

CITY OF BEAVERCREEK, OHIO

**Independent Auditors' Report on
Compliance and Internal Controls**

December 31, 2002



**Auditor of State
Betty Montgomery**

To the Honorable Mayor,
City Council and City Manager
City of Beavercreek
Beavercreek, Ohio

We have reviewed the Independent Auditor's Report of the City of Beavercreek, Greene County, prepared by Clark, Schaefer, Hackett & Co., for the audit period January 1, 2002 through December 31, 2002. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The City of Beavercreek is responsible for compliance with these laws and regulations.

Betty Montgomery

BETTY MONTGOMERY
Auditor of State

November 25, 2003

This Page is Intentionally Left Blank.

Clark, Schaefer, Hackett & Co.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS CONSULTANTS

Independent Auditors' Report on Compliance and on Internal Control Over Financial Reporting
Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

To the Honorable Mayor, City Council
And City Manager
City of Beavercreek, Ohio

We have audited the general-purpose financial statements of the City of Beavercreek, Ohio (the City), as of and for the year ended December 31, 2002, and have issued our report thereon dated June 20, 2003. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance

As part of obtaining reasonable assurance about whether the City's general-purpose financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of noncompliance that we have reported to management of the City in a separate letter dated June 20, 2003.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. However, we noted certain matters involving the internal control over financial reporting and its operation that we consider to be reportable conditions. Reportable conditions involve matters coming to our attention relating to significant deficiencies in the design or operation of the internal control over financial reporting that, in our judgment, could adversely affect the City's ability to record, process, summarize and report financial data consistent with the assertions of management in the financial statements. Reportable conditions are described in the accompanying schedule of findings as items 2002-001 and 2002-002.

A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control that might be reportable conditions and, accordingly, would not necessarily disclose all reportable conditions that are also considered to be material weaknesses. However, of the reportable conditions described above, we consider item 2001-002 to be a material weakness. We also noted other matters involving the internal control over financial reporting that do not require inclusion in this report, that we have reported to management of the Board in a separate letter dated June 20, 2003.

This report is intended for the information of the Mayor and members of City Council, management and the Auditor of State of Ohio and is not intended to be and should not be used by anyone other than these specified parties.

Clark, Scharf, Hackett & Co.
Springfield, Ohio
June 20, 2003

SCHEDULE OF FINDINGS

City of Beavercreek, Ohio
For the Year Ended December 31, 2002

1. SUMMARY OF AUDITORS' RESULTS

Type of Financial Statement Opinion	Unqualified
Were there any material control weakness conditions reported at the financial statement level (GAGAS)?	Yes
Were there any other reportable control weakness conditions reported at the financial statement level (GAGAS)?	Yes
Was there any reported non-compliance at the financial statement level (GAGAS)?	No

2. FINDINGS RELATED TO THE FINANCIAL STATEMENTS REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS

Finding Number

2002-001

The City should maintain effective management controls over tracking and reporting its fixed assets throughout all departments. During the audit, the City could not provide a comprehensive listing of fixed assets being reported on the financial statements. A computerized fixed asset inventory system was used by the City to account for its assets until the system became inoperable in the late 1980's. Instead of investing in a replacement system, the City began maintaining records of assets purchased and disposed of for each year. Compiling and maintaining these records required substantial effort on the part of management to manually provide adequate substantiation for the fixed asset amounts reported in the enterprise fund and general fixed asset account group. In addition, these manual records are completed after the end of the year, which increases the risk that fixed asset additions and deletions will be overlooked or improperly recorded. This comment was first issued during the 2000 audit.

We recommend the City implement a comprehensive system to track fixed assets to ensure amounts reported in the financial reports are properly substantiated. This system should contain at least the following basic features:

- Record the historical cost of fixed assets by department or funding source
- Account for additions and deletions of fixed assets during the year
- Calculate depreciation of associated fixed assets
- Record the net book value of each fixed asset
- Ability to provide a wide range of management reports needed by the City
- Ability to substantiate the accuracy of the assets being reported in the system

In addition to providing assurance that fixed assets amounts are properly reported on the financial statements, a properly designed and implemented fixed asset system will provide the City with the following benefits:

- Adequate management information to City officials regarding assets currently owned by the City when capital acquisition decisions are being discussed.
- Adequate supporting documentation if an insurance claim must be filed regarding the loss of a fixed asset.
- A management control to protect assets from misappropriation or misuse.

During 2002, the City had a complete inventory appraisal conducted by an outside appraisal firm that will be used to provide the detailed information the City will input into the capital asset system. The City has decided what capital asset system to purchase and it anticipates having the entire fixed asset inventory system operation in calendar year 2003. Since the system was not operational to support the December 31, 2002 amounts reported on the financial statements, this comment will be repeated for the current year.

Finding Number	2002-002
----------------	----------

The City owns a golf course operation that is reported on their financial statements as an enterprise fund. The management of the golf course is contracted with a golf management company who is responsible for operation and maintenance of the golf course. The management company accounts for all sales as well as all expenditures related to course operations. Cash receipts are deposited daily into a City bank account from which the City sweeps the revenues into the City's operating account on a periodic basis. The City has the ability to monitor on-line the point of sale system at the course that is used to record all sales. Expenditures (both payroll and non-payroll) are submitted to the City that reviews the documentation provided and disburses funds to the management company. The management company is responsible for paying the obligations once it receives the funds from the City.

During our review of the course operations, we noted certain internal control deficiencies, which were noted in the 2000 audit, continue to hinder the City's ability to properly oversee course operations and results.

Cash Disbursements

The manner in which obligations of the course are handled are cumbersome and difficult to monitor. The City receives a large packet of invoices periodically which it must review and substantiate before funds are disbursed to the management company. If any of the invoices are questioned, there is a delay in getting funds to the management company to pay the obligations. In addition, the City has experienced difficulties in tracing expenditures through the management company's financial records to ensure funds disbursed to the management company paid the obligations submitted to and reviewed by the City.

The City continues to work with the management company to address the manner in which golf course expenditures are processed. Discussions have indicated the possibility of the City gaining access to the financial system used by the management company in order to view and approve payment of invoices on-line rather than waiting on manual copies of the invoices to be received.

Accounts Receivable

In addition, the manner in which the management company is tracking and recording accounts receivables is confusing and error prone. Tracing recorded accounts receivables to subsequent cash receipts proved to be difficult. The management company did not maintain adequate subsidiary ledgers to account for and track the receivables reported. Several items were noted in our review of the receivables that should not have been included in the receivable amount reported. The management company is tracking these accounts in a separate category of receivables until the issues surrounding the accounts have been satisfied. City Management and the management company are currently discussing the issues surrounding the receivables. Once these issues have been adequately explained to the City, the management of the City should be responsible for determining what accounts should be subject to further collection procedures and what accounts should be written off.

To ensure the City's management can adequately monitor receivables in the future, we recommend the City require the management company to maintain an adequate subsidiary ledger which details each event recorded as a receivable on the course point of sale system. The ledger should indicate what the event was, when it was held, who is responsible for the payment of the account, any deposit made towards the event and subsequent payments made against the receivable. This ledger should be reconciled with the point of sale system information at least monthly. The City should obtain copies of this ledger and reconcile it with information daily sales reports available. If the current system in place at the golf course can provide this information to City personnel, the management company should adequately and thoroughly explain what reports can be generated and how they can be used to monitor collection efforts.

As noted above, the management of the City and the management company of the golf course continue to attempt to arrive at a compromise that would address these situations and resolve any issues surrounding the operations at the golf course.

3. SUMMARY OF PRIOR YEAR AUDIT FINDINGS

<u>Finding Number</u>	<u>Finding Summary</u>	<u>Fully Corrected?</u>	<u>Explanation</u>
2001-001	The City did not have adequate controls over tracking and reporting its fixed assets throughout all departments.	Repeated	The City had a comprehensive inventory appraisal performed during 2002 and anticipate having a fixed asset accounting system purchased, installed and fully operational during calendar year 2003.
2001-002	Internal control deficiencies at the golf course hinder the City's ability to monitor and oversee the operations at the golf course.	Repeated	The deficiencies previously noted in the internal control structure of the golf course were still present during the 2002 audit. Management of the City and the golf course management company continue to have discussions aimed at increasing the City's ability to effectively monitor the operations at the golf course. However, no effective resolutions have been agreed on to-date.

4. CORRECTIVE ACTION PLAN

Finding 2002-001

City management recognizes the need to properly account for and report its fixed assets throughout the City. The City has purchased and installed a software package that will track fixed assets, including the value, depreciation of each item, location of each item as well as additional fields. In addition, a complete asset appraisal was performed during 2002 by an outside appraisal firm. The City intends to have the appraisal information entered and have the system operational during calendar year 2003.

Finding 2002-002

Management of the City and the golf course management company continue their attempt to agree on what measures should be put into place which would enhance the City's ability to effectively monitor the operations of the golf course. Questionable receivables have been investigated and explanations have been given to why the amounts currently exist. Management will discuss these further before any decision is made as to what must be done to address these accounts. Discussion have also been held to grant the City the ability to access the golf course management company's financial system which would allow the City to monitor what invoices have been received and when individual invoices have been paid. The City vigorously reviews all golf course financial data in their attempt to effectively monitor its operations.

CITY OF BEAVERCREEK, OHIO

**COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2002**

Prepared By:

Finance Department

This Page Intentionally Left Blank

**INTRODUCTORY
SECTION**

CITY OF BEAVERCREEK, OHIO

**Comprehensive Annual Financial Report
For the Fiscal Year Ended December 31, 2002**

Table of Contents

INTRODUCTORY SECTION

	<u>Page</u>
Title Page	1
Table of Contents	3-6
Letter of Transmittal	9-18
Listing of Principal City Officials	19
Organizational Chart - City	20
Certificate of Achievement For Excellence in Financial Reporting	21

FINANCIAL SECTION

Independent Auditors' Report	23-24
General Purpose Financial Statements - Overview (Combined Financial Statements):	
Combined Balance Sheet - All Fund Types and Account Groups	26-27
Combined Statement of Revenues, Expenditures and Changes in Fund Balances - All Governmental Fund Types and Expendable Trust Funds	28-29
Combined Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis) - All Governmental Fund Types	30-31
Statement of Revenues, Expenses and Changes in Retained Earnings/Fund Balances - All Proprietary Fund Type and Nonexpendable Trust Fund	32

	<u>Page</u>
Statement of Cash Flows - Proprietary Fund Type and Nonexpendable Trust Fund	33
Notes to the Combined Financial Statements	35-56

COMBINING STATEMENTS

General Fund:

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis)	60-61
--	-------

Special Revenue Funds:

Combining Balance Sheet	66-68
-------------------------	-------

Combining Statement of Revenues, Expenditures and Changes in Fund Balances	70-72
---	-------

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis)	74-92
--	-------

Debt Service Fund:

Combining Balance Sheet	94
-------------------------	----

Combining Statement of Revenues, Expenditures and Changes in Fund Balances	95
---	----

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis)	96-97
--	-------

Capital Projects Funds:

Combining Balance Sheet	100-101
-------------------------	---------

Combining Statement of Revenues, Expenditures and Changes in Fund Balance	102-103
--	---------

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis)	104-109
--	---------

	<u>Page</u>
Trust and Agency Funds:	
Combining Balance Sheet	114
Combining Statement of Revenues, Expenditures and Changes in Fund Balance - Expendable Trust Funds	115
Statement of Changes in Assets and Liabilities - Agency Funds	116
General Fixed Assets Account Group:	
Schedule of General Fixed Assets by Source	118
Schedule of General Fixed Assets by Function and Activity	119
Schedule of Changes in General Fixed Assets by Function and Activity	120

STATISTICAL SECTION

Table

1	General Governmental Revenues by Source - Last Ten Fiscal Years	121
2	General Governmental Expenditures by Function - Last Ten Fiscal Years	122
3	Assessed and Estimated Actual Value of Taxable Property - Last Ten Fiscal Years	123
4	Property Tax Rates - Direct and Overlapping Governments - Last Ten Fiscal Years	124
5	Property Tax Levies and Collection - Last Ten Fiscal Years	125
6	Special Assessment Collections - Last Ten Fiscal Years	126
7	Computation of Legal Debt Margin	127
8	Computation of Direct and Overlapping Debt	128
9	Ratio of Annual Debt Service Expenditures for General Bonded Debt to General Governmental Expenditures - Last Ten Fiscal Years	129

<u>Table</u>		<u>Page</u>
10	Ratio of Net General Bonded Debt to Assessed Valuation and Net Bonded Debt per Capita - Last Ten Fiscal Years	130
11	Demographic Statistics	131
12	Construction and Bank Deposits - Last Ten Fiscal Years	132
13	Principal Taxpayers	133
14	Other Statistics	134

This Page is Intentionally Left Blank.

TRANSMITTAL LETTER

The Transmittal Letter is a non-technical narrative, which explains the legal, and policy reasons for the publication of the Comprehensive Annual Financial Report and discusses its substantive highlights.

This Page Intentionally Left Blank



July 31, 2003

Honorable Mayor, Members of City Council
and Citizens of Beaver creek, Ohio:

The Comprehensive Annual Financial Report of the City of Beaver creek, Ohio, for the fiscal year ended December 31, 2002, is hereby submitted. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various fund and account groups of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the management of the City.

The Comprehensive Annual Financial Report is presented in three sections: Introductory, Financial, and Statistical. The Introductory section includes this transmittal letter, the City's organizational chart and list of principal officials. The Financial section includes the general purpose financial statements and the combining and individual fund and account group financial statements and schedules. The Statistical section includes selected financial and demographic information, generally presented on a multi-year basis.

This report includes all funds and account groups of the City. Reflected in this report is the range of services provided by the City of Beaver creek. These include police protection, street construction and maintenance, traffic control, storm drainage improvements and maintenance, park improvements and maintenance, cemetery maintenance, recreational activities, cultural events, land use development regulation, government access cable channel, golf course facilities and operations, and general administration services. At present, the City has no service responsibilities for fire suppression (furnished independently by Beaver creek Township), public water distribution or sanitary sewerage (furnished independently by the Greene County Sanitary Engineering Department), or solid waste collection (furnished entirely by private firms without governmental involvement).

ECONOMIC CONDITION AND OUTLOOK

Beaver creek's economic health is based in part on factors affecting the entire Dayton metropolitan ("Miami Valley") region and in part on more localized trends somewhat uniquely related to the community and its immediate surroundings.

Retail sales in constant dollars are expected to be up by about 3% in the 2nd and 3rd quarters, but down by about 1% in the 4th quarter relative to 2001. This is tied to the remarkable performance in the 4th quarter of 2001.

Beavercreek's economic health is based upon a mixture of trends, some identical to those affecting the entire region and some unique to its particular location within the region. The Mall at Fairfield Commons, with its five department stores and 130 specialty shops, anchors a growing regional business area that provides convenient shopping, dining and services for residents. Beavercreek is also home to numerous research and manufacturing firms engaged in defense technologies, aerospace, automotive components, electronics and other specialized advanced technologies. Immediately north of the community's border are two major regional employers, Wright Patterson Air Force Base and Wright State University, providing jobs for many City residents. Other residents commute to work at a diverse range of employers in Dayton and adjoining suburbs along the I-75 corridor 10 miles to the west of Beavercreek.

The April 2003 Ohio Bureau of Employment Services Labor Market Information report shows unemployment rates for Greene County at 4.5%, compared with the overall Ohio rate of 5.7%.

Over the past decade, the City has experienced a steady increase in the number of new households with 3,404 constructed of which 1,729 were single family residences and 1,675 multifamily and rental units. During 2002, 199 single family and multifamily residences were constructed and a comparable number of new housing units are projected for 2003. The total value of residential construction during 2002, including new buildings, additions and alterations was \$40,181,610. The initial release of 2000 Census data confirmed that the City's population has increased from 33,626 in 1990 to 37,984 in 2000, a 13% increase.

The City continues to experience a healthy expansion of new commercial, office, and industrial development reflected in the value of commercial construction permits issued during 2002 which totals \$33,964,456.

The growth in residential construction, coupled with a continuing increase in new commercial construction has resulted in an increase in the City's assessed value to \$933,879,279 for 2002.

MAJOR INITIATIVES AND OUTLOOK

The year 2002 was highlighted by several noteworthy accomplishments. There continues to be a focus on a balanced budget for municipal services coupled with maintaining prudent reserves in each of the key operating funds. The 2002 fiscal year concluded with balanced financial results, in accordance with the annual budget adopted by City Council, with all normal operating expenses fully funded from revenues received during the year and provision made for a year end reserve in primary operating funds equal to 90 days operating expenses for cash flow and emergency purposes. Serious attention to assuring adequate balances fund by fund was a central feature in the City administrative staff's refinement of budget proposals for Council consideration. This represents a basic financial policy to achieve an annual budget that functions as a fiscally responsible, prudent plan for maximizing the City's financial resources to accomplish the municipal objectives.

U. S. 35 at North Fairfield Road Interchange

For the past 25 years, the citizens of Beavercreek have sought a grade separated interchange replacing the intersection of limited access U.S. 35 with N. Fairfield Road in order to eliminate a high accident location and traffic congestion bottleneck. This intersection serves as one of only three means of vehicular connection between the northern half of Beavercreek and the southern half of the community.

In December 1998, the Director of the Ohio Department of Transportation formally notified the City that "GRE-US35-2.41" (the official project designation for the new interchange for U.S. 35 at North Fairfield Road) had been approved for State Fiscal Year 2002 with \$22 million in total project cost. This cost includes design enhancements totaling \$1,080,000 of which the City's share is \$540,000. The notification added that, since this is considered a safety interchange project, the funding assumes a 100% FHWA/State share for both right-of-way and construction costs. By way of further implementation, the ODOT District 8 Office charged with project oversight furnished a detailed schedule and critical path for final design and right-of-way acquisition commencing March 1, 1999 and ideally culminating in the award of the construction contract in February 2002.

This schedule was based upon the expectation that the City would fund and complete the final design engineering for the project during 1999 and 2000. As approved, the City is financially responsible for preparation of all project design and construction plans projected to cost some \$1.5 million. Funds for this anticipated expense have been saved and reserved by the City over the preceding years. In pursuit of this objective, the City undertook an extensive RFP process for the selection of a well-qualified civil engineering consultant firm to carry out this complex design task. As a result, the engineering contract was awarded in August 1999, and the preparation of construction drawings and related work products proceeded according to schedule throughout 2000.

Municipal Maintenance Facility

History

An architectural consultant was engaged beginning in 1999 to conduct a feasibility analysis and develop schematic project plans for construction of a new Municipal Maintenance Facility housing operation of the Public Works Maintenance Operations and the Parks Maintenance Operations. The need to expand the current maintenance facilities, located at the intersection of Dayton-Xenia Road and Whitey Marshall Drive, has been recognized by public officials dating back to the Township days prior to incorporation of the City in 1980. The current maintenance garage and equipment storage facilities and parking area occupy less than one acre split by a public street. The buildings are totally inadequate, are in an advanced state of deterioration and there is no room for expansion. The City has recognized the absolute need to completely replace the facilities with new facilities located on a larger, more suitable site. Toward that end, a 10 acre site was acquired nearby between Orchard Lane and Alpha Road in 1994. Since then, conceptual planning of a new facility has taken place periodically. The City moved forward with a new, comprehensive space needs feasibility analysis and concept planning concluding with a final report issued by the consultant toward the end of 2000 recommending alternative scope projects for the designated new site. A specific project to provide new maintenance facilities was defined and approved by City Council during 2001. Finally, the project received citizen approval with successful passage of a tax levy referendum on November 6, 2001. The total amount of the bond issue was \$5,650,000.

Project Description

The municipal maintenance facility will be located on the eastern side of the City on a 10 acre parcel of land that was previously purchased by the City. The site has easy access to major arterial streets. The facility consists of three (3) structures:

The first building is a 9,680 sq. ft. single story frame and brick Operations Support Structure, will contain the offices and meeting rooms for supervisory personal in the Department of Public Works and the Department of Parks, Recreation and Culture. Additionally, the building will contain the locker room and lunch/training room for the hourly workers in both departments. The building is not intended for general community use.

