

Appendix A-19-a.4

CITY OF YORK, PENNSYLVANIA

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

Year Ended December 31, 2018

CITY OF YORK, PENNSYLVANIA

YEAR ENDED DECEMBER 31, 2018

TABLE OF CONTENTS

Independent Auditors' Report

Management's Discussion and Analysis

i

Financial Statements:

Government-Wide Financial Statements:

Statement of Net Position	1
Statement of Activities	3

Fund Financial Statements:

Balance Sheet – Governmental Funds	5
Reconciliation of the Balance Sheet to the Statement of Net Position	6
Statement of Revenues, Expenditures, and Changes in Fund Balances (Deficits) – Governmental Funds	7
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	8
Statement of Net Position – Proprietary Funds	9
Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Funds	10
Statement of Cash Flows – Proprietary Funds	11
Statement of Fiduciary Net Position – Fiduciary Funds	12
Statement of Changes in Fiduciary Net Position – Pension Trust Funds	13
Statement of Net Position – Component Units	14

CITY OF YORK, PENNSYLVANIA

YEAR ENDED DECEMBER 31, 2018

TABLE OF CONTENTS

(Continued)

Statement of Activities - Component Units	15
Notes to Basic Financial Statements	16
Required Supplementary Information:	
Statement of Revenues and Expenditures – Budget and Actual – General Fund	90
Notes to Required Supplementary Information – Budget and Actual	91
Schedule of Changes in the Officers and Employees Pension Plan’s Net Pension Liability and Related Ratios	92
Schedule of Changes in the Police Pension Plan’s Net Pension Liability and Related Ratios	93
Schedule of Changes in the Paid Firefighters Pension Plan’s Net Pension Liability and Related Ratios	94
Schedule of City Contributions and Investment Returns – Officers and Employees Pension Plan	95
Schedule of City Contributions and Investment Returns – Police Pension Plan	96
Schedule of City Contributions and Investment Returns – Paid Firefighters Pension Plan	97
Notes to Required Supplementary Information – Pension Plans	98
Schedule of Changes in the OPEB Plan’s Total OPEB Liability	100
Notes to Required Supplementary Information - OPEB	101

CITY OF YORK, PENNSYLVANIA

YEAR ENDED DECEMBER 31, 2018

TABLE OF CONTENTS

(Continued)

Supplementary Information:

Combining Balance Sheet – Other Governmental Funds	102
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Deficits) – Other Governmental Funds	104
Statement of Revenues and Expenditures – Budget and Actual – Debt Service Fund – Major Governmental Fund	106
Statement of Revenues and Expenditures – Budget and Actual – Capital Projects Fund – Major Governmental Fund	107
Statement of Revenues and Expenditures – Budget and Actual – Recreation Fund – Other Governmental Fund	108
Statement of Revenues and Expenditures – Budget and Actual – Community Development Block Grant Fund – Other Governmental Fund	109
Statement of Revenues and Expenditures – Budget and Actual – State Liquid Fuels Tax Fund – Other Governmental Fund	110
Statement of Revenues and Expenditures – Budget and Actual – State Health Grant Fund – Other Governmental Fund	111
Combining Statement of Fiduciary Net Position – Pension Trust Funds	112
Combining Statement of Fiduciary Net Position – Agency Funds	113
Combining Statement of Changes in Fiduciary Net Position – Pension Trust Funds	114

Independent Auditors' Report

To the Members of City Council
City of York, Pennsylvania

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the City of York, Pennsylvania as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the City of York, Pennsylvania's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The City of York, Pennsylvania'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.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the City of York, Pennsylvania as of December 31, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

To the Members of City Council
City of York, Pennsylvania

Emphasis of Matter

As discussed in Note 19 to the financial statements, subsequent to year end, a global pandemic due to the spread of the COVID-19 coronavirus caused the United States government to declare a national emergency. The pandemic has resulted in economic uncertainties which have the potential to have a significant impact on all City operations. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages i through xxiii, budgetary comparison information on pages 90 and 91, pension plan information on pages 92 through 99 and Other Post-Employment Benefits (OPEB) information on pages 100 and 101 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of York, Pennsylvania'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 relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

Mailie LLP

Limerick, Pennsylvania
April 15, 2021

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

Our discussion and analysis of the City of York's (City) financial performance provides an overview, perspective and analysis of the City's financial activities for the year ended December 31, 2018. Please read it in conjunction with the City's financial statements, which begin with the Statement of Net Position on page 1. The discussion also focuses on the primary government and unless otherwise noted, component units are not included.

FINANCIAL HIGHLIGHTS:

- The liabilities and deferred inflows of resources of the City exceeded its assets and deferred outflows of resources by \$99,336,892 (Net Position).
 - Net investment in capital assets, in the amount of \$84,553,858, includes all capital assets including infrastructure.
 - Restricted net position with external restrictions imposed by creditors or laws or regulations of other governments amounted to \$12,777,731.
 - Unrestricted net position, which is net position not restricted for any particular purpose, was (\$196,668,481).
- Over 2018, the City's net position decreased by \$2,929,366. The business-type activities net position decreased by \$2,761,094, primarily due to Sewer Fund transfer out of \$2,894,856. Beginning net position for business-type activities for the current year has been reduced by \$1,647,954 via restatement to reflect the implementation of GASB Statement No. 75 "Accounting and Financial Reporting for Post-employment Benefits Other Than Pensions," which requires the City to record its net other post-employment benefit (OPEB) liability and related items on the government-wide and proprietary fund financial statements. Governmental activities net position decreased by \$168,272. Beginning net position for Governmental activities for the current year has been reduced by \$88,242,650 via restatement to reflect the implementation of GASB Statement No. 75 related to the accounting and reporting for OPEB.
- At December 31, 2018, the fund balances of the City's governmental funds were \$8,643,427. This was an increase of \$1,880,693 from December 31, 2017.

OVERVIEW OF THE FINANCIAL STATEMENTS:

The City's financial report consists of several sections. Taken together, they provide a comprehensive financial look at the City. The components of the report include the independent auditors' report, management's discussion and analysis, and the basic financial statements (government-wide financial statements, fund financial statements, and notes to the basic financial statements). This report also contains required supplementary information and other supplementary information in addition to the basic financial statements.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

The independent auditors' report briefly describes the audit engagement and renders an opinion regarding the material components of the City's financial position.

Management's discussion and analysis (MD&A), prepared by City management, provides a narrative introduction and overview that users of the financial statements need to interpret the basic financial statements. The MD&A provides analysis of some key data that is presented in the basic financial statements and addresses any other currently known facts, decisions or conditions that are expected to have a significant effect on financial position or results of operations.

The basic financial statements include the government-wide statements, fund financial statements, and the notes to the basic financial statements.

- The government-wide financial statements focus on the entity-wide presentation using the accrual basis of accounting. They are designed to be more corporate-like, in that all activities are consolidated into a total for the City.
 - The government-wide Statement of Net Position focuses on resources available for future operations. This statement presents a snapshot of the assets the City owns, the liabilities it owes, and the net difference.
 - The government-wide Statement of Activities focuses on gross and net costs of City programs and the extent to which such programs rely upon taxes and other revenues. This statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by other sources.
- Fund financial statements focus separately on major Governmental Funds, Proprietary Funds, and Fiduciary Funds.
 - Governmental funds are used to account for the functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental fund financial statements is narrower than that of the government-wide financial statements, it is useful to compare the information presented by the two in order to better understand the long-term

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

impact of near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide reconciliation to facilitate the comparison between governmental funds and governmental activities.

The City reports three major governmental funds: (1) the General Fund, which accounts for all financial resources of the general government except those accounted for in another fund; (2) the Debt Service Fund, which accounts for the accumulation of resources, which are principally transfers from other funds and a portion of the City's real estate tax millage, for the payment of general long-term obligation principal, interest, and related costs; and (3) the Capital Projects Fund, which accounts for the proceeds of debt issuances restricted for the acquisition and construction of capital facilities and other capital assets (excluding capital related costs financed by proprietary and fiduciary funds). Data from all the other governmental funds is combined into a single aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements in supplementary information.

- The City's proprietary fund financial statements follow the governmental fund financial statements and include the statement of net position, the statement of revenue, expenses, and changes in net position, and the statement of cash flows. The City maintains two different types of proprietary funds.
 - Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Intermunicipal Sewer Fund, Sewer Fund, Ice Rink Fund, Sewer Transportation Fund, and White Rose Community Television Fund.
 - Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for the financing of insurance services, human resource services, information services, central services, and business administration services provided to the other funds of the City, both governmental and enterprise, on a cost reimbursement basis.

The City's major proprietary funds include the Intermunicipal Sewer Fund and Sewer Fund. The Ice Rink Fund, Sewer Transportation Fund, and White Rose Community Television Fund are the City's non-major enterprise funds.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

- Fiduciary Funds are used to account for resources held for the benefit of parties outside the government and are not reflected in the government-wide statements, because the City cannot use these assets to finance operations. The City's fiduciary funds are all classified as trust and agency funds. The accounting used for fiduciary funds is much like that used for proprietary funds.

The City has three pension trust funds and two agency funds. Individual fund data for each of these fund types is provided in the form of combining statements in supplementary information.

- The notes to the basic financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the City's financial condition. The notes to the financial statements begin immediately following the financial statements.

Other Required Supplementary Information is additional information consisting of a budgetary comparison schedule for the General Fund to demonstrate compliance with budget and certain required supplementary information concerning the City's progress in funding its obligation to provide pension and other post-employment benefits to its employees.

Other supplementary information, consisting of combining statements referred to earlier in connection with non-major governmental funds, trust funds, and agency funds, is presented immediately following the required supplementary information.

REPORTING THE CITY AS A WHOLE:

Government-Wide Financial Analysis

Our analysis of the City as a whole begins with the Statement of Net Position. One of the most important questions asked about the City's finances is: is the City as a whole better off or worse off as a result of the year's activities? The statement of net position and the statement of activities report information about the City as a whole and about its activities in a way that helps answer this question. In these statements, the City is divided into three kinds of activities:

- **Governmental Activities** – Most of the City's basic services are reported here, including general government, sanitation, public safety, highways and streets, public works, parks and recreation, community development and planning, and other departments and programs. Property taxes, occupational privilege taxes, earned income taxes, business privilege taxes, charges for services, and grants finance most of these activities.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

- **Business-Type Activities** – The City charges fees to customers to cover the cost of certain services that it provides. The City Sewer System is reported here, as is the City Ice Arena.
- **Component Units** – The City includes *two separate legal* entities in this report: the Redevelopment Authority of the City of York (Redevelopment Authority) and City of York General Authority. Although legally separate, these component units are important because the City is *legally accountable* for them. Additional financial information regarding the City's component units can be found in the Statement of Net Position and Statement of Activities of this report. The separately audited annual financial report of these entities may be obtained from the City Finance Office or at the City website at www.yorkcity.org under budget and finance.

The analysis below focuses on the net position and changes in net position of the City's governmental and business-type activities.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

TABLE 1
CONDENSED STATEMENT OF NET POSITION
DECEMBER 31, 2018 AND 2017

	Governmental Activities		Business-type Activities		Total Primary Government	
	2018	2017 (restated)	2018	2017 (restated)	2018	2017 (restated)
Assets:						
Cash and investments	\$9,296,343	\$9,992,319	\$19,236,838	\$16,617,327	\$28,533,181	\$26,609,646
Other assets	12,091,691	12,389,909	25,321,673	28,210,520	37,413,364	40,600,429
Capital assets	48,807,499	51,496,448	72,655,731	75,705,153	121,463,230	127,201,601
Total Assets	70,195,533	73,878,676	117,214,242	120,533,000	187,409,775	194,411,676
Deferred outflows of resources	25,854,015	7,732,425	395,518	361,891	29,809,204	11,351,335
Liabilities:						
Other liabilities	8,475,474	8,386,211	4,934,053	1,782,493	13,409,527	10,168,704
Long-term liabilities	247,415,798	238,541,515	45,657,916	49,049,799	293,073,714	287,591,314
Total Liabilities	255,891,272	246,927,726	50,591,969	50,832,292	306,483,241	297,760,018
Deferred inflows of resources	9,925,224	4,282,051	147,406	128,468	10,072,630	4,410,519
Net Position:						
Net investment in capital assets	26,236,975	28,437,947	58,316,883	59,428,192	84,553,858	87,866,139
Restricted	4,262,968	3,178,150	8,514,763	9,513,486	12,777,731	12,691,636
Unrestricted	(200,266,891)	(201,214,773)	3,598,410	4,249,472	(196,668,481)	(196,965,301)
Total Net Position	\$ (169,766,948)	\$ (169,598,676)	\$ 70,430,056	\$ 73,191,150	\$ (99,336,892)	\$ (96,407,526)

Overall, total City assets decreased by \$7,001,901, total City deferred outflows of resources increased by \$18,457,869, total City liabilities increased by \$8,723,223, and total City deferred inflows of resources increased by \$5,662,111 for the year ended December 31, 2018. The decrease in the City's total assets is the result of the following: total increase in cash and investments totaling \$1,923,535, total decrease in capital assets in the amount of \$5,738,371 due to total capital outlays of \$1,417,174 (as explained in "Capital Assets" section) and depreciation expense of \$7,155,545, and other assets decreased by \$3,187,065 mainly due to the following: decrease in due from other governments in the amount of \$1,083,265 due to decrease in grant-related projects during the year ended December 31, 2018, increase in due from component units in the amount of \$202,109 due to timing of payments received from the General Authority, decrease in sewer accounts receivable totaling \$1,046,014 and the decrease in lease rental receivables in the amount of \$1,976,342 due to receipt of payments from municipalities. The increase in the City's deferred outflows of resources is the result of the

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

following: increase of deferred outflows of resources for pensions in the amount of \$11,152,029 is a result of the December 31, 2018 actuarial valuations, increase of deferred outflows of resources for other post-employment benefits of \$8,074,371 is the result of the adoption of GASB 75 and the December 31, 2018 actuarial valuations and decrease of deferred charges on refunding in the amount of \$668,531 is the result of amortization. The increase in the City's total liabilities is the result of the following: total debt decrease in the amount of \$7,674,431 (as described in "Long-Term Debt" section), total decrease in unamortized bond premiums in the amount of \$634,704 as a result of amortization, increase in net pension liability of \$19,148,651, decrease in the restated other post-employment liability of \$5,087,251, increase in accounts payable in the amount of \$386,237 due to timing of payments, and decrease in unearned revenue in the amount of \$274,263. The decrease in the deferred inflows of resources for pensions in the amount of \$2,240,965 is a result of the December 31, 2018 pension actuarial valuations and the increase of deferred inflows of resources for other post-employment benefits of \$7,903,076 is the result of the adoption of GASB 75 and the December 31, 2018 actuarial valuations.

Cash and investments represent 13.24% and 13.53% of the City's total governmental activities assets at December 31, 2018 and 2017, respectively. Of this amount, 24.60% or \$2,286,856, at December 31, 2018, and 19.65% or \$1,963,442, at December 31, 2017, is restricted, primarily for financing the workers' compensation and debt service payments. Additionally, the City operates and maintains the York City WWTP, 102 miles of sewer lines, and one pumping station which is reported in business-type activities. The City's waste-water treatment plant serves six municipalities in addition to the City. The \$14,551,666 and \$12,018,225 at December 31, 2018 and 2017, respectively, in restricted cash and investments allows for future maintenance, repair and replacement, as well as improvement to the City's sewer facilities.

The governmental activities capital assets value is net of \$93,071,282, or 65.60% and \$89,794,961, or 63.55% of accumulated depreciation at December 31, 2018 and 2017, respectively. For the business-type activities, the capital asset value is net of \$86,837,626, or 54.45% and \$82,958,402, or 52.29% of accumulated depreciation at December 31, 2018 and 2017. These percentage rates for depreciation reflect that the capital assets of the City, as a whole, have 34% to 46% of their useful life remaining and also reflect the City's commitment to effective and efficient use of resources to provide services.

As noted earlier, net position may serve over time as a useful indicator of the government's financial position. The City's liabilities and deferred inflows of resources exceeded its assets and deferred outflows of resources by \$99,336,892 at December 31, 2018. The City's restated liabilities and deferred inflows of resources exceeded its assets and deferred outflows of resources by \$96,407,526 at December 31, 2017.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

One portion of the City's net position, 85.12% at December 31, 2018 and 91.14% at December 31, 2017, is the City's investment in capital assets (e.g., streets, street-lights, buildings, land, playgrounds, and equipment); less any related outstanding debt used to acquire those assets. These capital assets are used by the City to provide services to its citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must come from other sources, since the assets cannot be used to liquidate these liabilities.

An additional portion of the City's net position (12.86% and 13.16% at December 31, 2018 and 2017, respectively) represents resources that are subject to external restrictions on how they may be used. Of the \$12,777,731 that is restricted at December 31, 2018: \$7,038,728 is the value of bond related accounts held for debt service payments, while the remaining amount is restricted to use for parks and recreation, highways and streets, public works, community development and planning, workers' compensation, and construction. Of the \$12,691,636 that is restricted at December 31, 2017: \$6,656,550 is the value of bond related accounts held for debt service payments, while the remaining amount is restricted to use for parks and recreation, highways and streets, public works, community development and planning, workers' compensation, and construction.

As mentioned above under Financial Highlights, beginning government-wide net position for the current year has been restated as a result of the implementation of GASB Statement No. 75 relative to OPEB (see Note 1 to the basic financial statements). This restatement reduces net position for both governmental and business-type activities due to the related change in the actuarial valuation of the prior year-end net OPEB liability balance. The City's unrestricted net position balance of (\$196,668,481) and (\$196,965,301) at December 31, 2018 and 2017, results from the recording of General Obligation Bonds, Series B of 1998 and General Obligation Bonds, Series A of 1995 for unfunded pension bonds. Additionally, the unrestricted net position for the years ended December 31, 2018 and 2017 includes unfunded net pension liabilities in the amount of \$95,494,799 and \$76,346,148, respectively, and other post-employment liabilities in the amount of \$116,151,158 and \$121,238,409, respectively.

CITY OF YORK, PENNSYLVANIA
MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

TABLE 2
CONDENSED STATEMENT CHANGES IN NET POSITION
YEARS ENDED DECEMBER 31, 2018 AND 2017

	Governmental Activities		Business-type Activities		Total Primary Government	
	2018	2017(Restated)	2018	2017(Restated)	2018	2017(Restated)
Revenue:						
Charges for services	\$ 13,723,054	\$ 13,364,969	\$ 20,376,063	\$ 20,459,943	\$ 34,099,117	\$ 33,824,912
Operating grants and contributions	6,059,611	6,338,369	78,507	74,970	6,138,118	6,413,339
Capital grants and contributions	81,261	261,559	209,584	-	290,845	261,559
Property taxes	19,333,790	19,822,332	-	-	19,333,790	19,822,332
Payment in lieu of taxes	612,866	764,766	-	-	612,866	764,766
Business taxes	3,851,027	3,466,181	-	-	3,851,027	3,466,181
Personal taxes	8,276,775	7,821,510	-	-	8,276,775	7,821,510
Unrestricted grants	2,093,922	2,161,067	-	-	2,093,922	2,161,067
Unrestricted investment earnings	104,947	76,252	1,026,275	1,198,399	1,131,222	1,274,651
Total revenues	<u>54,137,253</u>	<u>54,077,005</u>	<u>21,690,429</u>	<u>21,733,312</u>	<u>75,827,682</u>	<u>75,810,317</u>
Expenses:						
General government	3,136,857	2,543,872	-	-	3,136,857	2,543,872
Sanitation	3,529,657	3,434,464	-	-	3,529,657	3,434,464
Public safety	32,273,563	40,200,624	-	-	32,273,563	40,200,624
Highways and streets	1,920,922	1,485,517	-	-	1,920,922	1,485,517
Public works	5,138,795	5,035,599	-	-	5,138,795	5,035,599
Parks and recreation	2,240,706	2,082,321	-	-	2,240,706	2,082,321
Community development and planning	4,682,278	4,511,338	-	-	4,682,278	4,511,338
Other departments and programs	1,795,141	1,770,331	-	-	1,795,141	1,770,331
Interest on long-term debt	2,386,377	2,627,393	-	-	2,386,377	2,627,393
Intermunicipal sewer	-	-	8,961,604	8,446,669	8,961,604	8,446,669
Sewer	-	-	11,226,232	11,888,736	11,226,232	11,888,736
Other enterprise funds	-	-	1,464,916	1,542,448	1,464,916	1,542,448
Total expenses	<u>57,104,296</u>	<u>63,691,459</u>	<u>21,652,752</u>	<u>21,877,853</u>	<u>78,757,048</u>	<u>85,569,312</u>
Change in net position before transfers	(2,967,043)	(9,614,454)	37,677	(144,541)	(2,929,366)	(9,758,995)
Transfers	<u>2,798,771</u>	<u>2,284,705</u>	<u>(2,798,771)</u>	<u>(2,284,705)</u>	-	-
Change in net position	(168,272)	(7,329,749)	(2,761,094)	(2,429,246)	(2,929,366)	(9,758,995)
Net position, beginning of year	(169,598,676)	(74,026,277)	73,191,150	77,268,350	(96,407,526)	3,242,073
Restatement effect, implementing GASB Stmt No. 75	-	(88,242,650)	-	(1,647,954)	-	(89,890,604)
Net position, end of year	<u>\$ (169,766,948)</u>	<u>\$ (169,598,676)</u>	<u>\$ 70,430,056</u>	<u>\$ 73,191,150</u>	<u>\$ (99,336,892)</u>	<u>\$ (96,407,526)</u>

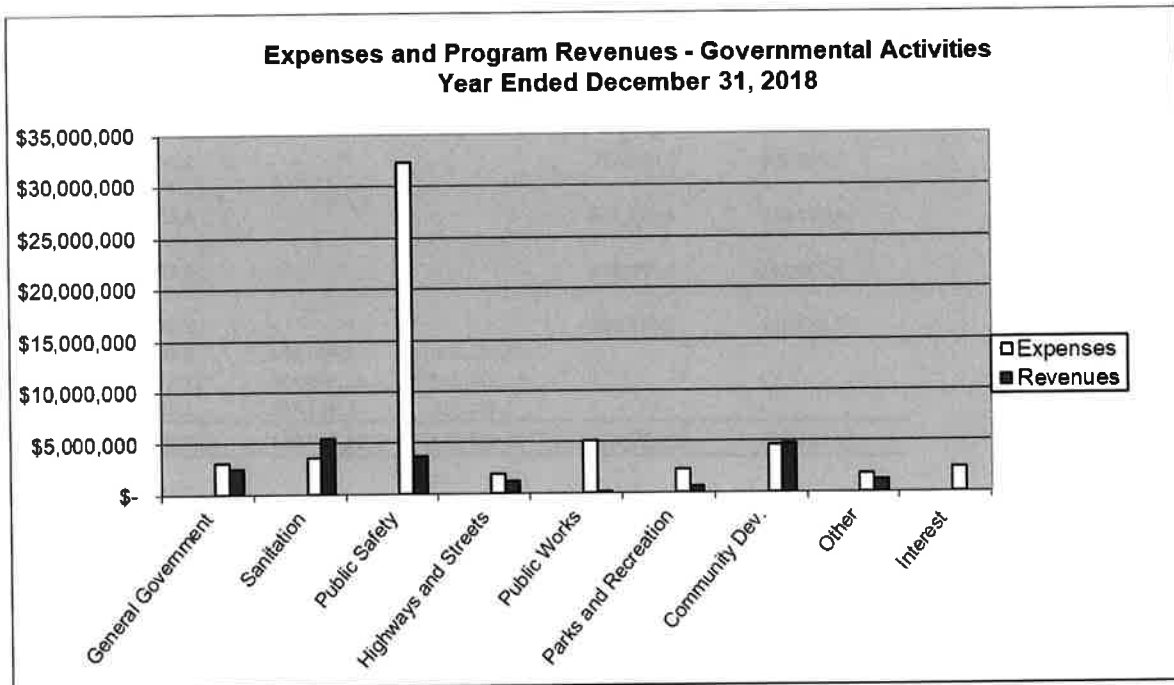
CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

During 1995 and again during 1998, the City issued capital appreciation bonds and notes (bonds). Capital appreciation bonds are sold at a deep discount and amortized up to the face value of the bonds. Annual amortization results in interest expense for governmental activities in the government-wide financial statements, but not in the governmental fund financial statements. Additionally, repayment of debt, while consuming current financial resources in the governmental funds, has no effect on the net position of the governmental activities. In the same manner, issuance of debt, while providing current financial resources in governmental funds, has no effect on the net position of the governmental activities. Governmental funds report capital outlays as expenditures. However, in the governmental activities, the cost of capital assets is allocated over their estimated useful life and reported as depreciation expense.

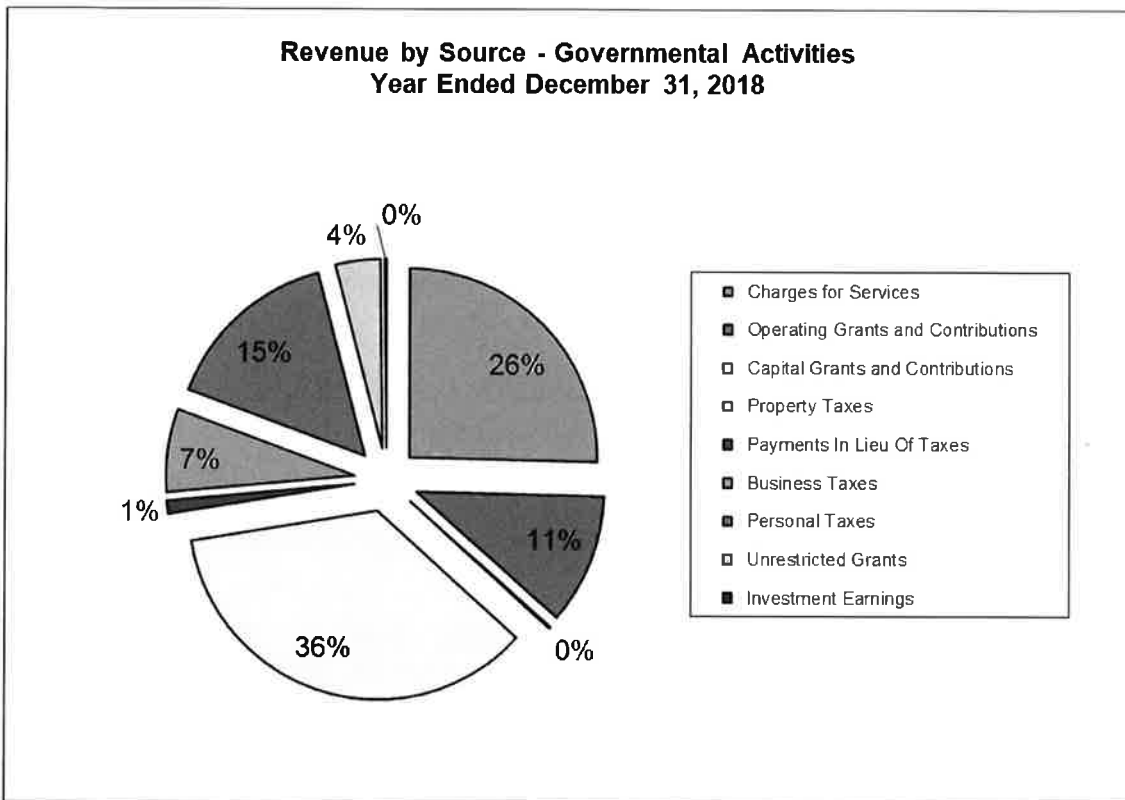
For the year ended December 31, 2017, the decrease in net position of governmental activities resulted primarily from the restatement due to the implementation of GASB No. 75 during the year ended December 31, 2018 as well as the change in the net pension liability and corresponding deferred inflows and outflows of resources for the pension plans totaling \$5,731,966, a decrease in public works capital grants in the amount of \$974,219 due timing of grants and projects, as well as increases in professional services and personnel costs.



CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018



The City's business-type activities include the Intermunicipal Sewer Fund, Sewer Fund, Ice Rink Fund, Sewer Transportation Fund, and White Rose Community Television Fund.

