capital assets) depends on whether the assets are reported in the government-wide or fund financial statements.

Government-wide Statements

In the government-wide financial statements, fixed assets are accounted for as capital assets. All capital assets are valued at historical cost or estimated historical cost if actual is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation. Infrastructure costs incurred prior to January 1, 2003, have not been and are not required to be capitalized.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is shown below.

<u>Classifications</u>	<u>Years</u>
Land and Park Improvements	20
Buildings and Improvements	10-40
Vehicles	5-10
Machinery and Equipment	3-10
Furniture	10
Infrastructure	20-40

Fund Financial Statements

In the fund financial statements, fixed assets used in governmental fund operations are accounted for as capital expenditures of the governmental fund upon acquisition.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

1. Summary of Significant Accounting Policies (Continued)

I. Compensated Absences

The Borough's vacation policy for employees encourages the use of all vacation days during the calendar year. Employees can earn up to four weeks vacation each year depending on their length of continuous service, and vacation time can be taken to the next year, but must be used within 120 days. Upon retirement or termination, accumulated vacation leave is paid at 100% of the respective employee's pay rate.

Full time employees are entitled to up to 72 hours of sick leave per year. Part-time employees receive sick leave on a pro-rated basis. Sick time can be carried forward and accumulated from year to year; however, no payment for sick time is made upon termination.

The Borough is liable to employees in the amount of \$4,446 for vested vacation pay at December 31, 2018.

J. Equity Classifications

Government-Wide Statements

Equity is classified as net position and displayed in three components:

1. **Invested in capital assets, net of related debt** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
2. **Restricted net position** - Consists of net assets with constraints placed on the use either by a) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or b) law through constitutional provisions or enabling legislation.
3. **Unrestricted net position** - All other net position that do not meet the definition of "restricted" or "invested in capital assets, net of related debt".

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

1. Summary of Significant Accounting Policies (Continued)

J. Equity Classifications (Continued)

Fund Statements

Governmental fund equity is classified as fund balance. Fund balance is further classified as follows:

Nonspendable – includes amounts that cannot be spent because they are not in spendable form or they are legally or contractually required to be kept intact. The Borough did not have any nonspendable fund balances at December 31, 2018.

Restricted – includes amounts that are restricted for specific purposes by constitutional provisions, enabling legislation, or externally imposed constraints.

Committed – includes amounts that can only be used for specific purposes with constraints that are established by a formal action of the Borough Council. The constraint can only be changed or removed by another formal action of the Council. The Borough's fund balance policy requires passage of a Resolution or an Ordinance by the Council in order to set aside funds as Committed.

Assigned – includes amounts that are constrained by the Borough's intent to be used for specific purposes, but are neither restricted nor committed. Assigned balances include all remaining government fund amounts, other than the General Fund, that are not classified as nonspendable, restricted or committed, and are intended for a specific purpose. The intent is expressed by the Council, or an individual to whom the Council has designated authority. The Borough's fund balance policy grants this authority to the Borough Manager and Finance Director, as well as the Borough Council. The Borough did not have any assigned fund balances at December 31, 2018.

Unassigned – this amount is the residual classification for the General Fund, and any negative fund balances in other governmental funds. Other governmental funds cannot report any positive unassigned amounts.

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, restricted fund balance is considered to have been spent first. When expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications can be used, committed amounts should be reduced first, followed by assigned amounts, then unassigned amounts.

The Borough does not currently have a formal minimum fund balance policy.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

1. Summary of Significant Accounting Policies (Continued)

K. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflow of resources*, represents a consumption of net position that applies to a future period and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The Borough has one type of this item that qualifies for reporting in this category.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflow of resources*, represents an acquisition of net position that applies to a future period and so will *not* be recognized as an inflow of resources (revenue) until then. The Borough has one type of this item that qualifies for reporting in this category. Accordingly, this item, *unavailable revenue*, is reported in the governmental funds balance sheet. The governmental funds report unavailable revenue from three sources: property taxes, earned income taxes and local services taxes. The government wide statement does not report unavailable revenues.

L. Stewardship, Compliance, and Accountability

Budgetary Data

The following procedures are used by the Borough in establishing budgetary data, which is reflected in the financial statements.

1. The Borough prepares and advertises a proposed budget at least ten days before the budget is adopted.
2. Public hearings are conducted to obtain comments from taxpayers regarding the proposed budget.
3. The budget is formally adopted by the Council members prior to December 31.
4. Amendments may be approved by the Council during the year.