The second building is a 29,504 sq. ft. single story steel structure with masonry exterior Maintenance Garage and Shops Building, will house the vehicle and equipment maintenance operation for the Department of Public Works and Department of Parks, Recreation and Culture. The garage will contain eight (8) forty-six foot long bays that provide space for two 50,000 pound vehicle lifts, two smaller lifts, a vehicle wash bay and a welding shop. Additionally, the building will contain workshops for the Traffic Safety Section and Parks Maintenance Section as well as the offices of the Head Mechanic. The building will also serve as a storage facility for interim storage of goods and documents for general municipal offices and the Police Department. A mezzanine level above the shops provides for placement of equipment and additional parts storage.

The third building a 34,844 sq. ft. Unconditioned Equipment Storage Building is a single story steel structure with a masonry exterior, intended to house all of the vehicles and equipment used by the Department of Public Works and the Department of Parks, Recreation and Culture.

The three buildings will be accompanied on the site by an employee parking lot containing seventy-eight spaces, lighted and fully landscaped and buffered from the adjoining residential community.

Financing

The \$5,650,000 Public Building General Obligation Bond Issue was bid using the internet. The electronic distribution of offering documents is a very new use of the internet. Ten firms bid on the bonds, six of these used the internet. One firm bid from as far away as San Francisco. The winning bidder was Morgan Keegan whose headquarters are in Memphis Tennessee. The bids were all very close but interest rate bids by Morgan Keegan were very aggressive. According to our financial advisor, Robert M. Cramer, of Structures & Strategies the City will save \$35,640 in interest expense over the life of the bonds by taking interest rate bids that were lower than those generally available in the municipal market at the time.

FINANCIAL INFORMATION

Management of the City is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. 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 valuation of costs and benefits require estimates and judgments by management.

Financial Assistance

The City of Beavercreek is recipient of federal, state, and county financial assistance. The City is responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. This internal control structure is subject to periodic evaluation by the management of the City.

Budgeting Controls

The City maintains budgetary controls, the objective of which is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. Activities of all funds are included in the annual appropriated budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established at the object level within each function of a fund. The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. Unused encumbrances are carried over to the following year.

As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

General Government Functions

The following schedule presents a summary of revenues of general, special revenue, debt service and capital projects funds for the fiscal year ended December 31, 2002 and the amount and percentage of increase and decrease in relation to the prior year revenues.

<u>Revenues</u>	<u>2002 Amount</u>	<u>Percent of Total</u>	<u>Increase (Decrease) From 2001</u>	<u>Percent of Increase (Decrease)</u>
Local Taxes	\$8,108,130	53.0%	\$601,094	8.0%
Intergovernmental	4,340,996	28.4%	(250,761)	(5.5%)
Charges for Services	1,102,439	7.2%	4,718	0.4%
Fines, Licenses & Permits	500,231	3.3%	24,745	5.2%
Interest	279,340	1.8%	(156,962)	(36.0%)
Special Assessments	639,148	4.2%	9,280	1.5%
All Other	<u>323,441</u>	<u>2.1%</u>	<u>40,918</u>	14.5%
TOTAL	<u>\$15,293,725</u>	<u>100.0%</u>	<u>\$273,032</u>	

Revenues totaled \$15,293,725 in 2002, an increase of \$273,032. This comparative increase is primarily due to an increase in taxes revenue. There was also decreases in intergovernmental and interest revenue.

The following schedule presents a summary of expenditures of general, special revenue, debt service, and capital projects funds for the fiscal year ended December 31, 2002 and the amount and percentage of increase and decrease in relation to the prior year expenditures.

<u>Expenditures</u>	<u>2002 Amount</u>	<u>Percent of Total</u>	<u>Increase (Decrease) From 2001</u>	<u>Percent of Increase (Decrease)</u>
Current:				
Public Safety	\$5,605,614	32.0%	\$496,428	9.7%
Public Health and Welfare	290,982	1.7%	23,526	8.8%
Leisure Time Activities	955,974	5.5%	83,559	9.6%
Community Development	446,584	2.5%	(21,199)	(4.5%)
Basic Utility Service	60,914	0.3%	8,014	15.1%
Transportation	3,144,927	17.9%	106,223	3.5%
General Government	2,367,549	13.5%	(281,194)	(11.9%)
Capital Outlay	3,607,624	20.6%	1,418,756	64.8%
Debt Service:				
Principal	355,000	2.0%	50,000	16.4%
Interest	<u>699,760</u>	<u>4.0%</u>	<u>368,175</u>	100.0%
TOTAL	<u>\$17,534,928</u>	<u>100.0%</u>	<u>\$2,252,288</u>	

Expenditures totaled \$17,534,928 in 2002, an increase of \$2,252,288 from 2001. This comparative increase is primarily due to an increase in capital outlay and public safety expenditures during the current year.

Fund Balances

The general fund balance decreased by \$236,524, special revenue funds decreased by \$149,241, the debt service fund balance increased by \$460,751 and the capital projects funds balance increased by \$3,505,207.

Proprietary Operations

In 1995, the City established a Golf Course Fund as an enterprise fund type. This fund was created to account for golf course project development and construction related expenses and rental income from the original golf course lessee. Upon termination of the operator's lease in November, 1996, the fund purposes were expanded to account for all golf course operations and maintenance expenses as well as revenues from operations.

Fiduciary Functions

The City's fiduciary responsibilities are comprised of the following funds: committed park monies expendable trust, miscellaneous expendable trust, district one impact fee expendable trust, cemetery bequest nonexpendable trust and cash bond agency. These fiduciary funds assist in acquisition and development of park facilities adjacent to new residential developments, fulfilling the expressed purpose of various minor donations, constructing street facilities in part with fees collected from adjacent developments, complying with the terms of a court order regarding divestiture of a former township cemetery bequest fund and facilitating the holding of contractor's performance and maintenance bonds.

Debt Administration

At December 31, 2002, the City had several debt issues outstanding. These issues included \$16,334,122 of general obligation bonds and \$3,430,000 of special assessment bonds with government commitment.

Under current state statutes, the City's general obligation net debt issuances are subject to a legal limitation based on 10.5% of total assessed value of real and personal property located within the City. As of December 31, 2002, the City's net debt of \$16,334,122 was well below the overall legal limit of \$98,057,324.

Cash Management

Cash that remained temporarily idle during the year was invested in demand deposits and certificates of deposit. The government earned \$281,468 on all investments for the year ended December 31, 2002.

The City's investment policy is to minimize credit and market risks while maintaining competitive yield on its portfolio. Accordingly, deposits were either insured by federal depository insurance or collateralized.

Risk Management

The City is one of 16 members of a joint insurance pool, Miami Valley Risk Management Association, Inc. (MVRMA). The pool has been operational since December 1, 1988 and was formed according to Section 2744 of the Ohio Revised Code. This joint pool covers all property, crime, liability, boiler and machinery, and public official liability up to the limits stated below. It is intended to provide broad based coverage up to the limits with increased emphasis on safety and loss prevention.

MVRMA is a corporation governed by a 16 member board of trustees, consisting of a representative appointed by each of the member cities. The board of trustees elect the officers of the corporation, with each trustee having a single vote. The board is responsible for its own financial matters and the corporation maintains its own book of accounts. Budgeting and financing of MVRMA is subject to the approval of the board. There was no joint pool debt at December 31, 2002.

A summary of financial information as of December 31, 2001 (latest information available) is as follows:

Current Assets	\$6,199,382
Total Assets	6,227,638
Current Liabilities	3,643,395
Long-Term Liabilities	0

The following is a summary of insurance coverage at year end:

General Liability (including Police Professional Liability)	\$10,500,000 per occurrence
Automobile Liability	\$10,500,000 per occurrence
Public Officials Liability	\$500,000 excesss (\$500,000 Aggregate) \$10M excess \$1 M (\$10 million per city)
Boiler and Machinery, and Property	\$100,000,000 per occurrence
Property	\$100,000,000 per occurrence
Flood (Property)	\$25,000,000 Annual Aggregate (excludes Zone A) \$500,000 Annual Aggregate (Zone B and Shaded X)
Earthquake (Property)	\$25,000,000 Annual Aggregate

MVRMA retains responsibility for the payment of claims within specified MVRMA self-insured retention limits (i.e., risk is transferred from the City to MVRMA) prior to the application of coverage provided by excess reinsurance contracts. During the year, MVRMA's self insured retention (SIR) limit for property was \$250,000 with the exception of boiler and machinery, which was \$5,000. The SIR for liability was \$500,000.

Settled claims for the City have not exceeded the coverage provided by MVRMA for the City in any of the three preceding years.

OTHER INFORMATION

Independent Audit

State statutes require an annual audit. The independent public accounting firm of Clark, Schaefer, Hackett and Co. has performed the audit for the fiscal period ending December 31, 2002 in an engagement approved by the Ohio Auditor of State for satisfying the requirements of O.R.C. 117.11. The auditor's report on the general purpose financial statements and combining and individual fund statements and schedules is included in the financial section of this report.

Certificate of Achievement

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Beavercreek, Ohio for its comprehensive annual financial report for the fiscal year ended December 31, 2001. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government finance reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

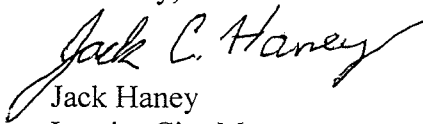
A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report meets the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for a certificate.

Acknowledgments

Important contributions to the preparation of this annual financial report were made by staff members in the Finance Department, including Myra Jackson, Karen Balsley, and Christine Bucheit, and by the City's financial reporting consultants, Plattenburg & Associates.

In addition to expressing appreciation to the various persons assisting with the report's preparation, we also acknowledge the support of the Mayor and City Council for the responsible conduct of the City's financial operation.

Sincerely,



Jack Haney
Interim City Manager



Terry C. Klein
Finance Director

CITY OF BEAVERCREEK, OHIO

**LISTING OF PRINCIPAL CITY OFFICIALS
December 31, 2002**

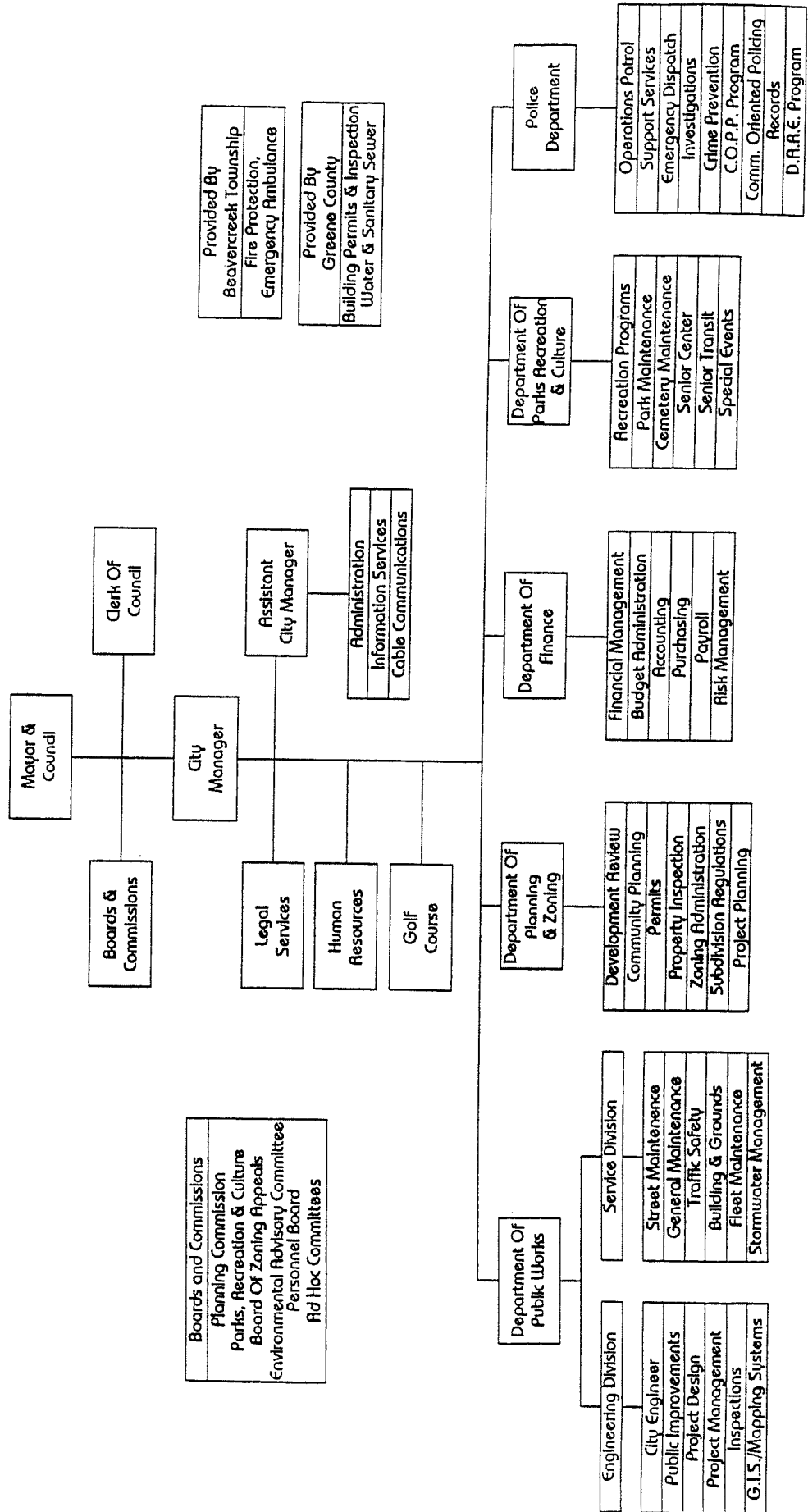
Elected Officials

Mayor	Richard Perales
Vice Mayor	Robert Stone
Council Member	Mark Fowler
Council Member	Robert J. Glaser
Council Member	Gerald Petrak
Council Member	Jay A. Tieber
Council Member	Julie Vann

Appointed Officials

City Manager	Daniel E. Dubruiel
Clerk of Council	Lucia W. Ball

City of Beaver Creek Municipal Organization



Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Beavercreek,
Ohio

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
December 31, 2001

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



Imelda Arce
President

Jeffrey L. Esser
Executive Director

This Page Intentionally Left Blank

FINANCIAL
SECTION

This Page Intentionally Left Blank

Clark, Schaefer, Hackett & Co.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS CONSULTANTS

Independent Auditors' Report

To the Honorable Mayor, City Council
and City Manager
City of Beavercreek, Ohio

We have audited the accompanying general purpose financial statements of the City of Beavercreek, Ohio as of and for the year ended December 31, 2002, as listed in the table of contents. These general purpose financial statements are the responsibility of the City of Beavercreek's management. Our responsibility is to express an opinion on these general purpose financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the general purpose financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the general purpose financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall general purpose financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of the City of Beavercreek, Ohio as of December 31, 2002, and the results of its operations and cash flows from its proprietary fund type and nonexpendable trust fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 20, 2003 on our consideration of the City of Beavercreek's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Our audit was conducted for the purpose of forming an opinion on the general purpose financial statements taken as a whole. The combining and individual fund and account group financial statements and schedules listed in the table of contents are presented for purposes of additional analysis and are not a required part of the general purpose financial statements of the City of Beavercreek, Ohio. Such information has been subjected to the auditing procedures applied in the audit of the general purpose financial statements and, in our opinion, is fairly presented in all material respects in relation to the general purpose financial statements taken as a whole.

We did not audit the introductory, supplemental, and statistical information as listed in the accompanying table of contents and, therefore, express no opinion thereon.

Clark, Schaefer, Hackett & Co.
Springfield, Ohio
June 20, 2003

This Page Intentionally Left Blank

City of Beavercreek, Ohio
 Combined Balance Sheet
 All Fund Types And Account Groups
 December 31, 2002

	Governmental Fund Types				Proprietary Fund Type
	General	Special Revenue	Debt Service	Capital Projects	Enterprise
Assets and other debits:					
Assets:					
Pooled cash and investments	\$1,949,578	\$5,644,880	\$475,222	\$5,300,636	\$28,641
Receivables (net of allowance for uncollectibles):					
Taxes	981,991	7,268,011	221,885	0	0
Accounts	246,416	173,646	0	0	78,661
Intergovernmental	868,124	1,093,099	14,058	414,883	0
Special assessments	0	0	4,916,286	0	0
Interest	15,844	2,291	0	614	0
Interfund	266,781	0	0	0	0
Inventory	10,118	190,844	0	0	64,695
Deferred Bond Issuance Costs	0	0	0	0	132,922
Fixed assets (net, where applicable of accumulated depreciation)	0	0	0	0	7,818,750
Other debits:					
Amount available in Debt Service Fund for retirement of general obligation bonds	0	0	0	0	0
Amount to be provided for retirement of general long-term obligations	0	0	0	0	0
Total assets and other debits	\$4,338,852	\$14,372,771	\$5,627,451	\$5,716,133	\$8,123,669
Liabilities, equity and other credits:					
Liabilities:					
Accounts payable	\$17,281	\$940,764	\$0	\$224,599	\$44,587
Accrued wages and benefits	73,918	242,954	0	0	5,299
Interest payable	0	0	0	0	1,316,122
Interfund payable	0	124,307	0	56,035	86,439
Retainage payable	0	0	0	93,089	0
Compensated absences	7,107	13,475	0	0	0
Due to others	0	0	0	0	903,260
Deferred revenue	1,587,690	8,271,087	5,152,229	171,966	52,349
Bond anticipation notes payable	0	0	383,000	1,212,000	0
General obligation bonds payable	0	0	0	0	9,859,122
Special assessment debt with government commitment	0	0	0	0	0
Capital lease obligations	0	0	0	0	1,530
Total liabilities	1,685,996	9,592,587	5,535,229	1,757,689	12,268,708
Equity and Other Credits:					
Investment in general fixed assets	0	0	0	0	0
Contributed capital	0	0	0	0	2,017,500
Retained earnings - unreserved	0	0	0	0	(6,162,539)
Fund Balances:					
Reserved for encumbrances	224,400	509,240	0	4,801,235	0
Reserved for inventory	10,118	190,844	0	0	0
Reserved for endowments	0	0	0	0	0
Unreserved, undesignated	2,418,338	4,080,100	92,222	(842,791)	0
Total equity and other credits	2,652,856	4,780,184	92,222	3,958,444	(4,145,039)
Total liabilities, equity and other credits	\$4,338,852	\$14,372,771	\$5,627,451	\$5,716,133	\$8,123,669

See accompanying notes.