93.94% of the revenue for business-type activities is derived from charges for services. The City's sewer system is comprised of the sewage collection infrastructure, one pumping station and the staff and equipment for the maintenance thereof. Expenses include the City's share of the annual debt payment on the Wastewater Treatment Plant (WWTP) and the costs of treatment of the wastewater. The costs of treatment are paid to the Intermunicipal Sewer Fund toward the cost of the operation of the WWTP and the debt service is paid to the City of York Sewer Authority.

The City operates a state of the art regional WWTP that provides service to six municipalities in addition to the City. Each municipality, including the City, pays a share of the bond debt on the facility and pays the actual cost of treatment for the wastewater that the municipality sends to the facility for treatment. In addition, the facility provides industrial pretreatment testing and levies a charge by volume for certain material contained in the wastewater sent by industrial facilities. Each year in October, the City estimates the wastewater treatment charge per thousand gallons and the quantity of wastewater that will be sent to the plant by each

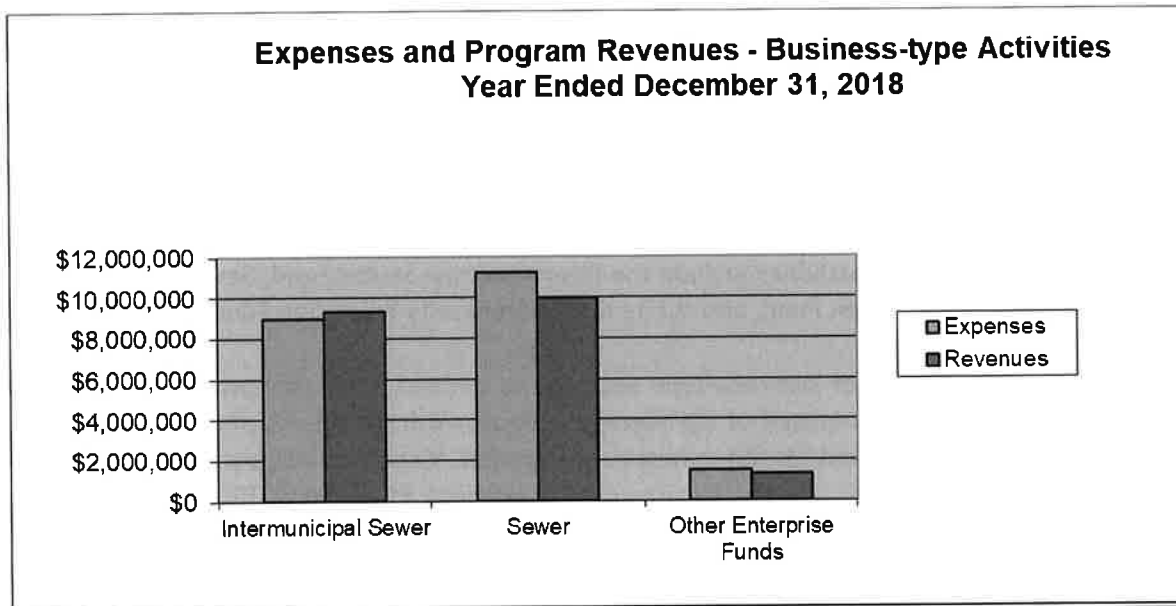
CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

municipality and then communicates the estimated costs for treatment in the subsequent year to each municipality. At the end of each year, the actual cost of treatment is determined. Municipalities that have paid more than necessary receive a credit on their fourth payment and municipalities that have paid too little must make up the difference in the first quarter of the subsequent year. Wastewater treatment charges are calculated by deducting from the actual expenditures of the plant all non-operating revenue, then all operating revenue that comes from customers other than the municipalities is deducted from the expenditures. The remainder is divided to determine the cost per thousand gallons that is charged to the participating municipalities.

A portion of the wastewater that flows to the WWTP from other municipalities is transported through the City sewer interceptor system. Each township pays the City \$.04 per thousand gallons for the wastewater that flows through the City system from the municipality. These payments are held by the City in the Sewer Transportation Fund for the maintenance, repair, and replacement of the sewer lines through which the Intermunicipal wastewater flows.



CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

Financial Analysis of the Government's Funds

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

Governmental Funds

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

At December 31, 2018 and 2017, the City's governmental funds reported combined ending fund balances of \$8,643,427 and \$6,762,734, respectively. The City's unassigned fund balance, which is available for spending at the government's discretion, was \$3,118,399 and \$4,047,947 at December 31, 2018 and 2017, respectively. The City's assigned fund balance is assigned for the next year's budget and is \$1,730,188 and \$0 at December 31, 2018 and 2017, respectively. The remainder of the fund balance at December 31, 2018 and 2017 is restricted for 1) parks and recreation in the amount of \$0 and \$78,827, respectively, 2) highways and streets in the amount of \$1,476,782 and \$654,996, respectively, 3) public works in the amount of \$285,623 and \$317,757, respectively, 4) community development in the amount of \$181,049 and \$137,239, respectively, and 5) debt service in the amount of \$1,851,386 and \$1,525,968, respectively.

The General Fund is the chief operating fund of the City. At December 31, 2018 and 2017, unassigned fund balance of the General Fund was \$4,024,043 and \$4,569,594, respectively. The assigned fund balance was \$1,730,188 and \$0, respectively. The fund balance of the City's General Fund increased by \$1,184,637 during the year ended December 31, 2018. Key factors in this increase are as follows:

- Increase in taxes in the amount of \$168,263, mainly attributable to an increase in the realty transfer tax.
- Increase in fines and forfeits in the amount of \$138,009 due to increase in collections.
- Increase in grants and contributions in the amount of \$196,485, due to increased funding of police grants.
- Increase in miscellaneous in the amount of \$128,023 due to increase in police-related reimbursements.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

The fund balance of the City's General Fund increased by \$765,497 during the year ended December 31, 2017. Key factors in this increase are as follows:

- Increase in taxes in the amount of \$1,248,867, mainly attributable to York Adams Tax Bureau's earned income tax collection efforts, as well as to hiring MuniServices to perform "field service" auditing work for local services and business privilege taxes.
- Decrease in grants and contributions in the amount of \$369,295, due to \$175,000 decrease in private contributions and \$205,329 decrease in the federal SAFER grant for fire.

The Debt Service Fund has a total fund balance of \$1,851,386 and \$1,525,968 as of December 31, 2018 and 2017, respectively. The net increase in fund balance for the years ended December 31, 2018 and 2017 in the Debt Service Fund was \$325,418 and \$515,067, respectively.

The Capital Projects Fund has a total fund deficit of (\$295,972) and (\$196,438) as of December 31, 2018 and 2017, respectively. The net decrease in fund balance for the years ended December 31, 2018 and 2017 in the Capital Projects Fund was (\$99,534) and (\$118,212), respectively.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Intermunicipal Sewer Fund and Sewer Fund at December 31, 2018 amounted to zero and (\$325,589), respectively. Unrestricted restated net position of the Intermunicipal Sewer Fund and Sewer Fund at December 31, 2017 amounted to zero and \$1,764,301, respectively. The total increase (decrease) in net position for these funds for the year ended December 31, 2018 was \$47,960 and (\$2,914,098), respectively. The total increase (decrease) in net position for these funds for the year ended December 31, 2017 was \$141,750 and (\$3,371,042), respectively. The total restatement of beginning net position for these funds as of December 31, 2018 was (\$1,242,433) and \$366,966, respectively. Other factors concerning the finances of these funds have already been addressed in the discussion of the City's business-type activities.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

General Fund Budgetary Highlights

General Fund

Revenue and expenditures for most of the City's general operations are accounted in the City's General Fund. These operations include general government, sanitation, public safety, highways and streets, public works, community development and planning, and other departments and programs. For the year ended December 31, 2018, the final revenue budget, including transfers-in, was \$44,690,468 and the final expenditure budget, including transfers-out, was \$44,531,276.

The City adopts a budget pursuant to the City Charter and ordinances by December 31 of the preceding year. Over the course of the budget year, budget transfers and budget amendments occur. Budget transfers are approved by the business administrator within the limits of discretion granted to that officer by the City Ordinances. Budget amendments are submitted for approval to City Council in the nature of a bill, which, after adoption by Council, becomes an ordinance. Budget transfers and amendments are adopted to make resources available to pay for expenditures that may have exceeded the amounts anticipated and to account for revenue and expenditures associated with grants that become available during the budget year. Transfers and amendments are also used to move resources from contingency accounts within funds to accounts where the resources are required.

In 2018, the single largest revenue item in General Fund was taxes at \$27,744,273. Actual taxes included \$15,635,966 in real estate taxes, \$3,293,066 in business taxes, \$8,247,946 in income and local service taxes. The second largest item includes charges for services, which at \$9,698,184 includes sanitation fees of \$5,370,764.

The City had negative variances between final budget and actual in the fines and forfeits line in the amount of \$157,024 due to the City receiving \$96,372 less in Neighborhood Improvement Fines than budgeted, grants and contributions line in the amount of \$166,913 due to the City decrease in expected funding, charges for services line item in the amount of \$760,086 due to shortfalls in refuse fees of \$654,236 and miscellaneous line item in the amount of \$19,642.

Total General Fund expenditures were \$42,642,315 for the year ended December 31, 2018. The single most expensive activity in the General Fund is public safety, which is comprised of police and fire-rescue services, which amount to \$29,991,809 or 70.33% of the General Fund actual expenditures for the year ended December 31, 2018. The City had negative variances between final budget and actual in the public safety line item in the amount of \$30,985 due to the City contributing \$59,017 more to the Police Pension than anticipated.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

CAPITAL ASSETS AND DEBT ADMINISTRATION:

Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of December 31, 2018 and 2017 amounts to \$121,463,230 and \$127,201,601, respectively. This investment in capital assets includes land, buildings, land improvements, equipment and furniture, and infrastructure. The total decrease in the City's investment in capital assets for the current fiscal year was 4.51% (a 5.22% decrease for governmental activities and a 4.03% decrease for business-type activities).

Major capital asset events during the year ended December 31, 2018 included the following:

- Rail trail construction totaling \$79,436
- Roof projects totaling \$163,509
- Bike lanes project totaling \$238,243
- Police cars totaling \$114,497
- Various sewer system infrastructure improvements totaling \$836,098
- Memorial Park project totaling \$126,266

Major capital asset events during the year ended December 31, 2017 included the following:

- Street improvements totaling \$377,335
- Rail trail construction totaling \$47,305
- Financial management system totaling \$192,438
- Phase II PPS Migration Project totaling \$111,835
- Roof project totaling \$288,380
- Bike lanes project totaling \$238,243
- Police cars totaling \$118,843

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

- Street sweeper totaling \$194,091
- Various sewer system infrastructure improvements totaling \$912,503
- Ice rink equipment totaling \$356,439
- Highways and streets vehicle totaling \$116,863
- Memorial Park structures totaling \$99,878
- Parks and recreation vehicles totaling \$74,391
- Mower totaling \$67,940

Additional information on the City's capital assets can be found in note 10 on page 44 of this report.

Long-Term Debt

At December 31, 2018 and 2017, the City had total general obligation bonds and notes outstanding of \$37,612,554 and \$40,647,976, respectively. Revenue bonds in the amount of \$34,649,981 and \$38,362,814, respectively, represent bonds secured solely by specified revenue sources.

The City's total debt decreased by \$7,674,431 during the year ended December 31, 2018. The increase of \$1,444,578 in accretion of capital appreciation bonds, were offset by \$9,119,009 in debt repayments.

The City's total debt decreased by \$8,081,281 during the year ended December 31, 2017. The City issued the following debt during the year ended December 31, 2017: General Obligation Bonds, Series A of 2017 in the amount of \$11,550,000 to advance refund the remaining \$10,620,000 of General Obligation Bonds, Series of 2011; the Guaranteed Sewer Revenue Bonds, Series of 2017 in the amount of \$21,025,000 to advance refund the remaining \$22,745,000 of Guaranteed Sewer Revenue Bonds, Series of 2010; and the General Obligation Bonds, Series B of 2017 in the amount of \$2,335,000 to currently refund the remaining \$1,710,000 of York City Recreation Corporation Guaranteed Revenue Bonds, Series of 2001. The City also entered into new capital leases during 2017 for a highway street sweeper, air cooled condensers, litter vacuum, two vehicles, SandPro equipment, and a mower in the amount of \$502,833. These increases, in addition to the increase of \$1,629,960 in accretion of capital

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

appreciation bonds, were offset by \$45,124,074 in debt repayments (including the refundings, as explained previously).

Additional information on the City's long-term debt can be found in note 10 on page 48 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES:

The City finished 2013 with a (\$5,715,996) accumulated deficit in the General Fund. As of December 31, 2018, the fund balance had increased to a positive \$5,754,231. Several factors, previously identified, contributed to this \$11.5 million improvement. However, the following section identifies the most significant economic conditions negatively impacting the financial health of the City along with the proactive measures being taken to overcome these challenges.

As is the case in most 3rd class cities in Pennsylvania, the structure for providing and paying for municipal services makes it difficult to maintain the historical level of service the City's citizens deserve. The challenges faced by the City are common plagues to most inner-cities. City government inherits conditions that are beyond the direct control of our elected officials. For example, school districts are autonomous, yet high school tax rates impact all city residents even if the home does not have school age children.

The vicious cycle of high levels of migration to the suburban communities and stagnant assessed values of taxable properties strapped with disproportionate real estate tax burdens perpetuates more migration. This further erodes the income tax base, creating an over-reliance on real estate taxes to cover operating expenses. To make matters worse, this migration leaves behind high concentrations of poverty further exasperating crime and property maintenance issues. Less affluent City residents are forced to subsidize the service levels that the more affluent non-city residents rely upon for their livelihood. On average, 88% of the gross wages earned in the City go to commuters who do not pay any earned income taxes on the income they take back to their "home" communities.

Because the City is the county seat and the urban hub of the metropolitan area, over thirty seven percent of the real estate value in the City is tax exempt. The tax-exempt real estate consists of post-secondary schools, county, state and federal government buildings, a hospital, churches, social service agencies, non-school educational venues and charities, etc. Moreover, the agencies that occupy the tax-exempt real estate serve large populations who do not live in the City. Every non-city resident who attends college, receives health care, uses state and county government services, attends religious services, receives social services, enjoys entertainment at certain venues, or receives charitable assistance has that service subsidized by the tax paying residents of the City. The City has made a concerted effort to collect payments in lieu of taxes from tax exempt properties. Through concerted efforts with Wellspan Health and

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

the Administration, Wellspan has increased its contribution to the City to \$1,000,000 for 2020 and 2021.

The 2015 real estate tax rate was 20.37 mills. This rate was set in 2012 and remained the same for 2013, 2014, and 2015. Between 2005 to 2012, the real estate tax rate increased by almost 51%. To provide relief for current property owners and simultaneously spur real estate activity, former Mayor Bracey committed to a 15% property tax reduction over the next 5 years. In 2016, real estate tax rates were reduced by 1% to 20.16 mills. In 2017, the rate decreased by another 2% to 19.75 mills and, in 2018, the rate decreased by another 4% to 18.97 mills. The 2019 rate stayed the same at 18.97 mills. While the City is making a commitment to lower real estate taxes, many municipalities and school districts are raising their rates – narrowing the spread from one region to the next.

The prior tax increases were driven by many different pressures, but the fundamental issue is that there is no natural growth in the City tax base and, thus, no natural growth in tax revenue. On the other hand, costs increase in response to local, state, national, and international trends. While the City has been able to hold the real estate rate steady for three years, the need for capital improvement projects forced the City to raise sewer rates by 6% and 4.1% in 2015 and 2017 respectively and 3% in 2021.

The minimum municipal annual pension obligation payments (MMO) are supported by the City's General Fund. In 2005, the City contribution to the employee pension funds was \$2 million. Largely due to factors outside of the control of the administration such as market performance and the negative long-term financial impacts of arbitrated labor negotiations, the annual obligation increased over 140% to \$4.9 million in 2006. The next few years continued to see steady increases in the annual obligation. However, in 2011 the MMO rose by 44% to \$7.8 million annually in response to the effect the housing market crash had on the pension fund investments.

Due to its relatively high level of unfunded pension liabilities, Pennsylvania categorizes the City's pension plans as "moderately distressed." Subsequently, the City was permitted through Act 44 to make use of several capabilities to relieve the financial stress of high MMO payments. For a four-year period, the City was allowed to reduce its normal MMO payments by 25% beginning in 2011, followed by the increase to the resident and non-resident earned income tax from 1% to 1.25%, as explained previously.

The main driver of these unfunded liabilities is the inability of the City tax base to keep up with rising public safety costs. Police and firefighter labor costs continue to rise faster than the rate of inflation consuming more than 70% of the General Fund operating budget.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

In December 2014, the City successfully negotiated pension reform into the 2015 – 2018 Fraternal Order of Police (FOP) contract. The projected savings in annual MMO payments stems from converting retirees to a fixed cost of living adjustment (COLA) versus a variable calculation. The uncertainty behind what the potential annual increases would be artificially inflates the actuarial calculation of the unfunded liability. Now the actual exposure can be calculated with more certainty. Netting the scheduled pay increases and other contractual commitments against this reform, this deal provides approximately \$1 million annually in expense relief for the life of the contract.

This deal also accomplished a few milestones:

- The 4% early retirement incentive was eliminated. Future considerations for layoffs will not be impacted by this policy.
- Police now contribute to healthcare premiums for the first time ever with gradual increases scheduled each year.
- The retirement age for new hires was raised by 5 years.

In addition, the City was able to reach a similar deal with the International Association of Firefighters (IAFF), active and retired, in 2016. The IAFF agreed to receive the same fixed 2.5% pension COLA.

For 2015 and 2016, the City budgeted for the savings from the above deals to be applied to prior year MMO's that were past due. The difference between the credits and the annual liability were applied directly to the unfunded liability as an actuarial gain. As of September 1, 2016, all past due MMO payments citywide were paid in full.

It is important to note that the net effect of all of the above actions are not yet fully represented in the actuarial valuation reports. As of 2013, the pension fund was at a 58% funding status. Coupled with continued market gains and additional reform, the goal is to reach a 70% funding status by 2019; removing the distressed pension status.

The City has made significant strides over the past year in pursuit of the goals set by the Administration for the Department of Economic and Community Development (DECD). Through partnerships, creativity, and community involvement DECD has been able to make strides in its efforts to continuously build a sustainable, diverse local economy that has a positive impact on the City's residents in the form of jobs, improved housing stock, and an ever-increasing standard of living for City residents. The department has also excelled in identifying and engaging in projects with objectives to stabilize neighborhoods that have suffered from disinvestment. Furthermore, through its ability to leverage City funds, the department has been able to make indelible impacts across the community. Some of these projects include:

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

- **Citizen's Bank** – The Citizen's Bank building located at 1 North George Street on the City's Continental Square is under redevelopment agreement to be redeveloped into a performing music venue and casual restaurant with rooftop seating overlooking the City. The redevelopers have extensive operations experience and are currently building their capital stack to begin construction in 2021/2022.
- **Salem Square** – The City, in partnership with Salem Square Community Association (SSCA) and members of the faith-based community, continue to work to revitalize the neighborhood. The former Gus' bar project was recently vacated by Martin Library after a successful two-year program of afterschool activities and computer lab for the neighborhood. The Redevelopment Authority recently entered into a license agreement with the SSCA to hold several "Urban Entrepreneur" classes to neighborhood residents. This program will teach basic entrepreneurial skills and sets the stage for success.
- **Northeast Neighborhood Association** – United Fiber and Data continues to design its future data center which will be located at the site of the former York County Prison. The developer is purchasing the prison site and land development plans have been submitted for the development of a data center that will be connected to the recently completed fiber optic line that runs through York City.
- **Yorktown Hotel Project** – The City is fully supportive of the purchase and repositioning of the existing Yorktown Hotel to its full glory. As it was originally developed as a community supported project by founding fathers and key community stakeholders, the hotel has come full circle once again under the stewardship of the York County Industrial Development Authority (YCIDA) who will oversee the full renovation of the facility into a world class hotel. A Tapestry by Hilton is anticipated to open in Spring of 2022.
- **120 North Richland Avenue** – The City, through its Redevelopment Authority, has partnered with 120 North Richland, LLC by providing the land to this developer in exchange for his efforts to demolish and stabilize a blighted industrial complex. Demolition is progressing and the developer is currently in the planning and design phase for a multi-million dollar design that may include housing and retail in a much needed area.
- **300 North State Street** – The former Danskin property has been developed by Pennrose into a 56-unit multi-family housing with a community room and small offices. The Redevelopment Authority served as a sponsor for a Industrial Sites Reuse Program grant that allowed Pennrose to address all environmental issues on the project site.

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

- **Penn and Market Farmer's Market** – Penn and Market Farmer's Market has been in existence dating back to 1860. It is the oldest Market in the City. While its prominent architecture and anchor designation poises the structure and location for historical significance, it is the community benefit that puts the Farmer's Market as a priority project for the City. There has been a continuous effort to improve not only the physical aspects of the market, but to improve and update the infrastructure, processes, and procedures surrounding the operation of the market. There has already been positive progress towards the goal. Through grant funding, specifically an Economic Development Initiative (EDI) and Redevelopment Assistance Capital Grant (RACP), the Bureau of Economic Development has been able to tackle some of the glaring issues pertaining to roof leakages, outdated and dysfunctional bathroom layouts, lighting, and improvements to maintain the exterior walls. The Redevelopment Authority was recently awarded a \$1.5 Million Redevelopment Assistance grant for the historic market and has engaged an engineer to determine space needs and layout and begin design for a \$3 Million complete renovation of the market house.
- **Emanuel Community Development Corporation (CDC)** – Emanuel CDC is working to establish a neighborhood association in the City's east end. To date, the CDC has operated a health clinic and after school program which caters to the neighborhood, but have seen the need and potential of serving additional residents by providing additional services. To that end, the organization is looking to add a community center, do renovations to their campus, and work with the City in creating and implementing a neighborhood revitalization strategy.
- **Northwest Triangle Development (NWT)** – The Northwest Triangle is under Redevelopment Agreement with GJ Devers, LLC to transform the entire critical real estate parcel into a productive environment for the 22nd Century. This mixed-use development will include housing, retail, parking, entertainment and will be home to the City of York's Innovation and Equity District. We are currently working with global experts in the fields of innovation and inclusion and we will strive to ensure that our young minority populations have the opportunities to advance in future well-paying careers, not just jobs, to build community wealth and transform their heritage. This is more than a real estate redevelopment project, but it's a transformative mission to change the mindset of not only our existing industrial manufacturers, but also the mindset of the next generation.

The City has taken many proactive steps to improve its financial health and put in place the structure necessary for future economic and human capital growth. While the challenges are great, the City is fortunate to have a community of business leaders, a strong community foundation, and City leaders who see the incredible potential of the City if its financial challenges can be conquered

CITY OF YORK, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

It is the City's vision that the City shall be a thriving urban community in which every person is welcome to be safe, successful, and happy. The protection and improvement of the health, safety, and welfare of the community is the City's reason for being. Citizens can be assured that the Helfrich Administration holds the long-term welfare of the community as the guiding principle of the City's actions.

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CITY OF YORK, PENNSYLVANIA
STATEMENT OF NET POSITION
DECEMBER 31, 2018

	Primary Government			Component	
	Governmental Activities	Business-type Activities	Total	Units	Total
Assets					
Cash and cash equivalents	\$ 7,009,487	\$ 4,685,172	\$ 11,694,659	\$ 1,121,499	\$ 12,816,158
Receivables, net of allowance for uncollectible accounts:					
Taxes	6,822,172	-	6,822,172	-	6,822,172
Accounts	3,521,203	2,554,230	6,075,433	680	6,076,113
Loans	3,513,964	-	3,513,964	1,000,000	4,513,964
Interest	-	-	-	5,776	5,776
Internal balances	(4,197,944)	4,197,944	-	-	-
Due from component units	1,494,386	-	1,494,386	-	1,494,386
Due from other governments, net of allowance	912,363	-	912,363	52,500	964,863
Prepaid expenses	25,547	-	25,547	-	25,547
Restricted assets:					
Cash and cash equivalents	2,286,856	14,551,666	16,838,522	2,758,658	19,597,180
Note receivable	-	-	-	950,000	950,000
Lease rentals receivable	-	18,551,665	18,551,665	-	18,551,665
Capital assets, less accumulated depreciation and amortization	48,807,499	72,655,731	121,463,230	5,814,892	127,278,122
Prepaid debt insurance	-	17,834	17,834	-	17,834
Total assets	70,195,533	117,214,242	187,409,775	11,704,005	199,113,780
Deferred Outflows of Resources					
Deferred outflows of resources for pensions	15,642,084	1,056,393	16,698,477	-	16,698,477
Deferred outflows of resources for other post-employment benefits	8,001,487	72,884	8,074,371	-	8,074,371
Deferred charges on refunding	2,210,444	2,825,912	5,036,356	-	5,036,356
Total deferred outflows of resources	25,854,015	3,955,189	29,809,204	-	29,809,204
Liabilities					
Accounts payable and other current liabilities	3,386,194	1,099,437	4,485,631	215,115	4,700,746
Accrued liabilities	920,989	138,089	1,059,078	-	1,059,078
Litigation payable	-	-	-	500,000	500,000
Environmental remediation liability	-	-	-	532,750	532,750
Due to primary government	-	-	-	1,494,386	1,494,386
Due to other governments	68,519	3,542,405	3,610,924	106,973	3,717,897
Due to City of York pension trust fund	59,017	-	59,017	-	59,017
Unearned revenue	4,040,755	154,122	4,194,877	1,265,180	5,460,057
Total other post-employment benefits liability	114,190,109	1,961,049	116,151,158	-	116,151,158
Net pension liability	92,238,492	3,256,307	95,494,799	-	95,494,799
Noncurrent liabilities:					
Due within one year	5,315,717	3,860,489	9,176,206	751,801	9,928,007
Due in more than one year	35,671,480	36,580,071	72,251,551	6,282,400	78,533,951
Total liabilities	255,891,272	50,591,969	306,483,241	11,148,605	317,631,846

	Primary Government			Component Units	Total
	Governmental Activities	Business-type Activities	Total		
Deferred Inflows of Resources					
Deferred inflows of resources for pensions	2,097,765	71,789	2,169,554	-	2,169,554
Deferred inflows of resources for other post-employment benefits	7,827,459	75,617	7,903,076	-	7,903,076
Total deferred inflows of resources	9,925,224	147,406	10,072,630	-	10,072,630
Net Position					
Net investment in capital assets	26,236,975	58,316,883	84,553,858	529,892	85,083,750
Restricted for:					
Highways and streets	1,476,782	-	1,476,782	-	1,476,782
Public works	285,623	-	285,623	-	285,623
Community development and planning	181,049	-	181,049	-	181,049
Workers' compensation	468,128	-	468,128	-	468,128
Debt service	1,851,386	5,187,342	7,038,728	42,186	7,080,914
Revolving loans	-	-	-	1,000,000	1,000,000
Construction	-	3,327,421	3,327,421	-	3,327,421
Unrestricted	(200,266,891)	3,598,410	(196,668,481)	(1,016,678)	(197,685,159)
Total net position	\$ (169,766,948)	\$ 70,430,056	\$ (99,336,892)	\$ 555,400	\$ (98,781,492)

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2018

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 3,136,857	\$ 2,564,140	\$ 12,853	\$ -
Sanitation	3,529,657	5,427,044	56,468	-
Public safety	32,273,563	2,861,560	849,208	-
Highways and streets	1,920,922	21,702	1,206,277	-
Public works	5,138,795	114,400	-	31,261
Parks and recreation	2,240,706	441,132	171,714	50,000
Community development and planning	4,682,278	2,293,076	2,500,116	-
Other departments and programs	1,795,141	-	1,262,975	-
Interest on long-term debt	2,386,377	-	-	-
Total governmental activities	57,104,296	13,723,054	6,059,611	81,261
Business-type activities:				
Intermunicipal sewer	8,961,604	9,326,228	-	-
Sewer	11,226,232	9,806,356	-	209,584
Other enterprise funds	1,464,916	1,243,479	78,507	-
Total business-type activities	21,652,752	20,376,063	78,507	209,584
Total primary government	\$ 78,757,048	\$ 34,099,117	\$ 6,138,118	\$ 290,845
Component units:				
Redevelopment Authority	\$ 654,687	\$ 724,205	\$ 1,416,478	\$ -
General Authority	1,905,739	1,766,212	-	-
Total component units	\$ 2,560,426	\$ 2,490,417	\$ 1,416,478	\$ -
General revenues:				
Property taxes				
Local services taxes				
Earned income taxes				
Business privilege taxes				
Franchise taxes				
Public utility realty taxes				
Beverage taxes				
Payments in lieu of taxes				
Grants and contributions not restricted to specific functions				
Unrestricted investment earnings				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position - beginning of year, restated				
Net position - end of year				

See accompanying notes to basic financial statements.

Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Units	Total
Governmental Activities	Business-type Activities	Total		
\$ (559,864)	\$ -	\$ (559,864)	\$ -	\$ (559,864)
1,953,855	-	1,953,855	-	1,953,855
(28,562,795)	-	(28,562,795)	-	(28,562,795)
(692,943)	-	(692,943)	-	(692,943)
(4,993,134)	-	(4,993,134)	-	(4,993,134)
(1,577,860)	-	(1,577,860)	-	(1,577,860)
110,914	-	110,914	-	110,914
(532,166)	-	(532,166)	-	(532,166)
(2,386,377)	-	(2,386,377)	-	(2,386,377)
(37,240,370)	-	(37,240,370)	-	(37,240,370)
-	364,624	364,624	-	364,624
-	(1,210,292)	(1,210,292)	-	(1,210,292)
-	(142,930)	(142,930)	-	(142,930)
-	(988,598)	(988,598)	-	(988,598)
(37,240,370)	(988,598)	(38,228,968)	-	(38,228,968)
-	-	-	1,485,996	1,485,996
-	-	-	(139,527)	(139,527)
-	-	-	1,346,469	1,346,469
19,333,790	-	19,333,790	-	19,333,790
1,222,829	-	1,222,829	-	1,222,829
7,053,946	-	7,053,946	-	7,053,946
3,508,207	-	3,508,207	-	3,508,207
284,290	-	284,290	-	284,290
32,730	-	32,730	-	32,730
25,800	-	25,800	-	25,800
612,866	-	612,866	-	612,866
2,093,922	-	2,093,922	-	2,093,922
104,947	1,026,275	1,131,222	45,746	1,176,968
2,798,771	(2,798,771)	-	-	-
37,072,098	(1,772,496)	35,299,602	45,746	35,345,348
(168,272)	(2,761,094)	(2,929,366)	1,392,215	(1,537,151)
(169,598,676)	73,191,150	(96,407,526)	(836,815)	(97,244,341)
\$ (169,766,948)	\$ 70,430,056	\$ (99,336,892)	\$ 555,400	\$ (98,781,492)

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2018

	General Fund	Debt Service Fund	Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
Assets					
Cash and cash equivalents	\$ 1,224,487	\$ -	\$ -	\$ 2,403,539	\$ 3,628,026
Cash and cash equivalents - restricted	-	1,818,728	-	-	1,818,728
Receivables:					
Loans (less allowance for doubtful accounts of \$33,000 in the General Fund and \$532,618 in the Other Governmental Funds)	370,847	-	-	3,143,117	3,513,964
Taxes (less allowance for doubtful accounts of \$1,567,133 in the General Fund, \$301,309 in the Debt Service Fund, and \$110,598 in the Other Governmental Funds)	6,379,372	324,634	-	118,166	6,822,172
Accounts (less allowance for doubtful accounts of \$2,557,827 in the General Fund)	2,502,481	10,333	-	75,344	2,588,158
Due from other funds	1,242,355	-	134,326	189,500	1,566,181
Due from component units	1,494,386	-	-	-	1,494,386
Due from other governments	83,539	-	38,446	790,378	912,363
Total assets	\$ 13,297,467	\$ 2,153,695	\$ 172,772	\$ 6,720,044	\$ 22,343,978
Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)					
Liabilities:					
Accounts payable and accrued expenses	\$ 1,113,084	\$ 1,000	\$ 96,383	\$ 695,991	\$ 1,906,458
Accrued wages payable	739,556	-	-	63,114	802,670
Due to other funds	200,904	-	304,923	1,161,975	1,667,802
Due to other governments	-	-	-	68,519	68,519
Unearned revenue	687,252	-	67,438	3,286,065	4,040,755
Total liabilities	2,740,796	1,000	468,744	5,275,664	8,486,204
Deferred inflows of resources:					
Unavailable revenue - taxes	4,802,440	301,309	-	110,598	5,214,347
Fund balances (deficits):					
Restricted for:					
Highways and streets	-	-	-	1,476,782	1,476,782
Public works	-	-	-	285,623	285,623
Community development and planning	-	-	-	181,049	181,049
Debt service	-	1,851,386	-	-	1,851,386
Assigned for 2019 budget	1,730,188	-	-	-	1,730,188
Unassigned	4,024,043	-	(295,972)	(609,672)	3,118,399
Total fund balances (deficits)	5,754,231	1,851,386	(295,972)	1,333,782	8,643,427
Total liabilities, deferred inflows of resources, and fund balances (deficits)	\$ 13,297,467	\$ 2,153,695	\$ 172,772	\$ 6,720,044	\$ 22,343,978

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA**RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION****DECEMBER 31, 2018**

Fund balances - total governmental funds		\$ 8,643,427
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.		
Governmental capital assets	\$ 141,729,716	
Less accumulated depreciation	<u>(92,922,217)</u>	48,807,499
Some of the City's taxes 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 unavailable revenue in the funds.		
		5,214,347
Deferred charges on refunding resulting from the issuance of debt are not financial resources and, therefore, are not reported in the funds.		
		2,210,444
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.		
Bonds payable	(31,508,002)	
Net premium on bonds	(1,582,723)	
Notes payable	(3,769,552)	
Loans from other governmental entities	(1,710,000)	
Capitalized lease obligation	(1,277,957)	
Compensated absences	(1,103,359)	
Accrued interest payable	(89,231)	
Net pension liability, net of related deferred outflows and inflows of resources	(78,016,576)	
Total OPEB liability, net of related deferred outflows and inflows of resources	<u>(113,309,823)</u>	(232,367,223)
Internal service funds are used by management to charge the costs of insurance services, human resource services, information services, central services, and business administration services to individual funds. The assets, deferred inflows of resources, liabilities, and deferred outflows of resources of the internal service fund are included in governmental activities in the statement of net position.		
Internal service fund net position	3,116,207	
Adjustment related to enterprise funds	<u>(5,391,649)</u>	<u>(2,275,442)</u>
Net position of governmental activities		<u>\$ (169,766,948)</u>

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS) -
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2018

	General Fund	Debt Service Fund	Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
Revenues:					
Taxes	\$ 27,744,273	\$ 2,742,771	\$ -	\$ 1,003,769	\$ 31,490,813
Licenses and permits	1,025,481	-	-	-	1,025,481
Fines and forfeits	1,830,503	-	-	-	1,830,503
Grants and contributions	2,209,672	2,093,922	81,261	4,382,719	8,767,574
Charges for services	9,698,184	139,732	-	512,116	10,350,032
Loan repayments	-	-	-	59,064	59,064
Interest	32,190	6,005	27	32,213	70,435
Miscellaneous	241,058	-	-	69,753	310,811
Total revenues	42,781,361	4,982,430	81,288	6,059,634	53,904,713
Expenditures:					
Current:					
General government	2,160,286	3,473	10,115	43,415	2,217,289
Sanitation	3,402,477	-	-	-	3,402,477
Public safety	29,991,809	-	-	103,723	30,095,532
Highways and streets	716,807	-	-	789,889	1,506,696
Public works	2,981,080	-	-	39,641	3,020,721
Parks and recreation	-	-	-	1,772,872	1,772,872
Community development and planning	3,149,335	-	-	1,335,783	4,485,118
Other departments and programs	240,521	-	-	1,308,300	1,548,821
Debt service:					
Principal retirements	-	4,480,000	474,132	379,462	5,333,594
Interest	-	725,117	59,982	80,954	866,053
Capital outlay	-	-	448,064	125,554	573,618
Total expenditures	42,642,315	5,208,590	992,293	5,979,593	54,822,791
Excess (deficiency) of revenues over (under) expenditures	139,046	(226,160)	(911,005)	80,041	(918,078)
Other financing sources (uses):					
Transfers in	2,641,255	647,663	811,471	528,216	4,628,605
Transfers out	(1,595,664)	(96,085)	-	(138,085)	(1,829,834)
Total other financing sources (uses)	1,045,591	551,578	811,471	390,131	2,798,771
Net change in fund balances (deficits)	1,184,637	325,418	(99,534)	470,172	1,880,693
Fund balances (deficits) - beginning of year	4,569,594	1,525,968	(196,438)	863,610	6,762,734
Fund balances (deficits) - end of year	\$ 5,754,231	\$ 1,851,386	\$ (295,972)	\$ 1,333,782	\$ 8,643,427

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO
THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2018

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

Net change in fund balances (deficits) - total governmental funds	\$	1,880,693
<p>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 and reported as depreciation expense.</p>		
Capital outlays	\$ 587,372	
Depreciation expense	<u>(3,261,415)</u>	(2,674,043)
<p>Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.</p>		
		198,028
<p>The issuance of long-term debt (i.e., bonds, leases) provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.</p>		
Principal repayments	<u>5,333,594</u>	5,333,594
<p>Some expenses reported in the statement of activities when incurred do not require the use of current financial resources when paid in governmental funds and, therefore, are not reported as expenditures in governmental funds.</p>		
Change in compensated absences	175,173	
Change in accrued interest	1,433	
Amortization of bond discounts	(1,444,578)	
Amortization of bond premium	194,597	
Amortization of deferred charges on refunding	(271,776)	
Change in net pension liability, net of related deferred outflows and inflows of resources	(5,543,874)	
Change in total OPEB liability, net of related deferred outflows and inflows of resources	<u>5,136,281</u>	(1,752,744)
<p>Internal service funds are used by management to charge the costs of insurances services, human resource services, information services, central services, and business administration services to individual funds. The net revenue of certain activities of the internal service fund is reported within governmental activities.</p>		
Internal service fund change in net position	(3,042,576)	
Adjustment related to enterprise funds	<u>(111,224)</u>	(3,153,800)
Change in net position of governmental activities		<u>\$ (168,272)</u>

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA
STATEMENT OF NET POSITION - PROPRIETARY FUNDS
DECEMBER 31, 2018

	Business-type Activities - Enterprise Funds				Internal Service Fund
	Intermunicipal Sewer Fund	Sewer Fund	Other Enterprise Funds	Total	
Assets					
Current assets:					
Cash and cash equivalents	\$ 3,180,321	\$ 1,504,851	\$ -	\$ 4,685,172	\$ 3,381,461
Receivables:					
Lease rentals, current	-	2,044,889	-	2,044,889	-
Accounts receivable (less allowance for doubtful accounts of \$4,597,832)	157,304	2,306,084	90,842	2,554,230	933,045
Prepaid expenses	-	-	-	-	25,547
Due from other funds	3,711,898	822,714	-	4,534,612	1,236,309
Total current assets	7,049,523	6,678,538	90,842	13,818,903	5,576,362
Restricted assets:					
Cash and cash equivalents	-	12,172,672	2,378,994	14,551,666	468,128
Total restricted assets	-	12,172,672	2,378,994	14,551,666	468,128
Noncurrent assets:					
Lease rentals receivable, long-term	-	16,506,776	-	16,506,776	-
Capital assets, net of accumulated depreciation	-	69,928,879	2,726,852	72,655,731	-
Prepaid debt insurance	-	17,834	-	17,834	-
Total noncurrent assets	-	86,453,489	2,726,852	89,180,341	-
Total assets	7,049,523	105,304,699	5,196,688	117,550,910	6,044,490
Deferred Outflows of Resources					
Deferred outflows of resources for pension	809,753	221,509	25,131	1,056,393	282,028
Deferred outflows of resources for other post-employment benefits	54,887	15,283	2,714	72,884	31,658
Deferred charges on refunding	-	2,825,912	-	2,825,912	-
Total deferred outflows of resources	864,640	3,062,704	27,845	3,955,189	313,686
Liabilities					
Current liabilities:					
Accounts payable and accrued expenses	561,698	434,043	103,696	1,099,437	1,479,736
Accrued wages payable	98,339	25,907	1,832	126,078	29,088
Accrued interest	-	-	12,011	12,011	-
Due to other funds	770,273	3,711,898	1,246,146	5,728,317	-
Due to other governments	1,382,475	2,159,930	-	3,542,405	-
Unearned revenue	-	76,890	77,232	154,122	-
Total current liabilities	2,812,785	6,408,668	1,440,917	10,662,370	1,508,824
Current liabilities payable from restricted assets:					
Current portion of capitalized lease obligations	-	-	41,121	41,121	-
Current portion of bonds and notes payable	-	3,819,368	-	3,819,368	-
Total current liabilities payable from restricted assets	-	3,819,368	41,121	3,860,489	-
Noncurrent liabilities:					
Accrued compensated absences	40,416	1,253	636	42,305	35,604
Total other post-employment benefits liability	1,481,428	419,651	59,970	1,961,049	701,367
Capitalized lease obligations	-	-	158,305	158,305	-
Bonds and notes outstanding	-	34,044,461	2,335,000	36,379,461	-
Net pension liability	2,518,414	658,102	79,791	3,256,307	935,317
Total noncurrent liabilities	4,040,258	35,123,467	2,633,702	41,797,427	1,672,288
Total liabilities	6,853,043	45,351,503	4,115,740	56,320,286	3,181,112
Deferred Inflows of Resources					
Deferred inflows of resources for pension	55,873	14,029	1,887	71,789	24,308
Deferred inflows of resources for other post-employment benefits	56,820	15,661	3,136	75,617	36,549
Total deferred inflows of resources	112,693	29,690	5,023	147,406	60,857
Net Position					
Net investment in capital assets	-	58,124,457	192,426	58,316,883	-
Restricted:					
Debt service	-	5,187,342	-	5,187,342	-
Construction	948,427	-	2,378,994	3,327,421	-
Workers' compensation	-	-	-	-	468,128
Unrestricted	-	(325,589)	(1,467,650)	(1,793,239)	2,648,079
Total net position	\$ 948,427	\$ 62,986,210	\$ 1,103,770	65,038,407	\$ 3,116,207
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds				5,391,649	
Net position of business-type activities				\$ 70,430,056	

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN
NET POSITION - PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2018

	Business-type Activities - Enterprise Funds				
	Intermunicipal Sewer Fund	Sewer Fund	Other Enterprise Funds	Total	Internal Service Fund
Operating revenues:					
Charges for services	\$ 9,290,350	\$ 8,942,981	\$ 516,710	\$ 18,750,041	\$ 16,199,443
Rental income	-	-	628,573	628,573	-
Revenue from other local governments	-	-	95,646	95,646	-
Miscellaneous income	35,878	32,375	2,550	70,803	-
Total operating revenues	9,326,228	8,975,356	1,243,479	19,545,063	16,199,443
Operating expenses;					
Personnel services	2,344,163	604,018	397,177	3,345,358	2,485,117
Utilities	733,208	-	227,539	960,747	-
Treatment costs	-	3,578,069	-	3,578,069	-
Contractual services	1,771,822	318,571	33,370	2,123,763	-
Professional services	111,844	287,379	90,936	490,159	868,270
Materials and supplies	1,093,155	31,977	117,875	1,243,007	496,910
Sludge	422,825	-	-	422,825	-
Administrative	749,693	869,601	163,386	1,782,680	400,734
Health insurance claims	-	-	-	-	10,523,617
Insurance premiums	-	-	40,796	40,796	1,070,306
Workers' compensation insurance	-	-	-	-	2,284,999
Depreciation	-	3,608,871	270,353	3,879,224	14,906
Miscellaneous	1,752,572	588,116	21,106	2,361,794	1,131,672
Total operating expenses	8,979,282	9,886,602	1,362,538	20,228,422	19,276,531
Operating income (loss)	346,946	(911,246)	(119,059)	(683,359)	(3,077,088)
Nonoperating revenue (expenses):					
Grants	-	-	60,012	60,012	-
Investment income	42,373	943,237	40,665	1,026,275	34,512
Contributions	-	-	18,495	18,495	-
Springettsbury capacity sale	-	831,000	-	831,000	-
Interest expense	-	(1,433,176)	(102,378)	(1,535,554)	-
Total nonoperating revenue (expenses)	42,373	341,061	16,794	400,228	34,512
Change in net position before transfers and contributed capital	389,319	(570,185)	(102,265)	(283,131)	(3,042,576)
Transfers in	-	341,359	96,085	437,444	-
Transfers out	(341,359)	(2,894,856)	-	(3,236,215)	-
Contributed capital	-	209,584	-	209,584	-
Change in net position	47,960	(2,914,098)	(6,180)	(2,872,318)	(3,042,576)
Net position - beginning of year, restated	900,467	65,900,308	1,109,950		6,158,783
Net position - end of year	\$ 948,427	\$ 62,986,210	\$ 1,103,770		\$ 3,116,207
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds				111,224	
Change in net position of business-type activities				\$ (2,761,094)	

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2018

	Business-type Activities - Enterprise Funds				
	Intermunicipal Sewer Fund	Sewer Fund	Other Enterprise Funds	Total	Internal Service Fund
Cash flows from operating activities:					
Receipts from customers and users	\$ 6,969,342	\$ 9,917,816	\$ 1,240,528	\$ 18,127,686	\$ 15,422,594
Payments to suppliers	(5,558,014)	(3,260,143)	(716,604)	(9,534,761)	(16,162,438)
Payments to employees	(2,249,090)	(573,102)	(393,786)	(3,215,978)	(2,506,481)
Net cash provided by operating activities	(837,762)	6,084,571	130,138	5,376,947	(3,246,325)
Cash flows from noncapital financing activities:					
Transfers in	-	341,359	96,085	437,444	-
Transfers out	(341,359)	(2,894,856)	-	(3,236,215)	-
Springettsbury capacity sale	-	831,000	-	831,000	-
Net cash provided by (used in) noncapital financing activities	(341,359)	(1,722,497)	96,085	(1,967,771)	-
Cash flows from capital and related financing activities:					
Capital outlays	-	(829,802)	-	(829,802)	-
Receipt from other governments to fund future construction	-	2,369,514	-	2,369,514	-
Grants and contributions	-	-	18,495	18,495	-
Principal receipts on lease rentals receivable	-	2,768,652	-	2,768,652	-
Principal payments on bonds and notes	-	(3,712,833)	-	(3,712,833)	-
Principal payments on capital lease	-	(32,569)	(40,012)	(72,581)	-
Interest paid	-	(1,458,694)	(106,381)	(1,565,075)	-
Net cash used in capital and related financing activities	-	(895,732)	(127,898)	(1,023,630)	-
Cash flows from investing activities:					
Investment income	42,373	150,927	40,665	233,965	34,512
Net cash provided by investing activities	42,373	150,927	40,665	233,965	34,512
Net increase (decrease) in cash and cash equivalents	(1,136,748)	3,617,269	138,990	2,619,511	(3,211,813)
Cash and cash equivalents - beginning of year	4,317,069	10,060,254	2,240,004	16,617,327	7,061,402
Cash and cash equivalents - end of year	\$ 3,180,321	\$ 13,677,523	\$ 2,378,994	\$ 19,236,838	\$ 3,849,589
Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	\$ 346,946	\$ (911,246)	\$ (119,059)	\$ (683,359)	\$ (3,077,088)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:					
Depreciation	-	3,608,871	270,353	3,879,224	14,906
Grants	-	-	60,012	60,012	-
(Increase) decrease in:					
Accounts receivable	(132,815)	1,046,014	79,985	993,184	(776,849)
Prepaid expenses	-	-	-	-	(284)
Due from other funds	(2,224,071)	31,258	-	(2,192,813)	250,394
Deferred outflows of resources for pension	(506,627)	(138,171)	(15,352)	(660,150)	(168,875)
Deferred outflows of resources for other post-employment benefits	(54,887)	(15,283)	(2,714)	(72,884)	(31,658)
Increase (decrease) in:					
Accounts payable and accrued expenses	216,916	158,241	20,899	396,056	363,960
Accrued wages payable	4,019	5,628	191	9,838	3,352
Total other post-employment benefits liability	(73,823)	(23,069)	(2,384)	(99,276)	(30,613)
Accrued compensated absences	(27,590)	(3,985)	(611)	(32,186)	(62,506)
Unearned revenue	-	(103,554)	(142,948)	(246,502)	-
Due to other funds	23,948	2,224,071	(42,495)	2,205,524	-
Due to other governments	836,241	-	-	836,241	-
Net pension liability	740,658	201,998	22,444	965,100	246,886
Deferred inflows of resources for pension	(43,497)	(11,863)	(1,319)	(56,679)	(14,499)
Deferred inflows of resources for other post-employment benefits	56,820	15,661	3,136	75,617	36,549
Net cash provided by operating activities	\$ (837,762)	\$ 6,084,571	\$ 130,138	\$ 5,376,947	\$ (3,246,325)
Noncash Capital Financing and Related Financing Activities:					
Capital contribution	\$ -	\$ 209,584	\$ -	\$ 209,584	\$ -

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA
STATEMENT OF FIDUCIARY NET POSITION - FIDUCIARY FUNDS
DECEMBER 31, 2018

	Pension Trust Funds	Agency Funds
Assets		
Cash and cash equivalents	\$ -	\$ 677,746
Investments, at fair value	99,770,296	-
Due from City of York	59,017	-
Total assets	99,829,313	677,746
Liabilities		
Accounts payable and accrued expenses	-	677,746
Total liabilities	-	\$ 677,746
Net Position		
Restricted for pension benefits	\$ 99,829,313	

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION - PENSION TRUST FUNDS
YEAR ENDED DECEMBER 31, 2018**

Additions:	
Contributions	
Employee contributions	\$ 704,065
Employer contributions	<u>7,146,604</u>
Total contributions	<u>7,850,669</u>
Investment income:	
Interest and dividend income	4,415,462
Net depreciation of investments	<u>(13,634,555)</u>
	(9,219,093)
Less investment expense	<u>(172,083)</u>
Net investment loss	<u>(9,391,176)</u>
Total additions	<u>(1,540,507)</u>
Deductions:	
Benefit payments	<u>10,730,249</u>
Total deductions	<u>10,730,249</u>
Change in net position	(12,270,756)
Net position restricted for pension benefits, beginning of year	<u>112,100,069</u>
Net position restricted for pension benefits, end of year	<u>\$ 99,829,313</u>

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA
STATEMENT OF NET POSITION - COMPONENT UNITS
DECEMBER 31, 2018

	Redevelopment Authority	General Authority	Total
Assets			
Current assets:			
Cash and cash equivalents	\$ 573,585	\$ 547,914	\$ 1,121,499
Restricted cash and cash equivalents	42,186	2,716,472	2,758,658
Accounts receivable	-	680	680
Due from other governments	52,500	-	52,500
Note receivable	500,000	-	500,000
Accrued interest	-	5,776	5,776
Total current assets	<u>1,168,271</u>	<u>3,270,842</u>	<u>4,439,113</u>
Noncurrent assets:			
Loans receivable, net of allowance	1,000,000	-	1,000,000
Note receivable, net of current portion	450,000	-	450,000
Capital assets (net of accumulated depreciation of \$2,258,072 and \$10,793,793)	<u>1,298,954</u>	<u>4,515,938</u>	<u>5,814,892</u>
Total noncurrent assets	<u>2,748,954</u>	<u>4,515,938</u>	<u>7,264,892</u>
Total assets	<u>3,917,225</u>	<u>7,786,780</u>	<u>11,704,005</u>
Liabilities			
Current liabilities:			
Accounts payable and accrued expenses	140,214	74,901	215,115
Litigation payable	500,000	-	500,000
Environmental remediation liability	532,750	-	532,750
Due to primary government	2,000	1,492,386	1,494,386
Due to other governments	106,973	-	106,973
Unearned revenue	992,000	273,180	1,265,180
Current portion of bonds payable	175,000	-	175,000
Current portion of loan payable	299,201	-	299,201
Current portion of notes payable	-	277,600	277,600
Total current liabilities	<u>2,748,138</u>	<u>2,118,067</u>	<u>4,866,205</u>
Noncurrent liabilities:			
Litigation payable, net of current portion	450,000	-	450,000
Bonds payable	1,820,000	-	1,820,000
Notes payable	<u>1,000,000</u>	<u>3,012,400</u>	<u>4,012,400</u>
Total noncurrent liabilities	<u>3,270,000</u>	<u>3,012,400</u>	<u>6,282,400</u>
Total liabilities	<u>6,018,138</u>	<u>5,130,467</u>	<u>11,148,605</u>
Net Position			
Net investment in capital assets	(696,046)	1,225,938	529,892
Restricted:			
Debt service	42,186	-	42,186
Revolving loan	1,000,000	-	1,000,000
Unrestricted	<u>(2,447,053)</u>	<u>1,430,375</u>	<u>(1,016,678)</u>
Total net position	<u>\$ (2,100,913)</u>	<u>\$ 2,656,313</u>	<u>\$ 555,400</u>

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA
STATEMENT OF ACTIVITIES - COMPONENT UNITS
YEAR ENDED DECEMBER 31, 2018

	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Redevelopment Authority	General Authority	Total
Redevelopment Authority	\$ 654,687	\$ 724,205	\$ 1,416,478	\$ 1,485,996	\$ -	\$ 1,485,996
General Authority	1,905,739	1,766,212	-	-	(139,527)	(139,527)
Total component units	\$ 2,560,426	\$ 2,490,417	\$ 1,416,478	\$ 1,485,996	\$ (139,527)	\$ 1,346,469
General revenues:						
Unrestricted investment earnings				45,746	-	45,746
Total general revenues				45,746	-	45,746
Change in net position				1,531,742	(139,527)	1,392,215
Net position - beginning of year, restated				(3,632,655)	2,795,840	(836,815)
Net position - end of year				\$ (2,100,913)	\$ 2,656,313	\$ 555,400

See accompanying notes to basic financial statements.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

1. Summary of Significant Accounting Policies

The City of York, Pennsylvania (City), was founded in 1741 and chartered as a city in 1787. The City is a third class city operating under the Third Class City/Optional Charter Law of Pennsylvania. The City's core services are public works, housing programs, recreation, economic development, public safety, health and environmental services, sewer maintenance, and wastewater treatment.

The accounting policies of the City conform with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units, except as noted below. The following is a summary of the more significant policies:

Reporting Entity

The criteria used by the City to evaluate the possible inclusion of related entities (Authorities, Boards, Councils, etc.) within its reporting entity are financial accountability and the nature and significance of the relationship. In determining financial accountability in a given case, the City reviews the applicability of the following criteria.

The City is financially accountable for:

- Organizations that make up the legal City entity.
- Legally separate organizations if City officials appoint a voting majority of the organization's governing body and the City is able to impose its will on the organization or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens, on the City as defined below.
 - *Impose its Will* – If the City can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization.
 - *Financial Benefit or Burden* – Exists if the City (1) is entitled to the organization's resources, or (2) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide support to, the organization, or (3) is obligated in some manner for the debt of the organization.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

- Organizations that are fiscally dependent on the City. Fiscal dependency is established if the organization is unable to adopt its budget, levy taxes, or set rates or charges, or issue bonded debt without approval by the City.

Based on the foregoing criteria, the reporting entity has been defined to include all the fund types for which the City is financially accountable and entities with which there is a significant relationship. Specific information on the nature of the various component units and a description of how the aforementioned criteria have been considered in determining whether to include such units in the City's financial statements are provided in the following paragraphs.

Blended Component Unit

Blended component units, although legally separate entities, are, in substance, part of the primary government's (the City's) operations and so data from these units are combined with data of the City. The component unit which meets these criteria is the City of York Sewer Authority (Sewer Authority).

