

# Memo

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To: Board of Supervisors  
From: Jon Altshul  
Re: November 2015 Financial Report  
Date: December 9, 2015

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Net of pass-through accounts, the general fund had revenues of \$9,310,440 and expenses of \$8,746,014 for a year-to-date surplus of \$564,426 through the end of November. Compared to the YTD budget, revenues were \$361,623 over-budget and expenses were \$280,601 under-budget, for a positive budget variance of \$642,224, an improvement of \$130,774 since last month. As of November 30<sup>th</sup>, the general fund balance was \$4,857,277.

The positive improvement has been driven largely by savings in Public Works. Specifically, due to lower-than-expected oil prices, the cost of resurfacing is coming in substantially under-budget. Net of core revenues, Public Works is now \$100,331 under-budget, which represents an improvement of approximately \$110,000 since October. The remaining departments all continue to be under-budget.

On the revenue side, Earned Income Tax receipts were somewhat lower than expected for the second straight month. However, this decrease was offset by a robust transfer tax disbursement that reflected the sale of a large apartment complex.

## Other funds

Other funds continue to be in a strong position through November.

- The **State Liquid Fuels Fund** had \$431,170 in revenues and no expenses. The fund balance is \$431,374.
- The **Sinking Fund** had \$21,941 in revenues and \$343,738 in expenses. The fund balance is \$5,915,638.
- The **Transportation Fund** had \$3,802 in revenues and \$10,648 in expenses. The fund balance is \$1,061,007.
- The **Sewer Operating Fund** had \$3,058,156 in revenues and \$2,857,150 in expenses. The fund balance is \$794,547.
- The **Refuse Fund** had \$921,961 in revenues and \$938,215 in expenses. The fund balance is \$732,644.
- The **Sewer Sinking Fund** had \$2,482 in revenues and \$17,838 in expenses. The fund balance is \$1,934,957.
- The **Operating Reserve Fund** had \$2,879 in revenues and no expenses. The fund balance is \$2,478,491.
- The **Events Fund** had \$7 in revenues and no expenses. The fund balance is \$30,014.

## 2015 Year-End Projections

I am now projecting that the general fund finishes the year with a surplus of \$342,846 and a positive budget variance of \$642,514 or about \$172,839 more than last month. This positive forecast reflects the savings from resurfacing, as well as higher transfer tax receipts. There are no changes to other funds year-end projections since last month.

### Trends in Chester County Assessments

At the December 1<sup>st</sup> meeting, Senya asked for data comparing the change in real estate assessments in other Chester County municipalities since the topic was last discussed in December 2012.

Below find a table comparing assessment changes among nearby municipalities over this timeframe. As you'll see, East Goshen's increases lag the County as a whole slightly. That said, assessments only change when they are formally appealed or there is new construction. Therefore, because there has been relatively little new construction in East Goshen over this time period (particularly compared to many other Chester County municipalities), these figures reflect great stability in East Goshen.

NAME	2013 Assessments	2014 Assessments	2015 Assessments	2016 Assessments	Increase 2013- 2016	Increase 2015- 2016
EAST WHITELAND	1,337,217,443	1,351,850,333	1,383,853,343	1,438,029,865	7.5%	3.9%
WILLISTOWN	1,215,691,566	1,241,182,016	1,259,963,956	1,286,269,716	5.8%	2.1%
WEST CHESTER	689,697,610	696,519,770	708,290,195	716,893,565	3.9%	1.2%
UWCHLAN	1,451,941,624	1,467,189,194	1,489,700,246	1,503,809,608	3.6%	0.9%
WEST WHITELAND	1,689,587,512	1,684,677,542	1,685,073,475	1,697,937,655	0.5%	0.8%
TREDYFFRIN	3,526,244,674	3,533,684,180	3,543,782,470	3,563,939,145	1.1%	0.6%
WESTTOWN	752,391,127	753,308,975	754,419,505	758,207,903	0.8%	0.5%
MALVERN	210,028,960	215,018,932	231,041,742	231,894,112	10.4%	0.4%
<b>EAST GOSHEN</b>	<b>1,617,197,336</b>	<b>1,608,390,966</b>	<b>1,617,656,756</b>	<b>1,620,788,716</b>	<b>0.2%</b>	<b>0.2%</b>
WEST GOSHEN	1,766,649,613	1,782,308,943	1,806,308,023	1,809,458,303	2.4%	0.2%
EAST BRADFORD	809,327,724	807,898,424	809,645,794	809,296,474	0.0%	0.0%
THORNBURY	308,467,096	312,788,729	317,048,869	316,019,879	2.4%	-0.3%
<b>Total County</b>	<b>36,406,268,568</b>	<b>36,652,392,278</b>	<b>36,949,355,330</b>	<b>37,270,312,391</b>	<b>2.4%</b>	<b>0.9%</b>