Fiduciary Fund Types	Account Groups			Totals (Memorandum Only)
	Trust and Agency	General Fixed Assets	General Long-Term Obligations	
\$930,761	\$0	\$0	\$14,329,718	
0	0	0	8,471,887	
0	0	0	498,723	
0	0	0	2,390,164	
0	0	0	4,916,286	
28	0	0	18,777	
0	0	0	266,781	
0	0	0	265,657	
0	0	0	132,922	
0	13,480,123	0	21,298,873	
0	0	92,222	92,222	
0	0	10,976,090	10,976,090	
<u>\$930,789</u>	<u>\$13,480,123</u>	<u>\$11,068,312</u>	<u>\$63,658,100</u>	
\$263,307	\$0	\$0	\$1,490,538	
0	0	294,214	616,385	
0	0	0	1,316,122	
0	0	0	266,781	
0	0	0	93,089	
0	0	869,098	889,680	
219,634	0	0	1,122,894	
0	0	0	15,235,321	
0	0	0	1,595,000	
0	0	6,475,000	16,334,122	
0	0	3,430,000	3,430,000	
0	0	0	1,530	
<u>482,941</u>	<u>0</u>	<u>11,068,312</u>	<u>42,391,462</u>	
0	13,480,123	0	13,480,123	
0	0	0	2,017,500	
0	0	0	(6,162,539)	
228,125	0	0	5,763,000	
0	0	0	200,962	
15,201	0	0	15,201	
204,522	0	0	5,952,391	
<u>447,848</u>	<u>13,480,123</u>	<u>0</u>	<u>21,266,638</u>	
<u>\$930,789</u>	<u>\$13,480,123</u>	<u>\$11,068,312</u>	<u>\$63,658,100</u>	

City of Beavercreek, Ohio
 Combined Statement Of Revenues, Expenditures
 And Changes In Fund Balances
 All Governmental Fund Types And
 Expendable Trust Funds
 For the Year Ended December 31, 2002

	Governmental Fund Types			
	General	Special Revenue	Debt Service	Capital Projects
Revenues:				
Taxes	\$924,295	\$6,586,568	\$417,543	\$179,724
Fines, licenses and permits	65,970	434,261	0	0
Intergovernmental	1,748,060	2,109,959	50,200	432,777
Impact Fees	0	0	0	0
Special assessments	109,541	0	529,607	0
Charges for services	63,612	1,038,827	0	0
Donations	0	0	0	0
Interest	232,784	30,629	0	15,927
Other	166,420	157,021	0	0
Total revenues	3,310,682	10,357,265	997,350	628,428
Expenditures:				
Current:				
General government	1,787,810	539,920	5,992	33,827
Public safety	225,305	5,380,309	0	0
Public health and welfare	185,140	105,842	0	0
Leisure time activities	723,048	232,926	0	0
Community development	446,584	0	0	0
Basic utility service	60,914	0	0	0
Transportation and street repair	0	3,144,927	0	0
Capital outlay	199,786	812,448	0	2,595,390
Debt service:				
Principal	0	0	355,000	0
Interest	0	0	669,329	30,431
Total expenditures	3,628,587	10,216,372	1,030,321	2,659,648
Excess (deficiency) of revenue over (under) expenditures	(317,905)	140,893	(32,971)	(2,031,220)
Other financing sources (uses):				
Proceeds of notes and bonds	0	0	0	5,650,000
Operating transfers - in	135,156	0	793,722	0
Operating transfers - (out)	(53,533)	(239,302)	(300,000)	(113,573)
Total other financing sources (uses)	81,623	(239,302)	493,722	5,536,427
Excess (deficiency) of revenue and other financing sources over (under) expenditures and other financing uses	(236,282)	(98,409)	460,751	3,505,207
Fund balance, Beginning of year	2,889,380	4,929,425	(368,529)	453,237
Increase (decrease) in reserve for inventory	(242)	(50,832)	0	0
Fund balance, End of year	\$2,652,856	\$4,780,184	\$92,222	\$3,958,444

See accompanying notes.

Fiduciary Fund Type	Totals (Memorandum Only)
Expendable Trust	
\$0	\$8,108,130
7,170	507,401
0	4,340,996
253,232	253,232
0	639,148
0	1,102,439
15,201	15,201
0	279,340
778	324,219
<u>276,381</u>	<u>15,570,106</u>
171,990	2,539,539
4,897	5,610,511
0	290,982
450	956,424
0	446,584
0	60,914
0	3,144,927
661,111	4,268,735
0	355,000
0	699,760
<u>838,448</u>	<u>18,373,376</u>
<u>(562,067)</u>	<u>(2,803,270)</u>
0	5,650,000
0	928,878
0	(706,408)
<u>0</u>	<u>5,872,470</u>
(562,067)	3,069,200
994,367	8,897,880
0	(51,074)
<u>\$432,300</u>	<u>\$11,916,006</u>

City of Beavercreek, Ohio
 Combined Statement of Revenues, Expenditures
 And Changes in Fund Balances
 Budget and Actual (Non-GAAP Budgetary Basis)
 All Governmental Fund Types
 For the Year Ended December 31, 2002

	General			Special Revenue		
	Revised Budget	Actual	Variance: Favorable (Unfavorable)	Revised Budget	Actual	Variance: Favorable (Unfavorable)
REVENUES:						
Local taxes	\$952,035	\$918,596	(\$33,439)	\$6,785,150	\$6,586,568	(\$198,582)
Intergovernmental	1,813,800	1,823,989	10,189	2,683,289	2,097,535	(585,754)
Charges for services	60,500	63,612	3,112	1,110,290	1,034,970	(75,320)
Fines, licenses and permits	100,000	65,970	(34,030)	421,400	410,098	(11,302)
Interest	375,000	216,333	(158,667)	55,000	23,357	(31,643)
Special assessments	103,000	109,541	6,541	0	0	0
Other	79,200	150,489	71,289	75,662	157,021	81,359
Total revenues	3,483,535	3,348,530	(135,005)	11,130,791	10,309,549	(821,242)
EXPENDITURES:						
Current:						
General government	2,077,073	1,886,772	190,301	654,606	597,228	57,378
Public safety	288,859	263,188	25,671	5,805,149	5,565,600	239,549
Public health and welfare	232,936	186,167	46,769	144,000	105,842	38,158
Leisure time activities	752,441	719,823	32,618	265,269	224,928	40,341
Community development	456,526	447,042	9,484	0	0	0
Basic utility services	75,112	61,163	13,949	0	0	0
Transportation and street repair	0	0	0	3,333,712	3,181,905	151,807
Capital outlay	292,147	286,621	5,526	1,514,570	1,062,685	451,885
Debt service:						
Principal retirement	0	0	0	0	0	0
Interest and fiscal charges	0	0	0	0	0	0
Total Expenditures	4,175,094	3,850,776	324,318	11,717,306	10,738,188	979,118
Excess of Revenues Over (Under) Expenditures	(691,559)	(502,246)	189,313	(586,515)	(428,639)	157,876
OTHER FINANCING SOURCES (USES):						
Proceeds of notes and bonds	0	0	0	0	0	0
Transfers in	135,156	135,156	0	95,852	0	(95,852)
Transfers (out)	(53,533)	(53,533)	0	(239,302)	(239,302)	0
Total Other Financing Sources (Uses)	81,623	81,623	0	(143,450)	(239,302)	(95,852)
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(609,936)	(420,623)	189,313	(729,965)	(667,941)	62,024
Fund balance, July 1 (includes prior year encumbrances appropriated)	2,396,822	2,396,822	0	4,814,573	4,814,573	0
Fund balance, June 30	\$1,786,886	\$1,976,199	\$189,313	\$4,084,608	\$4,146,632	\$62,024

See accompanying notes

Debt Service			Capital Projects		
Revised Budget	Actual	Variance: Favorable (Unfavorable)	Revised Budget	Actual	Variance: Favorable (Unfavorable)
\$0	\$411,551	\$411,551	\$186,000	\$193,616	\$7,616
0	50,200	50,200	825,313	244,520	(580,793)
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	16,962	16,962
523,106	529,607	6,501	0	0	0
0	0	0	0	0	0
<u>523,106</u>	<u>991,358</u>	<u>468,252</u>	<u>1,011,313</u>	<u>455,098</u>	<u>(556,215)</u>
8,183	7,655	528	2,168	2,167	1
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	7,441,192	7,415,371	25,821
1,200,000	1,200,000	0	1,176,000	1,176,000	0
670,237	669,330	907	37,448	37,350	98
<u>1,878,420</u>	<u>1,876,985</u>	<u>1,435</u>	<u>8,656,808</u>	<u>8,630,888</u>	<u>25,920</u>
<u>(1,355,314)</u>	<u>(885,627)</u>	<u>469,687</u>	<u>(7,645,495)</u>	<u>(8,175,790)</u>	<u>(530,295)</u>
843,000	383,000	(460,000)	6,826,000	6,866,751	40,751
793,722	793,722	0	0	0	0
0	0	0	(113,573)	(113,573)	0
<u>1,636,722</u>	<u>1,176,722</u>	<u>(460,000)</u>	<u>6,712,427</u>	<u>6,753,178</u>	<u>40,751</u>
281,408	291,095	9,687	(933,068)	(1,422,612)	(489,544)
176,592	176,592	0	1,678,197	1,678,197	0
<u>\$458,000</u>	<u>\$467,687</u>	<u>\$9,687</u>	<u>\$745,129</u>	<u>\$255,585</u>	<u>(\$489,544)</u>

City of Beavercreek, Ohio
Statement Of Revenues, Expenses
And Changes In Retained Earnings/Fund Balances
All Proprietary Fund Type And
Nonexpendable Trust Fund
For the Year Ended December 31, 2002

	Proprietary Fund Type	Fiduciary Fund Type	Totals (Memorandum Only)
	Enterprise	Nonexpendable Trust	
Operating revenues:			
Charges for services	\$1,850,324	\$0	\$1,850,324
Interest	0	375	375
Total operating revenue	<u>1,850,324</u>	<u>375</u>	<u>1,850,699</u>
Operating expenses:			
Leisure time activities	1,970,420	0	1,970,420
Depreciation and amortization	473,340	0	473,340
Other	0	607	607
Total operating expenses	<u>2,443,760</u>	<u>607</u>	<u>2,444,367</u>
Operating income (loss)	<u>(593,436)</u>	<u>(232)</u>	<u>(593,668)</u>
Nonoperating revenues (expenses):			
Interest revenue	1,753	0	1,753
Interest expense	(533,092)	0	(533,092)
Total nonoperating revenues (expenses)	<u>(531,339)</u>	<u>0</u>	<u>(531,339)</u>
Income (loss) before operating transfers	<u>(1,124,775)</u>	<u>(232)</u>	<u>(1,125,007)</u>
Operating transfers:			
Operating transfers - in	300,000	0	300,000
Operating transfers - (out)	(522,470)	0	(522,470)
Total operating transfers	<u>(222,470)</u>	<u>0</u>	<u>(222,470)</u>
Net income (loss)	(1,347,245)	(232)	(1,347,477)
Retained earnings/fund balances, Beginning of year	<u>(4,815,294)</u>	<u>15,780</u>	<u>(4,799,514)</u>
Retained earnings/fund balances, End of year	<u>(\$6,162,539)</u>	<u>\$15,548</u>	<u>(\$6,146,991)</u>

See accompanying notes.

City of Beavercreek, Ohio
Statement of Cash Flows
Proprietary Fund Type
And Nonexpendable Trust Fund
For the Fiscal Year Ended December 31, 2002

	Proprietary Fund Type	Fiduciary Fund Type	Totals (Memorandum Only)
	Enterprise	Nonexpendable Trust	
Operating activities:			
Operating income (loss)	(\$593,436)	(\$232)	(\$593,668)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation and amortization	473,340	0	473,340
Changes in assets and liabilities:			
(Increase) decrease in inventory	2,344	0	2,344
(Increase) decrease in receivables	42,050	(28)	42,022
Increase (decrease) in accounts payable	107,406	0	107,406
Increase (decrease) in accrued liabilities	64,326	0	64,326
Increase (decrease) in deferred revenue	2,144	0	2,144
Net Cash Provided (Used) by Operating Activities	98,174	(260)	97,914
Noncapital financing activities:			
Operating transfers - in	300,000	0	300,000
Operating transfers - (out)	(522,470)	0	(522,470)
Net Cash Provided (Used) by Noncapital Financing Activities	(222,470)	0	(222,470)
Capital and related financing activities:			
Principal paid	(300,000)	0	(300,000)
Net Cash Provided (Used) by Capital and Related Financing Activities	(300,000)	0	(300,000)
Investing activities:			
Interest on investments	2,233	0	2,233
Net Cash Provided (Used) by Investing Activities	2,233	0	2,233
Net increase (decrease) in cash	(422,063)	(260)	(422,323)
Cash, Beginning of the year	450,704	15,780	466,484
Cash, End of the year	<u>\$28,641</u>	15,520	<u>\$44,161</u>
Add:			
Expendable trust fund cash		695,607	
Agency fund cash		<u>219,634</u>	
Cash, End of the year per balance sheet		<u><u>\$930,761</u></u>	

See accompanying notes.

This Page Intentionally Left Blank

CITY OF BEAVERCREEK, OHIO

NOTES TO THE COMBINED FINANCIAL STATEMENTS For the Fiscal Year Ended December 31, 2002

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The City of Beavercreek, Ohio ("the City") was incorporated on January 11, 1980 and since 1981 has operated as a home rule municipal corporation operating under its own charter. The Council/Manager form of government, whereby the City Manager is the Chief Administrative Officer, provides the following services: public safety (police), highways and streets, drainage, parks and recreation, public improvements, community development, planning and zoning, public health and welfare, cemetery, and general administrative services.

For financial reporting purposes, the City's financial statements include all funds, account groups, and component units for which the City is financially accountable. Generally, component units are legally separate organizations for which the elected officials of the primary government (i.e. the City) are financially accountable. The City treats an organization as a component unit if:

1. The City appoints a voting majority of the organization's governing body; and (a) is able to impose its will on that organization; or (b) there is a potential for the organization to provide specific financial burdens on the City; or
2. The organization is fiscally dependent upon the City; or
3. The nature of the relationship between the City and the organization is such that the exclusion from the financial reporting entity would render the financial statements of the City misleading.

The City currently has no component units.

Basis of Presentation

The accounting policies and financial reporting practices of the City conform to generally accepted accounting principles as applicable to local governments.

The accounts of the City are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures/expenses. Individual funds and account groups, which are used by the City and are summarized in the accompanying combining financial statements, are classified as follows:

Governmental Funds

General Fund - To account for all financial resources except those required to be accounted for in another fund. The General Fund balance is available for any purpose, provided it is expended or transferred in accordance with the Charter and legislation of the City of Beavercreek and/or the general laws of the State of Ohio.

Special Revenue Funds - To account for the proceeds of specific revenue sources (other than expendable trusts or major capital projects) that are legally restricted to expenditures for specified purposes.

Debt Service Funds - To account for the accumulation of resources for, and the payment of, short-term and general long-term principal and interest and special assessments debt.

Capital Projects Funds - To account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by Proprietary or Trust Funds).

Proprietary Fund

Enterprise Fund - The enterprise fund accounts for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Currently, the City has one enterprise fund, the golf course fund. (Since there is only one enterprise fund, segment information is not separately provided in the footnotes).

Fiduciary Funds

Trust and Agency Funds - To account for assets held by the City in a trustee capacity or as an agent for other governmental units and/or other funds.

Account Groups

General Fixed Assets Account Group - To account for all fixed assets of the City, except those accounted for in the Proprietary Funds.

General Long-Term Obligations Account Group - To account for all long-term obligations of the City, except those accounted for in the Proprietary Funds.

Basis of Accounting

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. The measurement focus of governmental funds and expendable trust funds is upon the flow of current financial resources. Governmental funds, expendable trust funds and agency funds are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become available and measurable. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period which for City purposes is considered to be 30 days after year-end.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, entitlements and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations.

The proprietary funds' and nonexpendable trust fund's measurement focus is upon the flow of economic resources. The proprietary funds and nonexpendable trust funds are accounted for using the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and expenses are recognized in the period incurred.

Budgetary Data

General Budget Policies

By July 15, the City Council adopts, in compliance with Ohio Revised Code Section 5705, a pro forma annual operating budget for all funds for the following fiscal year. Presented on standardized forms prescribed by the State, this budget is prepared in detail for funds, which receive property taxes, and in summary fashion for all other funds. In common practice, this budget may show spending needs in excess of anticipated revenues in order to demonstrate the necessity for available property tax levies. No later than July 20, the adopted budget is submitted to the County Auditor for presentation to the County Budget Commission.

The County Budget Commission certifies its actions relative to the annual budget to the City by September 1. As part of this certification, the City receives an Official Certificate of Estimated Resources which states projected revenues and anticipated "carry forward" balances by fund. Prior to October 1, the City Council adopts a resolution accepting the property tax amounts and rates as determined by the County Budget Commission and authorizing the necessary tax levies. This action is certified to the County Auditor and serves as the official basis for the collection of property taxes on behalf of the City for the ensuing fiscal year. The City then undertakes a more elaborate process of budget preparation in order to achieve a spending plan, which does not exceed available resources. On or about January 1, this certificate is amended to include the actual unencumbered fund balances from the preceding year. Prior to December 31, the City must revise its budget so that the total estimated expenditures from any fund during the ensuing fiscal year will not exceed the amount as stated on the Amended Official Certificate of Resources. The revised budget then serves as the basis of the annual appropriation ordinance.

An appropriation ordinance to control the level of expenditures must be legally enacted on or about January 1. The ordinance may be temporary in nature in that its effectiveness applies from the date on which it is enacted to the date on which a permanent appropriation ordinance must be passed. Ohio law requires the permanent appropriation ordinance to be passed no later than April 1, of the fiscal year for which it applies.

Expenditures may not exceed appropriations at the function level and personal services or other expenditures "object" within each function.

The appropriation ordinance may be amended as necessary during the year provided that the total appropriations do not exceed the estimated resources as certified by the County Budget Commission. During the year various supplemental appropriations were necessary and were approved by City Council as provided by the City Charter. The budget may be revised by management without City Council approval if the revised budget does not exceed total appropriations at the object level within each function of a fund. Unencumbered appropriation balances lapse at year-end and revert to the respective funds from which they were originally appropriated, thus becoming available for future appropriation.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary control in all Governmental Funds. Any encumbrances outstanding at year-end are reported as reservations of fund balances since they do not constitute expenditures or liabilities. Encumbrances at the end of the year are not reappropriated in subsequent years.

Budget Basis of Accounting

While reporting financial position, results of operations, and changes in fund balance on the basis of generally accepted accounting principles (GAAP basis), the budgetary basis as provided by law is based upon accounting for transactions on a basis of cash receipts and expenditures.

The combined Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - All Governmental Fund Types is presented on the budgetary basis to provide a relevant comparison of actual results with the budget. The major differences between the budget basis and the GAAP basis are:

- * Revenues are recorded when received in cash (budget) as opposed to when susceptible to accrual (GAAP).
- * Expenditures are recorded when paid in cash (budget) as opposed to when the liability is incurred (GAAP).
- * Encumbrances are recorded as the equivalent of expenditures (budget) as opposed to reservation of fund balance (GAAP).

The adjustments necessary to convert results of operations at the end of the year on the GAAP basis to the budget basis are as follows:

	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) <u>Expenditures and Other Financing Uses</u>			
	General <u>Fund</u>	Special Revenue <u>Funds</u>	Debt Service <u>Funds</u>	Capital Projects <u>Funds</u>
GAAP Basis (as reported)	(\$236,282)	(\$98,409)	\$460,751	\$3,505,207
Adjustments:				
Revenue accruals, net	37,848	(47,716)	377,008	1,043,421
Expenditure accruals, net	17,970	852,118	(546,664)	(984,393)
Encumbrances	<u>(240,159)</u>	<u>(1,373,934)</u>	<u>0</u>	<u>(4,986,847)</u>
 BUDGET BASIS	 <u>(\$420,623)</u>	 <u>(\$667,941)</u>	 <u>\$291,095</u>	 <u>(\$1,422,612)</u>

Inventory

Inventories of proprietary funds are stated at the lower of cost or market. Cost is determined on a first-in, first-out basis. Inventories of proprietary funds consist of materials and supplies inventory. Inventory in the governmental funds consists of expendable supplies held for consumption. The cost is recorded as an expenditure at the time individual inventory items are purchased. Governmental inventories are equally offset by a fund balance reserve that indicates they do not constitute "available spendable resources" and are not available for appropriation.

Cash and Cash Equivalents

Cash received by the City is deposited into several bank accounts. Monies for all funds are pooled and maintained in these accounts or invested in certificates of deposit. Individual fund integrity is maintained through the City's records. Each fund's interest in the pool is presented as "Cash and cash equivalents" on the combined balance sheet. For purposes of the combined statement of cash flows and for presentation on the combined balance sheet, investments with original maturity of three months or less and investments from the cash management pool are considered to be cash equivalents.

Deferred Bond Issuance Costs

The issuance costs of proprietary fund bonds are carried on the balance sheet at cost net of amortization. These costs are being amortized on a straight-line basis over the life of the associated bonds. The straight-line method of amortization is not materially different from the effective-interest method.

Fixed Assets

Fixed assets include land, buildings and equipment owned by the City. When purchased, such assets are recorded as expenditures in the Governmental Funds and accounted for in the General Fixed Asset Account Group. No depreciation is recorded for general fixed assets. Infrastructure fixed assets such as streets; sidewalks, curbs, gutters, and drainage systems are not capitalized along with the general fixed assets.