Excess of Expenditures Over Appropriations

The Borough has presented budget to actual comparisons for the General Fund. For the year ended December 31, 2018, expenditures exceeded appropriations in the capital expenditures category of the general fund by \$1,320,695. This over expenditure was funded by greater than anticipated revenues and loan proceeds. Additionally, the Borough expects to receive grant funds in 2019 to offset these costs.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

1. Summary of Significant Accounting Policies (Continued)

M. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

2. Cash and Investments

Cash and investments as of December 31, 2018, are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash	\$ 959,861
Investments	4,150,374
Statement of Fiduciary Net Position:	
Investments	<u>639,424</u>
Total Cash and Investments	<u>\$ 5,749,659</u>

Cash and investments as of December 31, 2018, consist of the following:

Cash on Hand	\$ 250
Deposits with Financial Institutions	959,611
Investments	<u>4,789,798</u>
Total Cash and Investments	<u>\$ 5,749,659</u>

A. Cash Deposits

Custodial credit risk for deposits is the risk that in the event of a bank failure, the Borough's deposits may not be returned. The Borough does not have a deposit policy for custodial credit risk; however, all Borough deposits are entirely insured or collateralized under a pooled asset program to secure public deposits, in accordance with Act 72 of the Commonwealth of Pennsylvania. As of December 31, 2018, \$833,269 of the Borough's bank balance of \$1,083,269 was uninsured, but collateralized by securities held by the bank or by its trust department or agent but not in the Borough's name.

**BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018**

2. Cash and Investments (Continued)

B. Investments

At December 31, 2018, the Borough's investments consisted of the following:

Governmental Funds:	
Asset-Backed Securities	
Federal Home Loan Mortgage Association	\$ 1,619,703
Federal National Mortgage Association	1,656,480
Government National Mortgage Association	800,098
Money Market Funds	74,093
	4,150,374
Fiduciary Funds:	
Fixed Income Mutual Funds	141,587
Equity Mutual Funds	497,837
	639,424
Total Investments	\$ 4,789,798

Investments Authorized by the Borough's Home Rule Charter

The Borough's Home Rule Charter authorizes the Borough to invest governmental funds in the following:

1. Direct obligations of the United States government, including United States treasury bills.
2. Obligations of the United States government agencies or instrumentalities backed by the full faith and credit of the United States.
3. Direct obligations of the Commonwealth of Pennsylvania.
4. Obligations of any agency or instrumentalities of the Commonwealth of Pennsylvania backed by the full faith and credit of the Commonwealth.
5. Obligations of any political subdivision of the Commonwealth of Pennsylvania or any of its agencies or instrumentalities backed by the full faith and credit of the political subdivision.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

2. Cash and Investments (Continued)

B. Investments (Continued)

Investments Authorized by the Borough's Home Rule Charter (Continued)

6. Deposits in savings accounts, or time deposits, other than certificates of deposit, or share accounts of institutions insured by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation or the National Credit Union Share Insurance Fund or the Pennsylvania Deposit Insurance Corporation or the Pennsylvania Savings Association Insurance Corporation to the extent that such accounts are so insured, and, for any amounts above the insured maximum, provided that approval collateral as provided by law therefore shall be pledged by the depository.
7. Certificates of deposit purchased from institutions insured by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation or the National Credit Union Share Insurance Fund or the Pennsylvania Deposit Insurance Corporation or the Pennsylvania Savings Association Insurance Corporation to the extent that such accounts are so insured. However, for any amounts above the insured maximum, such certificates of deposit shall be collateralized by a pledge or assignment of assets of the institution, and such collateral may include loans (including interest in pools of loans) secured by first mortgage liens on real property. Certificates of deposit purchased from commercial banks shall be limited to an amount equal to twenty percent (20%) of a bank's total capital and surplus. Certificates of deposit purchased from savings and loan associations or savings banks shall be limited to an amount equal to twenty percent (20%) of an institution's assets minus liabilities.
8. Money market funds insured by any of the Federal or State sponsored insurance agencies mentioned in #6 or #7, or a private insurance company offering comparable coverage.
9. Shares of an investment company registered under the Investment Company Act of 1940, whose shares are registered under the Securities Act of 1933, provided that the only investments of that company are in the authorized investments for Borough funds listed in #1 through #6.
10. Any investment authorized by 20 Pa.C.S. Ch. 73 (relating to fiduciaries investments) shall be an authorized investment for any pension or retirement fund.
11. In certain commercial paper under the terms and conditions set forth in Act No. 53 of 1973 of the General Assembly of the Commonwealth of Pennsylvania, as amended. (53 P.S. S. 5410 *et seq.*)
12. Not more than twenty percent (20%) of the above-mentioned instruments may mature or become payable in any one calendar year.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

2. Cash and Investments (Continued)

B. Investments (Continued)

Investments Authorized by the Borough's Home Rule Charter (Continued)

In addition to the investments authorized for governmental funds, fiduciary fund investments may also be made in corporate stocks and bonds, real estate, and other investments consistent with sound business practices and state statutes.