The Sewer Authority was formed in 1950 under the Municipality Authorities Act of 1945 (Act) for all the purposes authorized by the Act and shall have and exercise all powers granted to such Authorities under the Act. Through December 31, 2018, the Sewer Authority's operations have been primarily to acquire, construct, improve, and lease the sewer systems and sewer treatment works. The five-member board is nominated by the Mayor and appointed by City Council (Council). The Sewer Authority's only financial transactions are the financing and maintaining of the City's sewer system. The Sewer Authority's financial statements are blended with the City's sewer activity and are accounted for as the Sewer Fund, an Enterprise Fund, in the City's basic financial statements. Separately published financial statements of the Sewer Authority are available for public inspection in the City's Accounting Office.

Discretely Presented Component Units

Component units which are not blended as part of the primary government are discretely presented, which entails reporting component unit financial data in a column separate from the financial data of the primary government. The component units which meet these criteria are the City of York General Authority (General Authority) and the Redevelopment Authority of the City of York (Redevelopment Authority).

The General Authority was formed in 1995 under the Act for all of the purposes authorized under the Act, without limitation, except for approval by the City of certain

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

projects to be undertaken by the General Authority as specified in its Articles of Incorporation. The General Authority is governed by a seven-member board, all of whom are appointed by Council. The General Authority's primary operations to date have been to operate and maintain a municipal parking system and issue conduit debt. The City expressly reserves the right which exists under the Act to approve any plan of the General Authority as to making business improvements or providing administrative services, as those are defined in the Act. The General Authority issued debt on January 1, 1996 for the purpose of purchasing the City's parking system. The debt was subsequently refunded and replaced by a note payable to the City. The General Authority publishes separate financial statements, which are available in the City's Accounting Office.

The Redevelopment Authority was formed in 1950 under the Pennsylvania Urban Redevelopment Law, Act of 1945 (Public Law – 991, as amended). A five-member board administers the Redevelopment Authority, all of who are appointed by the City Mayor. The Redevelopment Authority strategically acquires underutilized, blighted, and vacant parcels throughout the City for the purpose of promoting residential, commercial, and industrial redevelopment projects in the municipality. The Redevelopment Authority, in January of 2002, issued debt for the purpose of constructing the Susquehanna Commerce Center Parking Garage. In 2017, the Redevelopment Authority purchased and, subsequently, began operating York's Market and Penn Farmer's Market. The Redevelopment Authority publishes separate financial statements, which are available in the City's Accounting Office.

Related Organization

Council is also responsible for appointing the members of the Housing Authority of the City of York, but the City's accountability for this organization does not extend beyond making such appointments.

Government-Wide and Fund 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 nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely significantly on fees and charges to external parties for support. Likewise, the primary government is reported separately from

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

certain legally separate component units for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and pension trust fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The City considers real estate taxes, earned income taxes, mercantile taxes, franchise taxes, intergovernmental revenue, departmental earnings, and investment income as meeting the available criteria. All other governmental fund revenues are recorded as cash is received because they are generally not measurable until actually received. In determining when to recognize intergovernmental revenues (grants and entitlements), the legal and contractual requirements of the individual programs are used as guidance.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, principal and interest on general long-term obligations are recognized when due. Prepaid items and inventory purchases are reported as expenditures in the year when the items are purchased. Expenditures for claims, judgments, compensated absences, employer pension contributions, and other post-employment benefits are reported to the extent that they mature each period.

Unavailable revenue is recorded for governmental fund receivables that are not both measurable and available. Unavailable revenue consists of real estate taxes, earned income taxes, and mercantile taxes. Collections of these taxes are recognized as revenue in the year in which they are measurable and available.

Inflows that do not yet meet the criteria for revenue recognition, such as grant monies received prior to the incurrence of qualifying expenditures, are recorded as unearned revenue for both the government-wide and the governmental fund financial statements. For the General Authority, parking fees are recognized in the period when such revenues pertain. Any amounts collected in advance of such periods are reflected in the statement of net position as unearned revenue.

The City reports the following major governmental funds:

General Fund – The General Fund is the general operating fund of the City. It is used for all financial resources except those accounted for in another fund.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for the proceeds of debt issuances restricted for the acquisition and construction of capital facilities and other capital assets (excluding capital related costs financed by proprietary and fiduciary funds).

The City reports the following major proprietary funds:

Intermunicipal Sewer Fund – The Intermunicipal Sewer Fund accounts for revenues and expenses associated with the Greater York Area Wastewater Treatment Plant.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Sewer Fund – The Sewer Fund is used to account for revenues and expenses associated with providing sanitary sewer services to City residents. The principal revenue source for this fund is user fees collected from City property owners.

In addition, the City reports the following fund types:

Internal Service Fund – The Internal Service Fund is used to account for the financing of insurance services, human resource services, information services, central services, and business administration services provided to the other funds of the City on a cost reimbursement basis.

Pension Trust Funds – Account for the accumulation of resources for pension benefit payments and the withdrawals of qualified distributions for members of the City police force, City firefighters, and City officers and employees. The City sponsors and administers these plans, which are defined benefit plans covering substantially all employees.

Agency Funds – Account for situations where the City's role is purely custodial in nature (assets equal liabilities) and do not involve the measurement of results of operations.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the enterprise funds and other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Cash and Cash Equivalents

For the purpose of the statement of cash flows, highly liquid investments (including restricted assets) with a maturity of three months or less when purchased are considered to be cash equivalents.

Restricted Cash, Cash Equivalents, and Investments

Cash and investments in the Debt Service Fund and the Sewer Fund that are in bond trust funds are restricted to the purposes set forth by the bonds or other agreements.

Cash and investments in the Sewer Transportation Fund, which is included in other enterprise funds, that are surcharges imposed on municipalities connected to the City's system are restricted for future upgrades to the system.

Cash and investments in the Internal Service Fund that are reserved for workers' compensation claims are restricted to the purposes set forth in the City's workers' compensation insurance binder.

Cash in the General Authority and Redevelopment Authority that is in bond trust funds and other accounts is restricted to the purposes set forth by the bonds and other agreements. In addition, amounts required as collateral in bank accounts are also included in the Redevelopment Authority's restricted assets.

Investments

Investments are stated at fair value. The City categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs.

The City's investment in the external investment pool is valued at amortized cost, which approximates fair value.

Allowance for Doubtful Accounts

The City's policy is to provide an allowance for loans, taxes, and accounts receivable based on past collection experience.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Interfund Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due to/from other funds" on the balance sheet or statement of net position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges, dams, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$5,000, individually or in the aggregate, and an estimated useful life in excess of two years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation. Acquisition value is the price that the City would have paid to acquire an asset with equivalent service potential in an orderly market transaction at the acquisition date.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Capital assets of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful lives:

Land improvements	20 years
Buildings and improvements	5 to 75 years
Equipment and furniture	5 to 20 years
Infrastructure	10 to 75 years

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Because the mission of the Redevelopment Authority is to acquire blighted residential, commercial, and former industrial properties for the City to land bank, rehabilitate, or strategically purchase for future redevelopment projects ranging from for sale low- to moderate- income home buyers or market rate mixed use development projects, which it does at little or no profit, such purchases are expensed at the time of acquisition.

Vested Compensated Absences

Vested compensated absences represent vested portions of accumulated unpaid vacation, sick pay, and other employee benefit amounts. It is the City's policy to permit employees to accumulate a limited amount of earned but unused vacation, sick pay, and other employee benefit amounts, which will be paid to employees upon separation from City service. All compensated absences are accrued when incurred in the government-wide, proprietary, and pension trust fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Deferred Inflows and Outflows of Resources for Pensions and Other Post-Employment Benefits (OPEB)

In conjunction with pension and OPEB accounting requirements, the differences in the City's expected and actual experience, changes of assumptions, and the net difference between projected and actual earnings on pension plan investments are recorded as deferred inflows or outflows of resources related to pensions and OPEB on the government-wide and proprietary fund statement of net position. These amounts are determined based on actuarial valuations performed for the pension and OPEB plans.

Long-term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as prepaid debt insurance costs, are amortized over the life of the related obligation using the effective interest method. Debt is reported net of the applicable bond premium or discount. Prepaid debt insurance costs are reported as assets and amortized over the term of the related obligation.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as prepaid debt insurance costs, during the current period. The

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Prepaid debt insurance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Accretion of Interest

Discounts on the Federally Taxable General Obligation Bonds – Series A of 1995, General Obligation Bonds – Series B of 1998, and General Obligation Refunding Notes – Series D of 1998 are accreted over the life of the respective bonds using the effective interest method.

Fund Equity and Net Position

In the government-wide financial statements, net position is classified in the following categories:

Net Investment in Capital Assets – This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction, or improvement of these assets reduce this category.

Restricted Net Position – This category presents external restrictions imposed by creditors, grantors, contributors, or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This category represents the net position of the City, which is not restricted for any project or other purpose.

In the fund financial statements, governmental funds report fund balance in categories based on the level of constraint placed upon the funds. These levels are as follows:

Restricted Fund Balance – This category represents funds that are limited in use due to constraints on purpose and circumstances of spending that are legally enforceable by outside parties.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Assigned Fund Balance – This category includes amounts intended to be used by the government for specific purposes. Intent can be expressed by the Council or by an official or body to which the Council delegates the authority.

Unassigned Fund Balance – This category represents all other funds not otherwise defined.

The City's policy is to use funds in the order of the most restrictive to the least restrictive.

Self-insurance

The City is primarily self-insured for health insurance. Various governmental funds and the proprietary funds are assessed charges based on historical loss experience with premiums being treated as quasi-external transactions. The City funds loss claims when incurred based upon the evaluation of an independent third-party administrator, together with claims incurred but not reported. The Internal Service Fund accounts for the self-insurance program. The City accrues claims incurred but not paid at year-end, taking into consideration claims incurred but not reported.

Nonrecourse Debt Issues

The City (through the General Authority and the Redevelopment Authority) participates in various bond issues for which it has limited liability. Acting solely in an agency capacity, the City serves as a financing conduit, bringing the ultimate borrower and the ultimate lender together to do business. Although the City is a party to the trust indenture with the trustee, the agreements are structured such that there is no recourse against the City in the case of default. As such, the corresponding debt is not reflected on the City's statement of net position. The amount of nonrecourse debt issues for the Redevelopment Authority is unavailable at December 31, 2018. The amount of nonrecourse debt issues for the General Authority is \$23,625,582 at December 31, 2018.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the use of estimates and assumptions regarding certain amounts and disclosures. Actual results could differ from those estimates.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Adopted Changes in Accounting Principles and Restatements of Net Position

Governmental Accounting Standards Board (GASB) Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions," was adopted for the year ended December 31, 2018 by the City. As a result of adopting Statement No. 75, the net position of the governmental activities, business-type activities, and proprietary funds were restated.

	Governmental Activities	Business-type Activities
Net position at January 1, 2018 - as originally stated	\$ (81,356,026)	\$ 74,839,104
Remove net other post-employment liability at January 1, 2018	30,935,434	412,371
Record total other post-employment benefit liability at January 1, 2018	(119,178,084)	(2,060,325)
Net position at January 1, 2018 - restated	\$ (169,598,676)	\$ 73,191,150

	Intermunicipal Sewer Fund	Sewer Fund	Other Enterprise Funds	Internal Service Fund
Net position at January 1, 2018 - as originally stated	\$ 2,142,900	\$ 66,267,274	\$ 1,148,505	\$ 6,701,332
Remove net other post-employment liability at January 1, 2018	312,818	75,754	23,799	189,431
Record total other post-employment benefit liability at January 1, 2018	(1,555,251)	(442,720)	(62,354)	(731,980)
Net position at January 1, 2018 - restated	\$ 900,467	\$ 65,900,308	\$ 1,109,950	\$ 6,158,783

During the year ended December 31, 2018, the Redevelopment Authority determined that accounts payable and operating expenses were understated at December 31, 2017 by \$134,000. As a result, the January 1, 2018 net position was restated by (\$134,000) to properly reflect this transaction.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Pending Changes of Governmental Accounting Standards Board (GASB) Statements

In January of 2017, GASB issued Statement No. 84, *"Fiduciary Activities."* This Statement improves guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The provisions of GASB Statement No. 84 are effective for the City's December 31, 2020 financial statements.

In June of 2017, GASB issued Statement No. 87, *"Leases."* This Statement improves the accounting and financial reporting for leases. The provisions of GASB Statement No. 87 are effective for City's December 31, 2022 financial statements.

In May of 2017, the GASB issued Statement No. 88, *"Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements."* This Statement improves the information that is disclosed in the notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. The provisions of GASB Statement No. 88 are effective for the City's December 31, 2020 financial statements.

In June of 2018, the GASB issued Statement No. 89, *"Accounting for Interest Cost Incurred Before the End of a Construction Period."* This Statement improves financial reporting by providing users of financial statements with more relevant information about capital assets and the cost of borrowing for a reporting period. The resulting information also will enhance the comparability of information about capital assets and the cost of borrowing for a reporting period for both governmental activities and business-type activities. The provisions of GASB Statement No. 89 are effective for the City's December 31, 2021 financial statements.

In May of 2019, the GASB issued Statement No. 91, *"Conduit Debt Obligations."* This Statement improves financial reporting by eliminating the existing option for issuers to report conduit debt obligations as their own liabilities, thereby ending significant diversity in practice. The provisions of GASB Statement No. 91 are effective for the City's December 31, 2022 financial statements.

In June of 2020, the GASB issued Statement No. 92, *"Omnibus 2020."* This Statement establishes accounting and financial reporting requirements for specific issues related to leases, intra-entity transfers of assets, post-employment benefits, government acquisitions, risk financing and insurance-related activities of public entity risk pools, fair value measurements, and derivative instruments. The provision of GASB Statement No.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

92 are effective as follows: the requirements related to leases, risk financing and insurance-related activities of public entity risk pools, and derivative instruments are effective upon issuance and the remaining provisions are effective for the City's December 31, 2022 financial statements.

The effect of implementation of these Statements has not yet been determined.

2. Budgetary Procedures and Budgetary Accounting

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. During August, the various departments and agencies of the City prepare their individual budgets for the ensuing calendar year. These individual budgets are submitted to the Business Administration Office (Administration) and include information on the year-to-date expenditures, projected expenditures for the remainder of the current year, and the next year's budget.
2. Administration consolidates all departmental and agency budgets into a comprehensive preliminary budget for the entire City. The preliminary budget details both proposed expenditures and the means of financing them.
3. Each director meets with Administration as considered necessary to review his/her individual budgets as set forth in the preliminary City budget in the beginning of October.
4. The Mayor holds hearings pursuant to the Third Class City Code and the Consolidated Ordinances of the City. Each department head is required to appear before the Mayor in a public hearing for the budget request.
5. The Administration finalizes the budget and presents it to Council by the second meeting in November.
6. In considering the budget, Council has the authority to reduce any line item by a vote of at least three members. In addition, Council may increase or add a line item to a budget by a vote of four members.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

7. The proposed budget ordinance must be available for public inspection in the Office of the City Clerk between the first and second readings.
8. Prior to December 31, Council adopts the final budget by enacting an appropriate ordinance.

The Business Administrator has the authority to approve the transfer of unexpended funds between accounts except in the following instances:

1. Transfers of more than 5% of an appropriation item within that fund.
2. Transfers of more than 5% of a department's appropriated budget in that fund.

In those instances and when additional unappropriated funds are needed, Council's approval is required. Council has approved all significant expenditures in excess of the original budget as a result of the adoption of the subsequent year's budget document.

The following fund types and funds have legally adopted annual budgets:

1. General Fund.
2. Special Revenue Funds as follows: Recreation Fund, State Liquid Fuels Tax Fund, Community Development Block Grant Fund, and the State Health Grant Fund.
3. 1995, 1998, 2001, 2011, and 2017 Debt Service Funds.
4. Capital Projects Fund.
5. All proprietary funds.

3. Fund Deficits/Deficit Net Position

As of December 31, 2018, five funds each had a deficit fund balance or net position. The City's management has addressed this situation and has prepared the following action plan to eliminate these deficits in a timely manner:

Capital Projects Fund - The fund deficit, at December 31, 2018, of \$295,972, is financed by loans from the General Fund as a result of several capital projects

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

that the anticipated public/private contributions were not realized. The deficit is projected to be eliminated by end of 2020.

State Health Grant Fund - The fund deficit, which is included in other governmental funds at December 31, 2018, of \$372,929, is financed by loans from the General Fund as a result of revenue falling short of the budget. In 2018, the budgeted interfund transfer from General Fund to State Health Grant Fund to cover the deficit did not take place. It is the City's goal to ensure budgeted journal entries for interfund transfers from the General Fund to the State Health Grant Fund are completed in an accurate and timely manner. The City will establish a checks and balance process starting in 2019. The City remains committed to a six-year plan to eliminate the deficit by the end of 2020.

Recreation Fund - The fund deficit, at December 31, 2018, of \$236,743, is financed by loans from the General Fund as a result of several capital projects and revenue falling short of the budget. An interfund transfer was included in the Recreation Fund revenue budget for 2018; however, the City did not budget the interfund transfer expense in the General Fund. The City will establish a checks and balance process starting in 2019. The deficit is projected to be eliminated by end of 2020.

Ice Rink Fund - The fund deficit, which is included in other enterprise funds at December 31, 2018, of \$1,165,528, is a result of assuming the capital assets and debt of the York Recreation Corporation and continuing losses. This balance is down from the December 31, 2014 balance of \$1,432,719. The final debt service payment occurs in 2025. The City has contracted the operation of the Ice Rink to a third party. The City will receive a rental fee from the third party that will be used to help offset City incurred expenses for the Ice Rink. This contract became effective August 1st of 2020.

White Rose Cable TV Fund - The fund deficit, which is included in other enterprise funds at December 31, 2018, of \$109,696, is financed by loans from the General Fund as a result of revenue falling short of budget. This balance represents a \$160,270 decrease from December 31, 2015. The Administration remains committed to continue the plan to eliminate the deficit by the end of 2020.

During 2018, the City overspent available cash in several of its funds, resulting in large cash deficits. Some of these overdrafts have been carried from prior years. The City's Internal Service Fund and Sewer Fund had sufficient funds to cover the cash overdrafts.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Early Intervention Program

The City's participation in the Commonwealth of Pennsylvania's (Commonwealth) Early Intervention Program (EIP) continues. In 2005, the EIP was established by the Commonwealth, and administered by the Department of Community and Economic Development (DCED), to help the City meet financial obligations, to conduct an in-depth historical financial analysis, and to prepare a five-year financial forecast.

Updated again in 2011 and 2015, the City has implemented many of the options described in the report but suffered through rising labor costs, inflation, the Great Recession of 2008, and many other natural pressures felt by all municipalities. Although the changes did not eliminate the projected deficits, the downturn was significantly reduced.

From the latest report prepared in 2015, several projects are currently underway. The City completed a regional parking demand study and is taking incremental steps in implementing the study's recommendations, the City awarded a contract in 2019 for the capital needs assessment which has been 90% funded by a 2017 EIP grant, and the City began exploring the sale of the Waste Water Treatment Plant as recommended in the 2017 EIP and early 2020 which resulted in the issuance of a Request for Proposal that resulted in the City selecting a qualified bidder to purchase the Waste Water Treatment Plant, Sanitary Sewer Collection System and Sanitary Sewer Interceptor. The City hopes to close the sale by the end of 2021.

Component Unit

Redevelopment Authority

The Redevelopment Authority had a negative net position as of December 31, 2018 in the amount of \$2,100,913. This net deficit in net position is primarily caused by a litigation payable, as indicated in Note 17. The Redevelopment Authority has sold the property with respect to the litigation payable during the year ended December 31, 2018 and the unearned revenue of \$950,000 will be recognized as sale proceeds revenue in 2019 and 2020, as explained in Note 16. The remaining negative position is attributable to the holding and subsequent transfer of properties to developers in the City as a means to help subsidize projects. There are certain properties in the Redevelopment Authority's possession that have high carrying cost, including but not limited to insurance, utilities, and maintenance. The Redevelopment Authority plans to address the liquidity issues with the disposition of held projects once construction plans

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

have been finalized, thereby reducing, if not eliminating, all carrying costs and resolving its liquidity issue.

4. Property Taxes

The City is permitted by the Third Class City Code of the Commonwealth to levy property taxes up to 25 mills on every dollar of adjusted assessed valuation for general purposes, exclusive of the requirements for the payment of interest and principal on funded debt. The current tax levy of the City is 18.97 mills including amounts for debt service and recreation.

Based upon assessed valuations provided by the County of York, the City bills and collects its own real estate taxes. The schedule for real estate taxes levied for 2018 was as follows:

February 15, 2018	—	levy date
February 15 – April 15, 2018	—	2% discount period
April 16 – June 15, 2018	—	face payment period
June 16 – December 31, 2018	—	10% penalty period
January 1, 2019	—	lien date

By the first Monday in January of the year subsequent to levy, the City turns over all delinquent taxes to the County of York Tax Claim Bureau, which collects these taxes on behalf of the City.

Tax Abatements

The City's tax abatements are authorized by City Council ordinance. The Local Economic Revitalization Tax Abatement (LERTA) program provides ten-year phased out exemptions: 100% in year one, 90% in year two, 80% in year three and so forth until a 10% abatement is granted in year ten of the increased assessed value of improvements to existing properties and for new construction of commercial properties. This incentive runs with the land for ten years; therefore, if the property owner should change, the incentive continues through the ten-year cycle.

The City Residential Tax Abatement Program (ReTAP) provides for a 100%, ten-year tax exemption on the increased assessed value of new residential construction or residential rehabilitation. This incentive runs with the land for ten years; therefore, if

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

the property owner should change, the incentive continues through the ten-year cycle. An abatement may also be granted by the City School District and County, but there is no obligation to do so. These abatements usually follow similar guidelines as the City, but may differ substantially.

The City's tax abatement agreements do not contain recapture provisions for non-compliance; however, properties can be dropped from the program at any time should guidelines be violated. There were no amounts received or receivable from other governments in association with the forgone taxes. The City did not make other commitments other than to reduce taxes as part of the tax abatement agreements.

During 2018, the City's LERTA property tax abatements totaled \$231,209 and the City's ReTAP property tax abatements totaled \$279,509.

5. Deposits and Investments

The deposit and investment policy of the City adheres to the Pennsylvania Third Class City Code and prudent business practices. City deposits must be held in insured, federally regulated banks or financial institutions and must be fully collateralized in accordance with state statutes. Except for investments in the pension trust funds, permissible investments include U.S. Treasury bills, other short-term U.S. government obligations, short term commercial paper issued by a public corporation, banker's acceptances, insured or collateralized time deposits, and certificates of deposit. The types of investments in the pension trust fund are not restricted. The policy also allows investment of funds received as a result of debt issuance in any security in which the Commonwealth may invest. Any investment authorized by 20 Pa. C.S. Ch. 73 (relating to fiduciaries' investments) shall be an authorized investment for any pension fund.

The City follows the practice of pooling funds (excluding the pension trust funds and any other fund which is legally or contractually required to be segregated) for short-term investment purposes. Interest earnings are allocated to funds based upon the average balance of funds invested in the pool over the previous six-month period. The allocation of the pooled investment is included in the respective fund's cash and cash equivalents.

The deposits and investments of the fiduciary funds are administered by trustees and are held separately from those of public funds.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

A. Deposits

Custodial Credit Risk - Deposits. Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The City does not have a custodial credit risk policy for deposits. As of December 31, 2018, the City's book balance was \$18,900,990 and the bank balance was \$19,630,755. Of the bank balance, \$449,576 was covered by federal depository insurance, \$19,037,428 was collateralized under Act No. 72 of the 1971 Session of the Pennsylvania General Assembly (Act 72), in which financial institutions were granted the authority to secure deposits of public bodies by pledging a pool of assets, as defined in Act 72, to cover all public funds deposited in excess of federal depository insurance limits.

Of the bank balance, \$143,751 was invested in the Pennsylvania Local Government Investment Trust (PLGIT). The City uses PLGIT, an external investment pool, to ensure safety and maximize efficiency, liquidity, and yield for City funds. PLGIT was created to meet the investment needs of local governments, school districts, municipal authorities, and other types of governments in the Commonwealth. PLGIT's investment objective is to seek high current income, consistent with preservation of capital and maintenance of liquidity. PLGIT issues separately audited financial statements that are available to the public. Further information regarding PLGIT and its investment strategies can be found at www.plgit.com. The fair value of the City's position in the external investment pool is equivalent to the value of the pool shares. The Commonwealth provides oversight for the external investment pool.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The City is invested in PLGIT-Class shares, which require no minimum balance, no minimum initial investment, and have a one day minimum investment period. At December 31, 2018, PLGIT carried a AAA rating and had an average maturity of less than one year.

Cash and cash equivalents per financial statements:

Governmental activities:	
Unrestricted	\$ 7,009,487
Restricted	2,286,856
Business-type activities:	
Unrestricted	4,685,172
Restricted	14,551,666
Fiduciary funds:	
Pension funds	2,228
Agency funds	<u>677,746</u>
	29,213,155
Less money market funds	<u>(10,312,165)</u>
Total deposits	<u>\$ 18,900,990</u>

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

B. Investments

Investments, all classified as Level 1, consist of the following as of December 31, 2018:

Money market funds	\$ 10,312,165
Mutual funds:	
Equity	74,278,782
Fixed income	<u>25,489,286</u>
	<u>\$ 110,080,233</u>

<u>Investments</u>	
Governmental activities:	
Unrestricted	\$ 569,955
Restricted	468,128
Business-type activities:	
Restricted	9,271,854
Fiduciary funds	<u>99,770,296</u>
Total investments	<u>\$ 110,080,233</u>

Custodial credit risk. Custodial credit risk is the risk that the counterparty to an investment transaction will fail and the government will not recover the value of the investment or collateral securities that are in possession of an outside party. The City does not have an investment policy for custodial credit risk. The City's investments are not exposed to custodial credit risk because they are not evidenced by securities in book entry or paper form.

Concentration of credit risk. The City places no limit on the amount the City may invest in any one issuer. At December 31, 2018, there were no investments held by the City that exceeded five percent of the City's total portfolio.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Credit risk. The City does not have a formal policy that would limit its investment choices with regard to credit risk. The City's investments had the following level of exposure to credit risk as of December 31, 2018:

	Fair Value	Rating
Money market funds	\$ 9,742,209	AAAm
Money market funds	569,956	Unrated
Fixed income mutual funds	25,489,286	Unrated

Interest rate risk. The City 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. The following is a list of the City's money market and fixed income investments and their related average maturities:

	Fair Value	Investment Maturity	
		2019	2025 - 2029
Money market funds	\$ 10,312,165	\$ 10,312,165	\$ -
Fixed income mutual funds	25,489,286	5,075,473	20,413,813
	\$ 35,801,451	\$ 15,387,638	\$ 20,413,813

Component Units

General Authority

The deposit and investment policy of the General Authority adheres to state statutes, prudent business practices, and the applicable trust indentures. The General Authority deposits cash in local financial institutions.

Deposits

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The General Authority does not have a deposit policy for custodial credit risk. As of December 31, 2018, the General Authority's book balance was \$3,264,386 and the bank balance was \$3,202,980. Of the bank balance, \$250,000 was covered by federal depository insurance and the remaining \$2,952,980 was collateralized under Act 72.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Redevelopment Authority

The deposit and investment policy of the Redevelopment Authority adheres to state statutes, prudent business practices, and the applicable trust indentures. The Redevelopment Authority deposits cash in local financial institutions.

Deposits

Custodial Credit Risk. The Redevelopment Authority does not have a deposit policy for custodial credit risk. As of December 31, 2018, the Redevelopment Authority's deposit balance was as follows:

Cash and cash equivalents per financial statements:	
Unrestricted	\$ 573,585
Restricted	<u>42,186</u>
	615,771
Less money market funds	<u>(42,186)</u>
Total deposits	<u><u>\$ 573,585</u></u>

As of December 31, 2018, the Redevelopment Authority's book balance was \$573,585 and bank balance was \$854,508. Of the bank balance, \$517,324 was covered by federal depository insurance and the remaining \$337,184 was collateralized under Act 72.

Investments

The Redevelopment Authority's investment in money market funds, totaling \$42,186, is considered Level 1 based on quoted market prices at December 31, 2018.

