



# Mt. Lebanon, Pennsylvania

ANNUAL COMPREHENSIVE  
FINANCIAL REPORT

FISCAL YEAR ENDED  
DECEMBER 31, 2023

# **Mt. Lebanon, Pennsylvania**

## Annual Comprehensive Financial Report

Year Ended December 31, 2023

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

# MT. LEBANON, PENNSYLVANIA

## ANNUAL COMPREHENSIVE FINANCIAL REPORT

YEAR ENDED DECEMBER 31, 2023

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# MT. LEBANON, PENNSYLVANIA

## ANNUAL COMPREHENSIVE FINANCIAL REPORT

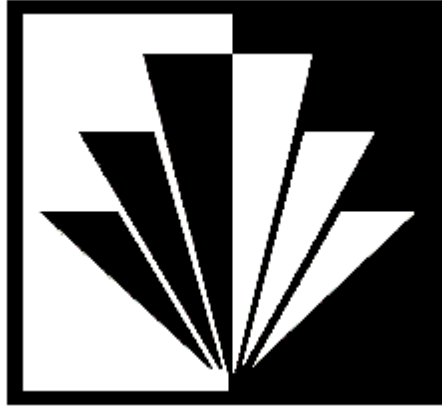
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INTRODUCTORY  
SECTION

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April 5, 2024

The Commission and Citizens 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, 2023, 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 2023 financial and management items, the Certificate of Achievement for Excellence in Financial Reporting awarded by the Government Finance Officers Association (GFOA) for the 2022 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, 2023; 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, 2023 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 2019, the average sale price of residential homes has increased 32.4%, with the average price of a residential property increasing 7.8% compared to the prior year. The housing stock is varied in style and price. In 2023, the average sale price was \$428,019 on 474 residential properties sold.

The unemployment rate in Mt. Lebanon remains low at 1.7% compared to Allegheny County (2.8%) and the Commonwealth of Pennsylvania (State) (3.4%) according to the US Bureau of Labor Statistics.

### **Economic Development and Commercial Districts**

The Municipality has intact, accessible, walkable 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. While the intensity of the pandemic has subsided, the effects have not. Our primary business districts (Uptown + Beverly) have seen a marked increase in the public’s usage of independent contracting delivery firms (i.e., Grubhub). This has been a boon for our restaurant sector; however, it is creating traffic challenges as contractors are using the arterials in new ways that can lead to conflict with other customers and traffic. In addition to this trend, we are needing to prepare for other shopping realignments such as “buy online pickup in store” (BOPIS), which will demand a new way of thinking in terms of our parking assets. In 2024, the public will see many events, and some new activities at full capacity. This includes, but is not limited to the Uptown Market, Mt. Lebanon Artists’ Market, First Fridays, and robust Holiday celebrations. The Municipality will also embark on a new placemaking planning process entitled Activate Uptown. This activity will be a community sourced planning process to activate public spaces and reconsider design elements of parklets, connections to light rail assets, and activation of Parse Way, which is an underutilized service alley.

Despite COVID, all business districts continue to be near full occupancy. The vacancy rate for Washington Road is presently ~9% and Beverly Road is 0%. 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 and the short commute to center city Pittsburgh.

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 and crime. 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) (Activate Uptown), 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 2024 will be to explore initiatives to continue the pattern of private investment in our commercial districts. The latter will infuse over \$3M in public investment in the Uptown corridor. The newly formed Resiliency Board will be looking to implement action items outlined in a recently completed Comprehensive Plan. All plans call for bold approach(es) to maintaining our Central Business District’s (CBD) vitality. Planning for the second phase of Vibrant Uptown (Activate Uptown) shall commence in the spring of 2024. A new area of focus will be moving the needle forward on a recently adopted Complete Streets policy.

This policy enforces our commitment to safe streets for all users. Staff has organized a South Hills Mobility Task Force to partner with our neighboring communities to tackle challenges with SR19 and our light-rail. Staff anticipates seeking funding for an Active Transportation plan to be developed in 2024.

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 2023, and in February of 2024 the Governor of Pennsylvania visited the Uptown District and is using it as a statewide example of success.

### Planning and Development Projects

The Planning Board recommended approval of six (6) subdivision/consolidation applications in 2023 – 810 Robb Hollow Road, 350 Castle Shannon Blvd, 1404 Bower Hill Road, 1701 McFarland Road, the Residences at Poplar Subdivision Plan on Pennsylvania Boulevard, and the Black Oak Hill subdivision plan on Old Gilkeson Road.

The Planning Board also recommended approval of two (2) land development plans – the Residences at Poplar land development plan on Pennsylvania Boulevard and the Black Oak Hill land development plan on Old Gilkeson Road. Additionally, the Planning Board recommended approval of an update to the site plan of 1250 Lindendale Drive where the municipal Public Works facility is located to add a fire training facility and storage building.

### School District

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

#### *Middle States Association for Elementary and Secondary Schools*

Middle States Programs of Distinction provide external validation of a school's accomplishments in specific areas of expertise, enhancing a school's prestige and promoting its reputation as a top-tier institution. Middle States Programs of Distinction serve as models for schools throughout the world. Mt. Lebanon High School has received the Program of Distinction designation in School Counseling, Music, Visual Arts, and Athletics.

#### *2023 Pittsburgh Business Times Guide to Western PA Schools*

Mt. Lebanon School District ranked #5 in Allegheny County and #9 in the state in the 2023 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 this list since it was first published in 2005.

#### *NICHE.COM Ranking*

The Mt. Lebanon School District ranks at the top of the state and region in the 2024 Niche Rankings. Niche ranks the District #89 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.

#### *Mt. Lebanon School District Designated Best Community for Music Education*

The Mt. Lebanon School District was named among the Best 100 Communities for Music Education (BCME) in 2022 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 15th year in a row that the Mt. Lebanon School District has been designated a Best Community for Music Education.

#### *U.S. Department of Education Green Ribbon School*

Mt. Lebanon High School was honored by the U.S. Department of Education as one 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.

#### *ASBO Meritorious Budget Award*

The Association of School Business Officials International (ASBO) awarded the Mt. Lebanon School District with the Meritorious Budget Award (MBA) during the 2022-2023 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 29th year in a row the School District was selected for this award.

#### *U.S. News and World Report 2023 Best High School Ranking*

Mt. Lebanon High School was awarded a silver ranking in the 2023 U.S. News and World Report Best High School Ranking. It was ranked 3rd in the region, 15th in the State of Pennsylvania, and 622 in the country.

### *U.S. News and World Report 2024 Best Elementary and Middle Schools Ranking*

For the first time, U.S. News & World Report announced the 2024 Best K-8 Schools rankings. Both of our middle schools rank in the top 2% across Pennsylvania and all seven of our elementaries are ranked in the top 3%.

### *Class of 2023 Academic Performance Results*

The Class of 2023 graduated 489 students with 93% continuing to pursue full-time or Armed Service education. The class of 2023 had 27 students selected as National Merit Commended or Semifinalists. And through the Advanced Placement program, the Class of 2023 had 221 students designated as an AP Scholar (84 - AP Scholar; 51 - AP Scholar with Honors; and 86 - AP Scholar with Distinction).

## **MAJOR INITIATIVES**

The Municipality approached 2023 conservatively, given costs were soaring coming out of 2022 due to inflation. As inflation started to settle down late 2023, the Municipality budgeted for 2024 assuming higher level costs for all services. While service levels remained funded at or above their current levels, the Municipality is monitoring our revenue streams to ensure that economic issues will not negatively impact the service levels our community has come to expect.

The Municipality's two main revenue sources – real estate and earned income taxes – account for 68.3% of the revenue for the General Fund, the Municipality's main operating fund. As part of the 2023 budget, the Commission kept real estate taxes at 4.91 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 2023, net earned income taxes increased 2.4% when compared to the prior year. When analyzing quarterly collections, collections for prior tax years (2022 and prior) were flat when compared to the same collection periods from prior years. Current year collections increased 3.3% when compared to the same periods in the prior year. The increases in current year collections bodes well for 2024 total collections. As we enter 2024, 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 2023, this policy was met with funding for street construction provided by two sources - \$1.5 million from the General Fund and \$555,448 for curb work and other storm sewer infrastructure from the storm water fee.

Major annual projects continued on sanitary sewers to meet the federal consent order and other requirements. In 2023, sanitary sewer capital expenditures totaled \$2.0 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 thirteen years, \$21.5 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 twelfth 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 twelve years, \$12.3 million has been spent on storm water capital projects to maintain, enhance, and expand the storm sewer system.

The Municipality completed projects initiated in 2023 funded by the 2020 bond issue. Activity in 2023 included improvements at various facilities in the Municipality.

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 2028. The 2024 adopted budget provides over \$12.1 million for capital projects and improvements.

Finally, Mt. Lebanon completed a Comprehensive Plan in 2023. The Comprehensive Plan is done every ten years and establishes community priorities for the next ten years. Other plans were incorporated into the Comprehensive Plan including the 2021 Parks and Recreation Master Plan, 2023 Main Park Site Plan, 2023 Eco-district Plan, and 2023 South Garage structural analysis. 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 2023 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 2023, the unassigned fund balance was 16.2% 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 2023, the Municipality was not required to comply with the provisions of the Single Audit Act, as the federal funds expended did not total \$750,000. If appropriate, the Municipality will perform separate program audits.



### ***Certificate of Achievement***

In 2024, 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, 2022. The Municipality has received this award for 47 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, 2022

*Christopher P. Morill*

Executive Director/CEO

# MT. LEBANON, PENNSYLVANIA

## ORGANIZATIONAL CHART

DECEMBER 31, 2023

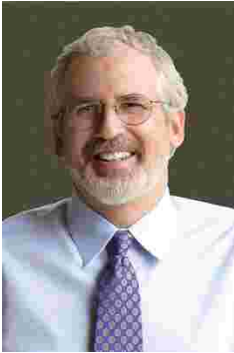


# MT. LEBANON, PENNSYLVANIA

## PRINCIPAL OFFICERS

### COMMISSION

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Steven Silverman  
*President*



Anne Swager  
Wilson  
*Vice President*



Craig Grella



Mindy Ranney



Andrew Flynn

### STAFF

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Keith McGill, *Manager*

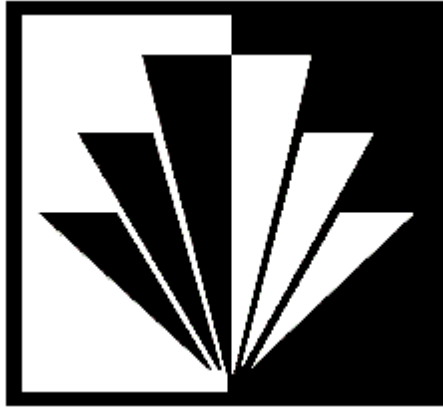
Andrew McCreery, CPA, *Finance Director*

David Donnellan, *Recreation Director*

Rudy Sukal, Jr., *Public Works Director*

Jason Haberman, *Police Chief*

Nicholas Sohyda, *Fire Chief*



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FINANCIAL

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SECTION

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## 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, 2023, 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, 2023, 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. 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 generally accepted auditing standards, 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, 2022 and 2021, 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 2022 and 2021 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 2022 and 2021 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 2022 and 2021 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 5, 2024

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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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, 2023. 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, 2023.

### 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 \$133,746,929 (net position). Of this amount, \$17,572,635 (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 2022 by \$6.1 million, or 4.8%, and unrestricted net position decreased by \$818,324, or 4.4% in 2023.
  - Net investment in capital assets (net capital assets net of related debt) was \$102,707,342 at December 31, 2023, an increase of \$6.1 million.
  - The Municipality did not issue any general obligation bonds in 2023.
  - The Municipality's real property tax rate remained at 4.91 mills in 2023. The earned income tax rate remained at 0.8%.
  - The total fund balance for governmental funds was \$24,822,699 at December 31, 2023, with \$7,112,088 in unassigned fund balance.
  - The General Fund had a total fund balance of \$10.9 million, of which \$7.1 million was unassigned. The total fund balance for the General Fund decreased by \$989,205, or 8.3% and the unassigned fund balance increased by \$391,231, or 5.8%.
  - The unassigned fund balance in the General Fund is 16.2% of the General Fund's total expenditures, including capital transfers.
-

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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- At December 31, 2023, the Municipality had \$18.6 million of debt outstanding. This represents a decrease of \$2,920,000, or 13.6% from the previous year. The amount of outstanding direct debt per capita decreased from \$632 to \$547.
- The Municipality's business-type activities (Parking Fund) net position increased by \$342,300, or 3.9% in 2023. The unrestricted portion of net position increased by \$570,307 or 37.9%.
- The plan net position held in trust to pay pension benefits increased \$11.6 million or 10.0% in 2023. Plan net position in the other postemployment benefits trust increased \$268,755 or 13.0% in 2023.

### 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 48-49) are government-wide financial statements that provide long-term and short-term information about the Municipality's overall financial status.
- The remaining statements (pages 50-60) 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

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The fund financial statements include:

- The governmental funds statements (pages 50-55) 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 56-58) offer financial information about the activity (parking) that the Municipality operates as a business.
- Fiduciary fund statements (pages 59-60) 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.

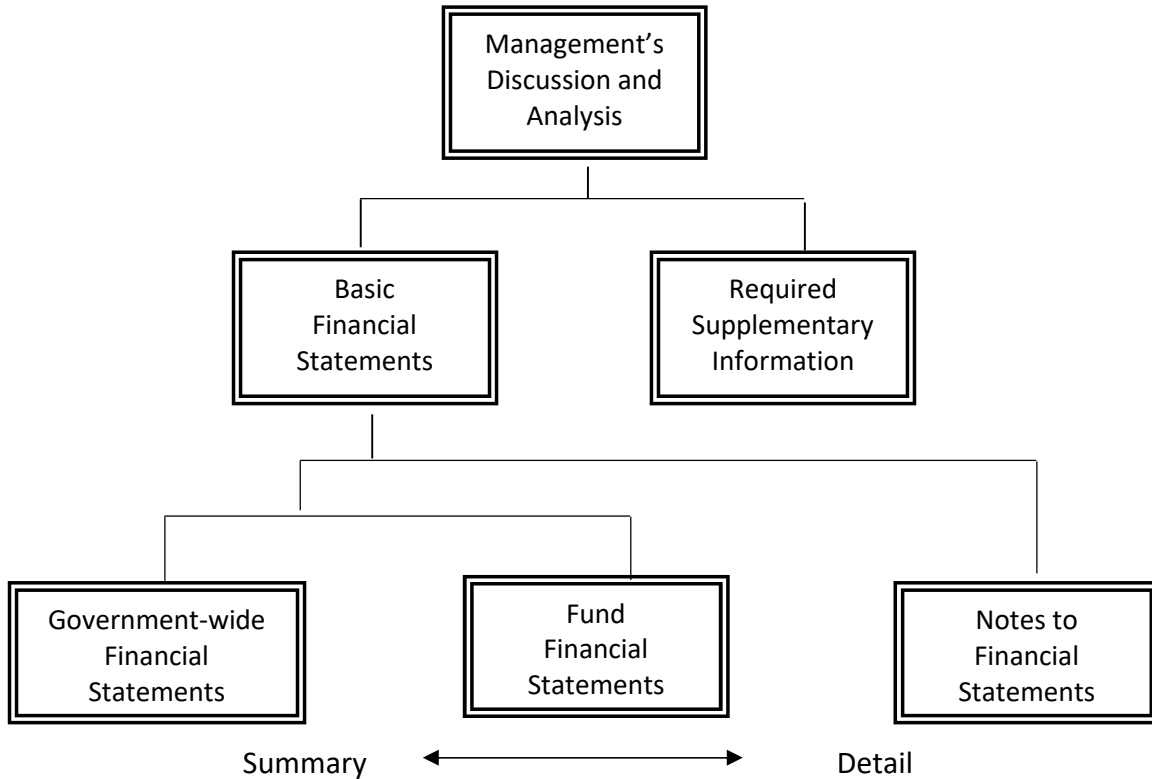
The financial statements include notes that provide an explanation for certain information in the financial statements and also provide more details for this information. The notes are followed by a section of required supplementary information that further explains and supports the information in the 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 124-151 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, 2023

**Figure 1**  
**REQUIRED COMPONENTS OF THE**  
**ANNUAL COMPREHENSIVE 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.

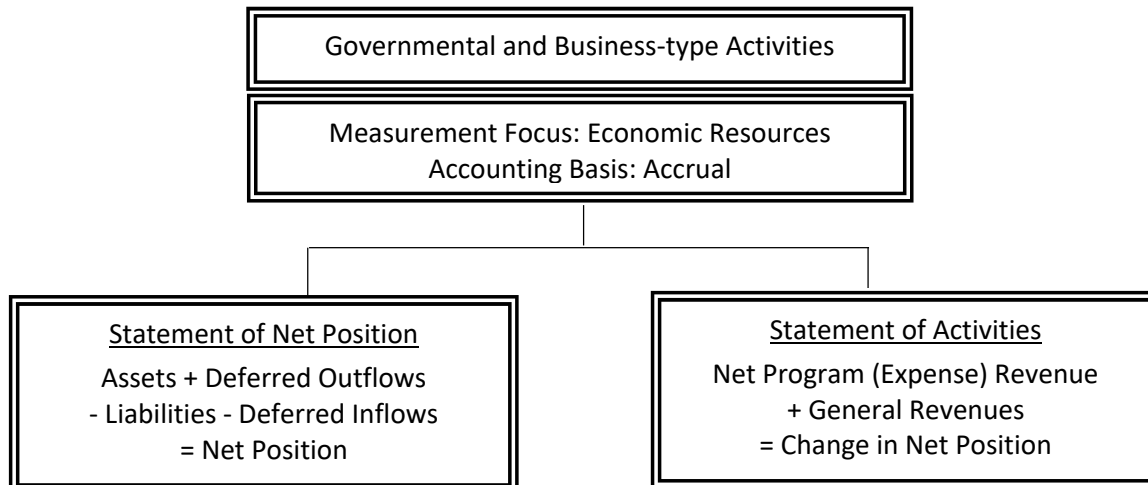
# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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

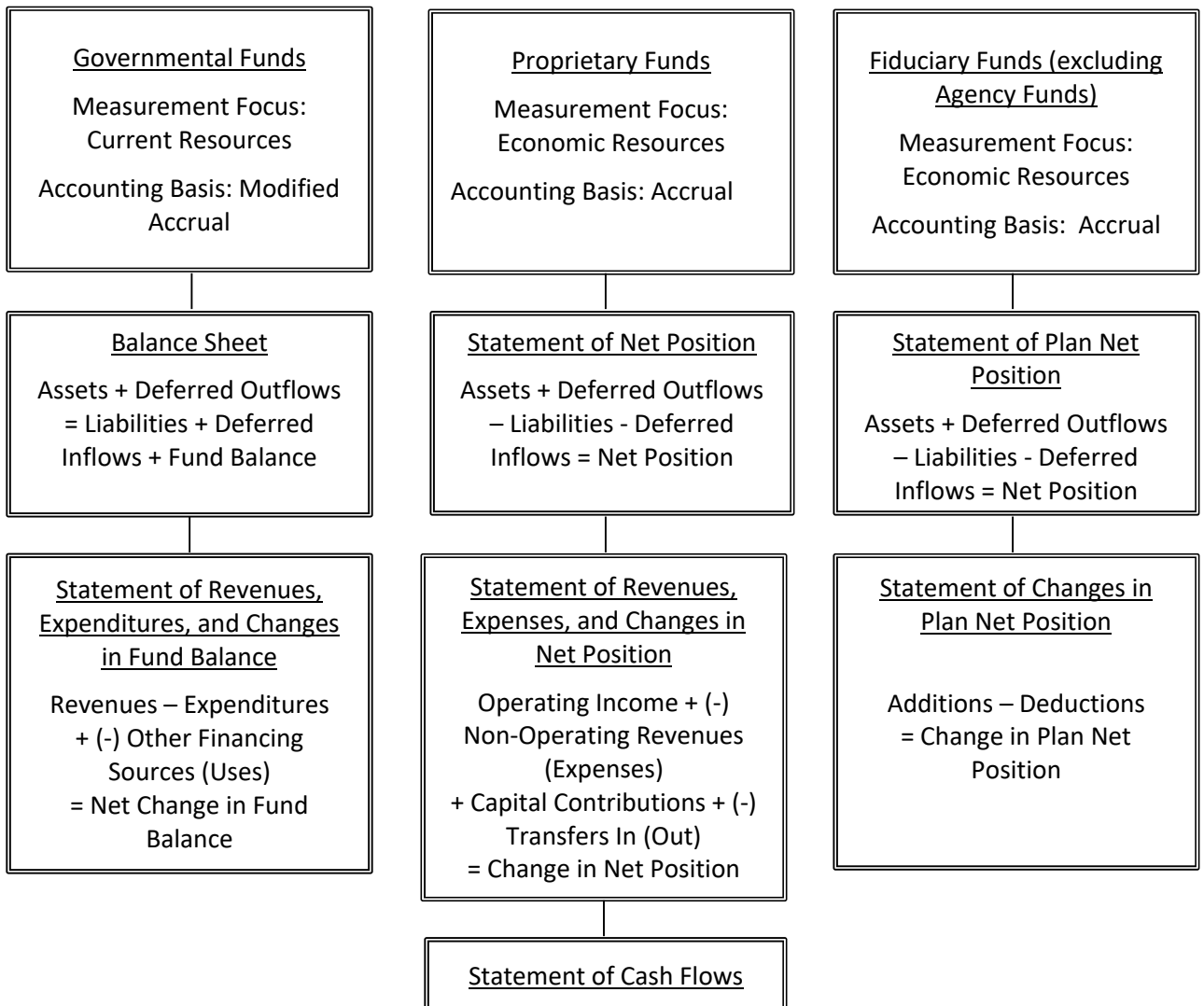
## MANAGEMENT’S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

### 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, 2023

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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, 2023

### FINANCIAL ANALYSIS OF THE MUNICIPALITY AS A WHOLE

The Municipality's net position for its governmental and business-type activities at December 31, 2023 and 2022 are presented below.

<b>ASSETS</b>	<b>Governmental Activities</b>		<b>Business-type Activities</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
Current and other assets	\$ 36,200,477	\$ 36,854,687	\$ 2,855,416	\$ 2,489,421
Capital assets	121,212,342	117,930,736	7,208,910	7,521,917
Total Assets	157,412,819	154,785,423	10,064,326	10,011,338
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	9,320,045	15,178,592	-	-
<b>LIABILITIES</b>				
Current and other liabilities	5,327,734	5,639,580	113,180	109,011
Noncurrent liabilities	26,363,870	35,437,996	172,344	269,038
Total Liabilities	31,691,604	41,077,576	285,524	378,049
<b>DEFERRED INFLOWS OF RESOURCES</b>	1,294,331	1,216,038	615,324	812,111
<b>NET POSITION</b>				
Net investment in capital assets	102,707,342	96,590,736	7,088,910	7,316,917
Restricted	13,466,952	12,688,706	-	-
Unrestricted	17,572,635	18,390,959	2,074,568	1,504,261
Total Net Position	\$ 133,746,929	\$ 127,670,401	\$ 9,163,478	\$ 8,821,178

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT’S DISCUSSION AND ANALYSIS

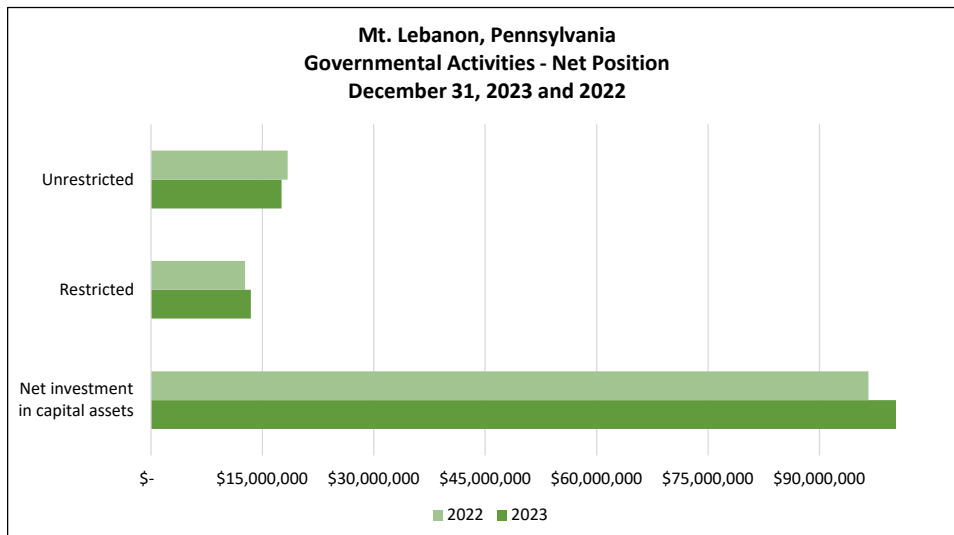
DECEMBER 31, 2023

### Governmental Activities

#### **Net Position**

The net position of governmental activities increased from the previous year by \$6.1 million, or 4.8% to \$133.7 million. Of this amount, \$102.7 million represents the net balance of long-term capital assets and long-term debt. The \$13.5 million in restricted net position is comprised of \$12,015,105 for infrastructure upgrades, \$406,104 for donor restricted purposes for the Mt. Lebanon Public Library, \$74,681 for highway related expenditures, and \$14,349 for industrial development activities. The unrestricted net position of \$17,572,635 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, 2023 and 2022:



#### **Capital Assets**

The largest portion of the Municipality’s net position (76.8%) 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 assets are not available for future spending. The net investment in capital assets is

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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, 2023 and 2022:

	Governmental Activities		Business-type Activities	
	2023	2022	2023	2022
<b>Revenues:</b>				
Program revenues:				
Charges for services	\$ 19,824,718	\$ 18,945,941	\$ 2,155,912	\$ 2,040,744
Operating grants and contributions	3,612,505	6,331,715	-	-
Capital grants and contributions	849,520	683,800	-	-
General revenues:				
Real estate taxes	13,521,114	13,478,250	-	-
Earned income taxes	15,058,591	14,821,018	-	-
Other, including interest	5,080,363	4,354,888	76,412	28,284
<b>Total revenues</b>	<b>57,946,811</b>	<b>58,615,612</b>	<b>2,232,324</b>	<b>2,069,028</b>
<b>Program Expenses:</b>				
General government	5,686,908	5,399,783	-	-
Community development	991,927	944,634	-	-
Public works	22,931,515	21,850,085	-	-
Human services	3,075,539	2,957,609	-	-
Culture and recreation	4,302,351	4,210,977	-	-
Public safety:				
Police	9,399,083	10,261,205	-	-
Fire	4,045,041	4,064,552	-	-
Other	1,038,201	1,078,604	-	-
Interest on long-term debt	473,834	510,233	-	-
Parking	-	-	1,815,908	1,769,676
<b>Total expenses</b>	<b>51,944,399</b>	<b>51,277,682</b>	<b>1,815,908</b>	<b>1,769,676</b>
Increase (decrease) in net position before transfers	6,002,412	7,337,930	416,416	299,352
Transfers	74,116	(290,145)	(74,116)	290,145
<b>Increase (decrease) in net position</b>	<b>6,076,528</b>	<b>7,047,785</b>	<b>342,300</b>	<b>589,497</b>
Net position-beginning	127,670,401	120,622,616	8,821,178	8,231,681
Net position-ending	<u>\$ 133,746,929</u>	<u>\$ 127,670,401</u>	<u>\$ 9,163,478</u>	<u>\$ 8,821,178</u>

# MT. LEBANON, PENNSYLVANIA

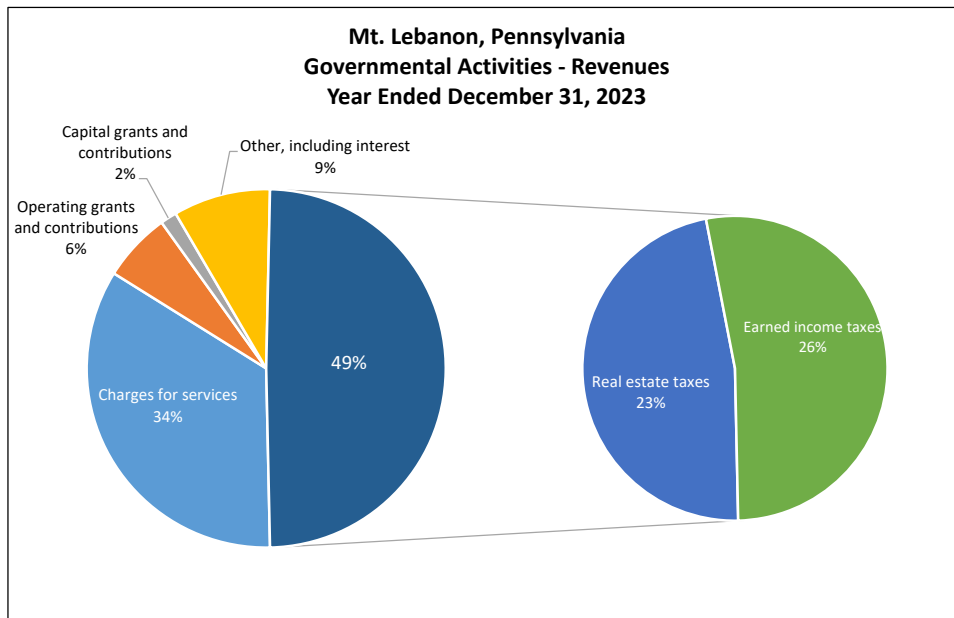
## MANAGEMENT’S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

### Revenues

Total revenues for governmental activities of \$57.9 million were largely derived from charges for services, real estate taxes, and earned income taxes (83.5%). Real estate taxes and earned income taxes make up 87.6% of all taxes collected by the Municipality. All sources of taxes provide 56.3% 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, 2023:



Overall governmental activities revenues increased \$6,076,528, or 4.8%. Highlighted below are the major program revenue variances.

