
STATISTICAL SECTION

**TOWNSHIP OF FALLS
COUNTY OF BUCKS, PENNSYLVANIA**

Statistical Section

This part of the Falls Township Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Township's overall financial health.

Contents

Financial trends

These schedules contain trend information to help the reader understand how the Township's financial performance and well-being have changed over time.

Revenue capacity

These schedules contain information to help the reader assess the Township's most significant local revenue source, the property tax.

Debt capacity

These schedules present information to help the reader assess the affordability of the Township's current levels of outstanding debt and the Township's ability to issue additional debt in the future.

Demographic and economic information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Township's financial activities take place.

Operating information

These schedules contain service and miscellaneous data to help the reader understand how the information in the Township's financial report relates to the service the Township provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

TOWNSHIP OF FALLS
 Net Position by Components
 Last Ten Fiscal Years

	Fiscal Year									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Governmental activities										
Net position, invested in capital assets	\$ 89,222,686	\$ 91,172,798	\$ 92,304,493	\$ 94,701,771	\$ 96,366,283	\$ 95,245,982	\$ 89,871,750	\$ 88,258,738	\$ 85,897,168	\$ 86,400,724
Restricted	1,937,753	1,853,004	1,130,649	616,792	693,937	864,626	1,137,956	1,095,729	654,164	5,993,448
Unrestricted	17,496,375	18,581,076	16,378,231	18,405,489	36,613,764	40,705,849	47,395,896	51,226,521	55,366,230	51,556,593
Total governmental activities net position	\$ 108,656,814	\$ 111,606,878	\$ 109,813,373	\$ 113,724,052	\$ 133,673,964	\$ 136,816,437	\$ 138,405,602	\$ 140,580,988	\$ 141,917,562	\$ 143,950,765
Business-type activities										
Net position, invested in capital assets	\$ 164,673	\$ 166,646	\$ 168,619	\$ 170,592	\$ 172,565	\$ 174,538	\$ 176,511	\$ 178,484	\$ 180,457	\$ 182,700
Restricted	(165,406)	(132,911)	(128,453)	(104,443)	(155,568)	(175,414)	(203,530)	(155,563)	(258,693)	(253,056)
Unrestricted	(733)	33,735	42,166	66,149	16,979	(876)	(27,019)	22,921	(78,236)	(90,356)
Total business-type activities net position	\$ (733)	\$ 33,735	\$ 42,166	\$ 66,149	\$ 16,979	\$ (876)	\$ (27,019)	\$ 22,921	\$ (78,236)	\$ (90,356)
Primary government										
Net position, invested in capital assets	\$ 89,387,359	\$ 91,339,444	\$ 92,473,112	\$ 94,872,363	\$ 96,538,828	\$ 95,420,500	\$ 90,048,261	\$ 88,437,222	\$ 86,077,625	\$ 86,563,424
Restricted	1,937,753	1,853,004	1,130,649	616,792	693,937	864,626	1,137,956	1,095,729	654,164	5,993,448
Unrestricted	17,330,969	18,448,165	16,251,778	18,301,046	36,458,178	40,530,435	47,192,366	51,070,958	55,107,537	51,303,537
Total primary government net position	\$ 108,656,081	\$ 111,640,613	\$ 109,855,539	\$ 113,790,201	\$ 133,690,943	\$ 136,815,561	\$ 138,378,583	\$ 140,603,909	\$ 141,839,326	\$ 143,860,409

Note: GASB Statement No. 68 has been implemented beginning in the 2015 year and the prior years have not been restated.

