



Mt. Lebanon, Pennsylvania

ANNUAL COMPREHENSIVE
FINANCIAL REPORT

FISCAL YEAR ENDED
DECEMBER 31, 2021

Mt. Lebanon, Pennsylvania

Annual Comprehensive Financial Report

Year Ended December 31, 2021

Issued by the Department of Finance
Andrew McCreery, CPA, Finance Director

MT. LEBANON, PENNSYLVANIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

YEAR ENDED DECEMBER 31, 2021

TABLE OF CONTENTS

	<u>Page No.</u>
INTRODUCTORY SECTION (OTHER INFORMATION):	
Letter of Transmittal	1
Certificate of Achievement for Excellence in Financial Reporting	11
Organizational Chart	12
Principal Officers	13
FINANCIAL SECTION:	
Independent Auditor's Report	14
Management's Discussion and Analysis (Required Supplementary Information)	18
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	47
Statement of Activities	48
Fund Financial Statements:	
Balance Sheet - Governmental Funds	49
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	50
Statement of Revenues, Expenditures, and Changes in Fund Balance - Governmental Funds	51
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance of Governmental Funds to the Statement of Activities	52
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual – General and Sewage Funds	53
Statement of Net Position – Proprietary Fund – Parking Fund	55
Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund – Parking Fund	56
Statement of Cash Flows – Proprietary Fund – Parking Fund	57
Statement of Plan Net Position – Fiduciary Funds - Trust Funds	58
Statement of Changes in Plan Net Position - Fiduciary Funds - Trust Funds	59
Notes to Financial Statements	60

MT. LEBANON, PENNSYLVANIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

YEAR ENDED DECEMBER 31, 2021

TABLE OF CONTENTS

(Continued)

	<u>Page No.</u>
Required Supplementary Information:	
Schedule of Changes in the Municipality's Net Pension (Asset) Liability and Related Ratios:	
General Employees' Pension Plan	108
Police Pension Plan	109
Firefighter Pension Plan	110
Schedule of Municipality's Contributions and Investment Returns	111
Notes to Required Supplementary Schedules – Pension Trust Funds	112
Schedule of Changes in the Municipality's Net OPEB Liability and Related Ratios	116
Schedule of Municipality's OPEB Contributions and Investment Returns	117
Notes to Required Supplementary Schedules – Other Postemployment Benefits Trust Fund	118
 Combining and Individual Fund Financial Statements and Schedules (Supplementary Information):	
Major Governmental Funds:	
General Fund:	
Comparative Balance Sheet	120
Comparative Statement of Revenues, Expenditures, and Changes in Fund Balance	121
Detailed Schedule of General Fund Revenues - Budget and Actual	122
Detailed Schedule of General Fund Expenditures by Program - Budget and Actual	123
Detailed Schedule of General Fund Expenditures by Object - Budget and Actual	125
Sewage Fund:	
Comparative Balance Sheet	126
Comparative Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	127
Capital Projects Fund:	
Comparative Balance Sheet	128
Comparative Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	129

MT. LEBANON, PENNSYLVANIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

YEAR ENDED DECEMBER 31, 2021

TABLE OF CONTENTS

	<u>Page No.</u>
(Continued)	
Other Governmental Funds:	
Combining Balance Sheet	131
Combining Statement of Revenues, Expenditures, and Changes in Fund Balance	132
State Highway Aid Fund:	
Comparative Balance Sheet	133
Comparative Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	134
Storm Water Fund:	
Comparative Balance Sheet	135
Comparative Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	136
Mt. Lebanon Public Library – Library Operating Fund:	
Comparative Balance Sheet	137
Comparative Statement of Revenues, Expenditures, and Changes in Fund Balance	138
Industrial Developmental Authority Fund:	
Comparative Balance Sheet	139
Comparative Statement of Revenues, Expenditures, and Changes in Fund Balance	140
Debt Service Fund:	
Comparative Balance Sheet	141
Comparative Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	142
Parking Fund:	
Combining Statement of Revenues, Expenses, and Changes in Net Position – By Facility	144
Fiduciary Funds:	
Combining Statement of Plan Net Position – Fiduciary Funds – Trust Funds	146
Combining Statement of Changes in Plan Net Position – Fiduciary Funds – Trust Funds	147

MT. LEBANON, PENNSYLVANIA

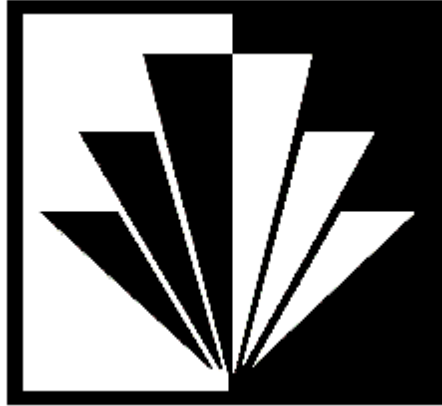
COMPREHENSIVE ANNUAL FINANCIAL REPORT

YEAR ENDED DECEMBER 31, 2021

TABLE OF CONTENTS

(Continued)

	<u>Page No.</u>
Capital Assets:	
Comparative Statement of Governmental Capital Assets - By Source	148
Schedule of Changes in Governmental Capital Assets - By Source	149
Schedule of Governmental Capital Assets - By Function and Activity	150
Schedule of Changes in Governmental Capital Assets - By Function and Activity	151
 STATISTICAL SECTION (OTHER INFORMATION):	
Table of Contents	152
Financial Trends:	
Net Position by Component	153
Changes in Net Position	154
Fund Balances, Governmental Funds	155
Changes in Fund Balances, Governmental Funds	156
Revenue Capacity:	
Program Revenues by Function/Program	157
Tax Revenues by Source, Governmental Funds	158
Property Tax Rates - Direct and Overlapping Governments	159
Assessed Valuation and Estimated Actual Values of Taxable Property	160
Principal Taxpayers	161
Property Tax Levies and Collections	162
Municipal Earned Income Revenue Collections	163
Debt Capacity:	
Ratios of General Bonded Debt Outstanding	164
Legal Debt Margin Information	165
Computation of Direct and Overlapping Debt	166
Demographic and Economic Information:	
Principal Employers	167
Demographic and Economic Statistics	168
Operating Information:	
Operating Indicators by Function/Program	169
Capital Asset Statistics by Function/Program	171
Full-time Equivalent Municipal Employees by Function/Program	172



INTRODUCTORY SECTION



April 7, 2022

The Commission of the Municipality
of Mt. Lebanon, Pennsylvania

The Annual Comprehensive Financial Report (ACFR) of Mt. Lebanon, Pennsylvania (Municipality), for the fiscal year ended December 31, 2021, is hereby submitted. Responsibility for both the accuracy of the data presented and the completeness and fairness of presentation, including disclosures in the notes to financial statements, rests with the Municipality. This report contains the government-wide financial statements and fund financial statements of the Municipality. All disclosures necessary to enable the reader to gain the maximum understanding of the Municipality's financial affairs have been included.

REPORT COMPOSITION

Report Format

This report contains three sections:

- Introductory:** includes this transmittal letter highlighting significant 2021 financial and management items, the Certificate of Achievement for Excellence in Financial Reporting awarded by the Government Finance Officers Association (GFOA) for the 2020 ACFR, an organization chart, and a list of principal officers.
- Financial:** contains a report by the independent public accounting firm of Maher Duessel; Management's Discussion and Analysis, a narrative overview of the Municipality's financial performance for the fiscal year ended December 31, 2021; the basic financial statements, which include government-wide financial statements and fund financial statements and notes to financial statements; required supplementary information, combining and individual fund financial statements, and as applicable, schedules with comparative budgetary and prior year information, arranged by fund type.
- Statistical:** includes historical information for financial trends, revenue capacity, debt capacity, and demographic and economic indicators, and selected operating statistics for the Municipality.

Reporting Entity

This report includes all funds and component units of the Municipality (the reporting entity). In accordance with Governmental Accounting Standards Board (GASB) Statement No. 61, *"The Financial Reporting Entity,"* the financial information for the Mt. Lebanon Industrial Development Authority (IDA) for the year ended December 31, 2021 is blended into the funds of the Municipality as the Municipality's elected officials serve as the board for the IDA, the Commission can impose their will on the activities of the IDA, and the Municipality is entitled to the assets of the IDA. The Municipality has no discretely presented component units.

As established by GASB, the basic criterion for determining inclusion in the reporting entity is financial accountability and the nature and significance of the relationship. Note 1A fully describes the criterion and the component units.

ECONOMIC CONDITION

The Municipality operates under a Home Rule Charter (Charter) with five elected commissioners, one from each ward. Under the Charter, which also provides for the council/manager form of government, the Municipality has a higher degree of local freedom and initiative than governments controlled by state statutes. The Municipality provides a full range of services including: fire and police protection, recreation facilities and programs, public works, parking, library and intergovernmental services, economic development and planning, zoning and building inspection, and general administration.

The Municipality is a suburb of the City of Pittsburgh located six miles southwest of the City of Pittsburgh. The 2020 Census indicates the Municipality's population is 34,075. This is an increase of 938 people compared to the 2010 Census.

Mt. Lebanon has consistently been considered one of the most desirable places to live in Pennsylvania and our real estate market reflects this sentiment. Since 2017, the average sale price of residential homes has increased 26.7%, with the average price of a residential property increasing 8.1% compared to the prior year. The housing stock is varied in style and price. In 2021, the average sale price was \$374,790 on 613 residential properties sold.

The unemployment rate in Mt. Lebanon remains low at 2.6% compared to Allegheny County (3.7%) and the Commonwealth of Pennsylvania (State) (4.4%) according to the US Bureau of Labor Statistics.

Economic Development and Commercial Districts

The Municipality has intact, accessible and vibrant traditional business districts, a feature that is not found in many Pittsburgh suburbs. Washington Road, designated as a National Main Street by the Commonwealth and National Main Street Center, is the primary commercial arterial in the

Municipality. This commercial district hosts 41 structures that house nearly two hundred businesses employing ~1,000 people. Established in 2007, the Mt. Lebanon Partnership (Partnership) was created with the vision to “make Mt. Lebanon the Main Street of the South Hills, a true destination where businesses and community come together.” In 2020, the Municipality needed to deal with the challenges provided by the COVID-19 pandemic. This continues as of the first quarter of 2022. Therefore, many of the normal activities organized by the Main Street organization and Mt. Lebanon had to be either canceled or altered. Activities that we maintained were felt to be critical for the community’s well-being and were organized with strict COVID protocols. The most important of these activities was the Uptown Market which provided fresh foods for our residents and supports the Uptown business district. In 2022, we are cautiously bringing back pre-COVID activities and schedules.

Despite COVID, all business districts continue to be near full occupancy. The vacancy rate for Washington Road is presently ~8% and Beverly Road is 0%. This compares to national average vacancy rate of ~10%. Lease rates are stable, and properties are vacant only for short periods. Beverly Road continues to be a small vibrant business district. Our communities’ Uptown Central Business District (CBD) continues to attract diverse eateries and offices that desire proximity to such amenities.

Interest remains strong for entrepreneurial activities due to attractive public spaces, demographics, access to mass transit, and the long-term trend to sustainable walkable communities. In addition, the Municipality enjoys a low incidence of absentee landlords. This allows greater control of the quality of commercial enterprise. Current priorities include, but are not limited to – encouraging transit oriented development and an enhanced connection between the light rail platform to Washington Road, coupling Main Street principles with innovation to maintain flourishing business districts, development of upper floor units for commercial or residential purposes, planning and rebuilding the Washington Road public space(s) (Vibrant Uptown Project) and providing appropriate consultation to develop the former Denis Theater into an independent film theater/community cultural center.

The Economic Development Office central focus in 2022 will be to explore initiatives to continue the pattern of private investment in our commercial districts and completion of the Vibrant Uptown Project. The latter will infuse over \$3M in public investment in the Uptown corridor. The Economic Development Council (EDC) will be looking to implement actions items outlined in a recently completed Uptown Strategic Plan (2016) and EDC Work Plan which is reviewed and adopted annually. This plan calls for bold new approach(es) to maintaining our Central Business District’s (CBD) vitality. Planning for the second phase of Vibrant Uptown (VU2) shall commence. This second phase will be addressing Placemaking principles and focusing on areas not addressed in the first phase such as, but not limited, to Parse Way, Clearview Common, and gateways into Uptown.

As noted above, Uptown Mt. Lebanon was accepted into the State’s Main Street program in 2014 and again in December of 2019. This program places the CBD in a competitive position for scarce State investment dollars such as façade grants, reinvestment loans and technical assistance. The

National Main Street Center recognized Uptown Mt. Lebanon as a national model in 2021.

Planning and Development Projects

In 2021, the Planning Board recommended, and Commission approved, a text amendment to the Zoning Ordinance. The text amendment removed the R-3 zoning district from the prohibition of no more than one primary structure per lot. The R-1 and R-2 districts still have the prohibition.

The Planning Board recommended approval of the Cedar Place land development plan. Flash Point Partners, LLC owns the property at 62 Cedar Blvd and proposed to construct a Two-family Dwelling with associated grading, landscaping, and stormwater management. The property is zoned as R-4 Residential. Two-Family Dwellings are a Use By Right in the R-4 District. The project received preliminary approval and final approval in 2021. Construction began in 2021 and is anticipated to finish in 2022.

The Planning Board recommended approval of the Castlegate Green land development plan. The Community Builders, Inc. has an equitable interest in the property located at 2904 Castlegate Avenue. The developer proposed a multi-family development with 51 residential units on the parcel. There will be seven structures with residential units, along with a building to serve as a management office. The developer will also construct associated parking, utilities, and stormwater management infrastructure to serve the development. The property is zoned R-4 Residential with a Continuing Care overlay. The property received preliminary and final approval in 2021. Construction is anticipated to begin in 2022.

The Planning Board recommended approval of the Mt. Lebanon Platform Tennis Hut site plan. The Municipality of Mt. Lebanon owns the existing platform tennis courts and warming hut in Main Park. The Mt. Lebanon Platform Tennis Association proposes to renovate the existing warming hut with the addition of a second floor, bathrooms, and an outdoor seating deck. The property is zoned OS-A Open Space-Active. Facilities incidental to the operation of public recreational uses are a conditional use in the OS-A District. The site plan was granted preliminary and final approval in 2021. The conditional use application was granted approval in 2021. Associated utility work began in 2021. Construction is anticipated to begin in 2022.

In 2021, the Planning Board received and reviewed a land development application for the property at 50 Moffett Street. Craft Pittsburgh USA, Inc. has an equitable interest in the property located at 50 Moffett Street and is requesting preliminary approval of a land development plan to construct nine townhouse units consisting of 41 townhouse dwellings on the site. The property is zoned as R-3 Residential. Section 204.2 of Chapter XX, Zoning, of the Mt. Lebanon Code identifies "Townhouses" as a Use By Right in the R-3 Single-family residential zoning district. Preliminary approval was tabled at the December 2021 Planning Board meeting. The project will continue to appear before the Planning Board in 2022.

In 2021, the Planning Board recommended approval of two (2) subdivision plans. These plans included a lot line revision on Osage Road and a minor subdivision plan on Washington Road.

In 2021, the Planning Board also granted an extension of the preliminary approval for the Primanti Brothers site plan. Primanti Brothers had received preliminary approval in 2020 and delayed their building expansion project due to the COVID pandemic. The project received final approval from the Municipality in 2021.

Construction was completed on the St. Clair Hospital Ambulatory Care Center project in 2021. The project spans the border of Mt. Lebanon and Scott Township and was approved by both municipalities in 2018. Construction of the new roadway for North Wren Drive in Scott Township occurred in 2018. Construction on the ambulatory care center portion of the project in Mt. Lebanon began in 2019. The new facility opened to the public in 2021.

School District

The Mt. Lebanon School District is recognized as a leader in academic excellence in the country. This reputation, along with continuing achievements by faculty and students, continues to be a strong attraction for young families to the community.

Mt. Lebanon School District ranked #3 in Allegheny County and #5 in the state in the 2021 Pittsburgh Business Times Guide to Western PA Schools. The annual Honor Roll ranks the 105 school districts in the region and the 495 districts in the state based on three years of scores from the Pennsylvania System of School Assessment tests. Mt. Lebanon Schools have ranked among the top five schools on the list since it was first published in 2005.

The Mt. Lebanon School District ranks among the best school districts in the state and region in the 2022 Niche Rankings. Niche ranks the District #32 in the country, #2 in the region, and #5 in PA. The Niche website rates schools across the state and nation using data from the U.S. Department of Education, surveys and reviews.

The Mt. Lebanon School District was named among the Best 100 Communities for Music Education (BCME) in 2021 by the NAMM Foundation. BCME is a nationwide survey that acknowledges schools and districts across the U.S. for their commitment and support for music education as part of the core curriculum. This is the 13th year in a row that the Mt. Lebanon School District has been designated a Best Community for Music Education.

The Association of School Business Officials International (ASBO) awarded the Mt. Lebanon School District with the Meritorious Budget Award (MBA) during the 2021-2022 budget year. The MBA promotes and recognizes excellence in school budget presentation and is conferred only to school districts whose budgets have undergone a rigorous review by financial professionals and have met or exceeded the program's stringent criteria. This is the 27th year in a row the District was selected for this award.

The Association of School Business Officials (ASBO) International has awarded Mt. Lebanon School District its Certificate of Excellence in Financial Reporting for the 36th year in a row for

excellence in financial reporting and accountability for its Comprehensive Annual Financial Report for the fiscal year ending 2020.

Mt. Lebanon High School was honored by the U.S. Department of Education as 1 of 46 schools from across the United States to receive the distinction as a U.S. Department of Education Green Ribbon School for innovative efforts to reduce environmental impact and utility costs, improve health and wellness for students and staff, and provide effective environmental and sustainability education.

MAJOR INITIATIVES

Like many other local governments, the Municipality was impacted operationally by the COVID-19 pandemic. During the calendar year 2021, the Municipality began to return to the service levels seen prior to 2020. The Municipality has had good revenue streams during the entire pandemic, which has allowed the services to come back when the time was deemed appropriate.

The Municipality's two main revenue sources – real estate and earned income taxes – account for 68.6% of the revenue for the General Fund, the Municipality's main operating fund. As part of the 2021 budget, the Commission held the line on real estate taxes at 4.71 mills.

The Southwest Allegheny County Tax Collection District's appointed collector, Jordan Tax Service, collects the Municipality and School District's earned income tax. The rate for the Municipality is 0.8% and the School District is 0.5%. Under the employer mandated withholding system, employers typically submit quarterly. The Municipality monitors earned income taxes based on those quarterly collections. In 2021, net earned income taxes increased 1.5% when compared to the prior year. When analyzing quarterly collections, collections for prior tax years (2020 and prior) were the same when compared to the same collection periods from prior years. Current year collections increased 5.2% when compared to the same periods in the prior year. This was expected as the Municipality saw a dip in collections in mid-2020 due to the pandemic. As we enter 2022, the Municipality will continue to monitor collection patterns to establish appropriate baselines for the budget process.

The Municipality has an ordinance that establishes a funding requirement for streets, based on their condition assessment. These improvements cannot be funded through debt or with a tax increase. In 2021, this policy was met with funding for street construction provided by two sources - \$1.6 million from the General Fund and \$576,159 for curb work from the storm water fee.

Major annual projects continued on sanitary sewers to meet the federal consent order and other requirements. In 2021, sanitary sewer capital expenditures totaled \$1.6 million; all funded by a surcharge on the ALCOSAN bills. In addition to replacement and construction of new sewer lines, sewer lines were televised, cleaned, and treated and manholes were rehabilitated throughout the Municipality. In the last eleven years, \$17.3 million has been spent on sanitary sewer

improvements. Currently, the sanitary sewer fee is \$4.05 per thousand gallons of water used but it is anticipated this fee will need to be raised in the future to pay for required improvements.

In its tenth full year, the storm water fee generated \$1.4 million, which can be used for improvements to and maintenance of the storm water system. The fee is based on an impervious surface calculation and billed at a rate of \$8 per month per unit of impervious surface, with single family residential property paying one unit (\$96 per year), and higher rates for multi-family, commercial and tax-exempt properties. In the last ten years, \$9.9 million has been spent on storm water capital projects to maintain, enhance, and expand the storm sewer system.

The Municipality completed projects initiated in 2021 funded by the 2019 and 2020 bond issues. Activity in 2021 included improvements to the library building roof, storm sewer culvert near the public works facility, initial phases of the Vibrant Uptown project, and improvements at various facilities in the Municipality. In addition, a new pocket park was graded and finished at Robb Hollow park.

In order to capitalize on financial opportunities like favorable bond markets and grant opportunities, the Municipality uses a five-year Capital Improvement Program (CIP) that is updated on an annual basis. The CIP maps the Municipality's highest priority capital needs into a preliminary schedule of expenditures. This important management tool links major infrastructure needs with the Municipality's financial capacity. The current five-year CIP details the continuation of addressing infrastructure and other needs through the year 2026. The 2022 adopted budget provides over \$11.9 million for capital projects and improvements, including the 2019 and 2020 bond issue projects.

Finally, the Municipality will be completing a Parks and Recreation Master Plan in early 2022. This plan should be incorporated into our update to the 10-year Comprehensive Plan that will be completed sometime in 2023. With these plans in tow, the Municipality and its residents should have a guide to the priorities for spending for the remainder of the decade.

FINANCIAL OPERATIONS

Systems and Controls

Accounting

In developing and evaluating the Municipality's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding (1) the safeguarding of assets against loss from unauthorized use or disposition and (2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived and (2) the evaluation of costs and benefits requires estimates and judgments by management.

The finance department continually reviews established policies and procedures to control and reduce risks. We believe that the Municipality's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

Budget

The budgeting technique based on Zero Based Budgeting (ZBB) was used again in preparing the 2020 budget. Each program and activity must be justified, thereby providing increased accountability in the operating departments. Service levels are developed to focus attention on units of service within a decision unit (or cost center). This budget format allows elected officials to focus on overall service priorities and provides for an optimum mix of services within revenue constraints.

Budgetary control is maintained at the fund level, with operating departments charged with the maintenance of budgeted expenditures as a whole. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the governmental funds including the General Fund, Special Revenue Funds (excluding the Library Operating Fund and Industrial Development Authority Fund), and Capital Project Funds. A budget is also adopted for the one enterprise fund (Parking). Budgetary control for the Debt Service Fund is maintained through provisions of related trust indentures. Note 1E further describes the budget policies of the Municipality.

A more detailed explanation and description of municipal operations can be found in the Management's Discussion and Analysis (MD&A) section immediately following the report of the independent auditors.

Policies

Over the years, the finance department has instituted a number of financial policies in order to provide assurance that financial operations occur in a consistent manner from department to department. These policies also enhance the safeguards for internal controls and budgetary compliance. Some of the more significant policies include those related to the purchasing system, including a checklist for contract compliance and approval; deposits, cash and credit transactions; fixed assets, grants, fraud, and related party transactions. In addition, the Municipality has adopted a debt policy under which a framework for the issuance of long-term debt has been established.

The Commission adopted a number of financial policies in 2011 to guide future budgets and provide a stable financial foundation. These include a minimum pension funding requirement even when pension assets exceed liabilities, a requirement for a budget balanced without use of unassigned fund balance, a phase-out of unassigned fund balance used to support current levels of pension funding, new multi-year service levels only budgeted if a source of funding is identified, minimum capital spending level funded by General Fund revenues, a requirement to have a capital improvement discussion after prior year financials are released, a minimum level

for unassigned fund balance and a plan for restoration if the minimum is violated, how unassigned fund balance can be used in the budget, a comprehensive debt policy, and a budget amendment process.

In 2015, the Commission enhanced the financial policies by adopting an ordinance to enhance the thresholds for the General Fund unassigned fund balance. Prior to 2015, the stated goal for the General Fund unassigned fund balance was 10% of expenditures. The ordinance passed in October 2015 increased the stated minimum goal to 12% of expenditures with the intention of progressively increasing unassigned fund balance levels to 15% of expenditures. At the end of 2021, the unassigned fund balance was 16.7% of General Fund expenditures.

AWARDS AND ACKNOWLEDGEMENTS

Independent Audit

Pursuant to Section 912 of the Charter, an audit of the accounts and financial statements has been performed by an independent accounting firm. The external audit firm of Maher Duessel performed the audit, and their report is included in the Financial Section herein.

In addition to the required audit, which included all funds of the Municipality (including the Library), a separate audit was performed for the Real Estate Tax Collector. A separate audit report has been issued.

For 2021, the Municipality was not required to comply with the provisions of the Single Audit Act, as amended, as the federal funds expended did not total \$750,000. If appropriate, the Municipality will perform separate program audits.

Certificate of Achievement

In 2022, the Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Municipality for its ACFR for the fiscal year ended December 31, 2020. The Municipality has received this award for 45 consecutive years, the longest in Pennsylvania.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized ACFR, whose contents conform to program standards. Such reports must satisfy both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to Certificate of Achievement Program requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgements

The publication of this ACFR continues to reinforce the accountability of the Municipality to the taxpayers of the community. A note of sincere appreciation is extended to the many conscientious people who have contributed a significant amount of time and dedicated efforts to the preparation of this report. This report would not be possible without the dedicated services of the finance and administration offices and the support of all other municipal departments.

Gratitude is also extended to the elected officials of the Municipality for their cooperation and interest in the financial operations of the Municipality. The Mt. Lebanon Commission's maintenance of the highest standards of professionalism in the management of the Municipality's finances is greatly appreciated. With the continued support of the Mt. Lebanon Commission, we will be able to continue the quality of municipal government for which the Municipality is known.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'A. McCreery', written in a cursive style.

Andrew McCreery, CPA
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Municipality of Mt. Lebanon
Pennsylvania**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2020

Christopher P. Morill

Executive Director/CEO

MT. LEBANON, PENNSYLVANIA

ORGANIZATIONAL CHART

DECEMBER 31, 2021



MT. LEBANON, PENNSYLVANIA

PRINCIPAL OFFICERS

COMMISSION



Mindy Ranney
President



Andrew Flynn
Vice President



Craig Grella



Leeann Foster



Steven Silverman

STAFF

Keith McGill, *Manager*

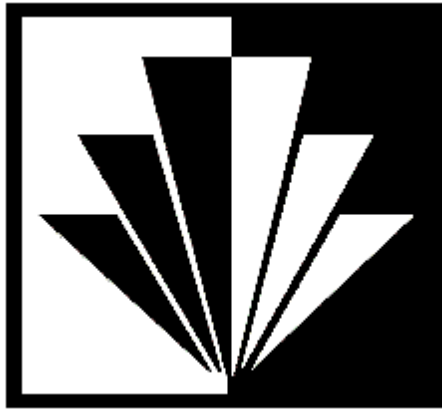
Andrew McCreery, CPA, *Finance Director*

David Donnellan, *Recreation Director*

Rudy Sukal, Jr., *Public Works Director*

Aaron Lauth, *Police Chief*

Nicholas Sohyda, *Fire Chief*



FINANCIAL

SECTION

Independent Auditor's Report

**The Commission of the Municipality
of Mt. Lebanon, Pennsylvania**

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Municipality of Mt. Lebanon, Pennsylvania (Municipality), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Municipality's basic financial statements as listed in the table of contents.

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, each major fund, and the aggregate remaining fund information of the Municipality, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof, and the respective budgetary comparison for the General Fund and Sewage Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Municipality and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Municipality's ability to continue as a going concern for twelve months beyond the financial

statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Municipality's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Municipality's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Municipality's basic financial statements. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

We have also previously audited, in accordance with auditing standards generally accepted in the United States of America, the Municipality's basic financial statements for the years ended December 31, 2020 and 2019, which are not presented with the accompanying financial statements, and we expressed unmodified opinions on the respective financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information. Those audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the Municipality's basic financial statements as a whole. The individual fund financial statements related to 2020 and 2019 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 2020 and 2019 basic financial statements. The information has been

The Commission of the Municipality
of Mt. Lebanon, Pennsylvania
Independent Auditor's Report

subjected to the auditing procedures applied in the audit of those 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 individual fund financial statements related to 2020 and 2019 are fairly stated in all material respects in relation to the basic financial statements from which they were derived.

Other Information

Management is responsible for the other information listed in the table of contents. The other information listed in the table of contents does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Maher Duessel

Pittsburgh, Pennsylvania
April 7, 2022

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

This section of the Municipality of Mt. Lebanon's (Municipality) annual comprehensive financial report presents a narrative overview and analysis of the Municipality's financial performance for the fiscal year ended December 31, 2021. Please read this Management's Discussion and Analysis in conjunction with the preceding transmittal letter and the accompanying financial statements and notes, which follow in order to obtain a thorough understanding of the Municipality's financial condition at December 31, 2021.

RESULTS IN BRIEF

- Total assets and deferred outflows of resources of the Municipality's governmental activities exceeded its liabilities and deferred inflows of resources at the close of the most recent year by \$120,622,616 (net position). Of this amount, \$11,761,017 (unrestricted net position) may be used to meet the Municipality's ongoing obligations to its citizens and creditors.
- The Municipality's governmental activities total net position increased from 2020 by \$11.0 million, or 10.1% and unrestricted net position increased by \$3.4 million, or 41.4% in 2021.
- Net investment in capital assets (net capital assets net of related debt) was \$92,471,301 at December 31, 2021, an increase of \$3.8 million.
- The Municipality did not issue any general obligation bonds in 2021.
- The Municipality's real property tax rate remained at 4.71 mills and the earned income tax rate remained at 0.8%.
- The total fund balance for governmental funds was \$25,418,751 at December 31, 2021, with \$6,551,600 in unassigned fund balance.
- The General Fund had a total fund balance of \$9.1 million, of which \$6.6 million was unassigned. The total fund balance for the General Fund increased by \$269,815, or 3.1% and the unassigned fund balance increased by \$301,881, or 4.8%.
- The unassigned fund balance in the General Fund is 16.7% of the General Fund's total expenditures, including capital transfers.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

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- At December 31, 2021, the Municipality had \$24.4 million of debt outstanding. This represents a decrease of \$2,930,000, or 10.7% from the previous year. The amount of outstanding direct debt per capita decreased from \$803 to \$717.
 - The Municipality's business-type activities (Parking Fund) net position increased by \$13,028, or .002% in 2021. The unrestricted portion of net position increased by \$147,940 or 21.6%.
 - The plan net position held in trust to pay pension benefits increased \$15.4 million or 12.4% in 2021. Plan net position in the other postemployment benefits trust increased \$309,916 or 13.5% in 2021.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial section of this report consists of three parts: Management's Discussion and Analysis, the basic financial statements (including notes to financial statements), and combining and individual fund statements. The basic financial statements present two different views of the Municipality through the use of government-wide financial statements and fund financial statements:

- The first two statements (pages 47-48) are government-wide financial statements that provide long-term and short-term information about the Municipality's overall financial status.
- The remaining statements (pages 49-59) are fund financial statements that focus on individual parts of municipal government, reporting operations in more detail than the government-wide statements.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

The fund financial statements include:

- The governmental funds statements (pages 49-54) describe how general government services such as public safety and recreation were financed. A budgetary comparison statement is provided for the General Fund and certain Special Revenue Funds to demonstrate compliance.
- The proprietary fund statements (pages 55-57) offer financial information about the activity (parking) that the Municipality operates as a business.
- Fiduciary fund statements (pages 58-59) provide information about the retirement and other postemployment benefit plans for municipal employees in which the Municipality acts solely as a trustee or agent for the benefit of others. Fiduciary funds are not reflected in the government-wide financial statements because the resources cannot be used to support municipal activities.

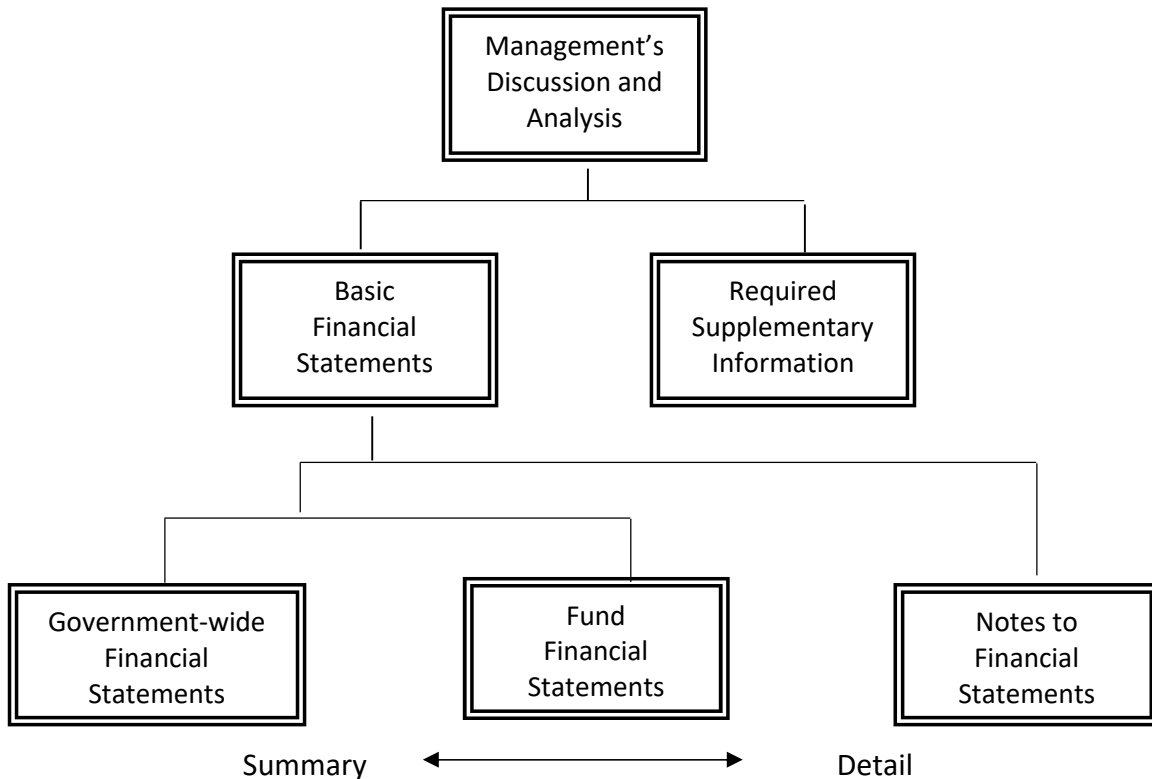
The financial statements include notes that provide an explanation for certain information in the financial statements and also provide more details for this information. The notes are followed by a section of required supplementary information that further explains and supports the information in the financial statements. Figure 1 shows how the required parts of this annual report are arranged and relate to one another. In addition to these required elements, the section on pages 120-147 provides additional details on the major governmental funds, combining and detail statements for the other governmental funds that are presented in a single column in the basic financial statements, an additional detail statement for the operations of the proprietary fund and combining statements for the fiduciary funds that are presented in a single column in the basic financial statements.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Figure 1
REQUIRED COMPONENTS OF THE
COMPREHENSIVE ANNUAL FINANCIAL REPORT



Government-wide Financial Statements

The government-wide financial statements report information about the Municipality as a whole using accounting methods similar to those used by private-sector companies. These statements report the Municipality's net position and how it has changed.

The statement of net position includes all of the Municipality's assets, deferred outflows of resources, liabilities and deferred inflows of resources, except fiduciary funds. Net position, the difference between the Municipality's assets and deferred outflows of resources and liabilities and deferred inflows of resources, is one way to measure the Municipality's financial health. Over time, increases or decreases in the Municipality's net position may be an indicator of whether its financial health is improving or deteriorating.

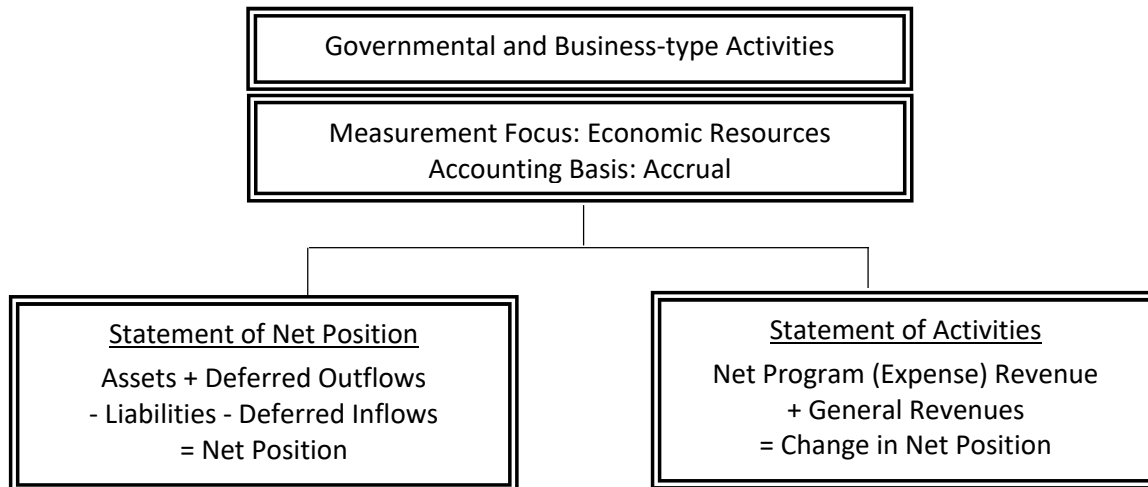
MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

The statement of activities focuses on how the Municipality's net position changed during the year. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. Additional non-financial factors such as changes in the Municipality's real property tax base and general economic conditions must be considered to assess the overall position of the Municipality. The primary features of government-wide financial statements are reflected in Figure 2.

Figure 2
GOVERNMENT-WIDE FINANCIAL STATEMENTS



The Municipality's government-wide financial statements are divided into two categories:

- *Governmental activities* - Includes the Municipality's basic services, such as police, fire, public works, recreation, staff offices, and general administration. Property and earned income taxes, charges for services, and grants finance most of these activities.
- *Business-Type Activities* – Includes the operations of the Parking Fund (an enterprise fund), which covers the costs of parking operations through user fees and charges.