- **Charges for services** increased \$878,777 due to increases in sewer processing revenue. This increase was required due to the 7% increase charged by the Allegheny County Sanitary Authority for sewer processing charges. All other charges for service remained stable in 2023 compared to 2022.

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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- **Operating grants and contributions** decreased by \$2.7 million. The decrease was due to one-time funding recognition in 2022 associated with the American Rescue Plan Act. **Capital grants and contributions** increased \$165,720 due to funding received in 2023 for a new fire training facility to be built in 2024.

Mt. Lebanon taxpayers continued with strong earnings in 2023. Earned income tax collections increased \$237,573, or 1.6% from 2022. The collection increases were primarily seen in current year collections.

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 2023, 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 2023, the net decrease in taxable assessed value was \$18,390,268 or 0.6%. Overall, real estate tax collections increased by \$42,864 or 0.3% compared to prior year collections.

Real estate transfer tax, which is shown under the other category, decreased \$122,277, or 5.4% compared with the prior year. This revenue source continues to be impacted due to higher borrowing rates. While the housing prices have maintained, the number of transfers during this year continued to decline, thus the decrease in revenue for 2023. Mt. Lebanon staff will continue to monitor the rates of the interest rate changes on transfer activity in 2024.

### ***Program Expenses***

Total 2023 program expenses for all programs were \$51.9 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.

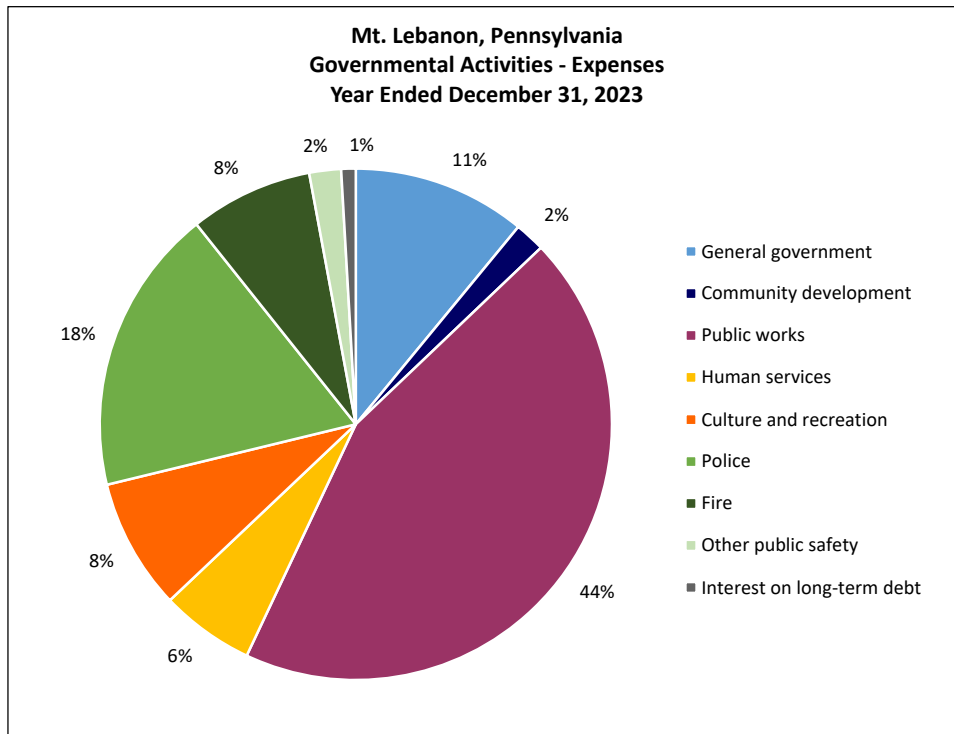
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# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

The following chart graphically depicts the governmental activities program expenses for the fiscal year ended December 31, 2023:



Increases in program expenses from the prior year totaled \$666,717. Highlighted below are the major program expense variances exclusive of pension expense increases related to Governmental Accounting Standards Board (GASB) Statement No. 68. A separate table has been provided to show the net increases in functional areas related to pension.

- **General Government** expenses increased due to operational increases of 7.0%.
- **Community Development** expenses increased due the substantial completion of the two-year comprehensive plan process.
- **Public Works** experienced increases in capital related expenditures including depreciation, commodity purchases and contractual increases.
- **Human Services** had increases in appropriations to the Library.
- **Culture and Recreation** increased 4.0% compared to 2022 due to increased participation in all recreation areas and emergency repairs at the ice center.

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT’S DISCUSSION AND ANALYSIS

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- **Public Safety** overall saw an increase of 1.8% compared to 2022. This increase was a combination of increased personnel and contractual costs in the fire and police departments.
- **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 \$1,088,744. 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 2024 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		
	2023	2022	Inc/(Dec)
<u>Governmental Activities</u>			
General government	\$ (33,655)	\$ 51,173	\$ (84,828)
Community development	(21,417)	32,565	(53,982)
Public works	(82,607)	125,606	(208,213)
Human services	(33,655)	51,173	(84,828)
Culture and recreation	(30,595)	46,521	(77,116)
Public safety:			-
Police	(748,696)	151,812	(900,508)
Fire	(107,526)	114,580	(222,106)
Other	(30,593)	46,520	(77,113)
Total Increase/(Decrease) for GASB 68 Pension Expense	<u>\$ (1,088,744)</u>	<u>\$ 619,950</u>	<u>\$ (1,708,694)</u>
Pension Expense (Municipal Contributions)	<u>\$ 2,840,247</u>	<u>\$ 2,786,133</u>	<u>\$ 54,114</u>
<b>Total Pension Expense for GASB 68</b>	<b><u>\$ 1,751,503</u></b>	<b><u>\$ 3,406,083</u></b>	<b><u>\$ (1,654,580)</u></b>

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT’S DISCUSSION AND ANALYSIS

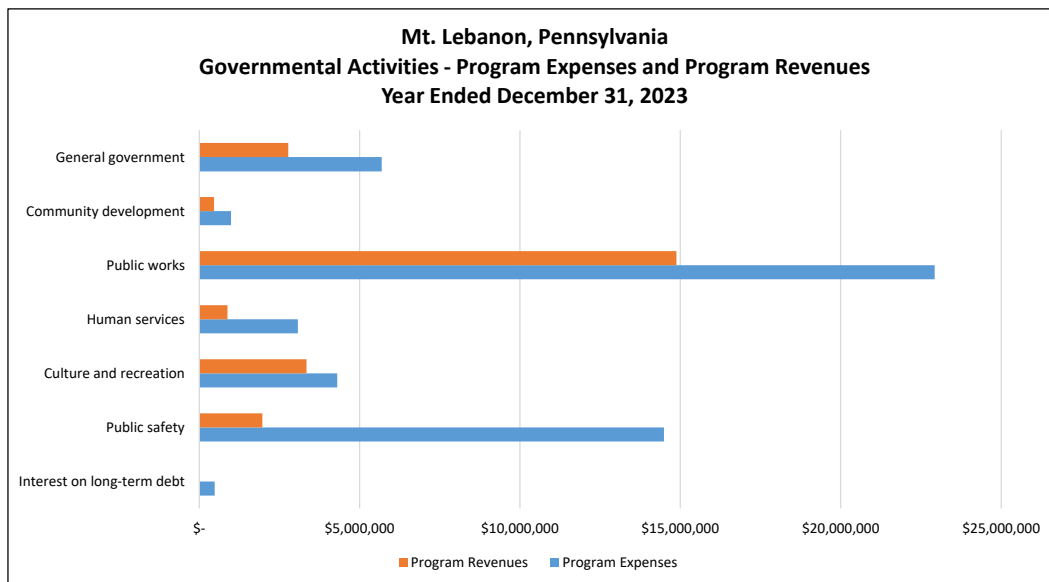
DECEMBER 31, 2023

### **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		
	2023	2022	Inc/(Dec)
General government	\$ (2,913,756)	\$ 220,214	\$ 3,133,970
Community development	(535,130)	(540,934)	(5,804)
Public works	(8,058,739)	(7,549,657)	509,082
Human services	(2,195,904)	(2,148,221)	47,683
Culture and recreation	(958,757)	(878,038)	80,719
Public safety:			
Police	(8,705,855)	(9,646,078)	(940,223)
Fire	(3,546,082)	(3,833,740)	(287,658)
Other	(269,599)	(429,539)	(159,940)
Interest on long-term debt	(473,834)	(510,233)	(36,399)
<b>Total Net Expenses</b>	<b><u>\$ (27,657,656)</u></b>	<b><u>\$ (25,316,226)</u></b>	<b><u>\$ 2,341,430</u></b>

The total net expense increased \$2,341,430 or 9.2% from 2022 to 2023. The reasons for this increase can be attributed to revenue and expense changes already discussed, such as an increase 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, 2023.





# MT. LEBANON, PENNSYLVANIA

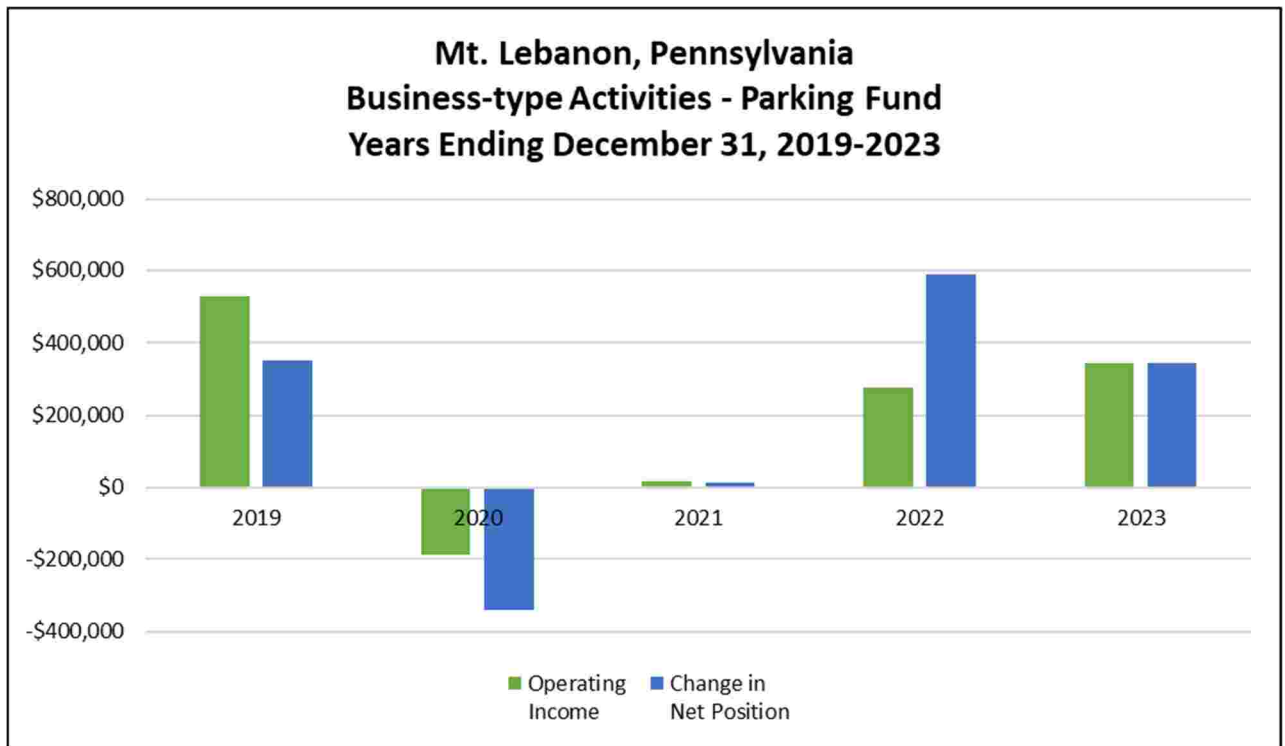
## MANAGEMENT’S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

### 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. Net position increased by \$342,300. The positive change in net position coupled with a decrease in liabilities and deferred inflows of resources, unrestricted net position increased \$570,307, or 37.9%.

The following chart graphically depicts the parking fund operating income and change in net position for the fiscal years ending December 31, 2019 – December 31, 2023:



# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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### 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 \$24.8 million, which represents a decrease of \$1.4 million from the previous year. The following chart shows the changes in fund balances during 2023:

Fund	Fund Balance		
	2023	2022	Increase (Decrease)
General	\$ 10,898,356	\$ 11,887,561	\$ (989,205)
Sewage	11,818,870	11,770,874	47,996
Capital Projects	1,166,616	1,902,118	(735,502)
Other governmental funds:			
Library Operating	849,827	650,313	199,514
Industrial Development	14,349	15,905	(1,556)
State Highway Aid	74,681	10,422	64,259
Total fund balance	<u>\$ 24,822,699</u>	<u>\$ 26,237,193</u>	<u>\$(1,414,494)</u>

In 2023, the fund balance of the General Fund decreased by 8.3%. The 2023 final budget appropriated \$2.2 million of fund balance to cover operational and capital expenditures, specifically 2022 capital and operational projects to be completed in 2023 and Commission fund balance assignments to accomplish necessary projects.

Revenues did not meet budget projections in 2023 primarily due to recognition in 2022 of American Rescue Plan Act funding. The early recognition was determined after the passing of the 2023 budget; therefore, a negative variance of \$2.1 million is shown in intergovernmental revenue. Due to favorable earned income tax and sales tax receipts, taxes exceeded budget by \$1.3 million. Expenditures came in under budget projections by \$1.7 million due to substantial savings in capital outlays and public works. In addition, a positive variance was realized in public safety due to personnel variances. Overall, the Municipality did not need to use all of the assigned 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 2023, sanitary sewer infrastructure work continued at a lower than anticipated pace and the Sewage Fund realized a small increase in fund balance of \$47,996. The Sewage Fund's primary revenue source are assessments, which are based

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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on water consumption. The remaining fund balance of \$11.8 million will be used for future construction projects or regulatory mandates related to sanitary sewers.

Storm water management fees are accounted for in the Storm Water Fund. In 2023, 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 2023. The fund balance of the Capital Projects Fund was reduced by \$735,502 due to bond proceeds received in prior years and assigned funding being spent in the current year. The restricted and assigned funds remaining are expected to be spent in future years. Of the total \$1.1 million in fund balance, \$88,280 is debt restricted and \$1.0 million is assigned for future projects.

The final variance of note was the fund balance increase of \$199,514 in the Library Operating Fund. Increases in donations and one-time fund helped to increase the restricted and assigned fund balance by \$37,297 and \$162,217, respectively.

Of the \$24.8 million combined fund balance total, \$12.4 million, or 50.0% 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 \$11.8 million for sanitary sewer improvements (ALCOSAN agreement), \$88,280 for municipal facilities and equipment (bond proceeds), \$406,104 at the library (donor), \$14,349 for industrial development activities (enabling), and \$74,681 for specific State restricted highway maintenance (State agreement).

In addition, assignments totaling \$4.6 million, or 18.6% include \$2.2 million assigned during the 2024 budget process. The amount used to balance the 2024 budget represents fund balance used to complete projects carried over (re-budgeted) into 2024. Assignments related to capital projects are \$1,078,336 in the Capital Projects Fund for various community improvements and \$395,418 in the General Fund for replacement of the field turf located at Clint Seymour Field. Operating assignments include \$65,000 for future benefit obligations. In addition, the Staff assigned \$491,062 in the General Fund for pending real estate tax refunds. Lastly, the Library Operating Fund has \$443,723 assigned for Library operating purposes.

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# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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 \$7,112,088 or 16.2% 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 2024.

### General Fund

The results of the General Fund for 2023 demonstrate that the Municipality has been able to adequately fund operations and capital items in 2023 while maintaining the level of service citizens have come to expect. The chart below shows the operating results of this fund for 2023:

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance (Unfavorable)</u>
Revenues	\$ 42,579,720	\$ 41,675,719	\$ (904,001)
Expenditures	<u>39,185,670</u>	<u>37,486,207</u>	<u>1,699,463</u>
Excess of Revenues Over Expenditures	3,394,050	4,189,512	795,462
Transfers, net	<u>(5,639,900)</u>	<u>(5,178,717)</u>	<u>461,183</u>
Net change in fund balance from operations	<u>\$ (2,245,850)</u>	<u>\$ (989,205)</u>	<u>\$ 1,256,645</u>

It was planned that the Municipality use \$2.2 million in fund balance to support operations and capital projects for the year, but due to timing of capital projects, increases in tax revenue, one-time grant funding, and operational savings, only \$1.0 million of assigned fund balance was used in 2023. The sections below will discuss the results that led to this favorable result.

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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### Revenues

Total operating revenues were below budget by \$904,001 or 2.1%. The major budget to actual variances contributing to this result are as follows:

Revenue Source	Exceeds/ (Under) Budget (in thousands)	Reason
Earned income taxes	1,177.0	Overall collections increased by 2.62% over the prior calendar year. Year over year collections for prior years (2022 and prior) were flat. The increase in collections came from current year collections, which make up more than 70% of the collected earned income taxes.
Real estate transfer taxes	39.9	Real estate transfer tax was budgeted conservatively as the real estate market has been impacted by higher interest rates. While collections exceeded budget, collections were \$122k less than the prior year.
County sales tax	190.2	Distributions by Allegheny County for the municipal portion of sales taxes increased 8.2% year over year.
Building Permits	85.8	The Mt. Lebanon Inspections department issued over 1,000 permits in 2023, with building permits still remaining strong.
Intergovernmental	(2053.5)	The recognition of all of the remaining funds associated with the American Rescue Plan Act (ARPA) in 2022 after the 2023 budget was adopted caused intergovernmental revenues to appear to not meet budget.
Recreation Center	(171.8)	A temporary shut down of the ice center in late 2023 caused revenues not to meet budget at the recreation center.
Other revenue	(130.6)	Anticipated insurance proceeds and refunds were not realized in 2023.

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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### ***Expenditures***

Overall, expenditures were \$1.7 million or 4.3% less than budgeted. The major budget to actual fluctuations contributing to this favorable performance were:

<b>Function</b>	<b>Under/ (Exceeds) Budget (in thousands)</b>	<b>Reason</b>
Community development	209.2	Delays in two large projects, Eco-district planning and inspections software, contributed to the large variance.
Ice and snow control	347.7	A mild snow season and a small dump truck has not been received.
Sanitary sewer maintenance	(197.3)	Expenditures related to the EPA consent order exceeded budget.
Traffic planning and signals	98.3	New traffic calming installations will be completed in 2024.
Recreation	291.5	Recreation expenditures were under budget for 2023. A budget amendment was made to recognize \$200k in emergency repairs at the ice center.
Police	181.2	Due to retirements and personnel allocations, overall the police department was under budget for 2023.
Capital outlay	474.9	Large capital projects including the improvements to the firing range were deferred to 2024. In addition, delays on the production of a new large dump truck and delayed procurement of an ice rink resurfacers contributed to the variance.

These items account for 83% 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 \$10,898,356, a decrease of \$989,205 million from 2022. The reasons for this decrease have been discussed above.

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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

<b>Fund Balance Component</b>	<b>Amount</b>	<b>Explanation</b>
Nonspendable	\$ 684,388	Prepaid items and inventory
Assigned for:		
Capital projects	395,418	Field turf replacement
Subsequent years budget	2,150,400	2023 budget
Future benefit obligations	65,000	Pension Contributions
Refund Reserve	491,062	Real Estate Tax Appeals
Unassigned	7,112,088	Available for expenditure
<b>Total Fund Balance</b>	<b><u>\$10,898,356</u></b>	

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 \$11.4 million and all other income totaled \$606,183. Transfers to the Capital Projects Fund for infrastructure and equipment expenditures were \$2.2 million. In addition, \$712,439 was transferred to the General Fund for sanitary sewer maintenance activities and \$157,702 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 \$11.8 million 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, 2023

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### ***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 2023, this fund had expenditures of \$6.5 million, or \$1.9 million less than the previous year. The Capital Projects Fund has a fund balance of \$1.2 million at year-end. Of this balance, \$88,280 is restricted for the completion of improvements to municipal facilities, infrastructure and equipment funded by refunded bond proceeds. 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:

<b>Purpose</b>	<b>Expended in 2023</b>	<b>Restricted Fund Balance 12/31/2023</b>	<b>Assigned Fund Balance 12/31/2023</b>
Sanitary sewers improvements	\$ 1,975,587	\$ -	\$ -
Street reconstruction	2,079,138	-	50,000
Storm water system upgrades	315,493	-	-
Traffic signal/intersection upgrades	377,472	-	-
Building and facility improvements	309,937	88,280	29,500
Recreation facilities improvements	41,587	-	185,420
Parks and Field Improvements	156,341	-	-
Pedestrian routes improvements	753,172	-	275,000
Large equipment	418,924	-	200,790
Other, including debt service	36,750	-	337,626
	<u>\$ 6,464,401</u>	<u>\$ 88,280</u>	<u>\$ 1,078,336</u>



# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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### 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.
- **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 \$3.3 million and had a net increase in fund balance of \$262,217. The details of the activities of these funds may be found on pages 124-146.

### Budgetary Highlights

The 2023 General Fund budget was adopted in December 2022. The adopted General Fund budget had expenditures, including transfers, of \$45.0 million. Expenditures were covered by current revenues, including transfers, of \$43.5 million and fund balance of \$1.5 million.

There was one budget amendment in 2023. Depicted below is a breakout of the revenues and expenditures included in the amendment.

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT’S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

Amendment Reason Project	Amount
<b>Unanticipated expenditure</b>	
Library Building - Entrance Concrete Repairs	\$ 64,700
Traffic Calming - Cedar at Hollycrest/Salem	175,000
Golf Course Equipment	75,070
Building Inspection - New Software	84,100
Golf Course Cart Path Improvements	12,000
Main Park Site Plan and Rec Center Study	45,000
Emergency Library Elevator Repairs	42,550
Temporary Chiller for Ice Rink	145,710
Rebuild of Compressors #2 & #3 at Ice Rink	55,190
Tennis Court Reconstruction - Add'l Funds	290,780

The 2024 municipal budget was adopted in December 2023. 2024 budget highlights include:

- The 2024 General Fund budget was adopted at \$44.3 million or a decrease of 3.6% from the final 2023 budget. The net decrease was a combination of operational expenditures decreasing \$425,620, capital expenditures increasing by \$535,190 and transfers decreasing by \$1.7 million. The operating budget includes the removal of the refuse and recycling charges to a separate special revenue fund. The municipality will collect a separate fee to cover this expenditure in 2024.
- The Commission lowered the real estate tax rate to 4.5 mills from 4.91 mills.
- The 2024 General Fund budget includes funds to maintain current levels of service as well as for street reconstruction, capital equipment purchases, and traffic calming installations. New capital items funded by the General Fund for 2024 include replacing a leaf and debris grinder, a new fire training facility and public works storage building.
- 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, new projects include pedestrian equipment upgrades and sidewalk installations.

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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### **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 56-58, provide the same type of information as on the government-wide statements, but in more detail.

As of December 31, 2023, the unrestricted net position of the fund is \$2.1 million, an increase of \$570,307 from the end of 2022. Charges for services for the year were \$2,155,912, which is an increase of 5.6% over the prior year. Increases in revenue were primarily due to increases in meter and ticket collections. The operating expenses of the fund totaled \$1,812,323. This is an increase of 2.7%. The primary cause of the increase in expenses were related to contracted fees and depreciation.

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# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

### 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, 2023 and 2022:

	<u>Summary of Capital Assets</u>			
	<u>Governmental Activities</u>		<u>Business-type Activities</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
Land	\$ 7,266,047	\$ 7,266,047	\$ 2,687,084	\$ 2,687,084
Construction in progress	262,008	3,670,591	-	-
Buildings and improvements other than buildings	57,487,405	55,712,693	14,860,996	14,648,506
Infrastructure	121,453,214	113,147,146	-	-
Equipment and other capital assets	24,404,886	23,128,053	1,675,519	1,738,657
<b>Total capital assets</b>	<b>210,873,560</b>	<b>202,924,530</b>	<b>19,223,599</b>	<b>19,074,247</b>
Less accumulated depreciation for:				
Buildings and improvements other than buildings	(28,117,026)	(26,420,735)	(10,760,870)	(10,300,409)
Infrastructure	(46,676,777)	(44,474,892)	-	-
Equipment and other capital assets	(14,867,415)	(14,098,167)	(1,253,819)	(1,251,921)
<b>Total accumulated depreciation</b>	<b>(89,661,218)</b>	<b>(84,993,794)</b>	<b>(12,014,689)</b>	<b>(11,552,330)</b>
<b>Total Capital Assets, Net</b>	<b>\$ 121,212,342</b>	<b>\$ 117,930,736</b>	<b>\$ 7,208,910</b>	<b>\$ 7,521,917</b>

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

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, 2023

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### **Long-Term Debt**

In 2023, the Municipality's total debt decreased by \$2.9 million, or 13.5% from the previous year. The decrease was due to the continued principal payments on outstanding debt.

At December 31, 2023, the Municipality had \$18,625,000 of debt outstanding. The following details activity related to general obligation bonds during 2023:

<b><u>Summary of General Obligation Bond Activity</u></b>	
Beginning balance at January 1, 2023	\$ 21,545,000
New debt issues	0
Principal retirement	<u>(2,920,000)</u>
Ending balance at December 31, 2023	<u>\$ 18,625,000</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 2023, the combined plan net position increased \$11.6 million, or 10.0%. 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 2023.

