

CITY OF EASTON
EASTON, PENNSYLVANIA

BASIC FINANCIAL STATEMENTS
AND AUDITOR'S REPORT
DECEMBER 31, 2018

PALMER AND COMPANY
CERTIFIED PUBLIC ACCOUNTANTS
40 SOUTH FOURTH STREET
EASTON, PA 18042

CITY OF EASTON
BASIC FINANCIAL STATEMENTS
AND AUDITOR'S REPORT
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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of Council
City of Easton
Easton, Pennsylvania 18042

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, the aggregate remaining fund information, and the general and debt service funds budgetary comparison statements of the City of Easton, Pennsylvania as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents. We did not audit the financial statements of the City of Easton Redevelopment Authority or the Easton Housing Authority. Those financial statements were audited by other auditors whose report has not been furnished to us, and our opinion, insofar as it relates to the amounts included of the City of Easton Redevelopment Authority and Easton Housing Authority, would be based on the report of other auditors.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Easton, 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.

Emphasis of Matter

As discussed in Note 1 to the financial statements, effective January 1, 2018, the City of Easton adopted new accounting guidance, Governmental Accounting Standards Board Statement No. 75, Accounting and Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans.

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 3-16, and schedules of changes in Net Pension Liability, City contributions and the related schedules for single employer OPEB plan information on pages 83-92 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 consist 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Easton, Pennsylvania's basic financial statements. The accompanying supplementary information, such as Capital Projects and Non-major Funds, are presented for the purpose of additional analysis and are not a required part of the basic financial statements.

The combining and individual non-major 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 non-major fund financial statements are fairly presented in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 23, 2019, on our consideration of the City of Easton, Pennsylvania's internal control over financial reporting and on our tests of its compliance with certain provisions of law, regulations, contracts, and grant agreements and other matter. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Easton, Pennsylvania's internal control over financial reporting and compliance.



Easton, Pennsylvania
October 23, 2019

City of Easton, Pennsylvania
Management's Discussion and Analysis

**CITY OF EASTON, PENNSYLVANIA
MANAGEMENT'S DISCUSSION AND ANALYSIS**

INTRODUCTION

This Management Discussion and Analysis (MD&A) presents a narrative overview and analysis of the financial activities of the City of Easton (City) for the year ended December 31, 2018. We recommend that it be read in conjunction with the accompanying basic financial statements and notes to financial statements in order to obtain a thorough understanding of the City's financial condition as of December 31, 2018. This discussion focuses on the City's primary government. Component units, unless otherwise noted, are not included in this discussion.

FINANCIAL HIGHLIGHTS AND EXECUTIVE SUMMARY

Within the City-wide financial statements the governmental net position increased by \$148,297 after current changes in net position.

The City's overall financial position, as reflected in total net position, dramatically declined in the prior year as a result of GASB 68, which required governmental entities to recognize unfunded Pension liabilities. The Statement and its component statement No. 67 have a massive impact on all governments entity wide statements. It affects every government in the Commonwealth of PA and every other government located in all 50 states, including state governments.

In 2018, the City continued its strong financial performance within the fund financial statements which highlight this performance. For your convenience and information, the management of the City provides these financial highlights and executive summary:

- ***Thirteenth Consecutive General Fund Surplus*** – The City is pleased to report its thirteenth consecutive General Fund surplus (fiscal year 2006 through fiscal year 2018). The City's surplus from operating activities was \$40,229 in 2018. The City administration did not have a necessity to appropriate from the fund balance an amount of funds as a funding source for the 2019 budget.
- ***Adopted Fund Balance Policy*** – In December 2011, the City Council adopted a financial policy to achieve certain fund balances by December 2016. In 2018, the City has continued its efforts to meet these minimum levels. Specifically:
 - 1) ***Minimum General Fund Balance*** – Set “at a minimum of 10% of budgeted general fund revenues” by 2018 or \$3.54 million using the 2018 budget for reference. As of December 31, 2018, the City had a General Fund unassigned balance of \$5.58 million, which is above the minimum goal of the target date year of 2018.
 - 2) ***Minimum Health Care Fund Balance*** – Achieve “Should maintain a balance of \$3.00 million” by year end 2018, as of December 31, 2018, the Health Care Fund had a balance of \$.15 million. The City of Easton is considering an assignment of \$40,229 of the General Fund surplus, in addition to budgeted allocations for the year 2019. The City is seeing better than anticipated claims experience which should also positively impact this Fund.

- 3) *Minimum Liability and Casualty Fund Balance* – “Should maintain a balance of \$1.00 million” by 2018 As of December 31, 2018, the City had a Liability and Casualty Fund balance of \$.754 million, which is 75% of the minimum goal.

These highlights are detailed in the information provided below.

OVERVIEW OF THE FINANCIAL STATEMENTS

This report consists of four parts:

- Management's discussion and analysis (this section)
- Basic financial statements (including notes)
- Required supplementary information
- Supplementary information

Management's discussion and analysis is a guide to reading the financial statements and provides related information to help the reader to better understand City government. The basic financial statements include notes that provide additional information essential to a full understanding of the financial data provided in the government-wide and fund financial statements. Required supplementary information is provided on the City's pension and other post-employment benefit plans and budget-to-actual figures for the General Fund and other budgeted major funds. In addition to these required elements, an optional supplementary section is included with other statements that provide particulars about minor funds.

The basic financial statements present two different views of the City.

- **Government-wide Financial Statements** – The first two statements provide a broad overview of the City's overall financial status as well as the financial status of the City's component units, in a manner similar to private-sector business.
- **Fund Financial Statements** – The remaining statements focus on individual parts of City government. They provide more detail on operations than the government-wide statements. There are three types of fund financial statements:
 - 1) *Government Funds Statements* show how general government services such as public safety were financed in the short term, as well as what remains for future spending.
 - 2) *Proprietary Funds Statements* offer short-term and long-term financial information about the activities the City operates like a business.
 - 3) *Fiduciary Funds Statements* reflect activities involving resources that are held by the City as a trustee or agent for the benefit of others, including the City's retirement plans. Fiduciary funds are not reflected in the government-wide statements because the resources cannot be used to support the City's programs.

City of Easton, Pennsylvania
 Management's Discussion and Analysis

Table A-1 summarizes the major features of the City's financial statements, including the area of the City's activities they cover and the types of information they contain.

Table A-1: Major features of the government-wide and fund financial statements

	Government-wide Statements	Fund Financial Statements		
		Governmental	Business-type	Fiduciary
Scope	Entire entity and component units (except fiduciary funds)	The day-to-day operating activities of the City, such as public safety and public works	The business-type activities of the City	Instances in which the City administers resources on behalf of others, such as the employee pension plans
Required financial statements	<ul style="list-style-type: none"> Statement of Net Position Statement of Activities 	<ul style="list-style-type: none"> Balance sheet Statement of Revenues, Expenditures, and Changes in Fund Balance 	<ul style="list-style-type: none"> Statement of Net Position Statement of Revenues, Expenses and Changes in Net Position Statement of Cash Flows 	<ul style="list-style-type: none"> Statement of Fiduciary Net Position Statement of Changes in Fiduciary Net Position
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources measurement focus	Accrual accounting and economic resources focus	Accrual accounting and economic resources focus
Type of asset and liability information	All assets and liabilities, both financial and capital, short-term and long-term	Current assets and liabilities that come due during the year or soon thereafter; no capital assets or long-term liabilities included	All assets and liabilities, both financial and capital, short-term and long-term	All assets and liabilities, both financial and capital, short-term and long-term; funds do not contain capital assets, although they can
Types of inflow and outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during the year or soon thereafter; expenditures when goods or services have been received and the related liability is due and payable	All revenues and expenses during year, regardless of when cash is received or paid	All additions and deductions during the year, regardless of when cash is received or paid

The remainder of this overview explains the structure and contents of the government-wide and fund financial statements.

Government-wide financial statements

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

- The Statement of Net Position includes all of the City's assets and liabilities, except fiduciary funds, with the difference between the two reported as net position. This statement serves a purpose similar to that of the balance sheet of a private-sector business.
- The Statement of Activities focuses on how the City's net position changed during the year. Because it separates program revenue (revenue generated by specific programs through charges for services, grants, and contributions) from general revenue (revenue provided by taxes and other sources not related to a particular program), it shows to what extent each program has had to rely on local taxes for funding.

All changes to net position are recorded using the accrual method of accounting, which requires that revenues are recorded when they are earned and expenses are recorded when the goods and/or services are received, regardless of when cash is received or paid.

Net position is one way to measure the City's financial position. Over time, increases or decreases in the City's net position are one indicator of whether the City's financial position is improving or deteriorating. However, other non-financial factors such as changes in the City's real property tax base and general economic conditions must be considered to assess the overall position of the City.

The primary government and its components units are included in the government-wide financial statements. Component units reflect the activities of legally separate government entities over which the City can exercise influence and/or be obligated to provide financial support. The City has three discretely presented component units including the Easton Suburban Water Authority, the Easton Parking Authority, and the Easton Municipal Authority. Two additional component units, the Easton Redevelopment Authority and the Easton Housing Authority, are not presented in the financial statements.

There are two categories of activities for the primary government.

- *Governmental activities* include the City's basic services such as general government, public safety, community development, public works, health and sanitation, parks and recreation. Property & earned income taxes and operating grants & revenues finance most of these activities.
- *Business-type activities* generally charge a fee to customers to help cover the cost of services.

Net position of the governmental activities differ from the governmental fund balances because governmental fund level statements only report transactions using or providing current financial resources. Capital assets are reported as expenditures when financial resources (monies) are extended to purchase or build assets in the fund financial statements. Likewise, the financial

City of Easton, Pennsylvania
Management's Discussion and Analysis

resources that may have been borrowed are considered revenue when they are received in the fund financial statements. Principal and interest payments are both considered expenditures when paid in the fund financial statements. Depreciation is not calculated as it does not provide or reduce current financial resources in the fund financial statements.

Government-wide statements are reported using an economic resources measurement focus and full accrual basis of accounting that involves the following steps to format the Statement of Net Position:

- Capitalize current outlays for capital assets
- Report long-term debt as a liability
- Depreciate capital assets and allocated the depreciation to the proper program/activities
- Calculate revenue and expense using the economic resources measurement focus and the accrual basis of accounting
- Allocate net position balances as follows:
 - Net investment in capital assets
 - Restricted net position are those net assets with constraints placed on their use by external sources (creditors, grantors, contributors, or laws or regulations of governments) or imposed by law through constitutional provisions or enabling legislation
 - Unrestricted net position are net assets that do not meet any of the above restrictions.

Fund financial statements

Fund financial statements provide more detailed information on the City's most significant funds, *not the City as a whole*. Funds are accounting devices, i.e., a group of related accounts that the City uses to keep track of specific sources of funding and spending for particular purposes. Some funds are required by state law. Other funds are established to control and manage resources designated for specific purposes. Governmental fund financial statements are reported using current financial resources and modified accrual accounting established by the Governmental Accounting Standards Board (GASB) for governments.

The City has three kinds of funds:

- *Governmental funds* include most of the City's basic services and focus on: (1) the flow in and out of cash and other financial assets that can be readily converted to cash and (2) the balances left at year-end that are available for spending. The twenty governmental funds that the City maintains are reported using the modified accrual accounting basis, and a current financial resources measurement focus. Consequently, the governmental funds statements provide a detailed short-term view that helps determine the financial resources available in the near future to finance the City's programs. The primary governmental funds are General, Debt Service, Liquid Fuels, Capital & Bond, and State Grants.

City of Easton, Pennsylvania
Management's Discussion and Analysis

The relationship between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that follows the governmental fund financial statements.

Proprietary funds report business-type programs and activities that charge fees designed to cover the cost of providing services. They report using the full accrual basis of accounting.

Fiduciary funds are funds for which the City is the trustee or fiduciary. The City is responsible to ensure the assets reported in these funds are used for their intended purposes. This fiduciary activity is reported in a separate statement of fiduciary net assets and a statement of changes in fiduciary net assets. These funds are excluded from the City's government-wide financial statements because the City cannot use these assets to finance its operations.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The City's total assets and deferred outflow of resources were \$92.54 million at December 31, 2018. Of this amount, \$62.62 million was capital assets, including infrastructure and construction in progress. Prior to the adoption of GASB No. 34 in 2003, infrastructure (roads, bridges, etc.) had not been reported or depreciated in governmental financial statements.

GASB No. 34 required that all capital assets, including infrastructure, be valued and reported within the governmental activities column of the government-wide financial statements, but allowed infrastructure to be added over several years. The City believes it has included all infrastructure in the 2018 financial statements.

City of Easton, Pennsylvania
 Management's Discussion and Analysis

Table A-2: Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2017	2018	2017	2018	2017	2018
Current Assets	\$24,076,649	\$17,104,382	\$687,978	\$615,330	\$24,764,627	\$17,719,712
Capital assets, net	63,430,606	62,616,926	-	-	63,430,606	62,616,926
Deferred Outflow of Resources	7,487,003	12,201,186	-	-	7,487,003	12,201,186
Total Assets/Deferred Outflows	94,994,258	91,922,494	687,978	615,330	95,682,236	92,537,824
Current and other liabilities	10,855,461	14,320,620	642,223	569,575	10,855,461	14,890,195
Non-current liabilities	103,377,453	99,545,114	-	-	103,377,453	99,545,114
Deferred Inflow of Resources	4,147,283	4,888,210	-	-	4,147,283	4,888,210
Total Liabilities/Deferred Inflows	118,380,197	118,753,944	642,223	569,575	118,380,197	119,323,519
Net position: Net Investment in capital assets	16,060,619	17,415,267	-	-	16,060,619	17,415,267
Restricted net assets	8,100,941	6,761,274	-	-	8,100,941	6,761,274
Unrestricted net assets	(47,547,499)	(51,007,991)	45,755	45,755	(47,501,744)	(50,962,236)
Total net position	(23,385,939)	(26,831,450)	45,755	45,755	(23,340,184)	(26,785,695)

City of Easton, Pennsylvania
 Management's Discussion and Analysis

Table A-3: Changes in net position

The following statement of activities represents changes in net assets for the year ended December 31, 2018. It shows revenues by source and expenses by function for governmental activities, business-type activities and the government as a whole.

	Governmental Activities		Business-type Activities		Total	
	2017	2018	2017	2018	2017	2018
Program revenues:						
Charges for services	\$15,257,903	\$15,801,633	\$5,281,087	\$5,461,401	\$20,538,990	\$21,263,034
Operating grants and contributions	6,184,263	5,399,970	93,617	86,748	6,277,880	5,486,718
Capital grants	1,703,551	1,594,046	-	-	1,703,551	1,594,046
General revenues:						
Taxes	18,822,412	19,730,729	-	-	18,822,412	19,730,729
Interest earnings	33,756	39,994	-	-	33,756	39,994
Misc. revenues	197,895	256,071	-	-	197,895	256,071
Total revenues	42,199,780	42,822,443	5,374,704	5,548,149	47,574,484	48,370,592
Expenses:						
General government	8,277,075	8,236,509	-	-	8,277,075	8,236,509
Public safety	19,778,218	20,022,222	-	-	19,778,218	20,022,222
Health & Welfare	114,395	114,594	-	-	114,395	114,594
DPW – Sanitation	5,190,204	5,329,678	-	-	5,190,204	5,329,678
DPW – Highways	2,789,545	2,761,038	-	-	2,789,545	2,761,038
Other Public Works	287,768	418,061	-	-	287,768	418,061
Culture – Recreation	2,157,127	2,194,620	-	-	2,157,127	2,194,620
Community Development	1,520,302	1,563,147	-	-	1,520,302	1,556,147
Debt Service	1,970,974	2,243,162	-	-	1,970,974	2,243,162
Sewage Treatment	-	-	5,210,138	5,379,617	5,210,138	5,379,617
Total expenses	42,085,608	42,883,031	5,210,138	5,379,617	47,295,746	48,262,648
Change in net position before transfers/special items						
	114,172	(60,588)	164,566	168,532	278,738	107,944
Transfers	164,566	168,532	(164,566)	(168,532)	-	-
Sale of Assets	59,770	12,297	-	-	59,770	12,297
Refund Prior Year	-	28,056	-	-	-	28,056
Change in net position	338,508	148,297	-	-	338,508	148,297
Net position, beginning	(23,724,447)	(23,385,939)	45,755	45,755	(23,678,692)	(23,340,184)
GASB75 Adjustment		(3,593,808)				(3,593,808)
Net position, ending	(23,385,939)	(26,831,450)	45,755	45,755	(23,340,184)	(26,785,695)

Total government-wide revenues of \$48.41 million came primarily from taxes, charges for services and grants of \$44.07 million representing 99.30% of the total.

City of Easton, Pennsylvania
Management's Discussion and Analysis

Total expenses for all programs in 2018 were \$48.26 million. The expenses cover a range of services, with the largest two being public safety at \$20.02 million or 41.49% and general government at \$8.24 million or 17.07%.

Capital Assets

The City's investment in capital assets at December 31, 2018, net of accumulated depreciation, was \$62.62 million. Capital assets consist primarily of land, site improvements, buildings and improvements, machinery & equipment, infrastructure, water treatment plant, and construction in progress. Table A-4 is a summary of capital assets as of December 31, 2017 and 2018.

Table A-4: Capital assets at December 31, 2017 and 2018

	Governmental Activities	
	2017	2018
Land (Not Depreciated)	\$13,648,117	\$13,830,996
Site Improvements	172,462	161,196
Buildings & Improvements	38,355,080	37,801,079
Machinery & Equipment	3,473,731	3,334,198
Infrastructure	1,918,731	2,038,779
Water Treatment Plant	5,862,485	5,450,678
Total Capital Assets (net of depreciation)	63,430,606	62,616,926

The change in capital assets was not significant between 2017 and 2018. Most of that change is related to the buildings and improvements of the new Easton City Hall, and Police Headquarters Building, and major costs including design related to the sanitation and road systems.

Long-term Debt

At December 31, 2018, the City had \$61.57 million of debt outstanding, including bonds, notes, and master lease purchase agreements. This was a net decrease of \$3.04 million from the previous year. Other obligations include post-employment benefits, accrued vacation pay and sick leave and the net pension liability. Total other obligations were \$41.93 million at December 31, 2017 and \$50.23 million at December 31, 2018.

Additional information on the City's long-term debt can be found in the disclosures to the financial statements on page 51.

City of Easton, Pennsylvania
 Management's Discussion and Analysis

Table A-5: Summary of outstanding debt

	Governmental Activities	
	2017	2018
<i>Pension Debt Obligations</i>		
Bond Series of 2007	\$8,925,000	\$8,061,000
Bond Series A of 2015	8,315,000	8,310,000
<i>Capital Debt Obligations</i>		
Bond Series of 2011	-	-
Note Series of 2015 (Lafayette Ambassador Bank)	-	-
Taxable Note of 2014	451,263	377,180
Bond Series of 2013	16,875,000	16,855,000
Series B of 2015	605,000	525,000
Series C of 2015	3,765,000	3,670,000
Series A of 2017	12,755,000	11,580,000
Series B of 2017	1,530,000	1,485,000
Series C of 2017	2,355,000	2,355,000
Series D of 2017	6,500,000	6,497,635
<i>Other Debt Obligations</i>		
Master Lease Purchase Agreement 2009	451,564	361,269
EMA Note Series of 2014 Quakertown	-	-
National Bank	1,662,000	1,120,000
Lease Purchase Agreement 2015 Fulton Bank	177,135	107,583
Lease Purchase Agreement 2015 TCF	34,064	-
Lease Purchase Agreement 2016 TCF	47,990	-
Lease Purchase Agreement 2017 TCF	160,971	129,071
Lease Purchase Agreement 2018 Fulton Bank	-	138,921
Total Outstanding Debt	<u>\$64,609,987</u>	<u>\$61,572,659</u>

Bond Rating

The City of Easton had its credit rating reviewed by S&P Rating Services. Citing continued strong financial management practices, Easton's credit rating is A+.

GOVERNMENTAL FUNDS

The City of Easton uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The focus of government funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year. Governmental fund accounting was not affected by the adoption of GASB No. 34. Therefore, a schedule is presented to reconcile the fund statements to the government-wide statements.

The City's governmental funds include the general fund, debt service fund, capital and bond funds, state grants fund, and other governmental (minor) funds. The general fund is the chief operating fund for the City. The debt service fund is used to record the funding and payment of

City of Easton, Pennsylvania
Management's Discussion and Analysis

principal and interest on the issuance of debt in the governmental funds. The capital projects funds account for the proceeds of bond issues, note issues, and extraordinary revenue used to fund short-term capital needs. The major funds are shown on the Statement of Revenues, Expenditures, and Changes in Fund Balance in the financial statements.

Total Governmental fund revenues

Governmental fund revenues by source for the years ended December 31, 2017 and 2018 were as follows. Table A-6 also presents changes from 2017 to 2018.

Table A-6: Revenues by source, total governmental funds

	2017	2018	Changes from 2017 to 2018	Percent change
Revenues:				
Taxes	\$18,751,051	\$19,704,680	\$953,629	5.09
Licenses	522,941	393,794	(129,147)	(24.70)
Fines & Forfeits	975,526	952,807	(22,719)	(2.33)
Interest & Rents	1,779,724	1,874,530	94,806	5.33
Intergovernmental	7,887,814	6,994,016	(893,788)	(11.32)
Charges for Services	12,130,755	12,620,496	489,741	4.04
Miscellaneous	197,895	256,071	58,176	29.40
Total revenues	\$42,245,706	\$42,796,394	\$550,688	

Governmental fund revenues totaled \$42.80 million for the year ended December 31, 2018. This is an increase from 2017, primarily due to moderate increases in taxes and charges for services.

City of Easton, Pennsylvania
 Management's Discussion and Analysis

Governmental fund expenditures

Governmental fund expenditures by function for the years ended December 31, 2017 and 2018 were as follows. Table A-7 also presents changes from 2017 to 2018.

Table A-7: Expenditures by function, total governmental funds

	2017	2018	Changes from 2017 to 2018	Percent change
Expenses:				
General Government	\$7,335,272	\$7,407,932	\$72,660	1.01
Public Safety	27,662,353	19,469,010	(8,193,343)	(29.62)
Health & Welfare	114,395	114,594	199	0.020
DPW – Sanitation	5,287,043	5,179,909	(33,694)	0.064
DPW – Roads	2,843,606	2,825,992	24,294	0.086
DPW – Other	225,957	352,247	3,251	0.093
Culture – Recreation	1,909,880	1,931,363	21,483	1.12
Urban Development	7,551,201	1,759,030	(5,804,480)	(76.95)
Debt Service	8,582,217	5,525,853	(3,056,364)	(35.61)
Total expenses	61,511,924	44,545,930	(16,965,994)	

Governmental fund expenditures totaled \$44.55 million for the year ended December 31, 2018, a decrease of 27.58% from 2017. The decrease in 2018 expenditures is largely explained by the decrease in capital costs incurred with the construction of the new Police Headquarters Building, acquisition of land, purchase of fire truck and capitalization of refunding debt.