Custodial Credit Risk

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty, the Borough will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Borough's investments, which consist of asset-backed securities (governmental funds) and open-end mutual funds (fiduciary funds), are not subject to custodial credit risk because they do not involve a transferable financial instrument. The Borough's money market funds and certificates of deposit are SIPC and FDIC insured, respectively.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The credit risk of a debt instrument is measured by nationally recognized statistical rating organizations such as Moody's Investor Services (Moody's) and Standard & Poor's (S&P). The Borough does not currently have a policy with regard to credit risk. As of December 31, 2018, the Borough's investments were rated as shown on the next page.

**BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018**

2. Cash and Investments (Continued)

B. Investments (Continued)

Credit Risk (Continued)

	Fair Value	Rating
Governmental Funds		
Federal Home Loan Mortgage Association	\$ 1,619,703	AAA
Federal National Mortgage Association	1,656,480	AAA
Total Exposed to Credit Risk	\$ 3,276,183	
U.S. Government Guaranteed*		
Government National Mortgage Association	\$ 800,098	
Not Rated**	\$ 74,093	
Fiduciary Funds		
Not Rated**	\$ 639,424	

* Composed of U.S. government and agency obligations explicitly guaranteed by the U.S. government that are not considered to have credit risk.

** Not rated securities consist of mutual funds, money market funds, and certificates of deposit.

Concentration of Credit Risk

The investment policy of the Borough contains no limitations on the amount that can be invested in any one issuer. Investments in any one issuer (other than securities explicitly guaranteed by the U.S. government, mutual funds, and external investment pools) that represent 5% or more of total entity investment are as follows:

Federal Home Loan Mortgage Association	\$1,619,703
Federal National Mortgage Association	\$1,656,480
Government National Mortgage Association	\$800,098

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

2. Cash and Investments (Continued)

B. Investments (Continued)

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in interest rates. The Borough does not have a formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

All of the Borough's asset backed securities have remaining maturity dates of greater than five years. The maturities range from the year 2023 to 2057 and are highly sensitive to interest rate risk. The remainder of the Borough's investments have maturity dates, if any, of one year or less.

Fair Value of Investments

Accounting principles generally accepted in the United States of America establish a fair value hierarchy that is based on the valuation inputs used in the fair value measurements. Measurements using quoted prices in active markets for identical assets and liabilities fall within Level 1 of the hierarchy; measurements using significant other observable inputs fall within Level 2; and measurements using significant unobservable inputs fall within Level 3.

Information related to the Borough's investments measured at fair value on a recurring basis at December 31, 2018, is as follows:

	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Governmental Funds Investments				
Federal Home Loan Mortgage Association	\$ 1,619,703	\$ 0	\$ 1,619,703	\$ 0
Federal National Mortgage Association	1,656,480	0	1,656,480	0
Governmental National Mortgage Association	800,098	0	800,098	0
Money Market Funds	74,093	74,093	0	0
Total Governmental Funds Investments	<u>\$ 4,150,374</u>	<u>\$ 74,093</u>	<u>\$ 4,076,281</u>	<u>\$ 0</u>
Fiduciary Funds Investments				
Fixed Income Mutual Funds	\$ 141,587	\$ 141,587	\$ 0	\$ 0
Equity Mutual Funds	497,837	497,837	0	0
Total Fiduciary Fund Investments	<u>\$ 639,424</u>	<u>\$ 639,424</u>	<u>\$ 0</u>	<u>\$ 0</u>

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

3. Property Taxes

Real estate taxes are levied on March 1, based on assessed values established by the Bucks County Board of Assessments. Real property in the Borough was originally assessed at \$49,814,720 for 2018. Property taxes attach as an enforceable lien on property as of January 15 of the following year. The Borough receives all tax collections through its tax collector.

The Borough is permitted to levy up to 30 mills of assessed property valuation for general government purposes and 3 mills for fire protection purposes. In 2018, the Borough's tax rate was 16.50 mills for general governmental purposes, 1.25 mills for fire protection purposes, and 0.5 mills for ambulance services.