# MT. LEBANON, PENNSYLVANIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2023

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Employee contributions can be reduced or eliminated each year by Ordinance or Resolution subject to the plans meeting certain financial considerations. During 2023, employee contributions were needed in all three plans and were assessed at an allowable percentage in each plan – general 4.5%, uniformed fire 4.5%, 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 1/1/2023 valuation, the actuarial accrued liability (AAL) of the three plans was \$128.1 million. At that time, for the three plans on a summarized basis, the actuarial value of assets exceeded the AAL by \$381,847.

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 subsidies 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, 2023, 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 \$2.1 million in funding, leaving an unfunded liability of \$1.1 million, and a funded ratio of 64.7%. The next actuarial valuation will be performed as of January 1, 2025.

As with pensions, recent contract changes will affect this benefit going forward. As of the dates for the negotiated contracts for police and fire, postemployment healthcare

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# **MT. LEBANON, PENNSYLVANIA**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

DECEMBER 31, 2023

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benefits have been eliminated for new hires (hires after the effective dates). All public works and non-represented full-time personnel are entitled to a postemployment healthcare stipend dependent on meeting certain requirements.

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](http://www.mtlebanon.org)  
412-343-3410

# MT. LEBANON, PENNSYLVANIA

## STATEMENT OF NET POSITION

DECEMBER 31, 2023

Assets	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Cash and other money market instruments	\$ 27,043,864	\$ 2,075,031	\$ 29,118,895
Receivables:			
Taxes	4,281,196	-	4,281,196
Assessments	1,965,595	-	1,965,595
Accounts	700,455	39,927	740,382
Leases, current	-	194,109	194,109
Due from other governments	497,773	-	497,773
Internal balances	70,493	(70,493)	-
Other assets	684,388	16,849	701,237
Net pension asset	956,713	-	956,713
Long-term leases and other receivables	-	599,993	599,993
Capital assets, not being depreciated	7,528,055	2,687,084	10,215,139
Capital assets, net of accumulated depreciation	38,907,850	4,521,826	43,429,676
Infrastructure assets, net of accumulated depreciation	74,776,437	-	74,776,437
<b>Total Assets</b>	<b>157,412,819</b>	<b>10,064,326</b>	<b>167,477,145</b>
<b>Deferred Outflows of Resources</b>			
Deferred outflows of resources for pension	9,126,836	-	9,126,836
Deferred outflows of resources for other postemployment benefits	193,209	-	193,209
<b>Total Deferred Outflows of Resources</b>	<b>9,320,045</b>	<b>-</b>	<b>9,320,045</b>
<b>Liabilities</b>			
Accounts payable	3,819,741	22,015	3,841,756
Advance deposits	598,847	63,856	662,703
Accrued payroll and deductions payable	735,450	26,228	761,678
Accrued interest payable	173,696	1,081	174,777
Noncurrent liabilities:			
Compensated absences, due within one year	679,064	22,046	701,110
Bonds payable, due within one year	2,865,000	85,000	2,950,000
Net pension liability, due beyond one year	5,048,944	-	5,048,944
Net other postemployment benefits liability, due beyond one year	930,607	-	930,607
Compensated absences, due beyond one year	1,200,255	30,298	1,230,553
Bonds payable, due beyond one year	15,640,000	35,000	15,675,000
<b>Total Liabilities</b>	<b>31,691,604</b>	<b>285,524</b>	<b>31,977,128</b>
<b>Deferred Inflows of Resources</b>			
Deferred inflows of resources for pension	928,883	-	928,883
Deferred inflows of resources for other postemployment benefits	365,448	-	365,448
Lease related	-	615,324	615,324
<b>Total Deferred Inflows of Resources</b>	<b>1,294,331</b>	<b>615,324</b>	<b>1,909,655</b>
<b>Net Position</b>			
Net investment in capital assets	102,707,342	7,088,910	109,796,252
Restricted for:			
Capital projects	12,015,105	-	12,015,105
Library	406,104	-	406,104
Industrial development	14,349	-	14,349
State highway aid	74,681	-	74,681
Pension benefits	956,713	-	956,713
Unrestricted	17,572,635	2,074,568	19,647,203
<b>Total Net Position</b>	<b>\$ 133,746,929</b>	<b>\$ 9,163,478</b>	<b>\$ 142,910,407</b>

See accompanying notes to financial statements.



# MT. LEBANON, PENNSYLVANIA

## STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2023

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
<b>Primary Government:</b>							
Governmental activities:							
General government	\$ 5,686,908	\$ 1,299,700	\$ 1,473,452	\$ -	\$ (2,913,756)	\$ -	\$ (2,913,756)
Community development	991,927	396,797	60,000	-	(535,130)	-	(535,130)
Public works	22,931,515	13,294,859	928,397	649,520	(8,058,739)	-	(8,058,739)
Human services	3,075,539	20,729	858,906	-	(2,195,904)	-	(2,195,904)
Culture and recreation	4,302,351	3,296,364	47,230	-	(958,757)	-	(958,757)
Public safety:							
Police	9,399,083	610,800	82,428	-	(8,705,855)	-	(8,705,855)
Fire	4,045,041	136,867	162,092	200,000	(3,546,082)	-	(3,546,082)
Other	1,038,201	768,602	-	-	(269,599)	-	(269,599)
Interest on long-term debt	473,834	-	-	-	(473,834)	-	(473,834)
Total governmental activities	51,944,399	19,824,718	3,612,505	849,520	(27,657,656)	-	(27,657,656)
Business-Type activities:							
Parking	1,815,908	2,155,912	-	-	-	340,004	340,004
<b>Total primary government</b>	<b>\$ 53,760,307</b>	<b>\$ 21,980,630</b>	<b>\$ 3,612,505</b>	<b>\$ 849,520</b>	<b>(27,657,656)</b>	<b>340,004</b>	<b>(27,317,652)</b>
General revenues:							
Taxes:							
Real estate					13,521,114	-	13,521,114
Earned income					15,058,591	-	15,058,591
Other					4,042,419	-	4,042,419
Interest income					1,037,944	76,412	1,114,356
Transfers - internal activities					74,116	(74,116)	-
Total general revenues and transfers					33,734,184	2,296	33,736,480
<b>Change in Net Position</b>					6,076,528	342,300	6,418,828
Net position - beginning of year					127,670,401	8,821,178	136,491,579
Net position - end of year					<b>\$ 133,746,929</b>	<b>\$ 9,163,478</b>	<b>\$ 142,910,407</b>

See accompanying notes to financial statements.

**MT. LEBANON, PENNSYLVANIA**

BALANCE SHEET  
GOVERNMENTAL FUNDS

DECEMBER 31, 2023

<b>Assets</b>	General	Sewage	Capital Projects	Other Governmental Funds	Total Governmental Funds
Cash and other money market instruments	\$ 10,318,209	\$ 14,423,218	\$ 400,000	\$ 1,902,437	\$ 27,043,864
Receivables:					
Taxes	4,281,196	-	-	-	4,281,196
Assessments	45,177	1,726,591	-	193,827	1,965,595
Accounts	554,867	-	144,297	1,291	700,455
Due from other funds	2,513,341	-	1,312,471	1,250	3,827,062
Due from other governments	497,773	-	-	-	497,773
Other assets	684,388	-	-	-	684,388
<b>Total Assets</b>	<b>\$ 18,894,951</b>	<b>\$ 16,149,809</b>	<b>\$ 1,856,768</b>	<b>\$ 2,098,805</b>	<b>\$ 39,000,333</b>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balance</b>					
Liabilities:					
Accounts payable	\$ 1,102,146	\$ 2,055,298	\$ 654,952	\$ 7,345	\$ 3,819,741
Advance deposits	598,847	-	-	-	598,847
Due to other funds	1,313,721	1,470,256	-	972,592	3,756,569
Accrued payroll and deductions payable	1,414,514	-	-	-	1,414,514
Total Liabilities	4,429,228	3,525,554	654,952	979,937	9,589,671
Deferred Inflows of Resources:					
Unavailable revenue	3,567,367	805,385	35,200	180,011	4,587,963
Fund Balance:					
Nonspendable:					
Prepaid items and inventory	684,388	-	-	-	684,388
Restricted for:					
Capital projects	-	11,818,870	88,280	-	11,907,150
Library donor specifications	-	-	-	406,104	406,104
Industrial development	-	-	-	14,349	14,349
State highway aid	-	-	-	74,681	74,681
Assigned for:					
Capital projects	395,418	-	1,078,336	-	1,473,754
Library services	-	-	-	443,723	443,723
Subsequent years budget	2,150,400	-	-	-	2,150,400
Future benefit obligations	65,000	-	-	-	65,000
Refund reserve	491,062	-	-	-	491,062
Unassigned	7,112,088	-	-	-	7,112,088
Total Fund Balance	10,898,356	11,818,870	1,166,616	938,857	24,822,699
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</b>	<b>\$ 18,894,951</b>	<b>\$ 16,149,809</b>	<b>\$ 1,856,768</b>	<b>\$ 2,098,805</b>	<b>\$ 39,000,333</b>

See accompanying notes to financial statements.

# MT. LEBANON, PENNSYLVANIA

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

DECEMBER 31, 2023

<b>Total Fund Balance - Governmental Funds</b>	\$	24,822,699
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		121,212,342
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.		4,587,963
Interest expense on long-term debt is not recognized on the fund statements until due.		(173,696)
The net other postemployment benefits liability is not reflected on the fund statements.		(930,607)
The net pension asset and liability are not reflected on the fund financial statements.		(4,092,231)
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.		8,025,714
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Compensated absences	\$ (1,200,255)	
Bonds payable	<u>(18,505,000)</u>	<u>(19,705,255)</u>
<b>Net Position - Governmental Activities</b>	<b>\$</b>	<b><u><u>133,746,929</u></u></b>

See accompanying notes to financial statements.

# MT. LEBANON, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2023

	General	Sewage	Capital Projects	Other Governmental Funds	Total Governmental Funds
<b>Revenues:</b>					
Taxes:					
Real estate	\$ 13,443,752	\$ -	\$ -	\$ -	\$ 13,443,752
Earned income	15,002,005	-	-	-	15,002,005
Other	4,042,419	-	-	-	4,042,419
<b>Total taxes</b>	<b>32,488,176</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>32,488,176</b>
Licenses, permits, and fees	1,236,692	11,380,304	-	1,458,062	14,075,058
Fines, forfeitures, and penalties	87,014	12,330	-	5,989	105,333
Investment earnings	398,505	554,093	4,885	80,461	1,037,944
Intergovernmental	1,612,286	-	849,520	1,517,681	3,979,487
Recreation	3,297,167	-	-	-	3,297,167
Other	2,555,879	39,760	8,800	246,530	2,850,969
<b>Total revenues</b>	<b>41,675,719</b>	<b>11,986,487</b>	<b>863,205</b>	<b>3,308,723</b>	<b>57,834,134</b>
<b>Expenditures:</b>					
Current:					
General government	5,329,471	128,848	-	48,206	5,506,525
Community development	1,016,319	-	-	3,430	1,019,749
Public works	9,566,307	8,691,162	-	860,373	19,117,842
Human services	625,289	-	-	2,315,935	2,941,224
Culture and recreation	3,701,631	-	-	-	3,701,631
Public safety:					
Police	9,952,686	-	-	-	9,952,686
Fire	3,665,495	-	-	-	3,665,495
Other	1,188,304	-	-	-	1,188,304
Debt service	-	-	-	3,324,182	3,324,182
Capital outlay	2,440,705	-	6,464,401	-	8,905,106
<b>Total expenditures</b>	<b>37,486,207</b>	<b>8,820,010</b>	<b>6,464,401</b>	<b>6,552,126</b>	<b>59,322,744</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>4,189,512</b>	<b>3,166,477</b>	<b>(5,601,196)</b>	<b>(3,243,403)</b>	<b>(1,488,610)</b>
<b>Other Financing Sources (Uses):</b>					
Transfers in	1,241,459	-	4,865,694	4,955,237	11,062,390
Transfers out	(6,420,176)	(3,118,481)	-	(1,449,617)	(10,988,274)
<b>Total other financing sources (uses)</b>	<b>(5,178,717)</b>	<b>(3,118,481)</b>	<b>4,865,694</b>	<b>3,505,620</b>	<b>74,116</b>
<b>Net Change in Fund Balance</b>	<b>(989,205)</b>	<b>47,996</b>	<b>(735,502)</b>	<b>262,217</b>	<b>(1,414,494)</b>
<b>Fund Balance:</b>					
Beginning of year	11,887,561	11,770,874	1,902,118	676,640	26,237,193
End of year	<u>\$ 10,898,356</u>	<u>\$ 11,818,870</u>	<u>\$ 1,166,616</u>	<u>\$ 938,857</u>	<u>\$ 24,822,699</u>

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, 2023

**Net Change in Fund Balance - Governmental Funds** \$ (1,414,494)

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	\$ 8,890,004	
	Depreciation expense	<u>(5,593,638)</u>	3,296,366

The net effect of various transactions involving capital assets (e.g., sales, dispositions, trade-ins) is to decrease net position. (14,760)

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. 2,835,000

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. 112,677

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. 107,472

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. 50,175

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. 1,088,744

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. 15,348

**Change in Net Position of Governmental Activities** \$ 6,076,528

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, 2023

	General Fund				Sewage Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget	Original Budget	Final Budget	Actual	Variance with Final Budget
<b>Revenues:</b>								
Taxes	\$ 31,156,350	\$ 31,156,350	\$ 32,488,176	\$ 1,331,826	\$ -	\$ -	\$ -	\$ -
Licenses, permits, and fees	1,142,850	1,142,850	1,236,692	93,842	13,824,640	13,824,640	11,380,304	(2,444,336)
Fines, forfeitures, and penalties	127,700	127,700	87,014	(40,686)	19,520	19,520	12,330	(7,190)
Investment earnings	100,000	330,000	398,505	68,505	40,000	40,000	554,093	514,093
Intergovernmental	3,665,820	3,665,820	1,612,286	(2,053,534)	-	-	-	-
Recreation	3,442,430	3,442,430	3,297,167	(145,263)	-	-	-	-
Other	2,714,570	2,714,570	2,555,879	(158,691)	37,000	37,000	39,760	2,760
<b>Total revenues</b>	<b>42,349,720</b>	<b>42,579,720</b>	<b>41,675,719</b>	<b>(904,001)</b>	<b>13,921,160</b>	<b>13,921,160</b>	<b>11,986,487</b>	<b>(1,934,673)</b>

(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, 2023

(Continued)

	General Fund				Sewage Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget	Original Budget	Final Budget	Actual	Variance with Final Budget
<b>Expenditures:</b>								
Current:								
General government	5,248,530	5,248,530	5,329,471	(80,941)	131,340	131,340	128,848	2,492
Community development	1,141,460	1,225,560	1,016,319	209,241	-	-	-	-
Public works	9,736,130	10,063,380	9,566,307	497,073	9,000,000	9,000,000	8,691,162	308,838
Human services	657,110	657,110	625,289	31,821	-	-	-	-
Culture and recreation	3,717,140	3,993,110	3,701,631	291,479	-	-	-	-
Public safety:								
Police	10,133,850	10,133,850	9,952,686	181,164	-	-	-	-
Fire	3,668,850	3,668,850	3,665,495	3,355	-	-	-	-
Other	1,279,700	1,279,700	1,188,304	91,396	-	-	-	-
Capital outlay	2,903,580	2,915,580	2,440,705	474,875	-	-	-	-
Total expenditures	<u>38,486,350</u>	<u>39,185,670</u>	<u>37,486,207</u>	<u>1,699,463</u>	<u>9,131,340</u>	<u>9,131,340</u>	<u>8,820,010</u>	<u>311,330</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<u>3,863,370</u>	<u>3,394,050</u>	<u>4,189,512</u>	<u>795,462</u>	<u>4,789,820</u>	<u>4,789,820</u>	<u>3,166,477</u>	<u>(1,623,343)</u>
<b>Other Financing Sources (Uses):</b>								
Transfers in	1,146,600	1,146,600	1,241,459	94,859	-	-	-	-
Transfers out	(6,556,470)	(6,786,500)	(6,420,176)	366,324	(4,789,820)	(4,789,820)	(3,118,481)	1,671,339
Total other financing sources (uses)	<u>(5,409,870)</u>	<u>(5,639,900)</u>	<u>(5,178,717)</u>	<u>461,183</u>	<u>(4,789,820)</u>	<u>(4,789,820)</u>	<u>(3,118,481)</u>	<u>1,671,339</u>
<b>Net Change in Fund Balance</b>	<u>\$ (1,546,500)</u>	<u>\$ (2,245,850)</u>	<u>(989,205)</u>	<u>\$ 1,256,645</u>	<u>\$ -</u>	<u>\$ -</u>	<u>47,996</u>	<u>\$ 47,996</u>
<b>Fund Balance:</b>								
Beginning of year			11,887,561				11,770,874	
End of year			<u>\$ 10,898,356</u>				<u>\$ 11,818,870</u>	

(Concluded)

See accompanying notes to financial statements.

# MT. LEBANON, PENNSYLVANIA

## STATEMENT OF NET POSITION PROPRIETARY FUND - PARKING FUND

DECEMBER 31, 2023

<b>Assets</b>	
<b>Current assets:</b>	
Cash and other money market instruments	\$ 2,075,031
Accounts receivable	39,927
Leases receivable	194,109
Prepays and other assets	16,849
Total current assets	<u>2,325,916</u>
<b>Non-current assets:</b>	
Long-term receivable	87,384
Long-term leases receivable	512,609
Capital assets not being depreciated	2,687,084
Capital assets, net of accumulated depreciation	4,521,826
Total non-current assets	<u>7,808,903</u>
<b>Total Assets</b>	<u><u>\$ 10,134,819</u></u>
 <b>Liabilities, Deferred Inflows of Resources, and Net Position</b>	
<b>Liabilities:</b>	
<b>Current liabilities:</b>	
Current portion of bonds payable	\$ 85,000
Accrued interest payable	1,081
Accounts payable	22,015
Accrued payroll	48,274
Due to other funds	70,493
Advance deposits	63,856
Total current liabilities	<u>290,719</u>
<b>Non-current liabilities:</b>	
Bonds payable	35,000
Compensated absences	30,298
Total noncurrent liabilities	<u>65,298</u>
Total Liabilities	<u>356,017</u>
<b>Deferred Inflows of Resources:</b>	
Lease related	<u>615,324</u>
<b>Net Position:</b>	
Net investment in capital assets	7,088,910
Unrestricted	2,074,568
Total Net Position	<u>9,163,478</u>
<b>Total Liabilities, Deferred Inflows of Resources, and Net Position</b>	<u><u>\$ 10,134,819</u></u>

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, 2023

### **Operating Revenues:**

Vehicle space rental	\$ 1,030,000
Meter collections	666,266
Fine collections	262,195
Leases	196,052
Other	1,399
Total operating revenues	<u>2,155,912</u>

### **Operating Expenses:**

Personnel	727,804
Contracted services	413,022
Utilities	55,841
Materials and supplies	50,769
Depreciation	564,887
Total operating expenses	<u>1,812,323</u>

**Operating Income (Loss)** 343,589

### **Nonoperating Revenues (Expenses):**

Interest income	76,412
Interest expense	(3,585)
Total nonoperating revenues (expenses)	<u>72,827</u>

Income (loss) before transfers 416,416

Transfers out (74,116)

**Change in Net Position** 342,300

### **Net Position:**

Beginning of year	<u>8,821,178</u>
End of year	<u>\$ 9,163,478</u>

See accompanying notes to financial statements.

# MT. LEBANON, PENNSYLVANIA

## STATEMENT OF CASH FLOWS PROPRIETARY FUND - PARKING FUND

YEAR ENDED DECEMBER 31, 2023

<b>Cash Flows From Operating Activities:</b>	
Receipts from customers	\$ 2,123,073
Payments for goods and services	(522,147)
Payments to employees	(739,428)
	861,498
<b>Cash Flows From Investing Activities:</b>	
Interest income	60,459
<b>Cash Flows From Non-Capital Financing Activities:</b>	
Transfers to and from other funds	282,758
Repayment of long-term receivable	9,119
	291,877
<b>Cash Flows From Capital and Related Financing Activities:</b>	
Payment of long-term debt	(85,000)
Payment of interest on long-term debt	(4,293)
Interest income - leases	15,953
Acquisition of property and equipment	(251,880)
	(325,220)
<b>Net Increase (Decrease) in Cash and Other Money Market Instruments</b>	<b>888,614</b>
<b>Cash and Other Money Market Instruments:</b>	
Beginning of year	1,186,417
End of year	\$ 2,075,031
<b>Reconciliation of Operating Income to Net</b>	
<b>Cash Provided by (Used in) Operating Activities:</b>	
Operating income (loss)	\$ 343,589
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Depreciation	564,887
Change in operating assets and liabilities:	
Accounts receivable	(5,004)
Leases receivable	168,540
Prepays and other assets	(6,910)
Accounts payable	4,395
Accrued payroll	(11,624)
Advance deposits	412
Deferred inflows of resources	(196,787)
Total adjustments	517,909
Net cash provided by (used in) operating activities	\$ 861,498

See accompanying notes to financial statements.

# MT. LEBANON, PENNSYLVANIA

## STATEMENT OF PLAN NET POSITION FIDUCIARY FUNDS - TRUST FUNDS

DECEMBER 31, 2023

<b>Assets</b>	
Accrued income receivable	\$ 7,320
Investments (at fair value):	
Equity funds	79,640,368
Fixed income funds	37,199,490
Partnerships/joint ventures	12,164,548
Short-term funds	1,928,366
<b>Total Assets</b>	<b>130,940,092</b>
<b>Liabilities</b>	
Accounts payable	205,714
<b>Net Position</b>	
Restricted for pensions	128,397,613
Restricted for OPEB benefits	2,336,765
<b>Total Net Position</b>	<b>\$ 130,734,378</b>

See accompanying notes to financial statements.

# MT. LEBANON, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2023

### **Additions:**

#### Contributions:

Employer, including state aid	\$ 2,983,254
Employee	593,761

Total contributions 3,577,015

#### Investment gain (loss):

Net appreciation in fair value of investments	12,863,461
Interest and dividends	2,622,025

Total investment gain (loss) 15,485,486

Less investment expense 16,837

Net investment gain (loss) 15,468,649

Total additions 19,045,664

### **Deductions:**

Benefits	7,078,881
Withdrawals	19,824
Administrative expense	47,077

Total deductions 7,145,782

**Change in Net Position** 11,899,882

### **Net Position:**

Beginning of year 118,834,496

End of year \$ 130,734,378

See accompanying notes to financial statements.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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### 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, 2023

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- 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

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## NOTES TO FINANCIAL STATEMENTS

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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

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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

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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.

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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 revenues of the Municipality's enterprise fund are parking fees and leasing of space. 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

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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 2023.

### 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

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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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. Leases

The Municipality is a lessor for three noncancellable leases of building space owned by the Parking Fund. The Municipality recognizes leases receivable and deferred inflows of resources in the government-wide and proprietary fund financial statements.

At the commencement of a lease, the Municipality initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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Key estimates and judgments include how the Municipality determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Municipality uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Municipality monitors changes in circumstances that would require a remeasurement of its leases, and will remeasure the leases receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the leases receivable.

### K. 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.

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

### 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 assets that applies to a future period(s) and so will *not* be recognized as an

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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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 assets 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 three 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.

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.

Certain amounts determined in connection with lease accounting are reported as deferred inflows of resources on the government-wide financial statements for business-type activities and the proprietary fund statement of net position. This amount will be recognized as an inflow of resources on the straight-line basis over the life of the lease.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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### 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, 2023 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, 2023, 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, 2023, 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, 2023 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 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.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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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 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, 2023: Statement Nos. 94 (Public-Private and Public-Public Partnerships and Availability

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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Payment Arrangements) and 96 (Subscription-Based Information Technology Arrangements). These statements had no significant impact on the Municipality's financial statements for the year ended December 31, 2023.

### Q. Pending Pronouncements

GASB has issued statements that will become effective in future years including Nos. 100 (Accounting Changes and Error Corrections), 101 (Compensated Absences), and 102 (Certain Risk Disclosures). 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 2023), the Municipality bills and collects its own property taxes. The schedule for property taxes levied for 2023 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 2023 was 4.91 mills (\$4.91 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.

## 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

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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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, 2023, \$500,000 of the Municipality's \$26,304,343 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 \$26,699,452 as of December 31, 2023.

### 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 and PLGIT/Prime accounts, which limit redemptions or exchanges to two per calendar month, and investments within the PLGIT/Term account which are only available at maturity. In addition, there are certain limitations placed on the following withdrawals: for PLGIT-Class, PLGIT/Reserve-Class, and PLGIT/Prime accounts, there is a one-day holding period; for the PLGIT/Term account there is a minimum sixty-day holding period and a maximum one-year holding period.

As of December 31, 2023, the total of PLGIT accounts had bank and book balances of \$2,419,443, which is considered to be a cash equivalent for presentation on the statement of net position and governmental funds balance sheet.

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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, 2023, 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.

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, 2023:

Investments by Fair Value Level	Total	Fair Value Measurements		
		Level 1	Level 2	Level 3
Short-term funds	\$ 1,928,366	\$ 1,928,366	\$ -	\$ -
Partnerships/joint ventures	12,164,548	-	-	12,164,548
Total Investments by Fair Value Level	14,092,914	\$ 1,928,366	\$ -	\$ 12,164,548
Investments Measured at NAV:				
Multi-manager series trust:				
Domestic equity fund	51,845,556			
International equity fund	27,794,812			
Fixed income fund	37,199,490			
Total Investments measured at NAV	116,839,858			
Total investments measured at fair value	\$ 130,932,772			

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

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Short-term 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 \$6,665,500.

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.

<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)	\$ 116,839,858	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

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## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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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.

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

<u>Asset Class</u>	<u>Asset Weightings</u>	
	<u>Range</u>	<u>Target</u>
Equity - Domestic	19%-59%	39%
Equity - International	1%-41%	21%
Equity - Other	0%-20%	0%
Fixed Income	8%-48%	28%
Alternatives - Equity	0%-10%	5%
Alternatives - Fixed Income	0%-10%	5%
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:

<u>Asset Class</u>	<u>Asset Weightings</u>	
	<u>Range</u>	<u>Target</u>
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%

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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*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 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, 2023, the balance was \$89,711.

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 and other donations were received by 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, 2023, the balance was \$395,462.

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.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

### 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, 2023, the amounts are due from the following governmental units:

	General Fund
Due from:	
School District	\$ 238,340
County	266,057
Other	(6,624)
	\$ 497,773

### 5. Long-Term Liabilities

During 2023, long-term liabilities changed as follows:

	Balance at January 1, 2023	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
<b>Primary Government</b>					
<b>Governmental activities:</b>					
Bonds payable	\$ 21,340,000	\$ -	\$ (2,835,000)	\$ 18,505,000	\$ 2,865,000
Compensated absences	1,999,399	1,389,534	(1,509,614)	1,879,319	679,064
Net pension liability	10,772,112	7,394,525	(13,117,693)	5,048,944	-
Net other postemployment benefits liability	1,326,485	322,811	(718,689)	930,607	-
Governmental activities, long-term liabilities	\$ 35,437,996	\$ 9,106,870	\$ (18,180,996)	\$ 26,363,870	\$ 3,544,064
<b>Business-type activities:</b>					
Bonds payable	\$ 205,000	\$ -	\$ (85,000)	\$ 120,000	\$ 85,000
Compensated absences	64,038	37,491	(49,185)	52,344	22,046
Business-type activities, long-term liabilities	\$ 269,038	\$ 37,491	\$ (134,185)	\$ 172,344	\$ 107,046

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

Compensated absences, the net pension liability, and the net other postemployment benefits liability in governmental activities are liquidated from the General Fund.