Custodial Credit Risk. Custodial credit risk is the risk that the counterparty to an investment transaction will fail and the government will not recover the value of the investment or collateral securities that are in possession of an outside party. The Redevelopment Authority does not have an investment policy for custodial credit risk. The Redevelopment Authority's investments are not exposed to custodial credit risk because they are not evidenced by securities in book entry or paper form.

Concentration of Credit Risk. The Redevelopment Authority places no limit on the amount the Redevelopment Authority may invest in any one issuer.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Credit Risk. The Redevelopment Authority does not have a formal policy that would limit its investment choices with regard to credit risk. At December 31, 2018, the money market funds were rated AAAM by Standard & Poor's.

Interest Rate Risk. The Redevelopment Authority 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. At December 31, 2018, the Redevelopment Authority's money market funds had a weighted average maturity of less than one year.

6. Loans Receivable

York Scattered Sites Loans

During 2001, the City entered into three separate loan agreements under a project known as the York Scattered Sites Project for the purpose of rehabilitating seven historic buildings containing 31 residential rental units and six commercial spaces located within the City's historic west end. The loans for the projects are as follows:

In September of 2001, the City entered into a promissory note agreement to lend \$1,000,000 to a local non-profit corporation for the purpose of rehabilitating, preserving and/or enhancing seven properties containing 31 dwelling units for rent. The full face of the note plus payment of 1% simple interest per year was due on October 1, 2017. During the year ended December 31, 2017, the City extended the loan for an additional 15 years, through September 2031, with the original terms to remain in place. The loan receivable is recorded within the particular fund from which the funds were disbursed. Accordingly, \$522,750 is recorded within the Community Development Block Grant Fund and \$327,250 is recorded in the Home Fund, net of an allowance of \$150,000. The entire loan balance has been recorded as unearned revenue in the fund financial statements as of December 31, 2018.

In September of 2001, the City entered into a promissory note agreement to lend \$335,000 to a Pennsylvania limited partnership for the purpose of rehabilitating six commercial properties within the City. The loan is secured by a mortgage with interest charged at 3% per annum. The full amount of the note plus accrued interest is due September 7, 2031. The loan receivable, in the amount of \$284,750, net of an allowance of \$50,250, is recorded within the Section 108 Loan Fund and the entire loan balance has been recorded as unearned revenue in the fund financial statements as of December 31, 2018.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

In September of 2001, the City entered into a promissory note agreement to lend \$220,000 to a local non-profit corporation for the purpose of rehabilitating six commercial properties within the City. The loan is secured by a mortgage with interest charged at 1% per annum. The full amount of the note plus accrued interest was due September 7, 2017. During the year ended December 31, 2018, the loan was extended for an additional fifteen years through September 2031, with the original loan terms to remain in place. The loan receivable, in the amount of \$187,000, net of an allowance of \$33,000, is recorded within the General Fund and the entire loan balance has been recorded as unearned revenue in the fund financial statements as of December 31, 2018.

Historic Fairmount Project Loan

In November of 2002, the City entered into a loan agreement with a Pennsylvania limited partnership in which the City has agreed to loan a maximum of \$1,050,000 of funds from the Section 108 Loan Fund, the CDBG Program, and the Home Program for the purpose of the acquisition, rehabilitation, and construction of 14 parcels of real estate, to provide 38 units of affordable housing for general occupancy in the City. The loan bears no interest and the principal shall be due and payable December 31, 2035. As of December 31, 2018, a total amount of \$715,791 has been advanced on this loan. The loan receivable is recorded within the particular fund in which the funds were disbursed. Accordingly, \$26,442 is recorded within the Home Fund, \$264,854 is recorded within the Community Development Block Grant Fund, and \$317,127 is recorded within the Section 108 Fund, net of an allowance of \$107,368. The entire loan balance has been recorded as unearned revenue in the fund financial statement as of December 31, 2018.

George Street Commons Loan

In April of 2012, the City entered into a loan agreement with a Pennsylvania limited partnership in which the City has agreed to lend \$750,000 of funds from the Home Program for the purpose of the construction of 28 town homes. The loan is secured by a mortgage, with interest charged at 2% per annum. The full amount of the loan plus accrued interest is due April 2, 2042. The loan receivable, in the amount of \$637,500, net of an allowance of \$112,500, is recorded within the Home Fund and the entire loan balance has been recorded as unearned revenue in the fund financial statements as of December 31, 2018.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Homes at Thackston Park Loan

In September of 2012, the City entered into a loan agreement with a Pennsylvania limited partnership in which the City has agreed to loan a maximum of \$750,000 of funds from the Home Fund for the purpose of the construction of 39 town homes. The loan is secured by a mortgage, with interest charged at 1% per annum. The full amount of the loan plus accrued interest is due September 24, 2042. As of December 31, 2018, the total amount of \$750,000 has been advanced on this loan. The loan receivable, in the amount of \$637,500 net of an allowance of \$112,500, is recorded within the Home Fund and the entire loan balance has been recorded as unearned revenue in the fund financial statements as of December 31, 2018.

Component Units

Redevelopment Authority

Loans receivable in the amount of \$1,000,000 at December 31, 2018 are composed of:

The following loans were made utilizing funds received from the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) for Housing and Redevelopment and Assistance program (HRA):

HRA 2009 loan bearing interest at 5% per annum with interest only paid annually until maturity date, at which time the entire \$500,000 is due. Maturity date was in 2018; however, parties are working on formal extension agreement	\$ 500,000
HRA 2010 loan bearing interest at rates varying from 1% to 3% per annum with interest only paid annually until maturity date in 2020, at which time the entire \$500,000 is due	<u>500,000</u>
Total loans receivable	<u><u>\$ 1,000,000</u></u>

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

7. Due to/From and Interfund Transfers

Individual due to/from other fund balances at December 31, 2018 were as follows:

	<u>Due From Other Funds</u>	<u>Due To Other Funds</u>
General Fund	\$ 1,242,355	\$ 200,904
Capital Projects Fund	134,326	304,923
Other governmental funds	189,500	1,161,975
Intermunicipal Sewer Fund	3,711,898	770,273
Sewer Fund	822,714	3,711,898
Other enterprise funds	-	1,237,983
Internal Service Fund	1,236,309	8,163
City pension funds	59,017	-
Total primary government	<u>\$ 7,396,119</u>	<u>\$ 7,396,119</u>

Primarily, interfund balances represent short term borrowings between funds for the purpose of eliminating negative cash.

A reconciliation of the interfund transfers for the year ended December 31, 2018 is as follows:

	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund	\$ 2,641,255	\$ 1,595,664
Debt Service Fund	647,663	96,085
Capital Projects Fund	811,471	-
Other governmental funds	528,216	138,085
Intermunicipal Sewer Fund	-	341,359
Sewer Fund	341,359	2,894,856
Other enterprise funds	96,085	-
Total primary government	<u>\$ 5,066,049</u>	<u>\$ 5,066,049</u>

Transfers are used to (1) reimburse funds for expenses incurred on behalf of other funds, (2) move receipts for payment of debt service, and (3) fulfill budgetary transfer requirements.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

8. Lease Rental Receivables

The City has subleased the right to connect to the City's sewage system to six surrounding municipalities, whereby the City would receive, treat, and dispose of the municipalities' sewage. The municipalities are required to participate in payment of operating expenses, debt service on the Guaranteed Sewer Revenue Bonds, Series of 1990, Series of 2008, Series A of 2010, Series of 2011, and Series of 2017, and pay a service charge based on usage for the express purpose of maintenance, repair, and replacement of the existing interceptor system. This service charge is accounted for in the Sewer Fund.

Minimum lease rentals receivable as of December 31, 2018 are:

Years Ending December 31,	Amount
2019	\$ 2,807,692
2020	2,810,572
2021	2,803,243
2022	2,628,861
2023	2,637,782
2024	2,638,451
2025	2,636,443
2026	2,639,656
2027	<u>1,068,123</u>
Total minimum lease rentals receivable	22,670,823
Less amount representing interest (at an average rate of 2.61%)	<u>(4,119,158)</u>
Present value of minimum lease rentals receivable	18,551,665
Less current installments of lease rentals	<u>(2,044,889)</u>
Lease rentals, excluding current installments	<u>\$ 16,506,776</u>

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

9. Capital Assets

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

Primary Government

	Beginning of Year	Additions/ Transfers In	Retirements and Dispositions/ Transfers Out	End of Year
Governmental activities:				
Capital assets, not being depreciated				
Land	\$ 5,927,157	\$ -	\$ -	\$ 5,927,157
Construction in progress	259,539	208,307	(21,296)	446,550
	6,186,696	208,307	(21,296)	6,373,707
Total capital assets, not being depreciated				
Capital assets, being depreciated:				
Buildings	22,537,986	156,358	-	22,694,344
Land improvements	7,396,742	28,760	-	7,425,502
Equipment and furniture	23,537,645	215,243	-	23,752,888
Infrastructure	81,632,340	-	-	81,632,340
	135,104,713	400,361	-	135,505,074
Total capital assets, being depreciated				
Less accumulated depreciation for:				
Buildings	(7,294,956)	(746,849)	-	(8,041,805)
Land improvements	(3,785,569)	(267,887)	-	(4,053,456)
Equipment and furniture	(19,161,910)	(871,758)	-	(20,033,668)
Infrastructure	(59,552,526)	(1,389,827)	-	(60,942,353)
	(89,794,961)	(3,276,321)	-	(93,071,282)
Total accumulated depreciation				
Total capital assets, being depreciated, net	45,309,752	(2,875,960)	-	42,433,792
Governmental activities capital assets, net	\$ 51,496,448	\$ (2,667,653)	\$ (21,296)	\$ 48,807,499

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

	Beginning of Year	Additions/ Transfers In	Retirements and Dispositions/ Transfers Out	End of Year
Business-type activities:				
Capital assets, not being depreciated				
Land	\$ 17,445	\$ -	\$ -	\$ 17,445
Construction in progress	749,963	464,533	-	1,214,496
Total capital assets, not being depreciated	767,408	464,533	-	1,231,941
Capital assets, being depreciated:				
Buildings	133,001,615	140,200	-	133,141,815
Land improvements	22,145	-	-	22,145
Equipment and furniture	6,377,388	45,494	-	6,422,882
Infrastructure	18,494,999	179,575	-	18,674,574
Total capital assets being depreciated	157,896,147	365,269	-	158,261,416
Less accumulated depreciation for:				
Buildings	(67,937,504)	(3,275,062)	-	(71,212,566)
Land improvements	(15,848)	(1,107)	-	(16,955)
Equipment and furniture	(4,454,808)	(311,179)	-	(4,765,987)
Infrastructure	(10,550,242)	(291,876)	-	(10,842,118)
Total accumulated depreciation	(82,958,402)	(3,879,224)	-	(86,837,626)
Total capital assets, being depreciated, net	74,937,745	(3,513,955)	-	71,423,790
Business-type activities capital assets, net	\$ 75,705,153	\$ (3,049,422)	\$ -	\$ 72,655,731

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Depreciation expense was charged to functions/programs as follows:

Governmental activities:	
General government	\$ 68,419
Sanitation	17,279
Public safety	855,184
Highways and streets	208,743
Public works	1,632,186
Parks and recreation	264,504
Community development and planning	121,183
Other departments and programs	<u>26,575</u>
Total depreciation expense – governmental activities	3,194,073
Internal service fund depreciation expense allocated to governmental activities	<u>82,248</u>
Total depreciation expense for governmental activities	<u><u>\$ 3,276,321</u></u>
Business-type activities:	
Sewer	\$ 3,608,871
Other enterprise fund	<u>270,353</u>
Total depreciation and amortization expenses for business-type activities	<u><u>\$ 3,879,224</u></u>

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Component Units

	Beginning of Year	Additions	Retirements and Distributions	End of Year
Redevelopment Authority:				
Capital assets, being depreciated:				
Buildings and improvements	\$ 3,557,026	\$ -	\$ -	\$ 3,557,026
Less accumulated depreciation	(2,115,791)	(142,281)	-	(2,258,072)
Redevelopment Authority:				
Capital assets, net	\$ 1,441,235	\$ (142,281)	\$ -	\$ 1,298,954
General Authority:				
Capital assets, being depreciated:				
Buildings and improvements	\$ 15,238,495	\$ 71,226	\$ -	\$ 15,309,721
Less accumulated depreciation	(10,277,416)	(516,377)	-	(10,793,793)
General Authority:				
Capital assets, net	\$ 4,961,079	\$ (445,151)	\$ -	\$ 4,515,928

CITY OF YORK, PENNSYLVANIA
NOTES TO BASIC FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2018

10. Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2018 was as follows:

Primary Government

Governmental Activities:	Beginning of Year	Additions	Accretion	Retirements	End of Year	Current Portion
Loans from other governmental entities	\$ 1,950,000	\$ -	\$ -	\$ (240,000)	\$ 1,710,000	\$ 241,000
General Obligation Notes	3,714,965	-	214,587	(160,000)	3,769,552	160,000
General Obligation Bonds	34,598,011	-	1,229,991	(4,320,000)	31,508,002	4,330,000
Unamortized bond premium	1,777,320	-	-	(194,597)	1,582,723	-
Capitalized lease obligation	1,891,552	-	-	(613,595)	1,277,957	584,717
Vested compensated absences	1,376,642	-	-	(237,679)	1,138,963	-
	<u>\$ 45,308,490</u>	<u>\$ -</u>	<u>\$ 1,444,578</u>	<u>\$ (5,765,871)</u>	<u>\$ 40,987,197</u>	<u>\$ 5,315,717</u>

Business-type Activities:	Beginning of Year	Additions	Accretion	Retirements	End of Year	Current Portion
Sewer Revenue Bonds	\$ 38,362,814	\$ -	\$ -	\$ (3,712,833)	\$ 34,649,981	\$ 3,819,368
Unamortized (discount) premium	3,653,955	-	-	(440,107)	3,213,848	-
General Obligation Bonds	2,335,000	-	-	-	2,335,000	-
Capitalized lease obligations	272,007	-	-	(72,581)	199,426	41,121
Vested compensated absences	74,491	-	(32,186)	-	42,305	-
	<u>\$ 44,698,267</u>	<u>\$ -</u>	<u>\$ (32,186)</u>	<u>\$ (4,225,521)</u>	<u>\$ 40,440,560</u>	<u>\$ 3,860,489</u>

CITY OF YORK, PENNSYLVANIA
NOTES TO BASIC FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2018

Component Units

	Beginning of Year	Additions	Retirements	End of Year	Current Portion
Redevelopment Authority:					
Revenue bonds	\$ 2,160,000	\$ -	\$ (165,000)	\$ 1,995,000	\$ 175,000
Promissory notes	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ -
Short-term loan payable	\$ 299,226	\$ -	\$ (25)	\$ 299,201	\$ 299,201
General Authority:					
Notes payable	\$ 3,592,600	\$ -	\$ (302,600)	\$ 3,290,000	\$ 277,600

Loans from Other Governmental Entities

In 2001, the City entered into a Contract for Loan Guarantee Assistance under Section 108 of the Housing and Community Development Act of 1974. The funds under the contract were utilized for the purpose of rental housing rehabilitation and other various projects, as defined in the contract. In August of 2002, trust certificates guaranteed by the Secretary of Housing and Urban Development were sold in an underwritten public offering. These trust certificates are backed by a pool comprised of the original note, as defined by the loan contract. In January 2014, the City refinanced the remaining balance of this fixed interest rate loan to a variable interest rate based on the London Inter-bank Offered Rate (LIBOR) rate plus 0.20%. The variable rate as of December 31, 2018 was 1.84%. The loan matures on August 1, 2020. The balance due, as of December 31, 2018, was \$300,000.

In 2009, the City entered into a Contract for Loan Guarantee Assistance under Section 108 of the Housing and Community Development Act of 1974. The funds under the contract were to be used for the paving of City streets and various improvements to City-owned buildings. The City has pledged its full faith and credit towards the repayment of the Section 108 loan obligation, should the City's Community Development Block Grant funds be insufficient to meet the debt service requirements of the Section 108 loan. Interest is fixed at 3.2% for the term of the loan and the loan matures August 1, 2028. The balance due, as of December 31, 2018, was \$1,410,000.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The annual principal and interest requirements for amounts due from the City under loans from other governmental entities as of December 31, 2018 are as follows:

Years Ending December 31,	Principal	Interest
2019	\$ 241,000	\$ 60,815
2020	341,000	54,325
2021	141,000	45,810
2022	141,000	40,552
2023	141,000	35,152
2024-2028	705,000	89,944
	\$ 1,710,000	\$ 326,598

General Obligation Notes

The general obligation notes are backed by the full faith and credit of the City.

General obligation notes payable at December 31, 2018 are comprised of:

Series	Issue Amount	Maturity	Interest Rates	Amount Outstanding
General Obligation Refunding Notes, Series D of 1998	\$ 7,634,459	Through 2023	0.00%	\$ 4,745,000
Less unamortized discount on zero coupon notes				(975,448)
General Obligation Notes, net of discount, at December 31, 2018				\$ 3,769,552

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The annual principal requirements for amounts due from the City under general obligation notes at December 31, 2018 are as follows:

Years Ending December 31,	Principal
2019	\$ 160,000
2020	160,000
2021	160,000
2022	5,000
2023	<u>4,260,000</u>
	4,745,000
Unamortized discount	<u>(975,448)</u>
	<u><u>\$ 3,769,552</u></u>

General Obligation Bonds – Governmental Activities

The general obligation bonds outstanding are backed by the full faith and credit of the City.

The following is a summary of general obligation bond issues related to governmental activities as of December 31, 2018:

Series	Issue Amount	Maturity	Interest Rates	Amount Outstanding
1995A	\$ 76,030,000	Through 2022	0.00% - 6.50%	\$ 16,920,000
1998B	4,440,000	Through 2024	0.00%	4,440,000
2011B	2,200,000	Through 2027	9.00%	1,530,000
2017A	11,550,000	Through 2027	4.00% - 5.00%	<u>11,545,000</u>
General Obligation Bonds at December 31, 2018				34,435,000
Less unamortized discount on zero coupon bonds				
				(1,767,531)
				<u>(1,159,467)</u>
General Obligation Bonds, net of discount, at December 31, 2018				<u><u>\$ 31,508,002</u></u>

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The annual principal and interest requirements for amounts due from the City under general obligation bonds related to governmental activities at December 31, 2018 are as follows:

December 31,	Principal	Interest
2019	\$ 4,330,000	\$ 713,850
2020	4,340,000	701,500
2021	4,345,000	688,250
2022	4,605,000	674,550
2023	310,000	656,350
2024-2027	16,505,000	1,990,250
	34,435,000	5,424,750
Unamortized discount	(2,926,998)	-
	\$ 31,508,002	\$ 5,424,750

Prior Year Defeasance of Debt

The City has, from time to time, defeased certain debt by placing the proceeds of new debt in an irrevocable trust to provide for all future debt service payments on the old debt. The trust account assets and the liability of the defeased debt are not included in the City's financial statements. At December 31, 2018, the following defeased debt was outstanding:

	Escrowed as of December 31, 2018	Outstanding as of December 31, 2018
General Obligation Bonds, Series A of 1995	\$ 11,513,234	\$ 8,957,535
General Obligation Bonds, Series of 2011	\$ 11,622,369	\$ 9,871,000

Guaranteed Sewer Revenue Bonds

The guaranteed sewer revenue bonds outstanding are backed by the full faith and credit of the City.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Guaranteed sewer revenue bonds payable at December 31, 2018 are comprised of the following individual bond issues:

Series	Issue Amount	Maturity	Interest Rates	Amount Outstanding
Guaranteed Sewer Revenue Bonds - Series of 2008	\$ 10,000,000	Through 2022	2.94%	\$ 10,000,000
Guaranteed Sewer Revenue Bonds - Series A of 2010	10,540,000	Through 2019	2.50-4.00%	3,215,000
Guaranteed Sewer Revenue Bonds - Series of 2011	1,500,000	Through 2021	1.00%	414,981
Guaranteed Sewer Revenue Bonds - Series of 2017	21,025,000	Through 2027	1.50-5.00%	21,020,000
Guaranteed Sewer Revenue Bonds at December 31, 2018				<u>\$ 34,649,981</u>

The annual principal and interest requirements for amounts due from the City under the guaranteed sewer revenue bonds at December 31, 2018 are as follows:

Years Ending December 31,	Principal	Interest
2019	\$ 3,819,368	\$ 1,424,735
2020	3,935,919	1,313,561
2021	4,034,694	1,201,098
2022	3,825,000	1,085,087
2023	3,975,000	951,750
2024-2027	15,060,000	1,717,500
	<u>\$ 34,649,981</u>	<u>\$ 7,693,731</u>

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Prior Year Defeasance of Debt

The Sewer Authority has, from time to time, defeased certain debt by placing the proceeds of new debt in an irrevocable trust to provide for all future debt service payments on the old debt. The trust account assets and the liability of the defeased debt are not included in the City's financial statements. At December 31, 2018, the following defeased debt was outstanding:

	Funds Escrowed as of December 31, 2018	Defeased Debt Outstanding as of December 31, 2018
Guaranteed Sewer Revenue Bonds - Series of 2010	\$ 23,731,525	\$ 22,745,000

General Obligation Bonds – Business-type Activities

The general obligation bonds outstanding are backed by the full faith and credit of the City.

The following is a summary of general obligation bond issues related to business-type activities as of December 31, 2018:

Series	Issue Amount	Maturity	Interest Rates	Amount Outstanding
2017B	\$ 2,335,000	Through 2025	4.15%	\$ 2,335,000

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The annual principal and interest requirements for amounts due from the City under general obligation bonds related to business-type activities at December 31, 2018 are as follows:

December 31,	Principal	Interest
2019	\$ -	\$ 96,086
2020	-	96,086
2021	-	96,086
2022	-	96,086
2023	50,000	96,086
2024-2025	2,285,000	185,998
	\$ 2,335,000	\$ 666,428

Capitalized Lease Obligations

The City leases certain equipment under long-term lease agreements which are classified as capital leases. As of December 31, 2018, the governmental activities and the business-type activities include equipment and furniture under capital leases with a net book value of \$1,226,157 and \$280,783, respectively.

The future minimum payments under capital leases and the present value of the future minimum lease payments at December 31, 2018 are as follows:

	Year ending December 31,	Governmental Activities	Business-type Activities	Total
2019	2019	\$ 633,690	\$ 48,568	\$ 682,258
2020	2020	279,238	48,568	327,806
2021	2021	215,090	48,568	263,658
2022	2022	128,012	48,569	176,581
2023	2023	128,010	26,219	154,229
Total minimum lease payments		1,384,040	220,492	1,604,532
Less amount representing interest		(106,083)	(21,066)	(127,149)
Present value of future minimum lease payments		\$ 1,277,957	\$ 199,426	\$ 1,477,383

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Redevelopment Authority Series of 2002 Revenue Bonds

In January of 2002, the Redevelopment Authority issued the Series of 2002 Variable Rate Demand/Fixed Rate Revenue Bonds (2002 Revenue Bonds) in the amount of \$3,725,000. The 2002 Revenue Bonds were issued for the purpose of financing the Susquehanna Commerce Center Garage Project.

The 2002 Revenue Bonds are not general obligations of the Redevelopment Authority and do not pledge the taxing power of the City. The principal and interest on these 2002 Revenue Bonds is payable only from certain receipts including net parking rentals, rates, and other charges collected by the Redevelopment Authority for the use of the parking facility.

The Redevelopment Authority entered into a management agreement with Creekside Investors L.P. (Manager), whereby Creekside Investors, L.P. managed and operated the parking facilities on behalf of the Redevelopment Authority. Under the agreement, the Manager, on behalf of the Redevelopment Authority, collected all parking fees, rents, charges, and other income attributable to the parking facilities. The Manager deposited receipts in a segregated account to be used to pay costs, fees, and expenses incurred by the Manager in the performance of its duties under the management agreement. In addition, the Manager, on behalf of the Redevelopment Authority, paid amounts due to the trustee. Effective February 2009, Creekside Investors, L.P. submitted a Parking Assignment Agreement to the Redevelopment Authority since Creekside Investors, L.P. dissolved. The assignment is to Susquehanna Commerce Center Condominium Association, Inc. The management agreement term was to end January 1, 2016. In November 2015, the Redevelopment Authority's Board approved to an extension of the agreement through October 1, 2027.

The Bonds initially bear interest at a variable rate, determined by the Remarketing Agent (Agent). The rate is based on a minimum rate that, in the judgment of the Agent, taking into account prevailing market conditions, would enable the Agent to sell all of the Bonds on the adjustment date at a price equal to the principal plus accrued interest. The Issuer may from time to time, with written consent of the Credit Facility Provider, change the interest rate on the Bonds from a variable to a fixed rate over one or more consecutive fixed rate periods.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The Redevelopment Authority bonds payable at December 31, 2018 are comprised of the following individual bond issue:

Series	Issue Amount	Maturity	Interest Rates	Amount Outstanding
2002 Revenue Bonds	\$ 3,725,000	Through 2027	Variable (1.86% at December 31, 2018)	\$ 1,995,000

The annual principal and interest requirements for amounts due from the Redevelopment Authority under the 2002 Revenue Bonds using the 1.86% interest rate in effect at December 31, 2018 are as follows:

Year Ending December 31,	Principal	Interest
2019	\$ 175,000	\$ 36,429
2020	185,000	33,135
2021	195,000	29,655
2022	205,000	25,990
2023	220,000	22,119
2024 - 2027	1,015,000	44,800
	\$ 1,995,000	\$ 192,128

Redevelopment Authority 2012 Promissory Note Payable

In May 2012, the Redevelopment Authority entered into a promissory note agreement whereby the Redevelopment Authority borrowed \$500,000 with interest at 5% per annum, with interest only paid annually until the maturity date in 2018. Under the 2015 loan modification, principal will be due in 30 equal installments commencing on July 1, 2018 and on each July 1st thereafter until paid in full. During the year ended December 31, 2018, there were no principal payments made on the promissory note. A loan modification was approved in 2020 stating the due date for the principal is extended until December 31, 2023. The note payable is secured by a pledge of installment payments of principal and interest for which the Redevelopment Authority is owed under the 2009 HRA loan, as referenced in Note 6. \$500,000 remains outstanding as of December 31, 2018.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Redevelopment Authority 2014 Promissory Note Payable

In July 2014, the Redevelopment Authority entered into a promissory note agreement in the amount of \$500,000. Interest is due annually at the rate of 2% from 2014 through 2017, with interest increasing to 3% per annum until the note is paid in full on the maturity date of December 31, 2020, at which time the entire \$500,000 is due. The note payable is secured by a pledge of installment payments of principal and interest for which the Redevelopment Authority is owed under the 2010 HRA loan, as referenced in Note 6. The amount outstanding on this promissory note payable totaled \$500,000 as of December 31, 2018.

Redevelopment Authority 2015 Short-Term Loan Payable

In September 2015, the Redevelopment Authority's Board approved a short-term loan in the amount of \$970,000 to fund a settlement, in which the owner of a condemned property, that was obtained by the Redevelopment Authority through eminent domain, challenged the valuation of the property. Loan payments are paid quarterly, interest only, beginning on March 16, 2016, with all unpaid principal and accrued interest to be paid in full on or before November 30, 2016. In December 2016, the loan was extended through May 30, 2017. As part of this modification agreement, the Redevelopment Authority agreed that 100% of net proceeds from the sale of the property located at 1 North George Street will be applied to the outstanding principal balance. In June 2017, the loan was extended through December 31, 2017. In December 2017, the loan was extended through February 28, 2018. In February 2018, the loan was extended through August 28, 2018. In September 2018, the loan was extended through September 28, 2019 and the interest rate floor was increased to 4.00%. At December 31, 2018, the variable interest is based on the prime rate with a floor of 5.00%. \$299,201 was outstanding on the loan as of December 31, 2018.