The Borough bills and collects its own property taxes, as well as property taxes for Bucks County attributable to Borough residents.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

4. Capital Assets

Capital asset activity for the year ended December 31, 2018, was as follows:

	Balance 1/1/18	Additions	Disposals	Balance 12/31/18
Assets Not Being Depreciated				
Land	\$ 821,450	\$ 0	\$ 0	\$ 821,450
Conservation Easements	173,000	0	0	173,000
Depreciable Assets				
Land and Park Improvements	2,119,040	144,614	0	2,263,654
Buildings and Improvements	1,648,994	1,266,095	0	2,915,089
Vehicles	716,056	0	0	716,056
Machinery and Equipment	201,352	7,606	9,921	199,037
Furniture	11,631	0	0	11,631
Infrastructure	3,883,371	20,450	0	3,903,821
Total at Historical Cost	<u>9,574,894</u>	<u>1,438,765</u>	<u>9,921</u>	<u>11,003,738</u>
Less Accumulated Depreciation				
Land and Park Improvements	609,228	99,317	0	708,545
Buildings and Improvements	644,543	59,908	0	704,451
Vehicles	392,364	86,472	0	478,836
Machinery and Equipment	118,899	13,458	9,921	122,436
Furniture	11,079	219	0	11,298
Infrastructure	995,484	181,616	0	1,177,100
Total Accumulated Depreciation	<u>2,771,597</u>	<u>440,990</u>	<u>9,921</u>	<u>3,202,666</u>
Total Net Capital Assets	<u>\$ 6,803,297</u>	<u>\$ 997,775</u>	<u>\$ 0</u>	<u>\$ 7,801,072</u>

Depreciation expense was charged to governmental activities as follows:

General Government	\$ 222,296
Highway Maintenance	126,812
Parks and Recreation	<u>91,882</u>
Total Depreciation Expense	<u>\$ 440,990</u>

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

5. Long-Term Obligations

The Borough's General Long-Term Obligations changed during the year as follows:

	Balance at 1/1/2018	Additions	Reductions	Balance at 12/31/2018	Due within One Year
2008 General Obligation Note	\$ 15,000	\$ 0	\$ 15,000	\$ 0	\$ 0
2014 General Obligation Note	266,000	0	12,000	254,000	12,000
2018 General Obligation Note	0	900,000	0	900,000	10,000
Truck Loan	24,909	0	8,798	16,111	9,093
Truck Loan	145,373	0	28,290	117,083	29,196
Wheel Loader Loan	81,056	0	18,157	62,899	18,708
Subtotal	532,338	900,000	82,245	1,350,093	78,997
Compensated Absences and Severance	23,259	0	10,524	12,735	0
	<u>\$ 555,597</u>	<u>\$ 900,000</u>	<u>\$ 92,769</u>	<u>\$ 1,362,828</u>	<u>\$ 78,997</u>

2008 General Obligation Note

On July 15, 2008, the Borough issued a General Obligation Note in the amount of \$170,000 through the Delaware Valley Regional Finance Authority. The interest rate on this note was both fixed and variable. In 2009, the Borough made additional principal payments, paying off the variable portion of the note. Additionally, the Borough executed a fixed rate swap agreement, which fixed its interest rate at 3.745% (see Note 12). Principal payments were due on June 25 of each year. The note was issued for the purpose of replacing the Meadowbrook Lane culvert and was issued as non-electoral debt. The balance of this note was paid off in June 2018.

Interest expense was \$195 for the year.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

5. Long-Term Obligations (Continued)

2014 General Obligation Note

On July 25, 2014, the Borough issued a General Obligation Note in the amount of \$300,000 through the Delaware Valley Regional Finance Authority. Additionally, the Borough executed a fixed rate swap agreement, which fixed its interest rate at 2.98% (see Note 12). Principal payments are due on July 25 of each year as shown below. The note was issued for the purpose of acquiring property, and making renovations to Borough buildings and parking lots and was issued as non-electoral debt. The Borough has pledged its full faith, credit, and taxing power, and is required to include in its budget for each year the amount of debt service on the note which will be payable in such fiscal year. The debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>
2019	\$ 12,000	\$ 7,569	\$ 19,569
2020	13,000	7,212	20,212
2021	13,000	6,824	19,824
2022	14,000	6,437	20,437
2023	14,000	6,020	20,020
2024-2028	77,000	23,512	100,512
2029-2033	91,000	11,264	102,264
2034	20,000	596	20,596
	<u>\$ 254,000</u>	<u>\$ 69,434</u>	<u>\$ 323,434</u>

Interest expense was \$7,778 for the year.

Truck Loan

In August 2016, the Borough signed a note with Penn Community Bank for \$35,508 for the purchase of a public works truck. Beginning in September 2016, the note is payable in equal monthly installments of \$791, including interest of 3.25% per annum, through September 2020.