Governmental fund balances and proprietary/internal net assets

Table A-8 reflects ending balances for governmental funds and net assets for proprietary funds at December 31, 2018 and 2017.

City of Easton, Pennsylvania
 Management's Discussion and Analysis

**Table A-8: Ending fund balances, governmental funds
 Net assets, proprietary/internal funds**

	2017		2018	
	Governmental funds	Proprietary/internal funds	Governmental funds	Proprietary/internal funds
General	\$5,583,362	-	\$5,623,591	-
Debt Service	106,574	-	(81,176)	-
Capital Projects	4,381,669	-	3,637,237	-
State Grants	2,510,644	-	2,184,863	-
Other Governmental	819,994	-	816,059	-
Health	-	\$155,648	-	155,113
Insurance	-	961,221	-	754,061
Unemployment	-	91,759	-	30,000
Sewer	-	45,755	-	45,755
Total	\$13,402,243	1,254,383	12,180,574	984,929

The City's governmental funds reported a combined fund balance of \$12.18 million at December 31, 2018. The City's proprietary/internal funds reported a combined fund balance of \$.984 million at December 31, 2018.

In 2018, \$5.62 million or 46.16% of all governmental fund balances was recorded as unassigned. The balance sheet for government funds provides a breakdown for all fund balances as required by GASB 54.

Budgetary highlights

The Easton City Council approves the operating budgets for the general fund and several other funds as required by City Charter and City ordinance. According to City charter, the expense budget may be changed in one of two ways. First, the budget may be changed via administrative transfer between specific line items from other line items or from contingency funds established in the budget. Second, new appropriations are budgeted when received (via City ordinance) and the anticipated related expense is budgeted at the same time.

Because the City is on a different fiscal year than the Commonwealth and the Federal government, it is difficult to know what grants will be forthcoming in the City's fiscal year. Some revenue variances are due to budgeting for grants not received. Other revenue variances are based on grants received but not anticipated. Otherwise, actual results were relatively close to budget amounts, which is consistent with the City's current conservative budgeting philosophy.

Collective Bargaining Issues

During the course of 2017, multi-year agreements were negotiated with two of the three labor unions: Fraternal Order of Police (FOP) Lodge 17 and American Federation of State County and Municipal Employees Local 447; the City and International Association of Fire Fighters (IAFF) Local 713 are in arbitration at the time of this report with a decision expected in late 2018. The new FOP Lodge 17 contract ends on December 31, 2020. The contract with IAFF Local 713 was renegotiated in 2017; the new contract ends on December 31, 2020. The

City of Easton, Pennsylvania
Management's Discussion and Analysis

contract with AFSCME Local 447 was also renegotiated in 2017 and the new contract ends on December 31, 2021.

Economic Condition and Outlook

The vision of Easton's future growth and prosperity is built upon its proud history as a cultural, commercial, industrial, and transportation hub. Easton is now poised as a destination for tourists, artists, investors and residents, plus retail, restaurant, and service businesses. With over 27,000 residents within a region of 821,000, Easton is a full service working community that maintains industrial areas with light manufacturing, distribution and warehousing, a vibrant downtown, and residential neighborhoods.

Home to the Crayola Experience, National Canal Museum, Northampton County Historical and Genealogical Museum, and the State Theatre, Easton welcomes over 500,000 visitors annually. Easton offers superior accessibility, enticing small-town ambiance, town to gown connections with the prestigious Lafayette College plus the new addition of Northampton Community College and diverse culture and various historic attractions. Businesses affiliated with the arts will find Easton in the midst of resurgence in the fine, industrial and creative arts. An active and growing artist community is complemented by galleries displaying nationally known as well as local artists' work. Much of the revitalization of Easton's Downtown can be attributed to the success of the many festivals and events that are supported by the City and the Greater Easton Development Authority. The combination of these events and diverse restaurant scene has created a welcoming environment into evenings during the week and weekends.

The City of Easton has leveraged significant government dollars in public funding to spur economic growth and activity from the private sector. These public dollars (\$70M+), helping bring in over \$500M of private sector investment and stimulus to the City. While the private sector has done a significant amount of investing, including the recently announced addition of Hearst Publishing to a long unutilized space downtown, the public sector continues to support the City's growth and to that end. Adding this to the Crayola Experience and other unique outdoor and family based attractions, Easton will continue to grow as the playground for not only the residents of Easton, but the broader Lehigh Valley and New Jersey.

Requests for Information

Questions concerning any of the information provided in this report or requests for additional financial information and complete financial statements for the discretely presented component units should be addressed to the City Administrator, City of Easton, 123 South Third Street, Easton, Pennsylvania, 18042.

CITY OF EASTON
STATEMENT OF NET POSITION
DECEMBER 31, 2018

	Primary Government			Component Units
	Governmental Activities	Business-Type Activities	Total	
Current Assets:				
Cash and Cash Equivalents	\$ 7,137,835	\$ 598,198	\$ 7,736,033	\$ 5,035,759
Investments	-	-	-	1,233,588
Taxes Receivable (net)	3,372,535	-	3,372,535	-
Due From Other Governments	3,380,704	17,132	3,397,836	-
Other Receivables	2,903,998	-	2,903,998	3,256,075
Prepaid Items	5,833	-	5,833	155,961
Inventory	-	-	-	864,508
Other Assets	303,477	-	303,477	-
Total Current Assets	<u>17,104,382</u>	<u>615,330</u>	<u>17,719,712</u>	<u>10,545,891</u>
Non-Current Assets:				
Lease Agreement net of amortization	-	-	-	520,000
Capital Assets not being depreciated:				
Land, Easements	13,830,996	-	13,830,996	498,075
Capital Assets net of accumulated depreciation:				
Site Improvements	161,196	-	161,196	-
Buildings and Building Improvements	37,801,079	-	37,801,079	2,780,568
Machinery and Equipment	3,334,198	-	3,334,198	2,009,339
Infrastructure	2,038,779	-	2,038,779	83,174,385
Water Treatment Plant	5,450,678	-	5,450,678	17,065,314
Total Non-Current Assets	<u>62,616,926</u>	<u>-</u>	<u>62,616,926</u>	<u>106,047,681</u>
Total Assets	<u>\$ 79,721,308</u>	<u>\$ 615,330</u>	<u>\$ 80,336,638</u>	<u>\$ 116,593,572</u>
Deferred Outflow of Resources:				
Current Year Contributions PMRS	464,593	-	464,593	-
Current Year Contributions OPEB	339,679	-	339,679	-
Difference between Projected and Actual				
Investment Earnings on Pension Plan	6,824,529	-	6,824,529	-
Difference between Expected and Actual				
Experience Pensions	442,559	-	442,559	-
Change in Assumptions Pensions	3,387,212	-	3,387,212	-
Change in Assumptions OPEB	474,946	-	474,946	-
Deferred Charges on Refundings	267,668	-	267,668	-
Total Assets and Deferred Outflow of Resources	<u>\$ 91,922,494</u>	<u>\$ 615,330</u>	<u>\$ 92,537,824</u>	<u>\$ 116,593,572</u>
Current Liabilities:				
Accounts Payable	\$ 1,461,435	\$ 270,225	\$ 1,731,660	\$ 215,486
Payroll Withholdings	57,429	-	57,429	-
Internal Balances	(164,541)	164,541	-	-
Due to Other Governments	-	-	-	182,649
Current Portion of Debt	12,256,085	130,105	12,386,190	2,279,823
Accrued Salaries and Benefits	94,704	4,704	99,408	16,295
Other Current Liabilities	394,445	-	394,445	322,650
Accrued Interest Payable	221,063	-	221,063	70,630
Total Current Liabilities	<u>14,320,620</u>	<u>569,575</u>	<u>14,890,195</u>	<u>3,087,533</u>
Non-Current Liabilities:				
Bonds Payable	47,766,815	-	47,766,815	29,731,584
Capital Leases	1,549,759	-	1,549,759	-
Compensated Absences	2,134,202	-	2,134,202	-
Other Post-Employment Benefits	12,406,103	-	12,406,103	-
Net Pension Liability	35,688,235	-	35,688,235	-
Total Non-Current Liabilities	<u>99,545,114</u>	<u>-</u>	<u>99,545,114</u>	<u>29,731,584</u>
Total Liabilities	<u>113,865,734</u>	<u>569,575</u>	<u>114,435,309</u>	<u>32,819,117</u>
Deferred Inflow of Resources:				
Difference between Projected and Actual				
Investment Earnings on Pension Plans	4,247,345	-	4,247,345	-
Difference between Expected and Actual				
Experience Pensions	640,865	-	640,865	-
Total Liabilities and Deferred Inflow of Resources	<u>\$ 118,753,944</u>	<u>\$ 569,575</u>	<u>\$ 119,323,519</u>	<u>\$ 32,819,117</u>
Net Position:				
Net Investment in Capital Assets	17,415,267	-	17,415,267	73,516,904
Restricted for Acquisition of Capital Assets	3,637,237	-	3,637,237	-
Restricted for State and Federal Provisions	2,184,863	-	2,184,863	-
Restricted for Insurance	939,174	-	939,174	-
Unrestricted (Deficit)	(51,007,991)	45,755	(50,962,236)	10,257,551
Total Net Position	<u>(26,831,450)</u>	<u>45,755</u>	<u>(26,785,695)</u>	<u>83,774,455</u>
Total Liabilities, Deferred Inflow of Resources and Net Position	<u>\$ 91,922,494</u>	<u>\$ 615,330</u>	<u>\$ 92,537,824</u>	<u>\$ 116,593,572</u>

The notes to the financial statements are an integral part of this statement.

CITY OF EASTON
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2018

	Program Revenues			Net (Expense)/Revenue and Changes in Net Position			Component Units	
	Expenses	Charges for Services		Governmental Activities		Business-Type Activities		
		Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Total			
Governmental Activities								
General Government	\$ (8,236,509)	\$ 2,396,488	\$ 3,430,183	\$ 91,890	\$ (2,317,948)	\$ -	\$ (2,317,948)	
(20,022,222)	2,302,913	731,772	156,460	(16,831,077)		(16,831,077)		
Health and Welfare	(114,594)	\$ 86,882	-	(27,712)		(27,712)		
Public Works - Sanitation	(5,329,678)	8,519,998	320,150	-	3,510,470		3,510,470	
Public Works - Highways	(2,761,038)	52,241	-	716,077	(1,992,720)		(1,992,720)	
Public Works - Other	(418,061)	1,033,139	-	-	615,078		615,078	
Culture - Recreation	(2,194,620)	1,409,972	38,727	415,549	(330,372)		(330,372)	
Community Development	(1,563,147)	-	879,138	214,970	(469,939)		(469,939)	
Debt Service	(2,243,162)	-	-	-	(2,243,162)		(2,243,162)	
Total Governmental Activities	\$ (42,883,031)	\$ 15,801,633	\$ 5,399,970	\$ 1,594,046	\$ (20,087,382)	\$ -	\$ (20,087,382)	
Business-Type Activities								
Sewage Treatment Plant Operations	\$ (5,379,617)	\$ 5,461,401	\$ 86,748	-	\$ 168,532	\$ 168,532	\$ -	
Total Primary Government	\$ (48,262,648)	\$ 21,263,034	\$ 5,486,718	\$ 1,594,046	\$ (20,087,382)	\$ 168,532	\$ (19,918,850)	
Component Units								
Water and Parking Authorities	\$ (15,328,100)	\$ 17,838,640	\$ -	\$ -	\$ 2,510,540	\$ -	\$ 2,510,540	
General Revenues:								
Property and Other Taxes	\$ 19,730,729	\$ -	\$ -	\$ 19,730,729	\$ -	\$ 39,994	\$ 39,994	
Unrestricted Interest Earnings	39,994	-	-		(168,532)		(168,532)	
Interfund Transfers	168,532	-	-		12,297		12,297	
Sale of Assets	12,297	-	-		28,056		28,056	
Refund of Prior Year Expenditures	28,056	-	-		256,071		256,071	
Miscellaneous	256,071	-	-					
Total General Revenues	\$ 20,235,679	-	-	\$ (168,532)		\$ 20,067,147		
Changes in Net Position	\$ 148,297	\$ -	\$ -	\$ 148,297			\$ 2,523,674	
Capital Value Provided by Developers	-	-	-	-	-		453,306	
Net Position - Beginning	\$ (23,385,939)	\$ -	\$ 45,755	\$ (23,340,184)			\$ 80,797,475	
Prior Period Adjustment GASB 75 Implementation	\$ (3,593,808)	\$ -	\$ -	\$ (3,593,808)				
Net Position - Ending	\$ (26,831,450)	\$ -	\$ 45,755	\$ (26,785,695)			\$ 83,774,455	

CITY OF EASTON
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2018

	General Fund	Debt Service Fund	Liquid Fuels Fund	Capital Project Funds	Major Grant Funds	Other Governmental Funds	Total Governmental Funds
<u>Assets</u>							
Cash and Cash Equivalents	\$ 498,534	\$ -	\$ 2,190,961	\$ 2,397,326	\$ 378,102	\$ 755,002	\$ 6,219,925
Taxes Receivable	3,372,535	-	-	200,773	2,990,466	-	3,372,535
Intergovernmental Receivables	182,649	6,816	-	-	3,414	-	3,380,704
Other Receivables	2,900,584	-	-	-	-	-	2,903,998
Other Assets	3,464	-	-	21,101	3,762,295	300,013	303,477
Due from Other Funds	3,702,045	-	-	-	1,490,012	74,258	9,049,711
Total Assets	\$ 10,659,811	\$ 6,816	\$ 2,212,062	\$ 6,360,394	\$ 4,861,994	\$ 1,129,273	\$ 25,230,350
<u>Liabilities and Deferred Inflow of Resources</u>							
<u>Liabilities:</u>							
Due to Other Funds	\$ 1,861,129	\$ 86,992	\$ 23,060	\$ 2,714,531	\$ 4,656,877	\$ 259,285	\$ 9,601,874
Accounts Payable	628,130	1,000	71,666	8,626	15,804	34,936	760,162
Payroll Withholdings	57,429	-	-	-	-	-	57,429
Accrued Salaries and Benefits	94,513	-	-	-	-	191	94,704
Other Current Liabilities	253,857	-	-	-	121,786	18,802	394,445
Total Liabilities	2,895,058	87,992	94,726	2,723,157	4,794,467	313,214	10,908,614
<u>Deferred Inflow of Resources</u>							
Unavailable Revenue -							
Property Taxes	1,503,303	-	-	-	-	-	1,503,303
Utility Billings	637,859	-	-	-	-	-	637,859
Total Liabilities and Deferred Inflow of Resources	5,036,220	87,992	94,726	2,723,157	4,794,467	313,214	13,049,776
<u>Fund Balances:</u>							
Non-Spendable	-	-	2,117,336	3,637,237	67,527	-	-
Restricted	-	(81,176)	-	-	-	816,059	5,822,100
Committed	-	-	-	-	-	-	734,883
Unassigned	5,623,591	-	-	-	-	-	5,623,591
Total Fund Balances	5,623,591	(81,176)	2,117,336	3,637,237	67,527	816,059	12,180,574
Total Liabilities and Fund Balances	\$ 10,659,811	\$ 6,816	\$ 2,212,062	\$ 6,360,394	\$ 4,861,994	\$ 1,129,273	\$ 25,230,350

CITY OF EASTON
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2018

Amounts reported for governmental activities in the statement of net position (page 17) are different because:

Total fund balances - governmental funds (page 19)	\$ 12,180,574
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds. The cost of the assets is \$93,868,432 and the accumulated depreciation is \$31,251,506.	62,616,926
Property taxes, utility charges, and earned income taxes receivable will be collected this year, but are not available soon enough to pay for the current period's expenditures and, therefore, are deferred in the governmental funds.	2,141,162
Internal Service Funds are used to charge the costs of certain activities, such as insurance. The net position has been included in governmental activities.	939,174
This represents deferred Outflow of Resources resulting in deferred charges on refunding bond issues.	267,668
Deferred Outflow of Resources related to pensions are applicable to future periods therefore are not reported in the funds.	
Contributions subsequent to measurement date - PMRS	464,593
Contributions subsequent to measurement date - OPEB	339,679
Difference between projected and actual investment earnings on	
Pension Plan Investments	6,824,529
Difference between expected and actual experience - Pensions	442,559
Change in Assumptions - Pensions	3,387,212
Change in Assumptions - OPEB	474,946
Deferred Inflow of Resources related to pensions and debt are applicable to future periods, therefore, are not reported in the funds.	
Difference between expected and actual experience - Pensions	(640,865)
Difference between expected and actual investment earnings on	
Pension Plan Investments	(4,247,345)
Liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. Those liabilities at year-end consist of:	
Lease, Pension, Capital Debt Principal Payable	61,572,659
Accrued Interest Expense	221,063
Compensated Absences	2,134,202
Net OPEB Liability	12,406,103
Net Pension Liability	<u>35,688,235</u>
Total Net Position - Governmental Activities	<u><u>\$ (26,831,450)</u></u>

CITY OF EASTON
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2018

	General Fund	Debt Service Fund	Liquid Fuels Fund	Capital Project Funds	Major Grant Funds	Other Governmental Funds	Total Governmental Funds
Revenues:							
Taxes	\$ 15,087,038	3,430,259	\$ -	\$ -	\$ -	\$ 1,187,383	\$ 19,704,680
Licenses and Permits	393,794	-	-	-	-	-	393,794
Fines and Forfeits	952,807	-	-	-	-	-	952,807
Interest and Rents	1,694,109	5,463	1,880	6,201	27,550	139,327	1,874,530
Intergovernmental	4,511,669	64,131	713,855	248,350	629,619	826,392	6,994,016
Charges for Service	12,298,653	-	-	10,000	-	311,843	12,620,496
Miscellaneous	218,271	-	-	-	29,125	8,675	256,071
Total Revenues	35,156,341	3,499,853	715,735	264,551	686,294	2,473,620	42,796,394
Expenditures:							
General Government	6,951,165	-	-	247,076	15,600	194,091	7,407,932
Public Safety	19,002,664	-	-	431,950	34,396	-	19,469,010
Health and Welfare	114,594	-	-	-	-	-	114,594
Public Works - Sanitation	5,154,369	-	-	25,540	-	-	5,179,909
Public Works - Roads	1,617,671	-	716,077	299,008	193,236	-	2,825,992
Public Works - Other	352,247	-	-	-	-	-	352,247
Culture - Recreation	503,473	-	-	17,903	503,488	1,409,972	1,931,363
Urban Development	-	5,525,853	-	182,879	265,013	787,665	1,739,030
Debt Service	33,696,183	5,525,853	716,077	1,204,356	1,011,733	2,391,728	44,545,930
Total Expenditures	1,460,158	(2,026,000)	(342)	(939,805)	(325,439)	81,892	(1,749,536)
Excess (deficiency) of revenues over expenditures							
Other Financing Sources (Uses)							
Transfers In	162,965	1,838,250	-	-	-	-	2,001,215
Transfers (Out)	(1,583,891)	-	-	-	-	(85,827)	(1,669,718)
Sale of Assets	997	-	-	11,300	-	-	12,297
Refund Prior Year Expenditures	-	-	-	28,056	-	-	28,056
Proceeds from Leases	(1,419,929)	1,838,250	-	156,017	-	-	156,017
Total Other Financing Sources (Uses)	\$ 5,623,591	\$ (81,176)	(187,750)	(342)	(744,432)	(325,439)	527,867
Net Change in Fund Balances	\$ 5,583,362	106,574	2,117,678	4,381,669	392,966	819,994	(1,221,669)
Fund Balances - Beginning							13,402,243
Fund Balances - Ending							\$ 12,180,574

CITY OF EASTON
RECONCILIATION OF STATEMENT OF REVENUE, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2018

Amounts reported for Governmental Activities in the Statement of Activities (page 18) are different because:

Net Change in Fund Balances - Governmental Funds (page 21) \$ (1,221,669)

Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expenses. This is the amount by which depreciation expense (\$1,960,605) is more than capital outlays \$1,146,925 in the period. (813,680)

Repayment of current bond and lease principal are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. 3,193,345

Refunding bond issues becomes a use of current financial resources in governmental funds, but refundings represent payments of long-term debt in the statement of net position. This figure represents the annual amortization of the difference between refunding bond proceeds and the refunding payments made to paying agents. (24,333)

The issuance of long-term debt provides current financial resources to governmental funds, however has no effect on increasing Net Position. (156,017)

The net effect of changes in Pension/OPEB deferred outflows, deferred inflows and net liability utilized in the determination of Pension/OPEB expense reported on governmental activities column of government-wide financial statements to Pension/OPEB contributions reported as expenditures in governmental funds.

Pension	(244,018)
OPEB	(455,605)

Because some property taxes, utility charges, and earned income taxes will not be collected for several months after the City's year end, they are not considered "available revenues" and are deferred in the governmental funds. Deferred tax revenues and utility charges increased by this amount this year. 26,049

In the statement of activities, certain operating expenses (compensated absences) are measured by the amounts earned during the year. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used (essentially the amounts actually paid). Vacation and sick leave earned decreased by this amount this year. -

Interest on long-term debt in the statement of activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due and, therefore, requires the use of current financial resources. In the statement of activities, however, interest expenses is recognized as the interest accrues, regardless of when it is due. Accrued interest payable on bonds decreased by this amount this year. 113,679

Internal Service Funds are used to charge the costs of certain activities, such as insurance. The (decrease) in net position has been allocated within governmental activities. (269,454)

Change in Net Position of Governmental Activities \$ 148,297

CITY OF EASTON
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2018

Business-type Activity	Governmental Activities				
	Internal Service Funds				
Enterprise Fund	Health Benefit Insurance	Liability Insurance	Unemployment Insurance	Total Internal Service Funds	
Sewage Treatment Plant Fund					
Cash and Cash Equivalents	\$ 598,198	\$ 775,148	96,353	46,409	\$ 917,910
Due from Other Funds	3,158	19,910	733,950	-	753,860
Intergovernmental Receivable	17,132	-	-	-	-
Prepaid Items	-	5,833	-	-	5,833
Total Assets	\$ 618,488	\$ 800,891	\$ 830,303	\$ 46,409	\$ 1,677,603
Liabilities					
Current Liabilities:					
Accounts Payable	\$ 270,225	\$ 645,778	\$ 55,495	\$ -	\$ 701,273
Accrued Salaries Payable	4,704	-	-	-	-
Due to Other Funds	167,699	-	20,747	16,409	37,156
Compensated Absences	130,105	-	-	-	-
Total Current Liabilities	\$ 572,733	\$ 645,778	\$ 76,242	\$ 16,409	\$ 738,429
Net Position					
Restricted for Health Benefits	-	155,113	-	-	155,113
Restricted for Liability Insurance	-	-	754,061	-	754,061
Restricted for Unemployment Insurance	-	-	-	30,000	30,000
Unrestricted	45,755	-	-	-	-
Total Net Position	\$ 45,755	\$ 155,113	\$ 754,061	\$ 30,000	\$ 939,174
Total Net Position & Liabilities	\$ 618,488	\$ 800,891	\$ 830,303	\$ 46,409	\$ 1,677,603

The notes to the financial statements are an integral part of this statement.