Bonds payable as of December 31, 2023 is composed of the following General Obligation Bond issues:

Description	Interest Rate %	Original Principal	Balance December 31, 2023
2015 Series, maturing in 2025	2.00 - 4.00	\$ 9,620,000	\$ 120,000
2016 Series, maturing in 2027	2.00 - 3.25	4,355,000	2,110,000
2017 Series, maturing in 2032	0.80 - 3.25	8,800,000	330,000
2019 Series, maturing in 2029	2.00 - 4.00	7,765,000	7,355,000
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	1,295,000
			<u>\$ 18,625,000</u>

Total payments made on bonds payable in 2023 were \$2,920,000 and \$492,767 for principal and interest, respectively.

The future annual payments required to amortize bonds payable outstanding as December 31, 2023 are as follows:

	Government Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
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	2,730,000	261,600	-	-
2028	2,810,000	185,150	-	-
2029-2032	<u>4,895,000</u>	<u>199,800</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 18,505,000</u>	<u>\$ 1,830,968</u>	<u>\$ 120,000</u>	<u>\$ 3,382</u>

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



# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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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 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, 2023 is \$68,382,291. 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, 2023

### 6. Capital Assets

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

	January 1, 2023	Additions	Disposals	December 31, 2023
<b>Governmental activities:</b>				
Land (not depreciated)	\$ 7,266,047	\$ -	\$ -	\$ 7,266,047
Construction in progress (not depreciated)	3,670,591	262,008	(3,670,591)	262,008
Buildings and improvements other than buildings	55,712,693	1,774,712	-	57,487,405
Infrastructure	113,147,146	8,306,068	-	121,453,214
Library book collection	2,644,852	311,813	(232,416)	2,724,249
Equipment	20,483,201	1,905,994	(708,558)	21,680,637
	<u>202,924,530</u>	<u>12,560,595</u>	<u>(4,611,565)</u>	<u>210,873,560</u>
Less accumulated depreciation for:				
Buildings and improvements other than buildings	(26,420,735)	(1,696,291)	-	(28,117,026)
Infrastructure	(44,474,892)	(2,201,885)	-	(46,676,777)
Library book collection	(459,002)	(317,427)	232,416	(544,013)
Equipment	(13,639,165)	(1,378,035)	693,798	(14,323,402)
	<u>(84,993,794)</u>	<u>(5,593,638)</u>	<u>926,214</u>	<u>(89,661,218)</u>
Governmental activities capital assets, net	<u>\$ 117,930,736</u>	<u>\$ 6,966,957</u>	<u>\$ (3,685,351)</u>	<u>\$ 121,212,342</u>
<b>Business-type activities:</b>				
Land (not depreciated)	\$ 2,687,084	\$ -	\$ -	\$ 2,687,084
Buildings and improvements other than buildings	14,648,506	212,490	-	14,860,996
Equipment	1,738,657	39,390	(102,528)	1,675,519
	<u>19,074,247</u>	<u>251,880</u>	<u>(102,528)</u>	<u>19,223,599</u>
Less accumulated depreciation for:				
Buildings and improvements other than buildings	(10,300,409)	(460,461)	-	(10,760,870)
Equipment	(1,251,921)	(104,426)	102,528	(1,253,819)
	<u>(11,552,330)</u>	<u>(564,887)</u>	<u>102,528</u>	<u>(12,014,689)</u>
Business-type activities capital assets, net	<u>\$ 7,521,917</u>	<u>\$ (313,007)</u>	<u>\$ -</u>	<u>\$ 7,208,910</u>

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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

Governmental activities:		
General government	\$	218,426
Public works		3,376,133
Human services		487,612
Culture and recreation		686,517
Public safety:		
Police		434,821
Fire		390,129
		<u>                    </u>
Total depreciation expense - governmental activities	\$	<u>5,593,638</u>
Business-type activities:		
Parking	\$	<u>564,887</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	\$ 2,513,341	\$ 1,313,721
Sewage	-	1,470,256
Capital Projects	1,312,471	-
Other governmental	1,250	972,592
	<u>3,827,062</u>	<u>3,756,569</u>
Parking	-	70,493
	<u>\$ 3,827,062</u>	<u>\$ 3,827,062</u>

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

	Transfer In				Total
	General Fund	Capital Projects	Other Governmental	Parking	
Transfer out:					
General	\$ -	\$ 1,748,658	\$ 4,671,518	\$ -	\$ 6,420,176
Sewage	712,439	2,248,340	157,702	-	3,118,481
Other governmental	454,904	868,696	126,017	-	1,449,617
Parking	74,116	-	-	-	74,116
	<u>\$ 1,241,459</u>	<u>\$ 4,865,694</u>	<u>\$ 4,955,237</u>	<u>\$ -</u>	<u>\$ 11,062,390</u>

Transfers are used to move (1) unrestricted revenues to finance various programs that the Municipality must account for in other funds in accordance with budgetary authorizations, (2) governmental fund revenues to the debt service fund for debt service payments, and (3) governmental fund revenues to the capital projects fund for various capital projects.

## 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, 2023, 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

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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reported within the Fiduciary Funds – Trust Funds in the accompanying financial statements. Separate plan financial statements are not available.

At December 31, 2023, participants in the plans were as follows:

	General Employees	Police	Firefighter
Inactive plan members or beneficiaries currently receiving benefits	76	63	18
Inactive plan members entitled to but not yet receiving benefits	22	1	0
Active plan members	76	43	18
Total plan members	<u>174</u>	<u>107</u>	<u>36</u>

### 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

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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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 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

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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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 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

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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less than 25 years of credited service and participants under the age of 53 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 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.

*Cost-of-Living Adjustments* – Benefit terms provide for annual cost-of-living adjustments for participants hired after August 28, 2011 who retire with at least 20 years of service. Retirees will be entitled to an increase in their retirement benefit each January 1 following attainment of age 60. Total increases may not exceed 15% of the retiree’s original benefit nor may the sum of the retiree’s benefit and all increases exceed 70% of Final Average Monthly Compensation.

### 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, 2021.

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, 2023, general employees were required to contribute 4.5% of their salary; police officers were required to contribute 4.5% of their salary; and firefighters were

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

required to contribute 4.5% of their salary. On-behalf payments by employees are recognized as contributions in the statement of changes in plan net position for fiduciary funds.

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 2023. The following table reflects contribution information for 2023:

	General Employees	Police	Firefighter	Total
MMO	\$ 389,508	\$ 2,240,219	\$ 152,630	\$ 2,782,357
Contributions:				
Municipal	\$ -	\$ 1,709,637	\$ -	\$ 1,709,637
Allocation of state aid	389,508	588,472	152,630	1,130,610
Total	389,508	2,298,109	152,630	2,840,247
Employee	242,184	260,057	91,520	593,761
Total contributions	\$ 631,692	\$ 2,558,166	\$ 244,150	\$ 3,434,008
Covered payroll	\$ 5,636,338	\$ 5,866,446	\$ 2,305,171	
Employee contributions as a % of covered payroll	4.30%	4.43%	3.97%	

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, 2023

### Net Pension (Asset) Liability

The components of the net pension (asset) liability of the Plans at December 31, 2023 were as follows:

	General Employees	Police	Firefighter	Total
Total pension liability	\$ 34,431,296	\$ 78,144,832	\$ 19,913,716	\$ 132,489,844
Plan fiduciary net position	(34,715,897)	(73,095,888)	(20,585,828)	(128,397,613)
Net pension liability (asset)	\$ (284,601)	\$ 5,048,944	\$ (672,112)	\$ 4,092,231
Plan fiduciary net position as a percentage of the total pension liability	100.83%	93.54%	103.38%	

### 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, 2023 were as follows:

	Increases / Decreases		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension (Asset) Liability
Balances at December 31, 2022	\$ 33,372,037	\$ 31,725,315	\$ 1,646,722
Changes for the year:			
Service cost	685,382	-	685,382
Interest	2,309,099	-	2,309,099
Differences between expected and actual experience	(234,198)	-	(234,198)
Contributions - employer	-	389,508	(389,508)
Contributions - employee	-	242,184	(242,184)
Net investment income	-	4,078,190	(4,078,190)
Benefit payments, including refunds	(1,701,024)	(1,701,024)	-
Administrative expense	-	(18,276)	18,276
Net changes	1,059,259	2,990,582	(1,931,323)
Balances at December 31, 2023	\$ 34,431,296	\$ 34,715,897	\$ (284,601)

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

The changes in the net pension (asset) liability of the Municipality for the Police Plan for the year ended December 31, 2023 were as follows:

	Increases / Decreases		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension (Asset) Liability
Balances at December 31, 2022	\$ 74,921,718	\$ 66,065,043	\$ 8,856,675
Changes for the year:			
Service cost	1,400,341	-	1,400,341
Interest	5,250,148	-	5,250,148
Differences between expected and actual experience	717,412	-	717,412
Contributions - employer	-	2,298,109	(2,298,109)
Contributions - employee	-	260,057	(260,057)
Net investment income	-	8,644,090	(8,644,090)
Benefit payments, including refunds	(4,144,787)	(4,144,787)	-
Administrative expense	-	(26,624)	26,624
Net changes	3,223,114	7,030,845	(3,807,731)
Balances at December 31, 2023	\$ 78,144,832	\$ 73,095,888	\$ 5,048,944

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

The changes in the net pension (asset) liability of the Municipality for the Firefighter Plan for the year ended December 31, 2023 were as follows:

	Increases / Decreases		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension (Asset) Liability
Balances at December 31, 2022	\$ 19,244,843	\$ 18,976,128	\$ 268,715
Changes for the year:			
Service cost	344,725	-	344,725
Interest	1,337,795	-	1,337,795
Changes of benefit terms	84,095	-	84,095
Differences between expected and actual experience	(44,619)	-	(44,619)
Contributions - employer	-	152,630	(152,630)
Contributions - employee	-	91,520	(91,520)
Net investment income	-	2,430,682	(2,430,682)
Benefit payments, including refunds	(1,053,123)	(1,053,123)	-
Administrative expense	-	(12,009)	12,009
Net changes	668,873	1,609,700	(940,827)
Balances at December 31, 2023	\$ 19,913,716	\$ 20,585,828	\$ (672,112)

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

*Actuarial Assumptions* - The total pension liability was determined by an actuarial valuation performed on January 1, 2023, and rolled forward to December 31, 2023, 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%*	2.0%*

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

N/A - not applicable

\* See page 87 for details

*Changes in Actuarial Assumptions* – There were no changes to actuarial assumptions from the January 1, 2022 actuarial valuations.

*Changes in Benefits* – A cost-of-living adjustment provision was added to the Firefighter Plan for participants hired after August 28, 2011 who retire with at least 20 years of service.

*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

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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 Plans' target asset allocation as of December 31, 2023:

Asset Class	Target Allocation			Long-Term Expected Real Rate of Return		
	General Employees	Police	Firefighter	General Employees	Police	Firefighter
Domestic equity	39.0%	39.0%	39.0%	5.17%	5.17%	5.17%
International equity	21.0%	21.0%	21.0%	5.02%	5.02%	5.02%
Other equity	0.0%	0.0%	0.0%	0.00%	0.00%	0.00%
Fixed income	28.0%	28.0%	28.0%	2.12%	2.12%	2.12%
Equity alternatives	5.0%	5.0%	5.0%	5.94%	5.94%	5.94%
Fixed income alternatives	5.0%	5.0%	5.0%	4.31%	4.31%	4.31%
Cash	2.0%	2.0%	2.0%	0.12%	0.12%	0.12%
	<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, 2023, the annual money-weighted rate of return on the General Employees, Police, and Firefighter Plan investments, net of investment expense, was 13.99%, 14.04%, and 14.03%, 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

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

rates described above, as well as what the Plan's net pension (assets) liabilities would be if 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	\$ 3,627,498	\$ (284,601)	\$ (3,581,927)
Police Plan	\$ 15,227,898	\$ 5,048,944	\$ (3,332,468)
Firefighter Plan	\$ 1,570,622	\$ (672,112)	\$ (2,553,107)

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

For the year ended December 31, 2023, the Municipality recognized pension expense of approximately \$1,752,000. At December 31, 2023, 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	\$ -	\$ 775,381	\$ 889	\$ 776,270
Changes in assumption	283,743	772,795	251,906	1,308,444
Net difference between projected and actual earnings on pension plan investments	1,925,112	3,979,839	1,137,171	7,042,122
Total deferred outflows of resources	\$ 2,208,855	\$ 5,528,015	\$ 1,389,966	\$ 9,126,836
<u>Deferred Inflows of Resources:</u>				
Differences between expected and actual experience	\$ 372,197	\$ 121,036	\$ 419,267	\$ 912,500
Changes in assumption	9,019	7,364	-	16,383
Total deferred inflows of resources	\$ 381,216	\$ 128,400	\$ 419,267	\$ 928,883

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## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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

<u>Year ending December 31,</u>	<u>General Employees</u>	<u>Police</u>	<u>Firefighter</u>	<u>Total</u>
2024	\$ 323,580	\$ 1,262,824	\$ 142,801	\$ 1,729,205
2025	742,690	2,048,421	392,496	3,183,607
2026	1,171,335	2,732,010	727,390	4,630,735
2027	(409,966)	(684,247)	(253,060)	(1,347,273)
2028	-	40,607	(33,681)	6,926
Thereafter	-	-	(5,247)	(5,247)
Total	<u>\$ 1,827,639</u>	<u>\$ 5,399,615</u>	<u>\$ 970,699</u>	<u>\$ 8,197,953</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, 2023, 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, 2023

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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.

At December 31, 2023, participants in the Trust were as follows:

	<u>General Employees</u>	<u>Police</u>	<u>Firefighter</u>
Participants:			
Inactive, currently receiving benefits:			
Health insurance	5	24	8
Life insurance	48	46	11
Active:			
Health insurance	88	24	7
Life insurance	88	43	18

### 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:

<u>Service at Retirement</u>	<u>Percentage</u>	<u>2023 Per Month Amount</u>
25+ years	0.80%	\$844.48
20-24 years	0.65%	\$686.14
16-19 years	0.50%	\$527.80

*Firefighter:* \$400 per month upon retirement, increasing annually with the percentage change in CPI-W measured July to July.

*General Employees:* \$400 per month

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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### 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, 2023 were as follows:

Total OPEB liability	\$ 3,267,372
Plan fiduciary net position	<u>2,336,765</u>
Net OPEB liability	<u>\$ 930,607</u>
Plan fiduciary net position as a percentage of the total OPEB liability	<u>71.52%</u>

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

### Changes in the Net OPEB Liability

The changes in the net OPEB liability of the Municipality for the year ended December 31, 2023 were as follows:

	Increases / Decreases		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Balances at December 31, 2022	\$ 3,394,495	\$ 2,068,010	\$ 1,326,485
Changes for the year:			
Service cost	48,532	-	48,532
Interest	220,399	-	220,399
Changes of benefit terms	31,431	-	31,431
Differences between expected and actual experience	(243,158)	-	(243,158)
Changes of assumptions	15,444	-	15,444
Contributions - employer	-	143,007	(143,007)
Net investment income	-	332,524	(332,524)
Benefit payments	(199,771)	(199,771)	-
Administrative expense	-	(7,005)	7,005
Net changes	(127,123)	268,755	(395,878)
Balances at December 31, 2023	\$ 3,267,372	\$ 2,336,765	\$ 930,607

*Actuarial Assumptions* – The total OPEB liability was determined by an actuarial valuation performed on January 1, 2023, and rolled forward to December 31, 2023, 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 20 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%.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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*Changes in Actuarial Assumptions* – For the January 1, 2023 actuarial valuation report, the retirement age assumption for General and Public Works employees was changed from attainment of age 60 and 25 years of service to age 60 and 20 years of service.

*Changes in Benefits* – As of January 1, 2023, the maximum medical reimbursement rate for future Fire Union retirees will be \$400, with this amount increasing annually by the percentage change in the CPI-W measured from July to July. Additionally, as of January 1, 2023, “other” participants who were not previously eligible for the post-retirement medical reimbursement benefit (employees hired after January 1, 2012) are now eligible for a medical reimbursement of \$400 per month upon separation with completion of 20 years of service and attainment of age 60.

*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.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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, 2023:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
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>	

*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, 2023, the annual money-weighted rate of return on the Trust's investments, net of investment expense, was 15.06%.

*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:

<u>1% Decrease (6.00%)</u>	<u>Current Discount Rate (7.00%)</u>	<u>1% Increase (8.00%)</u>
<u>\$ 1,195,423</u>	<u>\$ 930,607</u>	<u>\$ 698,083</u>

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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

For the year ended December 31, 2023, the Municipality recognized OPEB expense of approximately \$93,000. At December 31, 2023, 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	\$ 62,940
Net difference between projected and actual earnings on OPEB plan investments	<u>130,269</u>
Total deferred outflows of resources	<u>\$ 193,209</u>
<u>Deferred Inflows of Resources:</u>	
Differences between expected and actual experience	<u>\$ 365,448</u>

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>	
2024	\$ (19,248)
2025	17,277
2026	54,691
2027	(72,117)
2028	(26,580)
Thereafter	<u>(126,262)</u>
Total	<u>\$ (172,239)</u>

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

### 10. Fiduciary Funds Financial Information

The following financial information represents fiduciary trust funds as of December 31, 2023:

#### Plan Net Position

	General Employees	Police	Firefighter	Other Postemployment Benefits	Total
<b>Assets</b>					
Accrued income receivable	\$ 2,120	\$ 3,979	\$ 1,164	\$ 57	\$ 7,320
Investments (at fair value):					
Equity funds	21,011,119	44,456,794	12,485,171	1,687,284	79,640,368
Fixed income funds	9,879,469	20,682,987	5,794,593	842,441	37,199,490
Partnerships/joint ventures	3,302,431	6,835,189	2,026,928	-	12,164,548
Short-term funds	520,758	1,116,939	277,972	12,697	1,928,366
<b>Total Assets</b>	<b>34,715,897</b>	<b>73,095,888</b>	<b>20,585,828</b>	<b>2,542,479</b>	<b>130,940,092</b>
<b>Liabilities</b>					
Accounts payable	-	-	-	205,714	205,714
<b>Net Position</b>					
Restricted for pensions	34,715,897	73,095,888	20,585,828	-	128,397,613
Restricted for OPEB benefits	-	-	-	2,336,765	2,336,765
<b>Total Net Position</b>	<b>\$ 34,715,897</b>	<b>\$ 73,095,888</b>	<b>\$ 20,585,828</b>	<b>\$ 2,336,765</b>	<b>\$ 130,734,378</b>

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

### Changes in Plan Net Position

	General Employees	Police	Firefighter	Other Postemployment Benefits	Total
<b>Additions:</b>					
Contributions:					
Employer, including state aid	\$ 389,508	\$ 2,298,109	\$ 152,630	\$ 143,007	\$ 2,983,254
Employee	242,184	260,057	91,520	-	593,761
Total contributions	631,692	2,558,166	244,150	143,007	3,577,015
Investment gain (loss):					
Net appreciation					
in fair value of investments	3,384,669	7,175,449	2,023,151	280,192	12,863,461
Interest and dividends	693,521	1,468,641	407,531	52,332	2,622,025
Total investment gain (loss)	4,078,190	8,644,090	2,430,682	332,524	15,485,486
Less investment expense	4,475	9,527	2,835	-	16,837
Net investment gain (loss)	4,073,715	8,634,563	2,427,847	332,524	15,468,649
Total additions	4,705,407	11,192,729	2,671,997	475,531	19,045,664
<b>Deductions:</b>					
Benefits	1,685,635	4,140,352	1,053,123	199,771	7,078,881
Withdrawals	15,389	4,435	-	-	19,824
Administrative expense	13,801	17,097	9,174	7,005	47,077
Total deductions	1,714,825	4,161,884	1,062,297	206,776	7,145,782
<b>Change in Plan Net Position</b>	2,990,582	7,030,845	1,609,700	268,755	11,899,882
<b>Net Position:</b>					
Beginning of year	31,725,315	66,065,043	18,976,128	2,068,010	118,834,496
End of year	\$ 34,715,897	\$ 73,095,888	\$ 20,585,828	\$ 2,336,765	\$ 130,734,378



# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

### 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)	\$ 103,790	\$ 215,963	\$ 75,129	\$ (5,544)	\$ 389,338
Unrealized gain (loss)	3,280,879	6,959,486	1,948,022	285,736	12,474,123
	<u>\$ 3,384,669</u>	<u>\$ 7,175,449</u>	<u>\$ 2,023,151</u>	<u>\$ 280,192</u>	<u>\$ 12,863,461</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 2023, the Municipality contributed \$205,394 to the Plan. The Municipality had no liability outstanding at December 31, 2023.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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### 12. Leases

The Parking Fund leases two retail spaces at its North Parking Garage to third parties under lease terms of six 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. The Municipality receives total monthly payments of approximately \$17,000 relating to these leases. The Municipality recognized \$196,052 in lease revenue and \$15,953 in interest revenue during 2023 related to these leases. As of December 31, 2023, the Municipality's receivable for lease payments was \$706,718. Also, the Municipality has deferred inflows of resources associated with leases that will be recognized as revenue over the lease terms. As of December 31, 2023, the balance of the deferred inflows of resources was \$615,324.

As of December 31, 2023, future lease payments are as follows:

<u>Year Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 194,109	\$ 12,455	\$ 206,564
2025	224,697	8,220	232,917
2026	134,687	4,118	138,805
2027	67,183	2,454	69,637
2028	43,198	1,171	44,369
2029-2033	37,559	2,461	40,020
2034	5,285	40	5,325
Total	<u>\$ 706,718</u>	<u>\$ 30,919</u>	<u>\$ 737,637</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

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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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 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.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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### Pennsylvania Department of Environmental Protection Consent Order

On May 6, 2004, the Municipality 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, the Municipality 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 (GLS) of acceptable flows in the system and to report on the same.

# MT. LEBANON, PENNSYLVANIA

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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In 2022, the Municipality reviewed the GLS as during its due diligence and an updated Schedule B was submitted. The updated Schedule B verified that improvements made to the system since 2008 reduced the measured flow at the point of connections (POC) in the system. In addition, in 2022, flow monitoring on smaller reaches of sewers was completed to obtain more data to strategically select projects to meet the GLS. The Municipality met all required deadlines of the COA in 2022.

Concurrently in 2022, ALCOSAN continued an effort to regionalize portions of the trunk sewer system that services multiple municipalities. The Municipality in 2023 passed a resolution agreeing to enter into an agreement with ALCOSAN for regionalization of sewers within the Municipality that service other municipalities. ALCOSAN is now completing due diligence necessary to make the transfer of ownership. This may happen in late 2024 or early 2025.

During the year ended December 31, 2023, the Municipality incurred approximately \$2.0 million in expenditures related to sanitary sewer improvements.

In 2024, the Municipality has awarded a \$2.8 million source reduction project. This is the first of multiple projects anticipated to comply with the Phase II consent order GLS. Flow monitoring will be completed after completion of the project to gauge its success.

The Municipality was also awarded a small sewer and water grant to address another source reduction project in the Saw Mill Run Watershed. The project will cost approximately \$500,000; the grant is for \$422,000.

By June of 2024, the Municipality will submit its plans with Castle Shannon Borough and Scott Township to eliminate known sanitary sewer overflows.

In September of 2024, the balance of projects to address flow targets will be identified and planned for 2025.

### Commitments

The Municipality has entered into contract commitments related to various capital purchases and projects. As of December 31, 2023, the Municipality had approximately \$1.4 million in commitments related to various capital projects.

# MT. LEBANON, PENNSYLVANIA

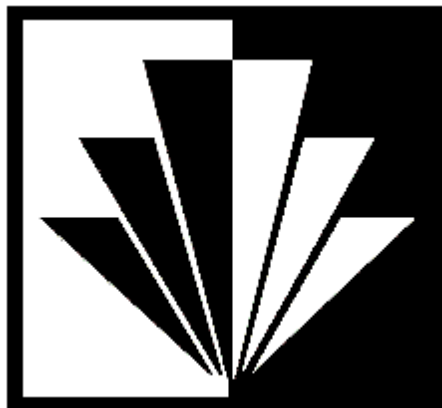
## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

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### 15. Stormwater Fees

On January 4, 2023, in the case of *Borough of West Chester v. Pa State System of Higher Education and West Chester University of Pa. of the State System of Higher Education*, No. 260 M.D. 2018 (Pa. Cmwlt. Jan. 4, 2023), the Pennsylvania Commonwealth Court ruled that the Storm Water Fee imposed by the Borough of West Chester constituted a tax and the tax-exempt school system defendants should not be subject to the fee. Since the Municipality imposes a similar fee, the Municipality may be subject to adjustments to the Storm Water Fee depending on appeals filed by the Borough of West Chester or appeals made by similar entities in Mt. Lebanon. Currently, tax-exempt properties make up 11.6% of the Municipality's Storm Water Fees collected.