Fixed assets in the Proprietary Funds are capitalized in the individual funds in which they are utilized. Depreciation is calculated using the straight-line method over the estimated useful lives of the assets. The following lives are used:

Automobiles and Trucks	5 - 20 years
Machinery and Equipment	5 - 20 years
Buildings and Improvements	15 - 40 years

All fixed assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated fixed assets are valued at their estimated fair value on the date donated. Interest is capitalized during the construction period for assets that involve borrowing and construction. The capitalization threshold for all fixed assets is \$1,000.

Compensated Absences

Vacation leave accumulated by employees is accrued as a liability as the benefits are earned when both of these conditions are met:

1. The employees' rights to receive compensation are attributable to services already rendered.
2. It is probable that the employer will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement.

A liability for sick leave is accrued based on guidelines set forth in GASB Statement No. 16 "Accounting for Compensated Absences". The vesting method was implemented and states that the City will estimate its liability based on sick leave accumulated at the balance sheet date by those employees who currently are eligible to receive termination payments as specified by the retirement system as well as other employees who are expected to become eligible in the future to receive such payments.

For governmental funds, the City provides a liability for accumulated, unpaid vacation time and sick leave for eligible employees in the period in which the employee becomes eligible to receive payment. The current portion of unpaid compensated absences is the amount expected to be paid using expendable available resources. This amount is recorded as a fund liability, while the balance of the liability is recorded in the general long-term obligations account group.

In proprietary funds, compensated absences are expensed when earned. The amount of unpaid compensated absences for vacation leave benefit is reported as a fund liability. All sick leave benefits are paid by the General Fund.

Intergovernmental Revenues

Grants awarded on the basis of entitlement periods are recorded as intergovernmental receivables and revenues when entitlements occur. Reimbursable-type grants are recorded as intergovernmental receivables and revenues when the related expenditures/expenses are incurred.

Interfund Transactions

During the course of normal operations, the City has several transactions between funds, most of which are in the form of transfers of resources to provide services, construct assets, and service debt. The accompanying combined financial statements reflect such transactions as operating transfers. To the extent that certain transactions between funds had not been paid or received as of the current fiscal year end, interfund amounts receivable or payable have been recorded.

Total Columns on Combined Statements - Overview

Total columns on the Combined Statements - Overview are captioned "Memorandum Only" to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position, results of operation, or cash flows in conformity with generally accepted accounting principles, nor is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

Proprietary Fund Accounting

In accordance with GASB Statement No. 20, "Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that Use Proprietary Fund Accounting", the City applies all GASB pronouncements and all FASB Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins issued on or before November 30, 1989, unless they conflict with GASB pronouncements.

2. POOLED CASH AND INVESTMENTS

The City maintains a cash and investment pool used by all funds. Each fund type's portion of this pool is displayed on the combined balance sheet as Pooled Cash and Investments.

Legal Requirements

Statutes require the classification of monies held by the City into three categories. Category 1 consists of "active" monies, those monies required to be kept in a "cash" or "near-cash" status for immediate use by the City. Such monies must be maintained either as cash in the City treasury or in depository accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts.

Category 2 consists of "inactive" monies, those monies not required for use within the current two-year period of designation of depositories. Inactive monies may be deposited or invested only as certificates of deposit maturing no later than the end of the current period of designation of depositories.

Category 3 consists of "interim" monies, those monies that are not needed for immediate use but which will be needed before the end of the current period of depositories.

State legislation permits interim monies to be deposited or invested in the following securities:

1. United States treasury notes, bills, bonds, or any other obligation or security issued by the United States treasury or any other obligation guaranteed as to principal and interest by the United States;
2. Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the federal national mortgage association, federal home loan bank, federal farm credit bank, federal home loan mortgage corporation, government national mortgage association, and student loan marketing association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;
3. Written repurchase agreements in the securities listed above provided that the market value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to market daily, and that the term of the agreement must not exceed thirty days;
4. Bonds and other obligations of the State of Ohio;
5. No-load money market mutual funds consisting exclusively of obligations described in division (1) or (2) of this section and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions;

6. The State Treasurer's investment pool (STAR Ohio);
7. Certain bankers' acceptances and commercial paper notes for a period not to exceed one hundred and eighty days in an amount not to exceed twenty-five percent of the interim moneys available for investment at any one time; and,
8. Under limited circumstances, corporate debt interests rated in either of the two highest rating classifications by at least two nationally recognized rating agencies.

Investments in stripped principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage and the use of leverage and short selling are also prohibited. An investment must mature within five years from the date of purchase unless matched to specific obligation or debt of the City, and must be purchased with the expectation that it will be held to maturity. Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

Deposits

At year-end the carrying amount of the City's deposits was \$14,329,718 and the bank balance was \$14,501,350. Of the bank balance:

1. \$128,942 was covered by federal depository insurance.
2. The remaining bank balance was covered by collateral held by third party trustees in "single financial institution" collateral pools securing all public funds on deposit with specific depository institutions. The market value of the securities in the pools is required by the Ohio Revised Code to be at least 105% of the total uninsured public deposits. The remaining bank balance is defined by GASB Statement No. 3 as securities held by the counter-party or by its trust department but not in the City's name.

Investments

The City's investments are categorized to give an indication of the level of risk assumed by the entity at year-end. Category 1 includes investments that are insured or registered or for which the securities are held by the City. Category 2 includes uninsured and unregistered investments for which the securities are held by the counterparty's trust department or agent in the City's name. Category 3 includes uninsured and unregistered investments for which the securities are held by the counterparty or by its trust department but not in the City's name.

The City had no investments at year end.

Interest Earnings

A summary of interest earned by the various fund categories is as follows:

	<u>Total</u>	Percent of <u>Amount</u>
General Fund	\$232,784	82.7%
Special Revenue Funds	30,629	10.9%
Capital Projects Funds	15,927	5.7%
Enterprise Fund	1,753	0.6%
Non-expendable Trust Fund	<u>375</u>	<u>0.1%</u>
Total	<u>\$281,468</u>	<u>100.0%</u>

Interest earned is allocated based on state law and the city charter.

3. PROPERTY TAXES

Property taxes include amounts levied against all real and public utility property located in the City, and tangible personal property used in business. Real property taxes are levied each January 1 on the assessed value listed as of the prior January 1.

Assessed values are established by the County Auditor at 35% of appraised market value for real property. A revaluation of all real property is required to be completed every six years, with a statistical update every third year. The last revaluation was completed in 2002. Public utility property taxes on tangible personal property are assessed at true value (generally net book value). Tangible personal property used in business (except public utility business) is currently assessed at 25% of average value for inventories and 25% of true value for all other personal property.

The assessed valuation upon which the 2002 levy was based is as follows:

Real property (other than public utility)	\$861,375,820
Public utility real and personal tangible property	21,501,990
Tangible personal property (other than public utility)	<u>51,001,469</u>
Total Assessed Valuation	<u>\$933,879,279</u>

The property tax calendar is as follows:

Levy date	January 1, 2001
Lien date	January 1, 2002
Tax bill mailed	January 20, 2002
First installment payment due	February 15, 2002
Second installment payment due	July 15, 2002

Property taxes that are measurable but not available at fiscal year end are recorded as a receivable with the corresponding revenue deferred until available. Delinquent property tax amounts are not material and are therefore not recorded.

4. RETIREMENT SYSTEM

A. Public Employees Retirement System

Plan Description: The City of Beavercreek contributes to OPERS, a cost-sharing multiple-employer defined benefit pension plan. OPERS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Chapter 145 of the Ohio Revised Code (ORC) assigns the authority to establish and amend benefit provisions to the OPERS Retirement Board. OPERS issues a publicly available financial report that includes financial statements and required supplementary information. Interested parties may obtain a copy by making a written request to 277 East Town Street, Columbus, Ohio, 43215-4642, or by calling (614) 466-2085.

Funding Policy: The ORC provides statutory authority for employee and employer contributions. The employee contribution rate is 8.5%. For local government employer units, the rate is 13.55% of covered payroll. The contribution requirements of plan members and the City of Beavercreek are established and may be amended by the OPERS Retirement Board. The City's contributions for the years ending December 31, 2002, 2001, and 2000 were \$508,923, \$475,828, and \$360,642, respectively, equal to the required contributions for each year; 73% has been contributed for fiscal year 2002 and 100% for fiscal years 2001 and 2000.

Other Post-employment Benefits

In addition to the pension benefit obligation described above, the OPERS of Ohio also provides post-employment health care benefits to age and service retirees with ten (10) or more years of qualifying Ohio service credit. Health care coverage for disability recipients and primary survivor recipients is available. A portion of each employer's contributions to OPERS is set aside for the funding of post-retirement health care. The Ohio Revised Code provides statutory authority for employer contributions and requires employers to fund post-retirement health care through their contributions to OPERS. The portion of the current year employer contribution rate (identified above) that was used to fund health care for the year was 5.0% of covered payroll.

The significant assumptions and calculations described below were based on the OPERS of Ohio's latest unaudited information as of December 31, 2001. All investments are carried at market value. For actuarial valuation purposes, a smoothed market approach is used. Under this approach assets are adjusted annually to reflect 25% of unrealized market appreciation or depreciation on investment assets. The investment assumption rate for 2001 was 8.00%. There were 402,041 active contributing participants. Estimated net assets available for future benefits payments were \$11.6 billion. Estimated accrued liability and the unfunded estimated accrued liability, based on the actuarial cost method used, were \$16.4 billion and \$4.8 billion, respectively. Benefits are financed through employer contributions and investment earnings there on. The contributions, investment income and periodic adjustment in health care provisions are expected to be sufficient to sustain the program indefinitely.

B. Police and Firemen's Disability and Pension Fund

The City of Beavercreek contributes to the Ohio Police and Fire Pension Fund (OP&F); a cost-sharing multiple-employer defined benefit pension plan. All City non-administrative full-time police officers (the City has no full-time fire fighters) participate in the OP&F System of Ohio. OP&F provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Contribution requirements and benefit provisions are established by the Ohio State Legislature and are codified in Chapter 742 of the Ohio Revised Code. The OP&F issues a publicly available financial report that includes financial information and required supplementary information for the plan. That report may be obtained by writing to OP&F, 140 East Town Street, Columbus, Ohio 43215-5164, or by calling (614) 228-2975.

Plan members are required to contribute 10.0% of their annual covered salary, while employers are required to contribute 19.5%. The City's contributions to OP&F for the years ending December 31, 2002, 2001 and 2000 were \$531,069, \$510,243, and \$520,358, respectively, equal to the required contributions for each year; 70% has been contributed for fiscal year 2002 and 100% for fiscal years 2001 and 2000.

Other Post-employment Benefits

The OP&F provides post-employment health care coverage to any person who receives or is eligible to receive a monthly benefit check or is a spouse or eligible dependent child of such person. An eligible dependent child is any child under the age of 18 whether or not the child is attending school or under the age of 22 if attending school full time or on a two-thirds basis. The Ohio Revised Code provides statutory authority for employer contributions and allows the Fund's Board of Trustees to provide post-employment health care coverage to all eligible individuals. Most retirees are required to contribute a portion of the cost of their health care coverage.

The portion of the current year City contribution that was used to fund post-employment health care benefits was \$211,066 representing 7.75% of covered payroll for police officers. Funding and accounting are on a pay-as-you-go basis.

As of December 31, 2001, the number of participants eligible to receive health care benefits was 13,174 for police and 10,239 for fire. The OP&F does not provide separate data on the funded status and funding progress of post-employment health care benefits. The Fund's total health care expenses for the year ended December 31, 2001 were \$122,298,771, which was net of member contributions of \$6,874,699.

5. COMPENSATED ABSENCES

Compensated absences consist of unpaid vacation and certain portions of unused sick leave. Vacation is accumulated based upon length of service as follows:

<u>Length of Service</u>	<u>Hourly Accrual Rate</u>	<u>Average Annual Days Vacation</u>
Date of hire through five (5) years service	.03875 per hour	10 days (2 weeks)
Six (6) through ten (10) complete years service	.0575 per hour	15 days (3 weeks)
Eleven (11) through nineteen (19) complete years service	.0775 per hour	20 days (4 weeks)
Twenty (20) complete years service and over	.09625 per hour	25 days (5 weeks)

Overtime hours cannot be used to accumulate vacation. No more than two years vacation at the applicable accrual rate can be carried forward into the next calendar year. In the case of death, termination, or retirement, an employee (or his estate) is paid for the unused vacation up to a maximum of the two-year accrual. Therefore, the entire liability as determined by the above policy is recognized for each fund.

All employees earn sick leave at the rate of .0577 per hour (an annual average of 15 days). Overtime hours cannot be used to accrue sick leave. There is no maximum amount for accrued sick leave hours.

It is the policy of the City that an employee upon retirement is entitled to receive payment on the basis of one day's pay for each two days of accrued sick leave. A sick leave liability is recorded for those employees that are considered probable to receive such payment.

As of December 31, 2002, the accrued liability for unpaid compensated absences was \$889,680 for all funds and account groups.

6. CONTINGENCIES

The City has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursement to the grantor agency for expenditures disallowed under the terms of the grant. City management believes such disallowances, if any will be minor.

7. ENTERPRISE FUND LONG-TERM DEBT

The following is a summary of enterprise fund long-term debt transactions for the year ended December 31, 2002:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
General Obligation Bonds:				
Current Interest Bonds	\$5,010,000	\$ 0	\$300,000	\$4,710,000
Capital Appreciation Bonds	4,881,722	267,400	0	5,149,122
Capital Lease	137,244	0	137,244	0
Capital Lease	<u>5,909</u>	<u>0</u>	<u>4,379</u>	<u>1,530</u>
Total	<u>\$10,034,875</u>	<u>\$267,400</u>	<u>\$441,623</u>	<u>\$9,860,652</u>

On December 15, 1997 the City issued \$9,583,455 in unvoted general obligation bonds for constructing and installing a municipal golf course within the City. The bond issue included current interest bonds and capital appreciation bonds in the amount of \$5,425,000 and \$4,158,455, respectively. These bonds were issued for a twenty-five year period, with final maturity occurring in 2023.

The Capital Appreciation Bonds do not bear current interest, but will accrete in value from their date of issuance. These bonds will accrete in value at the yield to maturity as established. The capital appreciation bonds will mature in 2011 thru 2023. The maturity amount of the bonds is \$10,985,000. For 2002, \$267,400 was accreted for a cumulative appreciation of \$990,667 and a total bond value of \$5,149,122.

Enterprise fund long-term debt of the City at December 31, 2002 is as follows:

<u>Issue</u>	<u>Rate %</u>	<u>Issued</u>	<u>Maturity</u>	<u>Outstanding</u>
General Obligation Bonds:				
Current Interest Bonds	4-4.80%	12/15/97	02/01/23	\$4,710,000
Capital Appreciation Bonds	5.05-5.35%	12/15/97	02/01/23	5,149,122
Capital Lease	9.6%	06/15/98	06/15/03	<u>1,530</u>
Total				<u>\$9,860,652</u>

The annual requirements to pay principal and interest on enterprise fund debt at December 31, 2002 are as follows:

	<u>General Obligation Bonds</u>		<u>Capital Lease</u>	
	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>
2003	\$208,373	\$355,000	\$69	\$1,530
2004	191,523	415,000	0	0
2005	171,713	480,000	0	0
2006	148,658	550,000	0	0
2007	136,283	625,000	0	0
Thereafter	<u>153,174</u>	<u>7,434,122</u>	<u>0</u>	<u>0</u>
Total	<u>\$1,009,724</u>	<u>\$9,859,122</u>	<u>\$69</u>	<u>\$1,530</u>

8. SHORT-TERM DEBT

The following is a summary of short-term debt as of December 31, 2002:

<u>Description</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Purpose</u>	<u>Amount</u>
General obligation bond anticipation note	5/3/02	3.24 %	North Fairfield Construction/Service Facility	\$140,000
General obligation bond anticipation note	7/22/02	3.00 %	Kontagionnis/Hills Development	1,212,000
General obligation bond anticipation note	8/3/02	3.05 %	Bullskin/Rec Fields/Colonel Glenn	<u>243,000</u>
Total				<u>\$1,595,000</u>

9. LONG-TERM OBLIGATIONS

The following is a summary of long-term obligation activity for the year ended December 31, 2002:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Ending Balance</u>
Special assessment bonds	\$3,745,000	\$0	\$315,000	\$3,430,000
General obligation Bonds	865,000	5,650,000	40,000	6,475,000
Accrued wages and Benefits	270,660	23,554	0	294,214
Compensated absences	<u>736,274</u>	<u>132,824</u>	<u>0</u>	<u>869,098</u>
Total	<u>\$5,616,934</u>	<u>\$5,806,378</u>	<u>\$355,000</u>	<u>\$11,068,312</u>

All long-term obligations represent liabilities of the general long-term obligations account group.

Long-term obligations of the City at December 31, 2002 are as follows:

<u>Issue</u>	<u>Rate %</u>	<u>Issued</u>	<u>Maturity</u>	<u>Outstanding</u>
Special Assessment Bonds:				
Street improvements	7.375%	09/01/86	12/01/07	\$ 50,000
Street improvements	5.970%	04/01/94	12/01/14	1,225,000
Street improvements	6.470%	11/01/94	12/01/15	1,330,000
Various Purpose Streets	5.490%	08/01/95	12/01/15	195,000
Various Purpose	5.790%	04/01/97	12/01/16	75,000
Various Purpose/1999	5.610%	08/01/99	12/01/19	105,000
Various Purpose/2001	5.010%	09/01/01	12/01/21	450,000
General Obligation Bonds:				
Various Purpose	5.790%	04/01/97	12/01/16	825,000
Maintenance Facility	4.000-5.000%	5/01/02	12/01/22	5,650,000
Accrued Wages & Benefits				294,214
Compensated Absences				<u>869,098</u>
Total Long-Term Obligations				<u>\$11,068,312</u>

The accrued wages and benefits amount above represents pension contributions that are not expected to be liquidated with expendable available financial resources.

The annual requirements to pay principal and interest on general long-term obligations at December 31, 2002 are as follows:

	<u>Special Assessment Bonds</u>		<u>General Obligation Bonds</u>	
	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>
2003	\$205,872	\$285,000	\$305,392	\$230,000
2004	190,438	285,000	295,752	235,000
2005	174,716	285,000	285,872	245,000
2006	158,716	295,000	275,487	250,000
2007	142,026	255,000	264,926	265,000
Thereafter	<u>614,518</u>	<u>2,025,000</u>	<u>2,166,308</u>	<u>5,250,000</u>
Total	<u>\$1,486,286</u>	<u>\$3,430,000</u>	<u>\$3,593,737</u>	<u>\$6,475,000</u>

The Special Assessment Bonds are direct obligations of the City, which will be repaid through assessments levied against property owners who derived benefits from the improvements and/or other resources of the City. These consist of street and other improvements. The General Obligation Bonds are backed by the full faith and credit of the City and paid out of the debt service fund.

10. COMPLIANCE AND ACCOUNTABILITY

Fund Deficits and Deficits in Retained Earnings:

The following individual funds had deficit fund balances/retained earnings at December 31, 2002:

<u>Fund</u>	<u>Deficit</u>
Debt Service	\$ 219,308
Special Revenue Funds:	
Community Development Block Grant	23,732
Law Enforcement	84,542
Miscellaneous Special Revenue	86,870
Capital Projects Funds:	
Parks & Recreation	87,695
Minor S.A.D. Projects	721,758
Enterprise Fund:	
Golf Course	6,162,539

The Debt Service and Minor S.A.D. Improvement fund deficits resulted from the City's policy to utilize short-term bond anticipation notes. The City has obtained reduced interest expense and additional flexibility through the use of short-term debt. However, fund deficits have resulted since short-term debt is reported within the associated fund rather than in the general long-term debt account group.

The golf course was started with an operating program that gave the course a heavy debt load. It was expected that golf course deficit retained earnings would occur in the first few years of operations. Officials have budgeted for a transfer from the General Fund in future years to help cover the deficit. The City is aware of the deficit and is trying to provide for the deficit through future revenues.