The government-wide financial statements do not include any component units presently on a discrete basis. All component units of the Municipality are blended.

MT. LEBANON, PENNSYLVANIA

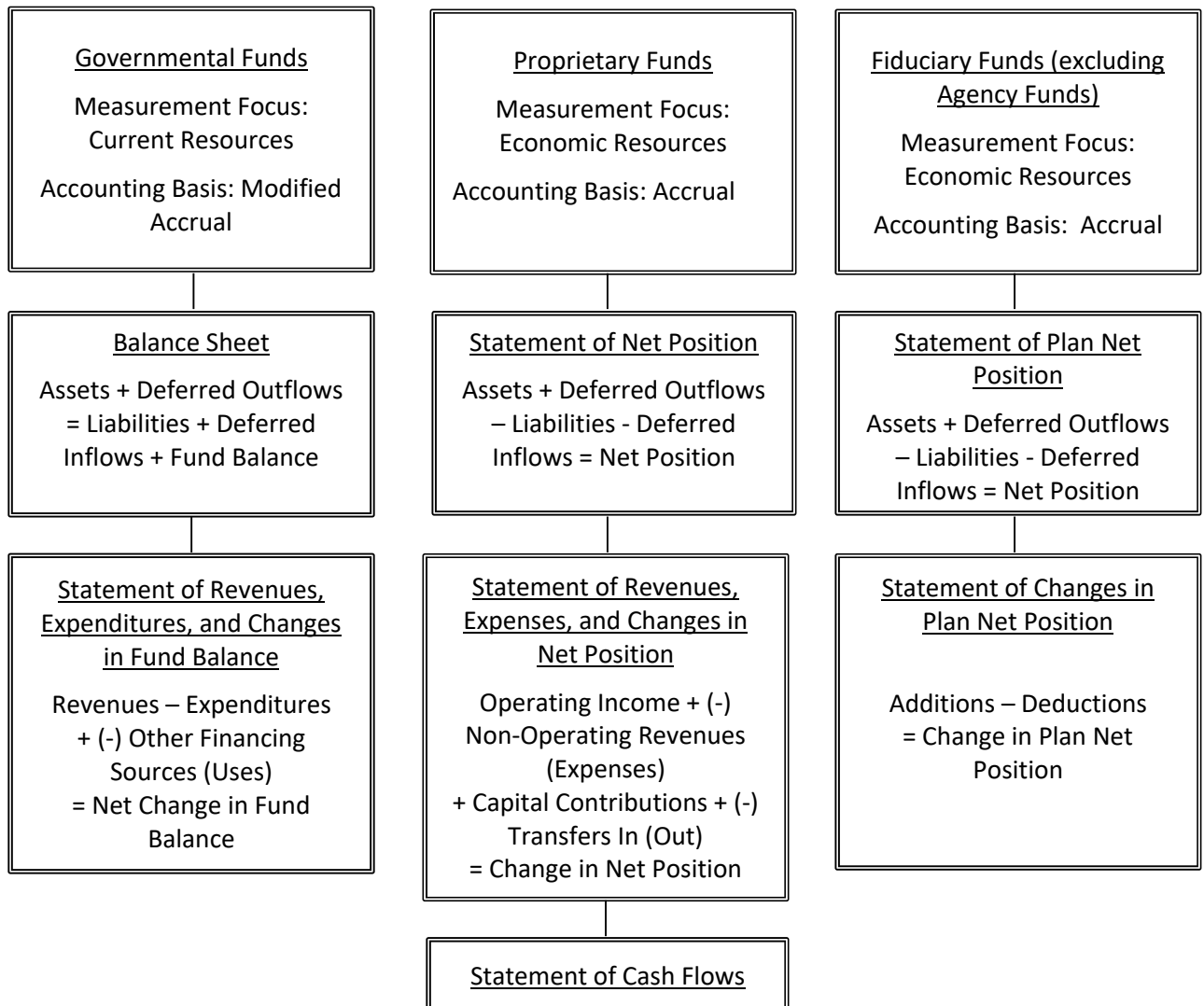
MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Fund Financial Statements

The fund financial statements provide more detailed information about the Municipality's most significant funds, not the Municipality as a whole. Funds are accounting groups that the Municipality uses to keep track of specific sources of funding and spending for particular purposes. Some funds are required by state law. The primary features of the fund financial statements are presented in Figure 3.

Figure 3
FUND FINANCIAL STATEMENTS



MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

The Municipality maintains three kinds of funds:

- *Governmental funds* – Reports activities of the Municipality's basic services in governmental funds, which focus on (1) how cash and other financial assets that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Consequently, the governmental funds statements provide a detailed short-term view that help to determine whether there are more or fewer financial resources that can be spent in the near future to finance the Municipality's programs. 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 each related governmental fund financial statement.
- *Proprietary fund* – Reports the same type of information for the activity (parking), as is reported in the business-type activities column in the government-wide financial statements. The statements for this fund simply presents more detail on the fund's operation.
- *Fiduciary funds* – Reports activities of three single-employer pension plans (General Employee's, Police Officer's, and Firefighter's) and an Other Postemployment Benefits (OPEB) plan. The Municipality functions as the trustee, or fiduciary, for these plans. The Municipality is responsible for ensuring that the assets reported in these funds are used for their intended purposes. All of the Municipality's fiduciary activities are reported in a separate statement of plan net position and a statement of changes in plan net position. These activities are excluded from the Municipality's government-wide financial statements because the Municipality cannot use these assets to finance its operations.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

FINANCIAL ANALYSIS OF THE MUNICIPALITY AS A WHOLE

The Municipality's net position for its governmental and business-type activities at December 31, 2021 and 2020 are presented below.

	Governmental Activities		Business-type Activities	
	2021	2020	2021	2020
ASSETS				
Current and other assets	\$ 53,320,195	\$ 44,854,425	\$ 1,042,239	\$ 858,736
Capital assets	114,255,146	111,882,327	7,683,705	7,898,617
Total Assets	167,575,341	156,736,752	8,725,944	8,757,353
DEFERRED OUTFLOWS OF RESOURCES	3,179,356	1,316,181	-	-
LIABILITIES				
Current and other liabilities	6,822,451	9,198,205	147,873	217,344
Noncurrent liabilities	26,883,374	26,464,554	346,390	321,356
Total Liabilities	33,705,825	35,662,759	494,263	538,700
DEFERRED INFLOWS OF RESOURCES	16,426,256	12,805,542	-	-
NET POSITION				
Net investment in capital assets	92,471,301	88,715,893	7,398,705	7,533,617
Restricted	16,390,298	12,552,251	-	-
Unrestricted	11,761,017	8,316,488	832,976	685,036
Total Net Position	\$ 120,622,616	\$ 109,584,632	\$ 8,231,681	\$ 8,218,653

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

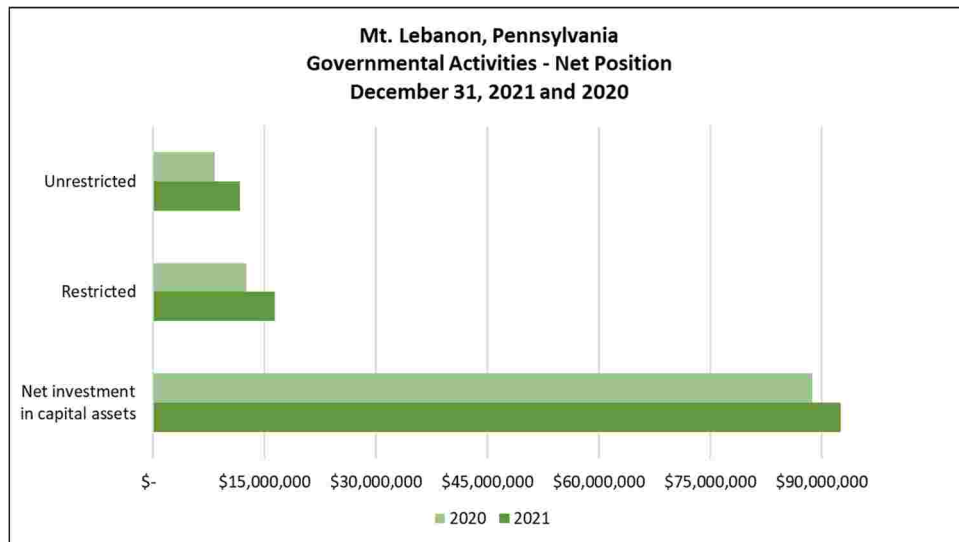
DECEMBER 31, 2021

Governmental Activities

Net Position

The net position of governmental activities increased from the previous year by \$11.0 million, or 10.1%, to \$120.6 million. Of this amount, \$92.5 million represents the net balance of long-term capital assets and long-term debt. The \$16.4 million in restricted net position is comprised of \$12,471,165 for infrastructure upgrades, \$3,636,928 for pension assets not deferred elsewhere, \$266,680 for donor restricted purposes for the Mt. Lebanon Public Library and \$15,525 for industrial development activities. The unrestricted net position of \$11.8 million represents funds available to maintain operations or to provide for the payments of long-term debt at the governmental activities level.

The following chart graphically depicts the governmental activities net position at December 31, 2021 and 2020:



Capital Assets

The largest portion of the Municipality's net position (76.7%) accounts for the investment of capital assets (such as infrastructure, buildings, vehicles, and equipment), less any related outstanding debt used to acquire these assets. The Municipality maintains and uses these capital assets to meet the service demands of its residents and therefore these

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

assets are not available for future spending. The net investment in capital assets is reported net of related debt (except for unspent bond proceeds). Resources necessary to repay this debt will be required to be provided from other resources, since the capital assets themselves cannot be used to liquidate these liabilities. Please see Note 6 – Capital Assets for a more detailed schedule of municipal capital assets.

Change in Net Position

In order to more fully understand the composition of the changes in net position for the current year, the following chart presents additional details regarding the result of governmental and business-type activities for the fiscal years ended December 31, 2021 and 2020:

	Governmental Activities		Business-type Activities	
	2021	2020	2021	2020
Revenues:				
Program revenues:				
Charges for services	\$ 17,871,800	\$ 16,895,290	\$ 1,704,167	\$ 1,356,516
Operating grants and contributions	3,914,410	4,018,551	-	-
Capital grants and contributions	416,809	324,482	-	-
General revenues:				
Real estate taxes	12,990,197	12,909,098	-	-
Earned income taxes	13,622,877	13,135,608	-	-
Other, including interest	4,098,385	3,978,425	815	4,944
Total revenues	52,914,478	51,261,454	1,704,982	1,361,460
Program Expenses:				
General government	4,839,354	4,931,438	-	-
Community development	563,788	551,669	-	-
Public works	20,115,421	19,454,765	-	-
Human services	2,520,950	2,481,193	-	-
Culture and recreation	3,451,649	2,890,377	-	-
Public safety:				
Police	6,201,629	7,736,965	-	-
Fire	2,625,080	2,755,255	-	-
Other	1,015,245	809,148	-	-
Interest on long-term debt	543,378	647,717	-	-
Parking	-	-	1,691,954	1,553,022
Total expenses	41,876,494	42,258,527	1,691,954	1,553,022
Increase (decrease) in net position before transfers	11,037,984	9,002,927	13,028	(191,562)
Transfers	-	151,420	-	(151,420)
Increase (decrease) in net position	11,037,984	9,154,347	13,028	(342,982)
Net position-beginning	109,584,632	100,430,285	8,218,653	8,561,635
Net position-ending	<u>\$ 120,622,616</u>	<u>\$ 109,584,632</u>	<u>\$ 8,231,681</u>	<u>\$ 8,218,653</u>

MT. LEBANON, PENNSYLVANIA

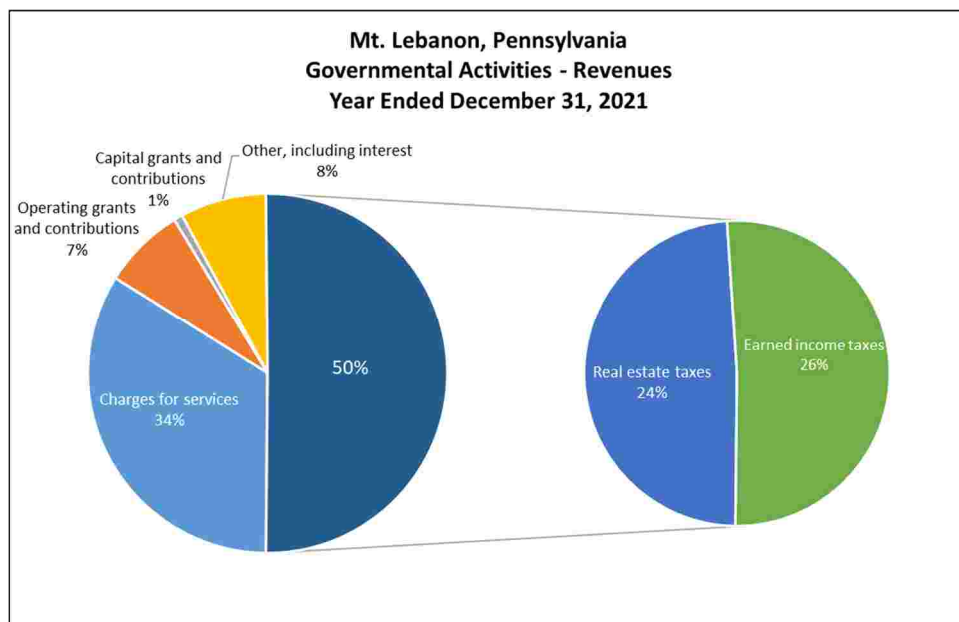
MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Revenues

Total revenues for governmental activities of \$52.9 million were largely derived from charges for services, real estate taxes, and earned income taxes (84.1%). Real estate taxes and earned income taxes make up 86.8% of all taxes collected by the Municipality. All sources of taxes provide 58.0% of the Municipality's revenue. Charges for services includes sewer processing, storm water management, recreation programs, joint programs (animal control, tax collection, and crossing guards), cable franchise fees, fines and penalties, licenses and permits, as well as magazine advertising and other revenues generated by user fees.

The following chart graphically depicts the governmental activities sources of revenues for the fiscal year ended December 31, 2021:



Overall governmental activities revenues increased \$1,653,024, or 3.2%. Highlighted below are the major program revenue variances.

- **Charges for services** increased \$976,510 due to increases recreation revenue. Recreation revenue was down in 2020 due to COVID-19 restrictions. Revenue rebounded in 2021, increasing \$1.2 million in 2021. All other charges for service remained stable in 2021 compared to 2020.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

-
- **Capital grants and contributions** increased \$92,327 due to funding received in 2021 not received in 2020. **Operating grants and contributions** received in 2021 were lower than 2020 due to annual state funding being lower than prior years.

Earned income tax collections continued to rebound after a slight dip due to COVID-19. Since the 3rd quarter of 2020, earned income tax collections have continued to increase at an average of 1.5% per month when compared to the prior period annual collections to date. These strong collection numbers contributed to an increase of \$487,269, or 3.7% on a government-wide basis.

The Municipality's third largest revenue source is real estate tax. Assessment values are given to the Municipality by Allegheny County (County). Since the County does not have a specified duration between county-wide reassessments, the 2013 county-wide reassessment will be the base year value for properties in the Municipality from 2013 forward unless the County decides or is forced to reassess all properties.

In January 2021, the County delivered certified real estate assessments using 2013 as the base year. Although the base year is 2013, some property assessments do change throughout the year through owner or taxing body filed appeals. In 2021, the net increase in taxable assessed value was \$16,611,020 or 0.6%. Current real estate tax collections increased by \$211,120 or 1.7% compared to prior year collections due to the Mt. Lebanon Commission returning the face period to September 30th for the 2021 collection year.

Real Estate Transfer Tax, which is shown under the other category, increased \$153,271, or 6.6% compared with the prior year. The increasing tax collection totals for the Municipality continue to show the strong resident employment earning rate and housing market.

Program Expenses

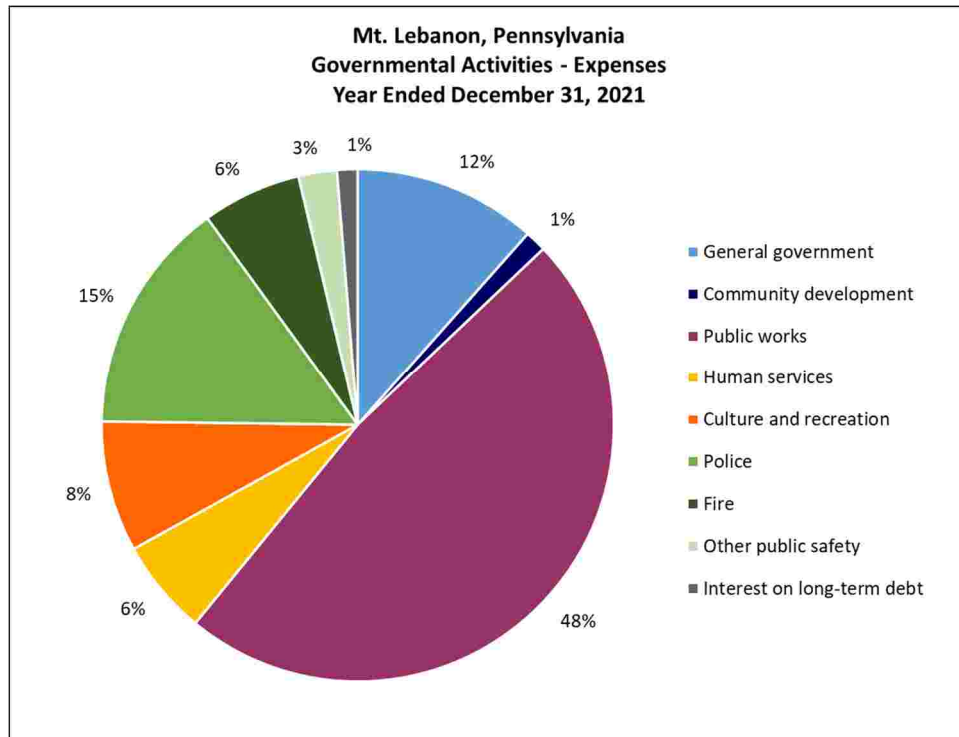
Total 2021 program expenses for all programs were \$41.9 million. The expenses reflect the delivery of a range of services, with the two largest areas being public works and public safety. Public safety has two operational departments – police and fire. The third largest area is general government, which includes administration, legal services, public information, information technology, insurance, and finance/tax functions.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

The following chart graphically depicts the governmental activities program expenses for the fiscal year ended December 31, 2021:



Decreases in program expenses from the prior year totaled \$382,033. Highlighted below are the major program expense variances exclusive of pension expense decreases related to Governmental Accounting Standards Board (GASB) Statement No. 68. A separate table has been provided to show the net decreases in functional areas related to pension.

- **General Government** expenses decreased due to operational decreases of 0.3%.
- **Community Development** expenses increased due to activities restarting as COVID-19 restrictions were eased.
- **Public Works** experienced increases in capital related expenditures including depreciation and commodity purchases netted with contractual savings.
- **Human Services** had increases in appropriations to the Library due to COVID-19 restrictions easing, which caused personnel and programming increases.
- **Culture and Recreation** increased 21.9% compared to 2020 due to activities at the Recreation Center and Seasonal Programs restarting after COVID-19 restrictions were eased.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

- **Public Safety** overall saw an increase of 2.1% compared to 2020. This increase was a combination of increased personnel in the fire department and animal control coupled with retirements in the police department.
- **GASB Statement No. 68** recognizes certain costs and changes related to defined benefit pension plans in a different manner than is required by the Commonwealth of Pennsylvania (State), which causes a difference in pension expense for governmental activities. The primary cause of the difference is due to the recognition of pension expense components immediately or at a reduced deferral rate, which differs from the State's allowances.

The cumulative effect on the statement of activities was a decrease to pension expense of \$3,092,711. This is the difference between the annual required pension contribution per State regulations and the expense calculated for GASB Statement No. 68. The pension expense calculation for GASB Statement No. 68 has no effect on the contributions required by the State and will have no impact on the Municipality's budget for 2022 and future years. The effects of the calculation, as shown below, is only for government-wide financial statement purposes.

Pension Expense for GASB 68	GASB 68 Pension Expense for Defined Benefit Pension Plans		
	2021	2020	Inc/(Dec)
<u>Governmental Activities</u>			
General government	\$ (219,590)	\$ (141,152)	\$ (78,438)
Community development	(139,739)	(89,824)	(49,915)
Public works	(538,993)	(346,464)	(192,529)
Human services	(219,590)	(141,152)	(78,438)
Culture and recreation	(199,627)	(128,320)	(71,307)
Public safety:			
Police	(3,424,154)	(2,214,592)	(1,209,562)
Fire	(1,164,851)	(818,930)	(345,921)
Other	(199,627)	(128,319)	(71,308)
Total Increase/(Decrease) for GASB 68 Pension Expense	<u>\$ (6,106,171)</u>	<u>\$ (4,008,753)</u>	<u>\$ (2,097,418)</u>
Pension Expense (Municipal Contributions)	<u>\$ 3,013,460</u>	<u>\$ 3,130,536</u>	<u>\$ (117,076)</u>
Total Pension Expense for GASB 68	<u>\$ (3,092,711)</u>	<u>\$ (878,217)</u>	<u>\$ (2,214,494)</u>

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

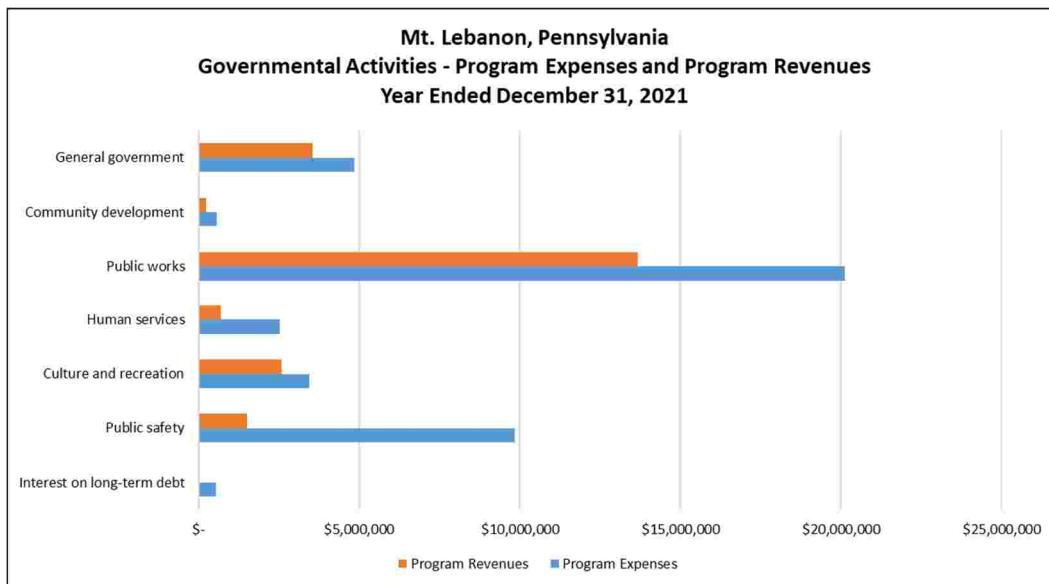
DECEMBER 31, 2021

Net Expense/Revenue by Program

Net program expenses/revenues indicate the amount of support required from taxes and other general revenues for the year.

Primary Government:	Net (Expense) Revenue		
	2021	2020	Inc/(Dec)
General government	\$ (1,304,193)	\$ (1,280,730)	\$ 23,463
Community development	(337,944)	(355,132)	(17,188)
Public works	(6,453,896)	(5,888,556)	565,340
Human services	(1,825,171)	(1,744,302)	80,869
Culture and recreation	(877,847)	(1,473,581)	(595,734)
Public safety:			
Police	(5,678,558)	(6,911,267)	(1,232,709)
Fire	(2,417,210)	(2,514,304)	(97,094)
Other	(235,278)	(204,615)	30,663
Interest on long-term debt	(543,378)	(647,717)	(104,339)
Total Net Expenses	<u>\$ (19,673,475)</u>	<u>\$ (21,020,204)</u>	<u>\$ (1,346,729)</u>

The total net expense decreased \$1,346,729 or 6.4% from 2020 to 2021. The reasons for this decrease can be attributed to revenue and expense changes already discussed, such as a decrease in pension expense and project activities throughout different departments. The chart below graphically depicts the governmental activities program revenues and program expenses for the fiscal year ended December 31, 2021.



MT. LEBANON, PENNSYLVANIA

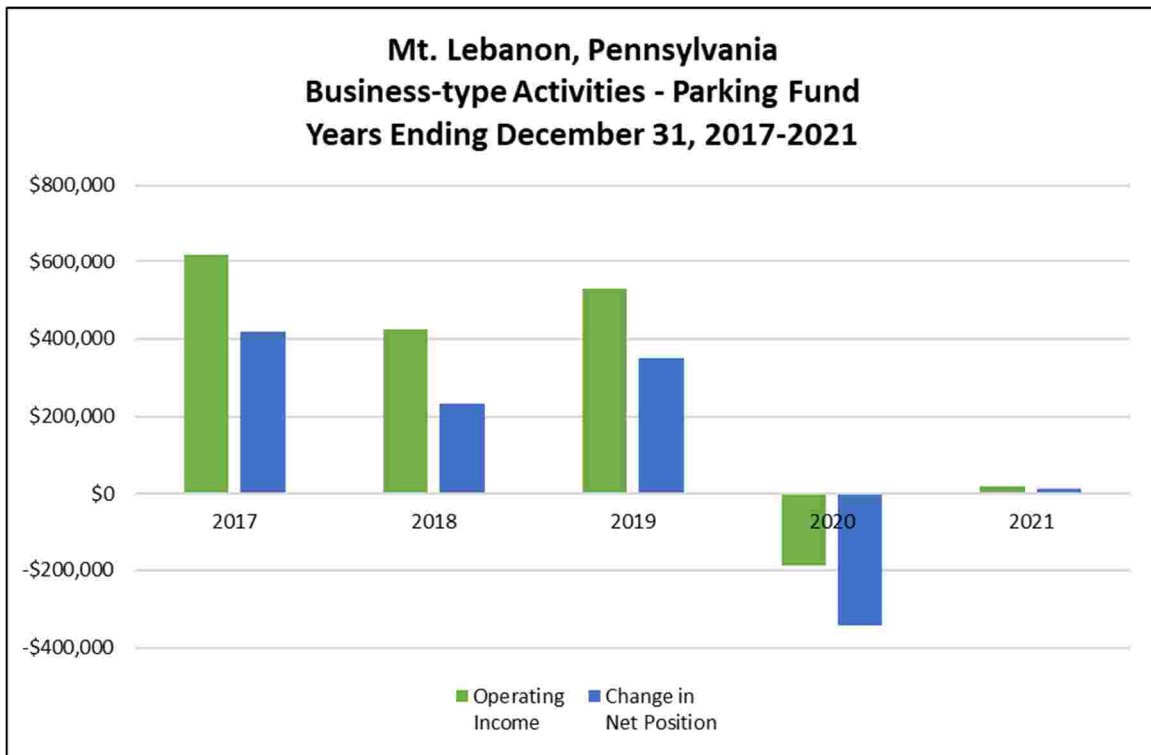
MANAGEMENT’S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Business-type Activities

The Municipality business-type activities consist of the operation of the Parking Fund. The operating results for the Parking Fund were positive for the current fiscal year. The Parking Fund started to see parking activity increase after vehicle and office space uses changed due to the pandemic. Net position increased slightly by \$13,028. Due to parking usage not returning to pre-pandemic levels, the Commission authorized a funding amount of up to \$400,000 from the American Rescue Plan Act (ARPA). \$124,200 was used in 2021.

The following chart graphically depicts the Parking Fund operating income and change in net position for the fiscal years ending December 31, 2017 – December 31, 2021:



MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

FINANCIAL ANALYSIS OF THE MUNICIPALITY'S FUNDS

GOVERNMENTAL FUNDS

At the close of the year, the governmental funds of the Municipality reported a combined fund balance of \$25.4 million, which represents a decrease of \$859,310 from the previous year. The following chart shows the changes in fund balances during 2021:

Fund	Fund Balance		
	2021	2020	Increase (Decrease)
General	\$ 9,107,002	\$ 8,837,187	\$ 269,815
Sewage	11,925,872	11,348,542	577,330
Capital Projects	3,893,889	5,494,322	(1,600,433)
Other governmental funds:			
Library Operating	476,463	379,896	96,567
Industrial Development	15,525	15,229	296
State Highway Aid	-	202,885	(202,885)
Total fund balance	<u>\$ 25,418,751</u>	<u>\$ 26,278,061</u>	<u>\$ (859,310)</u>

In 2021, the fund balance of the General Fund increased by 3.1%. The 2021 final budget appropriated \$1.4 million of fund balance to cover operational and capital expenditures, specifically 2020 capital and operational projects to be completed in 2021 and Commission fund balance assignments to accomplish necessary projects.

Revenues exceeded budget projections by \$426,834 due to favorable earned income tax and real estate transfer tax collections. Expenditures came in under budget projections by \$1.6 million due to substantial savings in capital outlays and recreation. In addition, a positive variance was realized in public safety and community development due to personnel variances. Overall, the Municipality did not need to use fund balance to supplement current operational or capital expenditures.

The Municipality has spent a substantial amount of funds on sanitary sewer infrastructure work in years past. In 2021, sanitary sewer infrastructure work continued at a lower than anticipated pace and the Sewage Fund realized an increase in fund balance of \$577,330. The Sewage Fund's primary revenue source are assessments, which are based on water consumption. The remaining fund balance of \$11.9 million will be used for future construction projects or regulatory mandates related to sanitary sewers.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Storm water management fees are accounted for in the Storm Water Fund. In 2021, all collected fees were used for either operational needs, debt service or capital outlays. On an annual basis, the municipal engineer issues a report on potential storm water capital projects. Any balance accumulated in this fund will be used for projects identified in that report in future years.

There were no new capital bond issues in 2021. The fund balance of the Capital Projects Fund was reduced by \$1.6 million due to bond proceeds received in prior years being spent in the current year. The restricted and assigned funds remaining are expected to be spent in future years. Of the total \$3.9 million in fund balance, \$2.8 million is bond issue restricted and \$1.1 million is assigned for future projects.

The final variance of note was the fund balance decrease of \$202,885 in the State Highway Aid Fund. Prior year excess restricted funds received from the Commonwealth of Pennsylvania were needed for current year operations in 2021.

Of the \$25.4 million combined fund balance total, \$15.0 million, or 58.9% is restricted fund balance. This category of fund balance represents the amounts that are constrained to be spent for specific purposes. These constraints are placed either by external parties or enabling legislation. Restrictions, and the source of the restriction, include \$11.9 million for sanitary sewer improvements (ALCOSAN agreement), \$2.8 million for municipal facilities and equipment (bond proceeds), \$266,680 at the library (donor) and \$15,525 for industrial development activities (enabling).

In addition, assignments totaling \$3.3 million, or 12.9% include \$1,239,660 assigned during the 2022 budget process. The amount used to balance the 2022 budget represents fund balance used to complete projects carried over (re-budgeted) into 2022. Assignments related to capital projects are \$1,119,931 in the Capital Projects Fund for various community improvements, \$380,799 in the General Fund for replacement of the field turf located at Clint Seymour Field, \$275,800 to supplement parking operations, and \$65,000 for future benefit obligations. Lastly, the Library Operating Fund has \$209,783 assigned for library operating purposes.

The residual fund balance in the General Fund, categorized as unassigned, represents fund balance that has not been restricted or assigned to specific purposes within the General Fund. These monies are available for expenditure. The Mt. Lebanon Commission has a fund balance policy that establishes 12% of total expenditures as the goal for maintenance of unassigned General Fund fund balance. At year-end, this fund balance is

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

\$6,551,600 or 16.7% of total expenditures, including transfers. In another Commission fund balance policy, any General Fund fund balance in excess of the 12% goal becomes the subject of a capital investment discussion. This discussion will be held in April 2022.

General Fund

The results of the General Fund for 2021 demonstrate that the Municipality has been able adequately fund operations and capital items in 2021 while maintaining the level of service citizens have come to expect. The chart below shows the operating results of this fund for 2021:

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance (Unfavorable)</u>
Revenues	\$ 38,088,250	\$ 38,515,084	\$ 426,834
Expenditures	34,251,470	32,671,773	1,579,697
Excess of Revenues Over Expenditures	3,836,780	5,843,311	2,006,531
Transfers, net	(5,266,190)	(5,573,496)	(307,306)
Net change in fund balance from operations	<u>\$ (1,429,410)</u>	<u>\$ 269,815</u>	<u>\$ 1,699,225</u>

It was planned that the Municipality use \$1.4 million in fund balance to support operations and capital projects for the year, but due to timing of capital projects, increases in tax revenue and operational savings, no fund balance was used in 2021. The sections below will discuss the results that led to this favorable result.

Revenues

Total operating revenues exceeded budget by \$426,834 or 1.1%. The major budget to actual variances contributing to this result are as follows:

<u>Revenue Source</u>	<u>Exceeds/ (Under) Budget (in thousands)</u>	<u>Reason</u>
Real estate taxes	103.3	During 2020, collections slowed due to the pandemic. With the uncertainty of the economy at the time of budgeting, collection rates were assumed at a lower rate. The assumed collection rate was exceeded in 2021.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Revenue Source	Exceeds/ (Under) Budget (in thousands)	Reason
Earned income taxes	360.6	Overall collections increased by 1.5%. Current collections were up 5.2%. Prior year collections were slowed due to the residual earning impacts of COVID-19 from 2020.
Real estate transfer taxes	591.4	Real estate transfer tax had another banner year with over \$2.4 million in collections. This continues to show the strong real estate market in Mt. Lebanon.
Intergovernmental	134.2	The recognition of the American Rescue Plan Act funds (\$500k) coupled with decreases in state funding sources.
Recreation	(514.8)	Most recreational programs returned to full capacity in 2021. Most notably, programs at the ice rink did not fully return due to COVID-19 concerns and staffing.

Expenditures

Overall, expenditures were \$1.6 million or 4.6% less than budgeted. The major budget to actual fluctuations contributing to this favorable performance were:

Function	Under/ (Exceeds) Budget (in thousands)	Reason
General Government	178.0	Variances in the Public Information Office, Information Services and Legal Services functions led to a positive variance for General Government.
Community development	100.4	A new budgeted position in the Inspection department was not filled until November-2021. Not all of our civic activities, which typically draw large crowds, were carried out in 2021 out of an abundance of caution.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Function	Under/ (Exceeds) Budget (in thousands)	Reason
Transportation	124.3	Pedestrian routes had a deferral of budgeted expenditures to 2022. Ice and snow control had lower than expected personnel costs for snow call outs. Traffic planning and signals did not have any construction activity for traffic calming in 2021 and the municipality carried those funds into 2022.
Sanitation	69.5	Funds for glass recycling and refuse education were carried over to 2022. In addition, funds for storm sewer maintenance and street sweeping came in under budget for 2021.
Equipment maintenance	(101.1)	Gas prices started to climb in 2021 and equipment repairs and supplies were higher in 2021.
Recreation	352.7	As mentioned in the revenue section, some recreation functions were limited due to COVID-19 precautions. Overall, expenditures were down 10.6% from the 2021 budget.
Public Safety	173.6	Savings were realized in the police department due to retirements and personnel changes. There were 3 vacant police officer positions at year end 2021.
Capital outlay	632.0	Improvements at the firing range were budgeted and approved late in the year. The projected is expected to complete in early 2022.

These items account for 97% of the expenditure variance.

Fund Balance

The fund balance results and Commission policies related to fund balance were discussed at the beginning of this section. The General Fund fund balance at year-end totaled \$9,107,002, an increase of \$269,815 from 2020. The reasons for this increase have been discussed above.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

This fund balance is categorized into the following fund balance components:

Fund Balance Component	Amount	Explanation
Nonspendable	\$ 594,143	Prepaid items and inventory
Assigned for:		
Capital projects	280,799	Field turf replacement
Capital projects	100,000	Vibrant Uptown Phase II
Subsequent years budget	1,239,660	2021 budget
Parking Operations	275,800	Support for Parking Operations
Future benefit obligations	65,000	Pension Contributions
Unassigned	6,551,600	Available for expenditure
Total Fund Balance	<u>\$ 9,107,002</u>	

The General Fund has no restricted or committed fund balances.

Other Major Funds

Sewage Fund

The Sewage Fund accounts for a sewer service charge, currently \$4.05 per thousand gallons of water used, assessed to properties in the Municipality. In order to assess this charge, the Municipality has an agreement with the Allegheny County Sanitary Authority (ALCOSAN) that mandates the funds to be used for sanitary sewer purposes. Under the continuing directives of the Environmental Protection Agency (EPA) 308 order, substantial funding is needed to complete the required work.

Total assessments (municipal and ALCOSAN combined) were \$10,433,809 and all other income totaled \$67,729. Transfers to the Capital Projects Fund for infrastructure and equipment expenditures were \$1.6 million. In addition, \$468,349 was transferred to the General Fund for sanitary sewer maintenance activities and \$157,755 was transferred to the Debt Service Fund for debt service payments on bonds utilized to provide catch-up infrastructure work for the EPA consent decree in prior years.

The remainder of sewage fund expenditures were for payments to ALCOSAN for their portion of sewage charges and to Jordan Tax Service for collection expenditures. The remaining fund balance of \$11,925,872 was restricted for continuing infrastructure work for the EPA mandate and for other expenditures as above (collections costs, maintenance, debt service, and ALCOSAN payments).