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REQUIRED

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SUPPLEMENTARY INFORMATION

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**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

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Total Pension Liability:</b>										
Service cost	\$ 685,382	\$ 695,210	\$ 642,260	\$ 623,203	\$ 623,431	\$ 591,920	\$ 595,445	\$ 584,860	\$ 524,753	\$ 487,918
Interest	2,309,099	2,234,764	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	(234,198)	(95,738)	(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	(1,701,024)	(1,549,636)	(1,400,064)	(1,254,328)	(1,229,665)	(1,182,357)	(1,153,080)	(1,114,298)	(1,066,084)	(1,055,408)
<b>Net Changes in Total Pension Liability</b>	<b>1,059,259</b>	<b>1,284,600</b>	<b>1,923,848</b>	<b>1,150,631</b>	<b>1,431,128</b>	<b>1,288,298</b>	<b>1,169,424</b>	<b>1,701,216</b>	<b>1,292,288</b>	<b>1,013,988</b>
<b>Total Pension Liability - Beginning</b>	<b>33,372,037</b>	<b>32,087,437</b>	<b>30,163,589</b>	<b>29,012,958</b>	<b>27,581,830</b>	<b>26,293,532</b>	<b>25,124,108</b>	<b>23,422,892</b>	<b>22,130,604</b>	<b>21,116,616</b>
<b>Total Pension Liability - Ending (a)</b>	<b>\$ 34,431,296</b>	<b>\$ 33,372,037</b>	<b>\$ 32,087,437</b>	<b>\$ 30,163,589</b>	<b>\$ 29,012,958</b>	<b>\$ 27,581,830</b>	<b>\$ 26,293,532</b>	<b>\$ 25,124,108</b>	<b>\$ 23,422,892</b>	<b>\$ 22,130,604</b>
<b>Plan Fiduciary Net Position:</b>										
Contributions - employer	\$ 389,508	\$ 397,860	\$ 520,891	\$ 511,555	\$ 456,673	\$ 424,715	\$ 403,602	\$ 413,887	\$ 433,269	\$ 432,172
Contributions - member	242,184	232,936	259,575	247,441	242,483	233,311	222,616	222,255	222,399	200,620
Net investment income	4,078,190	(5,454,152)	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	(1,701,024)	(1,549,636)	(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	(18,276)	(28,823)	(38,840)	(23,208)	(30,566)	(47,065)	(52,741)	(68,792)	(79,994)	(13,394)
<b>Net Change in Plan Fiduciary Net Position</b>	<b>2,990,582</b>	<b>(6,401,815)</b>	<b>4,168,794</b>	<b>3,748,801</b>	<b>4,990,279</b>	<b>(2,026,170)</b>	<b>3,323,687</b>	<b>797,989</b>	<b>(433,806)</b>	<b>1,064,389</b>
<b>Plan Fiduciary Net Position - Beginning</b>	<b>31,725,315</b>	<b>38,127,130</b>	<b>33,958,336</b>	<b>30,209,535</b>	<b>25,219,256</b>	<b>27,245,426</b>	<b>23,921,739</b>	<b>23,123,750</b>	<b>23,557,556</b>	<b>22,493,167</b>
<b>Plan Fiduciary Net Position - Ending (b)</b>	<b>\$ 34,715,897</b>	<b>\$ 31,725,315</b>	<b>\$ 38,127,130</b>	<b>\$ 33,958,336</b>	<b>\$ 30,209,535</b>	<b>\$ 25,219,256</b>	<b>\$ 27,245,426</b>	<b>\$ 23,921,739</b>	<b>\$ 23,123,750</b>	<b>\$ 23,557,556</b>
<b>Net Pension (Asset) Liability - Ending (a-b)</b>	<b>\$ (284,601)</b>	<b>\$ 1,646,722</b>	<b>\$ (6,039,693)</b>	<b>\$ (3,794,747)</b>	<b>\$ (1,196,577)</b>	<b>\$ 2,362,574</b>	<b>\$ (951,894)</b>	<b>\$ 1,202,369</b>	<b>\$ 299,142</b>	<b>\$ (1,426,952)</b>
<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	<b>100.83%</b>	<b>95.07%</b>	<b>118.82%</b>	<b>112.58%</b>	<b>104.12%</b>	<b>91.43%</b>	<b>103.62%</b>	<b>95.21%</b>	<b>98.72%</b>	<b>106.45%</b>
<b>Covered Payroll</b>	<b>\$ 5,636,338</b>	<b>\$ 5,366,094</b>	<b>\$ 5,319,127</b>	<b>\$ 5,032,161</b>	<b>\$ 4,995,603</b>	<b>\$ 4,740,168</b>	<b>\$ 4,452,316</b>	<b>\$ 4,495,374</b>	<b>\$ 4,474,435</b>	<b>\$ 4,008,309</b>
<b>Net Pension (Asset) Liability as a Percentage of Covered Payroll</b>	<b>(5.05%)</b>	<b>30.69%</b>	<b>(113.55%)</b>	<b>(75.41%)</b>	<b>(23.95%)</b>	<b>49.84%</b>	<b>(21.38%)</b>	<b>26.75%</b>	<b>6.69%</b>	<b>(35.60%)</b>

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

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Total Pension Liability:</b>										
Service cost	\$ 1,400,341	\$ 1,338,879	\$ 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	5,250,148	5,027,858	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	717,412	(194,390)	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	(4,144,787)	(3,801,104)	(3,482,058)	(3,195,714)	(3,048,980)	(2,657,376)	(2,361,531)	(2,319,172)	(2,267,742)	(2,209,527)
<b>Net Changes in Total Pension Liability</b>	<b>3,223,114</b>	<b>2,371,243</b>	<b>4,740,517</b>	<b>3,498,143</b>	<b>2,890,447</b>	<b>2,670,050</b>	<b>3,041,775</b>	<b>4,426,977</b>	<b>4,018,051</b>	<b>2,290,875</b>
<b>Total Pension Liability - Beginning</b>	<b>74,921,718</b>	<b>72,550,475</b>	<b>67,809,958</b>	<b>64,311,815</b>	<b>61,421,368</b>	<b>58,751,318</b>	<b>55,709,543</b>	<b>51,282,566</b>	<b>47,264,515</b>	<b>44,973,640</b>
<b>Total Pension Liability - Ending (a)</b>	<b>\$ 78,144,832</b>	<b>\$ 74,921,718</b>	<b>\$ 72,550,475</b>	<b>\$ 67,809,958</b>	<b>\$ 64,311,815</b>	<b>\$ 61,421,368</b>	<b>\$ 58,751,318</b>	<b>\$ 55,709,543</b>	<b>\$ 51,282,566</b>	<b>\$ 47,264,515</b>
<b>Plan Fiduciary Net Position:</b>										
Contributions - employer	\$ 2,298,109	\$ 2,257,099	\$ 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	260,057	251,818	247,264	248,961	250,972	232,434	238,177	207,998	203,554	181,912
Net investment income	8,644,090	(11,336,821)	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	(4,144,787)	(3,801,104)	(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	(26,624)	(50,738)	(64,150)	(45,077)	(50,780)	(88,187)	(95,084)	(120,705)	(141,950)	(16,497)
<b>Net Change in Plan Fiduciary Net Position</b>	<b>7,030,845</b>	<b>(12,679,746)</b>	<b>8,976,107</b>	<b>8,119,562</b>	<b>10,873,893</b>	<b>(3,098,929)</b>	<b>7,548,957</b>	<b>2,383,142</b>	<b>(191,880)</b>	<b>2,451,758</b>
<b>Plan Fiduciary Net Position - Beginning</b>	<b>66,065,043</b>	<b>78,744,789</b>	<b>69,768,682</b>	<b>61,649,120</b>	<b>50,775,227</b>	<b>53,874,156</b>	<b>46,325,199</b>	<b>43,942,057</b>	<b>44,133,937</b>	<b>41,682,179</b>
<b>Plan Fiduciary Net Position - Ending (b)</b>	<b>\$ 73,095,888</b>	<b>\$ 66,065,043</b>	<b>\$ 78,744,789</b>	<b>\$ 69,768,682</b>	<b>\$ 61,649,120</b>	<b>\$ 50,775,227</b>	<b>\$ 53,874,156</b>	<b>\$ 46,325,199</b>	<b>\$ 43,942,057</b>	<b>\$ 44,133,937</b>
<b>Net Pension (Asset) Liability - Ending (a-b)</b>	<b>\$ 5,048,944</b>	<b>\$ 8,856,675</b>	<b>\$ (6,194,314)</b>	<b>\$ (1,958,724)</b>	<b>\$ 2,662,695</b>	<b>\$ 10,646,141</b>	<b>\$ 4,877,162</b>	<b>\$ 9,384,344</b>	<b>\$ 7,340,509</b>	<b>\$ 3,130,578</b>
<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	<b>93.54%</b>	<b>88.18%</b>	<b>108.54%</b>	<b>102.89%</b>	<b>95.86%</b>	<b>82.67%</b>	<b>91.70%</b>	<b>83.15%</b>	<b>85.69%</b>	<b>93.38%</b>
<b>Covered Payroll</b>	<b>\$ 5,866,446</b>	<b>\$ 5,618,946</b>	<b>\$ 5,500,832</b>	<b>\$ 5,533,253</b>	<b>\$ 5,577,948</b>	<b>\$ 5,165,202</b>	<b>\$ 5,292,825</b>	<b>\$ 5,202,636</b>	<b>\$ 5,081,332</b>	<b>\$ 4,537,748</b>
<b>Net Pension (Asset) Liability as a Percentage of Covered Payroll</b>	<b>86.06%</b>	<b>157.62%</b>	<b>(112.61%)</b>	<b>(35.40%)</b>	<b>47.74%</b>	<b>206.11%</b>	<b>92.15%</b>	<b>180.38%</b>	<b>144.46%</b>	<b>68.99%</b>

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

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Total Pension Liability:</b>										
Service cost	\$ 344,725	\$ 311,703	\$ 290,755	\$ 287,561	\$ 286,393	\$ 297,870	\$ 311,943	\$ 352,303	\$ 330,893	\$ 364,155
Interest	1,337,795	1,291,452	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	84,095	-	-	-	23,995	-	-	-	-	-
Differences between expected and actual experience	(44,619)	(189,827)	(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	(1,053,123)	(975,322)	(928,756)	(855,164)	(842,843)	(792,299)	(637,575)	(531,475)	(478,956)	(489,422)
<b>Net Changes in Total Pension Liability</b>	<b>668,873</b>	<b>438,006</b>	<b>1,045,318</b>	<b>133,941</b>	<b>691,373</b>	<b>591,502</b>	<b>321,248</b>	<b>1,000,849</b>	<b>1,028,959</b>	<b>868,415</b>
<b>Total Pension Liability - Beginning</b>	<b>19,244,843</b>	<b>18,806,837</b>	<b>17,761,519</b>	<b>17,627,578</b>	<b>16,936,205</b>	<b>16,344,703</b>	<b>16,023,455</b>	<b>15,022,606</b>	<b>13,993,647</b>	<b>13,125,232</b>
<b>Total Pension Liability - Ending (a)</b>	<b>\$ 19,913,716</b>	<b>\$ 19,244,843</b>	<b>\$ 18,806,837</b>	<b>\$ 17,761,519</b>	<b>\$ 17,627,578</b>	<b>\$ 16,936,205</b>	<b>\$ 16,344,703</b>	<b>\$ 16,023,455</b>	<b>\$ 15,022,606</b>	<b>\$ 13,993,647</b>
<b>Plan Fiduciary Net Position:</b>										
Contributions - employer	\$ 152,630	\$ 131,174	\$ 213,578	\$ 230,607	\$ 220,441	\$ 230,060	\$ 338,241	\$ 364,036	\$ 455,969	\$ 448,324
Contributions - member	91,520	88,794	94,114	88,209	88,473	89,058	91,154	84,081	82,730	72,526
Net investment income	2,430,682	(3,248,513)	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	(1,053,123)	(975,322)	(928,756)	(855,164)	(842,843)	(792,299)	(637,575)	(531,475)	(478,956)	(489,422)
Administrative expense	(12,009)	(21,449)	(24,898)	(14,047)	(20,249)	(29,911)	(33,886)	(43,140)	(51,122)	(9,888)
<b>Net Change in Plan Fiduciary Net Position</b>	<b>1,609,700</b>	<b>(4,025,316)</b>	<b>2,297,500</b>	<b>2,028,541</b>	<b>2,910,012</b>	<b>(1,387,236)</b>	<b>2,201,031</b>	<b>706,348</b>	<b>40,608</b>	<b>909,156</b>
<b>Plan Fiduciary Net Position - Beginning</b>	<b>18,976,128</b>	<b>23,001,444</b>	<b>20,703,944</b>	<b>18,675,403</b>	<b>15,765,391</b>	<b>17,152,627</b>	<b>14,951,596</b>	<b>14,245,248</b>	<b>14,204,640</b>	<b>13,295,484</b>
<b>Plan Fiduciary Net Position - Ending (b)</b>	<b>\$ 20,585,828</b>	<b>\$ 18,976,128</b>	<b>\$ 23,001,444</b>	<b>\$ 20,703,944</b>	<b>\$ 18,675,403</b>	<b>\$ 15,765,391</b>	<b>\$ 17,152,627</b>	<b>\$ 14,951,596</b>	<b>\$ 14,245,248</b>	<b>\$ 14,204,640</b>
<b>Net Pension (Asset) Liability - Ending (a-b)</b>	<b>\$ (672,112)</b>	<b>\$ 268,715</b>	<b>\$ (4,194,607)</b>	<b>\$ (2,942,425)</b>	<b>\$ (1,047,825)</b>	<b>\$ 1,170,814</b>	<b>\$ (807,924)</b>	<b>\$ 1,071,859</b>	<b>\$ 777,358</b>	<b>\$ (210,993)</b>
<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	<b>103.38%</b>	<b>98.60%</b>	<b>122.30%</b>	<b>116.57%</b>	<b>105.94%</b>	<b>93.09%</b>	<b>104.94%</b>	<b>93.31%</b>	<b>94.83%</b>	<b>101.51%</b>
<b>Covered Payroll</b>	<b>\$ 2,305,171</b>	<b>\$ 2,177,584</b>	<b>\$ 2,071,148</b>	<b>\$ 1,893,835</b>	<b>\$ 1,920,449</b>	<b>\$ 1,929,787</b>	<b>\$ 1,823,074</b>	<b>\$ 1,895,055</b>	<b>\$ 1,966,010</b>	<b>\$ 1,826,798</b>
<b>Net Pension (Asset) Liability as a Percentage of Covered Payroll</b>	<b>(29.16%)</b>	<b>12.34%</b>	<b>(202.53%)</b>	<b>(155.37%)</b>	<b>(54.56%)</b>	<b>60.67%</b>	<b>(44.32%)</b>	<b>56.56%</b>	<b>39.54%</b>	<b>(11.55%)</b>

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

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>GENERAL EMPLOYEES PLAN:</b>										
<b>Schedule of Municipality's Contributions</b>										
Actuarially determined contribution	\$ 389,508	\$ 397,860	\$ 520,891	\$ 511,555	\$ 456,673	\$ 424,715	\$ 403,602	\$ 413,887	\$ 433,269	\$ 432,172
Contributions in relation to the actuarially determined contribution	389,508	397,860	520,891	511,555	456,673	424,715	403,602	413,887	433,269	432,172
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 5,636,338	\$ 5,366,094	\$ 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	6.91%	7.41%	9.79%	10.17%	9.14%	8.96%	9.06%	9.21%	9.68%	10.78%
<b>Investment Returns</b>										
Annual money-weighted rate of return, net of investment expense	13.99%	-15.79%	13.96%	14.55%	20.64%	-4.77%	16.41%	5.96%	0.04%	6.86%
<b>POLICE PLAN:</b>										
<b>Schedule of Municipality's Contributions</b>										
Actuarially determined contribution	\$ 2,240,219	\$ 2,210,149	\$ 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	2,298,109	2,257,099	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)	\$ (57,890)	\$ (46,950)	\$ -	\$ (100,455)	\$ (46,170)	\$ (22,085)	\$ (42,019)	\$ -	\$ -	\$ -
Covered payroll	\$ 5,866,446	\$ 5,618,946	\$ 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	39.17%	40.17%	41.43%	43.16%	42.18%	45.56%	39.86%	39.46%	37.52%	41.20%
<b>Investment Returns</b>										
Annual money-weighted rate of return, net of investment expense	14.04%	-15.64%	13.87%	14.51%	20.72%	-4.81%	16.39%	5.98%	0.02%	6.53%
<b>FIREFIGHTER PLAN:</b>										
<b>Schedule of Municipality's Contributions</b>										
Actuarially determined contribution	\$ 152,630	\$ 131,174	\$ 213,578	\$ 230,607	\$ 220,441	\$ 230,060	\$ 338,241	\$ 364,036	\$ 455,969	\$ 448,324
Contributions in relation to the actuarially determined contribution	152,630	131,174	213,578	230,607	220,441	230,060	338,241	364,036	455,969	448,324
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 2,305,171	\$ 2,177,584	\$ 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	6.62%	6.02%	10.31%	12.18%	11.48%	11.92%	18.55%	19.21%	23.19%	24.54%
<b>Investment Returns</b>										
Annual money-weighted rate of return, net of investment expense	14.03%	15.59%	13.98%	14.40%	20.66%	-4.67%	16.36%	5.95%	0.02%	6.90%

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

# MT. LEBANON, PENNSYLVANIA

## NOTES TO REQUIRED SUPPLEMENTARY SCHEDULES PENSION TRUST FUNDS

YEAR ENDED DECEMBER 31, 2023

### Actuarial Methods and Assumptions

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

	<u>General Employees</u>	<u>Police</u>	<u>Firefighter</u>
Actuarial valuation date	1/1/2021	1/1/2021	1/1/2021
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	7.00%	7.00%	7.00%
Projected salary increases	4.50%	5.25%	4.50%
Inflation rate	2.50%	2.50%	2.50%
Cost-of-living adjustments	N/A	2.0% *	N/A
Mortality table	2010 Public Retirement Plans - General Employee	2010 Public Retirement Plans - Public Safety	2010 Public Retirement Plans - Public Safety

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, 2023

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### 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

# MT. LEBANON, PENNSYLVANIA

## NOTES TO REQUIRED SUPPLEMENTARY SCHEDULES PENSION TRUST FUNDS

YEAR ENDED DECEMBER 31, 2023

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

In 2021, the investment rate of return was lowered from 7.25% to 7.00%, projected salary increases were lowered from 4.75% to 4.5%, and the inflation rate was lowered from 2.75% to 2.50%. The mortality table was updated from the RP-2014 table to the 2010 Public Retirement Plans – General Employees table.

### 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.

In 2021, the investment rate of return was lowered from 7.25% to 7.00%, projected salary increases were lowered from 5.50% to 5.25%, and the inflation rate was lowered from 2.75% to 2.50%. The mortality table was updated from the RP-2014 with 50% of the Blue Collar adjustment table to the 2010 Public Retirement Plans – Public Safety table.

### 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.

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# MT. LEBANON, PENNSYLVANIA

## NOTES TO REQUIRED SUPPLEMENTARY SCHEDULES PENSION TRUST FUNDS

YEAR ENDED DECEMBER 31, 2023

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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.

In 2021, the investment rate of return was lowered from 7.25% to 7.00%, projected salary increases were lowered from 4.75% to 4.50%, and the inflation rate was lowered from 2.75% to 2.50%. The mortality table was updated from the RP-2014 with 50% of the Blue Collar adjustment table to the 2010 Public Retirement Plans – Public Safety table.

## MT. LEBANON, PENNSYLVANIA

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

YEARS ENDED DECEMBER 31  
LAST TEN YEARS\*

	2023	2022	2021	2020	2019	2018	2017
<b>Total OPEB Liability:</b>							
Service cost	\$ 48,532	\$ 55,870	\$ 54,507	\$ 59,103	\$ 57,523	\$ 69,975	\$ 68,102
Interest	220,399	228,120	220,784	225,520	216,439	214,728	205,526
Changes of benefit terms	31,431	-	-	-	-	-	-
Differences between expected and actual experience	(243,158)	-	(151,136)	-	(103,546)	-	-
Changes of assumptions	15,444	-	75,252	-	-	-	-
Benefit payments, including refunds of member contributions	(199,771)	(181,917)	(162,096)	(159,300)	(141,557)	(148,546)	(148,590)
<b>Net Changes in Total OPEB Liability</b>	<b>(127,123)</b>	<b>102,073</b>	<b>37,311</b>	<b>125,323</b>	<b>28,859</b>	<b>136,157</b>	<b>125,038</b>
<b>Total OPEB Liability - Beginning</b>	<b>3,394,495</b>	<b>3,292,422</b>	<b>3,255,111</b>	<b>3,129,788</b>	<b>3,100,929</b>	<b>2,964,772</b>	<b>2,839,734</b>
<b>Total OPEB Liability - Ending (a)</b>	<b>\$ 3,267,372</b>	<b>\$ 3,394,495</b>	<b>\$ 3,292,422</b>	<b>\$ 3,255,111</b>	<b>\$ 3,129,788</b>	<b>\$ 3,100,929</b>	<b>\$ 2,964,772</b>
<b>Plan Fiduciary Net Position:</b>							
Contributions - employer	\$ 143,007	\$ 129,821	\$ 129,821	\$ 184,191	\$ 184,191	\$ 201,692	\$ 201,692
Net investment income (loss)	332,524	(475,686)	349,970	330,798	389,484	(111,628)	248,280
Benefit payments, including refunds of member contributions	(199,771)	(181,917)	(162,096)	(159,300)	(141,557)	(148,546)	(148,590)
Administrative expense	(7,005)	(6,137)	(7,779)	(3,254)	(7,246)	(4,359)	(6,413)
<b>Net Change in Plan Fiduciary Net Position</b>	<b>268,755</b>	<b>(533,919)</b>	<b>309,916</b>	<b>352,435</b>	<b>424,872</b>	<b>(62,841)</b>	<b>294,969</b>
<b>Plan Fiduciary Net Position - Beginning</b>	<b>2,068,010</b>	<b>2,601,929</b>	<b>2,292,013</b>	<b>1,939,578</b>	<b>1,514,706</b>	<b>1,577,547</b>	<b>1,282,578</b>
<b>Plan Fiduciary Net Position - Ending (b)</b>	<b>\$ 2,336,765</b>	<b>\$ 2,068,010</b>	<b>\$ 2,601,929</b>	<b>\$ 2,292,013</b>	<b>\$ 1,939,578</b>	<b>\$ 1,514,706</b>	<b>\$ 1,577,547</b>
<b>Net OPEB Liability (Asset) - Ending (a-b)</b>	<b>\$ 930,607</b>	<b>\$ 1,326,485</b>	<b>\$ 690,493</b>	<b>\$ 963,098</b>	<b>\$ 1,190,210</b>	<b>\$ 1,586,223</b>	<b>\$ 1,387,225</b>
<b>Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability</b>	<b>71.52%</b>	<b>60.92%</b>	<b>79.03%</b>	<b>70.41%</b>	<b>61.97%</b>	<b>48.85%</b>	<b>53.21%</b>
<b>Covered Employee Payroll</b>	<b>\$ 15,223,545</b>	<b>\$ 14,511,420</b>	<b>\$ 14,167,519</b>	<b>\$ 13,773,626</b>	<b>\$ 13,376,391</b>	<b>\$ 13,117,492</b>	<b>\$ 12,515,658</b>
<b>Net OPEB Liability (Asset) as a Percentage of Covered Employee Payroll</b>	<b>6.11%</b>	<b>9.14%</b>	<b>4.87%</b>	<b>6.99%</b>	<b>8.90%</b>	<b>12.09%</b>	<b>11.08%</b>

\* 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\*

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
<b>Schedule of Municipality's Contributions</b>							
Actuarially determined contribution	\$ 143,007	\$ 129,821	\$ 129,821	\$ 184,191	\$ 184,191	\$ 201,692	\$ 201,692
Contributions in relation to the actuarially determined contribution	143,007	129,821	129,821	184,191	184,191	201,692	201,692
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 15,223,545	\$ 14,511,420	\$ 14,167,519	\$ 13,773,626	\$ 13,376,391	\$ 13,117,492	\$ 12,515,658
Contributions as a percentage of covered employee payroll	0.94%	0.89%	0.92%	1.34%	1.38%	1.54%	1.61%
<b>Investment Returns</b>							
Annual money-weighted rate of return, net of investment expense	15.06%	-17.38%	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, 2023

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### Actuarial Methods and Assumptions

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

- Actuarial valuation date – January 1, 2023;
- 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 20 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%.

For the January 1, 2023 actuarial valuation report, the retirement age assumption for General and Public Works employees was changed from attainment of age 60 and 25 years of service to age 60 and 20 years of service.

### Change in Benefits

As of January 1, 2023, the maximum medical reimbursement rate for future Fire Union retirees will be \$400, with this amount increasing annually by the percentage change in the

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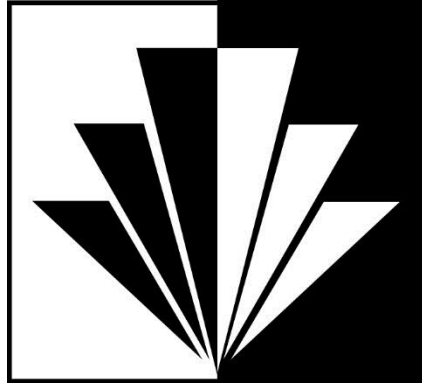
# MT. LEBANON, PENNSYLVANIA

## NOTES TO REQUIRED SUPPLEMENTARY SCHEDULES OTHER POSTEMPLOYMENT BENEFITS TRUST FUND

YEAR ENDED DECEMBER 31, 2023

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CPI-W measured from July to July. Additionally, as of January 1, 2023, “other” participants who were not previously eligible for the post-retirement medical reimbursement benefit (employees hired after January 1, 2012) are not eligible for a medical reimbursement of \$400 per month upon separation after age 60 and completion of 20 years of service.



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COMBINING AND INDIVIDUAL FUND  
FINANCIAL STATEMENTS AND SCHEDULES

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## **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, 2023, 2022, AND 2021

Assets	2023	2022	2021
Cash and other money market instruments	\$ 10,318,209	\$ 12,675,530	\$ 11,020,650
Receivables:			
Taxes	4,281,196	4,101,379	3,905,395
Assessments	45,177	39,212	42,559
Accounts	554,867	709,133	738,295
Due from other funds	2,513,341	1,320,263	1,269,210
Due from other governments	497,773	420,351	566,168
Other assets	684,388	555,480	594,143
<b>Total Assets</b>	<b>\$ 18,894,951</b>	<b>\$ 19,821,348</b>	<b>\$ 18,136,420</b>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balance</b>			
Liabilities:			
Accounts payable	\$ 1,102,146	\$ 1,272,909	\$ 1,107,601
Advance deposits	598,847	717,398	633,375
Due to other funds	1,313,721	958,153	1,385,313
Accrued payroll and deductions payable	1,414,514	1,422,137	1,320,125
Unearned revenue	-	-	1,170,887
<b>Total Liabilities</b>	<b>4,429,228</b>	<b>4,370,597</b>	<b>5,617,301</b>
Deferred Inflows of Resources:			
Unavailable revenue	3,567,367	3,563,190	3,412,117
Fund Balance:			
Nonspendable:			
Prepaid items and inventory	684,388	555,480	594,143
Assigned for:			
Capital projects	395,418	553,510	380,799
Subsequent years budget	2,150,400	3,513,945	1,239,660
Parking operations	-	51,044	275,800
Future benefit obligations	65,000	65,000	65,000
Refund reserve	491,062	427,725	-
Unassigned	7,112,088	6,720,857	6,551,600
<b>Total Fund Balance</b>	<b>10,898,356</b>	<b>11,887,561</b>	<b>9,107,002</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</b>	<b>\$ 18,894,951</b>	<b>\$ 19,821,348</b>	<b>\$ 18,136,420</b>

# MT. LEBANON, PENNSYLVANIA

## GENERAL FUND COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

YEAR ENDED DECEMBER 31, 2023  
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2022 AND 2021)

	2023	2022	2021
<b>Revenues:</b>			
<hr/>			
Taxes:			
Real estate	\$ 13,443,752	\$ 13,475,998	\$ 13,052,389
Earned income	15,002,005	14,647,833	13,375,606
Other	4,042,419	4,044,100	4,053,453
Total taxes	32,488,176	32,167,931	30,481,448
Licenses, permits, and fees	1,236,692	1,180,193	1,072,606
Fines, forfeitures, and penalties	87,014	74,425	81,946
Investment earnings	398,505	131,013	14,846
Intergovernmental	1,612,286	4,271,048	1,927,654
Recreation	3,297,167	3,330,805	2,571,758
Other	2,555,879	2,343,078	2,364,826
Total revenues	41,675,719	43,498,493	38,515,084
<b>Expenditures:</b>			
<hr/>			
Current:			
General government	5,329,471	5,016,646	4,717,796
Community development	1,016,319	909,814	700,494
Public works	9,566,307	9,135,119	8,672,642
Human services	625,289	626,677	525,156
Culture and recreation	3,701,631	3,559,075	2,969,415
Public safety:			
Police	9,952,686	9,781,733	9,783,359
Fire	3,665,495	3,568,933	3,405,991
Other	1,188,304	1,066,803	1,215,574
Capital outlay	2,440,705	659,856	681,346
Total expenditures	37,486,207	34,324,656	32,671,773
<b>Excess of Revenues over Expenditures</b>	4,189,512	9,173,837	5,843,311
<b>Other Financing Sources (Uses):</b>			
<hr/>			
Transfers in:			
Storm Water Fund	454,904	511,903	526,716
Parking Fund	74,116	-	-
Sewage Fund	712,439	641,353	468,349
Total transfers in	1,241,459	1,153,256	995,065
Transfers out:			
Library Operating Fund	(1,631,055)	(1,501,470)	(1,470,530)
Debt Service Fund	(3,040,463)	(3,052,753)	(3,057,493)
Parking Fund	-	(290,145)	-
Capital Projects Fund	(1,748,658)	(2,702,166)	(2,040,538)
Total transfers out	(6,420,176)	(7,546,534)	(6,568,561)
Total other financing sources (uses)	(5,178,717)	(6,393,278)	(5,573,496)
<b>Net Change in Fund Balance</b>	(989,205)	2,780,559	269,815
<b>Fund Balance:</b>			
<hr/>			
Beginning of year	11,887,561	9,107,002	8,837,187
End of year	\$ 10,898,356	\$ 11,887,561	\$ 9,107,002