CITY OF EASTON
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2018

Business-type Activity	Governmental Activities			Total Internal Service Funds
	Internal Service Funds			
Enterprise Fund	Health Benefit Insurance	Liability Insurance	Unemployment Insurance	
Sewage Treatment Plant Fund				
Operating Revenues				
Sewer Treatment Charges	\$ 5,461,401	\$ 3,766,012	\$ 888,506	\$ 27,070
Fund Allocations	- 86,748	-	-	-
Pension Aid Allocation				
Participant Contributions				
Total Operating Revenue	<u>5,548,149</u>	<u>4,405,049</u>	<u>888,506</u>	<u>27,070</u>
Operating Expenses				
Health Claim Payments	-	4,305,658	-	4,305,658
Liability/Unemployment Insurance	-	-	1,113,617	1,139,481
Sewage Treatment Plant Operations	<u>5,379,617</u>	<u>4,305,658</u>	<u>1,113,617</u>	<u>5,445,139</u>
Total Operating Expenses	<u>5,379,617</u>	<u>168,532</u>	<u>99,391</u>	<u>(225,111)</u>
Operating Income (Loss)				
Non-Operating Revenues (Expenses)				
Interest Income	-	-	1,333	1,333
Miscellaneous	-	74	(11,441)	(11,367)
Refund of Prior Year Expenses	-	-	28,059	28,059
Fund Transfer (Out)	<u>(168,532)</u>	<u>(100,000)</u>	<u>-</u>	<u>(162,965)</u>
Total Non-Operating Revenues (Expenses)	<u>(168,532)</u>	<u>(99,926)</u>	<u>17,951</u>	<u>(62,965)</u>
Change in Net Position				
Net Position - Beginning	<u>45,755</u>	<u>155,648</u>	<u>961,221</u>	<u>91,759</u>
Net Position - Ending	<u>\$ 45,755</u>	<u>\$ 155,113</u>	<u>\$ 754,061</u>	<u>\$ 30,000</u>

CITY OF EASTON
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2018

	<u>Business-type Activities</u>	<u>Governmental Activities</u>
	<u>Enterprise Fund Sewage Treatment Fund</u>	<u>Internal Service Funds</u>
Cash Flows from Operating Activities:		
Cash Received from Governmental Entities	\$ 5,316,207	\$ -
Participant Contributions	- -	639,037
Cash Received from Funds Allocations	- -	6,423,898
Payments for Sewage Treatment Operations	(5,237,455)	- -
Payments for Insurance and Claims	- -	(6,514,348)
Net Cash Provided by (Used for) Operating Activities	78,752	548,587
Cash Flows from Non-Capital Financing Activities		
Refunds of Prior Year Expenditures	- -	28,059
Other Revenues (Expenses)	(168,532)	(174,332)
Net Cash Provided by (Used for) Non-Capital Financing Activities	(168,532)	(146,273)
Cash Flows from Investing Activities:		
Interest on Cash Equivalents	- -	1,333
Net Increase in Cash and Cash Equivalents	(89,780)	403,647
Cash and Cash Equivalents - Beginning of Year	687,978	514,263
Cash and Cash Equivalents - End of Year	\$ 598,198	\$ 917,910
Reconciliation of Operating Income to Net Cash Provided by (Used for) Operating Activities:		
Operating Income	\$ 168,532	\$ (124,514)
Adjustments to Operating Income to Net Cash Provided by Operating Activities:		
(Increase) Decrease Due from Other Funds	(3,158)	1,742,310
(Increase) Decrease Intergovernmental Receivables	(17,132)	- -
Increase (Decrease) Prepaid Items	- -	(5,833)
Increase (Decrease) Intergovernmental Payables	(211,652)	- -
Increase (Decrease) Due to Other Funds	- -	(931,187)
Increase (Decrease) Current Liabilities	142,162	(132,189)
Total Adjustments	(89,780)	673,101
Net Cash Provided by/(Used for) Operating Activities	\$ 78,752	\$ 548,587

CITY OF EASTON
STATEMENT OF NET POSITION
FIDUCIARY FUNDS
DECEMBER 31, 2018

	<u>Aggregated Pension Fund</u>	<u>Private-Purpose Trust Fund</u>	<u>Agency Fund</u>
<u>Assets</u>			
Cash and Cash Equivalents	\$ 1,177,071	\$ 119,976	\$ 46,053
Investments at Fair Value:			
Fixed Income Securities	15,394,881	-	-
Corporate Stocks	10,118,184	-	-
Mutual Funds	21,588,210	2,265,030	-
Real Estate Fund	1,144,991	-	-
Accrued Interest Receivable	126,493	-	-
Other Receivables	<u>423</u>	<u>-</u>	<u>-</u>
 Total Assets	 <u>\$ 49,550,253</u>	 <u>\$ 2,385,006</u>	 <u>\$ 46,053</u>
 <u>Liabilities</u>			
Escrow Payable	\$ -	\$ -	\$ 46,053
Accounts Payable	18,401	-	-
Loan Payable	-	529,067	-
 Total Liabilities	 <u>18,401</u>	 <u>529,067</u>	 <u>46,053</u>
 <u>Net Position</u>			
Net Position in Trust for Pension Benefits and and Other Purposes	<u>\$ 49,531,852</u>	<u>\$ 1,855,939</u>	

CITY OF EASTON
STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2018

	Aggregated Pension Fund	Private-Purpose Trust Fund
<u>Additions</u>		
<u>Contributions:</u>		
Employer	\$ 4,851,689	\$ -
Plan Members	524,798	-
Other Sources	<u>181,782</u>	<u>-</u>
Total Contributions	<u>5,558,269</u>	<u>-</u>
<u>Investment Earnings:</u>		
Interest and Dividends	1,901,254	140,590
Net (Decrease) in Fair Value of Investments	<u>(5,385,207)</u>	<u>(268,834)</u>
Total Investment Earnings	<u>(3,483,953)</u>	<u>(128,244)</u>
Less: Investment Expense	<u>(222,703)</u>	<u>(13,551)</u>
Net Investment Earnings	<u>(3,706,656)</u>	<u>(141,795)</u>
Total Net Additions	<u>1,851,613</u>	<u>(141,795)</u>
<u>Deductions</u>		
Benefits and Other Distributions	4,702,026	-
Administrative Expenses	43,917	160,233
Loan Interest Expense	<u>-</u>	<u>24,336</u>
Total Deductions	<u>4,745,943</u>	<u>184,569</u>
Changes in Net Position	<u>(2,894,330)</u>	<u>(326,364)</u>
Net Position - Beginning	<u>52,456,182</u>	<u>2,182,303</u>
Net Position - Ending	<u>\$ 49,561,852</u>	<u>\$ 1,855,939</u>

CITY OF EASTON
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2018

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
Revenues:				
Taxes	\$ 15,012,928	\$ 15,012,928	\$ 15,087,038	\$ 74,110
Licenses and Permits	395,000	395,000	393,794	(1,206)
Fines and Forfeits	1,067,500	1,067,500	952,807	(114,693)
Interest and Rents	1,688,127	1,688,127	1,694,109	5,982
Intergovernmental	4,810,777	4,810,777	4,511,669	(299,108)
Charges for Service	11,964,540	11,964,540	12,298,653	334,113
Miscellaneous	237,290	236,854	218,271	(18,583)
Total Revenues	35,176,162	35,175,726	35,156,341	(19,385)
Expenditures:				
General Government	7,174,496	6,999,109	6,951,165	47,944
Public Safety	18,678,232	19,211,377	19,002,664	208,713
Health and Welfare	117,605	116,790	114,594	2,196
Public Works - Sanitation	5,358,380	5,013,899	5,154,369	(140,470)
Public Works - Roads	1,465,220	1,617,173	1,617,671	(498)
Public Works - Other	448,988	350,818	352,247	(1,429)
Urban Development	584,640	517,959	503,473	14,486
Total Expenditures	33,827,561	33,827,125	33,696,183	130,942
Excess (Deficiency) of Revenues Over Expenditures	<u>1,348,601</u>	<u>1,348,601</u>	<u>1,460,158</u>	<u>111,557</u>
Other Financing Sources (Uses)				
Sale of Fixed Assets	-	-	997	997
Transfers In	-	-	162,965	162,965
Transfers (Out)	<u>(1,583,891)</u>	<u>(1,583,891)</u>	<u>(1,583,891)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(1,583,891)</u>	<u>(1,583,891)</u>	<u>(1,419,929)</u>	<u>163,962</u>
Net Change in Fund Balance	(235,290)	(235,290)	40,229	275,519
Fund Balance - Beginning	<u>5,583,362</u>	<u>5,583,362</u>	<u>5,583,362</u>	<u>-</u>
Fund Balance - Ending	<u>\$ 5,348,072</u>	<u>\$ 5,348,072</u>	<u>\$ 5,623,591</u>	<u>\$ 275,519</u>

CITY OF EASTON
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2018

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
<u>Revenues:</u>				
Taxes - Allocated from Levy	\$ 3,430,259	\$ 3,430,259	\$ 3,430,259	\$ -
Local Governmental Contribution	64,020	64,020	64,131	111
Interest Income	-	-	5,463	5,463
Total Revenues	3,494,279	3,494,279	3,499,853	5,574
<u>Expenditures:</u>				
Debt Service Principal	2,951,549	3,061,101	3,062,294	(1,193)
Debt Service Interest	2,376,480	2,455,964	2,459,059	(3,095)
Fiscal Agent Fees	4,500	6,500	4,500	2,000
Total Expenditures	5,332,529	5,523,565	5,525,853	(2,288)
(Deficiency) of Revenues over Expenditures	(1,838,250)	(2,029,286)	(2,026,000)	3,286
<u>Other Financing Sources (Uses)</u>				
Transfers In	1,838,250	1,922,712	1,838,250	(84,462)
Transfers Out	-	-	-	-
Total Other Financing Sources (Uses)	1,838,250	1,922,712	1,838,250	(84,462)
Net Change in Fund Balance	-	(106,574)	(187,750)	(81,176)
Fund Balance - Beginning	106,574	106,574	106,574	-
Fund Balance - Ending	\$ 106,574	\$ -	\$ (81,176)	\$ (81,176)

CITY OF EASTON
RECREATION FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2018

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
Revenues:				
Taxes - Allocated from Levy	\$ 1,187,383	\$ 1,187,383	\$ 1,187,383	\$ -
Intergovernmental	38,727	38,727	38,727	-
Recreational Charges and Hugh Moore Park	245,103	245,103	254,238	9,135
Miscellaneous	-	-	8,085	8,085
Total Revenues	1,471,213	1,471,213	1,488,433	17,220
Expenditures:				
Parks, Recreation and Hugh Moore Park	1,385,386	1,385,386	1,409,972	(24,586)
Total Expenditures	1,385,386	1,385,386	1,409,972	(24,586)
Excess of Revenues over Expenditures	85,827	85,827	78,461	(7,366)
Other Financing Sources (Uses)				
Transfers In	-	-	-	-
Transfers Out	(85,827)	(85,827)	(85,827)	-
Total Other Financing Sources (Uses)	(85,827)	(85,827)	(85,827)	-
Net Change in Fund Balance	-	-	(7,366)	(7,366)
Fund Balance - Beginning	156,346	156,346	156,346	-
Fund Balance - Ending	\$ 156,346	\$ 156,346	\$ 148,980	\$ (7,366)

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Easton is a primary governmental entity whose operational procedures are defined by Third Class City Code enacted by the Commonwealth of Pennsylvania. The City functions as council members and mayor chosen in a general election, and is considered to be fiscally independent.

The financial statements of City of Easton (the City) have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the authoritative standard-setting body for the establishment of governmental accounting and financial reporting principles.

Reporting Entity

The reporting entity is comprised of the primary government, component units, and other organizations that are included to insure that the financial statements of the City are not misleading. The primary government consists of all funds, departments, boards, and agencies that are not legally separate from the City. For the City of Easton this includes general operations, public safety, highways, public works, and recreational activities.

The City of Easton is a municipal corporation governed by an elected seven member City Council. As required by generally accepted accounting principles, these financial statements are for the City of Easton (primary government) and organizations for which the primary government is financially accountable. The City is financially accountable for an organization if the City appoints a voting majority of the organization's governing board and (1) the City is able to significantly influence the programs or services performed or provided by the organization; or (2) the City is legally entitled to or can otherwise access the organization's resources; the City is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the City is obligated for the debt of the organization. Component units may also include organizations that are financially dependent on the City in that the City approves the budget, the issuance of debt, or the levying of taxes.

Following is a brief description of each component unit meeting the above criteria and as a result included within the financial reporting entity, a description of each component unit's relationship with the City of Easton, and a discussion of how component unit information has been incorporated into the financial statements:

BUSINESS-TYPE ACTIVITIES

Easton Suburban Water Authority - The Authority is responsible for providing water service to surrounding municipalities and contributing to the funding for the construction of the water treatment plant. All of the voting members of the Authority are appointed by the City of Easton. Authority assets leased under the January 1, 2007 Operating Agreement would be transferable to the City upon termination of the Agreement on January 1, 2032. The condensed financial information presented utilizes the "Government-Wide" Financial Statement presentation as it pertains to a single proprietary operation entity for the year ended December 31, 2018 and is presented as a discrete component unit.

Easton Parking Authority - All voting members of the Board are appointed by the City of Easton. The City is in some manner obligated to provide financial support of the Authority. The condensed financial information presented utilizes the "Government-Wide" Financial Statement presentation as it pertains to a single proprietary operation entity for the year ended December 31, 2018 and is presented as a discrete component unit.

Housing Authority of the City of Easton - The Authority was created by a resolution of the City of Easton. It was organized as a public housing Authority as defined by the Commonwealth of Pennsylvania. The Authority's Board of Commissioners is a five-member board appointed by the City of Easton. The Authority provides for significant housing opportunities within the boundary limits of the City of Easton under the supervision of HUD. The Authority's information would be disclosed if the December 31, 2018 audit report had been available at the date of the City's financial statements.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

BUSINESS-TYPE ACTIVITIES (Cont'd.)

CITY OF EASTON
CONDENSED COMBINING STATEMENT OF NET POSITION
BUSINESS-TYPE COMPONENT UNITS
AS OF DECEMBER 31, 2018

	Easton	Easton	
	Suburban	Parking	
	Water Authority	Authority	
ASSETS			
Current Assets	\$ 10,362,020	\$ 183,871	\$ 10,545,891
Non-current Assets	<u>105,550,792</u>	<u>496,889</u>	<u>106,047,681</u>
Total Assets	<u><u>\$ 115,912,812</u></u>	<u><u>\$ 680,760</u></u>	<u><u>\$ 116,593,572</u></u>
LIABILITIES			
Current Liabilities	\$ 2,866,517	\$ 221,016	\$ 3,087,533
Non-current, Long Term Debt	<u>29,306,234</u>	<u>425,350</u>	<u>29,731,584</u>
Total Liabilities	<u><u>32,172,751</u></u>	<u><u>646,366</u></u>	<u><u>32,819,117</u></u>
NET POSITION			
Net Investment in Capital Assets	73,482,365	34,539	73,516,904
Unrestricted	<u>10,257,696</u>	<u>(145)</u>	<u>10,257,551</u>
Total Net Position	<u><u>83,740,061</u></u>	<u><u>34,394</u></u>	<u><u>83,774,455</u></u>
Total Net Position and Liabilities	<u><u><u>\$ 115,912,812</u></u></u>	<u><u><u>\$ 680,760</u></u></u>	<u><u><u>\$ 116,593,572</u></u></u>

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

BUSINESS-TYPE ACTIVITIES (Cont'd.)

CITY OF EASTON
CONDENSED COMBINING STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
BUSINESS-TYPE COMPONENT UNITS
AS OF DECEMBER 31, 2018

	Easton Suburban Water Authority	Easton Parking Authority	<u>Total</u>
<u>Operating Revenues</u>			
Parking Garage Revenues	\$ -	\$ 1,283,795	\$ 1,283,795
Water System Revenues	<u>15,290,288</u>	<u>-</u>	<u>15,290,288</u>
Total Operating Revenue	<u>15,290,288</u>	<u>1,283,795</u>	<u>16,574,083</u>
<u>Operating Expenses</u>			
Parking related administrative and direct operating	-	285,021	285,021
Water system related administrative and direct operating	9,162,391	-	9,162,391
Depreciation	<u>3,199,394</u>	<u>53,647</u>	<u>3,253,041</u>
Total Operating Expenses	<u>12,361,785</u>	<u>338,668</u>	<u>12,700,453</u>
Net Operating Income	<u>2,928,503</u>	<u>945,127</u>	<u>3,873,630</u>
Non-Operating Revenues (Expenses)	<u>(461,908)</u>	<u>(888,048)</u>	<u>(1,349,956)</u>
Change in Net Position	2,466,595	57,079	2,523,674
Capital Value Provided by Developers	<u>453,306</u>	<u>-</u>	<u>453,306</u>
Beginning Net Position	<u>80,820,160</u>	<u>(22,685)</u>	<u>80,797,475</u>
Ending Net Position	<u>\$ 83,740,061</u>	<u>\$ 34,394</u>	<u>\$ 83,774,455</u>

GOVERNMENTAL-TYPE ACTIVITIES

Easton Municipal Authority - The Easton Municipal Authority filed articles of incorporation with the Commonwealth of Pennsylvania on July 19, 2005.

In 2010, a Guaranteed Lease Revenue Note was signed with TD Bank to provide funds for a legal settlement. The City sold the main fire station to the Easton Municipal Authority and entered into a Lease Agreement for the full payment of principal and interest on the Note. The City and Authority refinanced the 2010 Note in the year 2014, and entered into a 2014 Note with Quakertown National Bank and is presented as a blended component unit.

Easton Redevelopment Authority - The Redevelopment Authority is responsible for administering various grants which the City of Easton is the Grantee. All voting members of the Authority board are appointed by the City of Easton and the City can modify or determine Authority programs and budgets. The Authority's information would be disclosed if the December 31, 2018 audit report had been available at the date of the City's financial statements.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

GOVERNMENTAL-TYPE ACTIVITIES (Cont'd.)

CITY OF EASTON
CONDENSED STATEMENT OF NET POSITION - CASH BASIS
GOVERNMENTAL -TYPE COMPONENT UNIT
AS OF DECEMBER 31, 2018

	<u>Easton Municipal Authority</u>
<u>Assets</u>	
Future Lease Rental from Primary Gov't - City of Easton	<u>\$ 1,120,000</u>
<u>Liabilities</u>	
Note Payable	-
Net Position	<u>\$ 1,120,000</u>

CITY OF EASTON
CONDENSED STATEMENT OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE
GOVERNMENTAL -TYPE COMPONENT UNIT
AS OF DECEMBER 31, 2018

	<u>Easton Municipal Authority</u>
<u>Receipts</u>	
Lease Payments from Primary Gov't - City of Easton	<u>\$ 572,602</u>
Total Receipts	<u>572,602</u>
<u>Disbursements</u>	
Note Payments:	
Interest Payments	30,602
Principal Payment	<u>542,000</u>
Total Disbursements	<u>572,602</u>
Change in Fund Balance	-
Cash Basis Fund Balance - Beginning	-
Cash Basis Fund Balance - Ending	<u>\$ -</u>

Joint Ventures

Easton Area Joint Sewer Authority

The City is a participating member of the Easton Area Joint Sewer Authority (EAJSA). The EAJSA is run by a governing joint board consisting of twelve members from participating municipalities. The EAJSA joint board approves an annual operating budget and each participating municipality pays a pro-rated share of operating costs based upon proportional water flow amounts into the sewer plant and capital interest percentages of plant facilities. The City's contribution to the EAJSA during the calendar year 2018 covering operating and debt service costs was \$2,497,075. Complete financial statements of the EAJSA can be obtained from the EAJSA administration office at 50-A South Delaware Drive, Easton, PA.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

Joint Ventures (Cont'd.)

Easton Area Joint Sewer Authority

Service Agreement

The Sewage Treatment Service Agreement, dated as of April 1, 1988, as amended (the "Service Agreement") between the Authority and the City, the Boroughs of Tatamy, West Easton and Wilson and the Townships of Forks and Palmer (the "Participating Municipalities") governs the provision of bulk sewage treatment service by the Authority, prescribes the allocation among the Participating Municipalities of treatment capacity in the plant, the adoption of Authority budgets, payment of bills, compliance with laws, rules and regulations, the adoption by each Participating Municipality of an annual budget, the setting of sewer rates and charges by the Authority Board, and the payment of all amounts due by Participating Municipalities without suspension notwithstanding distribution or other failure of plant operations.

Basis of Presentation

Government-wide Financial Statements:

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, inter-governmental revenues, and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. Program revenues include charges paid by the recipients of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Internal activity is limited to interfund transfers which are eliminated to avoid "doubling up" revenues and expenses. Net position is reported as restricted when constraints placed on net position use are either externally imposed by creditors (such as through debt covenants, grantors, contributors, or laws or regulations of other governments) or imposed by law through constitutional provisions or enabling legislation.

Fund Financial Statements:

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditure/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. An emphasis is placed on major funds within the governmental and proprietary categories. Each major fund is presented in a single column on the governmental fund financial statements.

1. GOVERNMENTAL FUNDS:

These are the funds through which most government functions are furnished. The funds of the financial reporting entity are described below:

- a. General Fund - Accounts for all furnished resources except those required to be accounted for in other funds. The General Fund is the primary operating fund of the City and always classified as a major fund.
- b. Debt Service Fund - Used to account for accumulation of resources for, and payment of, general long-term debt principal and interest and is classified as a major fund.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

1. GOVERNMENTAL FUNDS: (Cont'd.)
 - c. Special Revenue Funds - Used to account for proceeds of specific revenue sources (other than special assessments or major capital projects) that are legally restricted to expenditures for specified purposes. Individual funds comprise this generic group and are presented in the non-major group.
 - d. Capital Reserve and Bond Funds - Used to account for the financial resources to be used for acquisition, construction or improvement or major capital facilities and infrastructure.
2. PROPRIETARY FUND:

Accounts for operations that are financed and operated in a manner similar to private business enterprises. These activities are financed primarily by user charges and the measurement of financial activities focuses on net income.

Enterprise Funds - The City has leased all Water system facilities to the Easton Suburban Water Authority. As a result of the leasing arrangement, the net asset value previously reported in a Water Fund has been transferred to the Governmental Activities of the City.

Classified as an Enterprise Fund is the Sewage Treatment Plant Management Fund whereby the City of Easton operates the sewage treatment plant and charges the operational costs to the Easton Area Joint Sewer Authority.