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Capital Projects Fund

The Capital Projects Fund accounts for funds provided by the Municipality, most frequently from General, Sewage, and Storm Water Fund transfers, contributions, grants, and bond proceeds. In 2021, this fund had expenditures of \$6.5 million, or \$0.2 million more than the previous year. The Capital Projects Fund has a fund balance of \$3.9 million at year-end. Of this balance, \$2.8 million is restricted for the completion of improvements to municipal facilities, infrastructure and equipment funded by the 2019 and 2020 bond issues. The assigned fund balance consists of a number of projects begun in prior years with funding from budget amendments for various community improvements.

Projects accounted for in the Capital Projects Fund include:

Purpose	Expended in 2021	Restricted Fund Balance 12/31/2021	Assigned Fund Balance 12/31/2021
Sanitary sewers improvements	\$ 1,626,194	\$ -	\$ -
Street reconstruction	2,143,329	-	50,000
Storm water system upgrades	824,699	-	-
Traffic signal/intersection upgrades	214,202	-	59,810
Building and facility improvements	644,609	397,803	-
Recreation facilities improvements	23,200	-	-
Parks and Field Improvements	317,492	-	-
Pedestrian routes improvements	698,188	2,376,155	100,000
Large equipment	-	-	214,300
Other, including debt service	-	-	695,821
	<u>\$ 6,491,913</u>	<u>\$ 2,773,958</u>	<u>\$ 1,119,931</u>

Other Governmental Funds

Within the other governmental funds category are:

- **Storm Water Fund** - Fees assessed by the municipality on properties and used only for storm water system maintenance and improvements.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

-
- **State Highway Aid Fund** - State revenues dedicated to pay for certain street maintenance and improvement costs.
 - **Library Operating Fund** - The main fund of the separately run but not legally separate public library.
 - **Industrial Development Authority Fund** - A blended component unit of the Municipality due to the board of the Authority being the five elected officials of the Municipality and the Municipality being entitled to the assets of the Authority.
 - **Debt Service Fund** – Reporting all debt related activity for governmental funds.

In total, the activities of these funds generated revenues of \$3.0 million and had a net decrease in fund balance of \$106,022. The details of the activities of these funds may be found on pages 133-142.

Budgetary Highlights

The 2021 General Fund budget was adopted in December 2020. The adopted General Fund budget had expenditures, including transfers, of \$40.7 million. Expenditures were covered by current revenues, including transfers, of \$39.3 million and fund balance of \$1.4 million.

There was one budget amendment in 2021. Depicted below is a breakout of the revenues and expenditures included in the amendment.

Amendment Reason	Amount
Project	
Unanticipated expenditure	
Meeting Room Upgrades	\$ 25,000
Firing Range Improvements	580,810
Delayed Expenditures	
Public Works Trucks	259,500
Police Vehicle	68,260
Municipal Building Camera Project	16,090
Unanticipated Revenue	
American Rescue Plan Act (ARPA) Recognition	500,000
Insurance Proceeds	190,810

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

The 2022 municipal budget was adopted in December 2021. 2022 budget highlights include:

- The 2022 General Fund budget was adopted at \$41.9 million or an increase of 3.1% from the final 2021 budget. The net increase was a combination of operational expenditures increasing \$1.2 million and capital expenditures decreasing by \$92,150. The operating budget includes a new full-time sustainability coordinator/assistant planner. Due to expanded levels of service and operational and capital increases, the Commission approved a 0.2 mill increase in real estate taxes for 2022.
- The 2022 General Fund budget includes funds to maintain current levels of service as well as for street reconstruction, capital equipment purchases, and park renovations. Capital items funded by the General Fund for 2022 include Thornwood stream improvements.
- The Capital Projects Fund budget includes funding for the continuation of sanitary sewer work under the interim consent order, storm sewer work, and the street reconstruction program (funded by the General Fund and the Storm Water Fund). In addition, expenditures related to 2019 and 2020 bond issue projects are budgeted at more than \$3.6 million.

PROPRIETARY FUND

The Municipality's enterprise fund – the Parking Fund – was established January 1, 2012 due to the consolidation of the Mt. Lebanon Parking Authority. The Mt. Lebanon Parking Authority was a legally separate entity reported by the Municipality as a discretely presented component unit in prior years. The financial statements for the fund, which are presented on pages 55-57, provide the same type of information as on the government-wide statements, but in more detail.

As of December 31, 2021, the unrestricted net position of the fund is \$832,976, an increase of \$147,940 from the end of 2020. Charges for services for the year were \$1,704,167, which is an increase of 25.6% over the prior year. The operating expenses of the fund totaled \$1,685,153. This is an increase of 9.2%. The primary cause of the increases in both revenue and expense were related to parking demand increasing as the COVID-19 restrictions were loosened. Parking and business district uses post-pandemic are still evolving and will be continually monitored by staff. The Parking Facilities Advisory

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Board continues to analyze future short- and long-term capital needs of the facilities operated by the fund.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

Capital assets consist primarily of land, buildings and improvements, equipment, and infrastructure. The following chart provides a summary of capital assets at December 31, 2021 and 2020:

	<u>Summary of Capital Assets</u>			
	<u>Governmental Activities</u>		<u>Business-type Activities</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Land	\$ 7,266,047	\$ 7,266,047	\$ 2,687,084	\$ 2,687,084
Construction in progress	1,392,457	1,182,088	-	-
Buildings and improvements other than buildings	54,638,139	54,086,302	14,358,361	14,345,778
Infrastructure	108,264,379	103,329,870	-	-
Equipment and other capital assets	22,936,539	22,186,650	1,701,007	1,436,081
Total capital assets	194,497,561	188,050,957	18,746,452	18,468,943
Less accumulated depreciation for:				
Buildings and improvements other than buildings	(24,778,324)	(23,167,863)	(9,864,705)	(9,429,525)
Infrastructure	(42,381,877)	(40,398,256)	-	-
Equipment and other capital assets	(13,082,214)	(12,602,511)	(1,198,042)	(1,140,801)
Total accumulated depreciation	(80,242,415)	(76,168,630)	(11,062,747)	(10,570,326)
Total Capital Assets, Net	\$ 114,255,146	\$ 111,882,327	\$ 7,683,705	\$ 7,898,617

The significant changes in the governmental activities include additions to infrastructure for streets, sanitary and storm sewers, completed improvements at the library building and equipment purchases. In the Parking Fund (business-type activity) there were equipment acquisitions.

More detailed information regarding the Municipality's capital assets can be found in Note 6 of the notes to the financial statements.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Long-Term Debt

In 2021, the Municipality's total debt decreased by \$2.9 million, or 10.7% from the previous year. The decrease was due to the continued principal payments on outstanding debt.

At December 31, 2021, the Municipality had \$24,445,000 of debt outstanding. The following details activity related to general obligation bonds during 2021:

<u>Summary of General Obligation Bond Activity</u>	
Beginning balance at January 1, 2021	\$ 27,375,000
New debt issues	0
Principal retirement	<u>(2,930,000)</u>
Ending balance at December 31, 2021	<u>\$ 24,445,000</u>

More detailed information about the Municipality's long-term debt can be found in Note 5 of the notes to the financial statements section of this report.

Bond Ratings

The Municipality received an affirmation of the Aa2 rating from Moody's Investor Service at the time of the 2020 bond issue.

TRUST AND AGENCY OPERATIONS

Pension Trust Fund

The Municipality maintains three defined benefit pension plans – General Employee's, Police Officer's, and Firefighter's. The only direct municipal involvement in the administration of the plans is the calculation of benefits for retirees, which are then paid by the trustee. During 2021, the combined plan net position increased \$15.4 million, or 12.4%. The positive change in plan net position was due to employer and employee contributions and net investment income being sufficient to cover benefit payments and administration charges for 2021.

MT. LEBANON, PENNSYLVANIA

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

Employee contributions can be reduced or eliminated each year by Ordinance or Resolution subject to the plans meeting certain financial considerations. During 2021, employee contributions were needed in all three plans and were assessed at the maximum allowable in each plan – general 5.0%, uniformed fire 5.0% and uniformed police 4.5%.

As mandated by state law, actuarial valuations for the plans are performed every two years – on 1/1/odd year date. As of the 1/1/2021 valuation, the actuarial accrued liability (AAL) of the three plans was \$118.6 million. At that time, for the three plans on a summarized basis, the AAL exceeded the actuarial value of assets by \$3.7 million.

The Municipality makes its contributions to the plan in accordance with the state mandated formula that calculates a minimum municipal obligation (MMO) for each plan. This obligation has two funding sources – state aid for pensions and the municipal contribution. The Municipality is required to make whatever payment is required by the MMO in excess of state aid received.

The required supplementary information located at the conclusion of the notes to the financial statements provides the details on the changes in the net pension liability and related ratios, contributions, and investment returns. In addition, more detailed information regarding municipal pension plans can be found in Note 8 of the notes to the financial statements section of this report.

Other Postemployment Benefits (OPEB) Trust Fund

Other postemployment benefits offered to employees who retire from the Municipality include postemployment healthcare and postemployment life insurance, with benefit levels negotiated by contractual group or set by the Municipality based on those levels.

In 2007, the Municipality established a trust fund for the payment of the benefits and budgets contributions annually based on the actuarial reports for the plan. As of January 1, 2021, the date of the most recent actuarial report, the actuarial accrued liability for the plan was \$3.2 million. At that point in time, the plan had \$2.3 million in funding, leaving an unfunded liability of \$0.9 million, and a funded ratio of 72.1%. The next actuarial valuation will be performed as of January 1, 2023.

As with pensions, recent contract changes will affect this benefit going forward. As of the dates for the negotiated contracts for police, fire and public works, and all other full-time

MT. LEBANON, PENNSYLVANIA

MANAGEMENT’S DISCUSSION AND ANALYSIS

DECEMBER 31, 2021

employees, postemployment healthcare benefits have been eliminated for new hires (hires after the effective dates).

The required supplementary information located at the conclusion of the notes to the financial statements provides the details on the plan’s funding progress. In addition, more detailed information regarding OPEB can be found in Note 9 of the notes to the financial statements section of this report.

CONTACTING THE MUNICIPALITY’S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the Municipality’s finances and to demonstrate the Municipality’s accountability for the money it receives. If you have questions about this report or need additional financial information, please contact:

Mt. Lebanon, Pennsylvania
Finance Department
710 Washington Road
Pittsburgh, PA 15228
www.mtlebanon.org
412-343-3410

MT. LEBANON, PENNSYLVANIA

STATEMENT OF NET POSITION

DECEMBER 31, 2021

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and other money market instruments	\$ 29,474,301	\$ 879,301	\$ 30,353,602
Receivables:			
Taxes	3,905,395	-	3,905,395
Assessments	1,573,132	-	1,573,132
Accounts	782,515	46,785	829,300
Due from other governments	566,168	-	566,168
Internal balances	(4,073)	4,073	-
Other assets	594,143	16,188	610,331
Net pension asset	16,428,614	-	16,428,614
Long-term receivable	-	95,892	95,892
Capital assets, not being depreciated	8,658,504	2,687,084	11,345,588
Capital assets, net of accumulated depreciation	39,714,140	4,996,621	44,710,761
Infrastructure assets, net of accumulated depreciation	65,882,502	-	65,882,502
Total Assets	167,575,341	8,725,944	176,301,285
Deferred Outflows of Resources			
Deferred outflows of resources for pension	3,112,957	-	3,112,957
Deferred outflows of resources for other postemployment benefits	66,399	-	66,399
Total Deferred Outflows of Resources	3,179,356	-	3,179,356
Liabilities			
Accounts payable	4,188,683	29,473	4,218,156
Advance deposits	640,587	93,062	733,649
Accrued payroll and deductions payable	619,447	22,882	642,329
Accrued interest payable	202,847	2,456	205,303
Unearned revenue	1,170,887	-	1,170,887
Noncurrent liabilities:			
Compensated absences, due within one year	700,678	22,832	723,510
Bonds payable, due within one year	2,820,000	80,000	2,900,000
Net other postemployment benefits liability	690,493	-	690,493
Compensated absences, due beyond one year	1,332,203	38,558	1,370,761
Bonds payable, due beyond one year	21,340,000	205,000	21,545,000
Total Liabilities	33,705,825	494,263	34,200,088
Deferred Inflows of Resources			
Deferred inflows of resources for pension	15,904,643	-	15,904,643
Deferred inflows of resources for other postemployment benefits	521,613	-	521,613
Total Deferred Inflows of Resources	16,426,256	-	16,426,256
Net Position			
Net investment in capital assets	92,471,301	7,398,705	99,870,006
Restricted for:			
Capital projects	12,471,165	-	12,471,165
Library	266,680	-	266,680
Industrial development	15,525	-	15,525
Pension benefits	3,636,928	-	3,636,928
Unrestricted	11,761,017	832,976	12,593,993
Total Net Position	\$ 120,622,616	\$ 8,231,681	\$ 128,854,297

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2021

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-Type Activities	Total
Primary Government:							
Governmental activities:							
General government	\$ 4,839,354	\$ 1,460,350	\$ 2,074,811	\$ -	\$ (1,304,193)	\$ -	\$ (1,304,193)
Community development	563,788	225,844	-	-	(337,944)	-	(337,944)
Public works	20,115,421	12,338,838	905,878	416,809	(6,453,896)	-	(6,453,896)
Human services	2,520,950	11,367	684,412	-	(1,825,171)	-	(1,825,171)
Culture and recreation	3,451,649	2,555,085	18,717	-	(877,847)	-	(877,847)
Public safety:							
Police	6,201,629	422,798	100,273	-	(5,678,558)	-	(5,678,558)
Fire	2,625,080	77,551	130,319	-	(2,417,210)	-	(2,417,210)
Other	1,015,245	779,967	-	-	(235,278)	-	(235,278)
Interest on long-term debt	543,378	-	-	-	(543,378)	-	(543,378)
Total governmental activities	41,876,494	17,871,800	3,914,410	416,809	(19,673,475)	-	(19,673,475)
Business-Type activities:							
Parking	1,691,954	1,704,167	-	-	-	12,213	12,213
Total primary government	\$ 43,568,448	\$ 19,575,967	\$ 3,914,410	\$ 416,809	(19,673,475)	12,213	(19,661,262)
General revenues:							
Taxes:							
Real estate					12,990,197	-	12,990,197
Earned income					13,622,877	-	13,622,877
Other					4,053,453	-	4,053,453
Interest income					44,932	815	45,747
Transfers - internal activities					-	-	-
Total general revenues and transfers					30,711,459	815	30,712,274
Change in Net Position					11,037,984	13,028	11,051,012
Net position - beginning of year					109,584,632	8,218,653	117,803,285
Net position - end of year					\$ 120,622,616	\$ 8,231,681	\$ 128,854,297

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

BALANCE SHEET GOVERNMENTAL FUNDS

DECEMBER 31, 2021

Assets	General	Sewage	Capital Projects	Other Governmental Funds	Total Governmental Funds
Cash and other money market instruments	\$ 11,020,650	\$ 13,892,370	\$ 3,637,637	\$ 923,644	\$ 29,474,301
Receivables:					
Taxes	3,905,395	-	-	-	3,905,395
Assessments	42,559	1,371,932	-	158,641	1,573,132
Accounts	738,295	-	44,000	220	782,515
Due from other funds	1,269,210	-	1,366,532	14,708	2,650,450
Due from other governments	566,168	-	-	-	566,168
Other assets	594,143	-	-	-	594,143
Total Assets	\$ 18,136,420	\$ 15,264,302	\$ 5,048,169	\$ 1,097,213	\$ 39,546,104
Liabilities, Deferred Inflows of Resources, and Fund Balance					
Liabilities:					
Accounts payable	\$ 1,107,601	\$ 1,867,604	\$ 1,119,080	\$ 94,398	\$ 4,188,683
Advance deposits	633,375	-	-	7,212	640,587
Due to other funds	1,385,313	917,964	-	351,246	2,654,523
Accrued payroll and deductions payable	1,320,125	-	-	-	1,320,125
Unearned revenue	1,170,887	-	-	-	1,170,887
Total Liabilities	5,617,301	2,785,568	1,119,080	452,856	9,974,805
Deferred Inflows of Resources:					
Unavailable revenue	3,412,117	552,862	35,200	152,369	4,152,548
Fund Balance:					
Nonspendable:					
Prepaid items and inventory	594,143	-	-	-	594,143
Restricted for:					
Capital projects	-	11,925,872	2,773,958	-	14,699,830
Library donor specifications	-	-	-	266,680	266,680
Industrial development	-	-	-	15,525	15,525
Assigned for:					
Capital projects	380,799	-	1,119,931	-	1,500,730
Library services	-	-	-	209,783	209,783
Subsequent years budget	1,239,660	-	-	-	1,239,660
Parking operations	275,800	-	-	-	275,800
Future benefit obligations	65,000	-	-	-	65,000
Unassigned	6,551,600	-	-	-	6,551,600
Total Fund Balance	9,107,002	11,925,872	3,893,889	491,988	25,418,751
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 18,136,420	\$ 15,264,302	\$ 5,048,169	\$ 1,097,213	\$ 39,546,104

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION

DECEMBER 31, 2021

Total Fund Balance - Governmental Funds	\$	25,418,751
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	114,255,146
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Property and earned income tax receivable, as well as certain other receivables, are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds.	4,152,548
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Interest expense on long-term debt is not recognized on the fund statements until due.	(202,847)
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The net other postemployment benefits liability is not reflected on the fund statements.	(690,493)
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The net pension asset is not reflected on the fund financial statements.	16,428,614
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Deferred outflows and inflows of resources for pension and other postemployment benefits are recorded and amortized in the statement of net position and are not recorded on the fund financial statements.	(13,246,900)
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Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.

Compensated absences	\$ (1,332,203)	
Bonds payable	(24,160,000)	(25,492,203)

Net Position - Governmental Activities	<u>\$</u>	<u>120,622,616</u>
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See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS

YEAR ENDED DECEMBER 31, 2021

	General	Sewage	Capital Projects	Other Governmental Funds	Total Governmental Funds
Revenues:					
Taxes:					
Real estate	\$ 13,052,389	\$ -	\$ -	\$ -	\$ 13,052,389
Earned income	13,375,606	-	-	-	13,375,606
Other	4,053,453	-	-	-	4,053,453
Total taxes	30,481,448	-	-	-	30,481,448
Licenses, permits, and fees	1,072,606	10,433,809	-	1,449,388	12,955,803
Fines, forfeitures, and penalties	81,946	7,697	-	7,118	96,761
Investment earnings	14,846	22,982	4,015	3,089	44,932
Intergovernmental	1,927,654	-	419,202	1,349,964	3,696,820
Recreation	2,571,758	-	-	-	2,571,758
Other	2,364,826	37,050	6,407	193,857	2,602,140
Total revenues	38,515,084	10,501,538	429,624	3,003,416	52,449,662
Expenditures:					
Current:					
General government	4,717,796	104,042	-	15,199	4,837,037
Community development	700,494	-	-	3,480	703,974
Public works	8,672,642	7,547,510	-	1,058,883	17,279,035
Human services	525,156	-	-	2,070,172	2,595,328
Culture and recreation	2,969,415	-	-	-	2,969,415
Public safety:					
Police	9,783,359	-	-	-	9,783,359
Fire	3,405,991	-	-	-	3,405,991
Other	1,215,574	-	-	-	1,215,574
Debt service	-	-	-	3,346,000	3,346,000
Capital outlay	681,346	-	6,491,913	-	7,173,259
Total expenditures	32,671,773	7,651,552	6,491,913	6,493,734	53,308,972
Excess (Deficiency) of Revenues Over Expenditures	5,843,311	2,849,986	(6,062,289)	(3,490,318)	(859,310)
Other Financing Sources (Uses):					
Transfers in	995,065	-	4,461,856	4,816,530	10,273,451
Transfers out	(6,568,561)	(2,272,656)	-	(1,432,234)	(10,273,451)
Total other financing sources (uses)	(5,573,496)	(2,272,656)	4,461,856	3,384,296	-
Net Change in Fund Balance	269,815	577,330	(1,600,433)	(106,022)	(859,310)
Fund Balance:					
Beginning of year	8,837,187	11,348,542	5,494,322	598,010	26,278,061
End of year	\$ 9,107,002	\$ 11,925,872	\$ 3,893,889	\$ 491,988	\$ 25,418,751

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2021

Net Change in Fund Balance - Governmental Funds \$ (859,310)

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Capital outlays	\$ 7,632,283	
Depreciation expense	<u>(5,224,464)</u>	2,407,819

The net effect of various transactions involving capital assets (e.g., sales, dispositions, trade-ins) is to decrease net position. (35,000)

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. 2,850,000

Governmental funds do not present revenues that are not available to pay current obligations. In contrast, such revenues are reported in the statement of activities when earned. 464,816

Changes in the long-term portion of the compensated absence liability are reflected as an adjustment to expense on the statement of activities, but not included in the fund statements. 9,253

Changes in the net other postemployment benefits liability and related deferred inflows and outflows of resources do not affect current financial resources and, therefore, are not reflected on the fund statements. 141,613

Changes in the net pension asset and liability and related deferred inflows and outflows of resources do not affect current financial resources and, therefore, are not reflected on the fund statements. 6,106,171

Accrued interest reported in the statement of activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds. (47,378)

Change in Net Position of Governmental Activities \$ 11,037,984

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL GENERAL AND SEWAGE FUNDS

YEAR ENDED DECEMBER 31, 2021

	General Fund				Sewage Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues:								
Taxes	\$ 29,392,130	\$ 29,392,130	\$ 30,481,448	\$ 1,089,318	\$ -	\$ -	\$ -	\$ -
Licenses, permits, and fees	1,128,600	1,128,600	1,072,606	(55,994)	12,469,780	12,469,780	10,433,809	(2,035,971)
Fines, forfeitures, and penalties	103,800	103,800	81,946	(21,854)	19,520	19,520	7,697	(11,823)
Investment earnings	35,000	35,000	14,846	(20,154)	70,000	70,000	22,982	(47,018)
Intergovernmental	1,293,460	1,793,460	1,927,654	134,194	-	-	-	-
Recreation	3,086,520	3,086,520	2,571,758	(514,762)	-	-	-	-
Other	2,357,930	2,548,740	2,364,826	(183,914)	36,000	36,000	37,050	1,050
Total revenues	37,397,440	38,088,250	38,515,084	426,834	12,595,300	12,595,300	10,501,538	(2,093,762)

(Continued)

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL GENERAL AND SEWAGE FUNDS

YEAR ENDED DECEMBER 31, 2021
(Continued)

	General Fund				Sewage Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget	Original Budget	Final Budget	Actual	Variance with Final Budget
Expenditures:								
Current:								
General government	4,895,830	4,895,830	4,717,796	178,034	123,000	123,000	104,042	18,958
Community development	800,930	800,930	700,494	100,436	-	-	-	-
Public works	8,670,960	8,805,550	8,672,642	132,908	8,025,000	8,025,000	7,547,510	477,490
Human services	535,140	535,140	525,156	9,984	-	-	-	-
Culture and recreation	3,322,080	3,322,080	2,969,415	352,665	-	-	-	-
Public safety:								
Police	9,865,640	9,933,900	9,783,359	150,541	-	-	-	-
Fire	3,441,030	3,441,030	3,405,991	35,039	-	-	-	-
Other	1,203,650	1,203,650	1,215,574	(11,924)	-	-	-	-
Capital outlay	566,550	1,313,360	681,346	632,014	-	-	-	-
Total expenditures	33,301,810	34,251,470	32,671,773	1,579,697	8,148,000	8,148,000	7,651,552	496,448
Excess (Deficiency) of Revenues Over Expenditures	4,095,630	3,836,780	5,843,311	2,006,531	4,447,300	4,447,300	2,849,986	(1,597,314)
Other Financing Sources (Uses):								
Transfers in	1,144,750	1,144,750	995,065	(149,685)	-	-	-	-
Transfers out	(6,410,940)	(6,410,940)	(6,568,561)	(157,621)	(4,447,300)	(4,447,300)	(2,272,656)	2,174,644
Total other financing sources (uses)	(5,266,190)	(5,266,190)	(5,573,496)	(307,306)	(4,447,300)	(4,447,300)	(2,272,656)	2,174,644
Net Change in Fund Balance	<u>\$ (1,170,560)</u>	<u>\$ (1,429,410)</u>	269,815	<u>\$ 1,699,225</u>	<u>\$ -</u>	<u>\$ -</u>	577,330	<u>\$ 577,330</u>
Fund Balance:								
Beginning of year			8,837,187				11,348,542	
End of year			<u>\$ 9,107,002</u>				<u>\$ 11,925,872</u>	

(Concluded)

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

STATEMENT OF NET POSITION PROPRIETARY FUND - PARKING FUND

DECEMBER 31, 2021

Assets	
Current assets:	
Cash and other money market instruments	\$ 879,301
Accounts receivable	46,785
Due from other funds	4,073
Prepays and other assets	16,188
Total current assets	946,347
Non-current assets:	
Long-term receivable	95,892
Capital assets not being depreciated	2,687,084
Capital assets, net of accumulated depreciation	4,996,621
Total non-current assets	7,779,597
Total Assets	\$ 8,725,944
Liabilities and Net Position	
Liabilities:	
Current liabilities:	
Current portion of bonds payable	\$ 80,000
Accrued interest payable	2,456
Accounts payable	29,473
Accrued payroll	45,714
Advance deposits	93,062
Total current liabilities	250,705
Non-current liabilities:	
Bonds payable	205,000
Compensated absences	38,558
Total noncurrent liabilities	243,558
Total Liabilities	494,263
Net Position:	
Net investment in capital assets	7,398,705
Unrestricted	832,976
Total Net Position	8,231,681
Total Liabilities and Net Position	\$ 8,725,944

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION PROPRIETARY FUND - PARKING FUND

YEAR ENDED DECEMBER 31, 2021

Operating Revenues:

Vehicle space rental	\$ 849,562
Meter collections	490,748
Fine collections	191,532
Rental	145,280
Other	27,045
Total operating revenues	<u>1,704,167</u>

Operating Expenses:

Personnel	761,787
Contracted services	290,407
Utilities	49,421
Materials and supplies	91,117
Depreciation	492,421
Total operating expenses	<u>1,685,153</u>

Operating Income (Loss)	<u>19,014</u>
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Nonoperating Revenues (Expenses):

Interest income	815
Interest expense	<u>(6,801)</u>
Total nonoperating revenues (expenses)	<u>(5,986)</u>

Income (loss) before transfers	13,028
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Transfers out	<u>-</u>
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Change in Net Position	13,028
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Net Position:

Beginning of year	<u>8,218,653</u>
End of year	<u><u>\$ 8,231,681</u></u>

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

STATEMENT OF CASH FLOWS PROPRIETARY FUND - PARKING FUND

YEAR ENDED DECEMBER 31, 2021

Cash Flows From Operating Activities:

Receipts from customers	\$ 1,730,651
Payments for goods and services	(440,778)
Payments to employees	(760,710)
Net cash provided by (used in) operating activities	529,163

Cash Flows From Investing Activities:

Interest income	815
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Cash Flows From Non-Capital Financing Activities:

Transfers to and from other funds	(124,852)
Repayment of long-term receivable	9,119
Net cash provided by (used in) non-capital financing activities	(115,733)

Cash Flows From Capital and Related Financing Activities:

Payment of long-term debt	(80,000)
Payment of interest on long-term debt	(7,467)
Acquisition of property and equipment	(277,509)
Net cash provided by (used in) capital and related financing activities	(364,976)

Net Increase (Decrease) in Cash and Other Money Market Instruments

49,269

Cash and Other Money Market Instruments:

Beginning of year	830,032
End of year	\$ 879,301

Reconciliation of Operating Income to Net

Cash Provided by (Used in) Operating Activities:

Operating income (loss)	\$ 19,014
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Depreciation	492,421
Change in operating assets and liabilities:	
Accounts receivable	(11,819)
Prepays and other assets	(6,682)
Accounts payable	(3,151)
Accrued payroll	1,077
Advance deposits	38,303
Total adjustments	510,149
Net cash provided by (used in) operating activities	\$ 529,163

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

STATEMENT OF PLAN NET POSITION FIDUCIARY FUNDS - TRUST FUNDS

DECEMBER 31, 2021

Assets	
Accrued income receivable	\$ 31
Investments (at fair value):	
Equity funds	96,917,819
Fixed income funds	33,541,772
Partnerships/joint ventures	10,207,631
Short-term funds	2,041,970
Total Assets	142,709,223
Liabilities	
Accounts payable	233,931
Net Position	
Restricted for pensions	139,873,363
Restricted for OPEB benefits	2,601,929
Total Net Position	\$ 142,475,292

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

STATEMENT OF CHANGES IN PLAN NET POSITION FIDUCIARY FUNDS - TRUST FUNDS

YEAR ENDED DECEMBER 31, 2021

Additions:

Contributions:	
Employer, including state aid	\$ 3,143,281
Employee	600,953
Total contributions	3,744,234
Investment gain:	
Net appreciation in fair value of investments	15,370,853
Interest and dividends	2,745,871
Total investment gain	18,116,724
Less investment expense	70,802
Net investment gain	18,045,922
Total additions	21,790,156

Deductions:

Benefits	5,934,970
Withdrawals	38,004
Administrative expense	64,865
Total deductions	6,037,839

Change in Net Position	15,752,317
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Net Position:

Beginning of year	126,722,975
End of year	\$ 142,475,292

See accompanying notes to financial statements.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

1. Summary of Significant Accounting Policies

The Municipality of Mt. Lebanon, Pennsylvania (Municipality) was organized in 1912 and operates as a Home Rule Municipality under a Charter adopted May 21, 1974. The Municipality, which operates as a council/manager form of government, is a suburb of Pittsburgh with approximately 34,000 residents and an area of six square miles.

The financial statements of the Municipality have been prepared in accordance with accounting principles generally accepted in the United States of America (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. The more significant of these accounting policies are as follows:

A. Reporting Entity

The report includes all of the services provided by the Municipality to residents and businesses within its boundaries. Municipal services provided include public safety, recreation, public works, library, parking, and general administration. In evaluating the Municipality as a primary government in accordance with GAAP, management has addressed all potential component units. Consistent with applicable guidance, the criteria used by the Municipality to evaluate the possible inclusion of related entities within its reporting entity are financial accountability and the nature and significance of the relationship. In determining financial accountability in a given situation, the Municipality reviews the applicability of the following criteria:

The Municipality is financially accountable for:

1. Organizations that make up the legal municipal entity.
2. Legally separate organizations if the Municipal Commission (Commission) appoints a voting majority of the organizations' governing body and the Municipality is able to impose its will on the organization or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the Municipality.
 - a. Impose its Will - If the Municipality can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

- b. Financial Benefit or Burden - Exists if the Municipality (1) is entitled to the organization's resources, (2) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide support to, the organization, or (3) is obligated in some manner for the debt of the organization.
3. Organizations that are fiscally dependent on the Municipality and a financial benefit or burden relationship are present. Fiscal dependency is established if the organization is unable to adopt its budget, levy taxes, or set rates or charges, or issue bonded debt without approval by the Municipality.

Blended Component Unit

The Mt. Lebanon Industrial Development Authority (IDA) was formed in 2006 to assist in the enhancement of development and redevelopment in the Municipality. The IDA is included as a blended component unit of the Municipality because the Commission serves as the board for the IDA, the Commission can impose its will on the activities of the IDA, and the Municipality is entitled to the assets of the IDA; thus, the Municipality has operational responsibility for the IDA. Separate financial statements are not issued.

Related Organization

The Mt. Lebanon Hospital Authority (MLHA) was incorporated under the Municipal Authorities Act of 1945. MLHA is authorized by law to borrow money, to issue bonds, and to secure payment of such bonds for the purpose of enabling it to acquire, construct, maintain, and lease facilities devoted for hospital purposes. Although the Municipality appoints a majority of the voting Board of Directors of MLHA, the Municipality can neither impose its will nor does the Municipality have an ongoing financial burden or benefit relationship.

Jointly Governed Organization

The Medical Rescue Team South Authority, Inc. (MRTSA) was originally incorporated in 1984 under the provisions of the Municipal Authorities Act of 1945. MRTSA is organized to provide emergency medical services (EMS) to its six contiguous participating municipalities including the Municipality. The governing body of MRTSA is its Board of Directors (Board), which is comprised of two members from each member community. The Board appoints an Operations Director to administer the affairs of MRTSA. Beyond appointing Board members, the individual member communities do not have the ability to significantly influence MRTSA operations. Therefore, MRTSA is not considered a

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

component unit of any one member community. Separately issued financial statements of MRTSA are available through MRTSA offices, 315 Cypress Way, Pittsburgh, PA 15228.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component unit. For the most part, the effect of inter-fund activity has been removed from these statements. Interfund services provided and used are not eliminated in the process of consolidation. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

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

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

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Municipality considers revenues to be available if they are collected within 30 days of the end of the current fiscal period. Governmental fund revenues accrued on this basis include earned income taxes, property taxes, local services tax, sales tax, deed transfer tax, sewer and storm water assessments, donations, joint program cost reimbursements (animal control program, crossing guard services, and tax office operating costs), ice and snow control on state roads, ice rink rental, and magazine advertising. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures and expenditures related to compensated absences, other post-employment benefits, pension contributions, and claims and judgments are recorded only when payment is due.

In the government-wide financial statements, long-term liabilities related to post-employment benefits, including pensions, health insurance, and life insurance are calculated based on actuarial valuations as described in Notes 8 and 9.

Capital assessment revenues are accrued to match development expenditures if collection is assured. Revenues from intergovernmental grants are recognized on the basis of actual expenditures incurred and to the extent amounts are available.

The accounts of the Municipality are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate.

The Municipality reports the following major governmental funds:

The *General Fund* is the Municipality's primary operating fund. It accounts for all financial resources of the general government, except for those accounted for in another fund.

The *Sewage Fund* accounts for sewer service charges assessed to properties in the Municipality and may be used only for sanitary sewer system maintenance and improvements.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

The *Capital Projects Fund* accounts for funds provided by the Municipality including 1) interfund transfers, 2) issuance of bonds, and 3) grants and contributions received for the purpose of acquisition, construction, or improvement of capital facilities or infrastructure.

The Municipality reports the following major proprietary fund:

The *Parking Fund* is used to account for the operations of the Municipality's parking facilities.

The Municipality also has the following other governmental funds:

Special revenue funds include:

The *State Highway Aid Fund* accounts for state liquid fuels monies required to be spent on road maintenance and improvements.

The *Storm Water Fund* accounts for storm water fees assessed on properties and used only for storm water system maintenance and improvements.

The *Library Operating Fund* is the primary operating fund of the Library.

The *Industrial Development Authority Fund* accounts for the operations of the IDA, which was created to enhance and promote development, redevelopment, and economic activities.

The *Debt Service Fund* accounts for resources to be used for debt service expenditures.

Additionally, the Municipality reports the following fiduciary fund type:

The *Trust Funds* include the Pension Trust Fund and the Other Postemployment Benefits (OPEB) Trust Fund. The Pension Trust Fund accounts for assets held by the Municipality in a trustee capacity for the future payment of retirement benefits to employees. The Municipality has three separate Pension Trust Funds. The OPEB Trust Fund accounts for assets held by the Municipality in a trustee capacity for the future payment of postemployment benefits other than retirement benefits.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Proprietary 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 a proprietary fund's principal ongoing operations. The principal operating revenue of the Municipality's enterprise fund is parking fees. Operating expenses for the enterprise funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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

D. Interfund Activity in the Government-Wide Statements

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Interfund services provided and used are not eliminated in the process of consolidation.

E. Budgets and Budgetary Accounting

An operating budget is adopted each year for the General Fund, the State Highway Aid Fund, the Storm Water Fund, the Sewage Fund, and the Capital Projects Fund on a modified accrual basis of accounting. In addition, an operating budget is adopted for the Parking Fund under the accrual method of accounting. Budgetary control for the Debt Service Fund is maintained through provisions of related trust indentures.

Adoption of the budget by the Commission constitutes appropriations for the expenditures for the fiscal year. Under the Home Rule Charter, the expenditure budget may be amended by the Commission after a public hearing, provided that such amendment shall not result in expenditures exceeding estimated revenue, including available fund balance, determined at the time of the amendment. Any excess appropriations at the end of the fiscal year are not carried forward, but instead lapse.

Within the budgeted funds, the Manager is authorized to transfer budgeted amounts between departments provided that such transfers do not alter total expenditures approved by the Commission or exceed estimated revenues. Therefore, the measurement level of control over expenditures in these funds is the surplus or deficit of the fund as a whole. Operating departments are charged with the maintenance of

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

the budget for the department as a whole; however, operating departments may exceed the appropriation with Manager approval.

Library

The Library adopts annual operating budgets that are used for financial control purposes. There is no legal requirement for adoption of annual appropriated budgets.

IDA

The IDA did not adopt a legally appropriated operating budget for 2021.

F. Interfund Transactions

Advances between funds are accounted for in the appropriate interfund receivable and payable accounts. These advances (reported in "due from" asset accounts) are considered "available spendable resources."

G. Deposits and Investments

The Municipality's cash and other money market instruments 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.

Investments are recorded at fair value. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

H. Fair Value Measurements

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

I. Capital Assets

Capital assets which include equipment, buildings, vehicles, land and building improvements, and infrastructure are recorded at cost or estimated historical cost. In

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

accordance with applicable guidance, infrastructure assets that were acquired or significantly reconstructed, or that received significant improvements, in years ending after 1979 have been capitalized. To the extent the Municipality's capitalization threshold is met, capital outlays are recorded and depreciated using the straight-line method over the following estimated useful lives:

	Capitalization Amount	Useful Life
Land improvements	\$5,000 to \$25,000	10 to 40 years
Buildings	10,000 to 50,000	10 to 50 years
Building improvements	25,000	15 years
Phone system	10,000	15 years
Equipment	5,000	3 to 15 years
Vehicles	5,000 to 20,000	3 to 20 years
Library books and materials	n/a	15 years
<u>Infrastructure</u>		
Road network	50,000	40 years
Sewers	25,000	50 years
Parking lots	10,000	40 years
Sidewalks	10,000	25 years

Maintenance and repairs are charged to operations when incurred. Expenses that materially change capacities or extend useful lives are capitalized.