# MT. LEBANON, PENNSYLVANIA

## DETAILED SCHEDULE OF GENERAL FUND REVENUES BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2023

	Final Budget	Actual	Variance
<b>Real Estate Taxes:</b>			
Current year taxes	\$ 13,280,850	\$ 13,254,753	\$ (26,097)
Prior years' taxes and penalties	306,500	188,999	(117,501)
Total real estate taxes	13,587,350	13,443,752	(143,598)
<b>Earned Income Taxes</b>	13,825,000	15,002,005	1,177,005
<b>Other Taxes:</b>			
Local Services tax	410,000	478,617	68,617
Real estate transfer taxes	2,100,000	2,139,858	39,858
Utility taxes	29,000	28,748	(252)
County sales tax	1,205,000	1,395,196	190,196
Total other taxes	3,744,000	4,042,419	298,419
Total taxes	31,156,350	32,488,176	1,331,826
<b>Licenses, Permits, and Fees:</b>			
Public works permits	93,000	92,525	(475)
Building permits	190,000	275,835	85,835
Other permits, licenses, and fees	172,050	154,916	(17,134)
Cable TV franchise fees	679,650	701,940	22,290
Liquor license fees	8,150	11,476	3,326
Total licenses, permits, and fees	1,142,850	1,236,692	93,842
<b>Fines, Forfeitures, and Penalties:</b>			
Motor vehicle code violations	100,000	48,431	(51,569)
Ordinance violation fines	10,000	24,299	14,299
Animal fines and kennel charges	1,500	1,500	-
Alarm system and other fines	16,200	12,784	(3,416)
Total fines, forfeitures, and penalties	127,700	87,014	(40,686)
<b>Investment Earnings</b>	330,000	398,505	68,505
<b>Intergovernmental</b>	3,665,820	1,612,286	(2,053,534)
<b>Recreation:</b>			
Recreation center	2,084,020	1,912,269	(171,751)
Golf course	498,150	520,278	22,128
Tennis center	269,500	256,916	(12,584)
Seasonal programs	590,760	607,704	16,944
Total recreation	3,442,430	3,297,167	(145,263)
<b>Other:</b>			
Joint programs	953,250	953,852	602
Mt. Lebanon magazine	481,580	471,821	(9,759)
Charges for service	480,840	570,896	90,056
Other	721,900	473,998	(247,902)
Assessments	77,000	85,312	8,312
Total other	2,714,570	2,555,879	(158,691)
Total revenues	\$ 42,579,720	\$ 41,675,719	\$ (904,001)



# MT. LEBANON, PENNSYLVANIA

## DETAILED SCHEDULE OF GENERAL FUND EXPENDITURES BY PROGRAM BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2023

	Final Budget	Actual	Variance
<b>General Government:</b>			
General management	\$ 711,260	\$ 728,322	\$ (17,062)
Public information	909,580	833,589	75,991
Legal services	330,260	311,346	18,914
Financial management	572,190	564,333	7,857
Treasury management	29,460	29,787	(327)
Real estate tax collection	158,420	151,169	7,251
Earned income tax collection	248,850	272,677	(23,827)
Other tax collection	7,380	8,463	(1,083)
Insurance	367,480	364,237	3,243
Information services	719,190	726,847	(7,657)
Office services	100,460	92,741	7,719
Fringe benefits unallocated	1,094,000	1,245,960	(151,960)
Total general government	5,248,530	5,329,471	(80,941)
<b>Community Development:</b>			
Economic development	252,400	176,992	75,408
Planning	263,060	247,838	15,222
Engineering	32,700	41,471	(8,771)
Inspection	522,630	430,550	92,080
Civic activity	154,770	119,468	35,302
Total community development	1,225,560	1,016,319	209,241
<b>Public Works:</b>			
Administration	564,490	546,794	17,696
Transportation:			
Street maintenance	657,080	693,040	(35,960)
Curb maintenance	204,530	180,306	24,224
Pedestrian routes	282,940	301,423	(18,483)
Ice and snow control	597,940	250,176	347,764
Traffic planning and signals	499,380	401,079	98,301
Traffic signs and painting	211,480	210,466	1,014
Street lighting	4,000	4,631	(631)
Total transportation	2,457,350	2,041,121	416,229
Sanitation:			
Sanitary sewer maintenance	515,130	712,440	(197,310)
Storm sewer maintenance	323,530	275,219	48,311
Refuse collection	2,435,020	2,356,370	78,650
Street sweeping	478,080	446,694	31,386
Total sanitation	3,751,760	3,790,723	(38,963)
Buildings, grounds, and equipment:			
Public safety building	366,080	404,622	(38,542)
Municipal building maintenance	274,790	245,595	29,195
Public works building maintenance	156,580	154,743	1,837
Firing range	58,030	11,416	46,614
Library building maintenance	332,310	359,357	(27,047)
Parks maintenance	720,250	637,328	82,922
Planting areas	41,840	39,281	2,559
Forestry	683,400	656,849	26,551
Equipment maintenance	656,500	678,478	(21,978)
Total buildings, grounds, and equipment	3,289,780	3,187,669	102,111
Total public works	10,063,380	9,566,307	497,073

(Continued)

# MT. LEBANON, PENNSYLVANIA

## DETAILED SCHEDULE OF GENERAL FUND EXPENDITURES BY PROGRAM BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2023  
(Continued)

	Final Budget	Actual	Variance
<b>Human Services:</b>			
Library	-	3,267	(3,267)
Outreach program	132,040	105,215	26,825
Medical Rescue Team South	492,570	459,267	33,303
Community organizations	32,500	57,540	(25,040)
Total human services	657,110	625,289	31,821
<b>Culture and Recreation:</b>			
Recreation management	404,990	394,724	10,266
Recreation center	2,236,150	2,050,629	185,521
Golf course	615,720	507,997	107,723
Tennis center	264,080	312,687	(48,607)
Seasonal programs	472,170	435,594	36,576
Total culture and recreation	3,993,110	3,701,631	291,479
<b>Public Safety:</b>			
Police:			
Administration	826,640	708,137	118,503
Field service	6,544,480	7,049,799	(505,319)
Support service	420,320	358,083	62,237
Investigations	1,061,310	731,940	329,370
Traffic safety	686,410	664,481	21,929
Crime prevention	594,690	440,246	154,444
Total police	10,133,850	9,952,686	181,164
Fire	3,668,850	3,665,495	3,355
Other:			
Emergency management	46,250	38,704	7,546
Crossing guards	612,860	548,729	64,131
Animal control	620,590	600,871	19,719
Total other	1,279,700	1,188,304	91,396
Total public safety	15,082,400	14,806,485	275,915
<b>Capital Outlay:</b>			
Equipment	1,084,380	855,635	228,745
Buildings and other improvements	1,831,200	1,585,070	246,130
Total capital outlay	2,915,580	2,440,705	474,875
Total expenditures by program	\$ 39,185,670	\$ 37,486,207	\$ 1,699,463

# MT. LEBANON, PENNSYLVANIA

## DETAILED SCHEDULE OF GENERAL FUND EXPENDITURES BY OBJECT BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2023

	Final Budget	Actual	Variance
<b>Personnel Costs:</b>			
Regular salaries and wages	\$ 12,749,570	\$ 12,269,185	\$ 480,385
Overtime wages	1,165,980	1,590,268	(424,288)
Part-time and temporary wages	1,766,490	1,559,175	207,315
Retainers and special salaries	27,400	26,890	510
Fringe benefits	7,258,740	7,122,548	136,192
<b>Total personnel costs</b>	<b>22,968,180</b>	<b>22,568,066</b>	<b>400,114</b>
<b>Contractual Services:</b>			
Special appropriations	1,064,910	1,060,024	4,886
Professional and consulting services	1,837,090	1,880,856	(43,766)
Training and conferences	133,230	94,707	38,523
Memberships	35,050	32,785	2,265
Insurance	367,480	364,237	3,243
Utilities and telephone	1,023,060	1,025,409	(2,349)
Repairs and maintenance	196,500	207,965	(11,465)
Printing and photography	155,260	150,529	4,731
Postage	80,400	71,554	8,846
Rentals	166,870	158,169	8,701
Contractual service	4,961,020	4,784,545	176,475
Other contractual services	1,057,120	844,361	212,759
<b>Total contractual services</b>	<b>11,077,990</b>	<b>10,675,141</b>	<b>402,849</b>
<b>Commodities:</b>			
Office supplies	31,450	22,322	9,128
Books and periodicals	12,300	6,113	6,187
Equipment	1,204,390	854,283	350,107
Maintenance supplies	549,400	578,921	(29,521)
Construction supplies	34,000	31,223	2,777
Supplies for resale and recreation supplies	99,900	83,942	15,958
Botanical supplies	25,300	23,030	2,270
Fuels and lubricants	267,180	202,461	64,719
<b>Total commodities</b>	<b>2,223,920</b>	<b>1,802,295</b>	<b>421,625</b>
<b>Capital Budget</b>	<b>2,915,580</b>	<b>2,440,705</b>	<b>474,875</b>
<b>Total expenditures by object</b>	<b>\$ 39,185,670</b>	<b>\$ 37,486,207</b>	<b>\$ 1,699,463</b>

# MT. LEBANON, PENNSYLVANIA

## SEWAGE FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2023, 2022, AND 2021

	2023	2022	2021
<b>Assets</b>			
Cash and other money market instruments	\$ 14,423,218	\$ 13,794,116	\$ 13,892,370
Assessments receivable	1,726,591	1,596,286	1,371,932
<b>Total Assets</b>	<b>\$ 16,149,809</b>	<b>\$ 15,390,402</b>	<b>\$ 15,264,302</b>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balance</b>			
Liabilities:			
Accounts payable	\$ 2,055,298	\$ 1,970,143	\$ 1,867,604
Due to other funds	1,470,256	960,755	917,964
Total Liabilities	3,525,554	2,930,898	2,785,568
Deferred Inflows of Resources:			
Unavailable revenue	805,385	688,630	552,862
Fund Balance:			
Restricted for capital projects	11,818,870	11,770,874	11,925,872
Total Fund Balance	11,818,870	11,770,874	11,925,872
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</b>	<b>\$ 16,149,809</b>	<b>\$ 15,390,402</b>	<b>\$ 15,264,302</b>

# MT. LEBANON, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2023  
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2022 AND 2021)

	2023		2022	2021
	Final Budget	Actual		
<b>Revenues:</b>				
Licenses, permits, and fees	\$ 13,824,640	\$ 11,380,304	\$ 10,776,070	\$ 10,433,809
Fines, forfeitures, and penalties	19,520	12,330	19,594	7,697
Investment earnings	40,000	554,093	151,295	22,982
Other	37,000	39,760	37,437	37,050
Total revenues	13,921,160	11,986,487	10,984,396	10,501,538
<b>Expenditures:</b>				
General government	131,340	128,848	144,317	104,042
Public works	9,000,000	8,691,162	7,979,104	7,547,510
Total expenditures	9,131,340	8,820,010	8,123,421	7,651,552
<b>Excess of Revenues over Expenditures</b>	4,789,820	3,166,477	2,860,975	2,849,986
<b>Other Financing Sources (Uses):</b>				
Transfers out:				
Debt Service Fund	(157,720)	(157,702)	(157,631)	(157,755)
General Fund	(515,130)	(712,439)	(641,353)	(468,349)
Capital Projects Fund	(4,116,970)	(2,248,340)	(2,216,989)	(1,646,552)
Total other financing sources (uses)	(4,789,820)	(3,118,481)	(3,015,973)	(2,272,656)
<b>Net Change in Fund Balance</b>	\$ -	47,996	(154,998)	577,330
<b>Fund Balance:</b>				
Beginning of year		11,770,874	11,925,872	11,348,542
End of year		\$ 11,818,870	\$ 11,770,874	\$ 11,925,872

# MT. LEBANON, PENNSYLVANIA

## CAPITAL PROJECTS FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2023, 2022, AND 2021

	2023	2022	2021
<b>Assets</b>			
Cash and other money market investments	\$ 400,000	\$ 1,978,087	\$ 3,637,637
Receivables - accounts	144,297	44,000	44,000
Due from other funds	1,312,471	671,772	1,366,532
	<b>Total Assets</b>	<b>\$ 2,693,859</b>	<b>\$ 5,048,169</b>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balance</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 654,952	\$ 747,741	\$ 1,119,080
<b>Deferred Inflows of Resources:</b>			
Unavailable revenue	35,200	44,000	35,200
<b>Fund Balance:</b>			
Restricted	88,280	351,033	2,773,958
Assigned	1,078,336	1,551,085	1,119,931
	<b>Total Fund Balance</b>	<b>1,902,118</b>	<b>3,893,889</b>
	<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</b>	<b>\$ 2,693,859</b>	<b>\$ 5,048,169</b>

# MT. LEBANON, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2023  
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2022 AND 2021)

	2023		2022	2021
	Final Budget	Actual		
<b>Revenues:</b>				
Investment earnings	\$ -	\$ 4,885	\$ 12,537	\$ 4,015
Intergovernmental	1,309,650	849,520	675,000	419,202
Other	184,500	8,800	-	6,407
Total revenues	1,494,150	863,205	687,537	429,624
<b>Expenditures:</b>				
Capital outlay	9,339,440	6,464,401	8,380,799	6,491,913
Total expenditures	9,339,440	6,464,401	8,380,799	6,491,913
<b>Deficiency of Revenues over Expenditures</b>	<b>(7,845,290)</b>	<b>(5,601,196)</b>	<b>(7,693,262)</b>	<b>(6,062,289)</b>
<b>Other Financing Sources:</b>				
Transfers in:				
General Fund	2,114,330	1,748,658	2,702,166	2,040,538
Storm Water Fund	736,880	868,696	782,336	774,766
Sewage Fund	4,116,970	2,248,340	2,216,989	1,646,552
Net transfers	6,968,180	4,865,694	5,701,491	4,461,856
Total other financing sources	6,968,180	4,865,694	5,701,491	4,461,856
<b>Net Change in Fund Balance</b>	<b>\$ (877,110)</b>	<b>(735,502)</b>	<b>(1,991,771)</b>	<b>(1,600,433)</b>
<b>Fund Balance:</b>				
Beginning of year		1,902,118	3,893,889	5,494,322
End of year		\$ 1,166,616	\$ 1,902,118	\$ 3,893,889

## **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, 2023

Assets	Special Revenue Funds					Total
	State Highway Aid	Storm Water	Library Operating	Industrial Development Authority	Debt Service	
Cash and other money market instruments	\$ 363,125	\$ 570,651	\$ 955,562	\$ 13,099	\$ -	\$ 1,902,437
Receivables:						
Assessments	-	193,827	-	-	-	193,827
Accounts	-	-	1,291	-	-	1,291
Due from other funds	-	-	-	1,250	-	1,250
<b>Total Assets</b>	<b>\$ 363,125</b>	<b>\$ 764,478</b>	<b>\$ 956,853</b>	<b>\$ 14,349</b>	<b>\$ -</b>	<b>\$ 2,098,805</b>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balance</b>						
Liabilities:						
Accounts payable	\$ -	\$ 1,736	\$ 5,609	\$ -	\$ -	\$ 7,345
Due to other funds	288,444	582,731	101,417	-	-	972,592
Total Liabilities	288,444	584,467	107,026	-	-	979,937
Deferred Inflows of Resources:						
Unavailable revenue	-	180,011	-	-	-	180,011
Fund Balance:						
Restricted	74,681	-	406,104	14,349	-	495,134
Assigned	-	-	443,723	-	-	443,723
Total Fund Balance	74,681	-	849,827	14,349	-	938,857
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</b>	<b>\$ 363,125</b>	<b>\$ 764,478</b>	<b>\$ 956,853</b>	<b>\$ 14,349</b>	<b>\$ -</b>	<b>\$ 2,098,805</b>

# MT. LEBANON, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2023

	Special Revenue Funds					Total
	State Highway Aid	Storm Water	Library Operating	Industrial Development Authority	Debt Service	
<b>Revenues:</b>						
Licenses, permits, and fees	\$ -	\$ 1,456,812	\$ -	\$ 1,250	\$ -	\$ 1,458,062
Fines, forfeitures, and penalties	-	-	5,989	-	-	5,989
Investment earnings	34,067	41,011	4,759	624	-	80,461
Intergovernmental	890,565	-	627,116	-	-	1,517,681
Other	-	-	246,530	-	-	246,530
Total revenues	924,632	1,497,823	884,394	1,874	-	3,308,723
<b>Expenditures:</b>						
Current:						
General government	-	48,206	-	-	-	48,206
Community development	-	-	-	3,430	-	3,430
Public works	860,373	-	-	-	-	860,373
Human services	-	-	2,315,935	-	-	2,315,935
Debt service:						
Principal	-	-	-	-	2,835,000	2,835,000
Interest	-	-	-	-	489,182	489,182
Total expenditures	860,373	48,206	2,315,935	3,430	3,324,182	6,552,126
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	64,259	1,449,617	(1,431,541)	(1,556)	(3,324,182)	(3,243,403)
<b>Other Financing Sources (Uses):</b>						
Transfer in from General Fund	-	-	1,631,055	-	3,040,463	4,671,518
Transfer in from Sewage Fund	-	-	-	-	157,702	157,702
Transfer in from Storm Water Fund	-	-	-	-	126,017	126,017
Transfer out to Capital Projects Fund	-	(868,696)	-	-	-	(868,696)
Transfer out to Debt Service Fund	-	(126,017)	-	-	-	(126,017)
Transfer out to General Fund	-	(454,904)	-	-	-	(454,904)
Total other financing sources (uses)	-	(1,449,617)	1,631,055	-	3,324,182	3,505,620
<b>Net Change in Fund Balance</b>	64,259	-	199,514	(1,556)	-	262,217
<b>Fund Balance:</b>						
Beginning of year	10,422	-	650,313	15,905	-	676,640
End of year	\$ 74,681	\$ -	\$ 849,827	\$ 14,349	\$ -	\$ 938,857

# MT. LEBANON, PENNSYLVANIA

## STATE HIGHWAY AID FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2023, 2022, AND 2021

	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Assets</b>			
Cash and other money market instruments	\$ 363,125	\$ 10,422	\$ 10,360
Due from other funds	-	-	14,708
Total Assets	<u>\$ 363,125</u>	<u>\$ 10,422</u>	<u>\$ 25,068</u>
<b>Liabilities and Fund Balance</b>			
Liabilities:			
Accounts payable	\$ -	\$ -	\$ 25,068
Due to other funds	288,444	-	-
Total Liabilities	<u>288,444</u>	<u>-</u>	<u>25,068</u>
Fund Balance - Restricted	<u>74,681</u>	<u>10,422</u>	<u>-</u>
<b>Total Liabilities and Fund Balance</b>	<u>\$ 363,125</u>	<u>\$ 10,422</u>	<u>\$ 25,068</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, 2023  
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2022 AND 2021)

	2023		2022	2021
	Final Budget	Actual		
<b>Revenues:</b>				
Investment earnings	\$ 1,000	\$ 34,067	\$ 2,836	\$ 838
Intergovernmental - state allocation	872,500	890,565	863,713	855,160
Total revenues	873,500	924,632	866,549	855,998
<b>Expenditures:</b>				
Current - public works	873,500	860,373	856,127	1,058,883
<b>Net Change in Fund Balance</b>	\$ -	64,259	10,422	(202,885)
<b>Fund Balance:</b>				
Beginning of year		10,422	-	202,885
End of year		\$ 74,681	\$ 10,422	\$ -

# MT. LEBANON, PENNSYLVANIA

## STORM WATER FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2023, 2022, AND 2021

	2023	2022	2021
<b>Assets</b>			
Cash and other money market instruments	\$ 570,651	\$ 250,464	\$ 280,773
Receivables - assessments	193,827	203,330	154,891
<b>Total Assets</b>	<b>\$ 764,478</b>	<b>\$ 453,794</b>	<b>\$ 435,664</b>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balance</b>			
Liabilities:			
Accounts payable	\$ 1,736	\$ -	\$ 332
Advance deposits	-	9,147	7,212
Due to other funds	582,731	265,181	275,751
Total Liabilities	584,467	274,328	283,295
Deferred Inflows of Resources:			
Unavailable revenue	180,011	179,466	152,369
Fund Balance - Restricted	-	-	-
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</b>	<b>\$ 764,478</b>	<b>\$ 453,794</b>	<b>\$ 435,664</b>

# MT. LEBANON, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2023  
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2022 AND 2021)

	2023		2022	2021
	Final Budget	Actual		
<b>Revenues:</b>				
Licenses, permits, and fees	\$ 1,450,000	\$ 1,456,812	\$ 1,429,654	\$ 1,445,638
Investment earnings	7,870	41,011	12,578	1,795
Total revenues	1,457,870	1,497,823	1,442,232	1,447,433
<b>Expenditures:</b>				
Current - general government	20,500	48,206	14,341	15,199
<b>Excess of Revenues Over Expenditures</b>	1,437,370	1,449,617	1,427,891	1,432,234
<b>Other Financing Uses:</b>				
Transfer out to Capital Projects Fund	(736,880)	(868,696)	(782,336)	(774,766)
Transfer out to Debt Service Fund	(126,020)	(126,017)	(133,652)	(130,752)
Transfer out to General Fund	(574,470)	(454,904)	(511,903)	(526,716)
Total other financing uses	(1,437,370)	(1,449,617)	(1,427,891)	(1,432,234)
<b>Net Change in Fund Balance</b>	\$ -	-	-	-
<b>Fund Balance:</b>				
Beginning of year		-	-	-
End of year		\$ -	\$ -	\$ -

# MT. LEBANON, PENNSYLVANIA

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

DECEMBER 31, 2023, 2022, AND 2021

	2023	2022	2021
<b>Assets</b>			
Cash and money market instruments	\$ 955,562	\$ 747,232	\$ 620,736
Receivables - accounts	1,291	141	220
<b>Total Assets</b>	<b>\$ 956,853</b>	<b>\$ 747,373</b>	<b>\$ 620,956</b>
<b>Liabilities and Fund Balance</b>			
Liabilities:			
Accounts payable	\$ 5,609	\$ 2,733	\$ 68,998
Due to other funds	101,417	94,327	75,495
Total Liabilities	107,026	97,060	144,493
Fund Balance:			
Restricted	406,104	368,807	266,680
Assigned	443,723	281,506	209,783
Total Fund Balance	849,827	650,313	476,463
<b>Total Liabilities and Fund Balance</b>	<b>\$ 956,853</b>	<b>\$ 747,373</b>	<b>\$ 620,956</b>

## MT. LEBANON, PENNSYLVANIA

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

YEARS ENDED DECEMBER 31, 2023, 2022, AND 2021

	2023	2022	2021
<b>Revenues:</b>			
Fines, forfeitures, and penalties	\$ 5,989	\$ 7,538	\$ 7,118
Investment earnings	4,759	339	430
Intergovernmental	627,116	517,693	494,804
Other	246,530	284,157	193,857
	884,394	809,727	696,209
<b>Expenditures:</b>			
Current - human services:			
Salaries, payroll taxes, and benefits	1,619,019	1,505,015	1,510,834
Collection	483,362	402,762	361,757
General administration	213,554	229,570	197,581
	2,315,935	2,137,347	2,070,172
<b>Deficiency of Revenues Over Expenditures</b>	<b>(1,431,541)</b>	<b>(1,327,620)</b>	<b>(1,373,963)</b>
<b>Other Financing Sources:</b>			
Transfer in from General Fund	1,631,055	1,501,470	1,470,530
<b>Net Change in Fund Balance</b>	199,514	173,850	96,567
<b>Fund Balance:</b>			
Beginning of year	650,313	476,463	379,896
End of year	\$ 849,827	\$ 650,313	\$ 476,463



# MT. LEBANON, PENNSYLVANIA

## INDUSTRIAL DEVELOPMENT AUTHORITY FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2023, 2022, AND 2021

	2023	2022	2021
<hr/> <b>Assets</b> <hr/>			
Cash and other money market instruments	\$ 13,099	\$ 15,905	\$ 11,775
Receivables - assessments	-	-	3,750
Due from other funds	1,250	-	-
	<hr/>	<hr/>	<hr/>
<b>Total Assets</b>	<b>\$ 14,349</b>	<b>\$ 15,905</b>	<b>\$ 15,525</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
<hr/> <b>Liabilities and Fund Balance</b> <hr/>			
Liabilities:			
Due to other funds	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Fund Balance - Restricted	14,349	15,905	15,525
	<hr/>	<hr/>	<hr/>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 14,349</b>	<b>\$ 15,905</b>	<b>\$ 15,525</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

# MT. LEBANON, PENNSYLVANIA

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

YEARS ENDED DECEMBER 31, 2023, 2022, AND 2021

	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Revenues:</b>			
<u>Licenses, permits, and fees</u>	\$ 1,250	\$ 3,750	\$ 3,750
Investment earnings	<u>624</u>	<u>190</u>	<u>26</u>
Total revenues	<u>1,874</u>	<u>3,940</u>	<u>3,776</u>
<b>Expenditures:</b>			
<u>Current - community development</u>	<u>3,430</u>	<u>3,560</u>	<u>3,480</u>
<b>Net Change in Fund Balance</b>	(1,556)	380	296
<b>Fund Balance:</b>			
<u>Beginning of year</u>	<u>15,905</u>	<u>15,525</u>	<u>15,229</u>
End of year	<u>\$ 14,349</u>	<u>\$ 15,905</u>	<u>\$ 15,525</u>

# MT. LEBANON, PENNSYLVANIA

## DEBT SERVICE FUND COMPARATIVE BALANCE SHEET

DECEMBER 31, 2023, 2022, AND 2021

	<u>2023</u>	<u>2022</u>	<u>2021</u>
<hr/> <b>Assets</b> <hr/>			
Cash and other money market instruments	\$ -	\$ -	\$ -
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
<hr/> <b>Liabilities and Fund Balance</b> <hr/>			
Liabilities	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Fund Balance - Restricted	-	-	-
	<hr/>	<hr/>	<hr/>
<b>Total Liabilities and Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

# MT. LEBANON, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2023  
(COMPARATIVE ACTUAL FOR YEARS ENDED DECEMBER 31, 2022 AND 2021)

	2023		2022	2021
	Final Budget	Actual		
<b>Revenues</b>	\$ -	\$ -	\$ -	\$ -
<hr/>				
<b>Expenditures:</b>				
Debt service:				
Principal	2,835,010	2,835,000	2,820,000	2,850,000
Interest	489,300	489,182	524,036	496,000
Bond issuance cost	-	-	-	-
	3,324,310	3,324,182	3,344,036	3,346,000
<b>Deficiency of Revenues Over Expenditures</b>	(3,324,310)	(3,324,182)	(3,344,036)	(3,346,000)
<hr/>				
<b>Other Financing Sources (Uses):</b>				
Transfers in from General Fund	3,040,570	3,040,463	3,052,753	3,057,493
Transfers in from Sewage Fund	157,720	157,702	157,631	157,755
Transfers in from Storm Water Fund	126,020	126,017	133,652	130,752
	3,324,310	3,324,182	3,344,036	3,346,000
<b>Net Change in Fund Balance</b>	-	-	-	-
<hr/>				
<b>Fund Balance:</b>				
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 SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - BY FACILITY