Internal Service Funds - Internal Service Funds are used to account for operations that provide services to other departments of the government on a cost reimbursement basis. The City maintains a Health Benefits Fund, Liability Insurance Fund and Unemployment Insurance Fund which receives fund transfers from the General, Sewage Management and Recreation Funds for the costs of health, liability and unemployment insurances.
3. FIDUCIARY FUNDS: (Not included in government-wide statements)

Accounts for assets held by a governmental unit in a trustee capacity or as an agent for other funds:

 - a. Private Purpose Trusts - Account for the revenues and the expenditures of the Hugh Moore Park Charitable Trust.
 - b. Employee Pension Fund Trust Funds - Used to account for assets held by the City in a trustee capacity for the future payment of retirement payments to employees.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

On the government-wide Statement of Net Position and the Statement of Activities, both governmental and business-type activities are presented using the economic resources measurement focus as defined in item b. below.

In the fund financial statements, the “current financial resources” measurement focus or the “economic resources” measurement focus is used as appropriate:

- a. All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.
- b. The proprietary fund utilizes and “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or non-current) associated with their activities are reported. Proprietary fund equity is classified as net position.
- c. Agency funds are not involved in the measurement of results of operations; therefore, measurement focus is not applicable to them.

In the government-wide Statement of Net Position and Statement of Activities, both governmental and business-type activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the Fund Financial Statements, Governmental Funds and Agency funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when “measurable and available.” Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year end. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are reported when due.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

Measurement Focus and Basis of Accounting (Cont'd.)

All Proprietary Funds utilize the accrual basis of accounting except the Internal Service Funds, which utilize the modified accrual basis. The Internal Service Funds manage the health, liability, and unemployment insurance costs related to governmental-type funds have been included in the net assets of total Governmental-Type Funds. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

These Funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Proprietary Fund's principal ongoing operations. The principal operating revenues of the City's Proprietary Fund are sewage treatment charges. Operating expenses for the City's Proprietary Fund include sewage treatment costs, supplies, and administrative costs. All revenues or expenses not meeting this definition are reported as non-operating revenues and expenses.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989 are followed in both the entity wide and Proprietary Fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and proprietary funds, subject to this same limitation. The City has elected not to follow subsequent private-sector guidance.

Cash and Cash Equivalents

To improve cash management, all cash received by the City is pooled under Act 72 of the Pennsylvania General Assembly of 1971. Monies for all funds, including proprietary funds, are maintained in this pool. Individual fund integrity is maintained throughout the City's records.

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition or available if required for current operation or debt service.

Investments

Investments are reported at fair value, except for repurchase agreements and nonnegotiable certificates of deposit which are reported at cost. Fair value is based on quoted market prices. Mutual funds are reported at current share price. The fair value of the City's position in pooled investments is the same as the value of the pooled shares.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

Measurement Focus and Basis of Accounting (Contd.)

Taxes, Other and Intergovernmental Receivables

Taxes Receivable -

General Fund -

Real Estate Taxes	\$ 892,086
Per Capita Taxes	628,541
Earned Income and Real Estate Transfer Taxes	1,851,908
Total Taxes Receivable	<u><u>\$ 3,372,535</u></u>

Other Receivables -

General Fund -

Utility Billings for Sewage and Refuse	\$ 1,914,558
Other Current Receivables - Local Sources	986,026
Major Grant Funds	3,414
Total Other Receivables	<u><u>\$ 2,903,998</u></u>

Intergovernmental Receivables -

General Fund -

City of Easton Parking Authority	182,649
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Major Grant Funds -

Grants anticipated from the Commonwealth of Pennsylvania	2,990,466
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Capital Project Funds -

Funds due from Hugh Moore Park Trust	200,773
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Debt Service Fund

Local Government Unit	6,816
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Total Intergovernmental Receivables	<u><u>\$ 3,380,704</u></u>
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CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Cont'd.)

Measurement Focus and Basis of Accounting (Cont'd.)

Property Taxes

Based upon assessed valuations by Northampton County, the City's real estate valuation for taxation purposes was \$359,557,275, the City's Department of Finance bills and collects the City's property taxes. The schedule for property taxes levied for year ended December 31, 2018 is as follows:

The municipal tax rate for all purposes in 2018 was 24.950 Mills.

General Purposes	11.7077
Debt Purposes	9.8329
Recreational Purposes	<u>3.4094</u>
Total Tax Rate	<u><u>24.950 Mills</u></u>

Prior to March 6	2% discount period
March 7 to May 6	Base payment period
After May 6	Penalty period

Reconciliation of assessed 2018 Real Estate Taxes:

Taxes Levied based upon adjusted assessment	\$ 8,970,953
Add: Penalties	63,961
Less:	
Cash Collections and Discounts	<u>(8,629,118)</u>
Uncollected Balance as of December 31, 2018	<u><u>\$ 405,796</u></u>

Prepaid Items and Inventories

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded and prepaid items in both government-wide and fund financial statements.

All inventories are valued at the lower of cost (first-in, first-out method) or market. The costs for inventories of governmental activities are recorded as expenditures at the time individual inventory items are purchased.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

Capital Assets

Capital Assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities column in the government-wide and proprietary fund financial statements. Capital assets are defined by the "Property Accounting Ledger Report" provided by the City's independent appraisal firm as assets which an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical costs at time of purchase or construction. Major outlays for capital asset and improvement projects are capitalized as constructed, inclusive of ancillary costs.

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

Land is not depreciated. Property, plant, equipment, and infrastructure of the City are depreciated using the straight-line method over the following estimated useful lives:

Major Building Structures	50 years
Pavilions	25 years
Traffic Signals	10 years
Site Improvements/Paving/Lighting	20 years
Swimming Pools	50 years
Road & Utility Equipment	10 - 15 years
Telephone System	10 years
Computers	5 years
Copiers/Printers	5 years
Vehicles - Trucks, Sedans, SUV	8 years

Compensated Absences

The City's policies regarding vacation and sick time permit certain employees to accumulate earned but unused vacation and sick leave. The liability calculated by the City for these compensated absences which is recorded as a non-current liability in the government-wide financial statements amount of \$2,134,202 in the Governmental Activities. A portion of compensated absences reported by the Business Activities of \$130,105. In the Fund Financial Statements, Governmental Funds would report only the compensated absence liability payable from expendable available financial resources.

Long-Term Obligations

In the Government-wide Financial Statements and Proprietary Fund Financial Statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method.

In the Fund Financial Statements, Governmental Fund Types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures, except for refunds paid from proceeds which are reported as other financing uses.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

Fund Balance Classifications

Fund Balance designations have been modified to comply with GASB 54. The new designations are as follows:

Non-Spendable - includes amounts that cannot be spent because they are not in spendable form or they are legally or contractually required to be kept intact. The City's Non-Spendable fund balance consists of pre-paid assets.

Restricted - includes amounts that are restricted for specific purposes by constitutional provisions, enabling legislation, or externally imposed constraints. Restrictions are comprised of Liquid Fuel required uses from the Commonwealth, grant restrictions and provisions of Capital Bond Issuance.

Committed - includes amounts that can only be used for specific purposes with constraints that are established, and can only be removed, by formal action of City Council. All other Committed amounts are for the designated purposes of those funds.

Assigned - includes amounts that are constrained by the City, without use of Resolution or Ordinance. Amounts can be Assigned by someone other than City Council and are intended for a specific purpose, such as grant matching funds or funding for future benefits and insurance costs.

Unassigned - all other fund balances not in the other categories.

In the situation where both Unassigned, Assigned, Committed, or Restricted funds are available for use, it is the City's policy to consider Restricted funds to have been used first, followed by Committed, Assigned, and finally Unassigned funds.

Fund Balance Policy

The City has adopted a Fund Balance Policy that states "the annual city budget prepared and adopted shall include a December 31 general fund balance that is a minimum of 10% of budgeted general fund revenues for that budget year." The target percentage is 15 percent of budget revenues. In addition, the policy states:

- a. The Health Care Fund should maintain a balance of at least \$3,000,000 by the end of the 2018 fiscal year.
- b. The Liability and Casualty Fund should maintain a balance of at least \$1,000,000 by the end of the 2018 fiscal year.

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures, such as estimates useful lives in determining depreciation expense, OPEB cost and contributions made, and earned income tax rate variance revenue estimates; accordingly, actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Pennsylvania Municipal Retirement System (PMRS) and additions to/deductions from PMRS's fiduciary net position have been determined on the same basis as they are reported by PMRS. The City also maintains an Aggregated Pension Fund which is a single-employer defined benefit plan and acts as a common investment and administrative agent for the City's police, firemen, and non-uniformed defined pension plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable, in accordance with the benefit terms investments are reported at fair value.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

Other Postemployment Benefits

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information was obtained from the Actuary Report conducted by Conrad Siegel. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The single employer plan is not funded.

Change in Accounting Principles

During the 2018 year the City implemented the following new generally accepted accounting principles applicable to the City's financial activities:

- GASB Statement No. 75 (*Accounting and Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*), which establishes new reporting requirements about postemployment benefits other than pensions included in the general purpose external financial reports of state and local

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

An annual budget is legally adopted prior to the beginning of each year for the General, Debt Service and Recreation Funds on the modified cash basis of accounting. Additionally, the City adopts project-length financial plans and budgets for all Capital Projects Funds, and provides Resolutions for individual State Grant programs as they arise. The financial statements reflect the legally adopted General, Debt Service and Recreation Funds and does not present budgetary comparisons for Capital Project or State Grant Funds. The City Council and the administration may make transfers of funds appropriated to any particular item of expenditure in accordance with the Third Class City Code and the City's Home Rule Charter. The original budget of the General Fund has been modified to reflect amendments through the year, and the classification of Fund Transfers to the Debt Service Fund from the General Fund for pension debt obligations originally classified to various expenditure classifications of the General Fund. Appropriations lapse at the end of the fiscal period. Budgetary information reflected in the financial statements is presented at or below the level of budgetary control and include the effect of approved budget

NOTE 3 DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS

Governmental and Business-Type Funds:

Cash Deposits with Financial Institutions

Cash deposits are with depositories designated by the City and permitted by section 1804.1 of the Pennsylvania Third Class City Code, as amended. The City's cash and cash equivalents are considered to be cash on hand, demand deposits, certificates of deposit, and pooled treasury money market funds.

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 City does not have a policy for custodial credit risk other than the provisions of City Code. At December 31, 2018, the bank balance of the City's deposits with financial institutions was \$7,761,156 compared to the carrying amount of \$7,736,033. The difference is primarily caused by items in-transit and outstanding checks. \$7,164,803 of the City's deposits were exposed to custodial risk which includes uninsured bank balances that are collateralized with securities held by the pledging financial institution or its trust department or agent, but not in the City's name, but are required to be collateralized in accordance with ACT 72 of the Pennsylvania State legislature of 1971 which requires the institution of pool collateral for all government deposits and have collateral held by an approved custodian in the institution's name.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 3 DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS (Cont'd.)

Governmental and Business-Type Funds: (Cont'd.)

Investments

In accordance to GASB Statement No. 72, investments generally are to be measured at fair value. An investment is defined as a security or other asset that (a) a government holds primarily for the purpose of income or profit and (b) has the present service capacity based solely on its ability to generate cash or to be sold to generate cash. Investments not measured at fair value continue to include, for example, money market investments, 2a7-like external investment pools, investments in life insurance contracts, common stock meeting the criteria for applying the equity method, unallocated insurance contracts, and synthetic guaranteed investment contracts.

A government is permitted in certain circumstances to establish the fair value of an investment that does not have a readily determinable fair value by using the net asset value per share of the investment.

This Statement requires measurement at acquisition value (an entry price) for donated capital assets, donated works of art, historical treasures, and similar assets. These assets were previously required to be measured at fair value. The City of Easton has no investments to report within the Governmental and Business-type Funds.

Fair Value is measured using a hierarchy of inputs using valuation techniques. The hierarchy has three levels. Level 1 inputs are quoted prices in active markets for identical assets or liabilities. Level 2 inputs are inputs, other than quoted prices, that are observable for the asset or liability, either directly or indirectly. Level 3 inputs are unobservable inputs.

The valuation techniques should be consistent with one or more of the following approaches: the market approach, the cost approach, or the income approach. The market approach uses prices and other relevant information generated by market transactions involving identical or comparable assets or liabilities. The cost approach reflects the amount that would be required to replace the present service capacity of an asset. The income approach converts future amounts (such as cash flows or income and expenses) to a single current (discounted) amount.

Permitted investments for Third Class Cities are defined in Section 1804.1 of the Pennsylvania City Code as:

- (1) United States Treasury bills.
- (2) Short-term obligations of the Federal government or its agencies or instrumentalities.
- (3) Deposits in savings accounts or time deposits, other than certificates of deposit, or share accounts of institutions insured by the Federal Deposit Insurance Corporation, the National Credit Union Share Insurance Fund, the Pennsylvania Deposit Insurance Corporation or the Pennsylvania Savings Association Insurance Corporation, or their successor agencies.
- (4) Obligations of the United States of America or any of its agencies or instrumentalities backed by the full faith and credit of the United States of America, of the Commonwealth of Pennsylvania or any of its agencies or instrumentalities backed by the full faith and credit of the Commonwealth or of any political subdivision of the Commonwealth of Pennsylvania or any of its agencies or instrumentalities backed by the full faith and credit of the political subdivision.
- (5) Shares of an investment company registered under the Investment Company Act of 1940 (54 Stat. 789, 15 U.S.C. § 80a-1 et seq.), whose shares are registered under the Securities Act of 1933 (48 Stat. 74, 15 U.S.C. § 77a et seq.), if the only investments of that company are in the authorized investments for city funds listed in paragraphs (1) through (4).
- (6) Certificates of deposit purchased from institutions insured by the Federal Deposit Insurance Corporation, the National Credit Union Share Insurance Fund, the Pennsylvania Deposit Insurance Corporation or the Pennsylvania Savings Association Insurance Corporation, or their successor agencies.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 3 DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS (Cont'd.)

Fiduciary-Type Funds:

Investments

In accordance to GASB Statement No. 72, investments generally are to be measured at fair value. An investment is defined as a security or other asset that (a) a government holds primarily for the purpose of income or profit and (b) has the present service capacity based solely on its ability to generate cash or to be sold to generate cash. Investments not measured at fair value continue to include, for example, money market investments, 2a7-like external investment pools, investments in life insurance contracts, common stock meeting the criteria for applying the equity method, unallocated insurance contracts, and synthetic guaranteed investment contracts.

A government is permitted in certain circumstances to establish the fair value of an investment that does not have a readily determinable fair value by using the net asset value per share of the investment.

This Statement requires measurement at acquisition value (an entry price) for donated capital assets, donated works of art, historical treasures, and similar assets. These assets were previously required to be measured at fair value.

Fair Value is measured using a hierarchy of inputs using valuation techniques. The hierarchy has three levels. Level 1 inputs are quoted prices in active markets for identical assets or liabilities. Level 2 inputs are inputs, other than quoted prices, that are observable for the asset or liability, either directly or indirectly. Level 3 inputs are unobservable inputs.

The valuation techniques should be consistent with one or more of the following approaches: the market approach, the cost approach, or the income approach. The market approach uses prices and other relevant information generated by market transactions involving identical or comparable assets or liabilities. The cost approach reflects the amount that would be required to replace the present service capacity of an asset. The income approach converts future amounts (such as cash flows or income and expenses) to a single current (discounted) amount.

Private-Purpose Trust Fund -

	<u>Cost</u>	<u>Fair Value</u>
Cash and Cash Equivalents		
Schwab Money Market - Cash Reserve Premium Account	\$ 119,976	\$ 119,976
Total Cash and Cash Equivalents	<u>\$ 119,976</u>	<u>\$ 119,976</u>
Mutual Funds:		
Corporate Bonds	\$ 1,018,111	\$ 984,090
Corporate Stocks	1,041,256	1,280,940
Total Investments	<u>\$ 2,059,367</u>	<u>\$ 2,265,030</u>

Permitted investments for municipal pension plans are defined in 20 Pa. C.S. Chapter 73:

1. Obligations of the United States of America or any of its agencies or instrumentalities, the Commonwealth of Pennsylvania or any of its agencies or instrumentalities or any political subdivision of the Commonwealth of Pennsylvania or any of its agencies or instrumentalities,
2. Bonds, notes or other obligations issued, assumed or guaranteed by the International Bank for Reconstruction and Development which contain an unconditional promise to pay by the International Bank for Reconstruction and Development, or an unconditional guarantee by the International Bank for Reconstruction and Development of the payment of the interest thereon regularly, and the principal thereof on or before a specified date, in lawful currency of the United States,
3. Deposits in savings accounts or time deposits of share accounts of institutions insured by F.D.I.C.,
4. Real estate in Pennsylvania, with court approval,
5. Mutual funds,
6. Corporate bonds, and
7. Stocks.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 3 DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS (Cont'd.)

Private-Purpose Trust Fund - (Cont'd)

Fair Value Measurement

The methodology of determining all investment fair values is Level 1, an input of unadjusted quoted prices for identical assets/liabilities in active markets that the pension fund has the ability to access. The preceding method described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future values. Based upon fair values obtained from trust account records provided by Morgan Stanley and UBS, the City believes its valuation methods are appropriate and consistent with the other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Aggregated Pension Fund

Cash Deposits with Financial Institutions

Investments

A detailed listing of investments is provided in a separately issued Aggregated Pension Report available at the City's finance department office. Cash, cash equivalents, and investments by major category consist of the following as of December 31, 2018:

	<u>Cost</u>	<u>Fair Value</u>
Cash and Cash Equivalents:		
State and Municipal Interest Checking Account	\$ 553,587	\$ 553,587
UBS Cash Reserves	577,688	577,688
Morgan Stanley DROP Account	45,796	45,796
Total cash and cash equivalents	<u>\$ 1,177,071</u>	<u>\$ 1,177,071</u>
 Investments presented at cost:		
Common and Preferred Stock - Equities	\$ 9,818,280	\$ 10,118,184
Mutual Funds	20,144,247	21,588,210
Fixed income securities:		
Government/Municipal Securities	2,440,437	2,470,875
Corporate Bonds	12,351,465	11,863,834
Asset Backed Securities	1,087,429	1,060,172
Real Estate Fund	1,071,494	1,144,991
Total Investments	<u>\$ 46,913,352</u>	<u>\$ 48,246,266</u>

Investment Risk Factors

There are many factors that affect the value of investments. Equity securities are affected by economic conditions, company earnings performance, and market liquidity. Fixed income securities are affected by such factors as credit risk and changes in interest rates. Both types of securities may also be affected by custodial credit risk, concentration of credit risk, and foreign currency risk.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 3 DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS (Cont'd.)

Aggregated Pension Funds (Contd.)

Cash Deposits with Financial Institutions (Contd.)

Credit Risk

Credit risk is the risk that a bond issuer will fail to pay interest or principal in a timely manner or that adverse perceptions of the issuer's ability to make such payments will cause the value of the bond to decline. Some factors that may cause this are litigation, bankruptcy, financial weakness and adverse political conditions. Credit quality is evaluated and rated by independent bond rating agencies, such as Moody's or Standard and Poor's. The lower the rating, the greater the chance of failure to make bond payments. However, a lower rating is usually offset by a higher yield to compensate for the additional risk.

Some fixed income securities, including obligations of the U.S. government and those explicitly guaranteed by the U.S. government, are not considered to have credit risk. The Fiduciary Funds holdings of corporate bonds are rated between BBB- and AAA by Standards and Poor's; Mutual Funds are not rated. The Fiduciary Funds has no policy in regard to credit risk.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a failure, the Aggregated Pension Fund's deposits may not be returned to it. The Aggregated Pension Fund does not have a policy for custodial risk. At December 31, 2018 the bank balance of the Plan's deposits with financial institutions including cash equivalents was \$1,172,313 compared with a carrying value of \$1,177,071. The difference is primarily caused by items in-transit and outstanding checks at year-end. The Aggregated Pension Fund's deposits of \$876,517 were exposed to custodial risk which includes uninsured bank balances that are collateralized with securities held by the pledging financial institution or its trust department or agent, but not in the Aggregated Pension Fund's name.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss associated with lack of diversification. Securities issued or explicitly guaranteed by the U.S. government, mutual funds, external investment pools, or other pooled investments are excluded from this review. The Fiduciary Funds do not hold any equities or non-U.S. government fixed income securities that comprise more than the five percent of total investments. The Fiduciary Funds have no policy regarding concentration of credit risk.

Interest Rate Risk

Interest rate risk is the risk that the value of fixed income securities will decline due to rising interest rates. Fixed-income securities with a longer term to maturity tend to be more sensitive to changes in interest rates and, therefore, more volatile than those with shorter maturities. The Fiduciary Funds do not have a formal policy in regard to interest rate risk. The Fiduciary Funds have contracted with UBS and Schwab to mitigate this risk while providing enough cash to fulfill pension cash requirements.

Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates could adversely affect deposits on an investment's fair value. The Aggregated Pension Fund has foreign currency risk through its investment in various bonds and stocks and by its holdings of international mutual funds. The Aggregated Pension Fund has no policy regarding exposure to foreign currency risk.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 4 DEFERRED OUTFLOW AND INFLOW OF RESOURCES

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has four items that qualify for reporting in this category. One is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge in refunding results from the difference in the carrying value of refunded debt and its reacquisition price, including associated premiums required to fund escrow requirements. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. This amount for the City is \$267,668. The other items are the current year contribution to the PMRS pension plan and the OPEB plan for December 31, 2018 in the total amount of \$804,272 and differences between projected and actual earnings and differences between expected and actual experience for pensions combined amount of \$7,267,088 and changes in pension and OPEB assumptions of \$3,862,158.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two types of items, one which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and utility billings. This amount of \$2,141,162 is deferred and recognized as an inflow of resources in the period that the amount becomes available. The other items are reported on the government-wide Statement of Net Position representing the difference between expected and actual experience, actual earnings and assumptions in the pension plans in the total amount of \$4,888,210.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 5 CAPITAL ASSETS

<u>Governmental Activities</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Ending Balance</u>
Capital Assets Not Depreciated:			
Land, Easements, Rights of Way	<u>\$ 13,648,117</u>	<u>\$ 182,879</u>	<u>\$ 13,830,996</u>
Capital Assets Depreciated:			
Land Improvements	1,074,216	373,212	1,447,428
Buildings & Improvements	43,729,576	320,057	44,049,633
Vehicles & Equipment	10,541,064	270,777	10,811,841
Infrastructure	3,138,182	-	3,138,182
Leased Water Plant Assets	<u>20,590,352</u>	<u>-</u>	<u>20,590,352</u>
Total Depreciated Capital Assets	<u>\$ 79,073,390</u>	<u>\$ 964,046</u>	<u>\$ 80,037,436</u>
	<u>\$ 92,721,507</u>	<u>\$ 1,146,925</u>	<u>\$ 93,868,432</u>
Less: Accumulated Depreciation:			
Land Improvements	\$ 901,754	\$ 11,266	\$ 913,020
Buildings & Improvements	5,374,496	927,213	6,301,709
Vehicles & Equipment	7,067,333	459,590	7,526,923
Infrastructure	1,219,451	150,729	1,370,180
Leased Water Plant Assets	<u>14,727,867</u>	<u>411,807</u>	<u>15,139,674</u>
Total Accumulated Depreciation	<u>\$ 29,290,901</u>	<u>\$ 1,960,605</u>	<u>\$ 31,251,506</u>
Total Net Capital Assets	<u>\$ 63,430,606</u>	<u>\$ (813,680)</u>	<u>\$ 62,616,926</u>

Depreciation expense was allocated to expenditure classifications of the City of Easton as follows:

Governmental Activities:	
General	\$ 862,666
Public Safety	588,181
Sanitation Activities	58,818
Highways & Roads	156,850
Other Public Services	58,818
Recreation	<u>235,272</u>
Total Depreciation Expense -	
Governmental Activities	<u>\$ 1,960,605</u>

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTES 6 INTERNAL RECEIVABLES, PAYABLES AND TRANSFERS

Governmental

	<u>Due From</u>	<u>Due To</u>
General Fund	\$ 3,702,045	\$ 1,861,129
Debt Service Fund	-	86,992
Liquid Fuels Fund	21,101	23,060
Capital Projects Fund	3,762,295	2,714,531
Major Grant Funds	1,490,012	4,656,877
Other Governmental Funds	74,258	259,285

Proprietary

Sewer Fund	3,158	167,699
Internal Service Funds	<u>753,860</u>	<u>37,156</u>
Total	<u>\$ 9,806,729</u>	<u>\$ 9,806,729</u>

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). Any residual balances outstanding between the Governmental Activities and Business-type Activities are reported in the Government-wide Financial Statements as "internal balances".