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>
2019	\$ 9,093	\$ 394	\$ 9,487
2020	7,018	97	7,115
	<u>\$ 16,111</u>	<u>\$ 491</u>	<u>\$ 16,602</u>

Interest expense was \$689 for the year.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

5. Long-Term Obligations (Continued)

Truck Loan

In February 2017, the Borough signed a note with Penn Community Bank for \$150,000 for the purchase of an International 7400 SFA Truck. Beginning in September 2017, the note is payable in equal monthly installments of \$2,706, including interest of 3.11% per annum, through October 2022.

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>
2019	\$ 29,196	\$ 3,272	\$ 32,468
2020	30,122	2,345	32,467
2021	31,094	1,374	32,468
2022	<u>26,671</u>	<u>386</u>	<u>27,057</u>
	<u>\$ 117,083</u>	<u>\$ 7,377</u>	<u>\$ 124,460</u>

Interest expense was \$4,177 for the year.

Wheel Loader Loan

In February 2017, the Borough signed a note with Penn Community Bank for \$94,313 for the purchase of an Avanti Compact Wheel Loader. Beginning in April 2017, the note is payable in equal monthly installments of \$1,694, including interest of 2.95% per annum, through March 2022.

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>
2019	\$ 18,708	\$ 1,626	\$ 20,334
2020	19,272	1,062	20,334
2021	19,860	474	20,334
2022	<u>5,059</u>	<u>25</u>	<u>5,084</u>
	<u>\$ 62,899</u>	<u>\$ 3,187</u>	<u>\$ 66,086</u>

Interest expense was \$2,177 for the year.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

5. Long-Term Obligations (Continued)

2018 General Obligation Note

On April 27, 2018, the Borough issued a General Obligation Note in the amount of \$1,260,000 through the Delaware Valley Regional Finance Authority. Principal payments are due on March 25 of each year as shown below. Interest payments are due monthly, at a variable rate equal to the loan weekly rate, with a maximum of 15% per annum. At December 31, 2018, the rate was 2.4033%. The note was issued for the purpose of making renovations to Borough buildings and parking lots and was issued as non-electoral debt. The Borough has pledged its full faith, credit, and taxing power, and is required to include in its budget for each year the amount of debt service on the note which will be payable in such fiscal year. As of December 31, 2018, the Borough had drawn \$900,000 on this note. The debt service requirements, based on the amounts drawn through December 31, 2018, are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest (at Maximum Rate of 15%)</u>	<u>Total Debt Service</u>
2019	\$ 10,000	\$ 135,000	\$ 145,000
2020	41,000	130,388	171,388
2021	42,000	124,125	166,125
2022	43,000	117,712	160,712
2023	44,000	111,150	155,150
2024-2028	240,000	450,600	690,600
2029-2033	274,000	256,725	530,725
2034-2037	206,000	50,550	256,550
	<u>\$ 900,000</u>	<u>\$ 1,376,250</u>	<u>\$ 2,276,250</u>

Interest expense was \$3,109 for the year.

6. Permit Deposit

In October 2014, the Borough purchased a property from the North Wales Authority. The purchase price was \$465,000, and was paid in the form of \$250,000 cash and \$215,000 in credits to the Authority. For 15 years from the date of the sale, the Borough will waive any permit fees incurred by the Authority, up to \$215,000. This deposit is classified as a long-term liability on the statement of net position. During the year ended December 31, 2018, the Authority incurred no permit fees, leaving the balance at \$172,180.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

7. Fund Balance Classifications

	<u>General Fund</u>	<u>Capital Reserve Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total</u>
Restricted for:				
Fire	\$ 0	\$ 0	\$ 84	\$ 84
Highway Improvements	0	0	83,187	83,187
	<u>0</u>	<u>0</u>	<u>83,271</u>	<u>83,271</u>
Committed for:				
Capital Expenditures	0	4,149,235	84,918	4,234,153
Recreation	0	0	209,414	209,414
	<u>0</u>	<u>4,149,235</u>	<u>294,332</u>	<u>4,443,567</u>
Unassigned	<u>621,333</u>	<u>0</u>	<u>0</u>	<u>621,333</u>
Total Fund Balances	<u>\$ 621,333</u>	<u>\$ 4,149,235</u>	<u>\$ 377,603</u>	<u>\$ 5,148,171</u>

8. Interfund Transactions

Interfund transactions are as follows:

<u>Purpose</u>	<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Due to/from			
Tax Revenue Received	Fire Tax	General	\$44
Investment Income	General	Capital Reserve	\$1,139
Operating Transfers			
Capital Purchases	Equipment	General	\$45,000
Capital Purchases	General	Capital Reserve	\$120,000

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

9. Fiduciary Funds - Deferred Compensation Fund

The Borough has a deferred compensation plan, which is available to its employees. The Plan, which is designed under the provisions of Section 457 of the Internal Revenue Code, permits employees to make voluntary salary reduction contributions, which are excluded from federal taxable income.