YEAR ENDED DECEMBER 31, 2023

	North Garage	South Garage	Meter	Lot	Properties	General	Total
<b>Operating Revenues:</b>							
Vehicle space rental	\$ 464,699	\$ 397,944	\$ -	\$ 167,357	\$ -	\$ -	\$ 1,030,000
Meter collections	-	-	410,607	255,659	-	-	666,266
Fine collections	-	-	104,815	31,200	-	126,180	262,195
Leases	189,464	-	-	-	6,588	-	196,052
Other	(2,995)	714	6,751	(8)	-	(3,063)	1,399
<b>Total operating revenues</b>	<b>651,168</b>	<b>398,658</b>	<b>522,173</b>	<b>454,208</b>	<b>6,588</b>	<b>123,117</b>	<b>2,155,912</b>
<b>Operating Expenses:</b>							
Personnel	188,170	178,726	120,970	103,382	42	136,514	727,804
Contracted services	111,387	111,563	87,129	47,258	738	54,947	413,022
Utilities	25,725	19,770	261	7,851	189	2,045	55,841
Materials and supplies	11,442	10,946	10,898	9,677	-	7,806	50,769
Depreciation	256,198	178,091	42,854	59,919	-	27,825	564,887
<b>Total operating expenses</b>	<b>592,922</b>	<b>499,096</b>	<b>262,112</b>	<b>228,087</b>	<b>969</b>	<b>229,137</b>	<b>1,812,323</b>
<b>Operating Income (Loss)</b>	<b>58,246</b>	<b>(100,438)</b>	<b>260,061</b>	<b>226,121</b>	<b>5,619</b>	<b>(106,020)</b>	<b>343,589</b>
<b>Nonoperating Revenues (Expenses):</b>							
Interest income	14,346	-	-	-	1,607	60,459	76,412
Interest expense	-	-	-	-	-	(3,585)	(3,585)
<b>Total nonoperating revenues (expenses)</b>	<b>14,346</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,607</b>	<b>56,874</b>	<b>72,827</b>
<b>Income (loss) before transfers</b>	<b>72,592</b>	<b>(100,438)</b>	<b>260,061</b>	<b>226,121</b>	<b>7,226</b>	<b>(49,146)</b>	<b>416,416</b>
Transfers out	-	-	-	-	-	(74,116)	(74,116)
<b>Change in Net Position</b>	<b>\$ 72,592</b>	<b>\$ (100,438)</b>	<b>\$ 260,061</b>	<b>\$ 226,121</b>	<b>\$ 7,226</b>	<b>\$ (123,262)</b>	<b>\$ 342,300</b>

## **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, 2023

	Pension Trust Funds				Other Postemployment Benefits	Total Trust Funds
	General Employees	Police	Firefighter	Total Pension		
<b>Assets</b>						
Accrued income receivable	\$ 2,120	\$ 3,979	\$ 1,164	\$ 7,263	\$ 57	\$ 7,320
Investments (at fair value):						
Equity funds	21,011,119	44,456,794	12,485,171	77,953,084	1,687,284	79,640,368
Fixed income funds	9,879,469	20,682,987	5,794,593	36,357,049	842,441	37,199,490
Partnerships/joint ventures	3,302,431	6,835,189	2,026,928	12,164,548	-	12,164,548
Short-term funds	520,758	1,116,939	277,972	1,915,669	12,697	1,928,366
<b>Total Assets</b>	<b>34,715,897</b>	<b>73,095,888</b>	<b>20,585,828</b>	<b>128,397,613</b>	<b>2,542,479</b>	<b>130,940,092</b>
<b>Liabilities</b>						
Accounts payable	-	-	-	-	205,714	205,714
<b>Net Position</b>						
Restricted for pensions	34,715,897	73,095,888	20,585,828	128,397,613	-	128,397,613
Restricted for OPEB benefits	-	-	-	-	2,336,765	2,336,765
<b>Total Net Position</b>	<b>\$ 34,715,897</b>	<b>\$ 73,095,888</b>	<b>\$ 20,585,828</b>	<b>\$ 128,397,613</b>	<b>\$ 2,336,765</b>	<b>\$ 130,734,378</b>

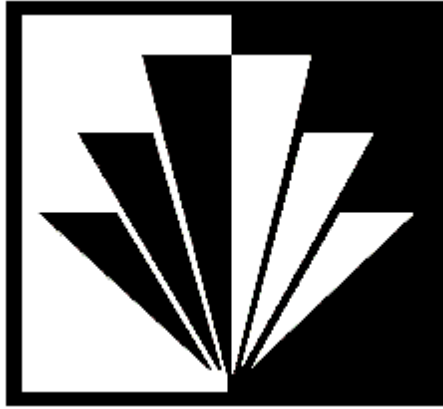


## MT. LEBANON, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2023

	Pension Trust Funds				Other	Total Trust Funds
	General Employees	Police	Firefighter	Total Pension	Postemployment Benefits	
<b>Additions:</b>						
Contributions:						
Employer, including state aid	\$ 389,508	\$ 2,298,109	\$ 152,630	\$ 2,840,247	\$ 143,007	\$ 2,983,254
Employee	242,184	260,057	91,520	593,761	-	593,761
<b>Total contributions</b>	<b>631,692</b>	<b>2,558,166</b>	<b>244,150</b>	<b>3,434,008</b>	<b>143,007</b>	<b>3,577,015</b>
Investment gain (loss):						
Net appreciation in fair value of investments	3,384,669	7,175,449	2,023,151	12,583,269	280,192	12,863,461
Interest and dividends	693,521	1,468,641	407,531	2,569,693	52,332	2,622,025
<b>Total investment gain (loss)</b>	<b>4,078,190</b>	<b>8,644,090</b>	<b>2,430,682</b>	<b>15,152,962</b>	<b>332,524</b>	<b>15,485,486</b>
Less investment expense	4,475	9,527	2,835	16,837	-	16,837
<b>Net investment gain (loss)</b>	<b>4,073,715</b>	<b>8,634,563</b>	<b>2,427,847</b>	<b>15,136,125</b>	<b>332,524</b>	<b>15,468,649</b>
<b>Total additions</b>	<b>4,705,407</b>	<b>11,192,729</b>	<b>2,671,997</b>	<b>18,570,133</b>	<b>475,531</b>	<b>19,045,664</b>
<b>Deductions:</b>						
Benefits	1,685,635	4,140,352	1,053,123	6,879,110	199,771	7,078,881
Withdrawals	15,389	4,435	-	19,824	-	19,824
Administrative expense	13,801	17,097	9,174	40,072	7,005	47,077
<b>Total deductions</b>	<b>1,714,825</b>	<b>4,161,884</b>	<b>1,062,297</b>	<b>6,939,006</b>	<b>206,776</b>	<b>7,145,782</b>
<b>Change in Plan Net Position</b>	<b>2,990,582</b>	<b>7,030,845</b>	<b>1,609,700</b>	<b>11,631,127</b>	<b>268,755</b>	<b>11,899,882</b>
<b>Net Position:</b>						
Beginning of year	31,725,315	66,065,043	18,976,128	116,766,486	2,068,010	118,834,496
End of year	\$ 34,715,897	\$ 73,095,888	\$ 20,585,828	\$ 128,397,613	\$ 2,336,765	\$ 130,734,378



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CAPITAL  
ASSETS

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# MT. LEBANON, PENNSYLVANIA

## COMPARATIVE SCHEDULE OF GOVERNMENTAL CAPITAL ASSETS - BY SOURCE

DECEMBER 31, 2023, 2022, AND 2021

	2023	2022	2021
<b>Capital Assets:</b>			
Land	\$ 7,266,047	\$ 7,266,047	\$ 7,266,047
Construction in progress	262,008	3,670,591	1,392,457
Buildings and improvements other than buildings	57,487,405	55,712,693	54,638,139
Infrastructure	121,453,214	113,147,146	108,264,379
Library book collection	2,724,249	2,644,852	2,607,269
Equipment	21,680,637	20,483,201	20,329,270
	\$ 210,873,560	\$ 202,924,530	\$ 194,497,561
<b>Investments in Capital Assets By Source:</b>			
Governmental funds	\$ 140,665,869	\$ 133,674,743	\$ 127,800,959
General Obligation Bonds	65,982,829	61,894,935	60,016,750
Gifts, grants, and other resources	4,224,862	7,354,852	6,679,852
	\$ 210,873,560	\$ 202,924,530	\$ 194,497,561

## MT. LEBANON, PENNSYLVANIA

### SCHEDULE OF CHANGES IN GOVERNMENTAL CAPITAL ASSETS - BY SOURCE

YEAR ENDED DECEMBER 31, 2023

	Land	Construction in Progress	Buildings and Improvements Other Than Buildings	Infrastructure	Library Book Collection	Equipment	Total
<b>Capital Assets, Beginning of Year</b>	\$ 7,266,047	\$ 3,670,591	\$ 55,712,693	\$ 113,147,146	\$ 2,644,852	\$ 20,483,201	\$ 202,924,530
Expenditures from:							
General Fund	-	102,764	1,512,238	-	-	1,147,961	2,762,963
General Obligation Bonds	-	-	-	4,087,894	-	-	4,087,894
Special Revenue and Capital Projects Funds	-	159,244	262,474	4,218,174	311,813	272,753	5,224,458
Gifts, Grants and Other Sources	-	-	-	-	-	485,280	485,280
Transfers	-	-	-	-	-	-	-
Less capital asset disposals	-	(3,670,591)	-	-	(232,416)	(708,558)	(4,611,565)
<b>Capital Assets, End of Year</b>	<u>\$ 7,266,047</u>	<u>\$ 262,008</u>	<u>\$ 57,487,405</u>	<u>\$ 121,453,214</u>	<u>\$ 2,724,249</u>	<u>\$ 21,680,637</u>	<u>\$ 210,873,560</u>

# MT. LEBANON, PENNSYLVANIA

## SCHEDULE OF GOVERNMENTAL CAPITAL ASSETS - BY FUNCTION AND ACTIVITY

DECEMBER 31, 2023

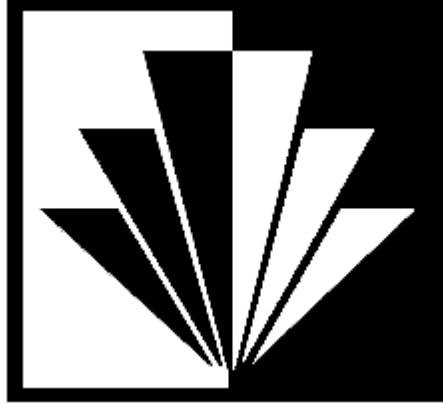
	Land	Construction in Progress	Buildings and Improvements other than Buildings	Infrastructure	Library Book Collection	Equipment	Total
<b>Administration:</b>							
General	\$ 94,563	\$ -	\$ 8,692,675	\$ -	\$ -	\$ 738,143	\$ 9,525,381
<b>Parks and Recreation:</b>							
Facilities	6,687,739	41,587	19,839,081	-	-	-	26,568,407
Vehicles and special purpose equipment	-	-	-	-	-	1,073,660	1,073,660
Total parks and recreation	6,687,739	41,587	19,839,081	-	-	1,073,660	27,642,067
<b>Public Works:</b>							
General	48,750	102,764	13,068,050	-	-	1,712,560	14,932,124
Infrastructure	-	-	-	121,453,214	-	-	121,453,214
Traffic installations	-	-	-	-	-	5,634,220	5,634,220
Vehicles and special purpose equipment	-	117,657	-	-	-	4,816,562	4,934,219
Total public works	48,750	220,421	13,068,050	121,453,214	-	12,163,342	146,953,777
<b>Fire Department:</b>							
General	-	-	-	-	-	982,538	982,538
Communications	-	-	-	-	-	310,931	310,931
Vehicles and apparatus	-	-	-	-	-	3,450,519	3,450,519
Total fire department	-	-	-	-	-	4,743,988	4,743,988
<b>Police Department:</b>							
General	-	-	-	-	-	441,282	441,282
Communications	-	-	-	-	-	452,982	452,982
Vehicles	-	-	-	-	-	1,849,498	1,849,498
Total police department	-	-	-	-	-	2,743,762	2,743,762
<b>Public Safety:</b>							
General	370,479	-	-	-	-	-	370,479
Facilities	-	-	10,269,733	-	-	-	10,269,733
Total public safety	370,479	-	10,269,733	-	-	-	10,640,212
<b>Public Library:</b>							
General	64,516	-	5,617,866	-	2,724,249	217,742	8,624,373
Total capital assets	<u>\$ 7,266,047</u>	<u>\$ 262,008</u>	<u>\$ 57,487,405</u>	<u>\$ 121,453,214</u>	<u>\$ 2,724,249</u>	<u>\$ 21,680,637</u>	<u>\$ 210,873,560</u>

# MT. LEBANON, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2023

	January 1, 2023	Additions	Disposals	Transfers/ Reclassifications	December 31, 2023
<b>Administration:</b>					
General	\$ 9,584,144	\$ -	\$ (58,763)	\$ -	\$ 9,525,381
<b>Parks and Recreation:</b>					
Facilities	25,319,255	1,265,683	(16,531)	-	26,568,407
Vehicles and special purpose equipment	1,020,108	53,552	-	-	1,073,660
Total parks and recreation	26,339,363	1,319,235	(16,531)	-	27,642,067
<b>Public Works:</b>					
General	14,761,991	170,133	-	-	14,932,124
Infrastructure	116,762,416	8,306,068	(3,615,270)	-	121,453,214
Traffic installations	5,181,241	452,979	-	-	5,634,220
Vehicles and special purpose equipment	4,480,600	541,413	(87,794)	-	4,934,219
Total public works	141,186,248	9,470,593	(3,703,064)	-	146,953,777
<b>Fire Department:</b>					
General	982,538	-	-	-	982,538
Communications	310,931	-	-	-	310,931
Vehicles and apparatus	3,142,930	674,912	(367,323)	-	3,450,519
Total fire department	4,436,399	674,912	(367,323)	-	4,743,988
<b>Police Department:</b>					
General	441,282	-	-	-	441,282
Communications	452,982	-	-	-	452,982
Vehicles	1,775,682	268,494	(194,678)	-	1,849,498
Total police department	2,669,946	268,494	(194,678)	-	2,743,762
<b>Public Safety:</b>					
General	370,479	-	-	-	370,479
Facilities	9,947,809	352,757	(30,833)	-	10,269,733
Total public safety	10,318,288	352,757	(30,833)	-	10,640,212
<b>Public Library:</b>					
General	8,390,142	474,604	(240,373)	-	8,624,373
Total capital assets	<u>\$ 202,924,530</u>	<u>\$ 12,560,595</u>	<u>\$ (4,611,565)</u>	<u>\$ -</u>	<u>\$ 210,873,560</u>



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STATISTICAL

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SECTION

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# Statistical Section

This section of the Mt. Lebanon Municipality's (Municipality) annual comprehensive 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.

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**MT. LEBANON, PENNSYLVANIA**

NET POSITION BY COMPONENT  
LAST TEN YEARS  
ACCRUAL BASIS OF ACCOUNTING

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017 <sup>(2)</sup></u>	<u>2016</u>	<u>2015</u>	<u>2014 <sup>(1)</sup></u>
Governmental Activities:										
Net investment in capital assets	\$ 102,707,342	\$ 96,590,736	\$ 92,471,301	\$ 88,715,893	\$ 87,061,522	\$ 80,723,787	\$ 77,334,705	\$ 74,482,051	\$ 71,957,562	\$ 66,597,935
Restricted	13,466,952	12,688,706	16,390,298	12,552,251	10,697,277	10,026,812	8,967,508	6,940,867	5,139,679	4,886,309
Unrestricted	17,572,635	18,390,959	11,761,017	8,316,488	2,671,486	3,479,951	4,452,226	5,569,888	6,514,149	7,893,497
<i>Total Governmental Activities Net Position</i>	<u>\$ 133,746,929</u>	<u>\$ 127,670,401</u>	<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>
Business-type Activities:										
Net investment in capital assets	\$ 7,088,910	\$ 7,316,917	\$ 7,398,705	\$ 7,533,617	\$ 7,609,277	\$ 7,344,896	\$ 7,061,560	\$ 6,340,964	\$ 5,413,745	\$ 4,953,686
Unrestricted	2,074,568	1,504,261	832,976	685,036	952,358	865,809	917,286	1,218,662	1,891,797	1,975,476
<i>Total Business-type Activities Net Position</i>	<u>\$ 9,163,478</u>	<u>\$ 8,821,178</u>	<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>
Primary Government:										
Net investment in capital assets	\$ 109,796,252	\$ 103,907,653	\$ 99,870,006	\$ 96,249,510	\$ 94,670,799	\$ 88,068,683	\$ 84,396,265	\$ 80,823,015	\$ 77,371,307	\$ 71,551,621
Restricted	13,466,952	12,688,706	16,390,298	12,552,251	10,697,277	10,026,812	8,967,508	6,940,867	5,139,679	4,886,309
Unrestricted	19,647,203	19,895,220	12,593,993	9,001,524	3,623,844	4,345,760	5,369,512	6,788,550	8,405,946	9,868,973
<i>Total Primary Government Net Position</i>	<u>\$ 142,910,407</u>	<u>\$ 136,491,579</u>	<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>

(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**

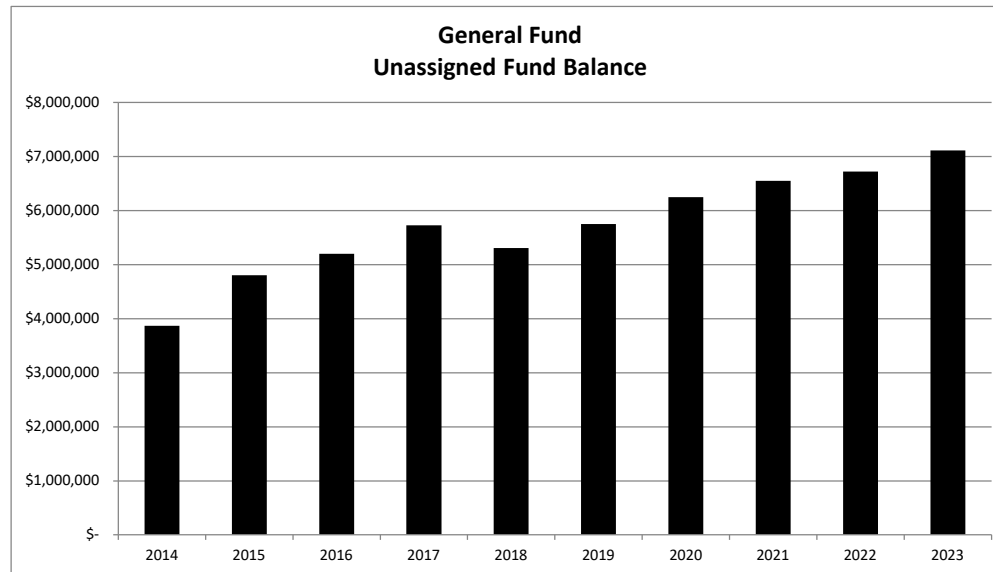
CHANGES IN NET POSITION  
LAST TEN YEARS  
ACCRUAL BASIS OF ACCOUNTING

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Program Revenues:</b>										
Governmental Activities:										
Charges for Services:										
General government	\$ 1,299,700	\$ 1,275,296	\$ 1,460,350	\$ 1,513,544	\$ 1,301,857	\$ 1,394,665	\$ 1,523,785	\$ 1,575,830	\$ 1,461,429	\$ 1,502,041
Community development	396,797	403,700	225,844	196,537	541,433	482,238	367,164	224,375	195,858	239,577
Public works	13,294,859	12,737,313	12,338,838	12,290,474	11,187,632	10,940,692	10,566,251	10,221,004	9,921,004	9,393,226
Human services	20,729	23,559	11,367	19,808	76,163	81,887	80,284	80,179	84,711	77,849
Cultural and recreation	3,296,364	3,329,303	2,555,085	1,411,668	2,936,559	2,867,480	2,591,871	3,004,355	2,973,206	2,815,975
Public safety	1,516,269	1,176,770	1,280,316	1,463,259	1,361,481	1,195,842	1,246,112	1,322,757	1,168,198	748,128
Operating grants and contributions	3,612,505	6,331,715	3,914,410	4,018,551	3,474,743	3,366,768	3,166,698	3,060,795	2,940,458	2,796,934
Capital grants and contributions	849,520	683,800	416,809	324,482	909,670	93,422	60,000	237,291	152,630	459,955
<i>Total governmental activities program revenues</i>	<u>24,286,743</u>	<u>25,961,456</u>	<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>
Business-type Activities - Parking	2,155,912	2,040,744	1,704,167	1,356,516	2,211,179	2,080,753	2,041,315	2,026,701	2,009,582	2,027,837
<i>Total primary government program revenues</i>	<u>\$ 26,442,655</u>	<u>\$ 28,002,200</u>	<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>
<b>Expenses:</b>										
Governmental Activities:										
General government	\$ 5,686,908	\$ 5,399,783	\$ 4,839,354	\$ 4,931,438	\$ 5,062,474	\$ 5,083,689	\$ 4,889,807	\$ 5,222,338	\$ 5,129,230	\$ 5,028,178
Community development	991,927	944,634	563,788	551,669	845,932	807,040	765,250	866,012	902,482	862,888
Public works	22,931,515	21,850,085	20,115,421	19,454,765	18,472,233	17,914,631	16,483,756	15,888,156	15,223,427	14,117,364
Human services	3,075,539	2,957,609	2,520,950	2,481,193	2,844,101	2,677,144	2,450,286	2,543,208	2,339,041	2,333,704
Cultural and recreation	4,302,351	4,210,977	3,451,649	2,890,377	3,818,175	3,270,388	3,509,202	3,674,132	3,616,982	3,446,210
Public safety	14,482,325	15,404,361	9,841,954	11,301,368	14,191,519	15,391,328	14,098,357	15,116,604	13,844,481	12,654,350
Interest on long-term debt	473,834	510,233	543,378	647,717	435,968	717,438	773,131	493,804	487,306	633,388
<i>Total governmental activities expenses</i>	<u>51,944,399</u>	<u>51,277,682</u>	<u>41,876,494</u>	<u>42,258,527</u>	<u>45,670,402</u>	<u>45,861,658</u>	<u>42,969,789</u>	<u>43,804,254</u>	<u>41,542,949</u>	<u>39,076,082</u>
Business-type Activities - Parking	1,815,908	1,769,676	1,691,954	1,553,022	1,702,327	1,691,641	1,467,454	1,613,856	1,487,970	1,500,662
<i>Total primary government expenses</i>	<u>\$ 53,760,307</u>	<u>\$ 53,047,358</u>	<u>\$ 43,568,448</u>	<u>\$ 43,811,549</u>	<u>\$ 47,372,729</u>	<u>\$ 47,553,299</u>	<u>\$ 44,437,243</u>	<u>\$ 45,418,110</u>	<u>\$ 43,030,919</u>	<u>\$ 40,576,744</u>
<b>General Revenues and Other Changes in Net Position:</b>										
Governmental Activities:										
Taxes:										
Real estate	\$ 13,521,114	\$ 13,478,250	\$ 12,990,197	\$ 12,909,098	\$ 12,919,031	\$ 12,868,406	\$ 12,856,418	\$ 12,344,588	\$ 12,064,474	\$ 12,062,164
Earned income	15,058,591	14,821,018	13,622,877	13,135,608	12,950,010	12,210,864	12,214,397	11,764,177	11,630,148	11,529,728
Other	4,042,419	4,044,100	4,053,453	3,759,170	3,586,749	3,300,552	3,186,782	3,154,416	2,999,496	2,777,634
Other - interest and transfer	1,112,060	20,643	44,932	370,675	624,809	534,953	338,830	195,903	184,986	181,454
<i>Total governmental activities</i>	<u>33,734,184</u>	<u>32,364,011</u>	<u>30,711,459</u>	<u>30,174,551</u>	<u>30,080,599</u>	<u>28,914,775</u>	<u>28,596,427</u>	<u>27,459,084</u>	<u>26,879,104</u>	<u>26,550,980</u>
Business-type Activities - Parking	2,296	318,429	815	(146,476)	(157,922)	(157,253)	(154,641)	(158,761)	(145,232)	(8,673)
<i>Total primary government</i>	<u>\$ 33,736,480</u>	<u>\$ 32,682,440</u>	<u>\$ 30,712,274</u>	<u>\$ 30,028,075</u>	<u>\$ 29,922,677</u>	<u>\$ 28,757,522</u>	<u>\$ 28,441,786</u>	<u>\$ 27,300,323</u>	<u>\$ 26,733,872</u>	<u>\$ 26,542,307</u>
<b>Change in Net Position</b>										
Governmental Activities	\$ 6,076,528	\$ 7,047,785	\$ 11,037,984	\$ 9,154,347	\$ 6,199,735	\$ 3,476,111	\$ 5,228,803	\$ 3,381,416	\$ 4,233,649	\$ 5,508,583
Business-type Activities	342,300	589,497	13,028	(342,982)	350,930	231,859	419,220	254,084	376,380	518,502
<i>Total primary government</i>	<u>\$ 6,418,828</u>	<u>\$ 7,637,282</u>	<u>\$ 11,051,012</u>	<u>\$ 8,811,365</u>	<u>\$ 6,550,665</u>	<u>\$ 3,707,970</u>	<u>\$ 5,648,023</u>	<u>\$ 3,635,500</u>	<u>\$ 4,610,029</u>	<u>\$ 6,027,085</u>

## MT. LEBANON, PENNSYLVANIA

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

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>General Fund:</b>										
Nonspendable	\$ 684,388	\$ 555,480	\$ 594,143	\$ 419,510	\$ 533,088	\$ 727,810	\$ 371,430	\$ 343,329	\$ 344,193	\$ 548,231
Restricted	-	-	-	-	-	-	-	-	-	-
Assigned	3,101,880	4,611,224	1,961,259	2,167,958	1,482,032	1,623,437	1,299,833	1,123,098	533,608	1,175,920
Unassigned	7,112,088	6,720,857	6,551,600	6,249,719	5,752,087	5,310,208	5,731,065	5,204,358	4,802,623	3,869,664
<b>Total General Fund</b>	<b>10,898,356</b>	<b>11,887,561</b>	<b>9,107,002</b>	<b>8,837,187</b>	<b>7,767,207</b>	<b>7,661,455</b>	<b>7,402,328</b>	<b>6,670,785</b>	<b>5,680,424</b>	<b>5,593,815</b>
<b>All Other Governmental Funds:</b>										
Restricted	12,402,284	12,517,041	14,982,035	16,256,310	15,754,252	12,645,773	15,949,669	7,170,091	6,328,567	7,958,638
Assigned	1,522,059	1,832,591	1,329,714	1,184,564	835,080	1,984,845	1,223,257	1,102,033	820,942	1,263,009
<b>Total All Other Governmental Funds</b>	<b>13,924,343</b>	<b>14,349,632</b>	<b>16,311,749</b>	<b>17,440,874</b>	<b>16,589,332</b>	<b>14,630,618</b>	<b>17,172,926</b>	<b>8,272,124</b>	<b>7,149,509</b>	<b>9,221,647</b>
<b>Total Governmental Funds</b>	<b>\$ 24,822,699</b>	<b>\$ 26,237,193</b>	<b>\$ 25,418,751</b>	<b>\$ 26,278,061</b>	<b>\$ 24,356,539</b>	<b>\$ 22,292,073</b>	<b>\$ 24,575,254</b>	<b>\$ 14,942,909</b>	<b>\$ 12,829,933</b>	<b>\$ 14,815,462</b>