I would also add that excluding sales to spouses or family members, the average sales price of a single family home in East Goshen is up 16.4% year-to-date through November compared to the same timeframe in 2014.

**EAST GOSHEN TOWNSHIP**  
**NOVEMBER 2015 FINANCIAL RESULTS**  
**November 30, 2015**

Account Title	Annual Budget	Y-T-D Budget	Y-T-D Actual	Budget-Actual Variance
<b>GENERAL FUND</b>				
EMERGENCY SERVICES EXPENSES	4,152,253	3,896,637	3,837,178	(59,459)
PUBLIC WORKS EXPENSES	2,497,796	2,133,731	1,984,026	(149,705)
ADMINISTRATION EXPENSES	1,805,260	1,418,109	1,370,479	(47,630)
ZONING/PERMITS/CODES EXPENSES	523,728	476,836	474,393	(2,443)
PARK AND RECREATION EXPENSES	582,149	467,713	446,242	(21,471)
<b>TOTAL CORE FUNCTION EXPENSES</b>	<b>9,561,186</b>	<b>8,393,026</b>	<b>8,112,319</b>	<b>(280,707)</b>
EMERGENCY SERVICES REVENUES	85,977	76,706	64,128	(12,578)
PUBLIC WORKS REVENUES	892,534	332,164	282,790	(49,374)
ADMINISTRATION REVENUES	301,179	283,393	311,449	28,056
ZONING/PERMITS/CODES REVENUES	291,300	228,873	324,635	95,762
PARK AND RECREATION REVENUES	132,987	126,993	135,853	8,860
<b>TOTAL CORE FUNCTION REVENUES</b>	<b>1,703,977</b>	<b>1,048,129</b>	<b>1,118,855</b>	<b>70,726</b>
<b>NET EMERGENCY SERVICES EXPENSES</b>	<b>4,066,276</b>	<b>3,819,931</b>	<b>3,773,050</b>	<b>(46,881)</b>
<b>NET PUBLIC WORKS EXPENSES</b>	<b>1,605,262</b>	<b>1,801,567</b>	<b>1,701,236</b>	<b>(100,331)</b>
<b>NET ADMINISTRATION EXPENSES</b>	<b>1,504,081</b>	<b>1,134,716</b>	<b>1,059,030</b>	<b>(75,686)</b>
<b>NET ZONING/PERMITS/CODES EXPENSES</b>	<b>232,428</b>	<b>247,963</b>	<b>149,759</b>	<b>(98,204)</b>
<b>NET PARK AND RECREATION EXPENSES</b>	<b>449,162</b>	<b>340,720</b>	<b>310,389</b>	<b>(30,331)</b>
<b>CORE FUNCTION NET SUBTOTAL</b>	<b>7,857,209</b>	<b>7,344,897</b>	<b>6,993,464</b>	<b>(351,433)</b>
DEBT - PRINCIPAL	476,000	476,000	476,000	0
DEBT - INTEREST	170,418	157,589	157,695	106
<b>TOTAL DEBT</b>	<b>646,418</b>	<b>633,589</b>	<b>633,695</b>	<b>106</b>
<b>TOTAL CORE FUNCTION NET</b>	<b>8,503,627</b>	<b>7,978,486</b>	<b>7,627,159</b>	<b>(351,327)</b>
<b>NON-CORE FUNCTION REVENUE</b>				
EARNED INCOME TAX	4,775,000	4,531,475	4,406,398	(125,077)
REAL ESTATE PROPERTY TAX	1,994,211	1,986,969	1,978,816	(8,153)
REAL ESTATE TRANSFER TAX	640,000	604,546	997,066	392,520
CABLE TV FRANCHISE TAX	455,616	455,616	462,319	6,703
LOCAL SERVICES TAX	310,000	294,190	317,492	23,302
OTHER INCOME	29,132	27,892	29,494	1,602
<b>TOTAL NON CORE FUNCTION REVENUE</b>	<b>8,203,959</b>	<b>7,900,688</b>	<b>8,191,585</b>	<b>290,897</b>
<b>NET RESULT</b>	<b>(299,668)</b>	<b>(77,798)</b>	<b>564,426</b>	<b>642,224</b>

SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")  
**ALL FUNDS NOVEMBER 2015**  
 \* NOTE: GENERAL FUND INCLUDES PASS-THROUGH ACCOUNTS

	GENERAL FUND*	LIQUID FUELS STATE FUND	SINKING FUND	TRANSPORT. FUND	SEWER OP. FUND	REFUSE FUND	SEWER SINK FUND	OPERATING RESERVE	EVENTS FUND	TOWNSHIP FUNDS	MUNICIPAL AUTHORITY
<b>01/01/15 BEGINNING BALANCE</b>	<b>\$4,458,873</b>	<b>\$204</b>	<b>6,237,436</b>	<b>1,067,853</b>	<b>593,540.66</b>	<b>748,898</b>	<b>\$1,950,312</b>	<b>\$2,475,611</b>	<b>\$30,006</b>	<b>\$17,562,735</b>	<b>\$1,589,177</b>
<b>RECEIPTS</b>											
310 TAXES	\$8,207,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,207,642	\$0
320 LICENSES & PERMITS	\$48,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,954	\$0
330 FINES & FORFEITS	\$36,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,294	\$0
340 INTERESTS & RENTS	\$116,450	\$459	\$18,215	\$2,217	\$561	\$904	\$2,482	\$2,879	\$7	\$144,175	\$1,393
350 INTERGOVERNMENTAL	\$101,221	\$430,711	\$3,726	\$0	\$3,057,595	\$0	\$0	\$0	\$0	\$3,593,254	\$37,162
360 CHARGES FOR SERVICES	\$792,245	\$0	\$0	\$0	\$0	\$921,058	\$0	\$0	\$0	\$1,713,303	\$45,165
380 MISCELLANEOUS REVENUES	\$885,078	\$0	\$0	\$1,585	\$0	\$0	\$0	\$0	\$0	\$886,663	\$423
390 OTHER FINANCING SOURCES	\$226,951	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,951	\$20,000
	<b>\$10,414,836</b>	<b>\$431,170</b>	<b>\$21,941</b>	<b>\$3,802</b>	<b>\$3,058,156</b>	<b>\$921,961</b>	<b>\$2,482</b>	<b>\$2,879</b>	<b>\$7</b>	<b>\$14,857,235</b>	<b>\$104,143</b>
<b>EXPENDITURES</b>											
400 GENERAL GOVERNMENT	\$1,033,749	\$0	\$34,389	\$0	\$0	\$0	\$17,838	\$0	\$0	\$1,085,976	\$0
410 PUBLIC SAFETY	\$5,336,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,336,567	\$0
420 HEALTH & WELFARE	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0
426 SANITATION & REFUSE	\$76,669	\$0	\$0	\$0	\$1,990,153	\$938,215	\$0	\$0	\$0	\$3,005,037	\$204,641
430 HIGHWAYS,ROADS & STREETS	\$1,732,605	\$0	\$248,872	\$10,648	\$846,997	\$0	\$0	\$0	\$0	\$2,839,122	\$0
450 CULTURE-RECREATION	\$412,168	\$0	\$60,477	\$0	\$0	\$0	\$0	\$0	\$0	\$472,645	\$0
460 CONSERVATION & DEVELOPMENT	\$3,491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,491	\$0
470 DEBT SERVICE	\$656,749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$656,749	\$0
480 MISCELLANEOUS EXPENDITURES	\$755,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$755,075	\$0
490 OTHER FINANCING USES	\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$20,000	\$0
	<b>\$10,013,073</b>	<b>\$0</b>	<b>\$343,738</b>	<b>\$10,648</b>	<b>\$2,857,150</b>	<b>\$938,215</b>	<b>\$17,838</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,180,662</b>	<b>\$204,641</b>
<b>2015 SURPLUS/(DEFICIT)*</b>	<b>401,763</b>	<b>\$431,170</b>	<b>(\$321,797)</b>	<b>(\$6,846)</b>	<b>\$201,006</b>	<b>(\$16,254)</b>	<b>(\$15,356)</b>	<b>\$2,879</b>	<b>\$7</b>	<b>\$676,573</b>	<b>(\$100,498)</b>
<b>CLEARING ACCOUNT ADJUSTMENTS</b>	<b>(\$3,359)</b>										
<b>11/30/15 BALANCE</b>	<b>\$4,857,277</b>	<b>\$431,374</b>	<b>\$5,915,638</b>	<b>\$1,061,007</b>	<b>\$794,547</b>	<b>\$732,644</b>	<b>\$1,934,957</b>	<b>\$2,478,491</b>	<b>\$30,014</b>	<b>\$18,235,949</b>	<b>\$1,488,679</b>