General Authority Series of 2013 Revenue Note

In 2013, the General Authority issued the Series of 2013 Revenue Note, in the amount of \$4,510,000, for the current refunding of the Series of 2008 Promissory Note, which was originally issued to finance the renovation of the Market Street Garage, and to pay costs of issuance. Interest is payable semi-annually at an initial rate of 2.71% per annum until November 15, 2018. Thereafter, the rate changes to 60% of the bank's prime rate or a fixed rate for a period of time mutually agreed upon by the bank and the General Authority, but in no event less than 2.20% or above 6.00% per annum. The interest rate as of December 31, 2018 was 3.30%. The loan matures on November 15, 2028.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The annual principal and interest requirements for amounts due from the General Authority under the Revenue Note using the interest rate in effect at December 31, 2018 of 3.30% are as follows:

<u>Years Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>
2019	\$ 277,600	\$ 108,570
2020	287,900	99,410
2021	298,600	89,910
2022	309,800	80,056
2023	321,300	69,832
2024-2028	<u>1,794,800</u>	<u>182,016</u>
	<u>\$ 3,290,000</u>	<u>\$ 629,794</u>

11. Employee Retirement Plans (Pension Trust Funds)

The City maintains three single-employer defined benefit plans (Plans) for Officers and Employees, Police, and Paid Firefighters, which are accounted for as pension trust funds. Participation in the plans is a required condition of employment for all regular, full-time employees, except laborers paid on a per diem basis. The plans do not issue separate financial statements.

Plan member contributions are recognized in the period in which the contributions are due. Employer contributions to each plan are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of each plan.

Investments of the Plans are reported at fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Investments that do not have an established market are reported at estimated fair values.

At December 31, 2018, none of the investments were more than five percent of the total asset value for each plan.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Plan Participants

At December 31, 2018, employees covered under the City's pension plans consisted of:

	Officers and Employees Pension Plan	Police Pension Plan	Paid Firefighters Pension Plan
Inactive plan members or beneficiaries currently receiving benefits	136	129	93
Inactive plan members entitled to but not yet receiving benefits	25	10	1
Active plan members	<u>171</u>	<u>93</u>	<u>51</u>
Total	<u><u>332</u></u>	<u><u>232</u></u>	<u><u>145</u></u>

Plan Administration

The plans are governed by the Third Class City Code of the Commonwealth, as amended. The Officers and Employees Plan is governed by the City of York Officer and Employees Retirement Board, which consists of the Mayor, City Controller, Business Administrator, two participants of the Officers and Employees Plan to be chosen by active participants, and one member of City Council. The Police Plan is governed by the City of York Police Pension Fund Association, which consists of the Mayor, City Treasurer, Business Administrator, two City residents (one chosen by the Mayor and one chosen by City police officers), one active Police Plan participant, and one retired participant of the Police Plan. The Paid Firefighters Plan is governed by the City of York Paid Firefighters Pension Fund Board, which consists of the Mayor, City Treasurer, Business Administrator, two City residents (one chosen by the Mayor and one chosen by City paid firefighters), and two active Paid Firefighter Plan participants.

Benefits Provided - Officers and Employees Plan

Normal Retirement - Officers and Employees are vested upon completion of 12 years of service. Officers and Employees are eligible for normal retirement at age 60, after completion of 20 years of service if hired before January 1, 1978, or completion of five years of service if hired on or after January 1, 1978, or after completion of 40 years of service, regardless of age.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Retirement Benefit - For Officers and Employees hired before January 1, 1978, the normal retirement pension is payable semi-monthly for life with payments ceasing upon death. The amount of annual pension is equal to 50% of the higher of the final rate of compensation or compensation averaged over the highest consecutive five years of employment. Service increments of 1/40th of the annual pension per year of service in excess of 20, but not beyond age 65, are provided if the member makes extra contributions. The calculation of compensation includes base salary only. For Officers and Employees hired on or after January 1, 1978, the normal retirement pension is payable semi-monthly for life with payments continuing after the member's death to the surviving spouse or, if no surviving spouse, payable to dependent children under the age of 18 equal to 50% of the pension the member was receiving at the time of death. The amount of annual pension is equal to 2% of average annual compensation, multiplied by the number of complete years of service at retirement, up to a maximum of 40 years. Average annual compensation is based upon compensation for the highest five consecutive years out of the last ten years of employment. The calculation of compensation includes base salary plus longevity payments.

Early Retirement - Members are eligible for early retirement upon attainment of age 55 and completion of five years of service. The early retirement benefit is the benefit accrued to the date of early retirement, reduced 1/3 of 1% for each month early.

Disability Benefit – For Officers and Employees hired before January 1, 1978, a disability benefit is provided upon permanent disability before age 55 after completion of 15 years of service. The disability retirement pension is 50% of compensation at the time of disability. Such disability pension is reduced by Workers' Compensation benefits received. For Officers and Employees hired on or after January 1, 1978, members are eligible for disability retirement after completion of ten or more years of service. The disability retirement benefit is the benefit accrued to the date of disability, but not less than 50% of average monthly compensation. However, the amount of benefit shall not exceed such amount as necessary to make all benefits fully or partially financed by the City equal to 80% of compensation at the time of disability.

Death Benefit - For Officers and Employees hired before January 1, 1978, the death benefit for a member who has been married at least one year and is eligible for normal retirement is a survivor pension for his/her surviving spouse equal to 50% of the pension the member would have been receiving had he/she retired on the day prior to the date of death and had elected to receive his/her pension in a joint and 50% survivor benefit option form. For Officers and Employees hired on or after January 1, 1978, the death benefit for a member who has been married at least one year and is eligible for early retirement is a survivor pension for his/her surviving spouse, or if no surviving spouse,

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

to dependent children under the age of 18 in an amount equal to 50% of the pension the member would have been receiving had he/she been retired on the day of his/her death.

Benefits Provided - Police Plan

Normal Retirement - A Police member is vested upon completion of 12 years of service. For Police hired prior to January 1, 2015, the normal retirement requirement is attainment of age 50 and completion of 20 years and six months of service. For Police hired on or after January 1, 2015, the normal retirement is attainment of age 55 and completion of 20 years and six months of service.

Retirement Benefit - The normal retirement pension is payable in semi-monthly installments for life with payments continuing after the member's death to the surviving spouse or, if no surviving spouse, to dependent children under the age of 18. The amount of annual pension is equal to 50% of the yearly salary paid to officers or employees of the same rank the member holds at the time of retirement. An additional incremental pension is provided equal to 1/40 of the annual pension for each complete year of service in excess of 20 (but not beyond age 65) up to a maximum of \$1,200 additional per year. The calculation of salary includes base salary plus longevity increments.

Postretirement Cost-of-Living Increase - Effective January 1, 2013, the Police members receive a pension increase of 2.5% per year. For certain Police members retired between January 1, 2003 and January 15, 2003, the annual pension increase is equal to 4%. For certain Police members who retired before January 1, 2013, the pension is increased by 50% of the dollar increase granted to active patrolmen of the highest pay grade.

Deferred Retirement Option Plan (DROP) - Effective January 1, 2007, an active member who has met the eligibility requirements for normal retirement may elect to participate in the DROP for a period of not less than one year, nor more than three years. His/her monthly pension shall be calculated as of his/her date of participation in the DROP and shall be deposited into a self-directed account, or be credited with a fixed rate of return designated by the City at no less than 3.0% per annum, with the monies in such account distributed to the member in a lump sum at retirement.

As of December 31, 2018, the balance held by the Police Plan pursuant to the DROP totaled \$804,544.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Disability Benefit - A disability benefit is provided due to a service related total and permanent disability. The disability retirement pension is equal to the pension based upon the normal retirement formula. A disability benefit is provided due to a nonservice related total and permanent disability after completion of ten years of service. The disability retirement pension is equal to 30% of salary at the time of disability plus 2% of salary for each year of service in excess of ten, up to a maximum pension of 50% of salary. Such disability pension is reduced by Workers' Compensation benefits received.

Death Benefit - If a member dies after being eligible to retire, a death benefit is payable to his/her surviving spouse, or if no surviving spouse, to dependent children under the age of 18 in an amount equal to the benefit the member would have been receiving had he/she been retired on the day of his/her death.

Benefits Provided - Paid Firefighters Plan

Normal Retirement - Paid Firefighters are vested upon completion of 10 years of service. Paid Firefighters are eligible for normal retirement at age 50, after completion of 20 years of service if hired before January 1, 1988, or after completion of 20 years and six months of service if hired on or after January 1, 1988. Paid Firefighters are eligible for normal retirement at age 55, after completion of 20 years and six months of service if hired on or after January 1, 2018.

Retirement Benefit - For Paid Firefighters hired before January 1, 1988, the normal retirement pension is payable monthly for life with payments continuing after the member's death to the surviving spouse or, if no surviving spouse, to dependent children under the age of 18. The amount of annual pension is equal to 50% of the yearly salary of the member at the time of retirement or the highest average annual salary which the member received during any five years preceding retirement, if higher. An additional incremental pension is provided equal to 1/40 of the annual pension for each complete year of service in excess of 20 (but not beyond age 65) up to a maximum of \$1,200 additional per year. The calculation of salary includes base salary plus longevity increments.

For Paid Firefighters hired on or after January 1, 1988, the normal retirement pension is payable monthly for life with payments continuing after the member's death to the surviving spouse or, if no surviving spouse, to dependent children under the age of 18. The amount of annual pension is equal to 52% of the yearly salary of the member at the time of retirement or the highest average annual salary, which the member received during any five years preceding retirement, if higher. The calculation of salary includes base salary plus longevity increments.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

For Paid Firefighters hired on or after January 1, 2018, the normal retirement pension is payable monthly for life with payments continuing after the member's death to the surviving spouse or, if no surviving spouse, to dependent children under the age of 18. The amount of annual pension is equal to 58% of the yearly salary of the member at the time of retirement or the highest average annual salary, which the member received during any five years preceding retirement, if higher. The calculation of salary includes base salary plus longevity increments.

Postretirement Cost-of-Living Increase - Paid Firefighters hired prior to January 1, 1988 receive a pension increase equal to 50% of the dollar increase granted to active firemen of the highest pay grade or the member may elect an annual increase of 2.5%. For certain Paid Firefighters Pension Plan members retired between January 1, 2003 and January 15, 2003, the annual pension increase is equal to 4%. For Paid Firefighters hired on or after January 1, 1988, the members receive a pension increase of 2.5% per year. For Paid Firefighters hired on or after January 1, 2018, there is no cost-of-living increase.

DROP - Effective January 1, 2016, an active member who has met the eligibility requirements for normal retirement may elect to participate in the DROP for a period of not less than one year, nor more than three years. His/her monthly pension shall be calculated as of his/her date of participation in the DROP and shall be deposited into a self-directed account, or be credited with a fixed rate of return designated by the City at no less than 3.0% per annum, with the monies in such account distributed to the member in a lump sum at retirement.

As of December 31, 2018, the balance held by the Paid Firefighters Plan pursuant to the DROP totaled \$577,103.

Disability Benefit - A disability benefit is provided under permanent disability after completion of ten years of service. The disability retirement pension is 30% of salary at the time of disability plus 2% of salary for each year of service in excess of ten, up to a maximum pension of 50% of salary. Such disability pension is reduced by Workers' Compensation benefits received if the disability was not incurred in the line of duty.

Death Benefit - If a member dies prior to being eligible to retire, a death benefit is payable to his/her surviving spouse or, if no surviving spouse, to dependent children under the age of 18 equal to 30% of salary plus 2% of salary for each year of service in excess of ten, up to a maximum pension of 50% of salary. If a member dies after being eligible to retire, a death benefit is payable to his/her surviving spouse or, if no surviving spouse, to dependent children under the age of 18 equal to the benefit the member would have been receiving had he/she been retired on the day of his/her death.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Contributions

Required employee contributions for Police are 5% of salary plus \$1 per month. Paid Firefighters contributions are 5% of salary plus \$1 per month if hired prior to January 1, 1988, 5% of salary if hired on or after January 1, 1988, and 6% of salary if hired on or after January 1, 2007. Officers and Employees contributions are 2% plus 1/2% of salary for service increment (if opted) if hired before January 1, 1978, or 2% of salary if hired on or after January 1, 1978.

The City is required to make actuarially determined periodic contributions at rates that, for individual employees, increase over time so that sufficient assets will be available to pay benefits when due.

Effective with the 1985 plan year, the City has participated in Level III of the Act 205 Recovery Program, a Commonwealth program that reduces contribution requirements and subsidizes underfunded pension plans. Eligibility to participate in Level III is based on the distress determination of the City as provided by the Public Employee Retirement Study Commission based on the procedures specified in Chapter 5 of Act 205. The Commission has determined the City to be a severely distressed municipality.

During the year ended December 31, 2018, state aid of \$2,093,922 was deposited into the Debt Service Fund to pay the debt service payments for the 1995 general obligation bonds issued to help fund the pension plan.

The City made the following contributions to the pension plans for the year ended December 31, 2018:

	Officers and Employees Pension Plan	Paid Firefighters Pension Plan	Police Pension Plan
Actuarially determined contribution under Act 205	\$ 1,616,698	\$ -	\$ 5,526,294
Contributions made by December 31, 2018	1,620,310	-	5,467,277
Excess (deficiency) contribution	\$ 3,612	\$ -	\$ (59,017)

The City establishes and amends the contribution requirements of both the plan members and the City. Costs of administering the plans are funded by the plans.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Changes in the Net Pension Liability

The changes in the net pension liability of the City for the year ended December 31, 2018 were as follows:

Officers and Employees Pension Plan

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances at December 31, 2017	\$ 36,324,409	\$ 26,758,416	\$ 9,565,993
Changes for the year:			
Service cost	676,249	-	676,249
Interest	2,875,481	-	2,875,481
Contributions - employer	-	1,620,310	(1,620,310)
Contributions - member	-	165,271	(165,271)
Net investment loss	-	(2,318,690)	2,318,690
Benefit payments, including refunds	(2,114,291)	(2,114,291)	-
Net changes	1,437,439	(2,647,400)	4,084,839
Balances at December 31, 2018	\$ 37,761,848	\$ 24,111,016	\$ 13,650,832
Plan fiduciary net position as a percentage of the total pension liability			63.85%

The net pension liability of the Officers and Employees Pension Plan is allocated between the governmental activities and the business-type activities in the amounts of \$10,394,525 and \$3,256,307, respectively, at December 31, 2018.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Police Pension Plan

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances at December 31, 2017	\$ 90,747,376	\$ 53,943,945	\$ 36,803,431
Changes for the year:			
Service cost	1,326,948	-	1,326,948
Interest	7,116,457	-	7,116,457
Contributions - employer	-	5,526,294	(5,526,294)
Contributions - member	-	342,892	(342,892)
Net investment loss	-	(4,998,744)	4,998,744
Benefit payments, including refunds	(5,140,605)	(5,140,605)	-
Net changes	3,302,800	(4,270,163)	7,572,963
Balances at December 31, 2018	\$ 94,050,176	\$ 49,673,782	\$ 44,376,394
Plan fiduciary net position as a percentage of the total pension liability			52.82%

Paid Firefighters Plan

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances at December 31, 2017	\$ 61,374,432	\$ 31,397,708	\$ 29,976,724
Changes for the year:			
Service cost	802,587	-	802,587
Interest	4,810,422	-	4,810,422
Contributions - member	-	195,902	(195,902)
Net investment loss	-	(2,073,742)	2,073,742
Benefit payments, including refunds	(3,475,353)	(3,475,353)	-
Net changes	2,137,656	(5,353,193)	7,490,849
Balances at December 31, 2018	\$ 63,512,088	\$ 26,044,515	\$ 37,467,573
Plan fiduciary net position as a percentage of the total pension liability			41.01%

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

For certain members who were hired before January 1, 1988, the pension is increased for a Paid Firefighter member's option to elect an annual cost-of-living increase of 2.5%. Additionally, a cost-of-living increase has been added for any Paid Firefighter hired on or after January 1, 1988. Cost of living increase were removed for any Paid Firefighter hired on or after January 1, 2018. These changes in benefit terms were reflected in the measurement date of December 31, 2018 and is shown in the table above.

The net pension liability was measured as of December 31, 2018 and was determined by rolling forward liabilities from the January 1, 2017 actuarial valuation. No significant events or changes in assumptions occurred between the valuation date and the fiscal year-end.

Actuarial Assumptions - The January 1, 2017 actuarial valuation used the entry age normal actuarial cost method and IRS 2017 Static Combined Table for Small Plans mortality table. The actuarial assumptions for the Plans include the following: a) 8.00% investment rate of return, b) a projected salary increase of 5.00%, c) 3.00% inflation rate, d) level dollar closed amortization method, and e) 15-year remaining amortization period for Officers and Employees Plan, and 12-year remaining amortization period for Police Plan. These assumptions were applied to all periods included in the measurement of total pension liability.

Changes in Actuarial Assumptions – The mortality table in the January 1, 2017 valuation updated to the IRS 2017 Static Combined Table for Small Plans from the RP2000 mortality table used in the January 1, 2015 valuation.

Investment Policy - The Plans' policies in regard to the allocation of invested assets are established and may be amended by the respective Boards. The Boards seek to maximize return commensurate with the level of risk undertaken. The specific investment return objective is to meet or exceed the rate of return assumed in the actuarial assumptions.

Long-Term Expected Rate of Return - The long-term expected rates of return on the Plans' investments were determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The target allocation and best estimates of arithmetic real rates of return for each major asset class for the Plans' as of December 31, 2018 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Equity	60 - 70%	5.50 - 7.50%
Fixed income	30 - 40%	1.00 - 3.00%

Rate of Return - The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. For the year ended December 31, 2018, the annual money-weighted rate of return on Plan investments, net of investment expense, was (8.4%) for Officers and Employees Plan, (8.6%) for Police Plan, and (8.1%) for Paid Firefighters Plan.

Discount Rate - The discount rate used to measure the total pension liability as of December 31, 2018 was 8.00% for all the Plans. The Plans' fiduciary net position is projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investment was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate - The following presents the net pension liability of each Plan calculated using the discount rate described above, as well as what the Plan's net pension liabilities would be if they were calculated using a discount rate that is one-percentage-point lower or higher than the current rates:

	1% Decrease (7.00%)	Current Discount Rate (8.00%)	1% Increase (9.00%)
Officers and Employees Pension Plan	\$ 17,582,892	\$ 13,650,832	\$ 10,322,857
Police Pension Plan	\$ 56,248,365	\$ 44,376,394	\$ 34,572,817
Paid Firefighters Pension Plan	\$ 44,653,792	\$ 37,467,573	\$ 31,468,994

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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

For the year ended December 31, 2018, the City recognized pension expense of \$12,753,990 in the governmental activities and \$248,271 in the business-type activities. At December 31, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Governmental Activities</u>	<u>Business-type Activities</u>
<u>Deferred Outflows of Resources:</u>		
Differences between expected and actual experience	\$ 57,407	\$ 18,019
Net difference between projected and actual earnings on pension plan investments	12,178,452	745,831
Changes of assumptions	<u>3,406,225</u>	<u>292,543</u>
Total deferred outflows of resources	<u>\$ 15,642,084</u>	<u>\$ 1,056,393</u>
<u>Deferred Inflows of Resources:</u>		
Differences between expected and actual experience	<u>\$ 2,097,765</u>	<u>\$ 71,789</u>
Total deferred inflows of resources	<u>\$ 2,097,765</u>	<u>\$ 71,789</u>

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The differences in the governmental activities and business-type activities expected and actual experience and the changes of assumptions are recognized over the average expected remaining service lives of active and inactive members. The difference between projected and actual earnings on the pension plan investments is recognized over five years. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>
2019	\$ 4,616,404	\$ 334,602
2020	2,781,103	201,694
2021	2,551,140	188,169
2022	3,595,672	260,139
	<u>\$ 13,544,319</u>	<u>\$ 984,604</u>

The City was utilizing the Level III provision allowing for delayed implementation of the actuarial funding standards specified in Act 205 over a period not to exceed 15 years. In 1995, it was anticipated that the proceeds from the City's issuance of \$32 million in pension bonds would fully fund each of the plans. The State requires the City to continue calculating its minimum municipal obligation for Act 205 purposes exclusive of the bond proceeds. This minimum municipal obligation will be used as a factor in determining the amount of State pension aid the City is entitled to under Act 205. Act 205 provides that the funding of unfunded pension liabilities with bond proceeds will not reduce the State pension aid that would be due the City, absent such funding. State aid has been pledged as security for the debt service on the pension bonds.

As of January 1, 2019, the outstanding Act 205 unfunded liability reached a cumulative total of \$92,168,881.

The City anticipates using a portion of the net proceeds from the sale of the Waste Water Treatment Plant to offset the combined accrued pension liability of the City.

CITY OF YORK, PENNSYLVANIA
NOTES TO BASIC FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2018

Pension Financial Statements

Financial statements for the individual pension plans are presented below:

Statement of Net Position
December 31, 2018

	Officers and Employees Pension Fund	Police Pension Fund	Paid Firefighters Pension Fund	Total Pension Trust Fund
Assets:				
Investments, at fair value	\$ 24,111,016	\$ 49,614,765	\$ 26,044,515	\$ 99,770,296
Due from City of York	-	59,017	-	59,017
Total assets	<u>24,111,016</u>	<u>49,673,782</u>	<u>26,044,515</u>	<u>99,829,313</u>
Net Position:				
Restricted for pension benefits	<u>\$ 24,111,016</u>	<u>\$ 49,673,782</u>	<u>\$ 26,044,515</u>	<u>\$ 99,829,313</u>

Statement of Changes in Net Position
Year Ended December 31, 2018

	Officers and Employees Pension Fund	Police Pension Fund	Paid Firefighters Pension Fund	Total Pension Trust Fund
Additions:				
Contributions:				
Employee	\$ 165,271	\$ 342,892	\$ 195,902	\$ 704,065
Employer	1,620,310	5,526,294	-	7,146,604
Total contributions	<u>1,785,581</u>	<u>5,869,186</u>	<u>195,902</u>	<u>7,850,669</u>
Investment income (loss):				
Interest and dividend income	1,061,536	2,149,928	1,203,998	4,415,462
Net depreciation of investments	(3,331,057)	(7,075,872)	(3,227,626)	(13,634,555)
Less investment expenses	(49,169)	(72,800)	(50,114)	(172,083)
Net investment income (loss)	<u>(2,318,690)</u>	<u>(4,998,744)</u>	<u>(2,073,742)</u>	<u>(9,391,176)</u>
Total additions (deductions)	<u>(533,109)</u>	<u>870,442</u>	<u>(1,877,840)</u>	<u>(1,540,507)</u>
Deductions:				
Benefits paid to recipients	2,114,291	5,140,605	3,475,353	10,730,249
Total deductions	<u>2,114,291</u>	<u>5,140,605</u>	<u>3,475,353</u>	<u>10,730,249</u>
Change in net position	<u>(2,647,400)</u>	<u>(4,270,163)</u>	<u>(5,353,193)</u>	<u>(12,270,756)</u>
Net position restricted for pension benefits:				
Beginning of year	26,758,416	53,943,945	31,397,708	112,100,069
End of year	<u>\$ 24,111,016</u>	<u>\$ 49,673,782</u>	<u>\$ 26,044,515</u>	<u>\$ 99,829,313</u>

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

12. Other Post-Employment Benefits (OPEB)

Plan Descriptions

In addition to the retirement benefits described in Note 11, the City provides single-employer health care benefits for all retired employees and their spouses under the various union contracts and City policy for non-organized employees. These benefit provisions and all other requirements are established under the various union contracts and City policy for non-organized employees. Such union contracts may be amended through future negotiations. The post-employment health care plan provisions for non-union employees are established by Council. Union labor contracts and City Council establish and amend the obligations of the plan members and the City to contribute to the plans.

The retired employees are required to pay monthly to the City, one-half of the actual cost subject to annual co-payment limitation established in each of the union contracts and by Council for non-organized employees. The plan does not issue separate financial statements. No assets are accumulated in a trust for the OPEB plans.

Non-Organized Employees and Supervisory Personnel Plan (NAFF), York Public Employee Association Plan (YPEA), and Electrical Workers Plan (IBEW):

Benefits are payable for members who retire from the City after attainment of age 55 or upon completion of 40 years of service, regardless of age.

Eligible retirees may participate in the City's group medical plan. The group medical plan includes medical, prescription drug, dental, and vision benefits. At age 65 and greater, the plan becomes secondary to Medicare and has a \$5,000 lifetime maximum. There are no prescription drug, dental, and vision benefits after age 65. Spouses are covered under the plan indefinitely.

In order to maintain coverage, retirees must make the following annual contributions in accordance with the plans:

NAFF – For retirees under the age of 65, the annual contributions were \$700 for the retiree and \$700 for spouses/dependents. For retirees over the age of 65, the annual contributions are \$103.32 for retirees and \$103.32 for spouses/dependents.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

YPEA – Before January 1, 2013, the annual contributions for retirees under the age of 65 were \$900 for the retiree and \$700 for spouses/dependents. After January 1, 2013, the retiree must contribute 50% of the cost up to the following annual maximums:

<u>Date of Retirement</u>	<u>Retirees</u>	<u>Dependents</u>
1/1/90-12/31/03	\$ 700	\$ 700
1/1/04 and later	900	700

For retirees over the age of 65, the annual contributions are \$103.32 for retirees and \$103.32 for spouses/dependents.

IBEW – For retirees under the age of 65, the annual contributions are as follows:

<u>Date of Hire</u>	<u>Date of Retirement</u>	<u>Retirees</u>	<u>Spouses/ Dependents</u>
Prior to 9/1/08	Prior to 9/1/08	\$ 750	\$ 750
Prior to 9/1/08	9/1/08 - 12/31/08	900	700
Prior to 9/1/08	1/1/09 - 12/31/09	1,000	800
Prior to 9/1/08	1/1/10 - 12/31/10	1,100	900
Prior to 9/1/08	1/1/11 - 12/31/11	1,200	1,000
Prior to 9/1/08	1/1/12 - 12/31/15	1,300	1,100
Prior to 9/1/08	1/1/16 - 12/31/16	1,400	1,200
Prior to 9/1/08	1/1/17 - 12/31/17	1,500	1,300
Prior to 9/1/08	1/1/18 or later	1,600	1,400
9/1/08 and later		COBRA rate	COBRA rate

For retirees over the age of 65, the annual contributions are \$103.32 for retirees and \$103.32 for spouses/dependents.

Police Plan:

Benefits are payable for members who retire from the City after completion of 20 (or 20.5 if hired after January 1, 1978) years of service.

Eligible retirees may participate in the City's group medical plan. The group medical plan includes medical, prescription drug, dental, and vision benefits. At age 65 and greater, the plan becomes secondary to Medicare. Spouses are covered under the plan indefinitely.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

For all Police Plan retirees, the annual contributions are as follows:

<u>Date of Retirement</u>	<u>Retirees</u>	<u>Spouses/ Dependents</u>
Prior to 1/1/07	\$ 700	\$ 700
7/1/07 and later	1,100	1,100

Teamsters Plan:

Benefits are payable for members who retire from the City after attainment of combined age and service totaling 80 years.

Eligible retirees may participate in the City's group medical plan. The group medical plan includes medical, prescription drug, dental, and vision benefits. At age 65 and greater, the plan becomes secondary to Medicare and has a \$5,000 lifetime maximum. There are no prescription drug, dental and vision benefits after age 65. Spouses are covered under the plan indefinitely.

For Teamster Plan retirees under the age of 65, the annual contributions are as follows:

<u>Date of Hire</u>	<u>Date of Retirement</u>	<u>Retirees</u>	<u>Spouses/ Dependents</u>
Prior to 7/25/08	Prior to 12/31/08	\$ 900	\$ 700
Prior to 7/25/08	1/1/09 - 12/31/09	1,000	800
Prior to 7/25/08	1/1/10 - 12/31/10	1,100	900
Prior to 7/25/08	1/1/11 - 12/31/11	1,200	1,000
Prior to 7/25/08	1/1/12 - 12/31/12	1,300	1,100
Prior to 7/25/08	1/1/13 - 12/31/13	1,500	1,300
Prior to 7/25/08	1/1/14 - 12/31/14	1,600	1,400
Prior to 7/25/08	1/1/15 - 12/31/15	1,700	1,500
Prior to 7/25/08	1/1/16 - 12/31/16	1,750	1,550

For Teamster Plan retirees over the age of 65, the annual contributions are \$103.32 for retirees and \$103.32 for spouses/dependents.