Prior to 1998, all amounts of compensation deferred under the Plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights were (until paid or made available to the employee or other beneficiary) solely the property and rights of the Borough (without being restricted to the provisions of benefits under the Plan), subject to the claims of the Borough's general creditors. Participants' rights under the Plan were equal to those of general creditors of the Borough in an amount equal to the fair market value of the deferred account for each participant.

During 1998, the Borough amended the Plan in accordance with recent IRS amendments of IRC Section 457(g). As a result of the amendment, assets of the Plan are now placed in trust for the exclusive benefit of participants and their beneficiaries. IRC Section 457(g) states that the Borough no longer owns the amounts deferred by employees, including the related earnings thereon. Accordingly, the assets and the corresponding liability for the compensation deferred by Plan participants, including earnings, are no longer reported in the financial statements of the Borough.

10. Leases

Railroad Station

The Borough leases certain land and building known as the Chalfont Railroad Station from the Southeastern Pennsylvania Transportation Authority (SEPTA). Under the terms of the lease agreement, which began in August 1990, the Borough is liable for minimum lease payments of \$1 annually. The lease extends until cancelled, with notice, by either party. Leasehold improvements totaling \$91,614 have been made to the station to date. Of the improvements, \$66,084 was funded by the Community Development Block Grants received in prior years.

101 North Main Street

In 2017, the Borough entered into an agreement to lease space in the old firehouse to a local creamery. The Borough redeveloped this property in 2018 using state grant funds. The lease term began in January 2019. Additionally, the Borough agreed to the lessee's request for rent abatements for the months of January through March for the six year lease term. Rent of \$2,200 is due monthly beginning in April 2019.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

11. Borough of Chalfont Non-Uniform Pension Plan

A. Plan Description

The Borough of Chalfont Non-Uniform Pension Plan (the Plan) was established by the Borough to provide pension benefits for its full-time, non-uniformed employees. The Plan is a single-employer plan. Assets are held separately and may only be used for the payment of benefits to members of the Plan. The Plan's assets are managed by CBIZ InR Advisory Services.

The Plan is part of the Borough's reporting entity and is included in the Borough's financial report as a pension trust fund.

The Plan is a defined contribution plan. In a defined contribution plan, the benefits to be received by an employee depend solely on the amount contributed to the participant's account and related returns on investments of those contributions. Participants direct the investment of all contributions into the investment options offered by the Plan.

Each year the Borough will contribute into the Plan for each eligible participant, an amount equal to 8% of their total compensation, using State Aid received from the Commonwealth of Pennsylvania. These contributions are made on a quarterly basis. To the extent that these fundings are not adequate to cover the Borough's obligation to the Plan, the Borough would then be required to contribute.

In addition to the Borough contribution made to the participant's account, their account will be credited with the investment earnings or losses on their investments. Participants who terminate for reasons other than death, disability, or retirement would not share in the allocations of contributions, earnings, or losses for the Plan year in which they terminate.

Retirement age is 65 years old with 10 years of service under the Plan. Employees are fully vested after five years of service. Amounts forfeited by employees who leave prior to five years of service are allocated to the remaining Plan participants.

The Borough made contributions of \$34,872 to the plan.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

11. Borough of Chalfont Non-Uniform Pension Plan (Continued)

B. Significant Accounting Policies and Plan Asset Matters

The Borough's financial statements of the Plan's activity are included in the Borough's financial report as a pension trust fund. The Plan's financial statements are presented on the accrual basis of accounting.

Investments at December 31, 2018, in the amount of \$639,424 consisted entirely of mutual funds, which fall in Level 1 of the fair value hierarchy.

Individual investments comprising greater than 5% of the Plan's net assets at December 31, 2018, consisted of the following:

	<u>Fair Value</u>
Vanguard Total Bond Market Index	\$141,587
Vanguard Growth Index	\$81,978
Vanguard Mid Cap Index	\$56,462
Vanguard Small Cap Index	\$51,453
Vanguard Total International Stock Index	\$118,708
Vanguard Total Stock Market Index	\$52,909
Vanguard Value Index	\$59,435

12. Derivative Instruments and Hedging Activities

As described in Note 5, the Borough entered into two fixed rate swap agreements. The purpose of these agreements is to hedge the risk of change in the interest rates and to assist the Borough in stabilizing the cash flow requirements needed to service the \$170,000 2008 General Obligation Note, and the \$300,000 2014 General Obligation Note (also defined as the "notional amounts"). The interest rate swap agreements end on the date concurrent with the final payment of the loans.