**MT. LEBANON, PENNSYLVANIA**

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

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Revenues:</b>										
Real estate taxes	\$ 13,443,752	\$ 13,475,998	\$ 13,052,389	\$ 12,906,801	\$ 12,949,165	\$ 12,889,134	\$ 12,824,898	\$ 12,362,890	\$ 12,062,778	\$ 12,056,146
Earned income taxes	15,002,005	14,647,833	13,375,606	13,180,483	12,841,790	12,330,334	12,036,410	11,677,730	11,682,140	11,471,738
Other taxes	4,042,419	4,044,100	4,053,453	3,759,170	3,586,749	3,300,552	3,186,782	3,154,416	2,999,496	2,777,634
Licenses, permits, and fees	14,075,058	13,389,667	12,955,803	13,013,863	12,418,675	12,060,282	11,638,711	11,340,061	11,092,966	10,387,664
Fines, forfeitures, and penalties	105,333	101,557	96,761	126,029	201,964	186,559	207,410	221,927	227,209	234,949
Investment and rental <sup>(1)</sup>	1,037,944	310,788	44,932	219,255	452,919	368,653	176,679	36,291	27,389	26,265
Intergovernmental	3,979,487	6,327,454	3,696,820	3,461,422	3,688,462	2,765,572	2,575,004	2,469,729	2,601,595	2,417,986
Recreation	3,297,167	3,330,805	2,571,758	1,414,325	2,936,875	2,867,680	2,591,989	3,005,162	2,960,477	2,815,568
Other	2,850,969	2,664,672	2,602,140	3,036,257	2,637,315	2,543,176	2,576,343	2,716,154	2,374,327	2,208,572
<b>Total Revenues</b>	<b>57,834,134</b>	<b>58,292,874</b>	<b>52,449,662</b>	<b>51,117,605</b>	<b>51,713,914</b>	<b>49,311,942</b>	<b>47,814,226</b>	<b>46,984,360</b>	<b>46,028,377</b>	<b>44,396,522</b>
<b>Expenditures:</b>										
<b>Current:</b>										
General government	5,506,525	5,175,304	4,837,037	4,835,494	4,789,502	4,854,640	4,625,018	4,902,311	4,943,730	4,807,067
Community development	1,019,749	913,374	703,974	639,895	831,029	759,586	753,027	816,691	1,020,972	859,928
Public works	19,117,842	17,970,350	17,279,035	16,041,127	15,336,470	15,056,574	13,893,163	13,574,639	13,184,534	12,142,459
Human services	2,941,224	2,764,024	2,595,328	2,452,800	2,939,130	2,449,806	2,314,781	2,375,751	2,403,763	2,373,858
Cultural and recreation	3,701,631	3,559,075	2,969,415	2,322,576	3,062,313	2,959,763	2,704,130	2,849,603	2,871,336	2,706,114
Public Safety:										
Police	9,952,686	9,781,733	9,783,359	9,796,156	9,576,569	9,525,675	9,171,497	8,922,309	8,482,838	7,855,513
Fire	3,665,495	3,568,933	3,405,991	3,191,112	3,287,275	3,220,552	3,276,014	3,329,331	3,432,157	3,394,563
Other	1,188,304	1,066,803	1,215,574	934,804	1,080,581	1,002,111	898,368	880,789	852,520	833,449
Debt service:										
Principal Retirement	2,835,000	2,820,000	2,850,000	9,702,442	5,469,640	2,436,210	2,527,468	1,415,516	1,968,592	1,736,272
Interest and Fiscal Charges	489,182	524,036	496,000	920,826	779,680	737,176	699,482	510,567	710,652	660,227
Capital Outlay	8,905,106	9,040,655	7,173,259	6,473,081	10,855,641	9,285,251	6,288,179	5,469,916	8,361,841	11,035,151
<b>Total Expenditures</b>	<b>59,322,744</b>	<b>57,184,287</b>	<b>53,308,972</b>	<b>57,310,313</b>	<b>58,007,830</b>	<b>52,287,344</b>	<b>47,151,127</b>	<b>45,047,423</b>	<b>48,232,935</b>	<b>48,404,601</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>(1,488,610)</b>	<b>1,108,587</b>	<b>(859,310)</b>	<b>(6,192,708)</b>	<b>(6,293,916)</b>	<b>(2,975,402)</b>	<b>663,099</b>	<b>1,936,937</b>	<b>(2,204,558)</b>	<b>(4,008,079)</b>
<b>Other Financing Sources (Uses):</b>										
Transfers in	11,062,390	11,700,253	10,273,451	11,282,823	10,754,401	9,613,868	9,344,199	8,779,157	11,197,761	9,089,654
Transfers out	(10,988,274)	(11,990,398)	(10,273,451)	(11,131,403)	(10,582,511)	(9,447,568)	(9,182,048)	(8,619,545)	(11,040,164)	(8,934,465)
Refunds of prior year expenditures	-	-	-	-	52,264	525,921	-	-	-	-
Debt transfer to Parking Fund	-	-	-	-	-	-	-	-	-	-
Debt proceeds	-	-	-	-	4,855,000	-	8,800,000	-	-	2,545,000
Bond issuance premium (discount)	-	-	-	494,318	369,228	-	7,095	140,754	261,969	31,949
Proceeds of refunding bonds	-	-	-	13,940,000	2,910,000	-	-	4,355,000	9,015,864	-
Payment to refunded bond escrow agent	-	-	-	(6,471,508)	-	-	-	(4,479,327)	(9,216,401)	-
<b>Total Other Financing Sources (Uses)</b>	<b>74,116</b>	<b>(290,145)</b>	<b>-</b>	<b>8,114,230</b>	<b>8,358,382</b>	<b>692,221</b>	<b>8,969,246</b>	<b>176,039</b>	<b>219,029</b>	<b>2,732,138</b>
<b>Net Change in Fund Balances</b>	<b>\$ (1,414,494)</b>	<b>\$ 818,442</b>	<b>\$ (859,310)</b>	<b>\$ 1,921,522</b>	<b>\$ 2,064,466</b>	<b>\$ (2,283,181)</b>	<b>\$ 9,632,345</b>	<b>\$ 2,112,976</b>	<b>\$ (1,985,529)</b>	<b>\$ (1,275,941)</b>
Debt service as a percentage of non-capital expenditures	6.6%	7.0%	7.3%	20.8%	13.3%	7.5%	7.8%	4.9%	6.9%	6.5%
Debt service as a percentage of total expenditures	5.6%	5.8%	6.3%	18.5%	10.8%	6.1%	6.7%	4.3%	5.6%	5.0%

(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>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
<b>Function/Program:</b>										
Governmental Activities:										
General government	\$ 2,773,152	\$ 5,619,997	\$ 3,535,161	\$ 3,650,708	\$ 2,821,509	\$ 2,809,402	\$ 2,859,294	\$ 2,846,674	\$ 2,544,310	\$ 2,545,411
Community development	456,797	403,700	225,844	196,537	541,433	482,238	367,164	226,875	299,419	239,577
Public works	14,872,776	14,300,428	13,661,525	13,566,209	13,116,322	12,001,459	11,525,427	11,117,197	10,914,962	10,534,547
Human services	879,635	809,388	695,779	736,891	808,967	840,630	807,598	782,810	753,240	828,435
Cultural and recreation	3,343,594	3,332,939	2,573,802	1,416,796	2,937,738	2,869,864	2,594,292	3,139,992	2,984,254	2,825,067
Public safety:										
Police	693,228	615,127	523,071	825,698	686,145	609,748	722,699	887,848	667,662	254,379
Fire	498,959	230,812	207,870	240,951	217,531	218,138	226,777	249,094	241,097	321,892
Other	768,602	649,065	779,967	604,533	659,893	591,515	498,914	476,096	492,550	484,377
<i>Total Governmental Activities</i>	<u>24,286,743</u>	<u>25,961,456</u>	<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>
Business-type Activity - Parking	<u>2,155,912</u>	<u>2,040,744</u>	<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>
<i>Total Primary Government</i>	<u>\$ 26,442,655</u>	<u>\$ 28,002,200</u>	<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>

# MT. LEBANON, PENNSYLVANIA

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

<u>Year</u>	<u>Real Estate</u>	<u>Earned Income</u>	<u>Local Services</u>	<u>Real Estate Transfer</u>	<u>Utility</u>	<u>County Sales</u>	<u>Total</u>
2023	\$13,443,752	\$15,002,005	\$478,617	\$2,139,858	\$28,748	\$1,395,196	\$32,488,176
2022	13,475,998	14,647,833	462,562	2,262,135	29,601	1,289,802	32,167,931
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

# MT. LEBANON, PENNSYLVANIA

## PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS LAST TEN YEARS

Tax Year	Mills Levied			Total
	Mt. Lebanon	Mt. Lebanon School District	Allegheny County	
2023	4.91	27.59	4.73	37.23
2022	4.91	26.39	4.73	36.03
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

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

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

## MT. LEBANON, PENNSYLVANIA

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

Year	Taxable Real Property	Exempt Real Property	Total	Estimated Actual Values of Real Property	Mt. Lebanon Municipal Millage Rate
2023	\$2,758,364,656	\$388,443,700	\$3,146,808,356	\$3,146,808,356	4.91
2022	2,776,754,924	368,238,700	3,144,993,624	3,144,993,624	4.91
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

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 Annual Comprehensive Financial Reports



## MT. LEBANON, PENNSYLVANIA

### PRINCIPAL TAXPAYERS

DECEMBER 31, 2023 AND DECEMBER 31, 2014

<u>Taxpayer - Type of Real Property</u>	December 31, 2023			December 31, 2014		
	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>	\$ 23,362,550	1	0.85%	\$ 31,665,300	1	1.16%
Brookdale Senior Housing (A.H. Pennsylvania) - <i>Senior Housing</i>	19,000,000	2	0.69%	19,090,000	2	0.70%
Bower Hill Development - <i>Co-op Apartments</i>	17,500,000	3	0.63%	17,500,000	3	0.64%
IHP/Bower Hill LLC - <i>Apartments</i>	9,500,000	4	0.34%	9,400,000	5	0.35%
Virginia Manor Shops - <i>Retail Shops</i>	7,931,300	5	0.29%	6,355,400	7	0.23%
Springhill Suites (Mt. Lebanon Acquisitions LLC) - <i>Hotel</i>	7,632,000	6	0.28%			
Pendale Towers - <i>Apartments</i>	7,150,000	7	0.26%	6,000,000	9	0.22%
Public Storage - <i>Storage Facility</i>	6,265,400	8	0.23%			
St. Clair Memorial Hospital - <i>Medical Offices</i>	6,026,680	9	0.22%	6,026,680	8	0.22%
Tithonus Mount Lebanon - <i>Personal Care Facility</i>	5,700,000	10	0.21%	8,138,900	6	0.30%
Concordia Lutheran - <i>Senior Housing/Health</i>				12,862,752	4	0.47%
900 Washington Road - <i>Co-op Apartments</i>				5,374,700	10	0.20%
	\$ 110,067,930		4.00%	\$ 122,413,732		4.49%
Total Taxable Assessed Valuation	\$ 2,758,364,656			\$ 2,718,872,379		

Source: Mt. Lebanon Tax Office

Mt. Lebanon Annual Comprehensive 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
2023	\$13,634,539	\$13,407,469	98.33%	\$0	\$13,407,469	98.33%
2022	13,640,970	13,443,060	98.55%	106,441	13,549,501	99.33%
2021	13,114,226	12,912,805	98.46%	143,570	13,056,375	99.56%
2020	13,001,574	12,665,937	97.42%	303,992	12,969,929	99.76%
2019	12,982,654	12,768,207	98.32%	185,399	12,953,606	99.78%
2018	12,941,411	12,730,211	98.37%	188,632	12,918,843	99.83%
2017	12,917,422	12,679,105	98.16%	223,593	12,902,698	99.89%
2016	12,323,667	12,120,139	98.35%	193,411	12,313,550	99.92%
2015	12,309,292	12,132,595	98.56%	168,215	12,300,810	99.93%
2014	12,206,460	12,024,213	98.51%	174,215	12,198,428	99.93%

Source: Mt. Lebanon Tax Office

## MT. LEBANON, PENNSYLVANIA

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

Year	Tax Rate <sup>(1)</sup>	Collections for Current Year	Collections for Prior Years	Refunds	Total Collections	Commission <sup>(2)</sup>	Total Remitted
2023	0.80%	\$10,680,680	\$4,614,731	(\$340,045)	\$14,955,366	(\$272,678)	\$14,682,688
2022	0.80%	10,335,842	4,611,796	(346,527)	14,601,111	(267,890)	14,333,221
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

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) Per 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
2023	\$18,505,000	\$120,000	\$18,625,000	0.68%	\$547	\$547	0.98%
2022	21,340,000	205,000	21,545,000	0.78%	632	632	1.13%
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%

## MT. LEBANON, PENNSYLVANIA

### LEGAL DEBT MARGIN INFORMATION LAST TEN YEARS

	<u>Three year average revenue (borrowing base) <sup>(1)</sup></u>	<u>Legal debt limit <sup>(2)</sup></u>	<u>Debt applicable to limit</u>	<u>Legal debt margin</u>	<u>Legal debt margin % <sup>(3)</sup></u>
2023	\$68,382,291	\$170,955,728	\$18,625,000	\$152,330,728	89.11%
2022	66,147,506	165,368,765	21,545,000	143,823,765	86.97%
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%

(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, 2023

<u>Jurisdiction</u>	<u>Total Debt Outstanding</u>	<u>Percentage Applicable to Mt. Lebanon</u>	<u>Amount Applicable to Mt. Lebanon</u>
<b>Direct</b>			
Mt. Lebanon (1)	\$18,505,000	100.0%	\$18,505,000
<b>Overlapping</b>			
Mt. Lebanon School District (2)	114,350,000	100.0%	114,350,000
County of Allegheny (3)	891,669,679	3.2%	28,969,595
<i>Total Overlapping Debt</i>	<u>1,006,019,679</u>		<u>143,319,595</u>
<b>Total</b>	<u><u>\$1,024,524,679</u></u>		<u><u>\$161,824,595</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, 2023.

(3) Proportionate share of Allegheny County's existing debt as of December 31, 2023 (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, 2023			December 31, 2014		
	Employees	Rank	Percentage of Total Municipality Employment	Employees	Rank	Percentage of Total Municipality Employment
St Clair Hospital	1,760	1	17.7%	2,197	1	22.3%
Mt. Lebanon School District	806	2	8.1%	705	2	7.1%
Mt. Lebanon Municipality	208	3	2.1%	229	5	2.3%
Crown Castle USA	200	4	2.0%			
PNC Bank	173	5	1.7%			
Keystone Oaks School District	160	6	1.6%	175	7	1.8%
Concordia of South Hills	151	7	1.5%	147	8	1.5%
SBP Holdings	127	8	1.3%			
Brookdale Senior Living	106	9	1.1%			
Giant Eagle	105	10	1.1%	133	9	1.3%
Asbury Health Center				379	3	3.8%
Baptist Homes Nursing				245	4	2.5%
Family Hospice				181	6	1.8%
Devonshire of Mt. Lebanon				129	10	1.3%
<b>Total</b>	<b>3,796</b>		<b>38.2%</b>	<b>4,520</b>		<b>45.7%</b>
<b>Total Employees</b>	<b>9,963</b>			<b>9,868</b>		

Source: Mt. Lebanon Tax Office

# MT. LEBANON, PENNSYLVANIA

## DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN YEARS

Year	Population <sup>(1)</sup>	Total Personal Income <sup>(2)</sup>	Per Capita Personal Income <sup>(1)</sup>	Median Household Income <sup>(1)</sup>	Median Age <sup>(1)</sup>	Educational Attainment: Bachelor's Degree or higher <sup>(1)</sup>	School Enrollment <sup>(3)</sup>	Unemployment Rate <sup>(4)</sup>	Average Sales Price of Residential Property <sup>(5)</sup>	Total Taxable Assessed Property Value <sup>(5)</sup>
2023	34,075	\$ 1,910,005,975	\$ 56,053	\$ 100,011	43.8	70.6%	5,476	1.7%	\$ 428,019	\$2,758,364,656
2022	34,075	1,910,005,975	56,053	100,011	43.8	70.6%	5,412	2.3%	397,090	2,776,754,924
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

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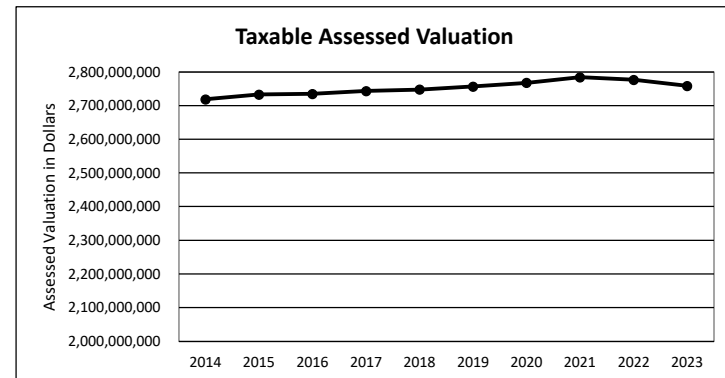
(1) Source: 2013-2019, 2010 U. S. Census/2020-2022, 2020 U.S. Census (Median Age not available from 2020 Census)

(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 (2013-2014); US Census Bureau American Community Survey (2015-2018); US Bureau of Labor Statistics for Mt. Lebanon (2019-2022)

(5) Source: Mt. Lebanon Tax Office





# MT. LEBANON, PENNSYLVANIA

## OPERATING INDICATORS BY FUNCTION/PROGRAM LAST TEN YEARS

Function/program	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>General Government:</b> <sup>(1)</sup>										
Lien letter & tax certification requests	808	990	1,777	2,022	1,293	952	1,802	1,161	2,381	1,341
LeboAlerts (online and SMS notification system)	252	294	269	229	367	375	339	413	442	347
<b>Community Development:</b>										
Number of permits issued <sup>(2)</sup>	1,000	1,054	819	745	637	650	623	585	536	526
Estimated value of construction <sup>a (2)</sup>	\$42,559,706	\$33,972,051	\$23,660,230	\$17,375,334	\$58,979,386	\$34,257,329	\$25,555,091	\$15,765,213	\$14,008,035	\$16,872,741
Occupancy permits issued <sup>(2)</sup>	62	56	38	33	8	25	18	28	43	24
Number of Planning Commission agenda items <sup>(3)</sup>	8	9	7	5	6	13	14	12	10	14
<b>Police:</b> <sup>(4)</sup>										
Calls for service <sup>b</sup>	19,557	18,588	18,750	18,790	20,819	21,819	23,094	25,796	26,996	27,385
Total arrests	274	314	246	378	487	548	565	609	603	635
Part I Offenses reported (major offenses)	232	157	210	170	264	293	280	414	315	276
Part I Offenses cleared percentage	32%	46%	23%	77%	37%	45%	50%	39%	41%	44%
Part II Offenses reported (other crimes)	542	552	609	518	647	611	610	716	674	676
Part II Offenses cleared percentage	34%	55%	22%	42%	53%	57%	54%	47%	57%	59%
DUI arrests	50	71	32	36	58	68	57	76	94	118
Animal control calls for service	1,454	1,567	1,489	1,924	1,691	2,207	1,881	2,203	2,093	2,089
<b>Fire:</b> <sup>(5)</sup>										
Calls for service (emergency and non-emergency) <sup>c</sup>	4,025	3,786	3,919	3,708	4,385	4,502	3,875	3,695	3,886	3,952
Responses involving loss	15	12	13	16	22	30	25	22	23	36
Fire loss (per capita)	\$9.58	\$6.87	\$10.54	\$6.49	\$9.74	\$31.21	\$4.27	\$10.83	\$23.73	\$6.69
Structure fires	6	17	9	11	16	17	9	29	15	15
<b>Public Works:</b> <sup>(6)</sup>										
Roads resurfaced (linear feet)	7,181	6,706	7,762	7,400	8,080	11,804	8,080	7,247	4,475	6,900
Roads reconstructed (linear feet)	4,055	4,687	4,750	5,450	5,300	6,500	6,564	5,875	6,250	5,600
Sidewalks repaired (square feet)	11,077	10,616	9,786	0	0	0	2,860	5,957	4,074	0
Curb replacement (linear feet)	2,211	2,265	2,228	1,866	1,459	2,614	1,604	2,341	1,515	695
Number of trees removed	159	129	160	176	147	157	122	146	134	149
Number of trees planted	129	146	120	175	121	58	116	157	133	343
Number of municipal trees	11,414	11,444	11,427	11,467	11,468	11,494	11,494	11,500	11,489	11,490
Residential curb side recycling tons picked up <sup>d</sup>	1,126	1,383	1,527	1,526	1,499	2,612	2,447	2,110	2,128	2,542
Truckloads of leaves picked-up <sup>e</sup>	1,059	1,350	962	959	892	1,624	1,033	1,030	926	1,529
Tons of snow melting salt used	2,496	5,522	4,708	3,813	4,893	5,463	3,006	5,519	3,748	7,202
Closed circuit televising (miles)	24.1	25.1	20.8	17.5	18.1	27.0	15.1	16.0	17.0	3.2
Point repairs	70	11	44	11	14	25	30	3	6	23
Root damage sidewalk restoration (square feet)	11,383	15,549	11,346	14,817	17,727	18,054	14,140	12,242	20,569	37,696
Structural liner corrections (linear feet)	15,342	19,144	24,580	17,444	17,317	11,295	3,526	2,350	11,100	16,425

# MT. LEBANON, PENNSYLVANIA

## OPERATING INDICATORS BY FUNCTION/PROGRAM LAST TEN YEARS

Function/program	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Recreation:</b> <sup>f (7)</sup>										
Ice Center Attendance	44,764	42,816	26,182	18,060	59,042	65,345	33,254	62,485	67,081	70,691
Pool Attendance	50,874	57,437	56,042	0	54,281	55,318	60,032	68,546	67,142	59,516
Number of golf rounds played	25,793	24,442	23,926	21,896	20,865	19,088	22,662	23,183	23,459	22,916
Number of Seasonal Programs	292	297	215	144	429	425	410	449	449	443
Seasonal Program Enrollment	9,619	9,068	6,742	3,430	10,876	10,417	11,291	11,790	10,696	10,815
Seasonal Program Attendance	66,764	64,585	52,786	22,479	66,170	67,418	72,537	74,038	68,726	70,966
Tennis Center Attendance	13,977	15,337	8,298	6,609	9,464	9,653	10,311	11,963	12,900	12,617
Number of Tennis Programs	124	130	125	87	122	118	108	113	117	131
Tennis Program Enrollment	1,197	1,253	1,182	798	1,044	1,006	993	1,051	1,121	1,280
Platform Tennis Center Attendance	7,893	7,861	7,818	5,974	6,988	6,480	7,320	7,084	7,471	7,115
<b>Library:</b> <sup>(8)</sup>										
Collection <sup>g</sup>	138,338	136,636	136,807	147,783	146,699	145,801	147,518	153,225	157,393	154,648
Circulation <sup>g</sup>	816,686	709,292	668,672	533,413	698,151	702,637	724,875	632,983	609,329	583,771
Reference questions	24,285	17,452	5,084	2,386	29,652	32,929	42,075	57,909	72,169	71,993
Number of programs	1,331	1,391	2,298	1,123	2,211	2,095	1,832	1,654	1,674	1,821
Program attendance	24,700	22,502	16,690	14,954	43,899	46,399	42,247	35,882	35,279	37,743
Registration	18,899	17,606	16,720	17,224	17,857	17,814	18,129	18,680	20,779	21,279
Registrations as a percentage of population	55%	52%	49%	52%	54%	54%	54%	56%	63%	64%
Visits by library patrons	301,832	248,872	140,122	108,059	360,720	343,995	368,930	328,774	359,104	360,960
Minutes patrons spent on computers in library <sup>h</sup>	669,480	544,224	1,005,488	1,175,244	6,337,740	7,286,840	6,417,127	6,297,676	5,871,568	5,332,644
<b>Parking:</b> <sup>(1)</sup>										
Meter tickets	7,677	7,466	7,287	5,791	6,413	6,516	7,098	5,029	5,781	7,423
Police tickets	6,309	7,471	4,911	3,088	6,815	6,846	6,704	7,514	8,084	8,195
Tickets paid online	9,276	9,316	7,964	5,614	7,189	4,950	3,749	3,232	3,164	2,930

(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.
  - h: Beginning in 2022, minutes spent on computers does not include public wifi.
  - 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	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>General Government</b>										
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	3	4	4	4	4	4	3	4	5	5
<b>Public Works</b>										
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	42	42	42	42	42	42	42	42	42	42
Sanitary sewers (miles) <sup>(1)</sup>	147.68	159.95	159.87	159.87	147.60	147.52	145.39	145.39	145.37	144.97
Storm sewers (miles)	71.91	71.58	75.81	75.81	74.30	72.33	60.51	60.51	60.25	59.97
Vehicles	30	28	28	28	28	29	28	28	26	26
<b>Library</b>										
Square footage occupied	30,060	30,060	30,060	30,060	30,060	30,060	30,060	30,060	30,060	30,060
Collection	138,338	136,636	136,807	147,783	146,699	145,801	147,518	153,225	157,393	154,648
<b>Recreation</b>										
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	304.11
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
<b>Public Safety</b>										
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	10	10	11	11	12	12	11	12	12
Police vehicles	36	34	35	34	34	40	32	35	30	30
<b>Parking</b>										
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	1,026	1,026	1,026	1,026	1,018	1,018	1,018	1,018	1,018	1,018
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

<u>Function/program</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
General Government:										
Administration	4.3	4.2	4.2	4.1	4.2	4.2	4.0	3.8	4.3	4.0
Information Technology	4.0	3.8	4.0	4.0	4.0	3.4	3.7	3.7	3.8	3.1
Finance	4.5	4.7	4.8	4.4	4.6	4.6	4.7	4.7	4.7	4.5
Tax	2.0	1.7	1.7	1.5	1.7	1.5	1.8	2.0	2.0	2.0
Public Information	6.4	7.0	5.9	5.7	5.8	6.4	6.3	6.3	6.3	5.0
Parking Clerical	1.0	1.0	1.0	0.8	1.0	1.0	1.0	1.0	1.0	1.0
Community Development										
Economic Develop/Planning	3.5	2.8	2.5	2.5	2.5	2.5	2.8	2.8	3.0	3.2
GIS	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0
Inspections	4.8	5.0	3.8	3.7	4.0	4.0	4.0	4.0	4.0	4.2
Public Works										
Administration	5.0	5.0	5.0	5.0	5.0	5.0	5.0	3.0	2.5	3.6
Maintenance/Labor	23.7	24.8	24.9	23.3	23.7	25.7	24.7	24.8	24.4	23.0
Maintenance/Labor - Parking	2.7	2.4	3.0	3.0	3.0	3.0	2.5	3.0	3.0	3.0
Human Services/Library	23.8	22.6	22.9	20.6	24.7	23.9	23.3	23.9	23.8	20.2
Public Safety										
Police Officers	43.4	42.7	44.4	44.6	45.5	43.8	44.7	45.0	44.6	45.0
Police Civilians <sup>(1)</sup>	9.5	9.4	10.2	9.8	9.6	9.7	8.8	8.8	8.5	8.6
Crossing Guards <sup>(2)</sup>	42.0	42.0	42.0	42.0	42.0	43.0	43.0	43.0	43.0	43.0
Fire	17.7	18.0	17.0	16.6	17.0	16.7	17.0	17.0	17.0	17.0
Fire civilians	1.1	1.1	1.1	1.1	1.1	1.0	1.1	1.2	1.2	1.2
Parking Enforcement	7.8	7.7	8.1	6.6	7.6	7.6	7.7	7.6	8.3	7.6
Recreation										
Management	4.0	4.0	4.0	3.8	4.0	4.1	4.9	5.3	5.4	5.3
Seasonal	1.7	2.0	1.5	0.1	2.0	2.0	2.0	1.4	1.5	1.7
Golf	5.2	6.1	5.9	5.5	5.8	5.4	5.3	5.5	5.2	3.5
Tennis	2.7	2.3	2.4	1.4	1.8	2.1	2.2	2.2	2.5	1.6
Ice Rink	16.2	16.4	13.1	11.4	17.2	16.0	14.4	17.2	16.0	13.2
Pool	8.0	9.0	7.5	0.0	7.8	8.0	8.1	8.5	9.1	6.7
Totals:	245.0	245.7	240.9	221.5	245.6	244.6	243.0	246.7	246.1	232.2

(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



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