	<u>Transfers In</u>	<u>Transfers (Out)</u>
General Fund	\$ 162,965	\$ (1,583,891)
Debt Service Fund	1,838,250	(85,827)
Other Governmental Funds	-	(168,532)
Sewer Fund	-	(162,965)
Internal Service Funds	<u>-</u>	<u>-</u>
	<u>\$ 2,001,215</u>	<u>\$ (2,001,215)</u>

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 7 GENERAL LONG-TERM DEBT

The following is a summary of changes in Debt Obligations for the year ended December 31, 2018.

Governmental Activities:

<u>Type of Debt</u>	<u>Balance</u> <u>December 31,</u>			<u>Balance</u> <u>December 31,</u>			<u>Amounts Due</u> <u>within One</u> <u>Year</u>
	<u>2017</u>	<u>Increase</u>	<u>(Decrease)</u>	<u>2018</u>			
Pension Debt Obligations	\$ 17,240,000	\$ -	\$ (869,000)	\$ 16,371,000	\$ 930,000		
Capital Debt Obligations	44,836,564	-	(1,491,749)	43,344,815	11,019,000		
Capitalized Lease Debt	2,533,423	156,017	(832,596)	1,856,844	307,085		
Post-Employment Benefits	7,542,065	4,864,038	-	12,406,103	Not Est.		
Compensated Absences	2,134,202	-	-	2,134,202	Not Est.		
Net Pension Liability	32,261,253	3,426,982	-	35,688,235	Not Est.		
Total	\$ 106,547,507	\$ 8,447,037	\$ (3,193,345)	\$ 111,801,199			\$ 12,256,085

Business-Type Activities:

<u>Type of Debt</u>	<u>Balance</u> <u>December 31,</u>			<u>Balance</u> <u>December 31,</u>			<u>Amounts Due</u> <u>within One</u> <u>Year</u>
	<u>2017</u>	<u>Increase</u>	<u>(Decrease)</u>	<u>2018</u>			
Compensated Absences	\$ 130,105	\$ -	\$ -	\$ 130,105			\$ 130,105

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 7 GENERAL LONG-TERM DEBT (Cont'd.)

Pension Debt Obligations:

Federally Taxable General Obligation Bonds, Series of 2007, maturing through December 1, 2025, bearing interest ranging from 6.73% to 7.17%, interest and principal payable semi-annually June 1 and December 1. \$ 8,061,000

Federally Taxable General Obligation Bonds, Series A of 2015, maturing through December 1, 2029 bearing interest ranging from 1.170% to 4.050%, interest and principal payable semi-annually June 1 and December 1. 8,310,000

Capital Debt Obligations

Federally Taxable, General Obligation Bond, Series C of 2017, Merchants Bank of Bangor, maturing through December 13, 2019, bearing interest at a fixed rate of 3.45%, interest payable semi-annually June 13 and December 13, principal is payable in entirety on December 13, 2019. 2,355,000

General Obligation Bonds, Series A of 2017, maturing through 2031, bearing interest ranging from 2.00% to 3.100%, principal and interest is payable semi-annually on May 15 and November 15. 11,580,000

General Obligation Bonds, Series B of 2017, maturing through 2037, bearing interest ranging from 1.729% to 4.485%, principal and interest is payable semi-annually on May 15 and November 15. 1,485,000

Federally Taxable General Obligation Bond, Series D of 2017, Manufacturer's and Trader's Trust Company, maturing through December 15, 2019, principal and interest payable semi-annually June 15 and December 15, commencing June 15, 2018, at a fixed rate of 2.62%. 6,497,635

General Obligation Note of 2014, maturing through 2023, bearing interest of 3.65%, interest and principal payable June 15 and December 15. 377,180

General Obligation Bond, Series of 2013, maturing through December 31, 2027, bearing interest ranging from 2.00% to 4.05%, payable semi-annually on May 15 and November 15. 16,855,000

Federally Taxable, General Obligation Bond, Series B of 2015, maturing through December 1, 2024, bearing interest ranging from 1.170% to 3.450%, interest and principal payable semi-annually June 1 and December 1. 525,000

General Obligation Bonds, Series C of 2015, maturing through December 1, 2029, bearing interest ranging from 2.00% to 3.00%, interest and principal payable semi-annually June 1 and December 1. 3,670,000

Other Financing Obligations

Master Lease Purchase Agreement, 2009, First Columbia Bank, 180 monthly payments, final maturity year 2022. 361,269

Guaranteed Lease Revenue Note of 2014, Easton Municipal Authority, Quakertown National Bank, maturing through year 2020 bearing interest of 2.20%, interest and principal payable semi-annually February 15 and August 15. 1,120,000

Master Lease Purchase Agreement, Fulton Bank, National Association, dated September 2, 2015, semi-annual payments of \$36,750 on March 5 and September 5, maturing through the year 2020, bearing interest of 2.47%. 107,583

Lease Purchase Agreements with Lafayette Ambassador Bank dated October 10, 2018, semi-annually April and October, maturing through 2023 bearing interest of 4.190%. 138,921

Governmental Lease Purchase Agreement, dated September 21, 2017, quarterly payments of \$9,164, maturing through 2022, bearing interest of 3.19%. 129,071

Total \$61,572,659

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 7 GENERAL LONG-TERM DEBT (Cont'd.)

Annual requirements for combined principal and interest costs for Pension, Capital, and Other Financing Obligations are as follows:

<u>Year Ended</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$12,256,085	\$ 2,250,252	\$ 14,506,337
2020	3,495,811	1,869,861	5,365,672
2021	3,596,693	1,731,586	5,328,279
2022	3,669,463	1,582,252	5,251,715
2023	3,731,607	1,426,831	5,158,438
2024	3,879,000	1,262,716	5,141,716
2025	4,059,000	1,083,499	5,142,499
2026	4,275,000	868,356	5,143,356
2027	4,400,000	744,168	5,144,168
2028	4,515,000	628,928	5,143,928
2029	4,690,000	454,176	5,144,176
2030	4,860,000	284,263	5,144,263
2031	3,555,000	137,453	3,692,453
2032	90,000	26,261	116,261
2033	90,000	22,425	112,425
2034	95,000	18,388	113,388
2035	100,000	14,128	114,128
2036	105,000	9,643	114,643
2037	110,000	4,933	114,933
Totals	\$61,572,659	\$ 14,420,119	\$ 75,992,778

Debt service payments of principal and interest are recorded within the Debt Service Fund.

The Sources of Revenues to fund the debt service payments are as follows:

Allocation of Real Estate Taxes \$ 3,430,259

Fund Allocations - in addition to the above allocation of real estate taxes as provided in the tax millage ordinance; the funding for debt service costs associated with Pension Debt Obligations is also in the form of transfers which are apportioned to cost categories within the General Fund, Recreation Fund and Sewage Treatment Fund as

General Fund Allocations:

General	1,583,891
Recreation Fund Allocation	85,827
Sewage Treatment Fund Allocation	168,532
Capital Project Funds	19,408
Liquid Fuels Funds	120,472
Total Funds Allocations	1,978,130
Local Source Contribution	64,131
Total Sources of Revenues	\$ 5,472,520

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 8 RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance for all major programs including stop-loss insurance. For insured programs, management believes such coverage is sufficient to preclude any significant uninsured losses to the City. Any material losses that would not be covered by insurance would be presented in Note 15.

The City of Easton has been granted an exemption from insuring its workers' compensation and occupational disease liability under the provisions of the Pennsylvania Workers' Compensation Act by the Department of Labor and Industry, Bureau of Workers' Compensation, Self-Insurance Fund created May 1, 1993, must be in existence to provide a source of funds sufficient to pay the benefits incurred under the act. The funding level as established by the Administrator and the City of Easton was \$483,795. The City did contribute this amount and additional amounts to the Trust during the 2018 year. As of December 31, 2018, net assets available for benefits of the Trust Fund amounted to \$233,660.

NOTE 9 DEFERRED COMPENSATION PLAN

The City of Easton offers its' employees a deferred compensation plan created in accordance with Internal Revenue Code section 457(B). The Plan permits participants to defer a portion of their salary until future years. Empower Retirement and Valic are the managers of the plans and have reported the value of the Deferred Compensation Plan to be \$1,505,271 and \$5,094,922, respectively as of December 31, 2018.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS

Aggregate Pension Fund

The Aggregate Pension Fund is comprised of the Non-Uniformed, Police, and Firemen's Retirement Funds. The Aggregate Pension Fund is funded by contributions from the City, participating employees, the Commonwealth of Pennsylvania, and earnings from the Funds' investments.

In addition to Act 205, the City of Easton Aggregate Pension Trust Fund is also governed by implementing regulations adopted by the Public Employee Retirement Commission published at Title 16, Part IV of the Pennsylvania Code and applicable provisions of various other state statutes including, but not limited to, the following:

Act 147 - Special Ad Hoc Municipal Police and Firefighter Postretirement Adjustment Act, Act of 1988, (P.L. 1192, No. 147), as amended, 53 P.S. Section 896.101, et seq.

Act 399 - Optional Third Class City Charter Law, Act of July 15, 1957, (P.L. 901, No. 399), as amended, 53 P.S. Section 41101, et seq.

The Aggregate Pension Fund acts as a common investment and administrative agent for the City's police, firemen, and non-uniform defined benefit pension plans. The police pension plan is governed by Article 147 of the City's codified ordinances. The firemen's pension is governed by Article 149 of the City's codified ordinances. The officers' and employees' pension is governed by Article 143 of the City's codified ordinances. The plans are also affected by the provisions of collective bargaining agreements between the City and its' police officers, firefighters, and non-uniformed employees.

Municipal officials who are charged with administering municipal pension plans are recommended to utilize the handbook "Municipal Pension Plans" as prepared by the Bureau of Municipal Pension and Fire Relief Audits. The handbook does not encompass all aspects of plan management, but outlines pertinent information concerning responsibilities of all municipal officials. The City of Easton has delegated the Authority to UBS Financial Services to hold the Aggregated Pension Fund assets in trust; various financial advisor's manage the investment of assets in accordance with individual investment policies established by the Aggregated pension Board of Trustees.

City of Easton Officers and Employees Pension Plan

General Description - The City of Easton Officers' and Employees' Pension Plan is a single employer defined benefit plan controlled by the provisions of Pennsylvania Act 205 and Plan ordinances.

In accordance with Act 205, the City of Easton has been authorized by the State Retirement Commission to participate as a level two moderate distressed level community. The participation at this level requires the City, among other things, to aggregate the assets of all the pension funds administered by the City into a single pension trust fund.

Plan Membership at December 31, 2018

Inactive Members or Beneficiaries Currently Receiving Benefits	58
Inactive Members Entitled to but not yet Receiving Benefits	0
Active Members	1
Total Members	<u><u>59</u></u>

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Officers and Employees Pension Plan (cont'd)

Benefits Provided

Eligibility

All full-time officers and employees who were employed prior to December 31, 1978, and who are not members of the police force or fire department join the Plan upon employment.

Normal Retirement

A member is eligible for normal retirement after attainment of age 55 and completion of 20 years of service.

The normal retirement pension is payable monthly during the member's lifetime with payments continuing after the member's death to the surviving spouse equal to 50% of the initial amount payable to the member.

The amount of monthly pension is equal to 50% of average monthly compensation, plus an incremental pension equal to 1.25% of average monthly compensation for each complete year of service in excess of 20 years.

Average monthly compensation is based upon the final annualized basic compensation rate, including longevity payments, or the average monthly compensation, including longevity payments, received during the last five years of employment, if higher.

Late Retirement

If a member continues working after his normal retirement date, his pension does not start until he actually retires. The late retirement benefit is the benefit accrued to the late retirement date.

Disability Retirement

If a member who has completed 12 or more years of service is disabled, he is eligible for a disability pension. The disability pension is equal to the benefit accrued to the date of disability.

Death Benefits

If a member with 12 or more years of service dies, a death benefit is payable to his spouse. The benefit is equal to 50% of the members pension he was or would have received at the date of death prorated for less than 20 years.

Vesting

A member's benefits vest upon the completion of 12 years of service. The vested benefit is a deferred pension beginning at normal retirement equal to the benefit accrued to the date of termination.

Accrued Pension

The benefit accrued at any date other than the normal retirement date is equal to the projected normal retirement benefit, multiplied by the ratio of the number of years of service to date to the total number of years of service projected at normal retirement.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Officers and Employees Pension Plan (cont'd)

Contributions

Members contribute 6.5% of pay.

There is no interest on contributions.

Investment Policy

The plan's policy in regard to the allocation of invested assets is established and may be amended by the Aggregated Pension Board. It is the policy of the Aggregate Pension Board to pursue an investment strategy to obtain a reasonable diversification of investments, which have a ready market for resale. The following was the Board's adopted asset allocation policy as of December 31, 2018:

Asset Class	Target Allocation
Domestic Equity	45.50%
International Equity	9.00%
Fixed Income	40.50%
Real Estate	5.00%

Concentrations

Concentrations are defined as investments held by the Officers and Employees Pension Plan, other than those issued or explicitly guaranteed by the U.S. Government, in any one organization that represent 5% or more of the plan's fiduciary net position. At December 31, 2018, the Officers and Employees Pension Plan does not hold any equities or non-governmental fixed income securities that comprise more than five percent of total investments.

Rate of Return

For the year ended December 31, 2018, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was -6.94%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net Pension Liability

The net pension liability was measured as of December 31, 2018, and the total pension liability was determined by rolling forward the liabilities from an actuarial valuation as of January 1, 2017. No significant events or changes in assumptions occurred between the valuation date and the fiscal year end. The components of the net pension liability of the Officers and Employees Pension Plan at December 31, 2018 were as follows:

Total Pension Liability	\$ 8,386,002
Plan Fiduciary Net Position	<u>4,672,664</u>
Net Pension Liability	<u><u>\$ 3,713,338</u></u>

Plan Fiduciary Net Position as a Percentage of Total Pension Liability - 55.72%

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Officers and Employees Pension Plan (cont'd)

Changes in the Net Pension Liability

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Increase (Decrease) Net Pension Liability (a) - (b)
Balances at 12/31/2017	\$ 8,719,405	\$ 5,133,923	\$ 3,585,482
Service Cost	6,806	-	6,806
Interest Cost	588,652	-	588,652
Changes of Benefit Terms	-	-	-
Changes for Experience	-	-	-
Changes of Assumptions	-	-	-
Contributions - employer	-	828,255	(828,255)
Contributions - member	-	7,950	(7,950)
Net Investment Income	-	(349,737)	349,737
Benefit Payments, including			
refunds of member contributions	(928,861)	(928,861)	-
Administration Expense	-	(18,866)	18,866
Other Changes	-	-	-
Net Changes	<u>(333,403)</u>	<u>(461,259)</u>	<u>127,856</u>
Balances at 12/31/2018	<u>8,386,002</u>	<u>4,672,664</u>	<u>3,713,338</u>

Actuarial Assumptions

The total pension liability in the January 1, 2017 actuarial valuation was determined using the following economic assumptions, applied to all periods included in the measurement:

Inflation	3.00%	
Salary Increases	5.00%	(average, including inflation)
Investment Rate of Return	7.125%	(including inflation)
Postretirement Cost of Living Increase	0.00%	

Mortality rates were based on the IRS 2017 Static Combined Table for Small Plans. Incorporated into the table are rates for annuitants projected 7 years and rates for non-annuitants projected 15 years using Scale AA to reflect mortality improvement.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of inflation) 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. The target allocation estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic Equity	45.50%	5.50% - 7.50%
International Equity	9.00%	4.50% - 6.50%
Fixed Income	40.50%	1.00% - 3.00%
Real Estate	5.00%	4.50% - 6.50%

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Officers and Employees Pension Plan (cont'd)

Discount Rate

The discount rate used to measure the total pension liability was 7.125%. The pension plan's 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 investments was applied to all periods of projected benefit payments to determine the total pension liability. The employer has always met the funding requirements of Pennsylvania law Act 205 of 1984. Act 205 requires full funding of entry age normal cost plus plan expenses, as well as amortization of the unfunded liability.

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the Plan, calculated using the discount rate of 7.125%, as well as what the Plan's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	Current	
	<u>1% Decrease</u>	<u>1% Increase</u>
	<u>(6.125%)</u>	<u>(8.125%)</u>
Plan's Net Pension Liability	\$4,264,596	\$3,713,338
		\$3,224,656

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 \$406,748. At December 31, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ -	\$ -
Changes of assumptions	- -	- -
Net difference between projected and actual earnings on pension plan investments	666,299	(218,257)
Total	<u>\$ 666,299</u>	<u>\$ (218,257)</u>

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

Year ended December 31:	
2019	\$ 162,193
2020	65,141
2021	78,396
2022	<u>142,312</u>
	<u><u>\$ 448,042</u></u>

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Firemen Pension Plan

General Description - The City of Easton Firemens' Pension Plan is a single employer defined benefit plan controlled by the provisions of Pennsylvania Act 205 and Plan ordinances.

In accordance with Act 205, the City of Easton has been authorized by the State Retirement Commission to participate as a level two moderate distressed level community. The participation at this level requires the City, among other things, to aggregate the assets of all the pension funds administered by the City into a single pension trust fund.

Plan Membership at December 31, 2018

Inactive Members or Beneficiaries Currently Receiving Benefits	44
Inactive Members Entitled to but not yet Receiving Benefits	0
Active Members	39
Total Members	<u><u>83</u></u>

Benefits Provided

Eligibility

All full-time members of the fire department join the Plan upon employment.

Normal Retirement

A participant is eligible for normal retirement after attainment of age 50 and completion of 20 years of service.

The normal retirement pension is payable monthly during the participant's lifetime, with payments continuing after the participant's death to the surviving spouse or to dependent children under the age of 18 equal to 100% of the amount payable to the participant at the time of the participant's death.

For members hired before January 1, 2013, the amount of monthly pension is equal to 50% of average monthly compensation plus 2.5% of average monthly compensation per year of service in excess of 20 years of service (Maximum 75% of compensation) plus an incremental pension of 1.25% times average monthly compensation for each full year of service (before age 65) in excess of 20 years, up to an additional \$100 per month.

For members hired after January 1, 2013, the monthly pension is equal to 50% of average monthly compensation.

Average monthly compensation (compensation includes longevity pay, degree pay, extra duty pay, and birthday pay) is based upon the highest year within the last five years of employment, or the final rate of pay (base pay plus longevity), whichever is greater.

Late Retirement

If a participant continues working after his normal retirement date, his pension does not start until he actually retires. The late retirement benefit is the benefit accrued to the late retirement date.

Disability Retirement

If a participant is disabled in the line of duty, regardless of service, he is eligible for a disability pension. The disabled participant shall receive full benefits provided by the Plan.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Firemen Pension Plan (cont'd)

Death Benefits

If a member who has worked more than 20 years of service dies or is killed in service, a death benefit is payable to a surviving spouse or children under age 18 in an amount equal to the 100% of the monthly pension had the participant been eligible to retire at the time of death.

If a member with at least 12 but less than 20 years of service dies who is not subject to the above death benefit, a death benefit is payable equal to 25% of compensation.

Vesting

Effective January 1, 2009, a participant's benefits vest upon completion of 12 years of service. The vested benefit is a deferred pension equal to the benefit accrued to the date of termination. A participant must continue contributing to the Plan until they would have reached age 50.

Accrued Pension

The benefit accrued at any date other than the normal retirement date is equal to the projected normal retirement benefit multiplied by the ratio of the number of years and days of service to date to the total number of years and days of service projected at normal retirement.

Contributions

If an actuarial study shows the Plan to have sufficient assets to fund plan benefits, member contributions may be suspended.

Members contribute 6.5% of pay. Members hired after January 1, 2013, contribute 6.5%, until the fund becomes Level One distress or less using 2011 actuarial assumptions, at which point they contribute 5.0% of pay.

Members contributions are not credited with interest.

Any and all monies in a participant's voluntary contribution and interest accounts were distributed out of the Plan on or before December 31, 2005.

Deferred Retirement Option Program (DROP)

Effective April 2, 2007, an active member who has met the eligibility for normal retirement may elect to participate in the deferred retirement option program for a period of not less than one year or more than three years. His monthly pension shall be calculated as of his date of participation in the program and shall be accumulated with fund earnings and distributed in a lump sum at retirement. During 2018 the Aggregated Pension Trust Fund transferred \$181,682 to Morgan Stanley for three participants in accordance with a DROP Arrangement. There were no DROP distributions made in 2018. The DROP account balance at December 31, 2018 was \$467,886.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Firemen Pension Plan (cont'd)

Investment Policy

The plan's policy in regard to the allocation of invested assets is established and may be amended by the Aggregated Pension Board. It is the policy of the Aggregate Pension Board to pursue an investment strategy to obtain a reasonable diversification of investments, which have a ready market for resale. The following was the Board's adopted asset allocation policy as of December 31, 2018:

Asset Class	Target Allocation
Domestic Equity	45.50%
International Equity	9.00%
Fixed Income	40.50%
Real Estate	5.00%

Concentrations

Concentrations are defined as investments held by the Firemen's Pension Plan, other than those issued or explicitly guaranteed by the U.S. Government, in any one organization that represent 5% or more of the plan's fiduciary net position. At December 31, 2018, the Firemens' Pension Plan does not hold any equities or non-governmental fixed income securities that comprise more than five percent of total investments.