J. Accumulated Unpaid Vacation and Sick Pay

Full-time employees are granted 10 to 25 days of vacation leave per year, dependent upon employment classification and length of service. Vacation leave may be carried beyond the calendar year only with the Manager's approval and must be used in the following year. Sick leave is accumulated continuously for full-time employees at the rate of 1½ days or 1 day per month to a maximum of 120 days dependent on date of hire. If any days in excess of the maximum occur, the extra days may qualify for an annual cash payment based on a predetermined scale. Unused vacation and unpaid sick day buy back is accrued in and eventually paid from the General Fund or Parking Fund. The benefits so accrued are not in excess of a normal year's accumulation.

Upon retirement, accumulated sick pay (up to the 120-day maximum) may be used to offset retirement medical costs or taken as a cash payment dependent on employment classification. The amount of the accumulation is based upon a sliding scale.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

As of the date of the arbitration award for police, the sick day buy back provisions have been eliminated for new hires.

K. Unearned Revenues

Unearned revenues are reported in government-wide financial statements and fund financial statements. The unearned revenues will be recognized as revenue in the fiscal year they are earned in accordance with the applicable basis of accounting. Unearned revenues represent grant monies received but not yet earned as qualifying expenses/expenditures have not been incurred.

L. Deferred Inflows/Outflows of Resources

In addition to assets, the statement of net position and/or the balance sheet 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 and/or fund balance that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The Municipality has one item that qualifies for reporting in this category:

Certain amounts determined in connection with pension and other postemployment benefits accounting requirements are reported as deferred outflows of resources on the government-wide financial statements. These amounts are determined based on actuarial valuations performed for the plans. Notes 8 and 9 present additional information about the pension and other postemployment benefits plans, respectively.

In addition to liabilities, the statement of net position and/or the balance sheet 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 and/or fund balance that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The Municipality has two items that qualify for reporting in this category:

Unavailable revenue is reported only on the balance sheet and represents property and earned income taxes, sewer and storm water assessments, and donations which will not be collected within the available period. This amount will be recognized as an inflow of resources in the period the amounts become available.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Certain amounts determined in connection with pension and other postemployment benefits accounting requirements are reported as deferred inflows of resources on the government-wide financial statements. This amount is determined based on the actuarial valuations performed for the pension plans. Notes 8 and 9 present additional information about the pension and other postemployment benefits plans, respectively.

M. Fund Balance

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

- **Nonspendable** – This category represents funds that are not in spendable form and includes such items as prepaid items and inventory. Nonspendable fund balances as of December 31, 2021 are described in the governmental funds balance sheet.
- **Restricted** – This category represents funds that are limited in use due to constraints on purpose and circumstances of spending that are legally enforceable by outside parties. At December 31, 2021, the Municipality had restrictions through grant agreements, enabling legislation, and debt covenants as described in the governmental funds balance sheet.
- **Committed** – This category represents funds that are limited in use due to constraints on purpose and circumstances of spending imposed by elected commissioners by ordinance. Such a commitment must be made prior to the end of the fiscal year. Removal of this commitment requires a Commission ordinance. As of December 31, 2021, the Municipality had no committed funds.
- **Assigned** – This category represents intentions of the Municipality to use the funds for specific purposes. The authority to make assignments of fund balance may only be made by the Commission and remains in place until the Commission releases the assignments. The assignment cannot exceed the available spendable unassigned fund balance in any particular fund. Assigned fund balances as of December 31, 2021 are described in the governmental funds balance sheet.
- **Unassigned** – This category includes the residual classification for the Municipality's General Fund and includes all spendable amounts not contained in other classifications for that fund. The General Fund is the only fund that reports

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

a positive unassigned fund balance amount. In other governmental funds, it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report negative unassigned fund balance in that fund.

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

The Municipality's fund balance policy for the General Fund provides for a minimum unassigned fund balance of 10%, with a goal of 12-15%, of the Municipality's General Fund annual expenditures. The Municipality's fund balance policy also outlines conditions for the use of unassigned fund balance.

N. Classification of Net Position

The government-wide and proprietary fund financial statements are required to classify net position into three components – net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

- Net investment in capital assets – This component of net position consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted – This component of net position consists of constraints placed on assets through external restrictions, reduced by liabilities or deferred inflows or resources related to those assets. The Municipality's restricted net position is outlined on the statement of net position.
- Unrestricted – This component of net position consists of assets that do not meet the definition of "restricted" or "net investment in capital assets."

O. Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

P. Adoption of Accounting Pronouncements

The following GASB Statements were adopted for the year ended December 31, 2021: Statement Nos. 89 (Accounting for Interest Cost) and 93 (Interbank Offered Rates). These statements had no significant impact on the Municipality's financial statements for the year ended December 31, 2021.

Q. Pending Pronouncements

GASB has issued statements that will become effective in future years, including Statement Nos. 87 (Leases), 91 (Conduit Debt Obligations), 92 (Omnibus 2020), 94 (Public-Private and Public-Public Partnerships), 96 (Information Technology Arrangements), and 97 (Deferred Compensation Plans). Management has not yet determined the impact of these statements on the financial statements.

2. Property Taxes

Based upon assessed valuations established by Allegheny County as of January 1 (approximately \$2.8 billion in 2021), the Municipality bills and collects its own property taxes. The schedule for property taxes levied for 2021 is as follows:

June 1	- levy date
June 1 - July 31	- 2% discount period
August 1 - September 30	- face payment period
October 1 - April 30	- 10% penalty period
May 1	- delinquency period
July 20	- lien filing date

The municipal tax rate for all purposes in 2021 was 4.71 mills (\$4.71 per \$1,000 of assessed valuation). The state mandated limit on millage for the general operations of the Municipality is 30 mills, with separate millage limits available for firefighter protection, library, pension contributions, and other uses. The Municipality does not currently categorize the mills levied.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

3. Deposits and Investments

Governmental and Proprietary Funds

Pennsylvania statutes provide for investment of governmental funds into certain authorized investment types including U.S. Treasury Bills, other short-term U.S. government obligations, short term commercial paper issued by a public corporation, banker's acceptances, insured or collateralized time deposits, and certificates of deposit. The statutes also allow pooling of governmental funds for investment purposes.

The deposit and investment activities of the Municipality adhere to state statutes. Deposits of the governmental funds are either maintained in demand deposits at local banks, certificates of deposit, or other pooled investments with the Pennsylvania Local Government Investment Trust (PLGIT).

Deposits

The following is a description of the Municipality's deposit risks:

Custodial Credit Risk – Deposits. As of December 31, 2021, \$500,000 of the Municipality's \$25,797,841 bank balance was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, which is collateralized in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name. These deposits have carrying amounts of \$25,780,908 as of December 31, 2021.

Investments

The Municipality's cash equivalent investments in PLGIT are not subject to custodial credit risk because they are not evidenced by securities that exist in physical or book entry form. The Municipality's position in the external investment pool is the same as the value of the pool shares and is reported at amortized cost, which approximates fair value. PLGIT activities are invested directly in a portfolio of securities, which are held by a third-party custodian. All investments in an external investment pool that is not SEC-registered are subject to oversight by the Commonwealth of Pennsylvania. The Municipality can generally withdraw funds from the external investment pool without limitation, other than investments within the PLGIT/Reserve-Class account, which limits redemptions or exchanges to two per calendar month. In addition, there are certain limitations placed on

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

the following withdrawals: for PLGIT-Class and PLGIT/Reserve-Class accounts, there is a one-day holding period.

As of December 31, 2021, the total of PLGIT accounts had bank and book balances of \$4,572,694, which is considered to be a cash equivalent for presentation on the statement of net position and governmental funds balance sheet.

The following is a description of the Municipality's investment risks:

Credit Risk - The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Municipality has no formal investment policy that would limit its investment choices based on credit ratings by nationally recognized statistical rating organizations. As of December 31, 2021, the investments in PLGIT have received AAA ratings from Standard & Poor's.

Interest Rate Risk – The Municipality has no formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. All investments have an average maturity of less than one year.

Pension and OPEB Trust Funds

The pension and OPEB trust funds' investments are held separately from those of other Municipality funds. Assets in the pension and OPEB trust funds are stated at fair value. Any premiums or discounts are recognized as a gain or loss upon disposition. The Municipality maintains investment policies that summarize the investment philosophy of the Municipality and establishes investment guidelines and performance objectives for the General Employees, Police, and Firefighter pension plans and OPEB trust.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

The Municipality's pension and OPEB trust funds categorize their fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The pension and OPEB trust funds have the following recurring fair value measurements at December 31, 2021:

Investments by Fair Value Level	Total	Fair Value Measurements		
		Level 1	Level 2	Level 3
Short-term funds	\$ 2,041,970	\$ 2,041,970	\$ -	\$ -
Equity funds	2,694,405	2,694,405	-	-
Fixed income funds	104,084	104,084	-	-
Partnerships/joint ventures	10,207,631	-	-	10,207,631
Total Investments by Fair Value Level	15,048,090	\$ 4,840,459	\$ -	\$ 10,207,631
Investments Measured at NAV:				
Multi-manager series trust:				
Domestic equity fund	61,332,022			
International equity fund	32,891,392			
Fixed income fund	33,437,688			
Total Investments measured at NAV	127,661,102			
Total investments measured at fair value	\$ 142,709,192			

Short-term, equity, and fixed income funds classified in Level 1 are valued using prices quoted in active markets for those securities.

Partnerships/joint ventures classified in Level 3 are valued based upon the Municipality's share of the trust assets held. The underlying assets of the partnerships/joint ventures are primarily invested in equity interests in operational and multifamily real estate assets in markets across the United States. The property trust valuations of real estate is determined by the property trust trustee and give consideration to the income, cost, and sales comparison approaches of estimating property value. This investment can never be redeemed within the fund. Distributions from the fund will be received as the underlying investments of the fund are liquidated. It is expected that the underlying assets of the fund will be liquidated over five to seven years after the end of the investment period. The unfunded commitment for this investment was \$1,350,190.

The valuation method for investments measured at the net asset value (NAV) per share (or its equivalent) under the so-called "practical expedient" is presented on the following table.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

<u>Instrument</u>	<u>Fair Value</u>	<u>Unfunded Commitments</u>	<u>Redemption Frequency</u>	<u>Redemption Notice Period</u>
Multi-manager series trust (1)	\$ 127,661,102	N/A	Daily	N/A

(1) *Multi-manager series trust.* This investment type includes the PFM Multi-Manager Series Trust (PFM Trust), a Delaware statutory trust organized on December 21, 2016. The PFM Trust offers the following series: Domestic Equity Fund, International Equity Fund, and Fixed Income Fund. The Domestic Equity Fund seeks to provide long-term capital appreciation through a diversified portfolio consisting primarily of U.S. equity securities. The International Equity Fund seeks to provide long-term capital appreciation through a diversified portfolio consisting primarily of non-U.S. equity securities. The Fixed Income Fund seeks to maximize total return (capital appreciation and income) consistent with reasonable risk. The Fixed Income Fund declares and distributes dividends from net investment income, if any, monthly. The Domestic Equity Fund and International Equity Fund each declare and distribute net investment income, if any, to shareholders as dividends at least annually. Each fund makes distributions of its net realized capital gains, if any, at least annually.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of the future fair values. Furthermore, although the Municipality believes its valuation methods for the pension and OPEB trust funds are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following is a description of the pension and OPEB trust funds' deposit and investment risks:

Credit Risk - The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Municipality has an adopted policy statement for each of its three sponsored pension plans – general employees, police, and firefighter and the OPEB trust fund. The adopted policy indicates that the overall rating of the fixed income assets shall be investment grade (A or higher), based on the rating of one Nationally Recognized Statistical Rating Organization.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

The total plan target and range allocations are as follows for the pension trust funds:

Asset Class	Asset Weightings	
	Range	Target
Equity - Domestic	27%-57%	42%
Equity - International	8%-38%	23%
Equity - Other	0%-20%	0%
Fixed Income	18%-48%	33%
Cash Equivalent	0% - 20%	2%

The policy also indicates the objectives of the fund cannot be achieved without incurring a certain amount of principal volatility. The fund will be managed in a style that seeks to minimize principal fluctuations over the established time horizon and that is consistent with the fund's stated objectives.

The total plan target and range allocations are as follows for the OPEB trust:

Asset Class	Asset Weightings	
	Range	Target
Equity - Domestic	27%-57%	42%
Equity - International	8%-38%	23%
Equity - Other	0%-20%	0%
Fixed Income	18%-48%	35%
Cash Equivalent	0% - 20%	0%

Concentration of Credit Risk – The adopted pension investment policy indicates fixed income securities of any one issuer shall not exceed 5% of the total bond portfolio at the time of purchase. The 5% limitation does not apply to issues of the U.S. Treasury or other federal agencies. In addition, not more than 5% of the total stock portfolio valued at market may be invested in the stock of any one corporation.

Interest Rate Risk – The pension and OPEB trust funds do not have a formal deposit or investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

The Pension Trust Funds are invested in various types of financial instruments. The diversification of the investment portfolio serves to assist in mitigating the various types of risks associated with different types of financial instruments. Due to the level of risk

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

associated with certain investments, it is at least reasonably possible that changes in the values of investments could occur in the near-term and that such changes could materially affect the amount reported on the statement of fiduciary net position.

Library

In 1990, the Friends of the Library agreed to begin the Mt. Lebanon Public Library Fund (Fund) with a gift of \$15,000 to The Pittsburgh Foundation (Foundation). Subsequently, other donations were received by the Fund. The Foundation is under agreement to manage and invest the Fund. The annual net income of the Fund is paid to the Library, but due to the small amount of income available, the Library has been reinvesting the income into the Fund. As of December 31, 2021, the balance was \$112,530.

In 2017, the Friends of the Library began the Friends of Mt. Lebanon Public Library Designated Fund (Designated Fund) with a gift of \$50,000 to the Mt. Lebanon Community Endowment (Endowment). Subsequently, funds were moved from the Foundation to the Endowment. The Endowment is under agreement to manage and invest the Designated Fund. The annual net income of the Designated Fund is paid to the Library, but due to the small amount of income available, the Library has been reinvesting the income into the Designated Fund. As of December 31, 2021, the balance was \$192,043.

These funds are under the control of the Foundation and Endowment, respectively, and subject to their policies and, as such, are not recorded on the books of the Library.

4. Due From Other Governments

Amounts due from other governments represent receivables for services provided by the Municipality or collections made by another government on behalf of the Municipality. At December 31, 2021, the amounts are due from the following governmental units:

	<u>General Fund</u>
Due from:	
School District	\$ 203,294
County	320,854
Other	<u>42,020</u>
	<u>\$ 566,168</u>

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

5. Long-Term Liabilities

During 2021, long-term liabilities changed as follows:

	Balance at January 1, 2021	Additions	Reductions	Balance at December 31, 2021	Due Within One Year
Primary Government					
Governmental activities:					
Bonds payable	\$ 27,010,000	\$ -	\$ (2,850,000)	\$ 24,160,000	\$ 2,820,000
Compensated absences	2,070,459	953,387	(990,965)	2,032,881	700,678
Net other postemployment benefits liability	963,098	358,322	(630,927)	690,493	-
Governmental activities, long-term liabilities	<u>\$ 30,043,557</u>	<u>\$ 1,311,709</u>	<u>\$ (4,471,892)</u>	<u>\$ 26,883,374</u>	<u>\$ 3,520,678</u>
Business-type activities:					
Bonds payable	\$ 365,000	\$ -	\$ (80,000)	\$ 285,000	\$ 80,000
Compensated absences	58,725	37,688	(35,023)	61,390	22,832
Business-type activities, long-term liabilities	<u>\$ 423,725</u>	<u>\$ 37,688</u>	<u>\$ (115,023)</u>	<u>\$ 346,390</u>	<u>\$ 102,832</u>

Compensated absences in governmental activities are liquidated from the General Fund.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Bonds payable as of December 31, 2021 is composed of the following General Obligation Bond issues:

Description	Interest Rate %	Original Principal	Balance December 31, 2021
2014 Series, maturing in 2028	0.35 - 3.00	\$ 4,175,000	\$ 220,000
2015 Series, maturing in 2025	2.00 - 4.00	9,620,000	285,000
2016 Series, maturing in 2027	2.00 - 3.25	4,355,000	3,105,000
2017 Series, maturing in 2032	0.80 - 3.25	8,800,000	1,000,000
2019 Series, maturing in 2029	2.00 - 4.00	7,765,000	7,685,000
2020 Series A, maturing in 2032	2.00 - 3.00	7,415,000	7,415,000
2020 Series B, maturing in 2024	0.35 - 0.79	6,525,000	4,735,000
			<u>\$ 24,445,000</u>

Total payments made on bonds payable in 2021 were \$2,930,000 and \$502,801 for principal and interest, respectively.

The future annual payments required to amortize bonds payable outstanding as December 31, 2021 are as follows:

	Government Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2022	\$ 2,820,000	\$ 524,095	\$ 80,000	\$ 5,894
2023	2,835,000	489,297	85,000	4,294
2024	2,865,000	450,768	85,000	2,594
2025	2,550,000	397,700	35,000	788
2026	2,655,000	335,950	-	-
2027-2031	9,805,000	633,950	-	-
2032	630,000	12,600	-	-
Total	<u>\$ 24,160,000</u>	<u>\$ 2,844,360</u>	<u>\$ 285,000</u>	<u>\$ 13,570</u>

The future annual payments listed above are to be funded by the General Fund, Sewage Fund, Storm Water Fund, and Parking Fund.

The 2014 Series General Obligation Bonds were issued to provide funding of projects to upgrade and repair parking and municipal facilities, improve storm water infrastructure and upgrade municipal equipment.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

The 2015 Series General Obligation Bonds were issued for the current refunding of the Municipality's General Obligation Bonds, Series A of 2010, and for the current refunding of a portion of the Municipality's General Obligation Bonds, Series B of 2010.

The 2016 Series General Obligation Bonds were issued for the current refunding of a portion of the Municipality's General Obligation Bonds, Series of 2011, and for the advance refunding of a portion of the Municipality's General Obligation Bonds, Series A of 2012.

The 2017 Series General Obligation Bonds were issued to provide funding for various municipality capital improvement projects and equipment.

The 2019 Series General Obligation Bonds were issued for capital improvement projects, the current refunding of the Municipality's General Obligation Bonds, Series of 2012, and the current refunding of a portion of the Municipality's General Obligation Bonds, Series of 2014.

The 2020 Series A General Obligation Bonds were issued for the current refunding of the Municipality's General Obligation Bonds, Refunding Series of 2015, the current refunding of the Municipality's General Obligation Bonds, Series of 2013, and capital improvement projects. The 2020 Series B General Obligation Bonds were issued for the advance refunding of the Municipality's General Obligation Bonds, Series of 2017. The Municipality has \$6,105,000 in defeased debt related to the General Obligation Bonds, Series of 2017, that will be fully paid in August 2022.

The Local Governmental Unit Debt Act (Act 52 of 1978) (Debt Act), reenacted and amending Act 185 of 1972 prescribes debt limits, net revenues, and the calculation of the borrowing base for all local units in Pennsylvania. The Debt Act is administered by the Pennsylvania Department of Community and Economic Development. Under the Municipality's Home Rule Charter, any new debt in excess of 250% of the borrowing base must be approved by the electorate. The borrowing base as of December 31, 2021 is \$71,891,777. Under the Debt Act, the Municipality could use a legal debt limit multiplier of 350%.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

6. Capital Assets

A summary of current year changes in capital assets is as follows:

	January 1, 2021	Additions	Disposals	December 31, 2021
Governmental activities:				
Land (not depreciated)	\$ 7,266,047	\$ -	\$ -	\$ 7,266,047
Construction in progress (not depreciated)	1,182,088	1,108,017	(897,648)	1,392,457
Buildings and improvements other than buildings	54,086,302	551,837	-	54,638,139
Infrastructure	103,329,870	4,934,509	-	108,264,379
Library book collection	2,752,044	309,710	(454,485)	2,607,269
Equipment	19,434,606	1,625,858	(731,194)	20,329,270
	<u>188,050,957</u>	<u>8,529,931</u>	<u>(2,083,327)</u>	<u>194,497,561</u>
Less accumulated depreciation for:				
Buildings and improvements other than buildings	(23,167,863)	(1,610,461)	-	(24,778,324)
Infrastructure	(40,398,256)	(1,983,621)	-	(42,381,877)
Library book collection	(548,674)	(317,476)	454,485	(411,665)
Equipment	(12,053,837)	(1,312,906)	696,194	(12,670,549)
	<u>(76,168,630)</u>	<u>(5,224,464)</u>	<u>1,150,679</u>	<u>(80,242,415)</u>
Governmental activities capital assets, net	<u>\$ 111,882,327</u>	<u>\$ 3,305,467</u>	<u>\$ (932,648)</u>	<u>\$ 114,255,146</u>
Business-type activities:				
Land (not depreciated)	\$ 2,687,084	\$ -	\$ -	\$ 2,687,084
Buildings and improvements other than buildings	14,345,778	12,583	-	14,358,361
Equipment	1,436,081	264,926	-	1,701,007
	<u>18,468,943</u>	<u>277,509</u>	<u>-</u>	<u>18,746,452</u>
Less accumulated depreciation for:				
Buildings and improvements other than buildings	(9,429,525)	(435,180)	-	(9,864,705)
Equipment	(1,140,801)	(57,241)	-	(1,198,042)
	<u>(10,570,326)</u>	<u>(492,421)</u>	<u>-</u>	<u>(11,062,747)</u>
Business-type activities capital assets, net	<u>\$ 7,898,617</u>	<u>\$ (214,912)</u>	<u>\$ -</u>	<u>\$ 7,683,705</u>

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Depreciation expense for capital assets and infrastructure was allocated to the various functions/programs as follows:

Governmental activities:	
General government	\$ 222,928
Public works	3,094,077
Human services	455,624
Culture and recreation	677,254
Public safety:	
Police	382,451
Fire	392,130
Total depreciation expense - governmental activities	<u>\$ 5,224,464</u>
Business-type activities:	
Parking	<u>\$ 492,421</u>

7. Interfund Receivables, Payables, and Transfers

Interfund balances result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. Transfers are used to move revenues from one fund to pay for various programs or functions that the Municipality accounts for in other funds.

The individual interfund receivables and payables are shown below:

Fund	Interfund Receivable	Interfund Payable
General	\$ 1,269,210	\$ 1,385,313
Sewage	-	917,964
Capital Projects	1,366,532	-
Other governmental	14,708	351,246
	2,650,450	2,654,523
Parking	4,073	-
	<u>\$ 2,654,523</u>	<u>\$ 2,654,523</u>

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

	Transfer In			Total
	General Fund	Capital Projects	Other Governmental	
Transfer out:				
General	\$ -	\$ 2,040,538	\$ 4,528,023	\$ 6,568,561
Sewage	468,349	1,646,552	157,755	2,272,656
Other governmental	526,716	774,766	130,752	1,432,234
	<u>\$ 995,065</u>	<u>\$ 4,461,856</u>	<u>\$ 4,816,530</u>	<u>\$ 10,273,451</u>

8. Pension Plans

Summary of Significant Accounting Policies

Financial information of the pension plans (Plans) is presented on the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plans. Employer contributions to the Plans are recognized when due as required by applicable law. Investments of the Plans are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on national exchanges are valued at the last reported sales price.

At December 31, 2021, there were no individual investments that constituted more than 5% of plan net position available for benefits that were required to be reported. The Plans did not have any investment transactions with related parties during the year.

Plan Description

The Municipality administers three single-employer defined benefit pension plans: General Employees, Police, and Firefighter. These plans cover substantially all full-time employees. All plans provide retirement benefits to plan members and also provide for a death benefit for surviving spouses. Plan provisions are established by municipal ordinance with the authority for municipal contributions required by Act 205 of 1984 of the Commonwealth of Pennsylvania (Act). The Plans are governed by the Municipality's Commission which has delegated the authority to manage the Plans to the Manager. The activity of the Plans is reported within the Fiduciary Funds – Trust Funds in the accompanying financial statements. Separate plan financial statements are not available.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

At December 31, 2021, participants in the plans were as follows:

	General Employees	Police	Firefighter
Inactive plan members or beneficiaries currently receiving benefits	69	60	17
Inactive plan members entitled to but not yet receiving benefits	19	1	1
Active plan members	75	44	16
Total plan members	163	105	34

Benefits Provided – General Employees Plan

Retirement Benefit – The General Employees plan provides for a normal retirement benefit after completion of 25 years of credited service and attaining age 60. For participants hired before January 1, 2012, the scheduled monthly retirement benefit is 60% of the participant's compensation averaged over 36 consecutive months out of the final 120 months of employment that produce the highest average. For participants hired on or after January 1, 2012, the scheduled monthly retirement benefit is 50% of the participant's compensation averaged over 36 consecutive months out of the final 120 months of employment that produce the highest average with compensation limited to base salary plus any applicable longevity. A participant is eligible for an additional monthly benefit of 1.0% of the final average monthly compensation for each year of credited service in excess of 25 years. After seven years of credited service, a participant is eligible to receive a retirement benefit with reductions for participants with less than 25 years of credited service and participants under the age of 60 at the time of the benefit commencement.

Death Benefit – If a participant shall die after commencement of retirement benefit payments in the normal form or prior to the commencement of the receipt of retirement benefits and after the participant has attained normal retirement age under the plan, a benefit shall be paid to the surviving spouse of the participant. The benefit shall be paid in an amount equal to 50% of the participant's accrued benefit as of the date of death.

If a vested participant shall die prior to the commencement of the receipt of retirement benefits and before the vested participant has attained normal retirement age under the plan, the surviving spouse of the participant shall be entitled to receive a survivor benefit. The benefit shall be an amount equal to 50% of the participant's accrued benefit determined as of the date of death commencing as of the first day of the month coincident with or next following what would have been the participant's attainment of age 60 or the first day of the month coincident with or next following the date of death if the participant

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

has attained age of 60. In lieu of receiving a deferred survivor benefit, the participant's beneficiary may elect to receive a lump sum distribution of accumulated contributions.

Benefits Provided – Police Plan

Retirement Benefit – The Police plan provides for a normal retirement benefit after completion of 25 years of credited service and attaining age 50. For participants hired before January 11, 2004, the scheduled monthly retirement benefit is 75% of the participant's compensation averaged over 36 consecutive months out of the final 120 months of employment that produce the highest average. A participant is eligible for an additional monthly benefit of 1.0% of the final average monthly compensation for each year of credited service in excess of 25 years and an additional monthly benefit of 1.0% of final average monthly compensation for each year of active military service. A participant is vested after seven years of service. After seven years of service, a participant is eligible to receive a retirement benefit with reductions for participants with less than 25 years of credited service and participants under the age of 50 at the time of the benefit commencement.

For participants hired after January 11, 2004, the scheduled monthly retirement benefit is 50% of the average monthly compensation earned by the participant during the last 36 months immediately preceding termination of active employment. A participant is eligible for an additional monthly benefit of \$100 for completion of 26 years of service. A participant is 100% vested in the plan at 12 years of service. A participant is eligible for an early retirement benefit after 20 years of service subject to reductions for early retirement.

Disability Benefit - If a participant becomes totally and permanently disabled as a result of accident or sickness occurring in the line of duty, the participant is entitled to receive a monthly disability benefit. The scheduled benefit is the greater of the participant's accrued benefit or 50% of the participant's salary at the time the disability was incurred, offset by Social Security disability benefits for the same injury. Payments will continue until the earliest of recovery, death, or normal retirement.

Death Benefit – If a participant's death occurs after the commencement of retirement benefit payments in the normal form or prior to the commencement of the receipt of retirement benefits and after the participant has attained normal retirement age under the plan, the participant's surviving spouse or dependent children are eligible to receive a monthly benefit. The benefit payable is 100% of the pension the participant was receiving or entitled to receive on the date of death and is payable until the latest of the spouse's death or the youngest dependent attaining age 18 (age 23 if attending college). If a participant's death occurs before payment of a benefit has commenced and did not attain

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

normal retirement age, the participant's beneficiary shall be eligible to receive a lump sum distribution of an amount equal to the accumulated contributions of the participant as of the date of death of the participant.

Cost of Living Adjustments – Benefit terms provide for annual cost-of-living adjustments to each participant's retirement benefit subsequent to the member's retirement date depending on date of hire. Participants hired prior to January 11, 2004 who have completed at least 20 years of credited service are eligible to receive an annual retirement benefit adjustment of 2% of the participant's final average monthly compensation. Participants with less than 20 years of credited service are eligible to receive an annual retirement benefit adjustment of 2% of the participant's retirement benefit. The total monthly retirement benefit including service increments, military service benefits, and cost-of-living adjustments shall not exceed an amount equal to 90% of the participant's final average monthly compensation.

For participants hired after January 11, 2004, an annual retirement benefit adjustment on the participant's monthly retirement benefit, excluding service increments, is based on the percentage change in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The total of all increases may not exceed 30% of the participant's original benefit nor may the sum of the retiree's benefit and all increases exceed 75% of final average monthly compensation used to compute the original retirement benefit.

Benefits Provided – Firefighter Plan

Retirement Benefit – The Firefighter plan provides for a normal retirement benefit after completion of 25 years of credited service and attaining age 53. For participants hired before August 28, 2011, the scheduled monthly retirement benefit is 70% of the participant's compensation averaged over 36 consecutive months out of the final 120 months of employment that produce the highest average. For participants hired on or after August 28, 2011, the scheduled monthly retirement benefit is 50% of the participant's compensation averaged over 36 consecutive months out of the final 120 months of employment that produce the highest average with compensation limited to base salary plus any applicable longevity. A participant is eligible for an additional monthly benefit of 1.0% of the final average monthly compensation for each year of credited service in excess of 25 years and an additional monthly benefit of 1.0% of final average monthly compensation for each year of active military service. After seven years of credited service, an employee is eligible to receive a retirement benefit with reductions for participants with less than 25 years of credited service and participants under the age of 53 at the time of the benefit commencement.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Death Benefit – If a participant shall die after commencement of retirement benefit payments in the normal form or prior to the commencement of the receipt of retirement benefits and after the participant has attained normal retirement age under the plan, a benefit shall be paid to the surviving spouse of the participant or if there is no surviving spouse to the surviving dependent children of the participant. The benefit shall be paid in an amount equal to 50% of the participant's accrued benefit as of the date of death.

If a vested participant shall die prior to the commencement of the receipt of retirement benefits and before the vested participant has attained normal retirement age under the plan, the surviving spouse of the participant or if there is no surviving spouse to the surviving dependent children of the participant shall be entitled to receive a survivor benefit. The benefit shall be an amount equal to 50% of the participant's accrued benefit determined as of the date of death commencing as of the first day of the month coincident with or next following what would have been the participant's attainment of age 53 or the first day of the month coincident with or next following the date of death if the participant has attained age of 53. In lieu of receiving a deferred survivor benefit, the participant's beneficiary may elect to receive a lump sum distribution of accumulated contributions.

Contributions

The Plans are funded by the Municipality on an annual basis pursuant to the provisions of the Act. The Act requires that annual contributions be based upon the calculation of the Minimum Municipal Obligation (MMO). Certain pension information and calculations are based upon an actuarial valuation performed as of January 1, 2019.

Employees are not required to contribute under the Act; such contributions are subject to collective bargaining and can be reduced or eliminated each year by Ordinance or Resolution subject to the Plans meeting certain financial conditions. For the year ended December 31, 2021, general employees were required to contribute 5% of their salary; police officers were required to contribute 4.5% of their salary; and firefighters were required to contribute 5% of their salary. On-behalf payments by employees are recognized as contributions in the statement of changes in plan net position for fiduciary funds.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

The Commonwealth of Pennsylvania allocates certain funds to assist in pension funding. Any financial requirement established by the MMO which exceeds the Commonwealth of Pennsylvania allocation must be funded by the Municipality. Payments made to the plans were sufficient to meet the MMOs in 2021. The following table reflects contribution information for 2021:

	General Employees	Police	Firefighter	Total
MMO	\$ 520,891	\$ 2,278,991	\$ 213,578	\$ 3,013,460
Contributions:				
Municipal	\$ 146,703	\$ 1,856,830	\$ 60,065	\$ 2,063,598
Allocation of state aid	374,188	422,161	153,513	949,862
Total	520,891	2,278,991	213,578	3,013,460
Employee	259,575	247,264	94,114	600,953
Total contributions	\$ 780,466	\$ 2,526,255	\$ 307,692	\$ 3,614,413
Covered payroll	\$ 5,319,127	\$ 5,500,832	\$ 2,071,148	
Employee contributions as a % of covered payroll	4.88%	4.50%	4.54%	

Administrative costs, including investment, custodial trustee, and actuarial services are charged to the appropriate plan and funded from investment earnings.

The contribution rate for the Police plan is based on the total compensation of the officer. The General Employees (negotiated) and Firefighter (negotiated) plans have a different basis for the calculation of the pension contribution for hires after a certain effective date. For eligible employees hired before the effective date, the pension contribution is calculated on total compensation; whereas, employees hired after the effective date, the pension contribution is calculated using base wage plus longevity only. Effective dates for the General Employees and Firefighter plans are January 1, 2012 and August 28, 2011, respectively. Other employee contributions to the pension plans include provisions for military buyback and retroactive pension contributions.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Net Pension (Asset) Liability

The components of the net pension (asset) liability of the Plans at December 31, 2021 were as follows:

	General Employees	Police	Firefighter	Total
Total pension liability	\$ 32,087,437	\$ 72,550,475	\$ 18,806,837	\$ 123,444,749
Plan fiduciary net position	(38,127,130)	(78,744,789)	(23,001,444)	(139,873,363)
Net pension liability (asset)	<u>\$ (6,039,693)</u>	<u>\$ (6,194,314)</u>	<u>\$ (4,194,607)</u>	<u>\$ (16,428,614)</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>118.82%</u>	<u>108.54%</u>	<u>122.30%</u>	

Changes in the Net Pension (Asset) Liability

The changes in the net pension (asset) liability of the Municipality for the General Employees Plan for the year ended December 31, 2021 were as follows:

	Increases / Decreases		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension (Asset) Liability
Balances at December 31, 2020	\$ 30,163,589	\$ 33,958,336	\$ (3,794,747)
Changes for the year:			
Service cost	642,260	-	642,260
Interest	2,145,748	-	2,145,748
Differences between expected and actual experience	(279,853)	-	(279,853)
Changes of assumptions	815,757	-	815,757
Contributions - employer	-	520,891	(520,891)
Contributions - employee	-	259,575	(259,575)
Net investment income	-	4,827,232	(4,827,232)
Benefit payments, including refunds	(1,400,064)	(1,400,064)	-
Administrative expense	-	(38,840)	38,840
Net changes	<u>1,923,848</u>	<u>4,168,794</u>	<u>(2,244,946)</u>
Balances at December 31, 2021	<u>\$ 32,087,437</u>	<u>\$ 38,127,130</u>	<u>\$ (6,039,693)</u>

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

The changes in the net pension (asset) liability of the Municipality for the Police Plan for the year ended December 31, 2021 were as follows:

	Increases / Decreases		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension (Asset) Liability
Balances at December 31, 2020	\$ 67,809,958	\$ 69,768,682	\$ (1,958,724)
Changes for the year:			
Service cost	1,444,668	-	1,444,668
Interest	4,862,119	-	4,862,119
Differences between expected and actual experience	89,180	-	89,180
Changes of assumptions	1,826,608	-	1,826,608
Contributions - employer	-	2,278,991	(2,278,991)
Contributions - employee	-	247,264	(247,264)
Net investment income	-	9,996,060	(9,996,060)
Benefit payments, including refunds	(3,482,058)	(3,482,058)	-
Administrative expense	-	(64,150)	64,150
Net changes	4,740,517	8,976,107	(4,235,590)
Balances at December 31, 2021	\$ 72,550,475	\$ 78,744,789	\$ (6,194,314)

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

The changes in the net pension (asset) liability of the Municipality for the Firefighter Plan for the year ended December 31, 2021 were as follows:

	Increases / Decreases		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension (Asset) Liability
Balances at December 31, 2020	\$ 17,761,519	\$ 20,703,944	\$ (2,942,425)
Changes for the year:			
Service cost	290,755	-	290,755
Interest	1,261,248	-	1,261,248
Differences between expected and actual experience	(39,427)	-	(39,427)
Changes of assumptions	461,498	-	461,498
Contributions - employer	-	213,578	(213,578)
Contributions - employee	-	94,114	(94,114)
Net investment income	-	2,943,462	(2,943,462)
Benefit payments, including refunds	(928,756)	(928,756)	-
Administrative expense	-	(24,898)	24,898
Net changes	1,045,318	2,297,500	(1,252,182)
Balances at December 31, 2021	\$ 18,806,837	\$ 23,001,444	\$ (4,194,607)

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Actuarial Assumptions - The total pension liability was determined by an actuarial valuation performed on January 1, 2021, and rolled forward to December 31, 2021, using the following actuarial assumptions, applied to all periods in the measurement:

	General Employees	Police	Firefighter
Actuarial assumptions:			
Investment rate of return	7.00%	7.00%	7.00%
Projected salary increases	4.50%	5.25%	4.50%
Inflation rate	2.50%	2.50%	2.50%
Mortality	2010 Public Retirement Plans - General Employee	2010 Public Retirement Plans - Public Safety	2010 Public Retirement Plans - Public Safety
Cost-of-living adjustments	N/A	2.0%*	N/A

Actuarial assumptions based on actuarial experience study for the period 1996 - 2014.