The remaining deficits occurred as a result of certain expenditures being incurred in anticipation of the receipt of revenues early in the next fiscal year. These deficits are expected to be provided for through future revenues.

Non-Compliance:

Ohio Revised Code Section 5705.39, states the total appropriation from each fund should not exceed the total estimated revenue.

The City had the following fund at fiscal year-end that had appropriations in excess of estimated revenue:

<u>Fund</u>	<u>Variance</u>
Special Revenue Funds:	
Community Development	
Block Grant	\$59,857
Miscellaneous Special	
Revenue	117,003
Debt Service Fund:	
Voted Debt Service	150,221
Capital Projects Fund:	
Minor S.A.D. Projects	325,014

At December 31, 2002, the following City funds had a deficit fund balance (budget basis) in the following amounts: Special Revenue Community Development Block Grant Fund (\$25,485), Special Revenue Law Enforcement (\$154,205), Special Revenue Miscellaneous Special Revenue (\$94,327), Capital Projects Parks and Recreation (\$56,035), and Capital Projects Minor S.A.D. Projects (\$269,748).

At December 31, 2002 expenditures plus outstanding encumbrances exceeded appropriations at the legal level of control in the following amounts: General Fund Capital Outlay Various Parks Maintenance (\$56), General Fund Capital Outlay Cemetery Maintenance (\$8), Special Revenue Police Levy Fund Public Safety Corrections (\$23,338), Special Revenue Street Levy Fund General Government Administration Management Service Division (\$3,073), Special Revenue Street Levy Fund Capital Outlay Storm Water Maintenance (\$500) and Special Revenue Drug Law Enforcement Fund Public Safety Allocable Support (\$2,721).

11. RISK MANAGEMENT

In 1988 the City entered into a joint insurance pool, Miami Valley Risk Management Association, Inc. (MVRMA, Inc.), with five other local cities. At year-end, the pool has sixteen members and covers all property, crime liability, boiler and machinery, and public official liability up to the limits stated below. It is intended to provide broad based coverage up to the limits stated below, with increased emphasis on safety and loss prevention and to create an opportunity for other local governments to participate.

MVRMA, Inc. is a corporation governed by a sixteen-member board of trustees, consisting of a representative appointed by each of the member cities. The board of trustees elects the officers of the corporation, with each trustee having a single vote. The board is responsible for its own financial matters, and the corporation maintains its own books of account. Budgeting and financing of MVRMA, Inc. is subject to the approval of the board. Currently, the participant cities are: Beavercreek 8.54%, Blue Ash 7.24%, Indian Hill 2.78%, Kettering 16.90%, Madeira 1.61%, Mason 5.41%, Miamisburg 11.70%, Montgomery 3.41%, Sidney 9.26%, Springdale 5.74%, Tipp City 2.20%, Troy 7.97%, Vandalia 5.14%, West Carrollton 4.74%, Wilmington 4.93%, and Wyoming 2.43%, Ohio.

A summary of financial information as of December 31, 2001, (latest information available) is as follows:

Current Assets	\$6,199,382
Total Assets	\$6,227,638
Current Liabilities	\$3,643,395
Long-Term Liabilities	\$ 0

The following is a summary of insurance coverage at year-end:

General Liability (including Police Professional Liability)	\$10,500,000 per occurrence
Automobile Liability	\$10,500,000 per occurrence
Public Officials Liability	\$500,000 excess (\$500,000 Aggregate) \$10M excess \$1M (\$10M aggregate per city)
Boiler and Machinery	\$100,000,000 per occurrence
Property	\$100,000,000 per occurrence
Flood (Property)	\$25,000,000 Annual Aggregate (excludes Zone A) \$500,000 Annual Aggregate (Zone B and Shaded X)
Earthquake (Property)	\$25,000,000 Annual Aggregate

MVRMA retains responsibility for the payment of claims within specified MVRMA self-insured (i.e., risk is transferred from the City to MVRMA) retention limits prior to the application of coverage provided by excess reinsurance contracts. During the year, MVRMA's self-insured retention (SIR) limit for property was \$250,000 with the exception of boiler and machinery, which was \$5,000. The SIR for liability was \$500,000.

Settled claims for the City have not exceeded the coverage provided by MVRMA for the City in any of the three preceding years.

12. CONTRIBUTED CAPITAL

During the year, contributed capital is as follows:

	<u>GOLF COURSE ENTERPRISE FUND</u>
Contributed Capital, Beginning of Year	\$2,017,500
Capital Contributed	<u>0</u>
Contributed Capital, End of Year	<u>\$2,017,500</u>

13. CONSTRUCTION AND OTHER COMMITMENTS

At December 31, 2002, uncompleted contracts are as follows:

<u>Description</u>	<u>Amount</u>
New Germany-Trebein Road Improvement Part 1	\$ 107,184
New Germany-Trebein Road Improvement Part 2	100,540
2001 Traffic Signal Improvements	48,251
2002 Storm Sewer Improvements	25,843
Municipal Maintenance Building	3,696,807
Arlington East Curb Replacements	39,287
Indian Ripple at Woodcroft	25,000
Street Lighting Projects	<u>421,000</u>
Total	<u>\$4,463,912</u>

The City has entered into separate agreements to lease various pieces of equipment. The terms of each lease either provides the City with a bargain purchase option at the end of the lease term, which the City intends to exercise, or transfers ownership of the asset at the end of the lease term to the City. Statement of Financial Accounting Standards Number 13, "Accounting for Leases", defines a capital lease generally as one which transfers substantially all of the benefits and risks of ownership of property to the lessee. Accordingly, the City has capitalized equipment on the combined balance sheet.

14. FIXED ASSETS

A summary of changes in general fixed assets is as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Land	\$3,378,894	\$ 0	\$ 0	\$ 3,378,894
Buildings & Improvements	2,876,006	1,143,196	0	4,019,202
Machinery & Equipment	5,254,359	607,119	80,988	5,780,490
Construction in Progress	<u>0</u>	<u>301,537</u>	<u>0</u>	<u>301,537</u>
Total	<u>\$11,509,259</u>	<u>\$2,051,852</u>	<u>\$80,988</u>	<u>\$13,480,123</u>

Enterprise Fund fixed assets at year end were as follows:

Land & improvements	\$7,833,601
Building & improvements	1,974,532
Machinery & equipment	<u>838,135</u>
Total	\$10,646,268
Less: Accumulated depreciation	<u>(2,827,518)</u>
Net Fixed Assets	<u>\$7,818,750</u>

There was no interest capitalized for the current year-end.

15. INTERFUND ACTIVITY

As of December 31, 2002, receivables and payables that resulted from various interfund transactions were as follows:

<u>Fund Type/Fund</u>	<u>Interfund Receivable</u>	<u>Interfund Payable</u>
General Fund	\$266,781	\$ 0
Special Revenue:		
Community Development Block	0	17,135
Law Enforcement	0	84,087
Miscellaneous Special Revenue	0	23,085
Capital Projects:		
Parks and Recreation	0	56,035
Enterprise:		
Golf Course	<u>0</u>	<u>86,439</u>
Total All Funds	<u>\$266,781</u>	<u>\$266,781</u>

**COMBINING
STATEMENTS**

This Page Intentionally Left Blank

GENERAL FUND

General - To account for all activities of the city not included in other specified funds.

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	General Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
REVENUES:			
Local taxes	\$952,035	\$918,596	(\$33,439)
Intergovernmental	1,813,800	1,823,989	10,189
Charges for services	60,500	63,612	3,112
Fines, licenses and permits	100,000	65,970	(34,030)
Interest	375,000	216,333	(158,667)
Special assessments	103,000	109,541	6,541
Other	79,200	150,489	71,289
Total Revenues	3,483,535	3,348,530	(135,005)
EXPENDITURES:			
Current:			
Public safety:			
Special projects	288,859	263,188	25,671
Total public safety	288,859	263,188	25,671
Public health and welfare:			
Health district	148,674	104,020	44,654
Cemetery maintenance	84,262	82,147	2,115
Total public health and welfare	232,936	186,167	46,769
Leisure time activities:			
Parks general administration	227,967	223,742	4,225
Various parks maintenance	315,865	314,427	1,438
Rotary park maintenance	103,295	96,330	6,965
Beautification and forestry	750	750	0
General senior adult services	68,439	48,687	19,752
General cultural events	36,125	35,887	238
Total leisure time activities	752,441	719,823	32,618
Community development:			
Planning	456,526	447,042	9,484
Total community development	456,526	447,042	9,484
Basic utility services:			
District lighting	75,112	61,163	13,949
Total basic utility services	75,112	61,163	13,949
			Continued

City of Beavercreek, Ohio
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2002

	General Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
General government:			
Council	89,439	83,596	5,843
Clerk of council	78,536	69,202	9,334
Miscellaneous boards and commissions	5,750	1,905	3,845
City manager	263,887	254,768	9,119
Human resources	143,995	133,290	10,705
Finance	335,618	327,255	8,363
Engineering and general inspection	263,509	246,587	16,922
Legal services	171,918	121,612	50,306
Insurance and risk management	82,655	76,824	5,831
NOC Contractual services	177,125	147,245	29,880
Director of public works	145,060	143,414	1,646
Building facilities maintenance	110,420	110,370	50
Special projects	209,161	170,704	38,457
Total general government	2,077,073	1,886,772	190,301
Capital outlay:			
City manager	2,100	1,731	369
Human resources	2,000	912	1,088
Finance	1,523	1,523	0
Planning	8,000	4,993	3,007
Parks general administration	1,731	1,731	0
Various parks maintenance	64,600	64,656	(56)
Cemetery maintenance	12,450	12,458	(8)
Street improvements	1,500	374	1,126
Longview at Southview	25,843	25,843	0
Other parks various projects	172,400	172,400	0
Total capital outlay	292,147	286,621	5,526
Total Expenditures	4,175,094	3,850,776	324,318
Excess of Revenues Over (Under) Expenditures	(691,559)	(502,246)	(459,323)
OTHER FINANCING SOURCES (USES):			
Transfers in	135,156	135,156	0
Transfers (out)	(53,533)	(53,533)	0
Total Other Financing Sources (Uses)	81,623	81,623	0
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(609,936)	(420,623)	(459,323)
Fund Balance at Beginning of Year	2,396,822	2,396,822	0
Fund Balance at End of Year	\$1,786,886	\$1,976,199	(\$459,323)

This Page Intentionally Left Blank

SPECIAL REVENUE FUNDS

Police Levy - To account for property tax receipts designated for operation of the police department, including the payment of the employer portion of police pension fund contributions, and to account for monies charged for police services furnished outside the City.

Street Levy - To account for property tax receipts designated for street construction, maintenance and repair.

Street Maintenance - Required by the Ohio Revised Code to account for that portion of the state gasoline tax and motor vehicle registration fees designated for maintenance of streets within the City.

State Highway - Required by the Ohio Revised Code to account for that portion of the state gasoline tax and motor vehicle registration fees designated for maintenance of state highways within the City.

Cable Television - To account for cable television franchise fees.

Beautification - To account for marriage donations and other monies designated for community beautification activities.

Community Development Block Grant - To account for community development block grant funds.

Recreational Activities - To account for monies received through charges for services for recreational and cultural events provided for public enjoyment.

Federal Grants - To account for federal assistance designated to reimburse the engineering of urban highway projects.

Law Enforcement - To account for monies designated to be used for law enforcement.

Drug Law Enforcement - To account for monies designated to be used for drug law enforcement.

DUI Enforcement and Education - To account for special court fines designated for programs to deter driving under the influence of alcohol.

Drug Offenses Forfeiture - To account for monies acquired through seizures in conjunction with violation of Ohio statutes and designated for law enforcement purposes.

Federal Forfeitures - To account for monies acquired through seizures under federal statute and designated for specified law enforcement purposes.

Youth Activities - To account for monies designated for youth activities.

Crime Prevention - To account for monies designated for special crime prevention programs.

Miscellaneous Special Revenue - To account for incidental or occasional special revenue categories.

This Page Intentionally Left Blank

City of Beavercreek, Ohio
Combining Balance Sheet
Special Revenue Funds
December 31, 2002

	Police Levy	Street Levy	Street Maintenance	State Highway	Cable Television
Assets:					
Pooled cash and investments	\$1,970,265	\$1,549,936	\$1,258,190	\$105,334	\$493,441
Receivables (net of allowance for uncollectibles):					
Taxes	4,949,006	2,319,005	0	0	0
Accounts	4,044	763	0	0	168,839
Intergovernmental	307,865	145,497	487,994	39,566	0
Interest	0	0	2,120	171	0
Inventory	63,489	48,789	78,266	0	300
Total assets	<u>\$7,294,669</u>	<u>\$4,063,990</u>	<u>\$1,826,570</u>	<u>\$145,071</u>	<u>\$662,580</u>
Liabilities and fund equity:					
Liabilities:					
Accounts payable	\$106,439	\$13,086	\$749,524	\$0	\$257
Accrued wages and benefits	167,834	67,694	0	0	5,500
Interfund payable	0	0	0	0	0
Compensated absences	6,195	6,017	0	0	1,138
Deferred revenue	5,249,503	2,464,502	411,538	33,367	0
Total liabilities	<u>5,529,971</u>	<u>2,551,299</u>	<u>1,161,062</u>	<u>33,367</u>	<u>6,895</u>
Fund equity:					
Fund Balances:					
Reserved for encumbrances	137,010	270,310	3,293	0	250
Reserved for inventory	63,489	48,789	78,266	0	300
Unreserved, undesignated	1,564,199	1,193,592	583,949	111,704	655,135
Total fund equity	<u>1,764,698</u>	<u>1,512,691</u>	<u>665,508</u>	<u>111,704</u>	<u>655,685</u>
Total liabilities and fund equity	<u>\$7,294,669</u>	<u>\$4,063,990</u>	<u>\$1,826,570</u>	<u>\$145,071</u>	<u>\$662,580</u>

<u>Beautification</u>	<u>Community Development Block Grant</u>	<u>Recreational Activities</u>	<u>Federal Grant</u>	<u>Law Enforcement</u>	<u>Drug Law Enforcement</u>	<u>DUI Enforcement & Education</u>	<u>Drug Offenses Forfeiture</u>
\$6,295	\$0	\$156,314	\$0	\$0	\$42,770	\$36,980	\$13,601
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	20,040	0	0	92,137	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
<u>\$6,295</u>	<u>\$20,040</u>	<u>\$156,314</u>	<u>\$0</u>	<u>\$92,137</u>	<u>\$42,770</u>	<u>\$36,980</u>	<u>\$13,601</u>
\$0	\$6,597	\$0	\$0	\$455	\$2,672	\$0	\$0
0	0	0	0	0	0	0	0
0	17,135	0	0	84,087	0	0	0
0	0	0	0	0	0	0	0
0	20,040	0	0	92,137	0	0	0
0	43,772	0	0	176,679	2,672	0	0
0	1,753	2,980	0	69,665	50	0	0
0	0	0	0	0	0	0	0
6,295	(25,485)	153,334	0	(154,207)	40,048	36,980	13,601
6,295	(23,732)	156,314	0	(84,542)	40,098	36,980	13,601
<u>6,295</u>	<u>(23,732)</u>	<u>156,314</u>	<u>0</u>	<u>(84,542)</u>	<u>40,098</u>	<u>36,980</u>	<u>13,601</u>
<u>\$6,295</u>	<u>\$20,040</u>	<u>\$156,314</u>	<u>\$0</u>	<u>\$92,137</u>	<u>\$42,770</u>	<u>\$36,980</u>	<u>\$13,601</u>

Continued

City of Beavercreek, Ohio
Combining Balance Sheet
Special Revenue Funds
December 31, 2002

	Federal Forfeiture	Youth Activities	Crime Prevention	Miscellaneous Special Revenue	Totals
Assets:					
Pooled cash and investments	\$5,892	\$4,785	\$1,077	\$0	\$5,644,880
Receivables (net of allowance for uncollectibles):					
Taxes	0	0	0	0	7,268,011
Accounts	0	0	0	0	173,646
Intergovernmental	0	0	0	0	1,093,099
Interest	0	0	0	0	2,291
Inventory	0	0	0	0	190,844
Total assets	<u>\$5,892</u>	<u>\$4,785</u>	<u>\$1,077</u>	<u>\$0</u>	<u>\$14,372,771</u>
Liabilities and fund equity:					
Liabilities:					
Accounts payable	\$0	\$0	\$0	\$61,734	\$940,764
Accrued wages and benefits	0	0	0	1,926	242,954
Interfund payable	0	0	0	23,085	124,307
Compensated absences	0	0	0	125	13,475
Deferred revenue	0	0	0	0	8,271,087
Total liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>86,870</u>	<u>9,592,587</u>
Fund equity:					
Fund Balances:					
Reserved for encumbrances	0	0	42	23,887	509,240
Reserved for inventory	0	0	0	0	190,844
Unreserved, undesignated	5,892	4,785	1,035	(110,757)	4,080,100
Total fund equity	<u>5,892</u>	<u>4,785</u>	<u>1,077</u>	<u>(86,870)</u>	<u>4,780,184</u>
Total liabilities and fund equity	<u>\$5,892</u>	<u>\$4,785</u>	<u>\$1,077</u>	<u>\$0</u>	<u>\$14,372,771</u>

This Page Intentionally Left Blank

City of Beavercreek, Ohio
Combining Statement Of Revenues, Expenditures
And Changes In Fund Balances
Special Revenue Funds
For the Year Ended December 31, 2002

	Police Levy	Street Levy	Street Maintenance	State Highway	Cable Television
Revenues:					
Taxes	\$4,199,510	\$2,387,058	\$0	\$0	\$0
Fines, licenses and permits	92,316	2,583	0	0	332,531
Intergovernmental	507,631	286,789	1,001,495	79,806	0
Charges for services	902,547	763	0	0	0
Interest	0	0	22,944	7,685	0
Other	95,667	27,055	0	0	4,077
Total revenues	5,797,671	2,704,248	1,024,439	87,491	336,608
Expenditures:					
Current:					
General government	263,450	75,027	0	0	199,793
Public safety	5,334,048	0	0	0	0
Public health and welfare	105,842	0	0	0	0
Leisure time activities	0	0	0	0	0
Transportation and street repair	0	2,008,536	1,059,707	0	0
Capital outlay	202,683	199,851	128,034	0	69,846
Total expenditures	5,906,023	2,283,414	1,187,741	0	269,639
Excess (deficiency) of revenue over (under) expenditures	(108,352)	420,834	(163,302)	87,491	66,969
Other financing sources (uses):					
Operating transfers - (out)	(151,329)	(84,929)	0	0	(2,181)
Total other financing sources (uses)	(151,329)	(84,929)	0	0	(2,181)
Excess (deficiency) of revenue and other financing sources over (under) expenditures and other financing uses	(259,681)	335,905	(163,302)	87,491	64,788
Fund balance, Beginning of year	2,017,957	1,178,371	884,779	24,213	590,597
Increase (decrease) in reserve for inventory	6,422	(1,585)	(55,969)	0	300
Fund balance, End of year	\$1,764,698	\$1,512,691	\$665,508	\$111,704	\$655,685

<u>Beautification</u>	<u>Community Development Block Grant</u>	<u>Recreational Activities</u>	<u>Federal Grant</u>	<u>Law Enforcement</u>	<u>Drug Law Enforcement</u>	<u>DUI Enforcement & Education</u>	<u>Drug Offenses Forfeiture</u>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	0	0	0	0	542	2,248	2,606
0	41,063	0	0	57,745	27,077	0	0
0	0	135,517	0	0	0	0	0
0	0	0	0	0	0	0	0
522	0	21,874	0	0	0	0	0
<u>522</u>	<u>41,063</u>	<u>157,391</u>	<u>0</u>	<u>57,745</u>	<u>27,619</u>	<u>2,248</u>	<u>2,606</u>
0	1,650	0	0	0	0	0	0
0	0	0	0	37,069	7,877	0	205
0	0	0	0	0	0	0	0
0	0	134,160	0	0	0	0	0
0	0	0	0	0	0	0	0
0	24,987	5,915	0	111,430	0	0	0
<u>0</u>	<u>26,637</u>	<u>140,075</u>	<u>0</u>	<u>148,499</u>	<u>7,877</u>	<u>0</u>	<u>205</u>
522	14,426	17,316	0	(90,754)	19,742	2,248	2,401
<u>0</u>	<u>0</u>	<u>(81)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>0</u>	<u>0</u>	<u>(81)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
522	14,426	17,235	0	(90,754)	19,742	2,248	2,401
5,773	(38,158)	139,079	0	6,212	20,356	34,732	11,200
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>\$6,295</u>	<u>(\$23,732)</u>	<u>\$156,314</u>	<u>\$0</u>	<u>(\$84,542)</u>	<u>\$40,098</u>	<u>\$36,980</u>	<u>\$13,601</u>