Under the interest rate swap agreements, the Borough is required to make monthly interest payments at the fixed interest rates over the remaining term of the loans. The counterparty involved in this swap agreement has received an A+ credit rating from Standard and Poor's.

With the execution of the fixed rate swap agreements and in accordance with GASB 53, "Accounting and Reporting for Derivative Instruments", the Borough accounts for the interest rate swaps as a hedging derivative. The swap agreements have been determined to be effectively hedged under both the consistent critical terms and quantitative methods standards of GASB 53. As such, the changes in fair value of the swap agreements have been reflected as a deferred inflow of resources in the statement of net position. The change in the market value of the interest rate swaps in favor of the Borough as of December 31, 2018, were as follows:

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

12. Derivative Instruments and Hedging Activities (Continued)

	<u>2008 GON</u>	<u>2014 GON</u>	<u>Total</u>
Fair Market Value at December 31, 2017	\$ (43)	\$ (12,156)	\$ (12,199)
Increase in Market Value	<u>43</u>	<u>3,117</u>	<u>3,160</u>
Fair Market Value at December 31, 2018	<u>\$ 0</u>	<u>\$ (9,039)</u>	<u>\$ (9,039)</u>

13. Risk Management

The Borough is exposed to various kinds of loss related to limited torts; theft of, and damage to and destruction of assets; errors and omissions; and natural disasters for which the Borough carries commercial insurance.

a. Health Care Coverage

The Borough participates in the Delaware Valley Health Trust (DVHT). DVHT is a regional risk sharing pool providing health insurance benefits to employees and dependents of participating municipalities.

b. Workers' Compensation Coverage

The Borough participates in the Delaware Valley Workers' Compensation Trust to provide workers' compensation benefits to its employees.

c. Insurance Coverage

The Borough participates in the Delaware Valley Insurance Trust to provide commercial, liability and bonding coverage for the Borough.

Management believes the above coverages are sufficient to preclude any significant uninsured losses to the Borough. There have been no significant reductions in coverage from the prior year.

14. Contingencies

The Borough is party to various legal proceedings which normally occur in the course of governmental operations. The financial statements do not include accruals or provisions for loss contingencies that may result from these proceedings. While the outcome of the above-noted proceedings cannot be predicted due to the insurance coverage maintained by the Borough, management feels that any settlement of judgment not covered by insurance would not materially affect the financial condition of the Borough.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Financial Statements
December 31, 2018

15. Commitments

Retirement Severance

In 2010, the Borough's long time Public Works Director retired. In recognition of his long-time service to the Borough, the Borough agreed to pay him one year's base salary of \$74,000 over a ten year period. At December 31, 2018, one year remains to be paid, or approximately \$8,288.

Government Grants

As of December 31, 2018, the Borough has one open grant commitment from the Commonwealth of Pennsylvania in the amount of \$1 million. The Redevelopment Assistance Capital Program (RACP) funding is for the Municipal Parking Facility and Historic Reuse project. The project was completed in 2018, and management expects to receive these funds in 2019. Grant proceeds of \$995,594 are recorded as a receivable at December 31, 2018 in the government-wide financial statements.

16. Recent Accounting Pronouncements Issued, Not Yet Effective

Fiduciary Activities

In January 2017, the GASB issued Statement No. 84 – *Fiduciary Activities*. The objective of this statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes, and how those activities should be reported. The requirements of this Statement are effective for financial statements for fiscal years beginning after December 15, 2018. Management has not yet determined the effect this update will have on the Borough's financial statements.

Leases

In June 2017, the GASB issued Statement No. 87 – *Leases*. This Statement establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under the Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The requirements of this Statement are effective for financial statements for fiscal years beginning after December 15, 2019. Management has not yet determined the effect this update will have on the Borough's financial statements.

17. Subsequent Events

Management has evaluated subsequent events through March 13, 2019, the date which the financial statements were available to be issued.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
General Fund
Year Ended December 31, 2018