N/A - not applicable

* See page 86 for details

Changes in Actuarial Assumptions – For all Plans, the inflation rate was lowered from 2.75% to 2.50%, the interest rate was lowered from 7.25% to 7.00%, and the mortality improvement projection was updated from the Long-Range Demographic Assumptions for the 2018 SSA Trustee Report to the 2020 SSA Trustee Report. For the Police Plan, projected salary increases were lowered from 5.50% to 5.25%.

Investment Policy – Each Plan has an Investment Policy Statement which can be amended by the Commission based on recommendations from the Pension Investment Advisory Board. The core objectives of the statement are as follows: 1) Invest assets in a manner consistent with the fiduciary standards of the Act, 2) Provide for the funding and anticipated withdrawals on a continuing basis, 3) Conserve and enhance the capital value of the pension funds in real terms through asset appreciation and income generation, while maintaining a moderate investment risk profile, 4) Minimize principal fluctuations over the investment cycle (3-5 years), and 5) Achieve a long-term level of return commensurate with contemporary economic conditions and equal to or exceeding the investment objective set forth in the policy.

Long-Term Expected Rate of Return – The long-term expected rate of return on 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 investment expense and

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

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 following was the asset allocation policy and best estimates of arithmetic real rates of return for each major asset class included in the Plans' target asset allocation as of December 31, 2021:

Asset Class	Target Allocation			Long-Term Expected Real Rate of Return		
	General Employees	Police	Firefighter	General Employees	Police	Firefighter
Domestic equity	42.0%	42.0%	42.0%	6.3%	6.3%	6.3%
International equity	23.0%	23.0%	23.0%	6.3%	6.3%	6.3%
Other equity	0.0%	0.0%	0.0%	6.3%	6.3%	6.3%
Fixed income	33.0%	33.0%	33.0%	2.0%	2.0%	2.0%
Cash	2.0%	2.0%	2.0%	0.0%	0.0%	0.0%
	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>			

Rate of Return – The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. For the year ended December 31, 2021, the annual money-weighted rate of return on the General Employees, Police, and Firefighter Plan investments, net of investment expense, was 13.96%, 13.87%, and 13.98%, respectively.

Discount Rate - The discount rate used to measure the total pension liability for the General Employees, Police, and Firefighter Plans was 7.00%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that the Municipality's contributions will be made based on the yearly MMO calculation. Based on those assumptions, the Plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. 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.

Sensitivity of the Net Pension (Asset) Liability to Changes in the Discount Rate – The following presents the net pension (asset) liability of the Plans calculated using the discount rates described above, as well as what the Plan's net pension (assets) liabilities would be if

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

they were calculated using a discount rate that is one-percentage-point lower or one-percentage-point higher than the current rates:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
General Employees	\$ (2,292,659)	\$ (6,039,693)	\$ (9,196,219)
Police Plan	\$ 3,328,894	\$ (6,194,314)	\$ (14,039,432)
Firefighter Plan	\$ (2,091,089)	\$ (4,194,607)	\$ (5,959,242)

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

For the year ended December 31, 2021, the Municipality recognized pension expense of approximately (\$1,096,000) for the General Employees Plan, (\$1,065,000) for the Police Plan, and (\$931,000) for the Firefighter Plan. At December 31, 2021, the Municipality reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	General Employees	Police	Firefighter	Total
<u>Deferred Outflow of Resources:</u>				
Differences between expected and actual experience	\$ 23,624	\$ 505,602	\$ 1,827	\$ 531,053
Changes in assumption	638,419	1,512,404	431,081	2,581,904
Total deferred outflows of resources	<u>\$ 662,043</u>	<u>\$ 2,018,006</u>	<u>\$ 432,908</u>	<u>\$ 3,112,957</u>
	General Employees	Police	Firefighter	Total
<u>Deferred Inflows of Resources:</u>				
Differences between expected and actual experience	\$ 369,355	\$ 130,815	\$ 502,466	\$ 1,002,636
Changes in assumption	34,781	17,884	-	52,665
Net difference between projected and actual earnings on pension plan investments	4,056,362	8,316,204	2,476,776	14,849,342
Total deferred inflows of resources	<u>\$ 4,460,498</u>	<u>\$ 8,464,903</u>	<u>\$ 2,979,242</u>	<u>\$ 15,904,643</u>

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

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

Year ending December 31,	General Employees	Police	Firefighter	Total
2022	\$ (914,885)	\$ (1,602,524)	\$ (651,204)	\$ (3,168,613)
2023	(1,615,146)	(2,912,651)	(1,045,996)	(5,573,793)
2024	(843,767)	(1,395,501)	(563,446)	(2,802,714)
2025	(424,657)	(609,904)	(313,751)	(1,348,312)
2026	-	73,683	21,144	94,827
Thereafter	-	-	6,919	6,919
Total	<u>\$ (3,798,455)</u>	<u>\$ (6,446,897)</u>	<u>\$ (2,546,334)</u>	<u>\$ (12,791,686)</u>

9. Other Postemployment Benefits

Summary of Significant Accounting Policies

Financial information of the Mt. Lebanon OPEB Trust (Trust) is presented on the accrual basis of accounting. Employer contributions to the Trust are made annually and reimbursements to the Municipality for retired member payments are submitted and received on an annual basis.

Investments of the Trust are reported at fair value. Securities traded on national exchanges are valued at the last reported sales price.

At December 31, 2021, there were no individual investments that constituted more than 5% of Trust net position available for benefits that were required to be reported. The Trust did not have any investment transactions with related parties during the year.

Plan Description

The Municipality has established the Trust to fund one or more of the Municipality's employee post-employment benefits other than pensions. The activity of the Trust is reported within the Fiduciary Funds – Trust Fund in the accompanying financial statements. Separate Trust financial statements are not available.

The Trust is a single-employer defined benefit plan administered by the Municipality which provides specific post-employment health and life insurance benefits for certain retired

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

employees, with benefit levels negotiated by contractual group or set by the Municipality based on those levels.

The post-employment health insurance benefit has been eliminated for new hires as of the following effective dates: contract Police – May 15, 2012; contract Firefighter – August 28, 2011; General Employees – January 1, 2012.

At December 31, 2021, participants in the Trust were as follows:

	General Employees	Police	Firefighter
Participants:			
Inactive, currently receiving benefits:			
Health insurance	4	22	7
Life insurance	47	43	11
Active:			
Health insurance	52	29	8
Life insurance	88	44	16

Benefits Provided - Post-Employment Health Insurance

Upon retirement, a retiree may elect to either stay in the medical group of the Municipality or may leave the group to purchase their own medical coverage. In either case, the retiree shall be provided a reimbursement for health insurance premiums until such time as the retiree becomes eligible for Medicare.

The maximum amount of the reimbursement for each employee group is as follows:

Police: A percentage of Police Officer VI Pay Grade, based on years of service, as follows:

Service at Retirement	Percentage	2021 Per Month Amount
25+ years	0.80%	\$799.76
20-24 years	0.65%	\$649.81
16-19 years	0.50%	\$499.85

Firefighter: \$400 per month upon retirement

General Employees: \$400 per month, after 15 years of service

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Benefits Provided - Post-Employment Life Insurance

The following provisions were included in the actuarial assumption regarding life insurance:

Eligibility: Retirement with 15 years or more of service

Insurance amount: \$15,000 – Police and Firefighter
 \$10,000 – All others

Contributions

The Municipality makes required contributions to the Trust as specified by the actuarial valuation. An actuarial valuation will be performed biennially, and participants do not contribute to the Trust.

Net OPEB Liability

The components of the net OPEB liability of the Trust at December 31, 2021 were as follows:

Total OPEB liability	\$ 3,292,422
Plan fiduciary net position	<u>2,601,929</u>
Net OPEB liability	<u>\$ 690,493</u>
Plan fiduciary net position as a percentage of the total OPEB liability	<u>79.03%</u>

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Changes in the Net OPEB Liability

The changes in the net OPEB liability of the Municipality for the year ended December 31, 2021 were as follows:

	Increases / Decreases		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Balances at December 31, 2020	\$ 3,255,111	\$ 2,292,013	\$ 963,098
Changes for the year:			
Service cost	54,507	-	54,507
Interest	220,784	-	220,784
Differences between expected and actual experience	(151,136)	-	(151,136)
Changes of assumptions	75,252	-	75,252
Contributions - employer	-	129,821	(129,821)
Net investment income	-	349,970	(349,970)
Benefit payments	(162,096)	(162,096)	-
Administrative expense	-	(7,779)	7,779
Net changes	37,311	309,916	(272,605)
Balances at December 31, 2021	\$ 3,292,422	\$ 2,601,929	\$ 690,493

Actuarial Assumptions – The total OPEB liability was determined by an actuarial valuation performed on January 1, 2021, and rolled forward to December 31, 2021, using the following actuarial assumptions, applied to all periods in the measurement:

- Actuarial cost method – Entry Age Normal Cost;
- Interest rate – 7.00%;
- Retirement Age – Police, upon attainment of age 51 and 25 years of service; Firefighter, upon attainment of age 53 and 25 years of service; General and Public Works, upon attainment of age 60 and 25 years of service;
- Mortality – 2010 Public Retirement Plan;
- Salary increase – An assumed 5.25% increase in basic wages was used in the actuarial assumptions for Police medical benefits because the benefit is a function of base rates as outlined above;
- Inflation: 2.50%.

Changes in Actuarial Assumptions – From the January 1, 2019 actuarial valuation report, the inflation assumption was lowered from 2.75% to 2.50%, the salary scale assumption was

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

lowered from 5.50% to 5.25%, the interest rate assumption was lowered from 7.25% to 7.00%, and the mortality assumption was changed from RP-2014 Mortality Table with 50% Blue Collar Adjustment (public safety only) and mortality improvement projected with rates derived from the Long-Range Demographic Assumptions for the 2015 SSA Trustee Report to the 2010 Public Retirement Plan and mortality improvement is projected from 2015 using the 2020 SSA Trustee Report.

Investment Policy – The Trust has an Investment Policy Statement which can be amended by the Commission based on recommendations from the Pension Investment Advisory Board. The core objectives of the statement are as follows: 1) Invest assets in a manner consistent with the fiduciary standards of the Act, 2) Provide for the funding and anticipated withdrawals on a continuing basis, 3) Conserve and enhance the capital value of the pension funds in real terms through asset appreciation and income generation, while maintaining a moderate investment risk profile, 4) Minimize principal fluctuations over the investment cycle (3-5 years), and 5) Achieve a long-term level of return commensurate with contemporary economic conditions and equal to or exceeding the investment objective set forth in the policy.

Long-Term Expected Rate of Return – The long-term expected rate of return on the Trust's investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and 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 following was the asset allocation policy and best estimates of arithmetic real rates of return for each major asset class included in the Trust's target asset allocation as of December 31, 2021:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	42.0%	6.3%
International equity	23.0%	6.3%
Other equity	0.0%	6.3%
Fixed income	35.0%	2.0%
Cash	0.0%	0.0%
	<u>100.0%</u>	

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Rate of Return – The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. For the year ended December 31, 2021, the annual money-weighted rate of return on the Trust's investments, net of investment expense, was 14.16%.

Discount Rate - The discount rate used to measure the total OPEB liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that the Municipality's contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the Trust's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on Trust investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate – The following presents the net OPEB liability of the Trust calculated using the discount rate described above, as well as what the Trust's net OPEB liability would be if it was calculated using a discount rate that is one-percentage-point lower or one-percentage-point higher than the current rates:

1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
<u>\$ 967,268</u>	<u>\$ 690,493</u>	<u>\$ 447,187</u>

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

For the year ended December 31, 2021, the Municipality recognized OPEB expense of approximately \$12,000. At December 31, 2021, the Municipality reported deferred outflows of resources and deferred inflows of resources related to OPEBs from the following sources:

<u>Deferred Outflow of Resources:</u>	
Changes in assumption	<u>\$ 66,399</u>
<u>Deferred Inflows of Resources:</u>	
Differences between expected and actual experience	\$ 200,781
Net difference between projected and actual earnings on OPEB plan investments	<u>320,832</u>
Total deferred inflows of resources	<u>\$ 521,613</u>

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

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

<u>Year ending December 31,</u>	
2022	\$ (102,192)
2023	(149,227)
2024	(94,905)
2025	(58,380)
2026	(20,968)
Thereafter	<u>(29,542)</u>
Total	<u><u>\$ (455,214)</u></u>

10. Fiduciary Funds Financial Information

The following financial information represents fiduciary trust funds as of December 31, 2021:

Plan Net Position

	General Employees	Police	Firefighter	Other Postemployment Benefits	Total
Assets					
Accrued income receivable	\$ 9	\$ 17	\$ 5	\$ -	\$ 31
Investments (at fair value):					
Equity funds	25,955,254	53,392,459	15,529,624	2,040,482	96,917,819
Fixed income funds	8,835,358	18,553,544	5,381,629	771,241	33,541,772
Partnerships/joint ventures	2,765,560	5,696,784	1,745,287	-	10,207,631
Short-term funds	<u>574,093</u>	<u>1,108,672</u>	<u>346,841</u>	<u>12,364</u>	<u>2,041,970</u>
Total Assets	<u>38,130,274</u>	<u>78,751,476</u>	<u>23,003,386</u>	<u>2,824,087</u>	<u>142,709,223</u>
Liabilities					
Accounts payable	<u>3,144</u>	<u>6,687</u>	<u>1,942</u>	<u>222,158</u>	<u>233,931</u>
Net Position					
Restricted for pensions	38,127,130	78,744,789	23,001,444	-	139,873,363
Restricted for OPEB benefits	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,601,929</u>	<u>2,601,929</u>
Total Net Position	<u>\$ 38,127,130</u>	<u>\$ 78,744,789</u>	<u>\$ 23,001,444</u>	<u>\$ 2,601,929</u>	<u>\$ 142,475,292</u>

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Changes in Plan Net Position

	General Employees	Police	Firefighter	Other Postemployment Benefits	Total
Additions:					
Contributions:					
Employer, including state aid	\$ 520,891	\$ 2,278,991	\$ 213,578	\$ 129,821	\$ 3,143,281
Employee	259,575	247,264	94,114	-	600,953
Total contributions	780,466	2,526,255	307,692	129,821	3,744,234
Investment gain:					
Net appreciation					
in fair value of investments	4,093,956	8,480,258	2,491,474	305,165	15,370,853
Interest and dividends	733,276	1,515,802	451,988	44,805	2,745,871
Total investment gain	4,827,232	9,996,060	2,943,462	349,970	18,116,724
Less investment expense	18,907	39,265	11,478	1,152	70,802
Net investment gain	4,808,325	9,956,795	2,931,984	348,818	18,045,922
Total additions	5,588,791	12,483,050	3,239,676	478,639	21,790,156
Deductions:					
Benefits	1,398,741	3,445,377	928,756	162,096	5,934,970
Withdrawals	1,323	36,681	-	-	38,004
Administrative expense	19,933	24,885	13,420	6,627	64,865
Total deductions	1,419,997	3,506,943	942,176	168,723	6,037,839
Change in Plan Net Position	4,168,794	8,976,107	2,297,500	309,916	15,752,317
Net Position:					
Beginning of year	33,958,336	69,768,682	20,703,944	2,292,013	126,722,975
End of year	\$ 38,127,130	\$ 78,744,789	\$ 23,001,444	\$ 2,601,929	\$ 142,475,292

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Net Appreciation (Depreciation) in Fair Value of Investments

The composition of net appreciation (depreciation) in fair value of investments reported on the statement of changes in plan net position is as follows:

	General Employees	Police	Firefighter	Other Postemployment Benefits	Total
Realized gain (loss)	\$ 2,951,842	\$ 6,129,535	\$ 1,830,230	\$ 258,514	\$ 11,170,121
Unrealized gain (loss)	1,142,114	2,350,723	661,244	46,651	4,200,732
	<u>\$ 4,093,956</u>	<u>\$ 8,480,258</u>	<u>\$ 2,491,474</u>	<u>\$ 305,165</u>	<u>\$ 15,370,853</u>

The calculation of realized gains and losses is independent of the calculation of the net change in the fair value of investments.

Realized gains and losses on investments that have been held in more than one fiscal year and sold in the current year were included as part of the change in the fair value of investments reported in the prior year(s) and the current year.

11. Defined Contribution Plan

Certain management employees are eligible or required to participate in a defined contribution pension plan (Plan) adopted under the provisions of Internal Revenue Code Section 401 (Qualified pension, profit-sharing, and stock bonus plans). No employee of the Municipality can be in two qualified pension plans at once as an active employee. As part of its fiduciary role, the Municipality has an obligation of due care in selecting the third-party administrator.

Benefit terms are established and amended by resolution of the Commission. The Plan does not allow employee contributions and the Municipality contributes 15% of the employee's regular wages to the Plan on their behalf. The contributions and associated earnings vest immediately upon employee entry into the Plan. The Municipality contributes on a bi-weekly schedule.

During 2021, the Municipality contributed \$190,196 to the Plan. The Municipality had no liability outstanding at December 31, 2021.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

12. Rental Income

The Parking Fund leases certain retail space at its North Parking Garage to third parties under a lease term of five years, with renewal options available. The Parking Fund also leases unused office space to the Mt. Lebanon Historical Society under a lease term of twenty years. Rental income under these arrangements was \$145,282 during the year ended December 31, 2021.

As of December 31, 2021, minimum annual rentals remaining under these lease arrangements are as follows:

Year Ending	
2022	\$ 151,854
2023	158,761
2024	166,036
2025	173,671
2026	78,379
Thereafter	<u>61,334</u>
Total	<u>\$ 790,035</u>

13. Risk Financing

The Municipality is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years. There were no significant reductions in insurance coverage from coverage in the prior year. For its property and liability coverage, the Municipality participates as a member of the Municipal Risk Management Property and Liability Trust (Trust), a public entity risk pool operated for the benefit of 165 cities, municipalities, boroughs, townships, and municipal authorities. The Trust operates pursuant to the Pa Intergovernmental Cooperation Act (1972 P.L., 762, No. 180; 53 P.S. Section 2303) and 42 Pa. C.S.A., Section 8564. The Trust purchases excess insurance with a \$150,000 per occurrence retention. The Trust may impose special assessments, when such assessments are required to reduce or eliminate a deficit of the Trust. The liability of current, former, and terminated members for special assessments shall be only for liabilities resulting from the actual plans of coverage of property and liability exposures provided by the Trust during the specific period of time that the coverages were in force. Political subdivision members may withdraw at the end of any

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

policy or fiscal year by giving 90 days written notice to the Trust prior to the beginning of any policy or fiscal year. At the time of withdrawal, the participant is responsible for their share of assessments but has no claim on any other assets of the Trust.

For its worker's compensation insurance coverage, the Municipality participates in the Municipal Risk Management Worker's Compensation Pooled Trust (Trust), a public entity risk pool operated for the benefit of approximately 200 cities, municipalities, boroughs, townships, and municipal authorities. Trust underwriting and rate-setting policies are established after consultation with an independent actuary and certain approvals of the Pennsylvania Department of Labor and Industry as mandated by Act 44 of 1993 (Act 44). All Trust participants may be subject to a supplemental assessment/dividend based on the overall experience of the participants, pursuant to Act 44. Each participant of the Trust agrees to jointly and severally assume and discharges the liabilities arising under the Worker's Compensation Act and Occupational Disease Act of each and every participant of the Trust. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years. The Trust purchases excess insurance coverage with statutory limits. The retention for this excess coverage is \$750,000 per occurrence. There were no significant reductions in insurance coverage from coverage in the prior year. Political subdivisions joining the Trust must remain members for a minimum of four years; a member may withdraw from the Trust after that time by giving ninety days' notice, subject to approval by the Trust actuary under specified circumstances related to the continued fiscal stability of the pool. At the time of withdrawal, the participant is responsible for their share of assessments but has no claim on any other assets of the Trust. Estimates of any additional assessments are unknown.

14. Contingent Liabilities and Commitments

Grant Programs

The Municipality participates in state or federally assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives. The Municipality is potentially liable for any expenditures which may be disallowed pursuant to the terms of these grant programs.

Pennsylvania Department of Environmental Protection Consent Order

On May 6, 2004, the Municipality of Mt. Lebanon entered into an Administrative Consent Order (ACO) with the Allegheny County Health Department (ACHD) in order to eliminate sanitary sewer overflows and comply with the Clean Streams Law. As part of the ACO, Mt.

MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Lebanon was required to inventory their system, complete necessary repairs, perform flow monitoring, dye test, adopt a point-of-sale dye testing ordinance, adopt an ordinance to eliminate storm water connections, perform a hydraulic analysis of the collection system, develop an operation and maintenance plan, and prepare a feasibility study to address any collection system deficiencies to eliminate sanitary sewer overflows within six (6) months after the submittal of an ALCOSAN wet weather plan or July 31, 2013, based on the submittal date of the ALCOSAN plan.

In 2013, in compliance with a consent order the Municipality submitted a feasibility study for long term improvements to address wet weather issues with an estimated cost of \$10,600,000. Under the original order, improvements were to be installed by 2026, however in the feasibility study it was noted that the minimum start of construction under any circumstance would be 2026.

The ACO expired on March 30, 2015. The Municipality asked ACHD to extend the termination date or to enter into a new Consent Order Agreement (COA). This extension was requested so that the Municipality could explore the potential benefits of Green Infrastructure (GI) as a means of reducing flows. The regulatory agencies are offering the opportunity for the customer municipalities to investigate flow reduction opportunities through two phases. The first phase will be implemented under an interim ACO. Phase two will require municipalities to negotiate and execute new COAs and ACOs consistent with the ALCOSAN agreement currently being developed.

The Interim COA was signed by the Municipality on December 8, 2015. The Interim COA requires that the Municipality complete a Source Reduction Study within 18 months of the execution of the COA. The Source Reduction Study also must include at least one flow reduction demonstration project within 500 days of the execution of the COA, as well as continuing to implement all items listed in the previously submitted Operation and Maintenance Plan. The Municipality has complied with all terms of the Interim COA.

A Phase II COA was issued by the ACHD and executed by the Municipality and the ACHD on October 28, 2021. The current COA requires the Municipality by December 31, 2026 to complete flow reduction projects in different sewer sheds to meet the required gold line standard of acceptable flows in the system and to report on the same. The effort will require testing, engineering design, construction and follow-up measurements to determine if the project is successful. Currently, in 2022, the Municipal engineer is in the due diligence phase to acquire information and develop models to identify projects and costs.

During the year ended December 31, 2021, the Municipality incurred approximately \$1.6 million in expenditures related to sanitary sewer improvements.

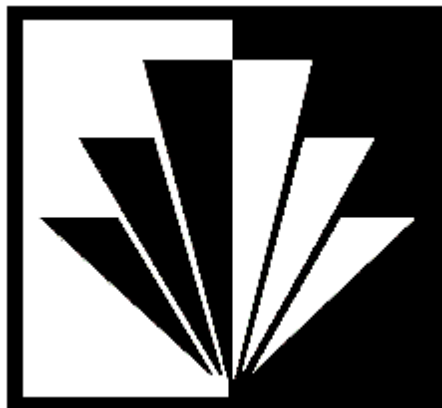
MT. LEBANON, PENNSYLVANIA

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2021

Commitments

The Municipality has entered into contract commitments related to various capital purchases and projects. As of December 31, 2021, the Municipality had approximately \$6.8 million in commitments related to various capital projects.



REQUIRED

SUPPLEMENTARY INFORMATION

MT. LEBANON, PENNSYLVANIA

SCHEDULE OF CHANGES IN THE MUNICIPALITY'S NET PENSION (ASSET) LIABILITY AND RELATED RATIOS

GENERAL EMPLOYEES PENSION PLAN

YEARS ENDED DECEMBER 31
LAST TEN YEARS*

	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability:								
Service cost	\$ 642,260	\$ 623,203	\$ 623,431	\$ 591,920	\$ 595,445	\$ 584,860	\$ 524,753	\$ 487,918
Interest	2,145,748	2,082,168	2,003,538	1,905,168	1,817,074	1,736,766	1,620,029	1,581,478
Changes of benefit terms	-	-	55,521	-	9,176	-	-	-
Differences between expected and actual experience	(279,853)	(239,869)	(21,697)	(26,433)	(754,836)	493,888	(391,056)	-
Changes of assumptions	815,757	(60,543)	-	-	655,645	-	604,646	-
Benefit payments, including refunds of member contributions	(1,400,064)	(1,254,328)	(1,229,665)	(1,182,357)	(1,153,080)	(1,114,298)	(1,066,084)	(1,055,408)
Net Changes in Total Pension Liability	1,923,848	1,150,631	1,431,128	1,288,298	1,169,424	1,701,216	1,292,288	1,013,988
Total Pension Liability - Beginning	30,163,589	29,012,958	27,581,830	26,293,532	25,124,108	23,422,892	22,130,604	21,116,616
Total Pension Liability - Ending (a)	\$ 32,087,437	\$ 30,163,589	\$ 29,012,958	\$ 27,581,830	\$ 26,293,532	\$ 25,124,108	\$ 23,422,892	\$ 22,130,604
Plan Fiduciary Net Position:								
Contributions - employer	\$ 520,891	\$ 511,555	\$ 456,673	\$ 424,715	\$ 403,602	\$ 413,887	\$ 433,269	\$ 432,172
Contributions - member	259,575	247,441	242,483	233,311	222,616	222,255	222,399	200,620
Net investment income	4,827,232	4,267,341	5,551,354	(1,454,774)	3,903,290	1,344,937	56,604	1,500,399
Benefit payments, including refunds of member contributions	(1,400,064)	(1,254,328)	(1,229,665)	(1,182,357)	(1,153,080)	(1,114,298)	(1,066,084)	(1,055,408)
Administrative expense	(38,840)	(23,208)	(30,566)	(47,065)	(52,741)	(68,792)	(79,994)	(13,394)
Net Change in Plan Fiduciary Net Position	4,168,794	3,748,801	4,990,279	(2,026,170)	3,323,687	797,989	(433,806)	1,064,389
Plan Fiduciary Net Position - Beginning	33,958,336	30,209,535	25,219,256	27,245,426	23,921,739	23,123,750	23,557,556	22,493,167
Plan Fiduciary Net Position - Ending (b)	\$ 38,127,130	\$ 33,958,336	\$ 30,209,535	\$ 25,219,256	\$ 27,245,426	\$ 23,921,739	\$ 23,123,750	\$ 23,557,556
Net Pension (Asset) Liability - Ending (a-b)	\$ (6,039,693)	\$ (3,794,747)	\$ (1,196,577)	\$ 2,362,574	\$ (951,894)	\$ 1,202,369	\$ 299,142	\$ (1,426,952)
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	118.82%	112.58%	104.12%	91.43%	103.62%	95.21%	98.72%	106.45%
Covered Payroll	\$ 5,319,127	\$ 5,032,161	\$ 4,995,603	\$ 4,740,168	\$ 4,452,316	\$ 4,495,374	\$ 4,474,435	\$ 4,008,309
Net Pension (Asset) Liability as a Percentage of Covered Payroll	(113.55%)	(75.41%)	(23.95%)	49.84%	(21.38%)	26.75%	6.69%	(35.60%)

* Until a full 10-year trend is compiled, the required information for the plan is presented for as many years as are available.

See accompanying notes to required supplementary schedules - pension trust funds.

MT. LEBANON, PENNSYLVANIA

SCHEDULE OF CHANGES IN THE MUNICIPALITY'S NET PENSION (ASSET) LIABILITY AND RELATED RATIOS

POLICE PENSION PLAN

YEARS ENDED DECEMBER 31
LAST TEN YEARS*

	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability:								
Service cost	\$ 1,444,668	\$ 1,453,363	\$ 1,318,227	\$ 1,410,980	\$ 1,417,581	\$ 1,329,704	\$ 1,244,919	\$ 1,124,408
Interest	4,862,119	4,693,793	4,452,276	4,243,417	4,052,750	3,845,671	3,544,643	3,375,994
Changes of benefit terms	-	-	-	-	256,168	-	131,383	-
Differences between expected and actual experience	89,180	575,105	168,924	(326,971)	(978,015)	1,570,774	(231,435)	-
Changes of assumptions	1,826,608	(28,404)	-	-	654,822	-	1,596,283	-
Benefit payments, including refunds of member contributions	(3,482,058)	(3,195,714)	(3,048,980)	(2,657,376)	(2,361,531)	(2,319,172)	(2,267,742)	(2,209,527)
Net Changes in Total Pension Liability	4,740,517	3,498,143	2,890,447	2,670,050	3,041,775	4,426,977	4,018,051	2,290,875
Total Pension Liability - Beginning	67,809,958	64,311,815	61,421,368	58,751,318	55,709,543	51,282,566	47,264,515	44,973,640
Total Pension Liability - Ending (a)	\$ 72,550,475	\$ 67,809,958	\$ 64,311,815	\$ 61,421,368	\$ 58,751,318	\$ 55,709,543	\$ 51,282,566	\$ 47,264,515
Plan Fiduciary Net Position:								
Contributions - employer	\$ 2,278,991	\$ 2,388,374	\$ 2,352,549	\$ 2,353,133	\$ 2,109,775	\$ 2,053,201	\$ 1,906,718	\$ 1,869,761
Contributions - member	247,264	248,961	250,972	232,434	238,177	207,998	203,554	181,912
Net investment income	9,996,060	8,723,018	11,370,132	(2,938,933)	7,657,620	2,561,820	107,540	2,626,108
Benefit payments, including refunds of member contributions	(3,482,058)	(3,195,714)	(3,048,980)	(2,657,376)	(2,361,531)	(2,319,172)	(2,267,742)	(2,209,526)
Administrative expense	(64,150)	(45,077)	(50,780)	(88,187)	(95,084)	(120,705)	(141,950)	(16,497)
Net Change in Plan Fiduciary Net Position	8,976,107	8,119,562	10,873,893	(3,098,929)	7,548,957	2,383,142	(191,880)	2,451,758
Plan Fiduciary Net Position - Beginning	69,768,682	61,649,120	50,775,227	53,874,156	46,325,199	43,942,057	44,133,937	41,682,179
Plan Fiduciary Net Position - Ending (b)	\$ 78,744,789	\$ 69,768,682	\$ 61,649,120	\$ 50,775,227	\$ 53,874,156	\$ 46,325,199	\$ 43,942,057	\$ 44,133,937
Net Pension (Asset) Liability - Ending (a-b)	\$ (6,194,314)	\$ (1,958,724)	\$ 2,662,695	\$ 10,646,141	\$ 4,877,162	\$ 9,384,344	\$ 7,340,509	\$ 3,130,578
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	108.54%	102.89%	95.86%	82.67%	91.70%	83.15%	85.69%	93.38%
Covered Payroll	\$ 5,500,832	\$ 5,533,253	\$ 5,577,948	\$ 5,165,202	\$ 5,292,825	\$ 5,202,636	\$ 5,081,332	\$ 4,537,748
Net Pension (Asset) Liability as a Percentage of Covered Payroll	(112.61%)	(35.40%)	47.74%	206.11%	92.15%	180.38%	144.46%	68.99%

* Until a full 10-year trend is compiled, the required information for the plan is presented for as many years as are available.

See accompanying notes to required supplementary schedules - pension trust funds.

MT. LEBANON, PENNSYLVANIA

SCHEDULE OF CHANGES IN THE MUNICIPALITY'S NET PENSION (ASSET) LIABILITY AND RELATED RATIOS

FIREFIGHTER PENSION PLAN

YEARS ENDED DECEMBER 31
LAST TEN YEARS*

	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability:								
Service cost	\$ 290,755	\$ 287,561	\$ 286,393	\$ 297,870	\$ 311,943	\$ 352,303	\$ 330,893	\$ 364,155
Interest	1,261,248	1,230,072	1,220,594	1,172,120	1,126,813	1,101,371	1,031,986	993,682
Changes of benefit terms	-	-	23,995	-	-	-	-	-
Differences between expected and actual experience	(39,427)	(572,633)	3,234	(86,189)	(736,092)	78,650	(179,545)	-
Changes of assumptions	461,498	44,105	-	-	256,159	-	324,581	-
Benefit payments, including refunds of member contributions	(928,756)	(855,164)	(842,843)	(792,299)	(637,575)	(531,475)	(478,956)	(489,422)
Net Changes in Total Pension Liability	1,045,318	133,941	691,373	591,502	321,248	1,000,849	1,028,959	868,415
Total Pension Liability - Beginning	17,761,519	17,627,578	16,936,205	16,344,703	16,023,455	15,022,606	13,993,647	13,125,232
Total Pension Liability - Ending (a)	\$ 18,806,837	\$ 17,761,519	\$ 17,627,578	\$ 16,936,205	\$ 16,344,703	\$ 16,023,455	\$ 15,022,606	\$ 13,993,647
Plan Fiduciary Net Position:								
Contributions - employer	\$ 213,578	\$ 230,607	\$ 220,441	\$ 230,060	\$ 338,241	\$ 364,036	\$ 455,969	\$ 448,324
Contributions - member	94,114	88,209	88,473	89,058	91,154	84,081	82,730	72,526
Net investment income	2,943,462	2,578,936	3,464,190	(884,144)	2,443,097	832,846	31,987	887,616
Benefit payments, including refunds of member contributions	(928,756)	(855,164)	(842,843)	(792,299)	(637,575)	(531,475)	(478,956)	(489,422)
Administrative expense	(24,898)	(14,047)	(20,249)	(29,911)	(33,886)	(43,140)	(51,122)	(9,888)
Net Change in Plan Fiduciary Net Position	2,297,500	2,028,541	2,910,012	(1,387,236)	2,201,031	706,348	40,608	909,156
Plan Fiduciary Net Position - Beginning	20,703,944	18,675,403	15,765,391	17,152,627	14,951,596	14,245,248	14,204,640	13,295,484
Plan Fiduciary Net Position - Ending (b)	\$ 23,001,444	\$ 20,703,944	\$ 18,675,403	\$ 15,765,391	\$ 17,152,627	\$ 14,951,596	\$ 14,245,248	\$ 14,204,640
Net Pension (Asset) Liability - Ending (a-b)	\$ (4,194,607)	\$ (2,942,425)	\$ (1,047,825)	\$ 1,170,814	\$ (807,924)	\$ 1,071,859	\$ 777,358	\$ (210,993)
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	122.30%	116.57%	105.94%	93.09%	104.94%	93.31%	94.83%	101.51%
Covered Payroll	\$ 2,071,148	\$ 1,893,835	\$ 1,920,449	\$ 1,929,787	\$ 1,823,074	\$ 1,895,055	\$ 1,966,010	\$ 1,826,798
Net Pension (Asset) Liability as a Percentage of Covered Payroll	(202.53%)	(155.37%)	(54.56%)	60.67%	(44.32%)	56.56%	39.54%	(11.55%)

* Until a full 10-year trend is compiled, the required information for the plan is presented for as many years as are available.

See accompanying notes to required supplementary schedules - pension trust funds.

MT. LEBANON, PENNSYLVANIA

SCHEDULES OF MUNICIPALITY'S CONTRIBUTIONS AND INVESTMENT RETURNS

YEARS ENDED DECEMBER 31
LAST TEN YEARS*

	2021	2020	2019	2018	2017	2016	2015	2014
GENERAL EMPLOYEES PLAN:								
Schedule of Municipality's Contributions								
Actuarially determined contribution	\$ 520,891	\$ 511,555	\$ 456,673	\$ 424,715	\$ 403,602	\$ 413,887	\$ 433,269	\$ 432,172
Contributions in relation to the actuarially determined contribution	520,891	511,555	456,673	424,715	403,602	413,887	433,269	432,172
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 5,319,127	\$ 5,032,161	\$ 4,995,603	\$ 4,740,168	\$ 4,452,316	\$ 4,495,374	\$ 4,474,435	\$ 4,008,309
Contributions as a percentage of covered payroll	9.79%	10.17%	9.14%	8.96%	9.06%	9.21%	9.68%	10.78%
Investment Returns								
Annual money-weighted rate of return, net of investment expense	13.96%	14.55%	20.64%	-4.77%	16.41%	5.96%	0.04%	6.86%
POLICE PLAN:								
Schedule of Municipality's Contributions								
Actuarially determined contribution	\$ 2,278,991	\$ 2,287,919	\$ 2,306,379	\$ 2,331,048	\$ 2,067,756	\$ 2,053,201	\$ 1,906,718	\$ 1,869,761
Contributions in relation to the actuarially determined contribution	2,278,991	2,388,374	2,352,549	2,353,133	2,109,775	2,053,201	1,906,718	1,869,761
Contribution deficiency (excess)	\$ -	\$ (100,455)	\$ (46,170)	\$ (22,085)	\$ (42,019)	\$ -	\$ -	\$ -
Covered payroll	\$ 5,500,832	\$ 5,533,253	\$ 5,577,948	\$ 5,165,202	\$ 5,292,825	\$ 5,202,636	\$ 5,081,332	\$ 4,537,748
Contributions as a percentage of covered payroll	41.43%	43.16%	42.18%	45.56%	39.86%	39.46%	37.52%	41.20%
Investment Returns								
Annual money-weighted rate of return, net of investment expense	13.87%	14.51%	20.72%	-4.81%	16.39%	5.98%	0.02%	6.53%
FIREFIGHTER PLAN:								
Schedule of Municipality's Contributions								
Actuarially determined contribution	\$ 213,578	\$ 230,607	\$ 220,441	\$ 230,060	\$ 338,241	\$ 364,036	\$ 455,969	\$ 448,324
Contributions in relation to the actuarially determined contribution	213,578	230,607	220,441	230,060	338,241	364,036	455,969	448,324
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 2,071,148	\$ 1,893,835	\$ 1,920,449	\$ 1,929,787	\$ 1,823,074	\$ 1,895,055	\$ 1,966,010	\$ 1,826,798
Contributions as a percentage of covered payroll	10.31%	12.18%	11.48%	11.92%	18.55%	19.21%	23.19%	24.54%
Investment Returns								
Annual money-weighted rate of return, net of investment expense	13.98%	14.40%	20.66%	-4.67%	16.36%	5.95%	0.02%	6.90%

* Until a full 10-year trend is compiled, the required information for the plan is presented for as many years as are available.