Continued

City of Beavercreek, Ohio
Combining Statement Of Revenues, Expenditures
And Changes In Fund Balances
Special Revenue Funds
For the Year Ended December 31, 2002

	Federal Forfeiture	Youth Activities	Crime Prevention	Miscellaneous Special Revenue	Totals
Revenues:					
Taxes	\$0	\$0	\$0	\$0	\$6,586,568
Fines, licenses and permits	1,435	0	0	0	434,261
Intergovernmental	0	0	723	107,630	2,109,959
Charges for services	0	0	0	0	1,038,827
Interest	0	0	0	0	30,629
Other	0	1,225	0	6,601	157,021
Total revenues	1,435	1,225	723	114,231	10,357,265
Expenditures:					
Current:					
General government	0	0	0	0	539,920
Public safety	0	0	1,110	0	5,380,309
Public health and welfare	0	0	0	0	105,842
Leisure time activities	0	0	0	98,766	232,926
Transportation and street repair	0	0	0	76,684	3,144,927
Capital outlay	0	0	12,966	56,736	812,448
Total expenditures	0	0	14,076	232,186	10,216,372
Excess (deficiency) of revenue over (under) expenditures	1,435	1,225	(13,353)	(117,955)	140,893
Other financing sources (uses):					
Operating transfers - (out)	0	0	0	(782)	(239,302)
Total other financing sources (uses)	0	0	0	(782)	(239,302)
Excess (deficiency) of revenue and other financing sources over (under) expenditures and other financing uses	1,435	1,225	(13,353)	(118,737)	(98,409)
Fund balance, Beginning of year	4,457	3,560	14,430	31,867	4,929,425
Increase (decrease) in reserve for inventory	0	0	0	0	(50,832)
Fund balance, End of year	\$5,892	\$4,785	\$1,077	(\$86,870)	\$4,780,184

This Page Intentionally Left Blank

City of Beavercreek, Ohio
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2002

	Police Levy Fund		Variance
	Budget	Actual	Favorable (Unfavorable)
REVENUES:			
Local taxes	\$4,363,100	\$4,199,510	(\$163,590)
Intergovernmental	504,055	512,433	8,378
Charges for services	992,000	899,453	(92,547)
Fines, licenses and permits	135,100	95,972	(39,128)
Other	36,000	95,667	59,667
Total Revenues	6,030,255	5,803,035	(227,220)
EXPENDITURES:			
Current:			
Public safety:			
Police administration	253,323	250,958	2,365
Police support services	323,492	313,612	9,880
Community relations	172,101	172,101	0
Communications	570,284	534,710	35,574
Corrections	107,000	130,338	(23,338)
Allocable support	642,479	593,773	48,706
Investigations	508,069	508,069	0
Domestic violence grant	79,543	79,543	0
Police operations	2,888,084	2,732,710	155,374
Off duty trust account	15,156	12,474	2,682
COPP program	2,469	2,461	8
Regional emergency response team	5,549	5,390	159
Total public safety	5,567,549	5,336,139	231,410
Public health and welfare:			
Health district	60,000	46,250	13,750
Corrections	84,000	59,592	24,408
Total public health and welfare	144,000	105,842	38,158
General government:			
Building facilities maintenance	84,447	74,426	10,021
Insurance and risk management (court costs)	121,000	120,813	187
Allocable support	75,000	67,745	7,255
Special projects	53,069	53,069	0
Total general government	333,516	316,053	17,463
Capital outlay:			
Police support services	6,000	6,000	0
Communications	5,096	5,067	29
Allocable support	2,495	2,589	(94)
Police operations	121,717	121,594	123
Special projects	74,312	74,312	0
City hall	14,444	14,444	0
Prior year site improvement	21,880	21,880	0
Total capital outlay	245,944	245,886	58
Total Expenditures	6,291,009	6,003,920	287,089

Continued

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Police Levy Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
Excess of Revenues Over (Under) Expenditures	(260,754)	(200,885)	(514,309)
OTHER FINANCING SOURCES (USES):			
Transfers (out)	(151,329)	(151,329)	0
Total Other Financing Sources (Uses)	(151,329)	(151,329)	0
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(412,083)	(352,214)	(514,309)
Fund Balance at Beginning of Year	2,139,501	2,139,501	0
Fund Balance at End of Year	<u>\$1,727,418</u>	<u>\$1,787,287</u>	<u>(\$514,309)</u>

City of Beavercreek, Ohio
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2002

	Street Levy Fund		Variance
	Budget	Actual	Favorable (Unfavorable)
REVENUES:			
Local taxes	\$2,422,050	\$2,387,058	(\$34,992)
Intergovernmental	255,000	286,789	31,789
Fines, licenses and permits	1,000	2,583	1,583
Other	5,000	27,055	22,055
Total Revenues	2,683,050	2,703,485	20,435
EXPENDITURES:			
Current:			
Transportation and street repair:			
Street inspection	93,588	87,249	6,339
Administration management service division	231,791	224,799	6,992
Street maintenance	679,170	678,822	348
Snow and ice control	87,886	87,252	634
Weed and grass control	89,280	72,069	17,211
Vehicle and equipment maintenance	204,946	198,882	6,064
Traffic safety	509,972	484,859	25,113
Storm water maintenance	168,622	168,122	500
Total transportation and street repair	2,065,255	2,002,054	63,201
General government:			
Building facilities maintenance	58,235	39,303	18,932
Administration management service division	35,000	38,073	(3,073)
Total general government	93,235	77,376	15,859
Capital outlay:			
Administration management service division	3,240	2,930	310
Vehicle and equipment maintenance	40,200	40,022	178
Traffic safety	14,000	11,575	2,425
Storm water maintenance	41,500	42,000	(500)
Street improvements	27,460	27,460	0
Dayton Xenia widening	80,366	11,978	68,388
Assessment district lighting	14,087	14,087	0
Indian Ripple Woodcroft	19,690	19,690	0
Dayton Xenia at Fudge	14,374	14,374	0
Dayton Xenia at Hanes	3,225	3,225	0
Other improvements	130,000	130,000	0
Transportation improvement district	32,697	12,227	20,470
Grange Hall at 1675 widening	114,936	87,847	27,089
Street maintenance	44,000	43,899	101
Total capital outlay	579,775	461,314	118,461

Continued

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Street Levy Fund		Variance Favorable (Unfavorable)
	<u>Budget</u>	<u>Actual</u>	
Total Expenditures	<u>2,738,265</u>	<u>2,540,744</u>	197,521
Excess of Revenues Over (Under) Expenditures	(55,215)	162,741	(177,086)
OTHER FINANCING SOURCES (USES):			
Transfers (out)	<u>(84,929)</u>	<u>(84,929)</u>	0
Total Other Financing Sources (Uses)	<u>(84,929)</u>	<u>(84,929)</u>	0
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(140,144)	77,812	(177,086)
Fund Balance at Beginning of Year	<u>1,188,723</u>	<u>1,188,723</u>	0
Fund Balance at End of Year	<u>\$1,048,579</u>	<u>\$1,266,535</u>	(\$177,086)

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Street Maintenance Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Intergovernmental	\$1,158,000	\$984,269	(\$173,731)
Interest	50,000	22,012	(27,988)
Total Revenues	1,208,000	1,006,281	(201,719)
EXPENDITURES:			
Current:			
Transportation and street repair:			
Street maintenance	133,500	109,223	24,277
Snow and ice control	168,000	141,373	26,627
Annual paving	883,392	845,914	37,478
Total transportation and street repair	1,184,892	1,096,510	88,382
Capital outlay:			
Street improvements	23,464	18,943	4,521
Street maintenance	85,720	82,847	2,873
New Germany Trebein widening	11,536	10,387	1,149
New Germany Trebein / Common Boulevard traffic signa	18,165	18,165	0
Total capital outlay	138,885	130,342	8,543
Total Expenditures	1,323,777	1,226,852	96,925
Excess of Revenues Over (Under) Expenditures	(115,777)	(220,571)	(298,644)
Fund Balance at Beginning of Year	726,902	726,902	0
Fund Balance at End of Year	\$611,125	\$506,331	(\$298,644)

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	State Highway Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
REVENUES:			
Intergovernmental	\$83,000	\$79,806	(\$3,194)
Interest	5,000	1,345	(3,655)
Total Revenues	88,000	81,151	(6,849)
EXPENDITURES:			
Capital outlay:			
US 35 N Fairfield interchange	800	0	800
Total capital outlay	800	0	800
Total Expenditures	800	0	800
Excess of Revenues Over (Under) Expenditures	87,200	81,151	(7,649)
Fund Balance at Beginning of Year	24,183	24,183	0
Fund Balance at End of Year	\$111,383	\$105,334	(\$7,649)

City of Beavercreek, Ohio
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2002

	Cable Television Fund		Variance
	Budget	Actual	Favorable (Unfavorable)
REVENUES:			
Fines, licenses and permits	\$280,000	\$304,516	\$24,516
Other	100	4,077	3,977
Total Revenues	280,100	308,593	28,493
EXPENDITURES:			
Current:			
General government:			
Special projects	6,950	6,950	0
Information services	195,143	192,786	2,357
Total general government	202,093	199,736	2,357
Capital outlay:			
City hall	90,478	83,377	7,101
Information services	13,500	13,277	223
Total capital outlay	103,978	96,654	7,324
Total Expenditures	306,071	296,390	9,681
Excess of Revenues Over (Under) Expenditures	(25,971)	12,203	18,812
OTHER FINANCING SOURCES (USES):			
Transfers (out)	(2,181)	(2,181)	0
Total Other Financing Sources (Uses)	(2,181)	(2,181)	0
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(28,152)	10,022	18,812
Fund Balance at Beginning of Year	483,168	483,168	0
Fund Balance at End of Year	\$455,016	\$493,190	\$18,812

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Beatification Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
REVENUES:			
Other	\$0	\$522	\$522
Total Revenues	0	522	522
EXPENDITURES:			
Current:			
Public safety:			
Special projects	0	0	0
Total public safety	0	0	0
Total Expenditures	0	0	0
Excess of Revenues Over (Under) Expenditures	0	522	522
Fund Balance at Beginning of Year	5,773	5,773	0
Fund Balance at End of Year	\$5,773	\$6,295	\$522

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Community Development Block Grant Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Intergovernmental	\$65,000	\$41,063	(\$23,937)
Total Revenues	65,000	41,063	(23,937)
EXPENDITURES:			
Current:			
General government:			
NOC Contractual services	25,762	4,063	21,699
Total general government	25,762	4,063	21,699
Capital outlay:			
Community facilities	61,700	25,090	36,610
Total capital outlay	61,700	25,090	36,610
Total Expenditures	87,462	29,153	58,309
Excess of Revenues Over (Under) Expenditures	(22,462)	11,910	(82,246)
Fund Balance at Beginning of Year	(37,395)	(37,395)	0
Fund Balance at End of Year	(\$59,857)	(\$25,485)	(\$82,246)

City of Beavercreek, Ohio
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2002

	Recreational Activities Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Charges for services	\$118,290	\$135,517	\$17,227
Other	32,912	21,874	(11,038)
Total Revenues	151,202	157,391	6,189
EXPENDITURES:			
Current:			
Leisure time activities:			
General cultural events	9,750	6,249	3,501
Park concessions	400	172	228
Recreational programs	54,375	53,318	1,057
Motorcycle enrichment program	24,112	17,807	6,305
Youth softball	11,659	7,753	3,906
Competitive youth softball	1,919	0	1,919
Adult softball	60,816	51,842	8,974
Total leisure time activities	163,031	137,141	25,890
Capital outlay:			
Other parks various projects	6,000	5,915	85
Total capital outlay	6,000	5,915	85
Total Expenditures	169,031	143,056	25,975
Excess of Revenues Over (Under) Expenditures	(17,829)	14,335	(19,786)
OTHER FINANCING SOURCES (USES):			
Transfers (out)	(81)	(81)	0
Total Other Financing Sources (Uses)	(81)	(81)	0
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(17,910)	14,254	(19,786)
Fund Balance at Beginning of Year	139,079	139,079	0
Fund Balance at End of Year	\$121,169	\$153,333	(\$19,786)

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Federal Grant Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
REVENUES:			
Intergovernmental	\$280,000	\$0	(\$280,000)
Total Revenues	280,000	0	(280,000)
EXPENDITURES:			
Capital outlay:			
Dayton Xenia widening	280,000	0	280,000
Total capital outlay	280,000	0	280,000
Total Expenditures	280,000	0	280,000
Excess of Revenues Over (Under) Expenditures	0	0	(560,000)
OTHER FINANCING SOURCES (USES):			
Transfers in	95,852	0	(95,852)
Total Other Financing Sources (Uses)	95,852	0	(95,852)
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	95,852	0	(655,852)
Fund Balance at Beginning of Year	0	0	0
Fund Balance at End of Year	\$95,852	\$0	(\$655,852)

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Law Enforcement Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Intergovernmental	\$220,000	\$57,745	(\$162,255)
Fines, licenses and permits	100	0	(100)
Total Revenues	220,100	57,745	(162,355)
EXPENDITURES:			
Current:			
Public safety:			
Special projects	220,000	220,000	0
Total public safety	220,000	220,000	0
Total Expenditures	220,000	220,000	0
Excess of Revenues Over (Under) Expenditures	100	(162,255)	(162,355)
Fund Balance at Beginning of Year	8,050	8,050	0
Fund Balance at End of Year	\$8,150	(\$154,205)	(\$162,355)

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Drug Law Enforcement Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Intergovernmental	\$12,000	\$27,077	\$15,077
Fines, licenses and permits	1,000	542	(458)
Total Revenues	<u>13,000</u>	<u>27,619</u>	<u>14,619</u>
EXPENDITURES:			
Current:			
Public safety:			
Community relations	8,065	5,205	2,860
Allocable support	0	2,721	(2,721)
Investigations	8,000	0	8,000
Total public safety	<u>16,065</u>	<u>7,926</u>	<u>8,139</u>
Total Expenditures	<u>16,065</u>	<u>7,926</u>	<u>8,139</u>
Excess of Revenues Over (Under) Expenditures	(3,065)	19,693	6,480
Fund Balance at Beginning of Year	<u>20,357</u>	<u>20,357</u>	<u>0</u>
Fund Balance at End of Year	<u>\$17,292</u>	<u>\$40,050</u>	<u>\$6,480</u>

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	DUI Enforcement and Education Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
REVENUES:			
Fines, licenses and permits	\$4,000	\$2,444	(\$1,556)
Total Revenues	4,000	2,444	(1,556)
EXPENDITURES:			
Current:			
Public safety:			
Special projects	0	0	0
Total public safety	0	0	0
Total Expenditures	0	0	0
Excess of Revenues Over (Under) Expenditures	4,000	2,444	(1,556)
Fund Balance at Beginning of Year	34,536	34,536	0
Fund Balance at End of Year	<u>\$38,536</u>	<u>\$36,980</u>	<u>(\$1,556)</u>

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Drug Offenses Forfeiture Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Fines, licenses and permits	\$100	\$2,606	\$2,506
Total Revenues	100	2,606	2,506
EXPENDITURES:			
Current:			
Public safety:			
Police operations	425	425	0
Total public safety	425	425	0
Total Expenditures	425	425	0
Excess of Revenues Over (Under) Expenditures	(325)	2,181	2,506
Fund Balance at Beginning of Year	11,420	11,420	0
Fund Balance at End of Year	\$11,095	\$13,601	\$2,506

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Federal Forfeiture Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Fines, licenses and permits	\$100	\$1,435	\$1,335
Total Revenues	100	1,435	1,335
EXPENDITURES:			
Current:			
Public safety:			
Special projects	0	0	0
Total public safety	0	0	0
Total Expenditures	0	0	0
Excess of Revenues Over (Under) Expenditures	100	1,435	1,335
Fund Balance at Beginning of Year	4,458	4,458	0
Fund Balance at End of Year	\$4,558	\$5,893	\$1,335

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Youth Activities Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Other	\$1,150	\$1,225	\$75
Total Revenues	1,150	1,225	75
EXPENDITURES:			
Current:			
Public safety:			
Special projects	0	0	0
Total public safety	0	0	0
Total Expenditures	0	0	0
Excess of Revenues Over (Under) Expenditures	1,150	1,225	75
Fund Balance at Beginning of Year	3,560	3,560	0
Fund Balance at End of Year	\$4,710	\$4,785	\$75

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Crime Prevention Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Intergovernmental	\$0	\$723	\$723
Other	500	0	(500)
Total Revenues	500	723	223
EXPENDITURES:			
Current:			
Public safety:			
Block grant	1,110	1,110	0
Total public safety	1,110	1,110	0
Capital outlay:			
Block grant	13,008	13,008	0
Total capital outlay	13,008	13,008	0
Total Expenditures	14,118	14,118	0
Excess of Revenues Over (Under) Expenditures	(13,618)	(13,395)	223
Fund Balance at Beginning of Year	14,430	14,430	0
Fund Balance at End of Year	\$812	\$1,035	\$223

City of Beavercreek, Ohio
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2002

	Miscellaneous Special Revenue Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Intergovernmental	\$106,234	\$107,630	\$1,396
Other	0	6,601	6,601
Total Revenues	106,234	114,231	7,997
EXPENDITURES:			
Current:			
Leisure time activities:			
Senior levy transportation	42,344	36,144	6,200
Senior levy center services	55,894	47,643	8,251
Special projects	4,000	4,000	0
Total leisure time activities	102,238	87,787	14,451
Transportation and street repair:			
Annual paving	83,565	83,341	224
Total transportation and street repair	83,565	83,341	224
Capital outlay:			
Other parks various projects	9,985	9,985	0
New Germany Trebein widening	71,680	71,680	0
Senior levy center services	2,815	2,811	4
Total capital outlay	84,480	84,476	4
Total Expenditures	270,283	255,604	14,679
Excess of Revenues Over (Under) Expenditures	(164,049)	(141,373)	(6,682)
OTHER FINANCING SOURCES (USES):			
Transfers (out)	(782)	(782)	0
Total Other Financing Sources (Uses)	(782)	(782)	0
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(164,831)	(142,155)	(6,682)
Fund Balance at Beginning of Year	47,828	47,828	0
Fund Balance at End of Year	(\$117,003)	(\$94,327)	(\$6,682)

DEBT SERVICE FUND

Debt Service - To account for resources applied to the repayment of outstanding debt obligations.

Voted Debt Service - To account for voted outstanding debt obligations.