Rate of Return

For the year ended December 31, 2018, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was -6.94%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net Pension Liability

The net pension liability was measured as of December 31, 2018, and the total pension liability was determined by rolling forward the liabilities from an actuarial valuation as of January 1, 2017. No significant events or changes in assumptions occurred between the valuation date and the fiscal year end. The components of the net pension liability of the Firemens' Pension Plan at December 31, 2018 were as follows:

Total Pension Liability	\$ 33,573,554
Plan Fiduciary Net Position	<u>22,487,695</u>
Net Pension Liability	<u><u>\$ 11,085,859</u></u>

Plan Fiduciary Net Position as a Percentage of Total Pension Liability - 66.98%

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Firemen Pension Plan (cont'd)

Changes in the Net Pension Liability

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Increase (Decrease)	Net Pension Liability (a) - (b)
Balances at 12/31/2017	\$ 31,929,710	\$ 23,692,512		\$ 8,237,198
Service Cost	648,120	-		648,120
Interest Cost	2,213,895	-		2,213,895
Changes of Benefit Terms	-	-		-
Changes for Experience	-	-		-
Changes of Assumptions	-	-		-
Contributions - employer	-	1,522,361		(1,522,361)
Contributions - member	-	203,408		(203,408)
Net Investment Income	-	(1,682,480)		1,682,480
Benefit Payments, including				-
refunds of member contributions	(1,218,171)	(1,218,171)		-
Administration Expense	-	(29,935)		29,935
Other Changes	-	-		-
Net Changes	<u>1,643,844</u>	<u>(1,204,817)</u>		<u>2,848,661</u>
Balances at 12/31/2018	<u>33,573,554</u>	<u>22,487,695</u>		<u>11,085,859</u>

Actuarial Assumptions

The total pension liability in the January 1, 2017 actuarial valuation was determined using the following economic assumptions, applied to all periods included in the measurement:

Inflation	3.00%	
Salary Increases	5.00%	(average, including inflation)
Investment Rate of Return	7.125%	(including inflation)
Postretirement Cost of Living Increase	0.00%	

Mortality rates were based on the IRS 2017 Static Combined Table for Small Plans. Incorporated into the table are rates for annuitants projected 7 years and rates for non-annuitants projected 15 years using Scale AA to reflect mortality improvement.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of inflation) 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. The target allocation estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic Equity	45.50%	5.50% - 7.50%
International Equity	9.00%	4.50% - 6.50%
Fixed Income	40.50%	1.00% - 3.00%
Real Estate	5.00%	4.50% - 6.50%

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Firemen Pension Plan (cont'd)

Discount Rate

The discount rate used to measure the total pension liability was 7.125%. The pension plan's 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 investments was applied to all periods of projected benefit payments to determine the total pension liability. The employer has always met the funding requirements of Pennsylvania law Act 205 of 1984. Act 205 requires full funding of entry age normal cost plus plan expenses, as well as amortization of the unfunded liability.

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the Plan, calculated using the discount rate of 7.125%, as well as what the Plan's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	Current	
	<u>1% Decrease</u>	<u>1% Increase</u>
	<u>(6.125%)</u>	<u>(8.125%)</u>
Plan's Net Pension Liability	\$ 14,853,388	\$ 11,085,859
		\$ 7,926,453

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 \$1,799,052. At December 31, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ -	\$ (334,259)
Changes of assumptions	1,094,874	-
Net difference between projected and actual earnings on pension plan investments	3,083,706	(1,092,110)
Total	\$ 4,178,580	\$ (1,426,369)

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

Year ended December 31:	
2019	\$ 815,618
2020	581,259
2021	677,816
2022	677,518
	<hr/>
	\$ 2,752,211

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Police Pension Plan

General Description - The City of Easton Police Pension Plan is a single employer defined benefit plan controlled by the provisions of Pennsylvania Act 205 and Plan ordinances.

In accordance with Act 205, the City of Easton has been authorized by the State Retirement Commission to participate as a level two moderate distressed level community. The participation at this level requires the City, among other things, to aggregate the assets of all the pension funds administered by the City into a single pension trust fund.

Plan Membership at December 31, 2018

Inactive Members or Beneficiaries Currently Receiving Benefits	77
Inactive Members Entitled to but not yet Receiving Benefits	0
Active Members	62
Total Members	<u>139</u>

Benefits Provided

Eligibility

All full-time members of the Bureau of Police join the Plan upon employment.

Normal Retirement

A participant is eligible for normal retirement after attainment of 20 years of service. A participant will be automatically retired upon attainment of age 70.

The normal retirement pension is payable monthly during the participant's lifetime, with payments continuing after the participant's death to the surviving spouse or to dependent children under the age of 18 equal to 100% of the amount payable to the participant at the time of the participant's death.

The amount of monthly pension is equal to 50% of average monthly compensation plus an incremental pension of 2.5% times average monthly compensation for each full year of service in excess of 20 years, up to a maximum of 75% of average monthly compensation after 30 years of service.

Average monthly pay is based upon the final rate of pay (1/12th of annual salary plus degree pay, longevity pay, personal day buyback, holiday pay, scheduled shift differential, and acting rank pay for regularly scheduled shifts).

Late Retirement

If a participant continues working after his normal retirement date, his pension does not start until he actually retires. The late retirement benefit is the benefit accrued to the late retirement date.

Disability Retirement

If a participant who has 15 years of service is disabled, he is eligible for a disability pension. The disability pension is equal to the normal retirement pension earned to date.

If a participant who has at least 12 years of service but less than 15 years of service is disabled, he is eligible for a disability pension. He shall receive the portion of the full pension as the period of his service up to the date of his termination bears to 15 years of service.

If a participant who has less than 12 years of service is disabled in the line of duty, he is eligible for a disability pension. He shall receive the portion of the full pension as the period of his service up to the date of termination bears to 20 years of service.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Police Pension Plan (cont'd)

Death Benefits

If a member who is eligible for retirement dies or is killed in service, a death benefit is payable to a surviving spouse or children under age 18 in an amount equal to the 100% of the member's normal retirement benefit.

Vesting

A participant's benefits vest upon completion of 12 years of service. The vested benefit is a deferred pension equal to the benefit accrued to the date of termination. A participant must continue contributing to the Plan until they would have reached 20 years.

Accrued Pension

The benefit accrued at any date other than the normal retirement date is equal to the projected normal retirement benefit multiplied by the ratio of the number of years and days of service to date to the total number of years and days of service projected at normal retirement.

Contributions

Members contribute 6.0% of pay (plus \$0.50 per week until age 60).

Member contributions are not credited with interest.

Deferred Retirement Option Program (DROP)

A member with at least 20 years of service but not more than 22 years shall be eligible to enter the DROP. The DROP period cannot exceed three years. The DROP provisions shall follow Act 44 of 2009.

Investment Policy

The plan's policy in regard to the allocation of invested assets is established and may be amended by the Aggregated Pension Board. It is the policy of the Aggregate Pension Board to pursue an investment strategy to obtain a reasonable diversification of investments, which have a ready market for resale. The following was the Board's adopted asset allocation policy as of December 31, 2018:

Asset Class	Target Allocation
Domestic Equity	45.50%
International Equity	9.00%
Fixed Income	40.50%
Real Estate	5.00%

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Police Pension Plan (cont'd)

Concentrations

Concentrations are defined as investments held by the Police Pension Plan, other than those issued or explicitly guaranteed by the U.S. Government, in any one organization that represent 5% or more of the plan's fiduciary net position. At December 31, 2018, the Police Pension Plan does not hold any equities or non-governmental fixed income securities that comprise more than five percent of total investments.

Rate of Return

For the year ended December 31, 2018, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was -6.94%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net Pension Liability

The net pension liability was measured as of December 31, 2018, and the total pension liability was determined by rolling forward the liabilities from an actuarial valuation as of January 1, 2017. No significant events or changes in assumptions occurred between the valuation date and the fiscal year end. The components of the net pension liability of the Firemens' Pension Plan at December 31, 2018 were as follows:

Total Pension Liability	\$ 43,686,391
Plan Fiduciary Net Position	<u>22,371,493</u>
Net Pension Liability	<u><u>\$ 21,314,898</u></u>

Plan Fiduciary Net Position as a Percentage of Total Pension Liability - 51.21%

Changes in the Net Pension Liability

		Increase (Decrease)	
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at 12/31/2017	\$ 42,069,375	\$ 23,629,747	\$ 18,439,628
Service Cost	1,005,773	-	1,005,773
Interest Cost	2,984,555	-	2,984,555
Changes of Benefit Terms	-	-	-
Changes for Experience	-	-	-
Changes of Assumptions	-	-	-
Contributions - employer	-	2,501,073	(2,501,073)
Contributions - member	-	313,440	(313,440)
Net Investment Income	-	(1,674,439)	1,674,439
Benefit Payments, including			
refunds of member contributions	(2,373,312)	(2,373,312)	-
Administration Expense	-	(25,116)	25,116
Other Changes	-	100	(100)
Net Changes	<u>1,617,016</u>	<u>(1,258,254)</u>	<u>2,875,270</u>
Balances at 12/31/2018	<u><u>43,686,391</u></u>	<u><u>22,371,493</u></u>	<u><u>21,314,898</u></u>

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Police Pension Plan (cont'd)

Actuarial Assumptions

The total pension liability in the January 1, 2017 actuarial valuation was determined using the following economic assumptions, applied to all periods included in the measurement:

Inflation	3.00%
Salary Increases	5.00% (average, including inflation)
Investment Rate of Return	7.125% (including inflation)
Postretirement Cost of Living Increase	0.00%

Mortality rates were based on the IRS 2017 Static Combined Table for Small Plans. Incorporated into the table are rates for annuitants projected 7 years and rates for non-annuitants projected 15 years using Scale AA to reflect mortality improvement.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of inflation) 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. The target allocation estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic Equity	45.50%	5.50% - 7.50%
International Equity	9.00%	4.50% - 6.50%
Fixed Income	40.50%	1.00% - 3.00%
Real Estate	5.00%	4.50% - 6.50%

Discount Rate

The discount rate used to measure the total pension liability was 7.125. The pension plan's 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 investments was applied to all periods of projected benefit payments to determine the total pension liability. The employer has always met the funding requirements of Pennsylvania law Act 205 of 1984. Act 205 requires full funding of entry age normal cost plus plan expenses, as well as amortization of the unfunded liability.

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the Plan, calculated using the discount rate of 7.125%, as well as what the Plan's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	<u>Current</u>	
	<u>1% Decrease</u>	<u>1% Increase</u>
Plan's Net Pension Liability	\$ 27,054,479	\$ 21,314,898

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Aggregate Pension Fund (cont'd)

City of Easton Police Pension Plan (cont'd)

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 \$3,063,359. At December 31, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows	Deferred Inflows
	<u>of Resources</u>	<u>of Resources</u>
Difference between expected and actual experience	\$ 328,095	\$ (157,980)
Changes of assumptions	1,951,365	-
Net difference between projected and actual earnings on pension plan investments	<u>3,074,524</u>	<u>(1,045,931)</u>
Total	<u>\$ 5,353,984</u>	<u>\$ (1,203,911)</u>

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

Year ended December 31:	
2019	\$ 1,059,898
2020	683,686
2021	753,199
2022	1,055,496
2023	298,897
2024	<u>298,897</u>
Thereafter	<u>4,150,073</u>

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS

Pennsylvania Municipal Retirement System - Pension Fund

The City of Easton participates in the Pennsylvania Municipal Retirement System (PMRS) which is an agent multiple-employer public employee retirement system that acts as a common investment and administrative agent for participating municipal pension plans. According to Governmental Accounting Standards Board (GASB) Statements No. 67 and 68, PMRS is required to allocate/distribute all funds to the respective participating employers for financial reporting purposes, to determine the respective employer "plan fiduciary net position." PMRS has determined that net investment income or loss and administrative expenses will be allocated to the employer/municipality accounts pro-rata based on their beginning Fiduciary Net Position balance adjusted for cash flows throughout the year. The "Additional administrative expenses" are the expenses in excess of the "PMRS administrative expenses" (i.e. \$20 per participant expense paid by each plan). The "PMRS investment income" is based upon the regular and excess interest used to credit accounts annually. The "Market value investment income" reflects the investment income/loss during the year net of PMRS investment income and the income/loss due to the difference between expected and actual asset values, including the impact from allocation of assets in support of the underlying retiree liabilities. PMRS issues a separate Comprehensive Annual Financial Report (CAFR). A copy of the CAFR can be obtained by contacting the PMRS accounting office or on their website www.pmrs.state.pa.us

Summary of Significant Accounting Policies

Basis of Accounting

The plan's financial statements are prepared on the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions to the plan are recognized when due, in accordance with Act 205, as amended. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

Method used to value investments

Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Mortgage-backed securities are valued on the basis of future principal and interest payments and are discounted at prevailing interest rates for similar instruments. The fair value of real estate investments is based on independent appraisals every three years. In years for which an appraisal is not performed, real estate investments and investments that do not have an established market value are reported at estimated fair values. Purchases and sales of investments are recorded on a trade-date basis.

Funding Standards and State Aid

The City is required to make annual contributions to the plan pursuant to Act 205, which specifies minimum funding standards for municipal pension plans in the Commonwealth. Act 205 requires the Borough to budget and contribute to the plan the minimum municipal obligation, which includes both the normal cost of the plan and an amortization contribution sufficient to amortize unfunded liabilities by target dates established under the Act.

Act 205 also establishes a general municipal pension system state aid program, financed by a tax on the premiums of casualty and fire insurance policies sold in the Commonwealth. The City is eligible for this aid for its pension plan; however, the ultimate obligation to contribute the minimum municipal obligation to the plans is the City's.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Pension Plan (cont'd)

Plan Membership

Membership of the plan consisted of the following at December 31, 2017:

Inactive employees or beneficiaries currently receiving benefits	72
Inactive employees entitled to but not yet receiving benefits	3
Active employees	<u>119</u>
Total Members	<u>194</u>

Plan Administration

The plan participates in the Pennsylvania Municipal Retirement System (PMRS) which is an agent multiple-employer public employee retirement system that acts as a common investment and administrative agent for participating municipal pension plans. PMRS issues a separate Comprehensive Annual Financial Report (CAFR). A copy of the CAFR can be obtained by contacting the PMRS accounting office.

Benefits Provided

The plan provides retirement, disability and death benefits to plan members and their beneficiaries. Costs-of-living allowances are provided at the discretion of the plan.

Normal Retirement

Accrued Benefit available upon attainment of age 65

Early Retirement

Benefit is available upon attainment of age 55 and 20 years of service

Vesting

A member is 100% vested after 5 years of service

Contributions

No member contributions are required

Investment Policy

The plan's policy in regard to the allocation of invested assets is established and may be amended by the PMRS Board. The board places greatest emphasis on quality of investments and consistency in return. The following was the System's adopted asset allocation policy as of December 31, 2017:

Asset Class	Target Allocation
Equities (large cap)	25.00%
Equities (small cap)	15.00%
Equities (international)	15.00%
Equities (emerging markets)	10.00%
Fixed Income	15.00%
Real Estate	12.50%
Timber	7.50%

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Pension Plan (cont'd)

Concentrations

Concentrations are defined as investments held by the Pension Plan, other than those issued or explicitly guaranteed by the U.S. Government, in any one organization that represent 5% or more of the plan's fiduciary net position. At December 31, 2017, PMRS does not hold any equities or non-governmental fixed income securities that comprise more than five percent of total investments.

Rate of Return

Rates of Return are prepared by using the time-weighted rate of return methodology based upon market values. The Pennsylvania Municipal Retirement Board's total investing portfolio was valued at \$2.500 billion as of December 31, 2017 which was an increase of \$347.4 million from the December 31, 2016 valuation of \$2.152 billion. During the calendar year of 2017, the system recorded a net investment return of \$389.9 million, the annual money-weighted rate of return on pension plans investments, net of plan investment expenses was 17.84%.

Net Pension Liability

The net pension liability was measured as of December 31, 2017, and the total pension liability was determined by rolling forward the liabilities from an actuarial valuation as of December 31, 2016. There was a change to the investment return assumption for municipal assets that decreased from 5.50% to 5.25% effective for the measurement date December 31, 2017. The components of the net pension liability at December 31, 2017 were as follows:

Changes in the Net Pension Liability

	Total Pension Liability (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at 12/31/2016	\$ 22,848,993	\$ 20,850,048	\$ 1,998,945
Service Cost	945,924	-	945,924
Interest Cost	1,220,496	-	1,220,496
Changes of Benefit Terms	-	-	-
Changes for Experience	-	-	-
Changes of Assumptions	-	-	-
Contributions - employer	-	464,391	(464,391)
Contributions - PMRS assessment	-	4,240	(4,240)
Contributions - member	-	524,538	(524,538)
Net Investment Income	-	1,135,567	(1,135,567)
Market Value Investment Income	-	2,518,713	(2,518,713)
Benefit Payments	(858,238)	(858,238)	-
Administration Expense	-	(4,000)	4,000
Additional Administrative Expense	-	(52,224)	52,224
Net Changes	<u>1,308,182</u>	<u>3,732,987</u>	<u>(2,424,805)</u>
Balances at 12/31/2017	<u>24,157,175</u>	<u>24,583,035</u>	<u>(425,860)</u>

Actuarial Assumptions

The total pension liability in the January 1, 2015 actuarial valuation was determined using the following economic assumptions, applied to all periods included in the measurement:

Inflation	3.00%
Salary Increases	3.00%-8.30% (including inflation)
Investment Rate of Return	5.25%
Postretirement Cost of Living Increase	Adhoc

Pre-Retirement Mortality Rates were based on the RP2000 Table for males and females. This table does not include projected mortality improvements.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 PENSION PLANS (Cont'd)

Pension Plan (cont'd)

Discount Rate

The discount rate used to measure the total pension liability was 5.25%. The pension plan's 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 investments was applied to all periods of projected benefit payments to determine the total pension liability. The employer has always met the funding requirements of Pennsylvania law Act 205 of 1984. Act 205 requires full funding of entry age normal cost plus plan expenses, as well as amortization of the unfunded liability.

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the Plan, calculated using the discount rate of 5.25%, as well as what the Plan's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	Current		
	<u>1% Decrease</u>	<u>Discount Rate</u>	<u>1% Increase</u>
Plan's Net Pension Liability	<u>(4.25%)</u> \$ 1,675,625	<u>(5.25%)</u> \$ (425,860)	<u>(6.25%)</u> \$ (2,204,389)
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability			
	93.62%	101.76%	109.85%

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

For the year ended December 31, 2017, the City recognized pension expense of \$312,917. At December 31, 2017, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 114,464	\$ (148,626)
Changes of assumptions	340,973	-
Net difference between projected and actual earnings on pension plan investments	-	(1,891,047)
Total	<u>\$ 455,437</u>	<u>\$ (2,039,673)</u>

Year ended December 31:

2018	\$ (249,622)
2019	(362,403)
2020	(468,470)
2021	(503,741)
	<u>\$ (1,584,236)</u>

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 11 POSTRETIREMENT BENEFITS PLAN

City of Easton Postretirement Benefit Plan

Plan Description - The City of Easton Postretirement Benefit Plan is a single employer-defined benefit plan controlled by plan ordinances. The Plan does not issue a stand-alone financial report.

Funding Policy - The contribution requirements of plan members and the City are established and may be awarded by the City. The required contribution is based upon a projected "pay as you go" financing requirement.

Summary of Benefits - Police

Eligibility for Benefits: Benefits are payable for members who retire after attaining 20 years of service.

Medical Benefits Payable upon Retirement: Eligible retirees may participate in the employer's group medical plan unless the retired officer is eligible for similar coverage, without premium sharing, through other employment or through the employment of his/her spouse. While under age 65, the group medical plan includes full hospitalization, health benefits, prescription drug, dental and vision. While under age 65, the City sponsored plan to be provided to retirees is the plan that is made available to the active members of the bargaining unit and shall automatically change if the plan for active members is changed. At age 65 and older, the City provides Medigap

For Officers who retired between 1/1/2012 and 12/31/2014 and were hired prior to January 1, 2006 who retire prior to age 50, the retiree must reimburse the employer for 50% of the premium quoted by the insurance company in order to maintain coverage.

For Officers who retired between 1/1/2012 and 12/31/2014 and were hired prior to January 1, 2006 who retired at age 50 or later, the retiree must reimburse the employer for 40% of the premium quoted by the insurance company in order to maintain coverage.

For Officers who retired between 1/1/2012 and 12/31/2014 hired after January 1, 2006, the retiree must reimburse the employer for 65% of the premium quoted by the insurance company in order to maintain coverage while under age 65. At ages 65 and later, the retiree must reimburse the employer for 65% of the premium..

Effective January 1, 2015, the retiree must reimburse the employer for 40% of the premium quoted by the insurance company in order to maintain coverage while under age 65. At age 65 and older, the City will contribute \$100 a month toward health premiums. The retiree must pay the remaining premium.

Disability: The City will pay 100% of the premium for any officer granted a disability pension because of a job related injury until such officer is eligible for 65 Special and/or Medicare Part B. Spouses of officers granted disability must contribute 40% of the premium.

Medical Benefits Payable upon Death of Active Officer: Surviving spouses and eligible dependents may participate in the employer's group medical plan. While under age 65, the group medical plan includes full hospitalization and health benefits, prescription drug, dental and vision. At ages 65 and older, the City provides Medigap coverage.

For Officers Killed in the Line of Duty, the employer will pay 100% of the premium quoted by the insurance company in order to maintain coverage while the spouse is under age 65. Premium payments will no longer be paid by the City if: 1) The spouse elects not to enroll, 2) The surviving spouse remarries, or 3) The spouse is eligible for Medicare.

For Officers Killed outside of the Line of Duty, the surviving spouse must pay 100% of the premium quoted by the insurance company in order to maintain coverage until age 65.

Dependents: Spouses are covered under the Plan until age 65. Other dependents are covered as long as they are 18 years old or younger.

Grandfathered Provisions: Some existing retirees are covered under the previous provisions.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 11 POSTRETIREMENT BENEFITS PLAN (Cont'd)

City of Easton Postretirement Benefit Plan (Cont'd)

Summary of Benefits - Fire

Eligibility for Benefits: Benefits are payable for members who retire with 20 years of service.

Medical Benefits Payable upon Retirement: Eligible retirees may participate in the employer's group medical plan. While under age 65, the group medical plan includes full hospitalization and health benefits, prescription drug, dental and vision. At age 65 and older, the City provides Medigap coverage.

Retired prior to December 31, 2012:

The retiree must reimburse the employer for a specified percentage of the premium quoted by the insurance company in order to maintain coverage. If the retiree has more than 30 years of service at retirement, he must pay 40% of the premium. If the retiree has between 25 and 30 years of service at retirement, he must pay 50% of the premium. If the retiree has between 20 and 25 years of service at retirement, he must pay 75% of the premium.

Retired after December 31, 2012:

For Firefighters who have 30 or more years of service at retirement, the retiree must pay 35% of the premium. If the retiree has between 20 and 30 years of service, he must pay 60% of the premium. At age 65 and older, the City will contribute \$100 a month toward health premiums. The retiree must pay the remaining premium.

Dependents: Spouses are covered under the Plan indefinitely.

Grandfathered Provisions: Some existing retirees are covered under the previous provisions.

Summary of Benefits - Non-Uniformed Employees

Eligibility for Benefits: No active employees are eligible for benefits. Only existing retirees were grandfathered into benefits.