MT. LEBANON, PENNSYLVANIA

NOTES TO REQUIRED SUPPLEMENTARY SCHEDULES PENSION TRUST FUNDS

YEAR ENDED DECEMBER 31, 2021

Actuarial Methods and Assumptions

Contributions are determined using actuarially determined rates based on the following methods and assumptions:

	General Employees	Police	Firefighter
Actuarial valuation date	1/1/2019	1/1/2019	1/1/2019
Actuarial cost method	Entry Age Normal	Entry Age Normal	Entry Age Normal
Amortization method	Level Dollar Open	Level Dollar Closed	Level Dollar Closed
Asset valuation method	4-Year Smoothing	4-Year Smoothing	4-Year Smoothing
Remaining amortization period	N/A	10-15 years	9-10 years
Actuarial assumptions:			
Investment rate of return	7.25%	7.25%	7.25%
Projected salary increases	4.75%	5.50%	4.75%
Inflation rate	2.75%	2.75%	2.75%
Cost-of-living adjustments	N/A	2.0% *	N/A
Mortality table	RP-2014	RP-2014 with 50% of the Blue Collar adjustment.	RP-2014 with 50% of the Blue Collar adjustment.

N/A - Not Applicable

* If hired before January 11, 2004, retirees who had completed 20 years of service and disabled retirees will receive annual increases of 2% final monthly average compensation. Annual increases for retirees with less than 20 years of service is 2% of the retirement benefits. If hired on or after January 11, 2004, the retiree will receive an increase in the monthly benefit, excluding service increment, equal to the percentage change in the CPI-W.

MT. LEBANON, PENNSYLVANIA

NOTES TO REQUIRED SUPPLEMENTARY SCHEDULES PENSION TRUST FUNDS

YEAR ENDED DECEMBER 31, 2021

Benefit Changes

General Employees Plan

In 2017, benefit terms were modified for Parking Authority employees to retire at age 60 regardless of service, with appropriate reduction for early retirement.

Police Plan

In 2015, benefit terms were modified to reflect a recent Pennsylvania Supreme Court decision regarding the interpretation of the maximum cost of living adjustment (COLA) applicable to participants who were hired before January 11, 2004 and who retired early.

In 2017, benefit terms were modified to increase the survivor benefit for participants hired after January 11, 2014. The surviving spouse will now receive 100% of the participant's accrued benefit, the same benefit as those officers hired before January 11, 2004. In addition, benefit terms were modified to change the averaging period for participants hired after January 11, 2014 from the highest consecutive 36 months out of the final 60 months of employment to the final 36 months of employment.

Changes in Actuarial Assumptions

General Employees Plan

In 2015, amounts reported as changes of assumptions resulted primarily from lowering the interest rate from 7.5% to 7.25% to add a degree of conservatism to the assumptions, lowering the assumed rate of salary increases from 5.0% to 4.75% based on lower expectations of future increases, and adding rates of retirement to better reflect participant's historical retirement patterns.

In 2017, the inflation rate assumption was lowered from 3.00% to 2.75%. In addition, there was a change in the mortality assumption. Significant reductions in mortality that have occurred since the development of the RP-2000 Mortality Table prompted the change in mortality assumption from the RP-2000 Combined Healthy Mortality Table with rates projected to improve with scale AA, to the RP-2014 Mortality Table with rates projected to improve based on the Long-Range Demographic Assumptions for the 2015 Social Security Administration's Trustee Report.

MT. LEBANON, PENNSYLVANIA

NOTES TO REQUIRED SUPPLEMENTARY SCHEDULES PENSION TRUST FUNDS

YEAR ENDED DECEMBER 31, 2021

There are no changes in assumptions since the January 1, 2017 actuarial valuation report.

Police Plan

In 2015, amounts reported as changes of assumptions resulted primarily from lowering the interest rate from 7.5% to 7.25% to add a degree of conservatism to the assumptions and adding rates of retirement to better reflect the historical pattern of retirements and the greater incentive to retire early created by the Pennsylvania Supreme Court decision referenced above.

In 2017, the inflation rate assumption was lowered from 3.00% to 2.75%. In addition, there was a change in the mortality assumption. Significant reductions in mortality that have occurred since the development of the RP-2000 Mortality Table prompted the change in mortality assumption from the RP-2000 Combined Healthy Mortality Table with Blue Collar adjustment and rates projected to improve with scale AA, to the RP-2014 Mortality Table with 50% of the Blue Collar Adjustment and rates projected to improve based on the Long-Range Demographic Assumptions for the 2015 Social Security Administration's Trustee Report.

There are no changes in assumptions since the January 1, 2017 actuarial valuation report.

Firefighter Plan

In 2015, amounts reported as changes of assumptions resulted primarily from lowering the interest rate from 7.5% to 7.25% to add a degree of conservatism to the assumptions and lowering the assumed rate of salary increases from 5.0% to 4.75% based on lower expectations of future increases.

In 2017, the inflation rate assumption was lowered from 3.00% to 2.75%. In addition, there was a change in the mortality assumption. Significant reductions in mortality that have occurred since the development of the RP-2000 Mortality Table prompted the change in mortality assumption from the RP-2000 Combined Healthy Mortality Table with Blue Collar adjustment and rates projected to improve with scale AA, to the RP-2014 Mortality Table with 50% of the Blue Collar Adjustment and rates projected to

MT. LEBANON, PENNSYLVANIA

NOTES TO REQUIRED SUPPLEMENTARY SCHEDULES PENSION TRUST FUNDS

YEAR ENDED DECEMBER 31, 2021

improve based on the Long-Range Demographic Assumptions for the 2015 Social Security Administration's Trustee Report.

There are no changes in assumptions since the January 1, 2017 actuarial valuation report.

MT. LEBANON, PENNSYLVANIA

SCHEDULE OF CHANGES IN THE MUNICIPALITY'S NET OPEB LIABILITY AND RELATED RATIOS

YEARS ENDED DECEMBER 31
LAST TEN YEARS*

	2021	2020	2019	2018	2017
Total OPEB Liability:					
Service cost	\$ 54,507	\$ 59,103	\$ 57,523	\$ 69,975	\$ 68,102
Interest	220,784	225,520	216,439	214,728	205,526
Differences between expected and actual experience	(151,136)	-	(103,546)	-	-
Changes of assumptions	75,252	-	-	-	-
Benefit payments, including refunds of member contributions	(162,096)	(159,300)	(141,557)	(148,546)	(148,590)
Net Changes in Total OPEB Liability	37,311	125,323	28,859	136,157	125,038
Total OPEB Liability - Beginning	3,255,111	3,129,788	3,100,929	2,964,772	2,839,734
Total OPEB Liability - Ending (a)	\$ 3,292,422	\$ 3,255,111	\$ 3,129,788	\$ 3,100,929	\$ 2,964,772
Plan Fiduciary Net Position:					
Contributions - employer	\$ 129,821	\$ 184,191	\$ 184,191	\$ 201,692	\$ 201,692
Net investment income (loss)	349,970	330,798	389,484	(111,628)	248,280
Benefit payments, including refunds of member contributions	(162,096)	(159,300)	(141,557)	(148,546)	(148,590)
Administrative expense	(7,779)	(3,254)	(7,246)	(4,359)	(6,413)
Net Change in Plan Fiduciary Net Position	309,916	352,435	424,872	(62,841)	294,969
Plan Fiduciary Net Position - Beginning	2,292,013	1,939,578	1,514,706	1,577,547	1,282,578
Plan Fiduciary Net Position - Ending (b)	\$ 2,601,929	\$ 2,292,013	\$ 1,939,578	\$ 1,514,706	\$ 1,577,547
Net OPEB Liability (Asset) - Ending (a-b)	\$ 690,493	\$ 963,098	\$ 1,190,210	\$ 1,586,223	\$ 1,387,225
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	79.03%	70.41%	61.97%	48.85%	53.21%
Covered Employee Payroll	\$ 14,167,519	\$ 13,773,626	\$ 13,376,391	\$ 13,117,492	\$ 12,515,658
Net OPEB Liability (Asset) as a Percentage of Covered Employee Payroll	4.87%	6.99%	8.90%	12.09%	11.08%

* Until a full 10-year trend is compiled, the required information for the Trust is presented for as many years as are available.

See accompanying notes to required supplementary schedules -
other postemployment benefits trust fund.

MT. LEBANON, PENNSYLVANIA

SCHEDULES OF MUNICIPALITY'S OPEB CONTRIBUTIONS AND INVESTMENT RETURNS

YEARS ENDED DECEMBER 31
LAST TEN YEARS*

	2021	2020	2019	2018	2017
Schedule of Municipality's Contributions					
Actuarially determined contribution	\$ 129,821	\$ 184,191	\$ 184,191	\$ 201,692	\$ 201,692
Contributions in relation to the actuarially determined contribution	129,821	184,191	184,191	201,692	201,692
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 14,167,519	\$ 13,773,626	\$ 13,376,391	\$ 13,117,492	\$ 12,515,658
Contributions as a percentage of covered employee payroll	0.92%	1.34%	1.38%	1.54%	1.61%
Investment Returns					
Annual money-weighted rate of return, net of investment expense	14.16%	16.19%	21.28%	-4.94%	16.73%

* Until a full 10-year trend is compiled, the required information for the plan is presented for as many years as are available.

See accompanying notes to required supplementary schedules -
other postemployment benefits trust fund.

MT. LEBANON, PENNSYLVANIA

NOTES TO REQUIRED SUPPLEMENTARY SCHEDULES OTHER POSTEMPLOYMENT BENEFITS TRUST FUND

YEAR ENDED DECEMBER 31, 2021

Actuarial Methods and Assumptions

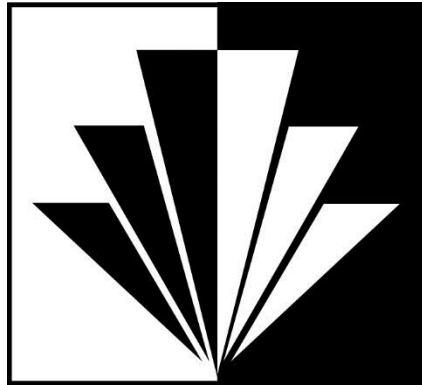
The methods and assumptions used to determine contribution rates are as follows:

- Actuarial valuation date – January 1, 2021;
- Actuarial cost method – Entry Age Normal Cost;
- Actuarial value of assets – Fair Value;
- Amortization method – Level Dollar Open;
- Amortization period – 30 years;
- Interest rate – 7.00%;
- Retirement Age – Police, upon attainment of age 51 and 25 years of service; Firefighter, upon attainment of age 53 and 25 years of service; General and Public Works, upon attainment of age 60 and 25 years of service;
- Mortality – Police and Firefighter, 2010 Public Retirement Plans – Public Safety; General and Public Works, 2010 Public Retirement Plans – General Employee;
- Salary increase – An assumed 5.25% increase in basic wages was used in the actuarial assumptions for Police medical benefits because the benefit is a function of base rates as outlined above;
- Inflation: 2.50%.

Changes in Actuarial Assumptions

The interest rate was decreased from 7.50% to 7.25% in the January 1, 2017 actuarial valuation. In addition, mortality rates were updated.

For the January 1, 2021 actuarial valuation, the interest rate was decreased from 7.25% to 7.00%, the mortality assumption was updated, the salary increase assumption was decreased from 5.50% to 5.25%, and inflation was decreased from 2.75% to 2.50%.



COMBINING AND INDIVIDUAL FUND
FINANCIAL STATEMENTS AND SCHEDULES

MAJOR GOVERNMENTAL FUNDS

General Fund:

The General Fund accounts for all transactions of the Municipality which are not properly accounted for in other funds. The General Fund is used to account for the ordinary operations of the Municipality which are financed from taxes and other general revenues.

Sewage Fund:

The Sewage Fund is used to account for sewer service charges assessed to properties in the Municipality. By agreement, Jordan Tax Service provides billing and collection service. All funds generated by the Municipality, net of sewer treatment charges, must be used for sanitary sewer maintenance and reconstruction.

Capital Projects Fund:

The Capital Projects Funds account for the acquisition, construction, or improvement of capital facilities or infrastructure by the Municipality.

MT. LEBANON, PENNSYLVANIA

GENERAL FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2021, 2020, AND 2019

	2021	2020	2019
Assets			
Cash and other money market instruments	\$ 11,020,650	\$ 9,189,605	\$ 8,933,375
Receivables:			
Taxes	3,905,395	3,928,060	3,742,942
Assessments	42,559	10,494	12,791
Accounts	738,295	579,233	558,923
Due from other funds	1,269,210	1,612,931	376,077
Due from other governments	566,168	645,845	456,141
Other assets	594,143	419,510	533,088
Total Assets	\$ 18,136,420	\$ 16,385,678	\$ 14,613,337
Liabilities, Deferred Inflows of Resources, and Fund Balance			
Liabilities:			
Accounts payable	\$ 1,107,601	\$ 914,763	\$ 650,605
Advance deposits	633,375	635,725	578,894
Due to other funds	1,385,313	1,628,811	1,449,671
Accrued payroll and deductions payable	1,320,125	1,274,401	1,076,511
Unearned revenue	1,170,887	-	-
Total Liabilities	5,617,301	4,453,700	3,755,681
Deferred Inflows of Resources:			
Unavailable revenue	3,412,117	3,094,791	3,090,449
Fund Balance:			
Nonspendable:			
Prepaid items and inventory	594,143	419,510	533,088
Assigned for:			
Capital projects	380,799	932,398	323,032
Subsequent years budget	1,239,660	1,170,560	1,094,000
Parking operations	275,800	-	-
Future benefit obligations	65,000	65,000	65,000
Unassigned	6,551,600	6,249,719	5,752,087
Total Fund Balance	9,107,002	8,837,187	7,767,207
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 18,136,420	\$ 16,385,678	\$ 14,613,337

MT. LEBANON, PENNSYLVANIA

GENERAL FUND COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

YEAR ENDED DECEMBER 31, 2021
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2020 AND 2019)

	2021	2020	2019
Revenues:			
Taxes:			
Real estate	\$ 13,052,389	\$ 12,906,801	\$ 12,949,165
Earned income	13,375,606	13,180,483	12,841,790
Other	4,053,453	3,759,170	3,586,749
Total taxes	30,481,448	29,846,454	29,377,704
Licenses, permits, and fees	1,072,606	1,178,776	1,473,988
Fines, forfeitures, and penalties	81,946	93,060	112,785
Investment earnings	14,846	48,301	130,930
Intergovernmental	1,927,654	1,997,000	1,380,239
Recreation	2,571,758	1,414,325	2,936,875
Other	2,364,826	2,489,277	2,328,702
Total revenues	38,515,084	37,067,193	37,741,223
Expenditures:			
Current:			
General government	4,717,796	4,697,139	4,651,403
Community development	700,494	636,315	827,389
Public works	8,672,642	7,815,138	7,861,754
Human services	525,156	480,774	485,935
Culture and recreation	2,969,415	2,322,576	3,062,313
Public safety:			
Police	9,783,359	9,796,156	9,576,569
Fire	3,405,991	3,191,112	3,287,275
Other	1,215,574	934,804	1,080,581
Capital outlay	681,346	240,676	938,265
Total expenditures	32,671,773	30,114,690	31,771,484
Excess of Revenues over Expenditures	5,843,311	6,952,503	5,969,739
Other Financing Sources (Uses):			
Transfers in:			
Storm Water Fund	526,716	406,871	427,169
Parking Fund	-	151,420	171,890
Sewage Fund	468,349	427,133	485,211
Total transfers in	995,065	985,424	1,084,270
Transfers out:			
Library Operating Fund	(1,470,530)	(1,286,320)	(1,400,450)
Debt Service Fund	(3,057,493)	(3,043,066)	(2,893,067)
Capital Projects Fund	(2,040,538)	(2,538,561)	(2,654,740)
Total transfers out	(6,568,561)	(6,867,947)	(6,948,257)
Total other financing sources (uses)	(5,573,496)	(5,882,523)	(5,863,987)
Net Change in Fund Balance	269,815	1,069,980	105,752
Fund Balance:			
Beginning of year	8,837,187	7,767,207	7,661,455
End of year	\$ 9,107,002	\$ 8,837,187	\$ 7,767,207

MT. LEBANON, PENNSYLVANIA

DETAILED SCHEDULE OF GENERAL FUND REVENUES BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021

	Final Budget	Actual	Variance
Real Estate Taxes:			
Current year taxes	\$ 12,633,630	\$ 12,762,643	\$ 129,013
Prior years' taxes and penalties	315,500	289,746	(25,754)
Total real estate taxes	12,949,130	13,052,389	103,259
Earned Income Taxes	13,015,000	13,375,606	360,606
Other Taxes:			
Local Services tax	430,000	409,242	(20,758)
Real estate transfer taxes	1,900,000	2,491,366	591,366
Utility taxes	28,000	29,752	1,752
County sales tax	1,070,000	1,123,093	53,093
Total other taxes	3,428,000	4,053,453	625,453
Total taxes	29,392,130	30,481,448	1,089,318
Licenses, Permits, and Fees:			
Public works permits	89,000	62,322	(26,678)
Building permits	140,000	145,626	5,626
Other permits, licenses, and fees	164,000	179,608	15,608
Cable TV franchise fees	727,100	684,150	(42,950)
Liquor license fees	8,500	900	(7,600)
Total licenses, permits, and fees	1,128,600	1,072,606	(55,994)
Fines, Forfeitures, and Penalties:			
Motor vehicle code violations	100,000	63,647	(36,353)
Ordinance violation fines	2,200	12,039	9,839
Animal fines and kennel charges	1,500	375	(1,125)
Alarm system and other fines	100	5,885	5,785
Total fines, forfeitures, and penalties	103,800	81,946	(21,854)
Investment Earnings	35,000	14,846	(20,154)
Intergovernmental	1,793,460	1,927,654	134,194
Recreation:			
Recreation center	1,874,250	1,412,342	(461,908)
Golf course	435,250	447,012	11,762
Tennis center	223,900	248,596	24,696
Seasonal programs	553,120	463,808	(89,312)
Total recreation	3,086,520	2,571,758	(514,762)
Other:			
Joint programs	854,860	932,346	77,486
Mt. Lebanon magazine	501,500	427,598	(73,902)
Charges for service	408,990	347,672	(61,318)
Other	709,890	586,026	(123,864)
Assessments	73,500	71,184	(2,316)
Total other	2,548,740	2,364,826	(183,914)
Total revenues	\$ 38,088,250	\$ 38,515,084	\$ 426,834

MT. LEBANON, PENNSYLVANIA

DETAILED SCHEDULE OF GENERAL FUND EXPENDITURES BY PROGRAM BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021

	Final Budget	Actual	Variance
General Government:			
General management	\$ 617,770	\$ 610,348	\$ 7,422
Public information	880,460	811,989	68,471
Legal services	359,940	318,539	41,401
Financial management	478,600	476,655	1,945
Treasury management	30,960	24,411	6,549
Real estate tax collection	132,830	122,623	10,207
Earned income tax collection	234,270	249,218	(14,948)
Other tax collection	7,740	7,379	361
Insurance	330,950	333,857	(2,907)
Information services	660,520	622,108	38,412
Office services	97,540	93,696	3,844
Fringe benefits unallocated	1,064,250	1,046,973	17,277
Total general government	4,895,830	4,717,796	178,034
Community Development:			
Economic development	175,390	171,206	4,184
Planning	109,450	106,631	2,819
Engineering	32,700	12,171	20,529
Inspection	374,190	340,596	33,594
Civic activity	109,200	69,890	39,310
Total community development	800,930	700,494	100,436
Public Works:			
Administration	501,960	493,808	8,152
Transportation:			
Street maintenance	525,750	509,762	15,988
Curb maintenance	169,920	195,382	(25,462)
Pedestrian routes	303,720	275,435	28,285
Ice and snow control	564,310	476,068	88,242
Traffic planning and signals	201,010	152,739	48,271
Traffic signs and painting	145,750	178,585	(32,835)
Street lighting	4,000	2,195	1,805
Total transportation	1,914,460	1,790,166	124,294
Sanitation:			
Sanitary sewer maintenance	439,540	468,349	(28,809)
Storm sewer maintenance	315,290	297,333	17,957
Refuse collection	2,340,780	2,271,253	69,527
Street sweeping	436,280	392,397	43,883
Total sanitation	3,531,890	3,429,332	102,558
Buildings, grounds, and equipment:			
Public safety building	378,400	344,371	34,029
Municipal building maintenance	293,360	335,792	(42,432)
Public works building maintenance	122,010	143,249	(21,239)
Firing range	23,860	15,328	8,532
Library building maintenance	216,010	212,322	3,688
Parks maintenance	647,690	601,153	46,537
Planting areas	38,740	61,953	(23,213)
Forestry	607,240	614,094	(6,854)
Equipment maintenance	529,930	631,074	(101,144)
Total buildings, grounds, and equipment	2,857,240	2,959,336	(102,096)
Total public works	8,805,550	8,672,642	132,908

(Continued)

MT. LEBANON, PENNSYLVANIA

DETAILED SCHEDULE OF GENERAL FUND EXPENDITURES BY PROGRAM BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021
(Continued)

	Final Budget	Actual	Variance
Human Services:			
Library	-	(3,713)	3,713
Outreach program	122,040	105,615	16,425
Medical Rescue Team South	374,600	378,254	(3,654)
Community organizations	38,500	45,000	(6,500)
Total human services	535,140	525,156	9,984
Culture and Recreation:			
Recreation management	381,740	371,165	10,575
Recreation center	1,825,460	1,590,129	235,331
Golf course	444,770	436,667	8,103
Tennis center	242,480	234,094	8,386
Seasonal programs	427,630	337,360	90,270
Total culture and recreation	3,322,080	2,969,415	352,665
Public Safety:			
Police:			
Administration	809,720	789,292	20,428
Field service	6,470,610	6,390,665	79,945
Support service	369,420	341,025	28,395
Investigations	1,032,950	1,019,892	13,058
Traffic safety	687,720	659,611	28,109
Crime prevention	563,480	582,874	(19,394)
Total police	9,933,900	9,783,359	150,541
Fire	3,441,030	3,405,991	35,039
Other:			
Emergency management	71,370	52,784	18,586
Crossing guards	585,080	571,469	13,611
Animal control	547,200	591,321	(44,121)
Total other	1,203,650	1,215,574	(11,924)
Total public safety	14,578,580	14,404,924	173,656
Capital Outlay:			
Equipment	698,390	651,856	46,534
Buildings and other improvements	614,970	29,490	585,480
Total capital outlay	1,313,360	681,346	632,014
Total expenditures by program	\$ 34,251,470	\$ 32,671,773	\$ 1,579,697

(Concluded)

MT. LEBANON, PENNSYLVANIA

DETAILED SCHEDULE OF GENERAL FUND EXPENDITURES BY OBJECT BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021

	Final Budget	Actual	Variance
Personnel Costs:			
Regular salaries and wages	\$ 12,043,530	\$ 11,724,241	\$ 319,289
Overtime wages	1,110,560	1,293,352	(182,792)
Part-time and temporary wages	1,523,860	1,329,999	193,861
Retainers and special salaries	27,400	27,380	20
Fringe benefits	7,179,160	6,975,110	204,050
Total personnel costs	21,884,510	21,350,082	534,428
Contractual Services:			
Special appropriations	950,350	957,984	(7,634)
Professional and consulting services	1,385,950	1,290,175	95,775
Training and conferences	129,720	70,272	59,448
Memberships	32,280	27,543	4,737
Insurance	330,950	333,857	(2,907)
Utilities and telephone	968,830	944,478	24,352
Repairs and maintenance	199,100	212,239	(13,139)
Printing and photography	150,680	141,900	8,780
Postage	70,440	65,234	5,206
Rentals	169,290	153,042	16,248
Contractual service	4,242,030	4,240,298	1,732
Other contractual services	672,540	442,353	230,187
Total contractual services	9,302,160	8,879,375	422,785
Commodities:			
Office supplies	31,850	22,136	9,714
Books and periodicals	11,490	10,334	1,156
Equipment	920,310	905,283	15,027
Maintenance supplies	497,850	560,659	(62,809)
Construction supplies	33,500	36,061	(2,561)
Supplies for resale and recreation supplies	84,320	40,449	43,871
Botanical supplies	24,800	17,286	7,514
Fuels and lubricants	147,320	168,762	(21,442)
Total commodities	1,751,440	1,760,970	(9,530)
Capital Budget	1,313,360	681,346	632,014
Total expenditures by object	\$ 34,251,470	\$ 32,671,773	\$ 1,579,697

MT. LEBANON, PENNSYLVANIA

SEWAGE FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2021, 2020, AND 2019

	2021	2020	2019
Assets			
Cash and other money market instruments	\$ 13,892,370	\$ 13,156,076	\$ 11,496,293
Assessments receivable	1,371,932	1,195,900	1,031,564
Total Assets	<u>\$ 15,264,302</u>	<u>\$ 14,351,976</u>	<u>\$ 12,527,857</u>
Liabilities, Deferred Inflows of Resources, and Fund Balance			
Liabilities:			
Accounts payable	\$ 1,867,604	\$ 1,862,615	\$ 1,543,463
Due to other funds	917,964	749,892	174,802
Total Liabilities	<u>2,785,568</u>	<u>2,612,507</u>	<u>1,718,265</u>
Deferred Inflows of Resources:			
Unavailable revenue	<u>552,862</u>	<u>390,927</u>	<u>274,550</u>
Fund Balance:			
Restricted for capital projects	<u>11,925,872</u>	<u>11,348,542</u>	<u>10,535,042</u>
Total Fund Balance	<u>11,925,872</u>	<u>11,348,542</u>	<u>10,535,042</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 15,264,302</u>	<u>\$ 14,351,976</u>	<u>\$ 12,527,857</u>

MT. LEBANON, PENNSYLVANIA

SEWAGE FUND COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2020 AND 2019)

	2021			
	Final Budget	Actual	2020	2019
Revenues:				
Licenses, permits, and fees	\$ 12,469,780	\$ 10,433,809	\$ 10,423,033	\$ 9,445,318
Fines, forfeitures, and penalties	19,520	7,697	16,958	25,987
Investment earnings	70,000	22,982	92,646	233,609
Other	36,000	37,050	36,180	35,529
Total revenues	12,595,300	10,501,538	10,568,817	9,740,443
Expenditures:				
General government	123,000	104,042	126,965	116,190
Public works	8,025,000	7,547,510	7,438,691	6,519,246
Total expenditures	8,148,000	7,651,552	7,565,656	6,635,436
Excess of Revenues over Expenditures	4,447,300	2,849,986	3,003,161	3,105,007
Other Financing Sources (Uses):				
Transfers out:				
Debt Service Fund	(157,760)	(157,755)	(157,249)	(110,787)
General Fund	(439,540)	(468,349)	(427,133)	(485,211)
Capital Projects Fund	(3,850,000)	(1,646,552)	(1,605,279)	(1,549,056)
Total other financing sources (uses)	(4,447,300)	(2,272,656)	(2,189,661)	(2,145,054)
Net Change in Fund Balance	\$ -	577,330	813,500	959,953
Fund Balance:				
Beginning of year		11,348,542	10,535,042	9,575,089
End of year		\$ 11,925,872	\$ 11,348,542	\$ 10,535,042

MT. LEBANON, PENNSYLVANIA

CAPITAL PROJECTS FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2021, 2020, AND 2019

	2021	2020	2019
Assets			
Cash and other money market investments	\$ 3,637,637	\$ 5,189,825	\$ 5,315,072
Receivables - accounts	44,000	69,055	76,283
Due from other funds	1,366,532	1,625,061	1,296,395
Total Assets	\$ 5,048,169	\$ 6,883,941	\$ 6,687,750
Liabilities, Deferred Inflows of Resources, and Fund Balance			
Liabilities:			
Accounts payable	\$ 1,119,080	\$ 1,141,038	\$ 688,909
Advance deposits	-	204,581	299,381
Total Liabilities	1,119,080	1,345,619	988,290
Deferred Inflows of Resources:			
Unavailable revenue	35,200	44,000	52,800
Fund Balance:			
Restricted	2,773,958	4,514,765	5,023,880
Assigned	1,119,931	979,557	622,780
Total Fund Balance	3,893,889	5,494,322	5,646,660
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 5,048,169	\$ 6,883,941	\$ 6,687,750

MT. LEBANON, PENNSYLVANIA

CAPITAL PROJECTS FUND COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2020 AND 2019)

	2021		2020	2019
	Final Budget	Actual		
Revenues:				
Investment earnings	\$ -	\$ 4,015	\$ 67,363	\$ 57,590
Intergovernmental	1,479,650	419,202	-	846,787
Other	-	6,407	333,282	94,683
Total revenues	1,479,650	429,624	400,645	999,060
Expenditures:				
Debt service	-	-	-	53,301
Capital outlay	12,625,950	6,491,913	6,232,405	9,917,376
Total expenditures	12,625,950	6,491,913	6,232,405	9,970,677
Deficiency of Revenues over Expenditures	(11,146,300)	(6,062,289)	(5,831,760)	(8,971,617)
Other Financing Sources:				
Transfers in:				
General Fund	1,829,760	2,040,538	2,538,561	2,654,740
Storm Water Fund	844,200	774,766	864,383	943,017
Sewage Fund	3,850,000	1,646,552	1,605,279	1,549,056
Debt Service Fund	-	-	671,199	-
Net transfers	6,523,960	4,461,856	5,679,422	5,146,813
Issuance of debt	-	-	-	4,855,000
Bond issue premium	-	-	-	206,077
Total other financing sources	6,523,960	4,461,856	5,679,422	10,207,890
Net Change in Fund Balance	\$ (4,622,340)	(1,600,433)	(152,338)	1,236,273
Fund Balance:				
Beginning of year		5,494,322	5,646,660	4,410,387
End of year		\$ 3,893,889	\$ 5,494,322	\$ 5,646,660

OTHER GOVERNMENTAL FUNDS

Special Revenue:

The *State Highway Aid Fund* is used to account for state liquid fuels tax monies rebated to the Municipality. This special revenue fund is required by state law.

The *Storm Water Fund* is used to account for storm water fees assessed on properties in the Municipality, which may only be used for storm water system maintenance and improvements.

The Mt. Lebanon Public Library - *Library Operating Fund* reports ongoing operations of the Library.

The *Industrial Development Authority Fund* accounts for the operations of the IDA which was created to enhance and promote development, redevelopment and economic activities.

Debt Service:

The *Debt Service Fund* is used for the payment of principal and interest on general long-term obligations of the Municipality.

MT. LEBANON, PENNSYLVANIA

OTHER GOVERNMENTAL FUNDS COMBINING BALANCE SHEET

DECEMBER 31, 2021

	Special Revenue Funds					Total
	State Highway Aid	Storm Water	Library Operating	Industrial Development Authority	Debt Service	
Assets						
Cash and other money market instruments	\$ 10,360	\$ 280,773	\$ 620,736	\$ 11,775	\$ -	\$ 923,644
Receivables:						
Assessments	-	154,891	-	3,750	-	158,641
Accounts	-	-	220	-	-	220
Due from other funds	14,708	-	-	-	-	14,708
Total Assets	\$ 25,068	\$ 435,664	\$ 620,956	\$ 15,525	\$ -	\$ 1,097,213
Liabilities, Deferred Inflows of Resources, and Fund Balance						
Liabilities:						
Accounts payable	\$ 25,068	\$ 332	\$ 68,998	\$ -	\$ -	\$ 94,398
Advance deposits	-	7,212	-	-	-	7,212
Due to other funds	-	275,751	75,495	-	-	351,246
Total Liabilities	25,068	283,295	144,493	-	-	452,856
Deferred Inflows of Resources:						
Unavailable revenue	-	152,369	-	-	-	152,369
Fund Balance:						
Restricted	-	-	266,680	15,525	-	282,205
Assigned	-	-	209,783	-	-	209,783
Total Fund Balance	-	-	476,463	15,525	-	491,988
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 25,068	\$ 435,664	\$ 620,956	\$ 15,525	\$ -	\$ 1,097,213

MT. LEBANON, PENNSYLVANIA

OTHER GOVERNMENTAL FUNDS COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

YEAR ENDED DECEMBER 31, 2021

	Special Revenue Funds					
	State Highway Aid	Storm Water	Library Operating	Industrial Development Authority	Debt Service	Total
Revenues:						
Licenses, permits, and fees	\$ -	\$ 1,445,638	\$ -	\$ 3,750	\$ -	\$ 1,449,388
Fines, forfeitures, and penalties	-	-	7,118	-	-	7,118
Investment earnings	838	1,795	430	26	-	3,089
Intergovernmental	855,160	-	494,804	-	-	1,349,964
Other	-	-	193,857	-	-	193,857
Total revenues	855,998	1,447,433	696,209	3,776	-	3,003,416
Expenditures:						
Current:						
General government	-	15,199	-	-	-	15,199
Community development	-	-	-	3,480	-	3,480
Public works	1,058,883	-	-	-	-	1,058,883
Human services	-	-	2,070,172	-	-	2,070,172
Debt service:						
Principal	-	-	-	-	2,850,000	2,850,000
Interest	-	-	-	-	496,000	496,000
Total expenditures	1,058,883	15,199	2,070,172	3,480	3,346,000	6,493,734
Excess (Deficiency) of Revenues Over Expenditures	(202,885)	1,432,234	(1,373,963)	296	(3,346,000)	(3,493,318)
Other Financing Sources (Uses):						
Transfer in from General Fund	-	-	1,470,530	-	3,057,493	4,528,023
Transfer in from Sewage Fund	-	-	-	-	157,755	157,755
Transfer in from Storm Water Fund	-	-	-	-	130,752	130,752
Transfer out to Capital Projects Fund	-	(774,766)	-	-	-	(774,766)
Transfer out to Debt Service Fund	-	(130,752)	-	-	-	(130,752)
Transfer out to General Fund	-	(526,716)	-	-	-	(526,716)
Total other financing sources (uses)	-	(1,432,234)	1,470,530	-	3,346,000	3,384,296
Net Change in Fund Balance	(202,885)	-	96,567	296	-	(106,022)
Fund Balance:						
Beginning of year	202,885	-	379,896	15,229	-	598,010
End of year	\$ -	\$ -	\$ 476,463	\$ 15,525	\$ -	\$ 491,988

MT. LEBANON, PENNSYLVANIA

STATE HIGHWAY AID FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2021, 2020, AND 2019

	2021	2020	2019
Assets			
Cash and other money market instruments	\$ 10,360	\$ 349,076	\$ 88,645
Due from other funds	14,708	-	-
Total Assets	<u>\$ 25,068</u>	<u>\$ 349,076</u>	<u>\$ 88,645</u>
Liabilities and Fund Balance			
Liabilities:			
Accounts payable	\$ 25,068	\$ 121,437	\$ 23,979
Due to other funds	-	24,754	-
Total Liabilities	<u>25,068</u>	<u>146,191</u>	<u>23,979</u>
Fund Balance - Restricted	<u>-</u>	<u>202,885</u>	<u>64,666</u>
Total Liabilities and Fund Balance	<u>\$ 25,068</u>	<u>\$ 349,076</u>	<u>\$ 88,645</u>

MT. LEBANON, PENNSYLVANIA

STATE HIGHWAY AID FUND COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2020 AND 2019)

	2021			
	Final Budget	Actual	2020	2019
Revenues:				
Investment earnings	\$ 2,000	\$ 838	\$ 4,457	\$ 13,789
Intergovernmental - state allocation	830,070	855,160	921,060	946,326
Total revenues	832,070	855,998	925,517	960,115
Expenditures:				
Current - public works	832,070	1,058,883	787,298	955,470
Net Change in Fund Balance	<u>\$ -</u>	<u>(202,885)</u>	138,219	4,645
Fund Balance:				
Beginning of year		202,885	64,666	60,021
End of year		<u>\$ -</u>	<u>\$ 202,885</u>	<u>\$ 64,666</u>

MT. LEBANON, PENNSYLVANIA

STORM WATER FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2021, 2020, AND 2019

	2021	2020	2019
Assets			
Cash and other money market instruments	\$ 280,773	\$ 437,033	\$ 20,326
Receivables - assessments	154,891	159,916	167,352
Total Assets	<u>\$ 435,664</u>	<u>\$ 596,949</u>	<u>\$ 187,678</u>
Liabilities, Deferred Inflows of Resources, and Fund Balance			
Liabilities:			
Accounts payable	\$ 332	\$ 334	\$ 4,041
Advance deposits	7,212	5,763	7,347
Due to other funds	275,751	432,838	50,206
Total Liabilities	<u>283,295</u>	<u>438,935</u>	<u>61,594</u>
Deferred Inflows of Resources:			
Unavailable revenue	<u>152,369</u>	<u>158,014</u>	<u>126,084</u>
Fund Balance - Restricted	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 435,664</u>	<u>\$ 596,949</u>	<u>\$ 187,678</u>

MT. LEBANON, PENNSYLVANIA

STORM WATER FUND COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2020 AND 2019)

	2021		2020	2019
	Final Budget	Actual		
Revenues:				
Licenses, permits, and fees	\$ 1,515,000	\$ 1,445,638	\$ 1,408,304	\$ 1,495,619
Investment earnings	4,000	1,795	5,682	15,490
Total revenues	1,519,000	1,447,433	1,413,986	1,511,109
Expenditures:				
Current - general government	18,830	15,199	11,390	21,909
Excess of Revenues Over Expenditures	1,500,170	1,432,234	1,402,596	1,489,200
Other Financing Uses:				
Transfer out to Capital Projects Fund	(844,200)	(774,766)	(864,383)	(943,017)
Transfer out to Debt Service Fund	(130,760)	(130,752)	(131,342)	(119,014)
Transfer out to General Fund	(525,210)	(526,716)	(406,871)	(427,169)
Total other financing uses	(1,500,170)	(1,432,234)	(1,402,596)	(1,489,200)
Net Change in Fund Balance	\$ -	-	-	-
Fund Balance:				
Beginning of year		-	-	-
End of year		\$ -	\$ -	\$ -

MT. LEBANON, PENNSYLVANIA

MT. LEBANON PUBLIC LIBRARY - LIBRARY OPERATING FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2021, 2020, AND 2019

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Assets			
Cash and money market instruments	\$ 620,736	\$ 696,643	\$ 569,703
Receivables - accounts	<u>220</u>	<u>-</u>	<u>-</u>
Total Assets	<u><u>\$ 620,956</u></u>	<u><u>\$ 696,643</u></u>	<u><u>\$ 569,703</u></u>
Liabilities and Fund Balance			
Liabilities:			
Accounts payable	\$ 68,998	\$ 32,079	\$ 90,608
Due to other funds	<u>75,495</u>	<u>284,668</u>	<u>151,069</u>
Total Liabilities	<u>144,493</u>	<u>316,747</u>	<u>241,677</u>
Fund Balance:			
Restricted	266,680	174,889	115,726
Assigned	<u>209,783</u>	<u>205,007</u>	<u>212,300</u>
Total Fund Balance	<u>476,463</u>	<u>379,896</u>	<u>328,026</u>
Total Liabilities and Fund Balance	<u><u>\$ 620,956</u></u>	<u><u>\$ 696,643</u></u>	<u><u>\$ 569,703</u></u>

MT. LEBANON, PENNSYLVANIA

MT. LEBANON PUBLIC LIBRARY - LIBRARY OPERATING FUND COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

YEARS ENDED DECEMBER 31, 2021, 2020, AND 2019

	2021	2020	2019
Revenues:			
Fines, forfeitures, and penalties	\$ 7,118	\$ 16,011	\$ 63,192
Investment earnings	430	685	1,220
Intergovernmental	494,804	543,362	515,110
Other	193,857	177,518	230,665
Total revenues	696,209	737,576	810,187
Expenditures:			
Current - human services:			
Salaries, payroll taxes, and benefits	1,510,834	1,426,443	1,523,636
Collection	361,757	366,752	761,529
General administration	197,581	178,831	168,030
Total expenditures	2,070,172	1,972,026	2,453,195
Deficiency of Revenues Over Expenditures	(1,373,963)	(1,234,450)	(1,643,008)
Other Financing Sources:			
Transfer in from General Fund	1,470,530	1,286,320	1,400,450
Net Change in Fund Balance	96,567	51,870	(242,558)
Fund Balance:			
Beginning of year	379,896	328,026	570,584
End of year	\$ 476,463	\$ 379,896	\$ 328,026

MT. LEBANON, PENNSYLVANIA

INDUSTRIAL DEVELOPMENT AUTHORITY FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2021, 2020, AND 2019

	2021	2020	2019
Assets			
Cash and other money market instruments	\$ 11,775	\$ 11,479	\$ 14,938
Receivables - assessments	3,750	-	-
Due from other funds	-	3,750	-
Total Assets	\$ 15,525	\$ 15,229	\$ 14,938
Liabilities and Fund Balance			
Liabilities:			
Due to other funds	\$ -	\$ -	\$ -
Fund Balance - Restricted	15,525	15,229	14,938
Total Liabilities and Fund Balance	\$ 15,525	\$ 15,229	\$ 14,938

MT. LEBANON, PENNSYLVANIA

INDUSTRIAL DEVELOPMENT AUTHORITY FUND COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

YEARS ENDED DECEMBER 31, 2021, 2020, AND 2019

	2021	2020	2019
Revenues:			
Licenses, permits, and fees	\$ 3,750	\$ 3,750	\$ 3,750
Investment earnings	26	121	291
Total revenues	3,776	3,871	4,041
Expenditures:			
Current - community development	3,480	3,580	3,640
Net Change in Fund Balance	296	291	401
Fund Balance:			
Beginning of year	15,229	14,938	14,537
End of year	\$ 15,525	\$ 15,229	\$ 14,938

MT. LEBANON, PENNSYLVANIA

DEBT SERVICE FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2021, 2020, AND 2019

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Assets			
Cash and other money market instruments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Liabilities and Fund Balance			
Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Balance - Restricted	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities and Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

MT. LEBANON, PENNSYLVANIA

DEBT SERVICE FUND COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2020 AND 2019)

	2021		2020	2019
	Final Budget	Actual		
Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Debt service:				
Principal	2,649,310	2,850,000	9,698,492	5,469,640
Interest	684,860	496,000	824,655	689,774
Bond issuance cost	-	-	100,121	36,605
Total expenditures	3,334,170	3,346,000	10,623,268	6,196,019
Deficiency of Revenues Over Expenditures	(3,334,170)	(3,346,000)	(10,623,268)	(6,196,019)
Other Financing Sources (Uses):				
Transfers in from General Fund	3,045,650	3,057,493	3,043,066	2,893,067
Transfers in from Sewage Fund	157,760	157,755	157,249	110,787
Transfers in from Storm Water Fund	130,760	130,752	131,342	119,014
Transfers out to Capital Projects Fund	-	-	(671,199)	-
Issuance of refunding bonds	-	-	13,940,000	2,910,000
Bond issue premium	-	-	494,318	163,151
Payment to refunded bond escrow agent	-	-	(6,471,508)	-
Total other financing sources (uses)	3,334,170	3,346,000	10,623,268	6,196,019
Net Change in Fund Balance	-	-	-	-
Fund Balance:				
Beginning of year	-	-	-	-
End of year	\$ -	\$ -	\$ -	\$ -

PARKING FUND

The *Parking Fund* is used to account for the operations of the Municipality's parking facilities.