Firefighters Plan:

Benefits are payable for members who retire from the City after attainment of age 50 and completion of 20 (or 20.5 if hired after January 1, 1988) years of service.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Eligible Firefighter retirees may participate in the City's group medical plan. The group medical plan includes medical, prescription drug, dental, and vision benefits. At age 65 and greater, the plan becomes secondary to Medicare and has a \$5,000 annual maximum which applies to Medicare only. Prescription drug, dental and vision benefits are available for the lifetime of the member or spouse. Spouses are covered under the plan indefinitely for employees hired prior to April 16, 2014.

Under the Firefighters Plan, employees hired prior to April 16, 2014 have the following pre-65 contributions:

<u>Date of Retirement</u>	<u>Retirees</u>	<u>Dependents</u>
Prior to 10/10/09	\$ 700	\$ 700
10/10/09 to 1/1/15	1,100	1,100
1/1/15 and later	1,500	1,500

Employees hired after April 16, 2014 and before January 1, 2018 must contribute the same copayments as active employees for the retiree only until age 65 or Medicare eligible. Employees retiring after January 1, 2018 upon reaching Medicare age shall convert to a City sponsored Medicare supplemental plan and contribute an additional 3% per year towards coverage. Employees hired on or after January 1, 2018 are not eligible to receive retiree health insurance.

For all retirees over the age of 65, the annual contributions are \$405.36 for retirees and \$469.44 for spouses/dependents.

Firefighter retirees that retired under past contracts are subjected to the provisions in place at the time of retirement.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Plan Membership

As of January 1, 2017, the latest actuarial valuation date, the OPEB plan membership was as follows:

	<u>Police</u>	<u>Firefighters</u>	<u>Teamsters</u>	<u>IBEW</u>	<u>NAFF</u>	<u>YPEA</u>	<u>Total</u>
Active plan members	99	56	51	4	85	24	319
Inactive plan members entitled to, but not yet receiving benefits	-	-	-	-	-	-	-
Inactive plan members or beneficiaries currently receiving benefits	<u>80</u>	<u>64</u>	<u>18</u>	<u>1</u>	<u>20</u>	<u>3</u>	<u>186</u>
Total	<u>179</u>	<u>120</u>	<u>69</u>	<u>5</u>	<u>105</u>	<u>27</u>	<u>505</u>

Contributions

The City's contribution is based on projected pay-as-you-go financing requirements through the Internal Service Fund. For the year ended December 31, 2018, the City contributed \$3,298,546 to the OPEB plan.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Changes in Total OPEB Liability

The changes in total OPEB liability of the City for the year ended December 31, 2018 were as follows:

	Total OPEB Liability
Service cost	\$ 3,800,229
Interest	3,894,757
Changes in assumptions	(9,483,691)
Benefit payments	(3,298,546)
Net changes	(5,087,251)
OPEB Liability at December 31, 2017	121,238,409
OPEB Liability at December 31, 2018	<u>\$ 116,151,158</u>

The total OPEB liability is allocated between the governmental activities and business-type activities in the amounts of \$114,190,109 and \$1,961,049, respectively, at December 31, 2018.

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of benefits provided at the time of the valuation and on the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities consistent with the long-term perspective of the calculation. The projections of benefits for financial reporting purposes do not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing between the employer and plan members in the future.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The total OPEB liability was determined by an actuarial valuation performed on January 1, 2017 and measured at December 31, 2018, using the following actuarial assumptions, applied to all periods in the measurement:

Actuarial valuation date	1/1/2017
Actuarial cost method	Entry age normal, level dollar
Actuarial assumptions:	
Interest rate	3.64%
Salary increases	5% per year
Medical inflation	6% in 2017 and 2018 and 5.5% in 2019 through 2021; rates gradually decrease from 5.4% in 2022 to 3.8% in 2075 and later based on the Society of Actuaries Long-Run Medical Cost Trend Model
Mortality table	IRS 2017 Combined Static Mortality Table for Small Plans

Changes in Actuarial Assumptions

The interest rate changed from 4.5% in the January 1, 2015 actuarial valuation to 3.6% in the January 1, 2017 actuarial valuation. In addition, the mortality table in the January 1, 2017 valuation updated to the IRS 2017 Static Combined Table for Small Plans from the RP2000 mortality table used in the January 1, 2015 valuation.

Discount Rate

The discount rate used to measure the total OPEB liability was 3.64%. The discount rate was based on the S&P Municipal Bond 20-Year High Grade Rate Index at December 31, 2018. Since the OPEB Plan has insufficient assets to meet projected benefit payments, the municipal bond rate was applied to all periods of the projected benefit payments to determine the total OPEB liability. The projection of cash flows used to determine the single discount rate for each measurement period assumed that employer contributions will be made based on the current funding policy for future years.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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

The following presents the total OPEB liability of the City calculated using the discount rate described above, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower or one-percentage-point higher than the current rate:

	1% Decrease (2.64%)	Current Discount Rate (3.64%)	1% Increase (4.64%)
Total OPEB Liability	\$ 137,368,660	\$ 116,151,158	\$ 99,727,017

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

The following presents the total OPEB liability of the City calculated using the healthcare cost trend rates described above, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one-percentage-point lower or one-percentage-point higher than the current rates:

	1% Decrease	Current Trend Rate	1% Increase
Total OPEB Liability	\$ 96,921,834	\$ 116,151,158	\$ 141,320,809

OPEB Expense, Deferred Outflows and Deferred Inflows of Resources

For the year ended December 31, 2018, the City recognized OPEB expense of \$4,839,855 in the governmental activities and \$(4,006) in the business-type activities. At December 31, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Governmental Activities	Business-type Activities
<u>Deferred Outflows of Resources:</u>		
Changes of assumptions	\$ 8,001,487	\$ 72,884
Total deferred outflows of resources	\$ 8,001,487	\$ 72,884
<u>Deferred Inflows of Resources:</u>		
Changes of assumptions	\$ 7,827,459	\$ 75,617
Total deferred inflows of resources	\$ 7,827,459	\$ 75,617

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The differences in the governmental activities and business-type activities changes of assumptions are recognized over the average expected remaining service lives of active and inactive members. Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>
2019	\$ 434,880	\$ 3,098
2020	434,880	3,098
2021	434,880	3,098
2022	434,880	3,098
2023	(1,565,494)	(15,123)
	<u>\$ 174,026</u>	<u>\$ (2,731)</u>

13. Risk Management

The City is exposed to various risks of loss related to major medical self-insurance. The City has a stop/loss agreement with an insurance company which covers all individual claim amounts exceeding \$175,000. Premiums are paid into the Internal Service Fund by all other funds and are available to pay claims, claim reserves, and administrative costs of the program.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of recent claim settlement trends as determined by the City's independent third-party administrator.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Changes in the balances of claims liability (net of excess insurance) during the past three years ended December 31, 2018 were as follows:

	<u>Beginning of Year Liability</u>	<u>Current Year Claims and Changes in Estimates</u>	<u>Claim Payments</u>	<u>End of Year Liability</u>
2016	\$ 339,518	\$ 7,966,448	\$ 7,915,956	\$ 390,010
2017	390,010	9,355,078	8,961,510	783,578
2018	783,578	10,523,617	10,902,951	404,244

In addition, the City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; error, and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks did not exceed commercial insurance coverage during the years ended December 31, 2018, 2017, and 2016.

14. Commitments and Contingencies

Leases

The City also has several leases for vehicles used in City operations. The future minimum commitments for these leases are not material to the City's operations.

The City has also entered into several noncancelable operating leases for office equipment. The future minimum commitments for these leases are not material to the City's operations.

Grants

Grants received are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City and Redevelopment Authority expect such amounts, if any, to be immaterial.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

Contract Commitment

During 2016, the City entered into a contract with a provider for curbside refuse and recycling collection services for 2017 through 2021 at a cost of \$1,765,650, annually.

In September 2017, the City entered into an Intergovernmental Cooperation Agreement with the York County Planning Commission for the implementation of the York County Regional Chesapeake Bay Pollutant Reduction Plan. As part of this agreement, the City's cost sharing contributions for the years 2018 through 2023 will be \$211,716, annually. The City made payments totaling \$211,716 for the year ended December 31, 2018, as required by the agreement.

In January of 2018, the City entered into an agreement with White Rose Ambulance to provide emergency medical response from 2018 to 2022 in annual amounts ranging from \$175,000 to \$225,000.

In August of 2018, the City entered into an agreement for school crossing guard services in an amount not to exceed \$410,962 for the period July 1, 2018 through June 30, 2019.

In April 2017, the Sewer Authority approved a contract for the wastewater treatment plant electrical substation #3 replacement project totaling \$1,227,203. The balance of the contract remaining at December 31, 2018 was \$857,317.

During the year ended December 31, 2018, the Sewer Authority approved several contracts for the Township Interceptor Project totaling \$2,663,571. The balance of the contracts remaining at December 31, 2018 was \$2,465,700.

During the year ended December 31, 2018, the Authority approved a contract for the York Waste Water Treatment Plan Effluent Filter Replacement Project totaling \$210,000. The balance of the contract remaining at December 31, 2018 was approximately \$192,000.

During the year ended December 31, 2018, the Authority approved a contract for the Screw Pumps Replacement Project totaling \$447,000. The balance of the contract remaining at December 31, 2018 was \$447,000.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

15. Management's Agreement with the General Authority

On January 1, 1996, the General Authority entered into a Parking Facilities Management Agreement with the City to operate the General Authority's parking system. The Agreement had a two-year term, which expired December 31, 1997. On January 1, 1996, the General Authority entered into an Administrative Management Services Agreement with the City to provide for administrative services for the General Authority. The term of this Agreement was for one year, which then renewed automatically for additional one-year periods until terminated upon 60 days prior written notice.

The Agreements required that the City prepare an Operating and Administrative Expenses Budget for adoption by the General Authority and City Council. The City incurred \$993,923 in operating expenses and received \$564,006 in fees under the management agreement in 2018. The City earned \$141,000 in administrative fees under an administration agreement in 2018. A receivable of \$1,492,386 is recorded in the General Fund for fees that were earned under these agreements, but unpaid at December 31, 2018.

Under the management agreement between the General Authority and the City, the General Authority is entitled to receive an adjustment to the management fee billed from the City if actual expenses were less than budgeted expenses. As of December 31, 2018, the General Authority owed the City \$1,492,386, which included six monthly billed amounts totaling \$637,301 unpaid from 2012, three monthly billed amounts totaling \$267,609 unpaid from 2017, and five monthly billed amounts totaling \$461,612 unpaid from 2018. The amounts owed for 2017 and 2018 were approved and authorized for payment by the General Authority in the fiscal year they were invoiced but the funds have not been transferred by the City. The remaining portion of the liability is composed of parking tax due and other amounts due, net of a credits for overpayments from prior years.

The General Authority anticipates paying the liability due to the City and will continue to work on repayment to the City for the amounts due. The General Authority paid the amounts relating to 2012 in the amount of \$637,301 in 2019 and 2020.

The General Authority entered into a new Parking Facilities Management Agreement with the City on January 1, 2020. Under this agreement, the General Authority shall pay the City 1/12th of the annual operating budget each month. The agreement stipulates that there shall be a reconciliation prepared to compare actual and budgeted expenditures to determine if there is a credit or additional expenditures owed. The

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

agreement also includes an annual management fee for 2020 in an annual amount of \$141,000 to be paid in equal monthly installments. This management fee is then reduced to \$8,333 per month from January 2021 to March 2021. The Parking Facilities Management Agreement runs through March 2021. As of the date of the report, the General Authority and the City were in discussions to potentially extend the agreement through December 2021.

16. Litigation

The City is a party to numerous lawsuits that have arisen in the ordinary course of business. It is the opinion of management, as advised by legal counsel, that these suits will not have a material effect on the financial statements of the City.

During the year ended December 31, 2016, the Redevelopment Authority, as condemnor, was involved in an eminent domain case, where the condemnee challenged the valuation of the property. A jury awarded \$1,250,000 in just compensation to the condemnee and this amount was accrued as of December 31, 2016. In October of 2018, a final settlement agreement was reached with the condemnee for \$1,500,000 and, as such, an additional \$250,000 was accrued during the year ended December 31, 2017, with an aggregate amount outstanding as of December 31, 2017 of \$1,500,000. The settlement agreement called for an initial deposit of \$550,000 in October of 2018 and the remaining balance of \$950,000 plus 8% interest to be paid in installment payments over a two year period. The Redevelopment Authority made the initial deposit of \$550,000 during the year ended December 31, 2018, which included \$350,000 received from a third party as noted per the agreement referenced in the subsequent paragraph.

Upon settlement in 2018, the Redevelopment Authority concurrently entered into an agreement of sale with a third party. As such, the third party paid \$350,000 of the \$550,000 due at settlement and entered into an agreement with the Redevelopment Authority to pay the debt service, including interest and principal, on the remaining \$950,000. As the sale to the third party did not occur until 2018, the related sale was not recorded in the financial statements as of December 31, 2017.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

As of December 31, 2018, \$950,000 is recorded as a note receivable and unearned revenue in the financial statements and \$350,000 of service revenue was recognized for the 2018 sale proceeds during the year ended December 31, 2018. The remaining \$950,000 litigation payable, as well as the required interest payments, will be made in accordance with the settlement agreement as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>
2019	\$ 500,000	\$ 76,000
2020	<u>450,000</u>	<u>26,000</u>
	<u>\$ 950,000</u>	<u>\$ 102,000</u>

The remaining unearned revenue of \$950,000 as of December 31, 2018 will be recognized during 2019 and 2020 when principal payments are received from the third party in accordance with the above table.

17. Environmental Remediation Liability and Grants Receivable

During the year ended December 31, 2017, the Redevelopment Authority was notified that one of its properties required environmental remediation with an estimated cost of \$2,329,450. During the year ended December 31, 2018, the Redevelopment Authority secured grant awards to cover \$1,744,000 of the total liability. The residual portion of the liability in the amount of \$585,450 will be paid by the developer of the property and, as such, no liability was reported for this amount in the Redevelopment Authority's financial statements at December 31, 2017. The environmental remediation liability as of December 31, 2018 was \$532,750.

Grant revenue is recognized as eligible cost are incurred. For the year ending December 31, 2018, grant revenue totaled \$1,263,750. Grant receivable in the amount of \$52,500 for the year ended December 31, 2018 represents reimbursements to be received for eligible costs incurred as of the financial statement date.

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

18. Subsequent Events

In January of 2019, the City borrowed \$6,000,000 in the form of a Tax and Revenue Anticipation Note, Series of 2019, bearing interest at an annual rate of 2.90% until the maturity date of December 31, 2019.

In March of 2019, the City entered into agreements for sidewalk improvements and electrical equipment maintenance totaling \$94,370 and \$243,351, respectively, for the year ended December 31, 2019.

In May of 2019, the City entered into a five-year capital lease agreement in the amount of \$297,815 for the financing of a truck. Annual payments of \$65,327 will be made from the City's Sewer Fund.

In June of 2019, the City entered into an engineering contract in the amount of \$195,000 to perform a capital needs assessment.

In July of 2019, the City entered into a construction contract in the amount of \$375,952 for street improvements.

Subsequent to December 31, 2018, the Sewer Authority approved multiple construction and professional service contracts for sewer projects totaling approximately \$5.3 million.

The General Authority entered into a Parking Meter Revenue Agreement in March 2019 with the City, whereby the City would provide certain services related to the parking meters on behalf of the General Authority.

In December 2019, the Sewer Authority entered into a variable interest drawdown bond with PNC Bank for a maximum principal amount of \$10,000,000 to fund the construction of renovations and improvements to the sewer system.

In January of 2020, the City borrowed \$4,190,000 in the form of a Tax and Revenue Anticipation Note, Series of 2020, bearing interest at an annual rate of 2.68% until the maturity date of December 31, 2020.

In June 2019, the General Authority issued the Series of 2019 Revenue Note in the aggregate principal amount of \$4,850,000 for the purpose of providing funds for (1) the current refunding of the General Authority's Series of 2013 Revenue Note; (2) a capital

CITY OF YORK, PENNSYLVANIA

NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

project of the General Authority; and (3) the costs of issuing such note. The note shall bear interest at an initial rate equal to 3.25% per annum for a period of seven years and, thereafter, at a variable rate equal to 80% of 30-day LIBOR to float plus 150 basis points, with an interest cap at 7.00% per annum.

In early 2020, an outbreak of a novel strain of coronavirus was identified, and infections have been found in a number of countries around the world, including the United States. The coronavirus and its associated impacts on supply chains, travel, employee productivity and other economic activities has had, and may continue to have, a material effect on financial markets and economic activity. The extent of the impact of the coronavirus on City's operational and financial performance is currently uncertain and cannot be predicted.

In August 2020, the City entered into a construction contract in the amount of \$957,430.

In November 2020, the City entered into a multi-year contract for refuse and recycling collection services in the amount of \$2,631,367 annually for 2021-2025.

In January 2021, the City borrowed \$10,000,000 in the form of a Tax and Revenue Anticipation Note, Series of 2021, bearing interest at an annual rate of 2.90% until the maturity date of December 31, 2021.

In March 2021, the City borrowed \$20,000,000 from Pennsylvania American Water Company in the form of a Tax and Revenue Anticipation Note, Series A of 2021, bearing interest at an annual rate of 0.00% until the maturity date of December 31, 2022.

In March 2021, the City entered into a vaccination clinic agreement in an amount not to exceed \$230,000 through November 30, 2021.

On April 6, 2021, the Sewer Authority closed on a loan in the amount of \$6,807,942 from Pennsylvania Infrastructure Investment Authority. Proceeds of this loan will be used to pay off the existing 2019 PNC Bank loan and pay for the completion of the filter replacement project.

On April 7, 2021, the Sewer Authority executed an Asset Purchase Agreement authorizing the sale of the sewer system to Pennsylvania American Water Company for \$235 million under the terms and conditions contained therein.

**REQUIRED SUPPLEMENTARY
INFORMATION**

CITY OF YORK, PENNSYLVANIA
STATEMENT OF REVENUES AND EXPENDITURES -
BUDGET AND ACTUAL - GENERAL FUND
REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2018

	Original Budget	Final Budget	Variance of Original with Final Budget - Positive (Negative)	Actual	Variance of Actual with Final Budget - Positive (Negative)
Revenues:					
Taxes	\$ 25,977,719	\$ 25,977,719	\$ -	\$ 27,744,273	\$ 1,766,554
Licenses and permits	928,250	928,250	-	1,025,481	97,231
Fines and forfeits	1,987,527	1,987,527	-	1,830,503	(157,024)
Grants and contributions	2,376,585	2,376,585	-	2,209,672	(166,913)
Charges for services	10,904,269	10,458,270	(445,999)	9,698,184	(760,086)
Interest	-	-	-	32,190	32,190
Miscellaneous	260,700	260,700	-	241,058	(19,642)
Total revenues	42,435,050	41,989,051	(445,999)	42,781,361	792,310
Expenditures:					
Current:					
General government	2,179,451	2,180,876	(1,425)	2,160,286	20,590
Sanitation	3,441,396	3,410,286	31,110	3,402,477	7,809
Public safety	29,457,645	29,960,824	(503,179)	29,991,809	(30,985)
Highways and streets	864,160	743,712	120,448	716,807	26,905
Public works	3,158,272	3,209,395	(51,123)	2,981,080	228,315
Community development and planning	3,418,124	3,318,983	99,141	3,149,335	169,648
Other departments and programs	220,280	369,533	(149,253)	240,521	129,012
Total expenditures	42,739,328	43,193,609	(454,281)	42,642,315	551,294
Excess (deficiency) of revenues over (under) expenditures	(304,278)	(1,204,558)	(900,280)	139,046	1,343,604
Other financing sources (uses):					
Transfers in	2,701,417	2,701,417	-	2,641,255	(60,162)
Transfers out	(1,332,944)	(1,337,667)	(4,723)	(1,595,664)	(257,997)
Total other financing sources (uses)	1,368,473	1,363,750	(4,723)	1,045,591	(318,159)
Net change in fund balance	\$ 1,064,195	\$ 159,192	\$ (905,003)	\$ 1,184,637	\$ 1,025,445

See notes to required supplementary information - budget and actual.

CITY OF YORK, PENNSYLVANIA

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION – BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2018

1. Budgetary Data

The City's budget is prepared on the modified accrual basis.

2. Budget to Actual Comparisons

The General Fund's budget comparison is presented in the Required Supplementary Information section. The budgeted nonmajor funds and major debt service fund and capital projects fund budget comparisons are presented in the combining section.

3. Stewardship, Compliance, and Accountability

Excess of Expenditures over Appropriations

	<u>Appropriation</u>	<u>Expenditure</u>
Public safety	\$ 29,960,824	\$ 29,991,809

Funds sufficient to provide for the excess expenditures were made available from other functions.

CITY OF YORK, PENNSYLVANIA
 REQUIRED SUPPLEMENTARY DATA
 SCHEDULE OF CHANGES IN THE OFFICERS AND EMPLOYEES PENSION PLAN'S
 NET PENSION LIABILITY AND RELATED RATIOS
 YEAR ENDED DECEMBER 31, *
 (UNAUDITED - SEE ACCOMPANYING AUDITORS' REPORT)

	2018	2017	2016	2015	2014
Total Pension Liability:					
Service cost	\$ 676,249	\$ 644,047	\$ 628,291	\$ 598,372	\$ 616,541
Interest	2,875,481	2,762,999	2,556,901	2,449,055	2,308,475
Differences between expected and actual experience	-	113,140	-	(690,824)	-
Changes of assumptions	-	1,128,959	-	1,089,428	-
Benefit payments, including refunds of member contributions	(2,114,291)	(1,952,145)	(1,781,508)	(1,677,033)	(1,419,365)
Net Changes in Total Pension Liability	1,437,439	2,697,000	1,403,684	1,768,998	1,505,651
Total Pension Liability - Beginning	36,324,409	33,627,409	32,223,725	30,454,727	28,949,076
Total Pension Liability - Ending (a)	\$ 37,761,848	\$ 36,324,409	\$ 33,627,409	\$ 32,223,725	\$ 30,454,727
Plan Fiduciary Net Position:					
Contributions - employer	\$ 1,620,310	\$ 1,292,195	\$ 1,129,001	\$ 1,448,271	\$ 724,531
Contributions - employees	165,271	158,046	148,872	141,597	159,718
Net investment income (loss)	(2,318,690)	3,658,509	1,503,099	(915,530)	477,956
Benefit payments, including refunds of member contributions	(2,114,291)	(1,952,145)	(1,781,508)	(1,677,033)	(1,419,365)
Net Change in Plan Fiduciary Net Position	(2,647,400)	3,156,605	999,464	(1,002,695)	(57,160)
Plan Fiduciary Net Position - Beginning	26,758,416	23,601,811	22,602,347	23,605,042	23,662,202
Plan Fiduciary Net Position - Ending (b)	\$ 24,111,016	\$ 26,758,416	\$ 23,601,811	\$ 22,602,347	\$ 23,605,042
Net Pension Liability - Ending (a-b)	\$ 13,650,832	\$ 9,565,993	\$ 10,025,598	\$ 9,621,378	\$ 6,849,685
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	63.85%	73.67%	70.19%	70.14%	77.51%
Covered Employee Payroll	\$ 8,039,939	\$ 7,878,825	\$ 7,513,114	\$ 7,405,770	\$ 7,283,412
Net Pension Liability as a Percentage of Covered Employee Payroll	169.79%	121.41%	133.44%	129.92%	94.05%

* This schedule is intended to illustrate information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for those years only for which information is available.

See note to required supplementary information - pension plans.

CITY OF YORK, PENNSYLVANIA
 REQUIRED SUPPLEMENTARY DATA
 SCHEDULE OF CHANGES IN THE POLICE PENSION PLAN'S
 NET PENSION LIABILITY AND RELATED RATIOS
 YEAR ENDED DECEMBER 31, *
 (UNAUDITED - SEE ACCOMPANYING AUDITORS' REPORT)

	2018	2017	2016	2015	2014
Total Pension Liability:					
Service cost	\$ 1,326,948	\$ 1,263,760	\$ 1,266,216	\$ 1,205,920	\$ 1,322,853
Interest	7,116,457	6,852,950	6,320,281	6,047,318	6,178,659
Differences between expected and actual experience	-	(853,856)	-	(4,581,597)	-
Changes of assumptions	-	2,424,071	-	2,208,539	-
Changes in benefit terms	-	-	1,908,531	-	-
Benefit payments, including refunds of member contributions	(5,140,605)	(4,351,489)	(4,089,708)	(3,652,628)	(3,525,466)
Net Changes in Total Pension Liability	3,302,800	5,335,436	5,405,320	1,227,552	3,976,046
Total Pension Liability - Beginning	90,747,376	85,411,940	80,006,620	78,779,068	74,803,022
Total Pension Liability - Ending (a)	\$ 94,050,176	\$ 90,747,376	\$ 85,411,940	\$ 80,006,620	\$ 78,779,068
Plan Fiduciary Net Position:					
Contributions - employer	\$ 5,526,294	\$ 2,997,427	\$ 1,074,024	\$ -	\$ 3,491,221
Contributions - employees	342,892	313,008	322,726	328,860	350,605
Net investment income (loss)	(4,998,744)	7,379,410	3,068,741	(1,474,372)	1,375,276
Benefit payments, including refunds of member contributions	(5,140,605)	(4,351,489)	(4,089,708)	(3,652,628)	(3,525,466)
Net Change in Plan Fiduciary Net Position	(4,270,163)	6,338,356	375,783	(4,798,140)	1,691,636
Plan Fiduciary Net Position - Beginning	53,943,945	47,605,589	47,229,806	52,027,946	50,336,310
Plan Fiduciary Net Position - Ending (b)	\$ 49,673,782	\$ 53,943,945	\$ 47,605,589	\$ 47,229,806	\$ 52,027,946
Net Pension Liability - Ending (a-b)	\$ 44,376,394	\$ 36,803,431	\$ 37,806,351	\$ 32,776,814	\$ 26,751,122
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	52.82%	59.44%	55.74%	59.03%	66.04%
Covered Employee Payroll					
Net Pension Liability as a Percentage of Covered Employee Payroll	\$ 6,626,144	\$ 6,789,842	\$ 6,665,819	\$ 6,306,343	\$ 7,164,627
	669.72%	542.04%	567.17%	519.74%	373.38%

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See note to required supplementary information - pension plans.

CITY OF YORK, PENNSYLVANIA
 REQUIRED SUPPLEMENTARY DATA
 SCHEDULE OF CHANGES IN THE PAID FIREFIGHTERS PENSION PLAN'S
 NET PENSION LIABILITY AND RELATED RATIOS
 YEAR ENDED DECEMBER 31, *
 (UNAUDITED - SEE ACCOMPANYING AUDITORS' REPORT)

	2018	2017	2016	2015	2014
Total Pension Liability:					
Service cost	\$ 802,587	\$ 764,369	\$ 519,523	\$ 494,784	\$ 511,278
Interest	4,810,422	4,641,495	4,374,388	4,238,174	3,604,349
Changes of benefit terms	-	989,888	-	28,139	-
Differences between expected and actual experience	-	(1,334,555)	-	5,091,199	-
Changes of assumptions	-	1,749,247	-	1,962,059	-
Benefit payments, including refunds of member contributions	(3,475,353)	(3,038,036)	(3,044,634)	(2,925,202)	(3,590,234)
Net Changes in Total Pension Liability	2,137,656	3,772,408	1,849,277	8,889,153	525,393
Total Pension Liability - Beginning	61,374,432	57,602,024	55,752,747	46,863,594	46,338,201
Total Pension Liability - Ending (a)	\$ 63,512,088	\$ 61,374,432	\$ 57,602,024	\$ 55,752,747	\$ 46,863,594
Plan Fiduciary Net Position:					
Contributions - employer	\$ -	\$ 2,883,556	\$ 2,226,597	\$ 2,273,368	\$ 1,537,319
Contributions - employees	195,902	182,924	178,383	218,812	226,812
Net investment income (loss)	(2,073,742)	4,208,437	1,729,517	(1,020,636)	514,571
Benefit payments, including refunds of member contributions	(3,475,353)	(3,038,036)	(3,044,634)	(2,925,202)	(3,590,234)
Net Change in Plan Fiduciary Net Position	(5,353,193)	4,236,881	1,089,863	(1,453,658)	(1,311,532)
Plan Fiduciary Net Position - Beginning	31,397,708	27,160,827	26,070,964	27,524,622	28,836,154
Plan Fiduciary Net Position - Ending (b)	\$ 26,044,515	\$ 31,397,708	\$ 27,160,827	\$ 26,070,964	\$ 27,524,622
Net Pension Liability - Ending (a-b)	\$ 37,467,573	\$ 29,976,724	\$ 30,441,197	\$ 29,681,783	\$ 19,338,972
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	41.01%	51.16%	47.15%	46.76%	58.73%
Covered Employee Payroll					
Net Pension Liability as a Percentage of Covered Employee Payroll	1036.66%	816.29%	839.83%	767.00%	521.93%

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See note to required supplementary information - pension plans.