Medical Benefits Payable upon Retirement: Eligible retirees may participate in the employer's group medical plan. While under age 65, the group medical plan includes full hospitalization and health benefits, prescription drug, dental and vision. At age 65 and older, the City provides Medigap coverage.

Retirees pay 100% of the premium quoted by the insurance company in order to maintain coverage.

Dependents: Spouses are covered under the Plan indefinitely. Other dependents are covered as long as they are eligible to be covered under the retiree's benefits.

Participant Data

Based on census information as of January 1, 2017.

The City of Easton has not established a separate irrevocable Trust Fund for Other Post-Employment Benefits and consequently has not provided funding in the form of contributions to a plan. The actuarial calculated Implicit Rate Subsidy amount is estimated by the Actuary, in that claims and expenses for retirees are not tracked separately and the City's costs for retirees generally exceeds the amounts for premiums.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 11 POSTRETIREMENT BENEFITS PLAN (Contd.)

City of Easton Postretirement Benefit Plan (Contd.)

Plan Membership - Membership consists of active, vested former and retired employees of the City of Easton Fire and Police departments. Non-uniformed employees existing retirees were grandfathered into benefits, no active employees are eligible for benefits. Membership of the plan consisted of the following as of January 1, 2017:

	<u>Fire</u>	<u>Police</u>	<u>Non-Uniform</u>	<u>Total</u>
Active Participants	43	60	-	103
Vested Former Members	-	7	-	7
Retired Participants	10	16	17	43
	<u>53</u>	<u>83</u>	<u>17</u>	<u>153</u>

Total OPEB Liability

The City's total OPEB liability under this single employer plan of \$12,406,1035 was measured as of December 31, 2018, and was determined by an actuarial valuation as of January 1, 2017.

Actuarial Assumptions and other inputs

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events in the future. Amounts determined regarding the funded status of the benefits and the annual required contributions of the employer are subject to continual revision, actual results are compared to past expectations and new estimates are made about the future. The required schedule of funding progress, presented as required supplementary information, provides multiyear trend information that shows whether the actuarial value of plan Net Position is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions. Projections of benefits are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits in force at the valuation date and the pattern of sharing benefit costs between the district and the plan members to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. Significant methods and assumptions were as follows:

	Single Employer
	OPEB Healthcare
	<u>Benefit</u>
Actuarial Valuation Date	1/1/2017
Actuarial Cost Method	Entry Age Normal
Interest Rate	3.16% - is based on S&P Municipal Bond 20-year high grade rate index at 1/1/18.
Projected salary increases	5.0%
Health Care Cost Trend Rate	6.0% in 2018, and 5.5% in 2019 through 2021. Rate 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.
Asset Valuation Method	Equal to Market Value of Assets

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 11 POSTRETIREMENT BENEFITS PLAN (Contd.)

Mortality rates are assumed pre-retirement and post-retirement using the rates assumed in the PSERS defined benefit pension plan actuarial valuation. Incorporated into our retirement table are rates projected generationally by the Buck Modified 2016 projection scale to reflect mortality improvement.

The actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study on January 1, 2017.

Changes in the Net OPEB Liability

<u>Total OPEB Liability</u>	<u>Fire</u>	<u>Police</u>	<u>Non-Uniformed</u>	<u>Total</u>
Fiscal Year Ending 12/31/2018				
Balance at 1/1/2017	<u>\$ 4,733,689</u>	<u>\$ 6,143,535</u>	<u>\$ 258,649</u>	<u>\$ 11,135,873</u>
Service Cost	174,083	383,750	-	557,833
Interest	180,365	239,323	8,943	428,631
Changes of Benefit Terms	-	-	-	-
Differences between Expected and Actual Experience	-	-	-	-
Changes of Assumptions	212,367	317,527	12,902	542,796
Benefit Payments	(85,268)	(141,261)	(32,501)	(259,030)
Other Changes	-	-	-	-
Net Changes	<u>481,547</u>	<u>799,339</u>	<u>(10,656)</u>	<u>1,270,230</u>
Balance at 1/1/2018	<u>\$ 5,215,236</u>	<u>\$ 6,942,874</u>	<u>\$ 247,993</u>	<u>\$ 12,406,103</u>

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

The following presents the net OPEB liability of the Plan, as well as what the Plan's net OPEB would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current

<u>Net OPEB Liability (Asset)</u>	<u>Fire</u>	<u>Police</u>	<u>Non-Uniformed</u>	<u>Total</u>
1% Increase (4.16%)	\$ 4,793,111	\$ 6,230,293	\$ 222,209	\$ 11,245,613
Current Discount Rate (3.16%)	<u>\$ 5,215,236</u>	<u>\$ 6,942,874</u>	<u>\$ 247,993</u>	<u>\$ 12,406,103</u>
1% Decrease (2.16%)	\$ 5,697,084	\$ 7,757,884	\$ 279,921	\$ 13,734,889

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the net OPEB liability of the Plan, as well as what the Plan's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rates:

<u>Net OPEB Liability (Asset)</u>	<u>Fire</u>	<u>Police</u>	<u>Non-Uniformed</u>	<u>Total</u>
1% Increase	\$ 5,806,929	\$ 8,127,014	\$ 281,638	\$ 14,215,581
Current Discount Rate	<u>\$ 5,215,236</u>	<u>\$ 6,942,874</u>	<u>\$ 247,993</u>	<u>\$ 12,406,103</u>
1% Decrease	\$ 4,704,923	\$ 5,964,017	\$ 220,232	\$ 10,889,172

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 11 POSTRETIREMENT BENEFITS PLAN (Contd.)

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

For the year ended December 31, 2018, the City recognized OPEB expense of \$1,054,314. At December 31, 2018, the City reported deferred outflows of resource and deferred inflows of resources related to this single employer OPEB plan from the following sources:

<u>Deferred Outflows of Resources</u>	<u>Fire</u>	<u>Police</u>	<u>Employees</u>	<u>Total</u>
Differences between Expected and Actual Experience	\$ -	\$ -	\$ -	\$ -
Changes of Assumptions	185,821	277,836	11,289	474,946
Benefit Payments subsequent to the Measurement Date (1/1/2018)	172,753	138,326	28,600	339,679
<u>Total Deferred Outflows</u>	<u>\$ 358,574</u>	<u>\$ 416,162</u>	<u>\$ 39,889</u>	<u>\$ 814,625</u>

<u>Deferred Inflows of Resources</u>	<u>Fire</u>	<u>Police</u>	<u>Employees</u>	<u>Total</u>
Differences between Expected and Actual Experience	\$ -	\$ -	\$ -	\$ -
Changes of Assumptions	-	-	-	-
<u>Total Deferred Outflows</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

\$339,679 reported as deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability and other deferred outflows of resources related to this single employer OPEB plan will be recognized in OPEB expense as follows:

Future Deferred Outflows and (Inflows) to be Recognized as OPEB Expense (Income)

<u>Fiscal Year Ending</u>	<u>Fire</u>	<u>Police</u>	<u>Employees</u>	<u>Total</u>
December 31, 2019	\$ 26,546	\$ 39,691	\$ 1,613	\$ 67,850
December 31, 2020	26,546	39,691	1,613	67,850
December 31, 2021	26,546	39,691	1,613	67,850
December 31, 2022	26,546	39,691	1,613	67,850
December 31, 2023	26,546	39,691	1,613	67,850
Thereafter	53,091	79,381	3,224	<u>135,696</u>
				<u>\$ 474,946</u>

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 12 LEASE AND OPERATING AGREEMENT

The City of Easton and the Easton Suburban Water Authority entered into a Lease and Operating Agreement on December 5, 2006, to be effective January 1, 2007. The term of the Lease and Operating Agreement shall be twenty-five (25) years from its effective date unless it is extended by mutual agreement of the parties. The City desires and intends to permanently and completely cease providing water service to customers within its municipal boundaries, as well and permanently and completely cease selling water to the Authority for distribution outside of the municipal boundaries of the City.

Commensurate with the City's abovementioned intent, the Authority desires and intends to assume responsibility for the operation of the City water supply and distribution systems inclusive of the water treatment and filtration plant hereafter collectively referred to as the "Water System" by utilizing facilities, equipment, materials, and supplies currently used by the City for the purpose.

The Authority desires and intends to assume responsibility for administrative aspects of operating the Water System and further intends to assume responsibility in determining the financial and operational feasibility of capital improvements, repairs, replacements and upgrades needed to provide water service both within and outside of the municipal boundaries of the City.

The 1958 Lease Agreement, as amended in 1991 for the distribution systems outside of the City, and the Water Treatment Plant Renovation and Expansion Agreement between the parties remains in force, except as specifically amended by the Lease and Operating Agreement. Water Purchase Agreements, as amended are hereby terminated and are of no further force and effect.

The City hereby leases to the Authority all facilities of the Water System including, but not limited to, its water filtration plant, reservoirs, pumping stations, lines, hydrants, meters, valves, blow-offs, customer services from main to curb box, and all other facilities of the Water System. It is the intention of the parties that each and every City-owned facility utilized in the supply and distribution of water within and outside the municipal boundaries of the City is included under the terms of the lease.

The City and the Authority agree that in return for the Authority operating the Water System for the term of this Lease, and retaining all revenues generated from it, the Authority has complied with the following payment provisions:

- a) Lump Sum Payment - One Million Dollars (\$1,000,000.00) on the effective date of this Agreement;
- b) Debt Forgiveness - All sums due to the Authority from the City (approximately Eight Hundred Thousand Dollars (\$800,000.00) for water treatment plant design, water treatment plant action plan, purchased water rates, etc. shall be forgiven on the effective date of this Agreement;

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 12 LEASE AND OPERATING AGREEMENT (Contd.)

- c) Reimbursement - Reimbursement of Authority-approved invoiced direct costs related to the Morgan Hill tanks replacement project design and permitting and the City's Large Meter Replacement Program;
- d) Annual Payment - One Million Three Hundred Thousand Dollars (\$1,300,000.00), payable in twelve (12) monthly payments beginning on the 15th day of the first month following the effective date of this Agreement. The amount of the annual payment will be increased by two percent (2%) each year, and calculated by multiplying the immediately proceeding annual payment by 1.02%;
- e) Variable Payment - The amount to be paid will equal one-third (1/3) of the capacity portion of the tapping fees collected by the Authority.

Upon termination of the Lease and Operating Agreement, all property, of every type and nature, leased to the Authority by this Agreement as well as all assignable permits and approvals needed to operate the Water System, shall be transferred from the Authority to the City.

NOTE 13 MASTER LEASE AGREEMENT

Master Lease Agreement dated February 27, 2013, between the City of Easton and Easton Parking Authority. The City is the owner of a certain parcel of real estate known as 123 and 181 South Third Street, Easton. The Lehigh and Northampton Transportation Authority ("Lanta") is desirous of operating an intermodel transit passenger waiting and service area ("Transportation Center") on a portion of the Land. The City and Parking Authority will construct the Transportation Center on a portion of the Land and will include a parking garage and bus transfer facility that will be developed to meet the specifications to be mutually agreed upon by LANTA, the City and the Parking Authority. The City and the Parking Authority are entering into this Lease with respect to the portion of the Project constituting the parking garage and Transportation Center. LANTA desires to sublease a portion of the Leases Premises from the Parking Authority upon the terms and conditions more fully set forth in the Sublease.

The term of this Lease shall commence upon the date hereof and shall extend (unless earlier terminated as provided herein) through the date which is ninety-nine (99) years after the "Commencement Date" of the Sublease which is the date of the issuance of a Certificate of Occupancy for the LANTA Premises. The Parking Authority agrees to lease the Leases Premises and further agrees and covenants to pay the City, rent for the Leased Premises for the term set forth in the amount of \$1.00. In addition to Rent, the Parking Authority shall also pay all water, sewer, electric, heating, air conditioning, real estate taxes, if applicable, and all other utility charges for the Leased Premises, except to the extent such charges are paid by LANTA. The Parking Authority may, at its own expense, perform all routine maintenance of and repairs to the Leases Premises or request that the City perform such routine maintenance and repair items in accordance with any existing management or similar agreement between the parties.

NOTE 14 RESTRICTED AND COMMITTED FUND BALANCES

Restricted - The Liquid Fuels and Capital Project Funds are restricted in accordance with state regulations and debt covenant provisions in the total amount of \$5,822,100. The negative fund balance within the Science Fund will be eliminated by anticipated planning funds to be received.

Committed - Funds allocated within Debt Service and Other Special Revenue Funds are committed for future purposes as they are individually established in the total amount of \$734,883. The negative debt service fund balance will be adjusted in future budgeting years.

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 15 CONTINGENCIES

Grant Program Involvement

In the normal course of operations, the City participates in various federal or state grant programs from year to year. The grant programs are often subject to additional audits by agents of the granting agency, the purpose of which is to ensure compliance with the specific conditions of the grant or loan. Any liability of reimbursement that may arise as a result of these audits cannot be reasonably determined at this time, although it is believed the amount, if any, would not be material.

Litigation

The City of Easton is also a defendant in various other lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's counsel, the resolution of these various lawsuits will not have a material adverse effect on the financial condition of the government.

Prior Year Adjustment - General Fund/Net Position

	<u>Governmental</u> <u>Activities</u>
Fund Balance/Net Position - December 31, 2017 (as reported)	\$ (23,385,939)

Adjustments to the fund balance:

As a result of the new accounting principle GASB Statement No. 75, a prior period adjustment needed to be made pertaining to the single employer OPEB plan dealing with age-adjusted vs. global healthcare rates, reporting the net OPEB liability at December 31, 2016.

(3,593,808)

	<u>\$ (26,979,747)</u>
Fund Balance/Net Position - December 31, 2017 (restated)	

CITY OF EASTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 16 ECONOMIC OPPORTUNITY ZONES

In partnership with the Commonwealth of Pennsylvania, the County of Northampton, and the Easton Area School District, the City of Easton is excited to offer two special programs to encourage community and economic development in various regions or zones throughout the City. The two current programs – the Keystone Opportunity Zone (KOZ) program and the Local Economic Revitalization Tax Assistance (LERTA) program are explained below.

Keystone Opportunity Zone

Several sites in Easton were recently designated part of a regional Keystone Opportunity Zone (KOZ) by the State of Pennsylvania. Unlike the NIZ and CRIZ programs in Allentown and Bethlehem, KOZs provide clear and tangible tax benefits directly to business owners and residents that reside in the zones. The KOZ status for these sites will expire in 2023.

The tax benefit offered in a KOZ site depends on whether the taxpayer is a resident in the KOZ, owns and operates a business in the KOZ, and/or owns property in the KOZ as follows:

If your residence is in the KOZ – you are not required to pay State and local income taxes. The State's income tax is currently 3.07%, while Easton's Earned Income Tax is 1.95% (regardless of where you work). To be eligible for these benefits, your permanent resident must be in the KOZ for 184 consecutive days during a given calendar year.

If your business resides in the KOZ – the business is not required to pay State Corporate Net Income Tax, State Sales/Use Tax for items consumed in the KOZ, and a host of other State taxes. The business is also not required to pay Easton's Business Privilege Tax, which ranges from 0.1% to 0.25% of gross receipts (depending on business type). To be eligible for these benefits, the business must increase its full time employment by 20% in its first year in the KOZ, make a significant capital investment in the property, or enter into a lease agreement for the duration of the KOZ (or longer).

If you are a property in the KOZ – If you own property in a KOZ, you are not required to pay County, City, or Easton Area School District real estate taxes. To be eligible for these benefits, the property must stay compliant with tax and zoning requirements.

KOZ sites in the City of Easton include the Simon Silk Mill complex, the Easton City Hall and Transportation Center, the Governor Wolf Building, 118-120 Northampton Street, and a Silk Mill located in the South Side of Easton. For more information on the above sites, e-mail Dawn Hart at dhart@easton-pa.gov. The Northampton Street and Silk Mill in South Side properties will qualify as KOZ sites in 2017.

Local Economic Revitalization Tax Assistance (LERTA) Program

The Local Economic Revitalization Tax Assistance (LERTA) program is designed to promote and provide incentives for property investment by granting partial tax abatement on improvements made to properties within a designated LERTA District. Senate Bill #305 of 1977 enables the establishment of LERTA Districts in the State of Pennsylvania.

Easton City Council passed an ordinance amending Chapter 531, Tax Abatements, of the Codes of the City of Easton, Pa. to define the terms of the LERTA, set the exemption amount and schedule, and provide a procedure for property owners to secure an exemption. The Easton Area School District Board and Northampton County Council passed similar ordinances allowing the re-establishment of the LERTA program in Easton.

Property owners of residential, commercial, industrial, or any other type of property located within the LERTA District are eligible for 10 year partial tax abatement on property tax increases which are a result of substantial property improvement and subsequent property reassessment by Northampton County.

Easton's LERTA District was established by City Council Resolution #66-2012. Information on LERTA District eligible properties is available at the Department of Planning & Codes on the 2nd floor of City Hall or online at www.easton-pa.gov in the forms and documents section of the Community and Economic Development tab.

For more information about the LERTA program, e-mail Dawn Hart at dhart@easton-pa.gov.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF EASTON
AGGREGATE PENSION FUND
OFFICERS' AND EMPLOYEES' PENSION PLAN
SCHEDULE OF CHANGES IN NET PENSION LIABILITY

<u>Total Pension Liability</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Service Cost	\$ 6,806	\$ 6,482	\$ 14,396	\$ 13,710	\$ 17,966
Interest Cost	588,652	612,746	656,144	685,520	713,728
Benefit Payments, including refunds of member contributions	(928,861)	(986,572)	(1,077,707)	(1,105,482)	(1,081,524)
Changes in Benefit Terms	-	-	-	-	-
Changes in Benefit Experience	-	(382,462)	-	(10,039)	-
Changes in Benefit Assumptions	-	603,328	-	-	-
Net Change in total pension liability	(333,403)	(146,478)	(407,167)	(416,291)	(349,830)
Total Pension Liability - Beginning	<u>8,719,405</u>	<u>8,865,883</u>	<u>9,273,050</u>	<u>9,689,341</u>	<u>10,039,171</u>
Total Pension Liability - Ending (a)	<u>\$ 8,386,002</u>	<u>\$ 8,719,405</u>	<u>\$ 8,865,883</u>	<u>\$ 9,273,050</u>	<u>\$ 9,689,341</u>
 <u>Plan Net Position</u>					
Contributions - Employer	\$ 828,255	\$ 827,782	\$ 782,506	\$ 804,861	\$ 524,433
Contributions - Members	7,950	7,007	7,288	12,996	20,384
Net Investment Income	(349,737)	645,050	396,395	(123,831)	411,644
Benefit Payments including refunds of member contributions	(928,861)	(986,572)	(1,077,707)	(1,105,482)	(1,081,524)
Administrative Expense	(18,866)	(6,503)	(13,676)	(11,783)	(10,590)
Other Changes	-	-	-	6,704	920
Net Change in Plan Fiduciary Net Position	\$ (461,259)	\$ 486,764	\$ 94,806	\$ (416,535)	\$ (134,733)
Plan Fiduciary Net Position - Beginning	<u>5,133,923</u>	<u>4,647,159</u>	<u>4,552,353</u>	<u>4,968,888</u>	<u>5,103,621</u>
Plan Fiduciary Net Position - Ending (b)	<u>4,672,664</u>	<u>5,133,923</u>	<u>4,647,159</u>	<u>4,552,353</u>	<u>4,968,888</u>
City's net pension liability - Ending (a) - (b)	<u>\$ 3,713,338</u>	<u>\$ 3,585,482</u>	<u>\$ 4,218,724</u>	<u>\$ 4,720,697</u>	<u>\$ 4,720,453</u>
Plan fiduciary net position as a percentage of the total pension liability	55.72%	58.88%	52.42%	49.09%	51.28%
Covered-employee payroll	\$ 75,486	\$ 117,832	\$ 143,982	\$ 180,815	\$ 242,604
City's net pension liability as a percentage of covered-employee payroll	4919.24%	3042.88%	2930.04%	2610.79%	1945.74%

CITY OF EASTON
AGGREGATE PENSION FUND
OFFICERS' AND EMPLOYEES' RETIREMENT AND PENSION PLAN
SCHEDULE OF CITY CONTRIBUTIONS

Year	Actuarially Determined Contribution	Contributions From Employer	Contribution Deficiency/ (Surplus)	Covered Employee Payroll	Contribution as a % of Covered Employee Payroll
2009	\$ 54,537	\$ 54,537	\$ -	\$ -	\$ -
2010	43,788	43,788	-	-	-
2011	164,399	164,399	-	-	-
2012	157,440	157,440	-	-	-
2013	516,830	516,830	-	-	-
2014	524,433	524,433	-	242,604	216.17%
2015	804,861	804,861	-	180,815	445.13%
2016	782,506	782,506	-	143,982	543.47%
2017	827,782	827,782	-	117,832	702.51%
2018	828,255	828,255	-	75,486	1097.23%

Notes to Schedule

Valuation Date: Actuarially determined contribution rates are calculated as of January 1, two to four years prior to the end of the fiscal year in which the contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Valuation Date: 1/1/2015

Actuarial Cost Method: Entry Age Normal

Amortization Method: Level Dollar Closed

Remaining Amortization Period: 6 years

Asset Valuation Method: Smoothed value with a corridor of 80% to 120% of market value.

Inflation: 3.00%

Salary Increases: 5.00%

Investment Rate of Return: 7.50%

Retirement Age: Age 65

Mortality: RP2000 Table. This table does not include projected mortality improvements.

Changes in benefit terms: None sine 1/1/2015.