City of Beavercreek, Ohio
Combining Balance Sheet
Debt Service Funds
December 31, 2002

	<u>Debt Service</u>	<u>Voted Debt Service</u>	<u>Totals</u>
Assets:			
Pooled cash and investments	\$163,692	\$311,530	\$475,222
Receivables (net of allowance for uncollectables):			
Taxes	0	221,885	221,885
Intergovernmental	0	14,058	14,058
Special assessments	4,916,286	0	4,916,286
Total assets	<u>\$5,079,978</u>	<u>\$547,473</u>	<u>\$5,627,451</u>
Liabilities and fund equity:			
Liabilities:			
Deferred revenue	\$4,916,286	\$235,943	\$5,152,229
Bond anticipation notes payable	383,000	0	383,000
Total liabilities	<u>5,299,286</u>	<u>235,943</u>	<u>5,535,229</u>
Fund Equity:			
Fund Balances:			
Unreserved, undesignated	<u>(219,308)</u>	<u>311,530</u>	<u>92,222</u>
Total fund equity	<u>(219,308)</u>	<u>311,530</u>	<u>92,222</u>
Total liabilities and fund equity	<u>\$5,079,978</u>	<u>\$547,473</u>	<u>\$5,627,451</u>

City of Beavercreek, Ohio
Combining Statement Of Revenues, Expenditures
And Changes In Fund Balances
Debt Service Funds
For the Year Ended December 31, 2002

	Debt Service	Voted Debt Service	Totals
Revenues:			
Taxes	\$0	\$417,543	\$417,543
Intergovernmental	0	50,200	50,200
Special assessments	529,607	0	529,607
Total revenues	529,607	467,743	997,350
Expenditures:			
Current:			
General government	0	5,992	5,992
Debt service:			
Principal	355,000	0	355,000
Interest	519,108	150,221	669,329
Total expenditures	874,108	156,213	1,030,321
Excess (deficiency) of revenue over (under) expenditures	(344,501)	311,530	(32,971)
Other financing sources (uses):			
Operating transfers - in	793,722	0	793,722
Operating transfers - (out)	(300,000)	0	(300,000)
Total other financing sources (uses)	493,722	0	493,722
Excess (deficiency) of revenue and other financing sources over (under) expenditures and other financing uses	149,221	311,530	460,751
Fund balance, Beginning of year	(368,529)	0	(368,529)
Fund balance, End of year	(\$219,308)	\$311,530	\$92,222

City of Beavercreek, Ohio
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2002

	Debt Service Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
REVENUES:			
Special assessments	\$523,106	\$529,607	\$6,501
Total Revenues	523,106	529,607	6,501
EXPENDITURES:			
Debt service:			
Principal retirement:			
2001 Special assessment bonds	45,000	45,000	0
Varner soccer field BAN	98,000	98,000	0
1995 Various purpose special assessment bond	20,000	20,000	0
1994 Fairfield commons street bonds	105,000	105,000	0
Crossing district street improvement bonds	105,000	105,000	0
Apple Valley bonds	10,000	10,000	0
Bullskin Run BAN	30,000	30,000	0
North Fairfield construction BAN	180,000	180,000	0
Service facility site BAN	75,000	75,000	0
Golf course development	300,000	300,000	0
Colonel Glenn highway BAN	162,000	162,000	0
1997 Various special assessment bond parts	45,000	45,000	0
1999 Various special assessment bond parts	25,000	25,000	0
Total Principal retirement	1,200,000	1,200,000	0
Interest and fiscal charges:			
General note and bond expense	2,920	2,920	0
2001 Special assessment bonds	26,116	25,877	239
Varner soccer field BAN	2,989	2,861	128
1995 Various purpose special assessment bond	12,318	12,318	0
1994 Fairfield commons street bonds	79,653	79,652	1
Crossing district street improvement bonds	93,100	93,100	0
Apple Valley bonds	5,075	4,785	290
Bullskin Run BAN	915	876	39
North Fairfield construction BAN	5,896	5,897	(1)
Service facility site BAN	2,457	2,457	0
Golf course development	222,470	222,470	0
Colonel Glenn highway BAN	4,941	4,730	211
1997 Various special assessment bond parts	54,430	54,430	0
1999 Various special assessment bond parts	6,736	6,736	0
Total Interest and fiscal charges	520,016	519,109	907
Total Debt service	1,720,016	1,719,109	907
Total Expenditures	1,720,016	1,719,109	907
Excess of Revenues Over (Under) Expenditures	(1,196,910)	(1,189,502)	5,594
OTHER FINANCING SOURCES (USES):			
Proceeds of notes and bonds	843,000	383,000	(460,000)
Transfers in	793,722	793,722	0
Total Other Financing Sources (Uses)	1,636,722	1,176,722	(460,000)
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	439,812	(12,780)	(454,406)
Fund Balance at Beginning of Year	176,592	176,592	0
Fund Balance at End of Year	616,404	163,812	(454,406)

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Voted Debt Service Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
REVENUES:			
Local taxes	\$0	\$411,551	\$411,551
Intergovernmental	0	50,200	50,200
Total Revenues	0	461,751	461,751
EXPENDITURES:			
Debt service:			
Interest and fiscal charges:			
General note and bond expense	150,221	150,221	0
Total Interest and fiscal charges	150,221	150,221	0
Total Expenditures	150,221	150,221	0
Excess of Revenues Over (Under) Expenditures	(150,221)	311,530	461,751
Fund Balance at Beginning of Year	0	0	0
Fund Balance at End of Year	(\$150,221)	\$311,530	\$461,751

This Page Intentionally Left Blank

CAPITAL PROJECTS FUNDS

Street Capital Improvement - To account for receipts of the municipal vehicle license tax designated for the improvement of arterial streets.

Parks and Recreation Capital Improvement - To account for various park development projects financed by governmental funds.

OPWC Capital Projects - To account for capital projects financed by state grants administered by the Ohio Public Works Commission (OPWC).

Service Facility Site - To account for service facility site improvements financed by governmental funds.

Minor Special Assessment District Projects - To account for various infrastructure projects estimated to be less than one million dollars each that are required to be paid by new private developments upon petition to the City.

Municipal Facilities - To account for municipal facility improvements financed by governmental funds.

City of Beavercreek, Ohio
Combining Balance Sheet
Capital Projects Funds
December 31, 2002

	Street Capital Improvement	Parks And Recreation	OPWC Project Fund	Service Facility Site	Minor S.A.D. Projects
Assets:					
Pooled cash and investments	\$537,546	\$0	\$31,807	\$4,418,055	\$310,306
Receivables (net of allowance for uncollectibles):					
Intergovernmental	148,835	43,563	0	0	222,485
Interest	0	0	0	0	614
Total assets	<u>\$686,381</u>	<u>\$43,563</u>	<u>\$31,807</u>	<u>\$4,418,055</u>	<u>\$533,405</u>
Liabilities and fund equity:					
Liabilities:					
Accounts payable	\$0	\$31,660	\$0	\$149,776	\$43,163
Interfund payable	0	56,035	0	0	0
Retainage payable	0	0	0	93,089	0
Deferred revenue	128,403	43,563	0	0	0
Bond anticipation notes payable	0	0	0	0	1,212,000
Total liabilities	<u>128,403</u>	<u>131,258</u>	<u>0</u>	<u>242,865</u>	<u>1,255,163</u>
Fund Equity:					
Fund Balances:					
Reserved for encumbrances	0	0	0	4,264,346	536,889
Unreserved, undesignated	557,978	(87,695)	31,807	(89,156)	(1,258,647)
Total fund equity	<u>557,978</u>	<u>(87,695)</u>	<u>31,807</u>	<u>4,175,190</u>	<u>(721,758)</u>
Total liabilities and fund equity	<u>\$686,381</u>	<u>\$43,563</u>	<u>\$31,807</u>	<u>\$4,418,055</u>	<u>\$533,405</u>

<u>Municipal Facilities</u>	<u>Totals</u>
\$2,922	\$5,300,636
0	414,883
0	614
<u>\$2,922</u>	<u>\$5,716,133</u>

\$0	\$224,599
0	56,035
0	93,089
0	171,966
0	1,212,000
<u>0</u>	<u>1,757,689</u>

0	4,801,235
<u>2,922</u>	<u>(842,791)</u>
<u>2,922</u>	<u>3,958,444</u>
<u>\$2,922</u>	<u>\$5,716,133</u>

City of Beavercreek, Ohio
Combining Statement Of Revenues, Expenditures
And Changes In Fund Balances
Capital Projects Funds
For the Year Ended December 31, 2002

	Street Capital Improvement	Parks And Recreation	OPWC Project Fund	Service Facility Site	Minor S.A.D. Projects
Revenues:					
Taxes	\$179,724	\$0	\$0	\$0	\$0
Intergovernmental	210,292	0	0	0	222,485
Interest	1,284	0	0	1,261	13,382
Total revenues	391,300	0	0	1,261	235,867
Expenditures:					
Current:					
General government	0	31,660	0	0	2,167
Capital outlay	617,620	58,988	12,245	1,476,071	425,618
Debt service:					
Interest	0	0	0	0	30,431
Total expenditures	617,620	90,648	12,245	1,476,071	458,216
Excess (deficiency) of revenue over (under) expenditures	(226,320)	(90,648)	(12,245)	(1,474,810)	(222,349)
Other financing sources (uses):					
Proceeds of notes and bonds	0	0	0	5,650,000	0
Operating transfers - (out)	(113,573)	0	0	0	0
Total other financing sources (uses)	(113,573)	0	0	5,650,000	0
Excess (deficiency) of revenue and other financing sources over (under) expenditures and other financing uses	(339,893)	(90,648)	(12,245)	4,175,190	(222,349)
Fund balance, Beginning of year	897,871	2,953	44,052	0	(499,409)
Fund balance, End of year	\$557,978	(\$87,695)	\$31,807	\$4,175,190	(\$721,758)

<u>Municipal Facilities</u>	<u>Totals</u>
\$0	\$179,724
0	432,777
0	15,927
<u>0</u>	<u>628,428</u>
0	33,827
4,848	2,595,390
0	30,431
<u>4,848</u>	<u>2,659,648</u>
<u>(4,848)</u>	<u>(2,031,220)</u>
0	5,650,000
0	(113,573)
<u>0</u>	<u>5,536,427</u>
(4,848)	3,505,207
<u>7,770</u>	<u>453,237</u>
<u>\$2,922</u>	<u>\$3,958,444</u>

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Street Capital Improvement Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Local taxes	\$186,000	\$193,616	\$7,616
Intergovernmental	93,000	196,806	103,806
Interest	0	1,284	1,284
Total Revenues	279,000	391,706	112,706
EXPENDITURES:			
Capital outlay:			
US 35 N Fairfield interchange	537,020	537,020	0
Indian Ripple at Fairfield	68,600	68,600	0
North Fairfield at Claydor	11,997	11,997	0
Segment 29 street improvements	12,000	12,000	0
Total capital outlay	629,617	629,617	0
Total Expenditures	629,617	629,617	0
Excess of Revenues Over (Under) Expenditures	(350,617)	(237,911)	112,706
OTHER FINANCING SOURCES (USES):			
Transfers (out)	(113,573)	(113,573)	0
Total Other Financing Sources (Uses)	(113,573)	(113,573)	0
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(464,190)	(351,484)	112,706
Fund Balance at Beginning of Year	889,030	889,030	0
Fund Balance at End of Year	\$424,840	\$537,546	\$112,706

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Parks and Recreation Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
REVENUES:			
Intergovernmental	\$60,563	\$0	(\$60,563)
Total Revenues	60,563	0	(60,563)
EXPENDITURES:			
Capital outlay:			
Other parks various projects	59,500	58,988	512
Total capital outlay	59,500	58,988	512
Total Expenditures	59,500	58,988	512
Excess of Revenues Over (Under) Expenditures	1,063	(58,988)	(61,075)
Fund Balance at Beginning of Year	2,953	2,953	0
Fund Balance at End of Year	<u>\$4,016</u>	<u>(\$56,035)</u>	<u>(\$61,075)</u>

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	OPWC Project Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Intergovernmental	\$671,750	\$47,714	(\$624,036)
Total Revenues	671,750	47,714	(624,036)
EXPENDITURES:			
Current:			
Capital outlay:			
New Germany Trebein widening	27,402	12,245	15,157
Total capital outlay	27,402	12,245	15,157
Total Expenditures	27,402	12,245	15,157
Excess of Revenues Over (Under) Expenditures	644,348	35,469	(639,193)
Fund Balance at Beginning of Year	(3,662)	(3,662)	0
Fund Balance at End of Year	\$640,686	\$31,807	(\$639,193)

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Service Facility Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Interest	\$0	\$1,261	\$1,261
Total Revenues	0	1,261	1,261
EXPENDITURES:			
Capital outlay:			
City hall	5,650,000	5,640,000	10,000
Total capital outlay	5,650,000	5,640,000	10,000
Total Expenditures	5,650,000	5,640,000	10,000
Excess of Revenues Over (Under) Expenditures	(5,650,000)	(5,638,739)	(8,739)
OTHER FINANCING SOURCES (USES):			
Proceeds of notes and bonds	5,650,000	5,650,000	0
Total Other Financing Sources (Uses)	5,650,000	5,650,000	0
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	0	11,261	(8,739)
Fund Balance at Beginning of Year	0	0	0
Fund Balance at End of Year	\$0	\$11,261	(\$8,739)

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Minor S.A.D. Projects Fund		Variance Favorable (Unfavorable)
	Budget	Actual	
REVENUES:			
Interest	\$0	\$14,417	\$14,417
Total Revenues	0	14,417	14,417
EXPENDITURES:			
Current:			
Capital outlay:			
Assessment district lighting	1,069,673	1,069,673	0
Total capital outlay	1,069,673	1,069,673	0
Debt service:			
Principal retirement:			
Kontagionnis Hills development BAN	1,176,000	1,176,000	0
Total Principal retirement	1,176,000	1,176,000	0
Interest and fiscal charges:			
Kontagionnis Hills development BAN	37,448	37,350	98
Total Interest and fiscal charges	37,448	37,350	98
Total Expenditures	2,283,121	2,283,023	98
Excess of Revenues Over (Under) Expenditures	(2,283,121)	(2,268,606)	14,319
OTHER FINANCING SOURCES (USES):			
Proceeds of notes and bonds	1,176,000	1,216,751	40,751
Total Other Financing Sources (Uses)	1,176,000	1,216,751	40,751
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(1,107,121)	(1,051,855)	55,070
Fund Balance at Beginning of Year	782,107	782,107	0
Fund Balance at End of Year	(\$325,014)	(\$269,748)	\$55,070

City of Beavercreek, Ohio
 Schedule of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual (Non-GAAP Budgetary Basis)
 For the Year Ended December 31, 2002

	Municipal Facilities Fund		
	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Local taxes	\$0	\$0	\$0
Total Revenues	0	0	0
EXPENDITURES:			
Capital outlay:			
City hall	5,000	4,848	152
Total capital outlay	5,000	4,848	152
Total Expenditures	5,000	4,848	152
Excess of Revenues Over (Under) Expenditures	(5,000)	(4,848)	(152)
Fund Balance at Beginning of Year	7,769	7,769	0
Fund Balance at End of Year	<u>\$2,769</u>	<u>\$2,921</u>	<u>(\$152)</u>

This Page Intentionally Left Blank

ENTERPRISE FUND

Golf Course Fund - Accounts for all operations of the City's golf course. Revenues include charges for services. Expenses are comprised of cost of operations.

Since there is only one enterprise fund, no additional financial statements are presented here.

This Page Intentionally Left Blank

TRUST AND AGENCY FUNDS

Committed Park Monies Expendable Trust - To account for amounts required to be paid by residential subdividers, in lieu of the dedication of park land, for the acquisition and improvement of park sites.

Miscellaneous Expendable Trust - To account for incidental and occasional restricted gifts and donations intended for specified activities.

District One Impact Fee Expendable Trust - To account for amounts required to be paid by developers and held in trust for future development impact costs.

Cemetery Bequest Nonexpendable Trust - To account for amounts distributed by court order in the division of former township assets having the restriction that the donor desired the principal amount to remain intact with the interest revenue to be used for the general care and maintenance of the cemetery.

Cash Bonds Agency - To account of cash deposits held in lieu of performance bonds from bidders, contractors or developers.

City of Beavercreek, Ohio
Combining Balance Sheet
Fiduciary Funds
December 31, 2002

	Committed Park Monies Expendable Trust	Miscellaneous Expendable Trust	District One Impact Fee Expendable Trust	Cemetery Bequest Non- expendable Trust	Cash Bonds Received Agency	Totals
Assets:						
Pooled cash and investments	\$178,651	\$267,521	\$249,435	\$15,520	\$219,634	\$930,761
Receivables (net of allowance for uncollectibles):						
Interest	0	0	0	28	0	28
Total assets	\$178,651	\$267,521	\$249,435	\$15,548	\$219,634	\$930,789
Liabilities and fund equity:						
Liabilities:						
Accounts payable	\$16,264	\$122,829	\$124,214	\$0	\$0	\$263,307
Due to others	0	0	0	0	219,634	219,634
Total liabilities	16,264	122,829	124,214	0	219,634	482,941
Fund Equity:						
Fund Balances:						
Reserved for encumbrances	0	0	228,125	0	0	228,125
Reserved for endowments	0	0	0	15,201	0	15,201
Unreserved, undesignated	162,387	144,692	(102,904)	347	0	204,522
Total fund equity	162,387	144,692	125,221	15,548	0	447,848
Total liabilities and fund equity	\$178,651	\$267,521	\$249,435	\$15,548	\$219,634	\$930,789

City of Beavercreek, Ohio
Combining Statement Of Revenues, Expenditures
And Changes In Fund Balances
Expendable Trust Funds
For the Year Ended December 31, 2002

	Committed Park Monies	Miscellaneous Trust	District One Impact Fee	Totals
Revenues:				
Fines, licenses and permits	\$7,170	\$0	\$0	\$7,170
Impact fees	0	0	253,232	253,232
Donations	0	15,201	0	15,201
Other	0	778	0	778
Total revenues	7,170	15,979	253,232	276,381
Expenditures:				
Current:				
General government	0	0	171,990	171,990
Public safety	0	4,897	0	4,897
Leisure time activities	0	450	0	450
Capital outlay	85,298	187,720	388,093	661,111
Total expenditures	85,298	193,067	560,083	838,448
Excess (deficiency) of revenue over (under) expenditures	(78,128)	(177,088)	(306,851)	(562,067)
Fund balance, Beginning of year	240,515	321,780	432,072	994,367
Fund balance, End of year	\$162,387	\$144,692	\$125,221	\$432,300

City of Beavercreek, Ohio
 Agency Funds
 Statement of Changes in Assets and Liabilities
 For the Year Ended December 31, 2002

<u>Cash Bonds Received</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deductions</u>	<u>Ending Balance</u>
ASSETS:				
Pooled cash and investments	<u>\$220,158</u>	<u>\$184,890</u>	<u>(\$185,414)</u>	<u>\$219,634</u>
Total Assets	<u>\$220,158</u>	<u>\$184,890</u>	<u>(\$185,414)</u>	<u>\$219,634</u>
LIABILITIES:				
Due to others	<u>220,158</u>	<u>184,890</u>	<u>(185,414)</u>	<u>219,634</u>
Total Liabilities	<u>\$220,158</u>	<u>\$184,890</u>	<u>(\$185,414)</u>	<u>\$219,634</u>

GENERAL FIXED ASSETS ACCOUNT GROUP

The General Fixed Assets Account Group accounts for all general fixed assets of the City.