**EAST GOSHEN TOWNSHIP**  
**2015 YEAR-END PROJECTIONS**  
**November 30, 2015**

Account Title	2015 Adopted	Year-end Proj (Oct)	\$ Variance	% Variance
<b>GENERAL FUND</b>				
EMERGENCY SERVICES EXPENSES	4,152,253	4,094,489	(57,764)	-1.4%
PUBLIC WORKS EXPENSES	2,497,796	2,466,433	(31,363)	-1.3%
ADMINISTRATION EXPENSES	1,805,260	1,664,577	(140,683)	-7.8%
ZONING/PERMITS/CODES EXPENSES	523,728	522,924	(804)	-0.2%
PARK AND RECREATION EXPENSES	582,149	574,797	(7,352)	-1.3%
<b>TOTAL CORE FUNCTION EXPENSES</b>	<b>9,561,186</b>	<b>9,323,220</b>	<b>(237,966)</b>	<b>-2.5%</b>
EMERGENCY SERVICES REVENUES	85,977	68,097	(17,880)	-20.8%
PUBLIC WORKS REVENUES	892,534	854,076	(38,458)	-4.3%
ADMINISTRATION REVENUES	301,179	337,693	36,514	12.1%
ZONING/PERMITS/CODES REVENUES	291,300	415,132	123,832	42.5%
PARK AND RECREATION REVENUES	132,987	135,852	2,865	2.2%
<b>TOTAL CORE FUNCTION REVENUES</b>	<b>1,703,977</b>	<b>1,810,849</b>	<b>106,872</b>	<b>6.3%</b>
<b>NET EMERGENCY SERVICES EXPENSES</b>	<b>4,066,276</b>	<b>4,026,392</b>	<b>(39,884)</b>	<b>-1.0%</b>
<b>NET PUBLIC WORKS EXPENSES</b>	<b>1,605,262</b>	<b>1,612,357</b>	<b>7,095</b>	<b>0.4%</b>
<b>NET ADMINISTRATION EXPENSES</b>	<b>1,504,081</b>	<b>1,326,884</b>	<b>(177,197)</b>	<b>-11.8%</b>
<b>NET ZONING/PERMITS/CODES EXPENSES</b>	<b>232,428</b>	<b>107,792</b>	<b>(124,636)</b>	<b>-53.6%</b>
<b>NET PARK AND RECREATION EXPENSES</b>	<b>449,162</b>	<b>438,945</b>	<b>(10,217)</b>	<b>-2.3%</b>
<b>CORE FUNCTION NET SUBTOTAL</b>	<b>7,857,209</b>	<b>7,512,371</b>	<b>(344,838)</b>	<b>-4.6%</b>
DEBT - PRINCIPAL	476,000	476,000	0	0.0%
DEBT - INTEREST	170,418	170,418	0	0.0%
<b>TOTAL DEBT</b>	<b>646,418</b>	<b>646,418</b>	<b>0</b>	<b>0.0%</b>
<b>TOTAL CORE FUNCTION NET</b>	<b>8,503,627</b>	<b>8,158,789</b>	<b>(344,838)</b>	<b>-4.2%</b>
<b>NON-CORE FUNCTION REVENUE</b>				
EARNED INCOME TAX	4,775,000	4,675,000	(100,000)	-2.1%
REAL ESTATE PROPERTY TAX	1,994,211	1,989,240	(4,971)	-0.2%
REAL ESTATE TRANSFER TAX	640,000	1,020,000	380,000	59.4%
CABLE TV FRANCHISE TAX	455,616	462,319	6,703	1.5%
LOCAL SERVICES TAX	310,000	325,000	15,000	4.8%
OTHER INCOME	29,132	30,076	944	3.2%
<b>TOTAL NON CORE FUNCTION REVENUE</b>	<b>8,203,959</b>	<b>8,501,635</b>	<b>297,676</b>	<b>3.6%</b>
<b>NET RESULT</b>	<b>(299,668)</b>	<b>342,846</b>	<b>642,514</b>	

SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")  
2015 YEAR-END PROJECTION ALL FUNDS, November 30, 2015  
\* NOTE: GENERAL FUND INCLUDES PASS-THROUGH ACCOUNTS

	GENERAL FUND*	LIQUID FUELS STATE FUND	SINKING FUND	TRANSPORT. FUND	SEWER OP. FUND	REFUSE FUND	SEWER SINK FUND	OPERATING RESERVE	EVENTS FUND	TOWNSHIP FUNDS	MUNICIPAL AUTHORITY
01/01/16 BEGINNING BALANCE	\$4,458,873	\$204	6,237,436	1,067,853	593,541	748,898	\$1,950,312	\$2,475,611	\$30,006	\$17,562,734	\$1,589,177
<b>RECEIPTS</b>											
310 TAXES	\$8,471,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,471,559	\$0
320 LICENSES & PERMITS	\$40,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,964	\$0
330 FINES & FORFEITS	\$40,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,262	\$0
340 INTERESTS & RENTS	\$126,594	\$390	\$28,650	\$2,400	\$625	\$979	\$2,500	\$6,500	\$8	\$168,646	\$1,511
350 INTERGOVERNMENTAL	\$101,041	\$430,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$531,752	\$0
360 CHARGES FOR SERVICES	\$892,997	\$0	\$0	\$0	\$3,196,344	\$988,730	\$0	\$0	\$0	\$5,078,071	\$79,150
380 MISCELLANEOUS REVENUES	\$1,148,507	\$0	\$0	\$1,189	\$1,000	\$0	\$0	\$0	\$0	\$1,150,696	\$0
390 OTHER FINANCING SOURCES	\$825,224	\$0	\$354,477	\$0	\$27,409	\$0	\$169,718	\$0	\$15,000	\$1,391,828	\$40,000
	\$11,647,148	\$431,101	\$383,127	\$3,589	\$3,225,378	\$989,709	\$172,218	\$6,500	\$15,008	\$16,873,777	\$120,661
<b>EXPENDITURES</b>											
400 GENERAL GOVERNMENT	\$1,248,260	\$0	\$34,389	\$0	\$0	\$0	\$0	\$0	\$0	\$1,282,649	\$0
410 PUBLIC SAFETY	\$5,739,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,739,202	\$0
420 HEALTH & WELFARE	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0
426 SANITATION & REFUSE	\$87,000	\$0	\$0	\$0	\$2,383,104	\$1,063,498	\$44,798	\$0	\$0	\$3,578,400	\$204,052
430 HIGHWAYS,ROADS & STREETS	\$2,181,966	\$431,105	\$299,172	\$12,000	\$0	\$0	\$0	\$0	\$0	\$2,924,243	\$0
450 CULTURE-RECREATION	\$520,270	\$0	\$69,462	\$0	\$0	\$0	\$0	\$0	\$0	\$589,732	\$0
460 CONSERVATION & DEVELOPMENT	\$3,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,865	\$0
470 DEBT SERVICE	\$669,909	\$0	\$0	\$0	\$878,890	\$0	\$0	\$0	\$0	\$1,548,799	\$27,409
480 MISCELLANEOUS EXPENDITURES	\$832,830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$832,830	\$0
490 OTHER FINANCING USES	\$15,000	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$75,000	\$0
	\$11,304,302	\$431,105	\$403,023	\$12,000	\$3,321,994	\$1,063,498	\$44,798	\$0	\$0	\$16,580,720	\$231,461
2015 SURPLUS/(DEFICIT)*	342,846	(\$4)	(\$19,896)	(\$8,411)	(\$96,616)	(\$73,789)	\$127,420	\$6,500	\$15,008	\$293,058	(\$110,800)
EST. 12/31/15 BALANCE	\$4,801,719	\$200	\$6,217,540	\$1,059,442	\$496,925	\$675,109	\$2,077,732	\$2,482,111	\$45,014	\$17,855,792	\$1,478,377