CITY OF YORK, PENNSYLVANIA
REQUIRED SUPPLEMENTARY DATA
SCHEDULE OF CITY CONTRIBUTIONS AND INVESTMENT RETURNS - OFFICERS AND EMPLOYEES PENSION PLAN
YEAR ENDED DECEMBER 31, *
(UNAUDITED - SEE ACCOMPANYING AUDITORS' REPORT)

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Schedule of City Contributions										
Actuarially determined contribution under Act 205	\$ 1,616,698	\$ 1,291,264	\$ 1,129,001	\$ 1,204,572	\$ 724,531	\$ 757,667	\$ 762,020	\$ 759,447	\$ 376,684	\$ 344,088
Contributions in relation to the actuarially determined contribution	1,620,310	1,292,195	1,129,001	1,448,271	724,531	757,667	762,020	759,447	376,684	344,088
Contribution deficiency (excess)	\$ (3,612)	\$ (931)	\$ -	\$ (243,699)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 8,039,939	\$ 7,878,825	\$ 7,513,114	\$ 7,405,770	\$ 7,283,412					
Contributions as a percentage of covered employee payroll	20.15%	16.40%	15.03%	19.56%	9.95%					
Investment Returns										
Annual money-weighted rate of return, net of investment expense	-8.40%	14.00%	0.72%	-2.47%	1.73%					

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See note to required supplementary information - pension plans.

CITY OF YORK, PENNSYLVANIA
 REQUIRED SUPPLEMENTARY DATA
 SCHEDULE OF CITY CONTRIBUTIONS AND INVESTMENT RETURNS - POLICE PENSION PLAN
 YEAR ENDED DECEMBER 31, *
 (UNAUDITED - SEE ACCOMPANYING AUDITORS' REPORT)

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Schedule of City Contributions										
Actuarially determined contribution under Act 205	\$ 5,526,294	\$ 2,633,544	\$ -	\$ -	\$ 3,491,221	\$ 3,428,955	\$ 3,509,807	\$ 3,384,038	\$ 3,244,829	\$ 3,120,388
Contributions in relation to the actuarially determined contribution	5,526,294	2,997,427	1,074,024	-	3,491,221	3,428,955	3,509,807	3,384,038	3,244,829	3,120,388
Contribution deficiency (excess)	\$ -	\$ (363,883)	\$ (1,074,024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 6,626,144	\$ 6,789,842	\$ 6,665,819	\$ 6,306,343	\$ 7,164,627					
Contributions as a percentage of covered employee payroll	83.40%	44.15%	16.11%	0.00%	48.73%					
Investment Returns										
Annual money-weighted rate of return, net of investment expense	-8.60%	14.00%	0.72%	-2.47%	1.73%					

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See note to required supplementary information - pension plans.

CITY OF YORK, PENNSYLVANIA
REQUIRED SUPPLEMENTARY DATA
SCHEDULE OF CITY CONTRIBUTIONS AND INVESTMENT RETURNS - PAID FIREFIGHTERS PENSION PLAN
YEAR ENDED DECEMBER 31, *
(UNAUDITED - SEE ACCOMPANYING AUDITORS' REPORT)

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Schedule of City Contributions										
Actuarially determined contribution under Act 205	\$ -	\$ 2,883,556	\$ 2,226,597	\$ 2,217,425	\$ 1,537,319	\$ 1,521,930	\$ 1,756,473	\$ 1,715,778	\$ 1,805,385	\$ 1,785,031
Contributions in relation to the actuarially determined contribution	-	2,883,556	2,226,597	2,273,368	1,537,319	1,521,930	1,756,473	1,715,778	1,805,385	1,785,031
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ (55,943)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 3,614,249	\$ 3,672,313	\$ 3,624,686	\$ 3,869,835	\$ 3,705,295					
Contributions as a percentage of covered employee payroll	0.00%	78.52%	61.43%	58.75%	41.49%					
Investment Returns										
Annual money-weighted rate of return, net of investment expense	-8.10%	14.00%	0.72%	-2.47%	1.73%					

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See note to required supplementary information - pension plans.

CITY OF YORK, PENNSYLVANIA

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION – PENSION PLANS

YEAR ENDED DECEMBER 31, 2018

1. Actuarial Methods and Assumptions

The information presented in the required supplementary information was determined as part of the actuarial valuations at the dates indicated. Methods and assumptions used to determine contribution rates for the Officers and Employees Pension Plan, Police Pension Plan, and Paid Firefighters Pension Plan required under Act 205 are as follows:

	Officers and Employees Pension Plan	Police Pension Plan	Paid Firefighters Pension Plan
Actuarial valuation date	1/1/2017	1/1/2017	1/1/2017
Actuarial cost method	Entry age normal IRS 2017	Entry age normal IRS 2017 Combined	Entry age normal IRS 2017 Combined
Mortality	Combined Static Mortality Table for Small Plans	Static Mortality Table for Small Plans	Static Mortality Table for Small Plans
Amortization method	Level dollar closed	Level dollar closed	Level dollar closed
Remaining amortization period	15 years	12 years	N/A
Asset valuation method	Smoothed value with a corridor of 80% to 120% of market value	Smoothed value with a corridor of 80% to 120% of market value	Smoothed value with a corridor of 80% to 120% of market value
Actuarial assumptions:			
Investment rate of return	8%	8%	8%
Salary increases	5%	5%	5%
Inflation	3%	3%	3%
Cost-of-living adjustment	-	2.5% per year. For certain members who retired between 1/1/03 and 1/15/03 - 4.00% per year	2.5% per year. For certain members who retired between 1/1/03 and 1/15/03 - 4.00% per year. No adjustment if hired on or after 1/1/2018.

CITY OF YORK, PENNSYLVANIA

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION – PENSION PLANS

YEAR ENDED DECEMBER 31, 2018

2. Significant Factors Affecting Schedules

The mortality table for all three Plans was updated from the UP 1984 Table used in the January 1, 2013 actuarial valuation to the RP2000 Table used in the January 1, 2015 actuarial valuation. The mortality table for all three Plans was updated from the RP2000 Table used in the January 1, 2015 actuarial valuation to the IRS 2017 Static Combined Table for Small Plans used in the January 1, 2017 actuarial valuation.

The Paid Firefighters Pension Plan added a deferred retirement option plan effective January 1, 2016. Additionally, the Paid Firefighters Pension Plan increased the postretirement cost-of-living benefit effective January 1, 2017.

The Paid Firefighters Pension Plan added a new benefit structure for members hired on or after January 1, 2018.

CITY OF YORK, PENNSYLVANIA
REQUIRED SUPPLEMENTARY INFORMATION - OPEB
SCHEDULE OF CHANGES IN THE OPEB PLAN'S
TOTAL OPEB LIABILITY
YEAR ENDED DECEMBER 31, 2018

	2018*
Total OPEB Liability:	
Service cost	\$ 3,800,229
Interest	3,894,757
Changes in assumptions	(9,483,691)
Benefit payments, including refunds	(3,298,546)
Net Changes in Total OPEB Liability	(5,087,251)
Total OPEB Liability - Beginning	121,238,409
Total OPEB Liability - Ending	\$ 116,151,158

* The amounts presented for each fiscal year were determined as of the measurement date, which is the December 31 of the immediately preceding fiscal year. This schedule is intended to illustrate information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for those years only for which information is available.

CITY OF YORK, PENNSYLVANIA

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION – OPEB

YEAR ENDED DECEMBER 31, 2018

1. Actuarial Methods and Assumptions

The following actuarial methods and assumptions were used to determine contribution rates reported in the OPEB required supplementary schedule:

Valuation date	1/1/2017
Actuarial cost method	Entry age normal, level dollar
Actuarial assumptions:	
Interest rate	3.64%
Projected salary increases	5% per year
Mortality	IRS 2017 Static Combined Table for Small Plans
Health care cost trend rates	6.0% in 2017 and 2018 and 5.5% in 2019 through 2021. Rates gradually decrease from 5.4% in 2022 to 3.8% in 2075 and later based on the Society of Actuaries Long-Run Medical Cost Trend Model.
Actuarial value of assets	Not applicable

No assets are accumulated in a trust for the OPEB Plan.

Changes in Actuarial Assumptions

The interest rate was changed from 4.50% at January 1, 2015 to 3.64% at January 1, 2017. The healthcare cost trend rates and mortality tables were also updated.

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SUPPLEMENTARY INFORMATION

CITY OF YORK, PENNSYLVANIA
COMBINING BALANCE SHEET - OTHER GOVERNMENTAL FUNDS
DECEMBER 31, 2018

<u>Assets</u>	<u>Recreation Fund</u>	<u>Community Development Loan Fund</u>	<u>Community Development Block Grant</u>	<u>Conduit Fund</u>	<u>Section 108 Fund</u>
Cash and cash equivalents	\$ -	\$ 153,451	\$ 176,153	\$ 34,340	\$ -
Receivables:					
Loans (less allowance for doubtful accounts of \$138,989 in Community Development Block Grant Fund, \$106,213 in Section 108 Fund, and \$287,416 in HOME Fund)	-	124,944	787,604	-	601,877
Taxes (less allowance for doubtful accounts of \$110,598 in Recreation Fund)	118,166	-	-	-	-
Accounts, notes, and grants	24,022	3,760	-	-	-
Due from other funds	189,500	-	-	-	-
Due from other governments	-	-	573,331	-	-
Total assets	\$ 331,688	\$ 282,155	\$ 1,537,088	\$ 34,340	\$ 601,877
 Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)					
Liabilities:					
Accounts payable and accrued expenses	\$ 39,687	\$ 1	\$ 518,896	\$ -	\$ -
Accrued wages payable	26,000	-	-	-	-
Due to other funds	392,146	-	230,588	-	-
Due to other governments	-	3,154	-	-	-
Unearned revenue	-	124,944	787,604	18,640	601,877
Total liabilities	457,833	128,099	1,537,088	18,640	601,877
Deferred inflows of resources:					
Unavailable revenue - taxes	110,598	-	-	-	-
Fund balances (deficits):					
Restricted for:					
Highways and streets	-	-	-	-	-
Public works	-	-	-	-	-
Community development and planning	-	154,056	-	15,700	-
Unassigned	(236,743)	-	-	-	-
Total fund balances (deficits)	(236,743)	154,056	-	15,700	-
Total liabilities, deferred inflows of resources, and fund balances (deficits)	\$ 331,688	\$ 282,155	\$ 1,537,088	\$ 34,340	\$ 601,877

Special Revenue Funds					Total
State Liquid Fuels Tax Fund	Special Projects Fund	HOME Fund	State Health Grant Fund	Weyer Trust	Nonmajor Governmental Funds
\$ 1,555,437	\$ 403,783	\$ 65,365	\$ -	\$ 15,010	\$ 2,403,539
-	-	1,628,692	-	-	3,143,117
-	-	-	-	-	118,166
58	47,504	-	-	-	75,344
-	-	-	-	-	189,500
-	-	-	217,047	-	790,378
<u>\$ 1,555,495</u>	<u>\$ 451,287</u>	<u>\$ 1,694,057</u>	<u>\$ 217,047</u>	<u>\$ 15,010</u>	<u>\$ 6,720,044</u>
\$ 71,634	\$ 41,356	\$ -	\$ 23,806	\$ 611	\$ 695,991
7,079	-	-	26,929	3,106	63,114
-	-	-	539,241	-	1,161,975
-	-	65,365	-	-	68,519
-	124,308	1,628,692	-	-	3,286,065
<u>78,713</u>	<u>165,664</u>	<u>1,694,057</u>	<u>589,976</u>	<u>3,717</u>	<u>5,275,664</u>
-	-	-	-	-	110,598
1,476,782	-	-	-	-	1,476,782
-	285,623	-	-	-	285,623
-	-	-	-	11,293	181,049
-	-	-	(372,929)	-	(609,672)
<u>1,476,782</u>	<u>285,623</u>	<u>-</u>	<u>(372,929)</u>	<u>11,293</u>	<u>1,333,782</u>
<u>\$ 1,555,495</u>	<u>\$ 451,287</u>	<u>\$ 1,694,057</u>	<u>\$ 217,047</u>	<u>\$ 15,010</u>	<u>\$ 6,720,044</u>

CITY OF YORK, PENNSYLVANIA

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES (DEFICITS) - OTHER GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2018**

	Recreation Fund	Community Development Loan Fund	Community Development Block Grant	Conduit Fund	Section 108 Fund
Revenues:					
Taxes	\$ 1,003,769	\$ -	\$ -	\$ -	\$ -
Grants and contributions	31,160	-	1,202,549	-	-
Charges for services	466,226	-	-	-	-
Loan repayments	-	59,064	-	-	-
Interest	591	380	-	142	-
Miscellaneous	46,385	-	-	-	-
Total revenues	1,548,131	59,444	1,202,549	142	-
Expenditures:					
Current:					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Highways and streets	-	-	-	-	-
Public works	-	-	-	-	-
Parks and recreation	1,725,616	-	-	-	-
Community development and planning	-	1,849	790,457	-	-
Other departments and programs	-	-	-	-	-
Debt service:					
Principal retirements	-	-	240,000	-	-
Interest	-	-	68,583	-	-
Capital outlay	-	-	103,509	-	-
Total expenditures	1,725,616	1,849	1,202,549	-	-
Excess (deficiency) of revenues over (under) expenditures	(177,485)	57,595	-	142	-
Other financing sources (uses):					
Transfers in	-	-	-	-	-
Transfers out	(138,085)	-	-	-	-
Total other financing sources (uses)	(138,085)	-	-	-	-
Net change in fund balances (deficits)	(315,570)	57,595	-	142	-
Fund balances (deficits) - beginning of year	78,827	96,461	-	15,558	-
Fund balances (deficits) - end of year	\$ (236,743)	\$ 154,056	\$ -	\$ 15,700	\$ -

Special Revenue Funds					Total
State Liquid Fuels Tax Fund	Special Projects Fund	HOME Fund	State Health Grant Fund	Weyer Trust	Nonmajor Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003,769
1,206,277	232,647	316,305	1,260,580	133,201	4,382,719
-	45,890	-	-	-	512,116
-	-	-	-	-	59,064
28,615	2,454	-	-	31	32,213
-	23,368	-	-	-	69,753
<u>1,234,892</u>	<u>304,359</u>	<u>316,305</u>	<u>1,260,580</u>	<u>133,232</u>	<u>6,059,634</u>
-	43,415	-	-	-	43,415
-	103,723	-	-	-	103,723
789,489	400	-	-	-	789,889
-	39,641	-	-	-	39,641
-	47,256	-	-	-	1,772,872
-	80,013	316,305	-	147,159	1,335,783
-	-	-	1,308,300	-	1,308,300
139,462	-	-	-	-	379,462
12,371	-	-	-	-	80,954
-	22,045	-	-	-	125,554
<u>941,322</u>	<u>336,493</u>	<u>316,305</u>	<u>1,308,300</u>	<u>147,159</u>	<u>5,979,593</u>
<u>293,570</u>	<u>(32,134)</u>	<u>-</u>	<u>(47,720)</u>	<u>(13,927)</u>	<u>80,041</u>
528,216	-	-	-	-	528,216
-	-	-	-	-	(138,085)
<u>528,216</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>390,131</u>
821,786	(32,134)	-	(47,720)	(13,927)	470,172
<u>654,996</u>	<u>317,757</u>	<u>-</u>	<u>(325,209)</u>	<u>25,220</u>	<u>863,610</u>
<u>\$ 1,476,782</u>	<u>\$ 285,623</u>	<u>\$ -</u>	<u>\$ (372,929)</u>	<u>\$ 11,293</u>	<u>\$ 1,333,782</u>

CITY OF YORK, PENNSYLVANIA
STATEMENT OF REVENUES AND EXPENDITURES -
BUDGET AND ACTUAL
DEBT SERVICE FUND - MAJOR GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2018

	Original Budget	Final Budget	Variance of Original with Final Budget - Positive (Negative)	Actual	Variance of Actual with Final Budget - Positive (Negative)
Revenues:					
Taxes	\$ 2,549,923	\$ 2,549,923	\$ -	\$ 2,742,771	\$ 192,848
Grants and contributions	1,900,000	1,900,000	-	2,093,922	193,922
Charges for services	176,167	176,167	-	139,732	(36,435)
Interest	51,611	51,611	-	6,005	(45,606)
Total revenues	4,677,701	4,677,701	-	4,982,430	304,729
Expenditures:					
Current:					
General government	3,625	3,625	-	3,473	152
Debt service	5,301,385	5,301,385	-	5,205,117	96,268
Total expenditures	5,305,010	5,305,010	-	5,208,590	96,420
Excess (deficiency) of revenues (under) expenditures	(627,309)	(627,309)	-	(226,160)	401,149
Other financing sources (uses):					
Transfers in	648,157	648,157	-	647,663	(494)
Transfers out	-	-	-	(96,085)	(96,085)
Total other financing sources (uses)	648,157	648,157	-	551,578	(96,579)
Net change in fund balance	\$ 20,848	\$ 20,848	\$ -	\$ 325,418	\$ 304,570

CITY OF YORK, PENNSYLVANIA
STATEMENT OF REVENUES AND EXPENDITURES -
BUDGET AND ACTUAL
CAPITAL PROJECTS FUND - MAJOR GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2018

	Original Budget	Final Budget	Variance of Original with Final Budget - Positive (Negative)	Actual	Variance of Actual with Final Budget - Positive (Negative)
Revenues:					
Grants and contributions	\$ 2,265,532	\$ 2,265,532	\$ -	\$ 81,261	\$ (2,184,271)
Interest	-	-	-	27	27
Total revenues	2,265,532	2,265,532	-	81,288	(2,184,244)
Expenditures:					
Current:					
General government	-	-	-	10,115	(10,115)
Debt service	534,114	534,114	-	534,114	-
Capital outlay	2,672,623	2,672,623	-	448,064	2,224,559
Total expenditures	3,206,737	3,206,737	-	992,293	2,214,444
Excess (deficiency) of revenues over (under) expenditures	(941,205)	(941,205)	-	(911,005)	30,200
Other financing sources (uses):					
Transfers in	969,536	969,536	-	811,471	(158,065)
Total other financing sources (uses)	969,536	969,536	-	811,471	(158,065)
Net change in fund balance	\$ 28,331	\$ 28,331	\$ -	\$ (99,534)	\$ (127,865)

CITY OF YORK, PENNSYLVANIA
STATEMENT OF REVENUES AND EXPENDITURES -
BUDGET AND ACTUAL
RECREATION FUND - OTHER GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2018

	Original Budget	Final Budget	Variance of Original with Final Budget - Positive (Negative)	Actual	Variance of Actual with Final Budget - Positive (Negative)
Revenues:					
Taxes	\$ 986,562	\$ 986,562	\$ -	\$ 1,003,769	\$ 17,207
Grants and contributions	30,000	30,000	-	31,160	1,160
Charges for services	593,750	593,750	-	466,226	(127,524)
Interest	-	-	-	591	591
Miscellaneous	52,000	52,000	-	46,385	(5,615)
Total revenues	1,662,312	1,662,312	-	1,548,131	(114,181)
Expenditures:					
Current:					
Parks and recreation	1,683,339	1,683,371	(32)	1,725,616	(42,245)
Total expenditures	1,683,339	1,683,371	(32)	1,725,616	(42,245)
Excess (deficiency) of revenues (under) expenditures	(21,027)	(21,059)	(32)	(177,485)	(156,426)
Other financing sources (uses):					
Transfers in	146,426	146,426	-	-	(146,426)
Transfers out	(100,027)	(100,027)	-	(138,085)	(38,058)
Total other financing sources (uses)	46,399	46,399	-	(138,085)	(184,484)
Net change in fund balance	\$ 25,372	\$ 25,340	\$ (32)	\$ (315,570)	\$ (340,910)

CITY OF YORK, PENNSYLVANIA
STATEMENT OF REVENUES AND EXPENDITURES -
BUDGET AND ACTUAL
COMMUNITY DEVELOPMENT BLOCK GRANT FUND - OTHER GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2018

	Original Budget	Final Budget	Variance of Original with Final Budget - Positive (Negative)	Actual	Variance of Actual with Final Budget - Positive (Negative)
Revenues:					
Grants and contributions	\$ 1,408,444	\$ 2,193,874	\$ 785,430	\$ 1,202,549	\$ (991,325)
Charges for services	-	30,000	30,000	-	(30,000)
Total revenues	1,408,444	2,223,874	815,430	1,202,549	(1,021,325)
Expenditures:					
Current:					
Community development and planning	1,008,444	1,623,874	(615,430)	790,457	833,417
Debt service	400,000	600,000	(200,000)	308,583	291,417
Capital outlay	-	-	-	103,509	(103,509)
Total expenditures	1,408,444	2,223,874	(815,430)	1,202,549	1,021,325
Excess (deficiency) of revenues over (under) expenditures	-	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF YORK, PENNSYLVANIA
STATEMENT OF REVENUES AND EXPENDITURES -
BUDGET AND ACTUAL
STATE LIQUID FUELS TAX FUND - OTHER GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2018

	Original Budget	Final Budget	Variance of Original with Final Budget - Positive (Negative)	Actual	Variance of Actual with Final Budget - Positive (Negative)
Revenues:					
Grants and contributions	\$ 1,347,056	\$ 1,347,056	\$ -	\$ 1,206,277	\$ (140,779)
Interest	-	-	-	28,615	28,615
Total revenues	<u>1,347,056</u>	<u>1,347,056</u>	<u>-</u>	<u>1,234,892</u>	<u>(112,164)</u>
Expenditures:					
Current:					
Highways and streets	1,109,787	1,106,422	3,365	789,489	316,933
Debt service	151,833	151,833	-	151,833	-
Capital outlay	63,167	63,167	-	-	63,167
Total expenditures	<u>1,324,787</u>	<u>1,321,422</u>	<u>3,365</u>	<u>941,322</u>	<u>380,100</u>
Excess (deficiency) of revenues over (under) expenditures	<u>22,269</u>	<u>25,634</u>	<u>(3,365)</u>	<u>293,570</u>	<u>267,936</u>
Other financing sources (uses):					
Transfers in	-	-	-	528,216	528,216
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>528,216</u>	<u>528,216</u>
Net change in fund balance	<u>\$ 22,269</u>	<u>\$ 25,634</u>	<u>\$ (3,365)</u>	<u>\$ 821,786</u>	<u>\$ 796,152</u>

CITY OF YORK, PENNSYLVANIA
STATEMENT OF REVENUES AND EXPENDITURES -
BUDGET AND ACTUAL
STATE HEALTH GRANT FUND - OTHER GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2018

	Original Budget	Final Budget	Variance of Original with Final Budget - Positive (Negative)	Actual	Variance of Actual with Final Budget - Positive (Negative)
Revenues:					
Grants and contributions	\$ 1,304,333	\$ 1,449,962	\$ 145,629	\$ 1,260,580	\$ (189,382)
Miscellaneous	8,000	8,000	-	-	(8,000)
Total revenues	<u>1,312,333</u>	<u>1,457,962</u>	<u>145,629</u>	<u>1,260,580</u>	<u>(197,382)</u>
Expenditures:					
Current:					
Other departments and programs	<u>1,441,661</u>	<u>1,586,141</u>	<u>(144,480)</u>	<u>1,308,300</u>	<u>277,841</u>
Total expenditures	<u>1,441,661</u>	<u>1,586,141</u>	<u>(144,480)</u>	<u>1,308,300</u>	<u>277,841</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(129,328)</u>	<u>(128,179)</u>	<u>1,149</u>	<u>(47,720)</u>	<u>80,459</u>
Other financing sources (uses):					
Transfers in	205,000	205,000	-	-	(205,000)
Transfers out	<u>(6,000)</u>	<u>(6,000)</u>	<u>-</u>	<u>-</u>	<u>6,000</u>
Total other financing sources (uses)	<u>199,000</u>	<u>199,000</u>	<u>-</u>	<u>-</u>	<u>(199,000)</u>
Net change in fund balance	<u>\$ 69,672</u>	<u>\$ 70,821</u>	<u>\$ 1,149</u>	<u>\$ (47,720)</u>	<u>\$ (118,541)</u>

See accountant's compilation report.

CITY OF YORK, PENNSYLVANIA**COMBINING STATEMENT OF FIDUCIARY NET POSITION - PENSION TRUST FUNDS**

DECEMBER 31, 2018

	Officers and Employees Pension Fund	Police Pension Fund	Paid Firefighters Pension Fund	Total
<hr/> Assets <hr/>				
Investments, at fair value	\$ 24,111,016	\$ 49,614,765	\$ 26,044,515	\$ 99,770,296
Due from City of York	-	59,017	-	59,017
	<hr/>	<hr/>	<hr/>	<hr/>
Total assets	24,111,016	49,673,782	26,044,515	99,829,313
<hr/> Net Position <hr/>				
Restricted for pension benefits	<u>\$ 24,111,016</u>	<u>\$ 49,673,782</u>	<u>\$ 26,044,515</u>	<u>\$ 99,829,313</u>

CITY OF YORK, PENNSYLVANIA
COMBINING STATEMENT OF FIDUCIARY NET POSITION - AGENCY FUNDS
DECEMBER 31, 2018

	<u>Fire Escrow</u>	<u>Escrow Fund</u>	<u>Total</u>
<hr/> Assets <hr/>			
Cash and cash equivalents	\$ 472,794	\$ 204,952	\$ 677,746
Total assets	<u>472,794</u>	<u>204,952</u>	<u>677,746</u>
<hr/> Liabilities <hr/>			
Accounts payable and accrued expenses	<u>472,794</u>	<u>204,952</u>	<u>677,746</u>
Total liabilities	<u>\$ 472,794</u>	<u>\$ 204,952</u>	<u>\$ 677,746</u>

CITY OF YORK, PENNSYLVANIA

**COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION - PENSION TRUST FUNDS
YEAR ENDED DECEMBER 31, 2018**

	Officers and Employees Pension Fund	Police Pension Fund	Paid Firefighters Pension Fund	Total
Additions:				
Contributions:				
Employee contributions	\$ 165,271	\$ 342,892	\$ 195,902	\$ 704,065
Employer contributions	1,620,310	5,526,294	-	7,146,604
Total contributions	1,785,581	5,869,186	195,902	7,850,669
Investment income:				
Interest and dividend income	1,061,536	2,149,928	1,203,998	4,415,462
Net depreciation of investments	(3,331,057)	(7,075,872)	(3,227,626)	(13,634,555)
	(2,269,521)	(4,925,944)	(2,023,628)	(9,219,093)
Less investment expenses	(49,169)	(72,800)	(50,114)	(172,083)
Net investment loss	(2,318,690)	(4,998,744)	(2,073,742)	(9,391,176)
Total additions	(533,109)	870,442	(1,877,840)	(1,540,507)
Deductions:				
Benefit payments	2,114,291	5,140,605	3,475,353	10,730,249
Total deductions	2,114,291	5,140,605	3,475,353	10,730,249
Change in net position	(2,647,400)	(4,270,163)	(5,353,193)	(12,270,756)
Net position restricted for pension benefits, beginning of year	26,758,416	53,943,945	31,397,708	112,100,069
Net position restricted for pension benefits, end of year	\$ 24,111,016	\$ 49,673,782	\$ 26,044,515	\$ 99,829,313