MT. LEBANON, PENNSYLVANIA

PARKING FUND

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - BY FACILITY

YEAR ENDED DECEMBER 31, 2021

	North Garage	South Garage	Meter	Lot	Properties	General	Total
Operating Revenues:							
Vehicle space rental	\$ 362,340	\$ 354,575	\$ -	\$ 132,647	\$ -	\$ -	\$ 849,562
Meter collections	-	-	290,697	200,051	-	-	490,748
Fine collections	-	-	79,904	25,414	-	86,214	191,532
Rental	137,280	-	-	-	8,000	-	145,280
Other	-	-	3,872	-	-	23,173	27,045
Total operating revenues	499,620	354,575	374,473	358,112	8,000	109,387	1,704,167
Operating Expenses:							
Personnel	189,944	187,046	136,527	122,713	-	125,557	761,787
Contracted services	68,102	45,664	93,393	43,246	5	39,997	290,407
Utilities	22,836	17,948	479	7,185	188	785	49,421
Materials and supplies	11,549	15,082	48,930	8,147	-	7,409	91,117
Depreciation	232,640	172,752	16,604	59,584	-	10,841	492,421
Total operating expenses	525,071	438,492	295,933	240,875	193	184,589	1,685,153
Operating Income (Loss)	(25,451)	(83,917)	78,540	117,237	7,807	(75,202)	19,014
Nonoperating Revenues (Expenses):							
Interest income	-	-	-	-	-	815	815
Interest expense	-	-	-	-	-	(6,801)	(6,801)
Total nonoperating revenues (expenses)	-	-	-	-	-	(5,986)	(5,986)
Income (loss) before transfers	(25,451)	(83,917)	78,540	117,237	7,807	(81,188)	13,028
Transfers out	-	-	-	-	-	-	-
Change in Net Position	<u>\$ (25,451)</u>	<u>\$ (83,917)</u>	<u>\$ 78,540</u>	<u>\$ 117,237</u>	<u>\$ 7,807</u>	<u>\$ (81,188)</u>	<u>\$ 13,028</u>

FIDUCIARY FUNDS

The *Pension Trust Fund* accounts for assets held by the Municipality in a trustee capacity for the future payment of retirement benefits to employees.

The *Other Postemployment Benefits (OPEB) Trust Fund* accounts for assets held by the Municipality in a trustee capacity for the future payment of postemployment benefits other than retirement benefits.

MT. LEBANON, PENNSYLVANIA

COMBINING STATEMENT OF PLAN NET POSITION FIDUCIARY FUNDS - TRUST FUNDS

DECEMBER 31, 2021

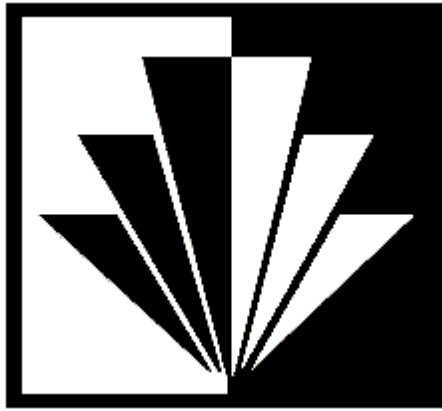
	Pension Trust Funds				Other	Total
	General Employees	Police	Firefighter	Total Pension	Postemployment Benefits	Trust Funds
Assets						
Accrued income receivable	\$ 9	\$ 17	\$ 5	\$ 31	\$ -	\$ 31
Investments (at fair value):						
Equity funds	25,955,254	53,392,459	15,529,624	94,877,337	2,040,482	96,917,819
Fixed income funds	8,835,358	18,553,544	5,381,629	32,770,531	771,241	33,541,772
Partnerships/joint ventures	2,765,560	5,696,784	1,745,287	10,207,631	-	10,207,631
Short-term funds	574,093	1,108,672	346,841	2,029,606	12,364	2,041,970
Total Assets	38,130,274	78,751,476	23,003,386	139,885,136	2,824,087	142,709,223
Liabilities						
Accounts payable	3,144	6,687	1,942	11,773	222,158	233,931
Net Position						
Restricted for pensions	38,127,130	78,744,789	23,001,444	139,873,363	-	139,873,363
Restricted for OPEB benefits	-	-	-	-	2,601,929	2,601,929
Total Net Position	\$ 38,127,130	\$ 78,744,789	\$ 23,001,444	\$ 139,873,363	\$ 2,601,929	\$ 142,475,292

MT. LEBANON, PENNSYLVANIA

COMBING STATEMENT OF CHANGES IN PLAN NET POSITION FIDUCIARY FUNDS - TRUST FUNDS

YEAR ENDED DECEMBER 31, 2021

	Pension Trust Funds				Other Postemployment Benefits	Total Trust Funds
	General Employees	Police	Firefighter	Total Pension		
Additions:						
Contributions:						
Employer, including state aid	\$ 520,891	\$ 2,278,991	\$ 213,578	\$ 3,013,460	\$ 129,821	\$ 3,143,281
Employee	259,575	247,264	94,114	600,953	-	600,953
Total contributions	780,466	2,526,255	307,692	3,614,413	129,821	3,744,234
Investment gain:						
Net appreciation in fair value of investments	4,093,956	8,480,258	2,491,474	15,065,688	305,165	15,370,853
Interest and dividends	733,276	1,515,802	451,988	2,701,066	44,805	2,745,871
Total investment gain	4,827,232	9,996,060	2,943,462	17,766,754	349,970	18,116,724
Less investment expense	18,907	39,265	11,478	69,650	1,152	70,802
Net investment gain	4,808,325	9,956,795	2,931,984	17,697,104	348,818	18,045,922
Total additions	5,588,791	12,483,050	3,239,676	21,311,517	478,639	21,790,156
Deductions:						
Benefits	1,398,741	3,445,377	928,756	5,772,874	162,096	5,934,970
Withdrawals	1,323	36,681	-	38,004	-	38,004
Administrative expense	19,933	24,885	13,420	58,238	6,627	64,865
Total deductions	1,419,997	3,506,943	942,176	5,869,116	168,723	6,037,839
Change in Plan Net Position	4,168,794	8,976,107	2,297,500	15,442,401	309,916	15,752,317
Net Position:						
Beginning of year	33,958,336	69,768,682	20,703,944	124,430,962	2,292,013	126,722,975
End of year	\$ 38,127,130	\$ 78,744,789	\$ 23,001,444	\$ 139,873,363	\$ 2,601,929	\$ 142,475,292



CAPITAL

ASSETS

MT. LEBANON, PENNSYLVANIA

COMPARATIVE STATEMENT OF GOVERNMENTAL CAPITAL ASSETS - BY SOURCE

DECEMBER 31, 2021, 2020, AND 2019

	2021	2020	2019
Capital Assets:			
Land	\$ 7,266,047	\$ 7,266,047	\$ 7,266,047
Construction in progress	1,392,457	1,182,088	353,205
Buildings and improvements other than buildings	54,638,139	54,086,302	53,183,407
Infrastructure	108,264,379	103,329,870	99,734,713
Library book collection	2,607,269	2,752,044	2,647,867
Equipment	20,329,270	19,434,606	19,493,587
	<u>\$ 194,497,561</u>	<u>\$ 188,050,957</u>	<u>\$ 182,678,826</u>
Investments in Capital Assets By Source:			
Governmental funds	\$ 127,800,959	\$ 123,026,070	\$ 119,234,278
General Obligation Bonds	60,016,750	59,257,425	57,911,840
Gifts, grants, and other resources	6,679,852	5,767,462	5,532,708
	<u>\$ 194,497,561</u>	<u>\$ 188,050,957</u>	<u>\$ 182,678,826</u>

MT. LEBANON, PENNSYLVANIA

SCHEDULE OF CHANGES IN GOVERNMENTAL CAPITAL ASSETS - BY SOURCE

YEAR ENDED DECEMBER 31, 2021

	Land	Construction in Progress	Buildings and Improvements Other Than Buildings	Infrastructure	Library Book Collection	Equipment	Total
Capital Assets, Beginning of Year	\$ 7,266,047	\$ 1,182,088	\$ 54,086,302	\$ 103,329,870	\$ 2,752,044	\$ 19,434,606	\$ 188,050,957
Expenditures from:							
General Fund	-	26,957	287,513	-	-	-	314,470
General Obligation Bonds	-	363,266	81,593	329,768	-	-	774,627
Special Revenue and Capital Projects Funds	-	-	182,731	4,604,741	309,710	1,325,842	6,423,024
Gifts, Grants and Other Sources	-	717,794	-	-	-	300,016	1,017,810
Less capital asset disposals	-	(897,648)	-	-	(454,485)	(731,194)	(2,083,327)
Capital Assets, End of Year	<u>\$ 7,266,047</u>	<u>\$ 1,392,457</u>	<u>\$ 54,638,139</u>	<u>\$ 108,264,379</u>	<u>\$ 2,607,269</u>	<u>\$ 20,329,270</u>	<u>\$ 194,497,561</u>

MT. LEBANON, PENNSYLVANIA

SCHEDULE OF GOVERNMENTAL CAPITAL ASSETS - BY FUNCTION AND ACTIVITY

DECEMBER 31, 2021

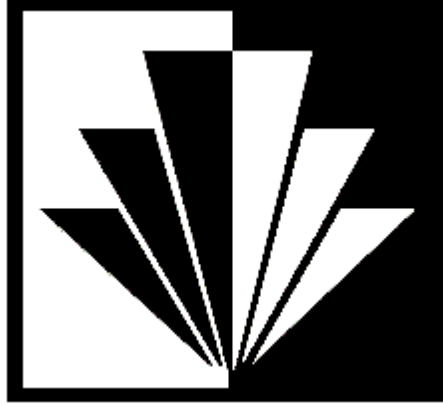
	Land	Construction in Progress	Buildings and Improvements other than Buildings	Infrastructure	Library Book Collection	Equipment	Total
Administration:							
General	\$ 94,563	\$ -	\$ 8,692,675	\$ -	\$ -	\$ 786,259	\$ 9,573,497
Parks and Recreation:							
Facilities	6,687,739	-	18,541,287	-	-	-	25,229,026
Vehicles and special purpose equipment	-	-	-	-	-	937,869	937,869
Total parks and recreation	6,687,739	-	18,541,287	-	-	937,869	26,166,895
Public Works:							
General	48,750	426,145	12,504,713	-	-	1,712,560	14,692,168
Infrastructure	-	966,312	-	108,264,379	-	-	109,230,691
Traffic installations	-	-	-	-	-	5,181,241	5,181,241
Vehicles and special purpose equipment	-	-	-	-	-	4,501,928	4,501,928
Total public works	48,750	1,392,457	12,504,713	108,264,379	-	11,395,729	133,606,028
Fire Department:							
General	-	-	-	-	-	982,538	982,538
Communications	-	-	-	-	-	310,931	310,931
Vehicles and apparatus	-	-	-	-	-	3,142,930	3,142,930
Total fire department	-	-	-	-	-	4,436,399	4,436,399
Police Department:							
General	-	-	-	-	-	441,282	441,282
Communications	-	-	-	-	-	452,982	452,982
Vehicles	-	-	-	-	-	1,693,309	1,693,309
Total police department	-	-	-	-	-	2,587,573	2,587,573
Public Safety:							
General	370,479	-	-	-	-	-	370,479
Facilities	-	-	9,916,976	-	-	-	9,916,976
Total public safety	370,479	-	9,916,976	-	-	-	10,287,455
Public Library:							
General	64,516	-	4,982,488	-	2,607,269	185,441	7,839,714
Total capital assets	\$ 7,266,047	\$ 1,392,457	\$ 54,638,139	\$ 108,264,379	\$ 2,607,269	\$ 20,329,270	\$ 194,497,561

MT. LEBANON, PENNSYLVANIA

SCHEDULE OF CHANGES IN GOVERNMENTAL CAPITAL ASSETS - BY FUNCTION AND ACTIVITY

YEAR ENDED DECEMBER 31, 2021

	January 1, 2021	Additions	Disposals	Transfers/ Reclassifications	December 31, 2021
Administration:					
General	\$ 9,573,497	\$ -	\$ -	\$ -	\$ 9,573,497
Parks and Recreation:					
Facilities	25,229,026	-	-	-	25,229,026
Vehicles and special purpose equipment	937,869	-	-	-	937,869
Total parks and recreation	26,166,895	-	-	-	26,166,895
Public Works:					
General	13,780,057	942,060	(29,949)	-	14,692,168
Infrastructure	104,340,667	5,652,303	(762,279)	-	109,230,691
Traffic installations	4,986,645	300,016	(105,420)	-	5,181,241
Vehicles and special purpose equipment	4,237,097	419,942	(155,111)	-	4,501,928
Total public works	127,344,466	7,314,321	(1,052,759)	-	133,606,028
Fire Department:					
General	838,584	435,408	(291,454)	-	982,538
Communications	293,953	16,978	-	-	310,931
Vehicles and apparatus	3,142,930	-	-	-	3,142,930
Total fire department	4,275,467	452,386	(291,454)	-	4,436,399
Police Department:					
General	452,482	-	(11,200)	-	441,282
Communications	452,982	-	-	-	452,982
Vehicles	1,513,224	453,514	(273,429)	-	1,693,309
Total police department	2,418,688	453,514	(284,629)	-	2,587,573
Public Safety:					
General	370,479	-	-	-	370,479
Facilities	9,916,976	-	-	-	9,916,976
Total public safety	10,287,455	-	-	-	10,287,455
Public Library:					
General	7,984,489	309,710	(454,485)	-	7,839,714
Total capital assets	\$ 188,050,957	\$ 8,529,931	\$ (2,083,327)	\$ -	\$ 194,497,561



STATISTICAL

SECTION

Statistical Section

This section of the Mt. Lebanon Municipality's (Municipality) comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the municipality's overall financial health.

<u>Contents</u>	<u>Page(s)</u>
Financial Trends These schedules contain trend information to help the reader understand how the Municipality's financial performance and well-being have changed over time.	153
Revenue Capacity These schedules contain information to help the reader assess the Municipality's most significant local revenue sources, the property tax, and the earned income tax.	157
Debt Capacity These schedules present information to help the reader assess the affordability of the Municipality's current levels of outstanding debt and the Municipality's ability to issue additional debt in the future.	164
Demographic and Economic Information These schedules offer economic and demographic indicators to help the reader understand the environment within which the Municipality's financial activities take place.	167
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the Municipality's financial report relates to the services the Municipality provides and the activities it performs.	169

MT. LEBANON, PENNSYLVANIA

NET POSITION BY COMPONENT LAST TEN YEARS ACCRUAL BASIS OF ACCOUNTING

	2021	2020	2019	2018	2017 ⁽²⁾	2016	2015	2014 ⁽¹⁾	2013	2012
Governmental Activities:										
Net investment in capital assets	\$ 92,471,301	\$ 88,715,893	\$ 87,061,522	\$ 80,723,787	\$ 77,334,705	\$ 74,482,051	\$ 71,957,562	\$ 66,597,935	\$ 56,344,296	\$ 51,419,042
Restricted	16,390,298	12,552,251	10,697,277	10,026,812	8,967,508	6,940,867	5,139,679	4,886,309	5,557,751	5,137,242
Unrestricted	<u>11,761,017</u>	<u>8,316,488</u>	<u>2,671,486</u>	<u>3,479,951</u>	<u>4,452,226</u>	<u>5,569,888</u>	<u>6,514,149</u>	<u>7,893,497</u>	<u>9,910,428</u>	<u>9,524,959</u>
<i>Total Governmental Activities Net Position</i>	<u>\$ 120,622,616</u>	<u>\$ 109,584,632</u>	<u>\$ 100,430,285</u>	<u>\$ 94,230,550</u>	<u>\$ 90,754,439</u>	<u>\$ 86,992,806</u>	<u>\$ 83,611,390</u>	<u>\$ 79,377,741</u>	<u>\$ 71,812,475</u>	<u>\$ 66,081,243</u>
Business-type Activities:										
Net investment in capital assets	\$ 7,398,705	\$ 7,533,617	\$ 7,609,277	\$ 7,344,896	\$ 7,061,560	\$ 6,340,964	\$ 5,413,745	\$ 4,953,686	\$ 4,647,536	\$ 4,414,824
Unrestricted	<u>832,976</u>	<u>685,036</u>	<u>952,358</u>	<u>865,809</u>	<u>917,286</u>	<u>1,218,662</u>	<u>1,891,797</u>	<u>1,975,476</u>	<u>1,763,124</u>	<u>2,125,128</u>
<i>Total Business-type Activities Net Position</i>	<u>\$ 8,231,681</u>	<u>\$ 8,218,653</u>	<u>\$ 8,561,635</u>	<u>\$ 8,210,705</u>	<u>\$ 7,978,846</u>	<u>\$ 7,559,626</u>	<u>\$ 7,305,542</u>	<u>\$ 6,929,162</u>	<u>\$ 6,410,660</u>	<u>\$ 6,539,952</u>
Primary Government:										
Net investment in capital assets	\$ 99,870,006	\$ 96,249,510	\$ 94,670,799	\$ 88,068,683	\$ 84,396,265	\$ 80,823,015	\$ 77,371,307	\$ 71,551,621	\$ 60,991,832	\$ 55,833,866
Restricted	16,390,298	12,552,251	10,697,277	10,026,812	8,967,508	6,940,867	5,139,679	4,886,309	5,557,751	5,137,242
Unrestricted	<u>12,593,993</u>	<u>9,001,524</u>	<u>3,623,844</u>	<u>4,345,760</u>	<u>5,369,512</u>	<u>6,788,550</u>	<u>8,405,946</u>	<u>9,868,973</u>	<u>11,673,552</u>	<u>11,650,087</u>
<i>Total Primary Government Net Position</i>	<u>\$ 128,854,297</u>	<u>\$ 117,803,285</u>	<u>\$ 108,991,920</u>	<u>\$ 102,441,255</u>	<u>\$ 98,733,285</u>	<u>\$ 94,552,432</u>	<u>\$ 90,916,932</u>	<u>\$ 86,306,903</u>	<u>\$ 78,223,135</u>	<u>\$ 72,621,195</u>

(1) Governmental Activities net position restated for recognition of net pension liability and an adjustment for capital assets over depreciated in previous years.

(2) Governmental Activities net position restated for recognition of net other postemployment liability.

MT. LEBANON, PENNSYLVANIA

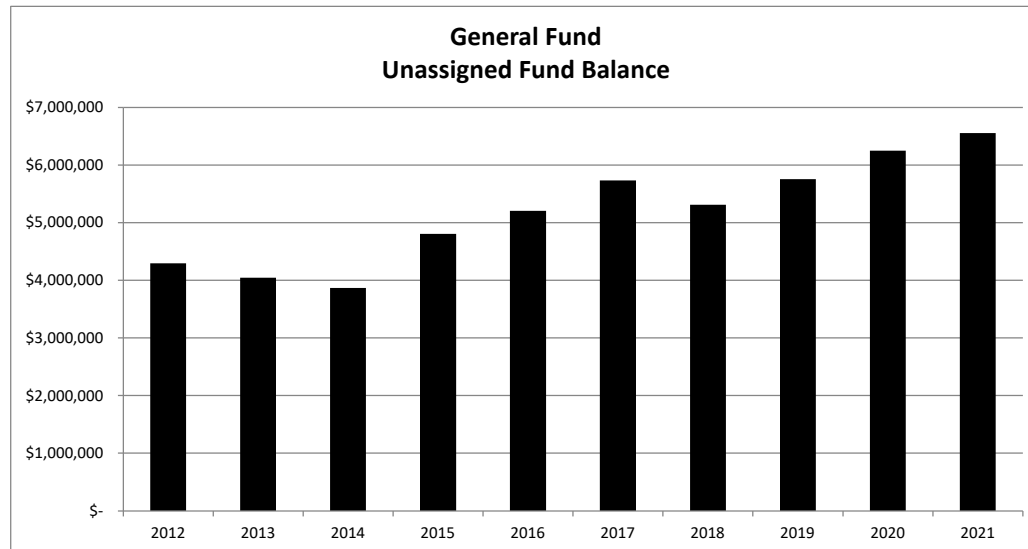
CHANGES IN NET POSITION LAST TEN YEARS ACCRUAL BASIS OF ACCOUNTING

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Program Revenues:										
Governmental Activities:										
Charges for Services:										
General government	\$ 1,460,350	\$ 1,513,544	\$ 1,301,857	\$ 1,394,665	\$ 1,523,785	\$ 1,575,830	\$ 1,461,429	\$ 1,502,041	\$ 1,839,277	\$ 1,803,067
Community development	225,844	196,537	541,433	482,238	367,164	224,375	195,858	239,577	161,723	907,386
Public works	12,338,838	12,290,474	11,187,632	10,940,692	10,566,251	10,221,004	9,921,004	9,393,226	9,144,178	9,237,588
Human services	11,367	19,808	76,163	81,887	80,284	80,179	84,711	77,849	99,676	87,739
Cultural and recreation	2,555,085	1,411,668	2,936,559	2,867,480	2,591,871	3,004,355	2,973,206	2,815,975	2,689,655	2,702,628
Public safety	1,280,316	1,463,259	1,361,481	1,195,842	1,246,112	1,322,757	1,168,198	748,128	797,843	762,864
Operating grants and contributions	3,914,410	4,018,551	3,474,743	3,366,768	3,166,698	3,060,795	2,940,458	2,796,934	2,259,523	2,185,900
Capital grants and contributions	416,809	324,482	909,670	93,422	60,000	237,291	152,630	459,955	618,683	524,105
<i>Total governmental activities program revenues</i>	<i>22,203,019</i>	<i>21,238,323</i>	<i>21,789,538</i>	<i>20,422,994</i>	<i>19,602,165</i>	<i>19,726,586</i>	<i>18,897,494</i>	<i>18,033,685</i>	<i>17,610,558</i>	<i>18,211,277</i>
Business-type Activities - Parking	1,704,167	1,356,516	2,211,179	2,080,753	2,041,315	2,026,701	2,009,582	2,027,837	2,012,002	2,068,078
<i>Total primary government program revenues</i>	<i>\$ 23,907,186</i>	<i>\$ 22,594,839</i>	<i>\$ 24,000,717</i>	<i>\$ 22,503,747</i>	<i>\$ 21,643,480</i>	<i>\$ 21,753,287</i>	<i>\$ 20,907,076</i>	<i>\$ 20,061,522</i>	<i>\$ 19,622,560</i>	<i>\$ 20,279,355</i>
Expenses:										
Governmental Activities:										
General government	\$ 4,839,354	\$ 4,931,438	\$ 5,062,474	\$ 5,083,689	\$ 4,889,807	\$ 5,222,338	\$ 5,129,230	\$ 5,028,178	\$ 4,639,338	\$ 4,162,671
Community development	563,788	551,669	845,932	807,040	765,250	866,012	902,482	862,888	893,173	917,814
Public works	20,115,421	19,454,765	18,472,233	17,914,631	16,483,756	15,888,156	15,223,427	14,117,364	13,866,143	12,917,735
Human services	2,520,950	2,481,193	2,844,101	2,677,144	2,450,286	2,543,208	2,339,041	2,333,704	2,357,084	2,042,601
Cultural and recreation	3,451,649	2,890,377	3,818,175	3,270,388	3,509,202	3,674,132	3,616,982	3,446,210	3,531,847	3,166,703
Public safety	9,841,954	11,301,368	14,191,519	15,391,328	14,098,357	15,116,604	13,844,481	12,654,350	11,923,138	11,808,211
Interest on long-term debt	543,378	647,717	435,968	717,438	773,131	493,804	487,306	633,388	549,138	883,776
<i>Total governmental activities expenses</i>	<i>41,876,494</i>	<i>42,258,527</i>	<i>45,670,402</i>	<i>45,861,658</i>	<i>42,969,789</i>	<i>43,804,254</i>	<i>41,542,949</i>	<i>39,076,082</i>	<i>37,759,861</i>	<i>35,899,511</i>
Business-type Activities - Parking	1,691,954	1,553,022	1,702,327	1,691,641	1,467,454	1,613,856	1,487,970	1,500,662	1,985,543	1,488,626
<i>Total primary government expenses</i>	<i>\$ 43,568,448</i>	<i>\$ 43,811,549</i>	<i>\$ 47,372,729</i>	<i>\$ 47,553,299</i>	<i>\$ 44,437,243</i>	<i>\$ 45,418,110</i>	<i>\$ 43,030,919</i>	<i>\$ 40,576,744</i>	<i>\$ 39,745,404</i>	<i>\$ 37,388,137</i>
General Revenues and Other Changes in Net Position:										
Governmental Activities:										
Taxes:										
Real estate	\$ 12,990,197	\$ 12,909,098	\$ 12,919,031	\$ 12,868,406	\$ 12,856,418	\$ 12,344,588	\$ 12,064,474	\$ 12,062,164	\$ 12,000,641	\$ 11,487,806
Earned income	13,622,877	13,135,608	12,950,010	12,210,864	12,214,397	11,764,177	11,630,148	11,529,728	10,898,054	10,368,678
Other	4,053,453	3,759,170	3,586,749	3,300,552	3,186,782	3,154,416	2,999,496	2,777,634	2,802,247	2,675,778
Other - interest and transfer	44,932	370,675	624,809	534,953	338,830	195,903	184,986	181,454	179,593	150,953
<i>Total governmental activities</i>	<i>30,711,459</i>	<i>30,174,551</i>	<i>30,080,599</i>	<i>28,914,775</i>	<i>28,596,427</i>	<i>27,459,084</i>	<i>26,879,104</i>	<i>26,550,980</i>	<i>25,880,535</i>	<i>24,683,215</i>
Business-type Activities - Parking	815	(146,476)	(157,922)	(157,253)	(154,641)	(158,761)	(145,232)	(8,673)	(155,751)	(132,460)
<i>Total primary government</i>	<i>\$ 30,712,274</i>	<i>\$ 30,028,075</i>	<i>\$ 29,922,677</i>	<i>\$ 28,757,522</i>	<i>\$ 28,441,786</i>	<i>\$ 27,300,323</i>	<i>\$ 26,733,872</i>	<i>\$ 26,542,307</i>	<i>\$ 25,724,784</i>	<i>\$ 24,550,755</i>
Change in Net Position										
Governmental Activities	\$ 11,037,984	\$ 9,154,347	\$ 6,199,735	\$ 3,476,111	\$ 5,228,803	\$ 3,381,416	\$ 4,233,649	\$ 5,508,583	\$ 5,731,232	\$ 6,994,981
Business-type Activities	13,028	(342,982)	350,930	231,859	419,220	254,084	376,380	518,502	(129,292)	446,992
<i>Total primary government</i>	<i>\$ 11,051,012</i>	<i>\$ 8,811,365</i>	<i>\$ 6,550,665</i>	<i>\$ 3,707,970</i>	<i>\$ 5,648,023</i>	<i>\$ 3,635,500</i>	<i>\$ 4,610,029</i>	<i>\$ 6,027,085</i>	<i>\$ 5,601,940</i>	<i>\$ 7,441,973</i>

MT. LEBANON, PENNSYLVANIA

FUND BALANCES, GOVERNMENTAL FUNDS LAST TEN YEARS MODIFIED ACCRUAL BASIS OF ACCOUNTING

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General Fund:										
Nonspendable	\$ 594,143	\$ 419,510	\$ 533,088	\$ 727,810	\$ 371,430	\$ 343,329	\$ 344,193	\$ 548,231	\$ 285,567	\$ -
Restricted	-	-	-	-	-	-	-	-	-	-
Assigned	1,961,259	2,167,958	1,482,032	1,623,437	1,299,833	1,123,098	533,608	1,175,920	1,074,840	1,354,100
Unassigned	6,551,600	6,249,719	5,752,087	5,310,208	5,731,065	5,204,358	4,802,623	3,869,664	4,045,633	4,294,814
Total General Fund	9,107,002	8,837,187	7,767,207	7,661,455	7,402,328	6,670,785	5,680,424	5,593,815	5,406,040	5,648,914
All Other Governmental Funds:										
Restricted	14,982,035	16,256,310	15,754,252	12,645,773	15,949,669	7,170,091	6,328,567	7,958,638	9,031,519	5,374,934
Assigned	1,329,714	1,184,564	835,080	1,984,845	1,223,257	1,102,033	820,942	1,263,009	1,653,844	1,132,814
Total All Other Governmental Funds	16,311,749	17,440,874	16,589,332	14,630,618	17,172,926	8,272,124	7,149,509	9,221,647	10,685,363	6,507,748
Total Governmental Funds	\$ 25,418,751	\$ 26,278,061	\$ 24,356,539	\$ 22,292,073	\$ 24,575,254	\$ 14,942,909	\$ 12,829,933	\$ 14,815,462	\$ 16,091,403	\$ 12,156,662



MT. LEBANON, PENNSYLVANIA

CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS LAST TEN YEARS MODIFIED ACCRUAL BASIS OF ACCOUNTING

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Revenues:										
Real estate taxes	\$ 13,052,389	\$ 12,906,801	\$ 12,949,165	\$ 12,889,134	\$ 12,824,898	\$ 12,362,890	\$ 12,062,778	\$ 12,056,146	\$ 11,979,183	\$ 11,469,800
Earned income taxes	13,375,606	13,180,483	12,841,790	12,330,334	12,036,410	11,677,730	11,682,140	11,471,738	11,130,541	10,010,482
Other taxes	4,053,453	3,759,170	3,586,749	3,300,552	3,186,782	3,154,416	2,999,496	2,777,634	2,802,247	2,675,778
Licenses, permits, and fees	12,955,803	13,013,863	12,418,675	12,060,282	11,638,711	11,340,061	11,092,966	10,387,664	9,758,025	10,375,517
Fines, forfeitures, and penalties	96,761	126,029	201,964	186,559	207,410	221,927	227,209	234,949	215,515	225,963
Investment and rental ⁽¹⁾	44,932	219,255	452,919	368,653	176,679	36,291	27,389	26,265	22,217	18,493
Intergovernmental	3,696,820	3,461,422	3,688,462	2,765,572	2,575,004	2,469,729	2,601,595	2,417,986	2,682,434	2,600,691
Recreation	2,571,758	1,414,325	2,936,875	2,867,680	2,591,989	3,005,162	2,960,477	2,815,568	2,689,655	2,702,660
Other	2,602,140	3,036,257	2,637,315	2,543,176	2,576,343	2,716,154	2,374,327	2,208,572	2,041,448	2,024,394
Total Revenues	52,449,662	51,117,605	51,713,914	49,311,942	47,814,226	46,984,360	46,028,377	44,396,522	43,321,265	42,103,778
Expenditures:										
Current:										
General government	4,837,037	4,835,494	4,789,502	4,854,640	4,625,018	4,902,311	4,943,730	4,807,067	4,481,903	4,243,332
Community development	703,974	639,895	831,029	759,586	753,027	816,691	1,020,972	859,928	890,553	950,207
Public works	17,279,035	16,041,127	15,336,470	15,056,574	13,893,163	13,574,639	13,184,534	12,142,459	11,996,308	11,318,232
Human services	2,595,328	2,452,800	2,939,130	2,449,806	2,314,781	2,375,751	2,403,763	2,373,858	2,405,214	2,157,411
Cultural and recreation	2,969,415	2,322,576	3,062,313	2,959,763	2,704,130	2,849,603	2,871,336	2,706,114	2,589,342	2,703,630
Public Safety:										
Police	9,783,359	9,796,156	9,576,569	9,525,675	9,171,497	8,922,309	8,482,838	7,855,513	7,449,755	7,394,093
Fire	3,405,991	3,191,112	3,287,275	3,220,552	3,276,014	3,329,331	3,432,157	3,394,563	3,256,265	3,187,886
Other	1,215,574	934,804	1,080,581	1,002,111	898,368	880,789	852,520	833,449	812,528	799,852
Debt service:										
Principal Retirement	2,850,000	9,702,442	5,469,640	2,436,210	2,527,468	1,415,516	1,968,592	1,736,272	1,733,289	1,715,934
Interest and Fiscal Charges	496,000	920,826	779,680	737,176	699,482	510,567	710,652	660,227	648,349	666,602
Capital Outlay	7,173,259	6,473,081	10,855,641	9,285,251	6,288,179	5,469,916	8,361,841	11,035,151	7,872,576	8,096,543
Total Expenditures	53,308,972	57,310,313	58,007,830	52,287,344	47,151,127	45,047,423	48,232,935	48,404,601	44,136,082	43,233,722
Excess (Deficiency) of Revenues Over Expenditures	(859,310)	(6,192,708)	(6,293,916)	(2,975,402)	663,099	1,936,937	(2,204,558)	(4,008,079)	(814,817)	(1,129,944)
Other Financing Sources (Uses):										
Transfers in	10,273,451	11,282,823	10,754,401	9,613,868	9,344,199	8,779,157	11,197,761	9,089,654	10,261,960	8,883,458
Transfers out	(10,273,451)	(11,131,403)	(10,582,511)	(9,447,568)	(9,182,048)	(8,619,545)	(11,040,164)	(8,934,465)	(10,104,584)	(8,750,998)
Refunds of prior year expenditures	-	-	52,264	525,921	-	-	-	-	-	-
Debt transfer to Parking Fund	-	-	-	-	-	-	-	-	-	(3,804,446)
Debt proceeds	-	-	4,855,000	-	8,800,000	-	-	2,545,000	4,450,000	2,500,000
Bond issuance premium (discount)	-	494,318	369,228	-	7,095	140,754	261,969	31,949	142,182	(16,812)
Proceeds of refunding bonds	-	13,940,000	2,910,000	-	-	4,355,000	9,015,864	-	-	3,355,000
Payment to refunded bond escrow agent	-	(6,471,508)	-	-	-	(4,479,327)	(9,216,401)	-	-	(3,277,355)
Total Other Financing Sources (Uses)	-	8,114,230	8,358,382	692,221	8,969,246	176,039	219,029	2,732,138	4,749,558	(1,111,153)
Net Change in Fund Balances	\$ (859,310)	\$ 1,921,522	\$ 2,064,466	\$ (2,283,181)	\$ 9,632,345	\$ 2,112,976	\$ (1,985,529)	\$ (1,275,941)	\$ 3,934,741	\$ (2,241,097)
Debt service as a percentage of non-capital expenditures	7.3%	20.8%	13.3%	7.5%	7.8%	4.9%	6.9%	6.5%	6.6%	6.9%
Debt service as a percentage of total expenditures	6.3%	18.5%	10.8%	6.1%	6.7%	4.3%	5.6%	5.0%	5.4%	5.5%

(1) Beginning in 2015, rental revenue is recognized in recreation or other revenue.