	Original Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Taxes	\$ 1,690,000	\$ 1,858,164	\$ 168,164
Intergovernmental	70,276	62,274	(8,002)
Fines, Licenses and Permits	106,000	110,537	4,537
Charges for Services	78,500	210,721	132,221
Investment Income and Rents	216,993	230,736	13,743
Miscellaneous	10,000	2,273	(7,727)
Total Revenues	<u>2,171,769</u>	<u>2,474,705</u>	<u>302,936</u>
Expenditures			
General Government	775,580	686,654	88,926
Public Safety	1,190,133	1,165,271	24,862
Highways	456,667	430,599	26,068
Parks and Recreation	451	422	29
Debt Service - Principal	12,000	12,000	0
Debt Service - Interest	20,239	10,897	9,342
Capital Expenditures	0	1,320,695	(1,320,695)
Miscellaneous Governmental	43,288	41,528	1,760
Total Expenditures	<u>2,503,358</u>	<u>3,668,066</u>	<u>(1,164,708)</u>
Excess (Deficiency) of Revenues Over Expenditures Before Other Financing Sources (Uses)	<u>(331,589)</u>	<u>(1,193,361)</u>	<u>(861,772)</u>
Other Financing Sources (Uses)			
Proceeds from Issuance of Long-Term Notes	0	900,000	900,000
Debt Issuance Costs	0	(6,300)	(6,300)
Transfers In (Out)	55,000	75,000	20,000
Total Other Financing Sources (Uses)	<u>55,000</u>	<u>968,700</u>	<u>913,700</u>
Net Change in Fund Balances	(276,589)	(224,661)	51,928
Fund Balances			
Beginning of Year	<u>276,589</u>	<u>845,994</u>	<u>569,405</u>
End of Year	<u>\$ 0</u>	<u>\$ 621,333</u>	<u>\$ 621,333</u>

See Notes to Schedule of Budget to Actual Comparisons.

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Notes to Schedule of Budget to Actual Comparisons
December 31, 2018

1. Basis of Presentation

The Borough has prepared the Schedule of Budget to Actual Comparisons using the same format as the Statement of Revenues, Expenditures, and Changes in Fund Balances.

The Borough did not amend its original 2018 budget as originally adopted and, therefore, is presenting its the original and final budget in one column on page 48.

BOROUGH OF CHALFONT
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2018

	Fire Tax Fund	Liquid Fuels Fund	Recreation Fund
Assets			
Cash	\$ 0	\$ 83,187	\$ 209,414
Taxes Receivable	1,765	0	0
Due from (to) Other Funds	44	0	0
Total Assets	\$ 1,809	\$ 83,187	\$ 209,414
 Liabilities and Fund Balances			
Liabilities	\$ 0	\$ 0	\$ 0
Deferred Inflows of Resources			
Deferred Tax Receipts	1,725	0	0
Fund Balances			
Restricted	84	83,187	0
Committed	0	0	209,414
Total Fund Balances	84	83,187	209,414
Total Liabilities and Fund Balances	\$ 1,809	\$ 83,187	\$ 209,414

<u>Equipment Fund</u>	<u>Total Nonmajor Governmental Funds</u>
\$ 84,918	\$ 377,519
0	1,765
<u>0</u>	<u>44</u>
<u>\$ 84,918</u>	<u>\$ 379,328</u>
<u>\$ 0</u>	<u>\$ 0</u>
<u>0</u>	<u>1,725</u>
0	83,271
<u>84,918</u>	<u>294,332</u>
<u>84,918</u>	<u>377,603</u>
<u>\$ 84,918</u>	<u>\$ 379,328</u>

BOROUGH OF CHALFONT
BUCKS COUNTY, PA
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
Year Ended December 31, 2018

	<u>Fire Tax Fund</u>	<u>Liquid Fuels Fund</u>	<u>Recreation Fund</u>
Revenues			
Taxes	\$ 86,629	\$ 0	\$ 0
Intergovernmental	0	128,629	0
Investment Income and Rents	0	330	593
Miscellaneous	0	0	27,068
Total Revenues	<u>86,629</u>	<u>128,959</u>	<u>27,661</u>
Expenditures			
Public Safety	87,301	0	0
Public Works	0	116,303	0
Parks and Recreation	0	0	26,390
Debt Service - Principal	0	43,290	0
Debt Service - Interest	0	4,373	0
Capital Expenditures	0	0	118,070
Total Expenditures	<u>87,301</u>	<u>163,966</u>	<u>144,460</u>
Excess (Deficiency) of Revenues Over Expenditures Before Other Financing Sources (Uses)	(672)	(35,007)	(116,799)
Other Financing Sources (Uses)			
Transfers In (Out)	<u>0</u>	<u>0</u>	<u>0</u>
Net Change in Fund Balances	(672)	(35,007)	(116,799)
Net Assets			
Beginning of Year	<u>756</u>	<u>118,194</u>	<u>326,213</u>
End of Year	<u>\$ 84</u>	<u>\$ 83,187</u>	<u>\$ 209,414</u>

<u>Equipment Fund</u>	<u>Total Nonmajor Governmental Funds</u>
\$ 0	\$ 86,629
0	128,629
238	1,161
0	27,068
238	243,487
0	87,301
0	116,303
0	26,390
26,955	70,245
2,866	7,239
0	118,070
29,821	425,548
(29,583)	(182,061)
45,000	45,000
15,417	(137,061)
69,501	514,664
\$ 84,918	\$ 377,603