City of Beavercreek, Ohio
Schedule of General Fixed Assets By Source
December 31, 2002

GENERAL FIXED ASSETS:

Land	\$3,378,894
Buildings	4,019,202
Equipment	5,780,490
Construction in Progress	<u>301,537</u>

Total General Fixed Assets \$13,480,123

INVESTMENT IN GENERAL FIXED ASSETS BY SOURCE:

Prior to 01/01/91 (All Funds)	\$4,631,606
General Fund	1,563,683
Special Revenue Funds	4,484,007
Capital Projects Funds	2,520,480
Federal Grants	26,159
Expendable Trust Funds	<u>254,188</u>

Total Investment in General Fixed Assets \$13,480,123

City of Beavercreek, Ohio
Schedule of General Fixed Assets
By Function And Activity
December 31, 2002

	<u>Land</u>	<u>Buildings</u>	<u>Equipment</u>	<u>Total</u>
FUNCTION AND ACTIVITY:				
Public safety:				
Police	<u>\$0</u>	<u>\$0</u>	<u>\$1,612,828</u>	<u>\$1,612,828</u>
Total Public Safety	<u>\$0</u>	<u>\$0</u>	<u>\$1,612,828</u>	<u>\$1,612,828</u>
Leisure time activities:				
Parks and recreation	<u>\$41,471</u>	<u>\$215,625</u>	<u>\$778,683</u>	<u>\$1,035,779</u>
Total Leisure Time	<u>\$41,471</u>	<u>\$215,625</u>	<u>\$778,683</u>	<u>\$1,035,779</u>
Community development:				
Engineering and inspection	<u>\$0</u>	<u>\$0</u>	<u>\$99,340</u>	<u>\$99,340</u>
Planning and zoning	<u>0</u>	<u>0</u>	<u>63,029</u>	<u>63,029</u>
Total Community Development	<u>\$0</u>	<u>\$0</u>	<u>\$162,369</u>	<u>\$162,369</u>
Transportation:				
Public service operations	<u>\$0</u>	<u>\$0</u>	<u>\$2,849,470</u>	<u>\$2,849,470</u>
Total Transportation	<u>\$0</u>	<u>\$0</u>	<u>\$2,849,470</u>	<u>\$2,849,470</u>
General government:				
Council and clerk	<u>\$0</u>	<u>\$0</u>	<u>\$17,581</u>	<u>\$17,581</u>
City manager	<u>0</u>	<u>0</u>	<u>85,461</u>	<u>85,461</u>
Administration and finance	<u>0</u>	<u>0</u>	<u>231,480</u>	<u>231,480</u>
General facilities	<u>3,337,423</u>	<u>3,803,577</u>	<u>42,618</u>	<u>7,183,618</u>
Total General Government	<u>\$3,337,423</u>	<u>\$3,803,577</u>	<u>\$377,140</u>	<u>\$7,518,140</u>
Construction in progress				<u>\$301,537</u>
TOTAL GENERAL FIXED ASSETS	<u><u>\$3,378,894</u></u>	<u><u>\$4,019,202</u></u>	<u><u>\$5,780,490</u></u>	<u><u>\$13,480,123</u></u>

City of Beavercreek, Ohio
Schedule of Changes of General Fixed Assets
By Function And Activity
For the Year Ended December 31, 2002

	Assets 12/31/01	Additions	Deletions	Assets 12/31/02
FUNCTION AND ACTIVITY:				
Public safety:				
Police	\$1,524,179	\$169,637	\$80,988	\$1,612,828
Total Public Safety	\$1,524,179	\$169,637	\$80,988	\$1,612,828
Leisure time activities:				
Parks and recreation	\$795,419	\$240,360	\$0	\$1,035,779
Total Leisure Time	\$795,419	\$240,360	\$0	\$1,035,779
Community development:				
Engineering and inspection	\$99,340	\$0	\$0	\$99,340
Planning and zoning	63,029	0	0	63,029
Total Community Development	\$162,369	\$0	\$0	\$162,369
Transportation:				
Public service operations	\$2,522,333	\$327,137	\$0	\$2,849,470
Total Transportation	\$2,522,333	\$327,137	\$0	\$2,849,470
General government:				
Council and clerk	\$17,581	\$0	\$0	\$17,581
City manager	85,461	0	0	85,461
Administration and finance	226,227	5,253	0	231,480
General facilities	6,175,690	1,007,928	0	7,183,618
Total General Government	\$6,504,959	\$1,013,181	\$0	\$7,518,140
Construction in progress	\$0	\$301,537	\$0	\$301,537
TOTAL GENERAL FIXED ASSETS	\$11,509,259	\$2,051,852	\$80,988	\$13,480,123

STATISTICAL

SECTION

The following unaudited statistical tables reflect social and economical data, financial trends and fiscal capacity of the city.

This Page Intentionally Left Blank

City of Beaver Creek, Ohio

Table 1

General Governmental Revenues By Source (A)

Last Ten Fiscal Years

Year	Local Taxes (B)	Intergovernmental Revenue	Charges for Services	Fines, Licenses and Permits	Interest Revenue	Special Assessments	Other Revenue	Total
1993	\$4,692,066	\$3,324,193	\$329,881	\$357,031	\$185,224	\$98,886	\$243,212	\$9,230,493
1994	5,358,119	3,490,428	491,937	412,422	296,884	105,557	238,084	10,393,431
1995	5,866,488	3,112,558	487,527	295,486	509,188	324,403	261,519	10,857,169
1996	6,246,656	3,384,304	497,774	422,444	449,412	631,616	260,198	11,892,404
1997	6,684,658	3,826,326	527,602	459,182	439,765	682,213	286,772	12,906,518
1998	6,680,646	3,934,912	564,509	389,585	518,400	666,541	600,920	13,355,513
1999	7,098,375	4,886,314	982,553	482,916	534,684	704,155	175,853	14,864,850
2000	7,179,628	4,590,486	1,042,793	615,581	722,293	649,988	292,684	15,093,453
2001	7,507,036	4,591,757	1,097,721	475,486	436,302	629,868	282,523	15,020,693
2002	8,108,130	4,340,996	1,102,439	500,231	279,340	639,148	323,441	15,293,725

Source: Department of Finance, City of Beaver Creek, Ohio

A. Includes general, special revenue, debt service, and capital projects funds.

B. Includes property and permissive local motor vehicle taxes.

City of Beavercreek, Ohio
 Table 2
 General Governmental Expenditures By Function (A)
 Last Ten Fiscal Years

Year	Public Safety	Public Health and Welfare	Leisure Time Activities	Community Development	Transportation and Street Repair			Basic Utility Services	General Government	Capital Outlay	Debt Service	Total
					Repair	and Street	Transportation					
1993	\$3,131,943	\$159,371	\$455,776	\$234,306	\$1,802,599		\$51,778	\$1,423,628	\$3,802,910	\$135,846	\$11,198,157	
1994	3,407,852	181,575	530,180	247,852	2,143,158		42,359	1,548,801	2,908,327	338,323	11,348,427	
1995	3,734,458	198,783	542,774	257,414	2,251,250		46,518	1,611,622	828,127	547,840	10,018,786	
1996	3,758,111	211,705	612,462	236,400	2,388,949		51,587	1,827,029	2,119,081	727,829	11,933,153	
1997	3,873,430	203,751	578,244	259,295	2,186,524		42,753	1,578,757	2,487,194	684,766	11,894,714	
1998	4,364,172	194,895	620,536	305,768	2,325,849		52,425	1,811,355	1,369,579	723,527	11,768,106	
1999	4,789,730	211,338	650,287	352,098	2,601,751		83,509	2,144,706	3,205,199	673,316	14,711,934	
2000	5,021,273	233,023	733,534	426,337	2,666,588		53,153	2,182,289	2,836,745	698,635	14,851,577	
2001	5,109,186	267,456	872,415	467,783	3,038,704		52,900	2,648,743	2,188,868	636,585	15,282,640	
2002	5,605,614	290,982	955,974	446,584	3,144,927		60,914	2,367,549	3,607,624	1,054,760	17,534,928	

Source: Department of Finance, City of Beavercreek, Ohio

A. Includes general, special revenue, debt service, and capital project funds.

City of Beavercreek, Ohio
 Table 3
 Assessed And Estimated Actual Value Of Taxable Property
 Last Ten Fiscal Years

Tax Year/ Collection Year	Real Property			Personal Property Assessed Value	Public Utilities Assessed Value	Total Assessed Value
	Assessed Value	Estimated Actual Value (A)				
1992/1993	\$494,401,500	\$1,412,575,714		\$17,420,224	\$27,205,060	\$539,026,784
1993/1994	546,277,340	1,560,792,400		18,660,411	28,172,820	593,110,571
1994/1995	596,393,530	1,703,981,514		26,420,247	30,422,180	653,235,957
1995/1996	635,281,020	1,815,088,628		36,873,527	29,118,390	701,272,937
1996/1997	740,960,490	2,117,029,971		49,521,322	29,671,370	820,153,182
1997/1998	748,454,730	2,138,442,086		52,442,922	29,782,510	830,680,162
1998/1999	768,980,770	2,197,087,914		52,874,218	30,668,410	852,523,398
1999/2000	803,994,870	2,297,128,200		53,593,427	32,020,120	889,608,417
2000/2001	832,352,760	2,378,150,742		55,581,445	27,153,730	915,087,935
2001/2002	861,375,820	2,461,073,771		51,001,469	21,501,990	933,879,279

Source: Greene County Auditor

A. Estimated actual value based on assessment level of 35 percent.

City of Beavercreek, Ohio
 Table 4
 Property Tax Rates - Direct And Overlapping Governments
 Per \$1,000 Of Assessed Valuation
 Last Ten Fiscal Years

Tax Year/ Collection Year	Beavercreek		Beavercreek		Greene Joint Vocational	Greene County	Total
	City	Township	City School District	City School District			
1992/1993	12.70	6.25	40.70	40.70	3.45	9.08	72.18
1993/1994	12.70	8.25	40.10	40.10	3.45	9.08	73.58
1994/1995	12.70	8.25	42.50	42.50	3.45	9.08	75.98
1995/1996	12.70	8.25	42.50	42.50	3.45	9.08	75.98
1996/1997	12.00	8.25	43.00	43.00	3.45	9.08	75.78
1997/1998	12.00	8.25	42.90	42.90	3.45	9.08	75.68
1998/1999	12.00	8.25	42.00	42.00	3.45	9.08	74.78
1999/2000	12.00	8.25	42.60	42.60	3.45	9.38	75.68
2000/2001	12.00	8.25	42.12	42.12	3.45	10.63	76.45
2001/2002	12.50	8.25	45.40	45.40	3.45	10.63	80.23

Source: Greene County Auditor

City of Beavercreek, Ohio
 Table 5
 Property Tax Levies And Collection
 Real And Public Utility
 Last Ten Fiscal Years

Tax Year/ Collection Year	Current Levy	Collection Including Delinquencies	Total Collections As Percent of Current Year	Accumulated Delinquencies
1992/1993	\$4,700,277	\$4,699,504	99.98%	\$215,224
1993/1994	5,418,559	5,478,957	101.11%	187,516
1994/1995	5,859,515	5,859,515	100.00%	199,160
1995/1996	6,729,072	6,746,938	100.27%	188,200
1996/1997	7,280,080	7,257,508	99.69%	169,949
1997/1998	7,510,590	7,255,612	96.61%	287,561
1998/1999	7,712,620	7,703,942	99.89%	287,561
1999/2000	7,871,157	7,817,275	99.32%	387,966
2000/2001	8,075,161	8,134,860	100.74%	373,693
2001/2002	8,179,561	8,214,148	100.42%	215,916

Source: Greene County Auditor

City of Beavercreek, Ohio
 Table 6
 Special Assessments Collections
 Last Ten Fiscal Years

Tax Year/ Collection Year	Current		Collection Including Delinquencies	Total Collections As Percent of Current Assessments		Accumulated Delinquencies
	Assessments Due					
1992/1993	\$101,438		\$100,151	98.73%		\$4,762
1993/1994	110,028		111,135	101.01%		2,958
1994/1995	342,660		341,629	99.70%		1,112
1995/1996	673,192		664,921	98.77%		8,270
1996/1997	664,950		676,334	101.71%		1,416
1997/1998	712,942		701,683	98.42%		18,286
1998/1999	650,887		634,645	97.50%		16,961
1999/2000	646,010		638,851	98.89%		49,204
2000/2001	618,808		665,630	107.57%		5,787
2001/2002	624,944		672,831	107.66%		28,641

Source: Greene County Auditor

City of Beavercreek, Ohio
 Table 7
 Computation Of Legal Debt Margin
 December 31, 2002

	<u>Debt Outstanding</u>	<u>10 1/2% of Assessed Valuation</u>	<u>5 1/2% of Assessed Valuation</u>
Overall Debt Limitations		\$98,057,324	\$51,363,360
Gross Indebtedness	19,764,122		
Less: Debt Outside Limitations (A)	3,430,000		
Net Debt Within Limitations		<u>16,334,122</u>	<u>16,334,122</u>
Legal Debt Margin Within Limitations		<u>\$81,723,202</u>	<u>\$35,029,238</u>

Source: Department of Finance, City of Beavercreek, Ohio

A. Special assessment debt with government commitment has been excluded.

City of Beavercreek, Ohio
 Table 8
 Computation Of Direct And Overlapping Debt
 December 31, 2002

Jurisdiction	Net Debt Outstanding	Percentage Applicable to City of Beavercreek	Amount Applicable to City of Beavercreek
Direct:			
City of Beavercreek	\$14,901,455	100.00%	\$14,901,455
Overlapping:			
Beavercreek City School District	35,364,567	81.08%	28,673,591
Greene County	12,476,750	34.66%	4,324,442
Total Overlapping	47,841,317		32,998,032
Total Direct and Overlapping	\$62,742,772		\$47,899,487

Source: Direct- Department of Finance, City of Beavercreek, Ohio
 Overlapping- Ohio Municipal Advisory Council

Note: The percentage of net indebtedness of the City's overlapping political subdivisions was determined by dividing each overlapping subdivision's assessed value within the City by the subdivision's total assessed value.

City of Beavercreek, Ohio

Table 9

Ratio Of Annual Debt Service Expenditures For
General Bonded Debt To General Government Expenditures (A)
Last Ten Fiscal Years

Year	Interest (B)		Total Debt Service	General Governmental Expenditures (C)	Ratio of Debt Service to General Governmental Expenditures
	Principal				
1993	\$0	\$0	\$0	\$11,198,157	0.00%
1994	0	0	0	11,348,427	0.00%
1995	0	0	0	10,018,786	0.00%
1996	0	0	0	11,933,153	0.00%
1997	0	37,587	37,587	11,894,714	0.32%
1998	35,000	56,380	91,380	11,768,106	0.78%
1999	35,000	54,875	89,875	14,711,934	0.61%
2000	35,000	53,265	88,265	14,851,557	0.59%
2001	35,000	51,585	86,585	15,282,640	0.57%
2002	40,000	49,870	89,870	17,534,928	0.51%

Source: Department of Finance, City of Beavercreek, Ohio

A. General obligation bonds reported in the enterprise funds and special assessment debt with government commitment have been excluded.

B. Excludes bond issuance and other cost.

C. Includes general, special revenue, debt service, and capital project funds.

City of Beavercreek, Ohio
Table 10

Ratio Of Net General Bonded Debt To Assessed
Valuation And Net Bonded Debt Per Capita
Last Ten Fiscal Years

Year	Population (A)	Total Assessed Value (B)	Gross General Bonded Debt	Less: Balance in Debt Service Fund (C)	Bonded Debt (C)	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt Per Capita
1993	33,626	\$539,026,784	\$0	\$0	\$0	0.00%	\$0
1994	33,626	593,110,571	0	0	0	0.00%	0
1995	33,626	653,235,957	0	0	0	0.00%	0
1996	33,626	701,272,937	0	0	0	0.00%	0
1997	33,626	820,153,182	10,588,455	0 *	10,588,455	1.29%	315
1998	33,626	830,680,162	10,553,455	0 *	10,553,455	1.27%	314
1999	33,626	852,523,398	10,493,455	0 *	10,493,455	1.23%	312
2000	37,984	889,608,417	10,318,455	0 *	10,318,455	1.16%	272
2001	37,984	915,087,935	10,756,722	0 *	10,756,722	1.18%	283
2002	37,984	933,879,279	16,334,122	92,222	16,241,900	1.74%	428

Source:

- A. Federal Census
- B. Greene County Auditor
- C. Department of Finance, City of Beavercreek, Ohio
- * Debt Service Fund has a negative fund balance.

City of Beavercreek, Ohio
 Table 11
 Demographic Statistics
 December 31, 2002

	1980 Census	1990 Census	2000 Census
Population	31,589	33,626	37,984
Per Capita Income	\$9,312	\$18,362	n/a
Number of Housing Units	10,190	12,148	14,769
Person(s) Per Household	3.15	2.84	2.66
Median Age	31.9	36.6	40.5
Percentage Owner Occupied Units	88.60%	82.90%	84.50%
Median Family Income	\$28,434	\$52,531	n/a
Family Income Distribution			
\$0-14,999	1,457	371	n/a
15,000-24,999	2,438	754	n/a
25,000-34,999	3,037	1,036	n/a
35,000-49,999	2,182	2,311	n/a
50,000-74,999	610	3,457	n/a
75,000 and Over	154	1,940	n/a
Education Distribution:			
Grades/Years Completed			
0-11	2,767	2,440	n/a
12	7,271	5,642	n/a
13-15	3,160	5,831	n/a
16 or More	5,679	8,245	n/a

Source: U.S. Census of Population and Housing

City of Beavercreek, Ohio
 Table 12
 Construction And Bank Deposits
 Last Ten Fiscal Years

Year	Commercial Construction (1)		Residential Construction (1)			Bank Deposits in Thousands (2)
	Number of Permits	Value	New 1-2-3 Family Permits	Other Residential Permits	Total Permits	
1993	958	\$41,335,219	279	1,669	1,948	\$42,022,031
1994	762	56,272,284	249	1,996	2,245	37,344,776
1995	707	22,915,500	142	1,412	1,554	22,686,985
1996	435	45,489,690	106	1,226	1,332	19,038,274
1997	664	74,966,303	106	1,193	1,299	18,164,842
1998	979	78,383,628	157	1,153	1,310	26,729,847
1999	696	20,141,625	135	1,202	2,033	24,140,468
2000	555	36,764,503	159	1,240	1,954	27,441,324
2001	602	37,393,873	159	1,149	1,910	29,858,181
2002	605	33,964,456	199	1,338	2,142	40,181,610

Source:

1. Greene County Department of Public Works, Office of Building Regulations.
2. Federal Reserve Bank of Cleveland - Amounts are for Greene County (Note: County bank deposits measures total deposits for those banks deemed "domiciled" within a given county.)

City of Beavercreek, Ohio
 Table 13
 Principal Taxpayers
 December 31, 2002

Taxpayer	Type of Business	Real Property		Personal Property		Public Utilities		Total	
		Assessed Valuation	Assessed Valuation	Assessed Valuation	Assessed Valuation	Assessed Valuation	Assessed Valuation	Assessed Valuation	Percentage
Glimcher Properties, LP	Shopping Center	\$32,920,060	\$0	\$0	\$0	\$0	\$32,920,060		3.53%
Dayton Power and Light	Utility	0	0	0	11,982,280	11,982,280	11,982,280		1.28%
MV-RGII	Shopping Center	8,166,840	0	0	0	0	8,166,840		0.87%
Hills Real Estate Group	Rental Apartments	6,507,540	0	0	0	0	6,507,540		0.70%
Continental 44 Fund	Shopping Center	6,380,280	0	0	0	0	6,380,280		0.68%
Meijer	Department Store	4,315,010	1,929,220	1,929,220	0	0	6,244,230		0.67%
Ohio Bell	Utility	0	0	0	6,115,380	6,115,380	6,115,380		0.65%
E L Apartments, LLC	Rental Apartments	5,713,030	0	0	0	0	5,713,030		0.61%
Warex Delaware Corp.	Shopping Center	5,540,500	0	0	0	0	5,540,500		0.59%
Wexford on the Green, LTD	Rental Apartments	5,262,360	0	0	0	0	5,262,360		0.56%
Total by Principal Taxpayer		\$74,805,620	\$1,929,220	\$1,929,220	\$18,097,660	\$18,097,660	\$94,832,500		10.15%
Total Valuation of City		\$861,375,820	\$51,001,469	\$51,001,469	\$21,501,990	\$21,501,990	\$933,879,279		100.00%

Source: Greene County Auditor

City of Beavercreek, Ohio
 Table 14
 Other Statistics
 December 31, 2002

Year of Incorporation	1980
Form of Government	Council/Manager
Area	27.515 Square Miles
Miles of Streets	236.8
Police Protection:	
Number of Stations	1
Number of Sworn Officers	47
Parks and Recreation:	
Number of Parks	22
Number of Acres	296.8
Number of Golf Courses	1
Miles of Dedicated Bike Trail	4.9
Employees (Full-Time)	128
Bond Rating	A1 (Moody's)

Source: City of Beavercreek, Ohio



**Auditor of State
Betty Montgomery**

88 East Broad Street
P.O. Box 1140
Columbus, Ohio 43216-1140

Telephone 614-466-4514
800-282-0370

Facsimile 614-466-4490

CITY OF BEAVERCREEK

GREENE COUNTY

CLERK'S CERTIFICATION

This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
DECEMBER 9, 2003**