CITY OF EASTON
AGGREGATED PENSION FUND
OFFICERS' AND EMPLOYEES' RETIREMENT AND PENSION PLAN
SCHEDULE OF INVESTMENT RETURNS

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Annual money-weighted rate of return net of investment expense	-6.94%	14.64%	9.57%

CITY OF EASTON
AGGREGATE PENSION FUND
FIREMEN'S PENSION PLAN
SCHEDULE OF CHANGES IN NET PENSION LIABILITY

<u>Total Pension Liability</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Service Cost	\$ 648,120	\$ 617,257	\$ 585,056	\$ 557,196	\$ 571,789
Interest Cost	2,213,895	2,165,996	2,046,325	1,943,501	1,900,331
Benefit Payments, including refunds of member contributions	(1,218,171)	(1,127,855)	(1,439,980)	(1,041,050)	(1,120,697)
Changes in Benefit Terms	-	-	-	-	-
Changes in Benefit Experience	-	(324,978)	-	(696,365)	-
Changes in Benefit Assumptions	-	1,824,790	-	-	-
Net Change in total pension liability	1,643,844	3,155,210	1,191,401	763,282	1,351,423
Total Pension Liability - Beginning	<u>31,929,710</u>	<u>28,774,500</u>	<u>27,583,099</u>	<u>26,819,817</u>	<u>25,326,303</u>
Total Pension Liability - Ending (a)	<u>\$ 33,573,554</u>	<u>\$ 31,929,710</u>	<u>\$ 28,774,500</u>	<u>\$ 27,583,099</u>	<u>\$ 26,677,726</u>
 <u>Plan Net Position</u>					
Contributions - Employer	\$ 1,522,361	\$ 1,508,983	\$ 1,418,639	\$ 1,415,944	\$ 1,061,666
Contributions - Members	203,408	221,637	206,592	215,973	201,891
Net Investment Income	(1,682,480)	2,954,972	1,849,123	(493,043)	1,483,012
Benefit Payments including refunds of member contributions	(1,218,171)	(1,127,855)	(1,439,980)	(1,041,050)	(1,120,697)
Administrative Expense	(29,935)	(16,034)	(17,462)	(12,604)	(14,084)
Other Changes	-	-	-	2,758	920
Net Change in Plan Fiduciary Net Position	\$ (1,204,817)	\$ 3,541,703	\$ 2,016,912	\$ 87,978	\$ 1,612,708
Plan Fiduciary Net Position - Beginning	<u>23,692,512</u>	<u>20,150,809</u>	<u>18,133,897</u>	<u>18,045,919</u>	<u>16,291,120</u>
Plan Fiduciary Net Position - Ending (b)	<u>22,487,695</u>	<u>23,692,512</u>	<u>20,150,809</u>	<u>18,133,897</u>	<u>17,903,828</u>
 City's net pension liability - Ending (a) - (b)	<u>\$ 11,085,859</u>	<u>\$ 8,237,198</u>	<u>\$ 8,623,691</u>	<u>\$ 9,449,202</u>	<u>\$ 8,773,898</u>
Plan fiduciary net position as a percentage of the total pension liability	66.98%	74.20%	70.03%	65.74%	67.11%
Covered-employee payroll	\$ 2,841,066	\$ 2,918,361	\$ 3,782,072	\$ 3,624,573	\$ 3,081,522
 City's net pension liability as a percentage of covered-employee payroll	390.20%	282.25%	228.01%	260.70%	284.73%

CITY OF EASTON
AGGREGATE PENSION FUND
FIREMENS' RETIREMENT AND PENSION PLAN
SCHEDULE OF CITY CONTRIBUTIONS

Year	Actuarially Determined Contribution	Contributions From Employer	Contribution Deficiency/ (Surplus)	Covered Employee Payroll	Contribution as a % of Covered Employee Payroll
2009	\$ 405,504	\$ 405,504	\$ -	\$ -	\$ -
2010	434,626	434,626	-	-	-
2011	434,219	434,219	-	-	-
2012	441,521	441,521	-	-	-
2013	1,073,905	1,073,905	-	-	-
2014	1,061,666	1,061,666	-	3,081,522	34.45%
2015	1,415,944	1,415,944	-	3,624,573	39.07%
2016	1,418,639	1,418,639	-	3,782,072	37.51%
2017	1,508,983	1,508,983	-	2,918,361	51.71%
2018	1,522,361	1,522,361	-	2,841,066	53.58%

Notes to Schedule

Valuation Date: Actuarially determined contribution rates are calculated as of January 1, two to four years prior to the end of the fiscal year in which the contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Valuation Date: 1/1/2015

Actuarial Cost Method: Entry Age Normal

Amortization Method: Level Dollar Closed

Remaining Amortization Period: 11 years

Asset Valuation Method: Smoothed value with a corridor of 80% to 120% of market value.

Inflation: 3.00%

Salary Increases: 5.00%

Investment Rate of Return: 7.50%

Retirement Age: Age 55 and completion of 25 years of service.

Mortality: RP2000 Table. This table does not include projected mortality improvements.

Changes in benefit terms: None sine 1/1/2015.

CITY OF EASTON
AGGREGATE PENSION FUND
FIREMENS' PENSION PLAN
SCHEDULE OF INVESTMENT RETURNS

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Annual money-weighted rate of return net of investment expense	-6.94%	14.64%	9.57%

CITY OF EASTON
AGGREGATE PENSION FUND
POLICE PENSION PLAN
SCHEDULE OF CHANGES IN NET PENSION LIABILITY

<u>Total Pension Liability</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Service Cost	\$ 1,005,773	\$ 957,879	\$ 848,805	\$ 808,386	\$ 753,083
Interest Cost	2,984,555	2,876,380	2,743,288	2,645,645	2,506,321
Benefit Payments, including refunds of member contributions	(2,373,312)	(2,354,497)	(2,244,052)	(2,141,028)	(2,085,465)
Changes in Benefit Terms	-	-	-	-	-
Changes in Benefit Experience	-	(210,640)	-	656,187	-
Changes in Benefit Assumptions	-	2,601,819	-	-	-
Net Change in total pension liability	1,617,016	3,870,941	1,348,041	1,969,190	1,173,939
Total Pension Liability - Beginning	<u>42,069,375</u>	<u>38,198,434</u>	<u>36,850,393</u>	<u>34,881,203</u>	<u>33,707,264</u>
Total Pension Liability - Ending (a)	<u>\$ 43,686,391</u>	<u>\$ 42,069,375</u>	<u>\$ 38,198,434</u>	<u>\$ 36,850,393</u>	<u>\$ 34,881,203</u>
 <u>Plan Net Position</u>					
Contributions - Employer	\$ 2,501,073	\$ 2,510,888	\$ 2,246,363	\$ 2,304,171	\$ 1,703,854
Contributions - Members	313,440	314,754	292,681	280,296	258,853
Net Investment Income	(1,674,439)	2,967,235	1,722,920	(495,045)	1,512,997
Benefit Payments including refunds of member contributions	(2,373,312)	(2,354,497)	(2,244,052)	(2,141,028)	(2,085,465)
Administrative Expense	(25,116)	(8,818)	(17,066)	(13,889)	(14,805)
Other Changes	100	100	100	(1,088)	1,020
Net Change in Plan Fiduciary Net Position	\$ (1,258,254)	\$ 3,429,662	\$ 2,000,946	\$ (66,583)	\$ 1,376,454
Plan Fiduciary Net Position - Beginning	<u>23,629,747</u>	<u>20,200,085</u>	<u>18,199,139</u>	<u>18,265,722</u>	<u>16,889,268</u>
Plan Fiduciary Net Position - Ending (b)	<u>22,371,493</u>	<u>23,629,747</u>	<u>20,200,085</u>	<u>18,199,139</u>	<u>18,265,722</u>
City's net pension liability - Ending (a) - (b)	<u>\$ 21,314,898</u>	<u>\$ 18,439,628</u>	<u>\$ 17,998,349</u>	<u>\$ 18,651,254</u>	<u>\$ 16,615,481</u>
Plan fiduciary net position as a percentage of the total pension liability	51.21%	56.17%	52.88%	49.39%	52.37%
Covered-employee payroll	\$ 4,837,962	\$ 4,561,549	\$ 4,758,818	\$ 4,755,170	\$ 4,648,695
City's net pension liability as a percentage of covered-employee payroll	440.58%	404.24%	378.21%	392.23%	357.42%

CITY OF EASTON
AGGREGATE PENSION FUND
POLICE RETIREMENT AND PENSION PLAN
SCHEDULE OF CITY CONTRIBUTIONS

Year	Actuarially Determined Contribution	Contributions From Employer	Contribution Deficiency/ (Surplus)	Covered Employee Payroll	Contribution as a % of Covered Employee Payroll
2009	\$ 500,537	\$ 500,579	\$ (42)	\$ -	\$ -
2010	485,312	485,312	-	-	-
2011	843,933	843,934	(1)	-	-
2012	761,291	761,291	-	-	-
2013	1,684,086	1,684,086	-	-	-
2014	1,703,854	1,703,854	-	4,648,695	36.65%
2015	2,304,171	2,304,171	-	4,755,170	48.46%
2016	2,246,363	2,246,363	-	4,758,818	47.20%
2017	2,510,888	2,510,888	-	4,561,549	55.04%
2018	2,501,073	2,501,073	-	4,837,962	51.70%

Notes to Schedule

Valuation Date: Actuarially determined contribution rates are calculated as of January 1, two to four years prior to the end of the fiscal year in which the contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Valuation Date: 1/1/2015

Actuarial Cost Method: Entry Age Normal

Amortization Method: Level Dollar Closed

Remaining Amortization Period: 14 years

Asset Valuation Method: Smoothed value with a corridor of 80% to 120% of market value.

Inflation: 3.00%

Salary Increases: 5.00%

Investment Rate of Return: 7.50%

Retirement Age: Age 55 and completion of 25 years of service.

Mortality: RP2000 Table. This table does not include projected mortality improvements.

Changes in benefit terms: None sine 1/1/2015.

CITY OF EASTON
AGGREGATE PENSION FUND
POLICE PENSION PLAN
SCHEDULE OF INVESTMENT RETURNS

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Annual money-weighted rate of return net of investment expense	-6.94%	14.64%	9.57%

CITY OF EASTON
PMRS PENSION FUND
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIO
LAST FOUR FISCAL YEARS

	Measurement Year Ending 12/31/2017	Measurement Year Ending 12/31/2016	Measurement Year Ending 12/31/2015	Measurement Year Ending 12/31/2014
Total Pension Liability				
Service cost (beginning of year)	\$ 945,924	\$ 848,268	\$ 816,351	\$ 824,389
Interest (includes interest on service cost)	1,220,496	1,178,884	1,132,977	1,110,052
Changes of benefit terms	-	-	-	-
Differences between expected and actual experience	-	190,772	-	(445,874)
Changes of assumptions	-	446,833	145,747	-
Transfers	-	-	-	-
Benefit payments, including refunds of member contributions	<u>(858,238)</u>	<u>(1,013,067)</u>	<u>(1,522,955)</u>	<u>(612,033)</u>
Net change in total pension liability	\$ 1,308,182	\$ 1,651,690	\$ 572,120	\$ 876,534
Total pension liability - beginning	<u>22,848,993</u>	<u>21,197,303</u>	<u>20,625,183</u>	<u>19,748,649</u>
Total pension liability - ending (a)	<u>\$ 24,157,175</u>	<u>\$ 22,848,993</u>	<u>\$ 21,197,303</u>	<u>\$ 20,625,183</u>
Plan fiduciary net position				
Contributions - employer	\$ 464,391	\$ 389,598	\$ 401,999	\$ 314,675
Contributions - PMRS Assessment	4,240	4,080	4,000	-
Contributions - member	524,538	483,853	427,351	422,268
PMRS investment income	1,135,567	1,121,050	1,035,687	1,069,742
Market value investment income	2,518,713	582,692	(901,900)	(563,895)
Transfers	-	-	-	-
Benefit payments, including refunds of member contributions	<u>(858,238)</u>	<u>(1,013,067)</u>	<u>(1,522,955)</u>	<u>(612,033)</u>
PMRS administrative expense	<u>(4,000)</u>	<u>(3,840)</u>	<u>(300)</u>	<u>(3,780)</u>
Additional Administrative expense	<u>(52,224)</u>	<u>(54,921)</u>	<u>(43,176)</u>	<u>(41,025)</u>
Net change in plan fiduciary net position	<u>\$ 3,732,987</u>	<u>\$ 1,509,445</u>	<u>\$ (599,294)</u>	<u>\$ 585,932</u>
Plan fiduciary net position - beginning	<u>20,850,048</u>	<u>19,340,603</u>	<u>19,939,897</u>	<u>19,353,945</u>
Plan fiduciary net position - ending (b)	<u>\$ 24,583,035</u>	<u>\$ 20,850,048</u>	<u>\$ 19,340,603</u>	<u>\$ 19,939,897</u>
Net pension liability - ending (a) - (b)	<u>\$ (425,860)</u>	<u>\$ 1,998,945</u>	<u>\$ 1,856,700</u>	<u>\$ 685,286</u>
Plan fiduciary net position as a percentage of the total pension liability	101.76%	91.25%	91.24%	96.68%
Covered - employee payroll	\$ 6,982,208	\$ 6,565,031	\$ 6,194,675	\$ 6,261,571
City's net pension liability as a percentage of covered employee payroll	-6.10%	30.45%	29.97%	10.94%

CITY OF EASTON
PMRS PENSION FUND
SCHEDULE OF CITY CONTRIBUTIONS
LAST TEN MEASUREMENT YEARS (if available)

<u>Year</u>	Actuarially Determined Contribution	Contribution from Employer	Contribution Deficiency/ (Excess)	Covered Employee Payroll	Contributions as a % of Payroll
2014	\$302,232	\$314,675	-\$12,443	\$6,261,571	5.03%
2015	\$405,659	\$405,999	-\$340	\$6,194,675	6.55%
2016	\$391,711	\$393,678	-\$1,967	\$6,565,031	6.00%
2017	\$446,855	\$468,631	-\$21,776	\$6,982,208	6.71%

Notes to Schedule

Valuation Date: Actuarially determined contribution rates are calculated as of January 1 for the odd valuation year at least two years prior to the end of the fiscal year in which the contributions were reported. Therefore, the Actuarially Determined Contribution for calendar year 2017 is based upon the January 1, 2015 actuarial valuation.

A summary of the key assumptions and methods used to determine the contribution rates:

- Actuarial Cost Method: Entry Age
- Amortization Period: Level dollar based upon the amortization periods in Act 205
- Asset valuation method: Based upon the municipal reserves
- Discount Rate: 5.50%
- Inflation: 3.0%
- Salary increases: age related scale with merit and inflation component
- COLA increases: 3.0% for those eligible for a COLA
- Pre-Retirement Mortality: Males - RP-2000 with 1 year set back, Females - RP-2000 with 5 year set back
- Post-Retirement Mortality: Sex distinct RP-2000 Combined Healthy Mortality

Historical Changes in Assumptions:

12/31/2015: Assumptions based on the PMRS Experience Study for the period covering January 1, 2009 through December 31, 2013 issued by the actuary in July 2015 first effective.

12/31/2016: Investment Return Assumption for municipal assets decreased from 5.50% to 5.25%.

CITY OF EASTON
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF NET OPEB LIABILITY
SINGLE EMPLOYER HEALTH INSURANCE PLAN
CUMULATIVE TEN FISCAL YEARS REPORT
FOR THE YEAR ENDED DECEMBER 31, 2018

	<u>2018</u>
Total OPEB Liability	
Service Cost	\$ 557,833
Interest	428,631
Changes in Benefit Terms	-
Difference between expected and actual experience	-
Changes in assumptions	542,796
Benefit payments	(259,030)
Other Changes	-
Net Change	<u>1,270,230</u>
Total OPEB Liability - beginning	11,135,873
Total OPEB Liability - ending	<u>\$ 12,406,103</u>
 Covered employee payroll	
 Total OPEB Liability as a percentage of covered employee payroll	 172.93%

CITY OF EASTON
OTHER POST-EMPLOYMENT BENEFITS
DECEMBER 31, 2018

Other Post-Employment Benefits - Single Employer Healthcare Plan

Changes in assumptions

The discount rate changed from 3.71% to 3.16%. The trend assumption was updated.

Methods and assumptions used in calculations of actuarially determined contributions

Actuarial Cost Method

Interest Rate

Entry Age Normal

3.16% - is based on S&P Municipal Bond 20-year high grade rate index at 1/1/2018.

Projected salary increases

5.00%

Health Care Cost Trend Rate

6.0% in 2018, and 5.5% in 2019 through 2021. Rate 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.

Asset Valuation Method

Equal to Market Value of Assets

SUPPLEMENTARY INFORMATION

CITY OF EASTON
SCHEDULE OF CAPITAL PROJECT FUNDS
DECEMBER 31, 2018

Assets													
Cash & Equivalents	\$ 2,397,326	\$ 215,164	\$ 215,164	\$ 2,654,238	\$ 2,654,238	\$ 22,978	\$ 22,978	\$ 78,019	\$ 78,019	\$ 753,742	\$ 403,167	\$ 400,000	\$ 524,256
Due from Other Funds	\$ 3,762,295	-	-	-	-	-	-	-	-	-	8,057	1,100,000	-
Intergovernmental Receivable-Hugh Moore Park	200,773	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 6,360,394	\$ 215,164	\$ 215,164	\$ 2,654,238	\$ 2,654,238	\$ 22,978	\$ 22,978	\$ 78,019	\$ 78,019	\$ 753,742	\$ 411,224	\$ 1,500,000	\$ 524,256
Liabilities & Fund Balance													
Accounts Payable	\$ 8,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,626	\$ -	\$ -
Due to Other Funds	2,714,531	-	-	347,102	2,307,136	22,978	22,978	750,000	750,000	3,742	402,598	1,133,777	182,879
Fund Balance	3,637,237	215,164	-	-	-	-	-	78,019	-	-	-	366,223	341,377
Total Liabilities and Fund Balance	\$ 6,360,394	\$ 215,164	\$ 215,164	\$ 2,654,238	\$ 2,654,238	\$ 22,978	\$ 22,978	\$ 78,019	\$ 78,019	\$ 753,742	\$ 411,224	\$ 1,500,000	\$ 524,256
Revenues													
Interest Income	\$ 6,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sources Revenue	248,350	248,350	-	-	-	-	-	-	-	-	-	-	-
General Charges	10,000	10,000	-	-	-	-	-	-	-	-	-	-	-
Refund of Prior Year Expenditure	28,056	-	-	-	-	-	-	-	-	-	28,056	-	-
Proceeds from Bonds	156,017	156,017	-	-	-	-	-	-	-	-	-	-	-
Sale of Assets	11,300	11,300	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 459,924	\$ 425,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,201	\$ -	\$ -	\$ 28,056	\$ -	\$ -
Expenditures													
General	\$ 247,076	\$ 10,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,800	\$ 234,254	\$ -
Public Safety	431,950	292,991	-	-	-	-	-	-	-	-	-	138,959	-
Highways	299,008	299,008	-	-	-	-	-	-	-	-	-	-	-
Public Works - Sanitation	43,443	17,903	-	-	-	-	-	-	-	-	25,540	-	-
Urban Development	182,879	-	-	-	-	-	-	-	-	-	-	182,879	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer (Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 1,204,356	\$ 619,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,201	\$ -	\$ -	\$ 28,340	\$ 373,213	\$ 182,879
Excess/(Deficiency) Revenues Over/(Under) Expenditures	\$ (744,432)	\$ (194,257)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,201	\$ -	\$ -	\$ (284)	\$ (373,213)	\$ (182,879)
Fund Balance Beginning of Year	\$ 4,381,669	\$ 409,421	\$ 2,307,136	\$ 22,978	\$ 71,818	\$ 3,742	\$ 402,882	\$ 739,436	\$ 524,256	\$ (100,000)			
Fund Balance End of Year	\$ 3,637,237	\$ 215,164	\$ 2,307,136	\$ 22,978	\$ 78,019	\$ 3,742	\$ 402,598	\$ 366,223	\$ 341,377	\$ (100,000)			

CITY OF EASTON
SCHEDULE OF SPECIAL REVENUE FUNDS
DECEMBER 31, 2018

	<u>TOTAL</u>	<u>Federal Grants</u>	<u>Restlawn</u>	<u>Recreation</u>	<u>Open Space</u>	<u>Donations Fund</u>	<u>Authority CDBG</u>	<u>City Hall</u>
<u>Assets</u>								
Cash & Equivalents	\$ 755,002	\$ 219,012	\$ 30,458	\$ 173,041	\$ 240,921	\$ 14,237	\$ -	\$ 77,333
Due From Other Funds	74,258	-	-	535	68,205	-	-	5,518
Other Assets	300,013	-	280,000	20,013	-	-	-	-
Total Assets	\$ 1,129,273	\$ 219,012	\$ 310,458	\$ 193,589	\$ 309,126	\$ 14,237	\$ -	\$ 82,851
<u>Liabilities and Fund Balances</u>								
Accrued Salaries	191	-	-	191	-	-	-	-
Accounts Payable	34,936	-	-	30,691	-	-	-	4,245
Deferred Revenue	2,668	2,668	-	-	-	-	-	-
Due Other Funds	259,285	221,114	-	4,481	14,200	-	-	19,490
Other Liabilities	16,134	-	-	9,246	-	-	-	6,883
Fund Balance	816,059	(4,770)	310,458	148,980	294,926	14,237	-	52,228
Total Liabilities and Fund Balances	\$ 1,129,273	\$ 219,012	\$ 310,458	\$ 193,589	\$ 309,126	\$ 14,237	\$ -	\$ 82,851
<u>Revenues</u>								
Taxes	\$ 1,187,383	\$ -	\$ -	\$ 1,187,383	\$ -	\$ -	\$ -	\$ -
Rental Income	139,327	-	-	-	-	-	-	139,327
Pension Aid Allocation	38,727	-	-	-	38,727	-	-	-
Recreation Charges	254,238	-	-	-	254,238	-	-	-
General Charges	57,605	-	-	-	-	57,605	-	-
Federal-Community Development	787,665	-	-	-	-	-	787,665	-
Federal Subsidies	-	-	-	-	-	-	-	-
Private Sector Contributions	590	-	-	-	-	590	-	-
Miscellaneous	8,085	-	-	8,085	-	-	-	-
Sale of Assets	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,473,620	\$ -	\$ -	\$ 1,488,433	\$ 57,605	\$ 590	\$ 787,665	\$ 139,327
<u>Expenditures</u>								
General - Government	\$ 194,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,091
Public Works - Roads	-	-	-	-	-	-	-	-
Public Safety	-	-	-	-	1,409,972	-	-	-
Recreation	1,409,972	-	-	-	-	-	-	-
Urban Development-	-	-	-	-	-	-	-	-
Housing	87,508	-	-	-	-	-	87,508	-
Other	700,157	-	-	-	-	-	700,157	-
Transfers (Out)	85,827	-	-	85,827	-	-	-	-
Total Expenditures	\$ 2,477,555	\$ -	\$ -	\$ 1,495,799	\$ -	\$ -	\$ 787,665	\$ 194,091
<u>Excess/(Deficiency) Revenues</u>								
Over/(Under) Expenditures	\$ (3,935)	\$ -	\$ -	\$ (7,366)	\$ 57,605	\$ 590	\$ -	\$ (54,764)
Fund Balance Beginning of Year	\$ 819,994	(4,770)	310,458	156,346	237,321	13,647	-	\$ 106,992
Fund Balance End of Year	\$ 816,059	\$ (4,770)	\$ 310,458	\$ 148,980	\$ 294,926	\$ 14,237	\$ -	\$ 52,228

PALMER AND COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

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(*Founder 1937-1965*)

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROLS OVER FINANCIAL REPORTING AND
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Honorable Mayor and Member of Council
City of Easton
Easton, Pennsylvania

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, the aggregate remaining fund information, and the general and debt service funds budgetary comparison statements as of the City of Easton, 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 Easton, Pennsylvania's basic financial statements and have issued our report thereon dated October 23, 2019. Other auditors audited the financial statements of City of Easton Redevelopment Authority and Easton Housing Authority, as described in our report on City of Easton's financial statements. This report does not include the results of the other auditor's testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Easton, Pennsylvania's internal control over financial reporting (internal control) to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Easton, Pennsylvania's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City of Easton's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal controls or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Palmer and Company.

Easton, Pennsylvania
October 23, 2019