MT. LEBANON, PENNSYLVANIA
PROGRAM REVENUES BY FUNCTION/PROGRAM
LAST TEN YEARS
ACCRUAL BASIS OF ACCOUNTING

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Function/Program:										
Governmental Activities:										
General government	\$ 3,535,161	\$ 3,650,708	\$ 2,821,509	\$ 2,809,402	\$ 2,859,294	\$ 2,846,674	\$ 2,544,310	\$ 2,545,411	\$ 2,586,857	\$ 2,462,664
Community development	225,844	196,537	541,433	482,238	367,164	226,875	299,419	239,577	161,723	907,386
Public works	13,661,525	13,566,209	13,116,322	12,001,459	11,525,427	11,117,197	10,914,962	10,534,547	10,412,532	9,978,270
Human services	695,779	736,891	808,967	840,630	807,598	782,810	753,240	828,435	698,325	678,353
Cultural and recreation	2,573,802	1,416,796	2,937,738	2,869,864	2,594,292	3,139,992	2,984,254	2,825,067	2,699,979	2,713,369
Public safety:										
Police	523,071	825,698	686,145	609,748	722,699	887,848	667,662	254,379	284,326	296,239
Fire	207,870	240,951	217,531	218,138	226,777	249,094	241,097	321,892	276,188	681,504
Other	779,967	604,533	659,893	591,515	498,914	476,096	492,550	484,377	490,628	493,492
<i>Total Governmental Activities</i>	<u>22,203,019</u>	<u>21,238,323</u>	<u>21,789,538</u>	<u>20,422,994</u>	<u>19,602,165</u>	<u>19,726,586</u>	<u>18,897,494</u>	<u>18,033,685</u>	<u>17,610,558</u>	<u>18,211,277</u>
Business-type Activity - Parking	<u>1,704,167</u>	<u>1,356,516</u>	<u>2,211,179</u>	<u>2,080,753</u>	<u>2,041,315</u>	<u>2,026,701</u>	<u>2,009,582</u>	<u>2,027,837</u>	<u>2,012,002</u>	<u>2,068,078</u>
<i>Total Primary Government</i>	<u>\$ 23,907,186</u>	<u>\$ 22,594,839</u>	<u>\$ 24,000,717</u>	<u>\$ 22,503,747</u>	<u>\$ 21,643,480</u>	<u>\$ 21,753,287</u>	<u>\$ 20,907,076</u>	<u>\$ 20,061,522</u>	<u>\$ 19,622,560</u>	<u>\$ 20,279,355</u>

MT. LEBANON, PENNSYLVANIA

TAX REVENUES BY SOURCE, GOVERNMENTAL FUNDS LAST TEN YEARS MODIFIED ACCRUAL BASIS OF ACCOUNTING

Year	Real Estate	Earned Income	Local Services	Real Estate Transfer	Utility	County Sales	Total
2021	\$13,052,389	\$13,375,606	\$409,242	\$2,491,366	\$29,752	\$1,123,093	\$30,481,448
2020	12,906,801	13,180,483	398,978	2,338,095	28,750	993,347	29,846,454
2019	12,949,165	12,841,790	441,964	2,086,238	26,207	1,032,340	29,377,704
2018	12,889,134	12,330,334	439,417	1,843,974	28,645	988,516	28,520,020
2017	12,824,898	12,036,410	446,019	1,760,690	27,978	952,095	28,048,090
2016	12,362,890	11,677,730	442,631	1,759,408	30,004	922,373	27,195,036
2015	12,062,778	11,682,140	454,080	1,615,768	30,571	899,077	26,744,414
2014	12,056,146	11,471,738	433,413	1,458,034	32,766	853,421	26,305,518
2013	11,979,183	11,130,541	441,779	1,509,382	30,664	820,422	25,911,971
2012	11,469,800	10,010,482	450,156	1,399,174	30,865	795,583	24,156,060

MT. LEBANON, PENNSYLVANIA

PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS LAST TEN YEARS

Tax Year	Mills Levied			
	Mt. Lebanon	Mt. Lebanon School District	Allegheny County	Total
2021	4.71	25.59	4.73	35.03
2020	4.71	24.79	4.73	34.23
2019	4.71	24.79	4.73	34.23
2018	4.71	24.32	4.73	33.76
2017	4.71	23.93	4.73	33.37
2016	4.51	23.93	4.73	33.17
2015	4.51	23.55	4.73	32.79
2014	4.51	23.15	4.73	32.39
2013	4.51	22.61	4.73	31.85
2012	5.43	27.13	5.69	38.25

Note: Mill - one one thousandth of a dollar. Used to calculate a tax levied on real estate.
(One mill = \$0.001)

Sources: Mt. Lebanon Comprehensive Annual Financial Reports
Mt. Lebanon School District Comprehensive Annual Financial Reports
Allegheny County Comprehensive Annual Financial Reports

MT. LEBANON, PENNSYLVANIA

ASSESSED VALUATION AND ESTIMATED ACTUAL VALUES OF TAXABLE PROPERTY LAST TEN YEARS

<u>Year</u>	<u>Taxable Real Property</u>	<u>Exempt Real Property</u>	<u>Total</u>	<u>Estimated Actual Values of Real Property</u>	<u>Mt. Lebanon Municipal Millage Rate</u>
2021	\$2,784,336,730	\$368,164,100	\$3,152,500,830	\$3,152,500,830	4.71
2020	2,767,725,710	368,060,000	3,135,785,710	3,135,785,710	4.71
2019	2,756,995,028	349,031,440	3,106,026,468	3,106,026,468	4.71
2018	2,747,645,634	349,059,900	3,096,705,534	3,096,705,534	4.71
2017	2,743,104,034	376,669,846	3,119,773,880	3,119,773,880	4.71
2016	2,734,870,374	381,877,822	3,116,748,196	3,116,748,196	4.51
2015	2,732,801,335	381,969,222	3,114,770,557	3,114,770,557	4.51
2014	2,718,872,379	372,261,922	3,091,134,301	3,091,134,301	4.51
2013	2,698,042,173	469,117,122	3,167,159,295	3,167,159,295	4.51
2012	2,156,859,685	230,844,340	2,387,704,025	2,387,704,025	5.43

Notes: Allegheny County assessment records do not allow categorization by class, use or ownership.
Mt. Lebanon does not tax personal property.

Sources: Mt. Lebanon Tax Office
Mt. Lebanon Comprehensive Annual Financial Reports

MT. LEBANON, PENNSYLVANIA

PRINCIPAL TAXPAYERS
DECEMBER 31, 2021 AND DECEMBER 31, 2012

Taxpayer - Type of Real Property	December 31, 2021			December 31, 2012		
	Estimated Actual Values of Real Property	Rank	Percentage of Total Assessed Valuation	Estimated Actual Values of Real Property	Rank	Percentage of Total Assessed Valuation
The Galleria (L&B Southpoint) - <i>Retail Shops</i>	\$ 23,362,500	1	0.84%	\$ 30,400,000	1	1.41%
Brookdale Senior Housing (A.H. Pennsylvania) - <i>Senior Housing</i>	19,000,000	2	0.68%	13,300,000	2	0.62%
Bower Hill Development - <i>Co-op Apartments</i>	17,500,000	3	0.63%	11,699,700	3	0.54%
Concordia Lutheran - <i>Senior Housing/Health</i>	13,162,800	4	0.47%	7,912,700	4	0.37%
Springhill Suites (Mt. Lebanon Acquisitions LLC) - <i>Hotel</i>	10,350,000	5	0.37%			
IHP/Bower Hill LLC - <i>Apartments</i>	9,500,000	6	0.34%	6,831,700	5	0.32%
Virginia Manor Shops - <i>Retail Shops</i>	7,931,300	7	0.28%			
Pendale Towers - <i>Apartments</i>	7,150,000	8	0.26%	5,253,200	9	0.24%
Public Storage - <i>Storage Facility</i>	6,265,400	9	0.23%			
St. Clair Memorial Hospital - <i>Medical Offices</i>	6,026,680	10	0.22%	5,245,600	10	0.24%
650 Washington Road Associates - <i>Office Building</i>				6,193,900	6	0.29%
Asbury Health - <i>Personal Care Facility</i>				5,563,085	7	0.26%
Jon Pan Realty Inc. - <i>Retail Shops</i>				5,555,000	8	0.26%
	<u>\$ 120,248,680</u>		<u>4.32%</u>	<u>\$ 97,954,885</u>		<u>4.55%</u>
Total Taxable Assessed Valuation	<u>\$ 2,784,336,730</u>			<u>\$ 2,156,859,685</u>		

Source: Mt. Lebanon Tax Office
Mt. Lebanon Comprehensive Annual Financial Reports

MT. LEBANON, PENNSYLVANIA

PROPERTY TAX LEVIES AND COLLECTIONS LAST TEN YEARS

Year	Adjusted Total Tax Levy	Collected within Fiscal Year of Levy		Collections in Subsequent Years	Collections to Date	
		Amount	Percent of Levy		Amount	Percent of Levy
2021	\$13,114,226	\$12,912,805	98.46%	\$0	\$12,912,805	98.46%
2020	13,001,574	12,665,937	97.42%	268,965	12,934,902	99.49%
2019	12,982,654	12,768,207	98.32%	149,245	12,917,452	99.50%
2018	12,941,411	12,730,211	98.37%	169,288	12,899,499	99.68%
2017	12,917,422	12,679,105	98.16%	206,455	12,885,560	99.75%
2016	12,323,667	12,120,139	98.35%	188,402	12,308,541	99.88%
2015	12,309,292	12,132,595	98.56%	163,827	12,296,422	99.90%
2014	12,206,460	12,024,213	98.51%	169,826	12,194,039	99.90%
2013	12,089,325	11,994,251	99.21%	85,938	12,080,189	99.92%
2012	11,711,617	11,452,904	97.79%	250,845	11,703,749	99.93%

Source: Mt. Lebanon Tax Office

MT. LEBANON, PENNSYLVANIA

MUNICIPAL EARNED INCOME TAX REVENUE COLLECTIONS LAST TEN YEARS COLLECTIONS BY FISCAL YEAR

<u>Year</u>	<u>Tax Rate⁽¹⁾</u>	<u>Collections for Current Year</u>	<u>Collections for Prior Years</u>	<u>Refunds</u>	<u>Total Collections</u>	<u>Commission⁽²⁾</u>	<u>Total Remitted</u>
2021	0.80%	\$9,820,838	\$4,000,502	(\$293,316)	\$13,528,024	(\$249,218)	\$13,278,806
2020	0.80%	9,330,499	4,068,273	(369,227)	13,029,545	(239,019)	12,790,526
2019	0.80%	9,290,196	4,008,563	(363,753)	12,935,006	(239,199)	12,695,807
2018	0.80%	8,914,730	3,557,574	(314,756)	12,157,548	(223,626)	11,933,922
2017	0.80%	8,758,095	3,623,652	(266,569)	12,115,178	(221,212)	11,893,966
2016	0.80%	8,275,765	3,661,950	(261,672)	11,676,043	(214,222)	11,461,821
2015	0.80%	8,375,768	3,477,737	(230,503)	11,623,002	(212,204)	11,410,798
2014	0.80%	8,045,429	3,742,116	(319,936)	11,467,609	(208,705)	11,258,904
2013	0.80%	7,960,267	3,917,285	(235,898)	11,641,654	(209,070)	11,432,584
2012	0.80%	8,224,495	3,849,176	(709,441)	11,364,230	(127,463)	11,236,767

Source: Mt. Lebanon Tax Office

(1) Earned income tax rate and collection amounts represent only the municipal share. The Mt. Lebanon School District levies an earned income tax of 0.50%.

(2) Effective for tax year 2012, Act 32 of 2008 mandated municipal earned income tax collections are to be collected by a regional tax collection district. Mt. Lebanon is part of the Allegheny County Southwest Tax Collection District (ACSWTCD) and pays an 1.8% commission to a third party collector as voted on by the ACSWTCD.

MT. LEBANON, PENNSYLVANIA

RATIOS OF GENERAL BONDED DEBT OUTSTANDING LAST TEN YEARS

	Net non- electoral direct debt - governmental activities	Net non- electoral direct debt - business- type activities	Total primary government	% of Assessed Valuation	Direct debt per capita	Total primary government debt per capita	Debt per total personal income
2021	\$24,160,000	\$285,000	\$24,445,000	0.88%	\$717	\$717	1.28%
2020	27,010,000	365,000	27,375,000	0.99%	803	803	1.43%
2019	28,873,492	446,508	29,320,000	1.06%	885	885	2.08%
2018	26,578,132	1,121,868	27,700,000	1.01%	836	836	1.96%
2017	29,014,342	1,845,658	30,860,000	1.13%	931	931	2.19%
2016	22,741,810	2,568,190	25,310,000	0.93%	764	764	1.79%
2015	24,212,326	3,247,674	27,460,000	1.00%	829	829	1.95%
2014	26,271,954	3,928,046	30,200,000	1.11%	911	911	2.14%
2013	25,463,226	2,931,774	28,395,000	1.05%	857	857	2.01%
2012	22,746,515	3,543,485	26,290,000	1.22%	793	793	1.86%

MT. LEBANON, PENNSYLVANIA

LEGAL DEBT MARGIN INFORMATION LAST TEN YEARS

	Three year average revenue (borrowing base) ⁽¹⁾	Legal debt limit ⁽²⁾	Debt applicable to limit	Legal debt margin	Legal debt margin % ⁽³⁾
2021	\$71,891,777	\$179,729,443	\$24,445,000	\$155,284,443	86.40%
2020	65,392,694	163,481,735	27,375,000	136,106,735	83.26%
2019	64,200,001	160,500,003	29,320,000	131,180,003	81.73%
2018	57,505,450	143,763,625	27,700,000	116,063,625	80.73%
2017	56,331,287	140,828,218	30,860,000	109,968,218	78.09%
2016	52,283,898	130,709,745	25,310,000	105,399,745	80.64%
2015	53,287,193	133,217,983	27,460,000	105,757,983	79.39%
2014	54,992,921	137,482,303	30,200,000	107,282,303	78.03%
2013	51,631,429	129,078,573	28,395,000	100,683,573	78.00%
2012	47,932,099	119,830,248	26,290,000	93,540,248	78.06%

(1) The local Governmental Unit Debt Act (Act 52 of 1978), reenacted and amending Act 185 of 1972 prescribes debt limits, net revenues and the calculation of the borrowing base for all local units in Pennsylvania. The "Debt Act" is administered by the Pennsylvania Department of Economic Development. Under the Mt. Lebanon Home Rule Charter, any new debt in excess of 250% of the borrowing base must be approved by the electorate.

(2) 250% of borrowing base. Under the Debt Act, the Municipality could use a legal debt limit multiplier of 350%.

(3) Percent of debt limit remaining.

MT. LEBANON, PENNSYLVANIA

COMPUTATION OF DIRECT AND OVERLAPPING DEBT DECEMBER 31, 2021

<u>Jurisdiction</u>	<u>Total Debt Outstanding</u>	<u>Percentage Applicable to Mt. Lebanon</u>	<u>Amount Applicable to Mt. Lebanon</u>
Direct			
Mt. Lebanon (1)	<u>\$24,160,000</u>	100.0%	<u>\$24,160,000</u>
Overlapping			
Mt. Lebanon School District (2)	127,755,000	100.0%	127,755,000
County of Allegheny (3)	<u>982,451,683</u>	3.4%	<u>33,098,807</u>
<i>Total Overlapping Debt</i>	<u>1,110,206,683</u>		<u>160,853,807</u>
Total	<u><u>\$1,134,366,683</u></u>		<u><u>\$185,013,807</u></u>

Sources: Municipal Finance Department.

Mt. Lebanon School District ACFR and Allegheny County Controller's Office

(1) The local Governmental Unit Debt Act (Act 52 of 1978), reenacted and amending Act 185 of 1972 prescribes debt limits, net revenues and the calculation of the borrowing base for all local units in Pennsylvania. The "Debt Act" is administered by the Pennsylvania Department of Economic Development. Under the Mt. Lebanon Home Rule Charter, any new debt in excess of 250% of the borrowing base must be approved by the electorate.

(2) Mt. Lebanon School District figures are for the year ending June 30, 2021.

(3) Proportionate share of Allegheny County's existing debt as of December 31, 2021 (unaudited) based on the ratio of Mt. Lebanon's assessed valuation to Allegheny County's assessed valuation.

MT. LEBANON, PENNSYLVANIA

PRINCIPAL EMPLOYERS CURRENT YEAR AND TEN YEARS AGO

Employer	December 31, 2021			December 31, 2012		
	Employees	Rank	Percentage of Total Municipality Employment	Employees	Rank	Percentage of Total Municipality Employment
St Clair Hospital	1,995	1	23.8%	2,121	1	24.3%
Mt. Lebanon School District	791	2	9.5%	713	2	8.2%
Mt. Lebanon Municipality	199	3	2.4%	244	5	2.8%
Baptist Homes Nursing	174	4	2.1%	243	6	2.8%
Keystone Oaks School District	156	5	1.9%	163	7	1.9%
Concordia of South Hills	138	6	1.6%	163	8	1.9%
Asbury Health Center	100	7	1.2%	483	3	5.5%
Shop N Save	98	8	1.2%	-	-	-
Mt. Lebanon Rehab. & Wellness Center	87	9	1.0%	-	-	-
Family Hospice	81	10	1.0%	158	9	1.8%
Network Staffing	-	-	-	262	4	3.0%
Giant Eagle	-	-	-	140	10	1.6%
Total	<u>3,819</u>		<u>45.7%</u>	<u>4,690</u>		<u>53.8%</u>
Total Employees	<u>8,370</u>			<u>8,739</u>		

Source: Mt. Lebanon Tax Office

MT. LEBANON, PENNSYLVANIA

DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN YEARS

Year	Population ⁽¹⁾	Total Personal Income ⁽²⁾	Per Capita Personal Income ⁽¹⁾	Median Household Income ⁽¹⁾	Median Age ⁽¹⁾	Educational Attainment: Bachelor's Degree or higher ⁽¹⁾	School Enrollment ⁽³⁾	Unemployment Rate ⁽⁴⁾	Average Sales Price of Residential Property ⁽⁵⁾	Total Taxable Assessed Property Value ⁽⁵⁾
2021	34,075	\$ 1,910,005,975	\$ 56,053	\$ 100,011	43.8	70.6%	5,350	2.6%	\$ 374,790	\$2,784,336,730
2020	34,075	1,910,005,975	56,053	100,011	43.8	70.6%	5,531	4.2%	346,781	2,767,725,710
2019	33,137	1,410,189,087	42,711	74,003	43.8	64.1%	5,513	2.9%	323,175	2,756,995,028
2018	33,137	1,410,189,087	42,711	74,003	43.8	64.1%	5,528	3.2%	301,925	2,747,645,634
2017	33,137	1,410,189,087	42,711	74,003	43.8	64.1%	5,453	3.5%	295,737	2,743,104,034
2016	33,137	1,410,189,087	42,711	74,003	43.8	64.1%	5,361	2.5%	285,383	2,734,870,374
2015	33,137	1,410,189,087	42,711	74,003	43.8	64.1%	5,321	2.9%	260,177	2,732,801,335
2014	33,137	1,410,189,087	42,711	74,003	43.8	64.1%	5,218	3.6%	249,768	2,718,872,379
2013	33,137	1,410,189,087	42,711	74,003	43.8	64.1%	5,268	4.5%	255,115	2,698,042,173
2012	33,137	1,410,189,087	42,711	74,003	43.8	64.1%	5,297	4.7%	235,838	2,156,859,685

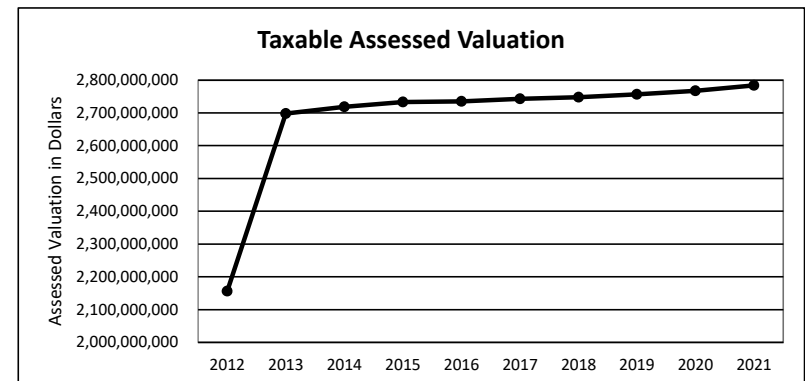
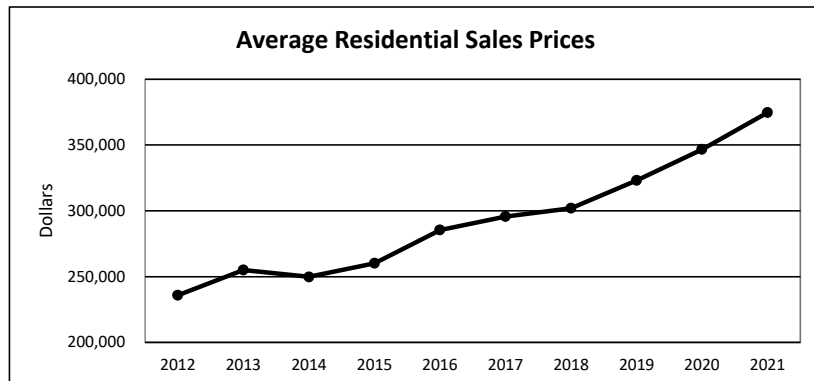
(1) Source: 2012-2019, 2010 U. S. Census/2020-2021, 2020 U.S. Census (Median Age not available from 2020 Census)

(2) Computation of per capita personal income multiplied by population for given census year

(3) Source: Mt. Lebanon School District

(4) Source: US Dept. of Labor & PA Center for Workforce Information & Analysis (2012-2014); US Census Bureau American Community Survey (2015-2018);
US Bureau of Labor Statistics for Mt. Lebanon (2019-2021)

(5) Source: Mt. Lebanon Tax Office



MT. LEBANON, PENNSYLVANIA

OPERATING INDICATORS BY FUNCTION/PROGRAM LAST TEN YEARS

Function/program	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General Government: ⁽¹⁾										
Lien letter & tax certification requests	1,777	2,022	1,293	952	1,802	1,161	2,381	1,341	1,165	1,624
LeboAlerts (online and SMS notification system)	269	229	367	375	339	413	442	347	414	365
Community Development:										
Number of permits issued ⁽²⁾	819	745	637	650	623	585	536	526	482	635
Estimated value of construction ^{a (2)}	\$23,660,230	\$17,375,334	\$58,979,386	\$34,257,329	\$25,555,091	\$15,765,213	\$14,008,035	\$16,872,741	\$15,186,564	\$128,540,359
Occupancy permits issued ⁽²⁾	38	33	8	25	18	28	43	24	31	45
Number of Planning Commission agenda items ⁽³⁾	7	5	6	13	14	12	10	14	14	9
Police: ⁽⁴⁾										
Calls for service ^b	18,750	18,790	20,819	21,819	23,094	25,796	26,996	27,385	27,286	26,162
Total arrests	246	378	487	548	565	609	603	635	587	643
Part I Offenses reported (major offenses)	210	170	264	293	280	414	315	276	317	274
Part I Offenses cleared percentage	23%	77%	37%	45%	50%	39%	41%	44%	47%	49%
Part II Offenses reported (other crimes)	609	518	647	611	610	716	674	676	549	655
Part II Offenses cleared percentage	22%	42%	53%	57%	54%	47%	57%	59%	65%	78%
DUI arrests	32	36	58	68	57	76	94	118	88	95
Animal control calls for service	1,489	1,924	1,691	2,207	1,881	2,203	2,093	2,089	1,691	1,641
Fire: ⁽⁵⁾										
Calls for service (emergency and non-emergency) ^c	3,919	3,708	4,385	4,502	3,875	3,695	3,886	3,952	3,884	3,762
Responses involving loss	13	16	22	30	25	22	23	36	34	24
Fire loss (per capita)	\$10.54	\$6.49	\$9.74	\$31.21	\$4.27	\$10.83	\$23.73	\$6.69	\$8.88	\$21.40
Structure fires	9	11	16	17	9	29	15	15	16	27
Public Works: ⁽⁶⁾										
Roads resurfaced (linear feet)	7,762	7,400	8,080	11,804	8,080	7,247	4,475	6,900	5,485	1,702
Roads reconstructed (linear feet)	4,750	5,450	5,300	6,500	6,564	5,875	6,250	5,600	3,473	6,625
Sidewalks repaired (square feet)	9,786	0	0	0	2,860	5,957	4,074	0	7,579	6,659
Curb replacement (linear feet)	2,228	1,866	1,459	2,614	1,604	2,341	1,515	695	1,469	1,341
Number of trees removed	160	176	147	157	122	146	134	149	325	126
Number of trees planted	120	175	121	58	116	157	133	343	219	121
Number of municipal trees	11,427	11,467	11,468	11,494	11,494	11,500	11,489	11,490	11,296	11,402
Residential curb side recycling tons picked up ^d	1,527	1,526	1,499	2,612	2,447	2,110	2,128	2,542	2,616	2,227
Truckloads of leaves picked-up ^e	962	959	892	1,624	1,033	1,030	926	1,529	1,392	1,309
Tons of snow melting salt used	4,708	3,813	4,893	5,463	3,006	5,519	3,748	7,202	6,060	1,170
Closed circuit televising (miles)	20.8	17.5	18.1	27.0	15.1	16.0	17.0	3.2	20.9	19.6
Point repairs	44	11	14	25	30	3	6	23	8	51
Root damage sidewalk restoration (square feet)	11,346	14,817	17,727	18,054	14,140	12,242	20,569	37,696	37,840	40,000
Structural liner corrections (linear feet)	24,580	17,444	17,317	11,295	3,526	2,350	11,100	16,425	9,670	1,770

(Continued)

MT. LEBANON, PENNSYLVANIA

OPERATING INDICATORS BY FUNCTION/PROGRAM LAST TEN YEARS

Function/program	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Recreation: ^{f (7)}										
Ice Center Attendance	26,182	18,060	59,042	65,345	33,254	62,485	67,081	70,691	69,576	64,646
Pool Attendance	56,042	0	54,281	55,318	60,032	68,546	67,142	59,516	40,054	49,749
Number of golf rounds played	23,926	21,896	20,865	19,088	22,662	23,183	23,459	22,916	23,824	27,619
Number of Seasonal Programs	215	144	429	425	410	449	449	443	417	410
Seasonal Program Enrollment	6,742	3,430	10,876	10,417	11,291	11,790	10,696	10,815	10,100	10,003
Seasonal Program Attendance	52,786	22,479	66,170	67,418	72,537	74,038	68,726	70,966	71,733	65,353
Tennis Center Attendance	8,298	6,609	9,464	9,653	10,311	11,963	12,900	12,617	13,399	15,978
Number of Tennis Programs	125	87	122	118	108	113	117	131	130	111
Tennis Program Enrollment	1,182	798	1,044	1,006	993	1,051	1,121	1,280	1,215	1,061
Platform Tennis Center Attendance	7,818	5,974	6,988	6,480	7,320	7,084	7,471	7,115	6,505	5,790
Library: ⁽⁸⁾										
Collection ^g	136,807	147,783	146,699	145,801	147,518	153,225	157,393	154,648	152,272	156,800
Circulation ^g	668,672	533,413	698,151	702,637	724,875	632,983	609,329	583,771	597,446	529,966
Reference questions	5,084	2,386	29,652	32,929	42,075	57,909	72,169	71,993	62,956	68,145
Number of programs	2,298	1,123	2,211	2,095	1,832	1,654	1,674	1,821	1,438	1,476
Program attendance	16,690	14,954	43,899	46,399	42,247	35,882	35,279	37,743	30,738	29,025
Registration	16,720	17,224	17,857	17,814	18,129	18,680	20,779	21,279	22,111	20,845
Registrations as a percentage of population	49%	52%	54%	54%	54%	56%	63%	64%	67%	63%
Visits by library patrons	140,122	108,059	360,720	343,995	368,930	328,774	359,104	360,960	326,128	382,027
Minutes patrons spent on computers in library	1,005,488	1,175,244	6,337,740	7,286,840	6,417,127	6,297,676	5,871,568	5,332,644	5,261,343	4,604,032
Parking: ⁽¹⁾										
Meter tickets	7,287	5,791	6,413	6,516	7,098	5,029	5,781	7,423	7,886	9,557
Police tickets	4,911	3,088	6,815	6,846	6,704	7,514	8,084	8,195	7,525	7,721
Tickets paid online	7,964	5,614	7,189	4,950	3,749	3,232	3,164	2,930	2,383	1,981

(Concluded)

Sources:

- (1) Mt. Lebanon Finance Department
- (2) Mt. Lebanon Inspections Department
- (3) Mt. Lebanon Planning Department
- (4) Mt. Lebanon Police Department
- (5) Mt. Lebanon Fire Department
- (6) Mt. Lebanon Department of Public Works
- (7) Mt. Lebanon Recreation Department
- (8) Mt. Lebanon Library

Notes:

- a: Excludes signs, mechanical, pools, demolition & driveways
 - b: Calls for Service are calculated by Allegheny County
 - c: Nonemergency calls for service include community outreach, education and inspections
 - d: Includes all residential recycling
 - e: Truckload of leaves = 4 Tons
 - f: Beginning in 2008, the Recreation Department enhanced tracking of operating indicators
 - g: Beginning in 2013, the Library collection and circulation totals include e-books.
 - n/a: Information not available
- Certain amounts and quantities are estimates

MT. LEBANON, PENNSYLVANIA

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM LAST TEN YEARS

Function/program	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General Government										
Square footage occupied	32,020	32,020	32,020	32,020	32,020	32,020	32,020	32,020	32,020	32,020
Inspection vehicles	2	2	2	2	2	2	2	2	2	2
Other departmental vehicles	4	4	4	4	3	4	5	5	5	5
Public Works										
Municipal street (lane miles)	179.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00
Number of traffic lighted intersections	41	41	41	41	41	41	41	41	41	41
Sanitary sewers (miles) ⁽¹⁾	159.87	159.87	147.60	147.52	145.39	145.39	145.37	144.97	144.75	144.75
Storm sewers (miles)	75.81	75.81	74.30	72.33	60.51	60.51	60.25	59.97	59.58	58.92
Vehicles	28	28	28	29	28	28	26	26	27	27
Library										
Square footage occupied	30,060	30,060	30,060	30,060	30,060	30,060	30,060	30,060	30,060	30,060
Collection	136,807	147,783	146,699	145,801	147,518	153,225	157,393	154,648	152,272	156,800
Recreation										
Number of parks	12	12	12	12	12	12	12	12	12	12
Acreage of park land	304.11	304.11	304.11	304.11	304.11	304.11	304.11	304.11	304.11	301.71
Recreation centers	1	1	1	1	1	1	1	1	1	1
Recreation center square footage	55,954	55,954	55,954	55,954	55,954	55,954	55,954	55,954	55,954	55,954
Ice skating rinks	2	2	2	2	2	2	2	2	2	2
Golf course (9-hole)	1	1	1	1	1	1	1	1	1	1
Tennis Courts	15	15	15	15	15	15	15	15	15	15
Platform tennis courts	4	4	4	4	4	4	4	4	4	4
Ball fields	5	5	5	5	5	5	5	5	5	5
Public Safety										
Public safety center	1	1	1	1	1	1	1	1	1	1
Square footage of fire department	20,866	20,866	20,866	20,866	20,866	20,866	20,866	20,866	20,866	20,866
Square footage of police department	28,134	28,134	28,134	28,134	28,134	28,134	28,134	28,134	28,134	28,134
Fire vehicles	10	11	11	12	12	11	12	12	12	12
Police vehicles	35	34	34	40	32	35	30	30	29	29
Parking										
Parking Garages	2	2	2	2	2	2	2	2	2	2
Square footage of North Garage	117,238	117,238	117,238	117,238	117,238	117,238	117,238	117,238	117,238	117,238
Square footage of South Garage	112,200	112,200	112,200	112,200	112,200	112,200	112,200	112,200	112,200	112,200
Parking spaces available in municipality	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,020	1,022
Parking Vehicles	4	4	4	4	4	4	4	4	4	4

Sources: Finance Department, Capital Improvement Programs, Public Works and Appraisals

(1)Due to consent order work sanitary sewer measurements may change until measurements are complete.

MT. LEBANON, PENNSYLVANIA

FULL-TIME EQUIVALENT MUNICIPAL EMPLOYEES BY FUNCTION/PROGRAM LAST TEN YEARS

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Function/program										
General Government:										
Administration	4.2	4.1	4.2	4.2	4.0	3.8	4.3	4.0	3.7	4.2
Information Technology	4.0	4.0	4.0	3.4	3.7	3.7	3.8	3.1	3.1	3.1
Finance	4.8	4.4	4.6	4.6	4.7	4.7	4.7	4.5	4.7	3.8
Tax	1.7	1.5	1.7	1.5	1.8	2.0	2.0	2.0	2.0	3.6
Public Information	5.9	5.7	5.8	6.4	6.3	6.3	6.3	5.0	7.0	6.6
Parking Clerical	1.0	0.8	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Community Development										
Economic Develop/Planning	2.5	2.5	2.5	2.5	2.8	2.8	3.0	3.2	3.0	3.0
GIS	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0
Inspections	3.8	3.7	4.0	4.0	4.0	4.0	4.0	4.2	4.3	4.0
Public Works										
Administration	5.0	5.0	5.0	5.0	5.0	3.0	2.5	3.6	3.7	3.5
Maintenance/Labor	24.9	23.3	23.7	25.7	24.7	24.8	24.4	23.0	23.1	23.5
Maintenance/Labor - Parking	3.0	3.0	3.0	3.0	2.5	3.0	3.0	3.0	3.0	3.0
Human Services/Library	22.9	20.6	24.7	23.9	23.3	23.9	23.8	20.2	21.5	20.9
Public Safety										
Police Officers	44.4	44.6	45.5	43.8	44.7	45.0	44.6	45.0	44.0	44.0
Police Civilians ⁽¹⁾	10.2	9.8	9.6	9.7	8.8	8.8	8.5	8.6	8.8	8.9
Crossing Guards ⁽²⁾	42.0	42.0	42.0	43.0	43.0	43.0	43.0	43.0	56.0	58.0
Fire	17.0	16.6	17.0	16.7	17.0	17.0	17.0	17.0	17.0	17.0
Fire civilians	1.1	1.1	1.1	1.0	1.1	1.2	1.2	1.2	1.3	1.3
Parking Enforcement	8.1	6.6	7.6	7.6	7.7	7.6	8.3	7.6	8.0	7.4
Recreation										
Management	4.0	3.8	4.0	4.1	4.9	5.3	5.4	5.3	5.7	5.8
Seasonal	1.5	0.1	2.0	2.0	2.0	1.4	1.5	1.7	1.7	3.1
Golf	5.9	5.5	5.8	5.4	5.3	5.5	5.2	3.5	5.5	3.2
Tennis	2.4	1.4	1.8	2.1	2.2	2.2	2.5	1.6	2.0	1.4
Ice Rink	13.1	11.4	17.2	16.0	14.4	17.2	16.0	13.2	14.5	16.3
Pool	7.5	0.0	7.8	8.0	8.1	8.5	9.1	6.7	6.2	5.8
Totals:	240.9	221.5	245.6	244.6	243.0	246.7	246.1	232.2	251.8	253.4

(1) Police civilians include animal control and police records employees

(2) Includes crossing guard supervisor and each regular crossing guard post.

Sources: Mt. Lebanon financial and personnel records



MUNICIPAL BUILDING
710 WASHINGTON ROAD
PITTSBURGH, PA 15228
412.343.3400
www.mtlebanon.org