Source: Falls Township records

TOWNSHIP OF FALLS
Changes in Net Position
Last Ten Fiscal Years

	Fiscal Year									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Expenses										
Governmental activities										
General government	\$ 2,873,517	\$ 2,777,044	\$ 2,526,600	\$ 2,604,253	\$ 2,713,828	\$ 2,573,012	\$ 2,415,703	\$ 2,240,103	\$ 2,139,446	\$ 1,820,889
Public safety	18,673,866	18,450,556	18,063,659	17,048,216	16,080,941	15,554,489	14,588,506	14,122,814	13,656,438	12,209,438
Public works - highways and streets	6,304,948	6,143,092	5,964,181	6,112,069	6,196,874	5,817,812	5,530,481	5,289,057	5,078,350	4,808,901
Culture and recreation	1,702,130	1,647,909	1,583,519	1,381,797	1,826,865	1,902,802	1,837,690	1,782,852	1,477,633	1,383,156
Debt service interest	-	-	-	-	-	-	-	-	-	102,584
Total governmental activities expenses	29,554,461	29,018,601	28,137,959	27,146,335	26,820,508	25,848,115	24,372,380	23,434,826	22,351,867	20,334,978
Business-type activities										
Water	-	-	-	-	-	-	-	-	-	-
Sewer	-	-	-	-	-	-	-	-	-	-
Pinewood Pool	220,009	186,823	201,255	191,930	169,094	222,846	226,079	215,598	198,378	195,939
Total business-type activities expenses	220,009	186,823	201,255	191,930	169,094	222,846	226,079	215,598	198,378	195,939
Total primary government expenses	\$ 29,774,470	\$ 29,205,424	\$ 28,339,214	\$ 27,338,265	\$ 26,989,602	\$ 26,070,961	\$ 24,598,459	\$ 23,650,424	\$ 22,550,245	\$ 20,530,917
Program revenues										
Governmental activities										
Charges for services	\$ 1,084,762	\$ 1,168,042	\$ 1,221,268	\$ 1,126,255	\$ 1,089,257	\$ 1,021,066	\$ 953,299	\$ 945,872	\$ 911,525	\$ 713,199
General government	1,664,920	1,710,954	1,683,666	1,562,830	1,547,850	1,537,430	1,496,699	1,431,035	1,194,309	1,581,276
Public safety	88,563	49,849	40,756	83,773	55,208	140,425	59,570	38,004	50,025	163,665
Public works - highways and streets	189,182	203,229	183,297	154,321	155,373	178,347	174,219	180,091	153,921	155,546
Culture and recreation	-	-	-	-	-	-	-	-	-	-
Operating grants & contributions	827,383	633,179	704,953	600,873	630,338	628,019	579,781	867,321	514,492	501,355
General government	247,377	263,627	300,765	279,659	296,721	312,828	278,797	467,220	328,894	303,046
Public safety	1,178,465	1,160,217	893,062	737,750	822,537	702,500	864,175	645,539	959,143	643,554
Public works - highways and streets	4,689	6,800	4,718	12,468	670	30	32	-	2,500	5,085
Culture and recreation	-	-	-	-	-	-	-	-	-	-
Total governmental activities program revenues	5,285,351	5,195,897	5,032,485	4,557,929	4,597,954	4,520,645	4,408,572	4,575,082	4,114,809	4,066,728
Business-type activities										
Charges for services	-	-	-	-	-	-	-	-	-	-
Water	-	-	-	-	-	-	-	-	-	-
Sewer	-	-	-	-	-	-	-	-	-	-
Pinewood Pool	185,525	178,392	177,272	184,100	158,949	173,989	176,139	166,755	140,498	114,838
Total business-type activities program revenues	185,525	178,392	177,272	184,100	158,949	173,989	176,139	166,755	140,498	114,838
Total primary government program revenues	\$ 5,470,876	\$ 5,374,289	\$ 5,209,757	\$ 4,742,029	\$ 4,756,903	\$ 4,694,634	\$ 4,582,711	\$ 4,741,837	\$ 4,255,307	\$ 4,181,564
Net (Expense)/Revenue	\$(24,269,110)	\$(23,822,704)	\$(23,105,474)	\$(22,588,406)	\$(22,222,554)	\$(21,327,470)	\$(19,965,808)	\$(18,859,744)	\$(18,237,058)	\$(16,266,252)
Governmental activities	(34,484)	(8,431)	(23,983)	(7,830)	(12,145)	(48,857)	(49,940)	(48,843)	(57,880)	(81,101)
Business-type activities	\$(24,303,594)	\$(23,831,135)	\$(23,129,457)	\$(22,596,236)	\$(22,234,699)	\$(21,376,327)	\$(20,015,748)	\$(18,908,587)	\$(18,294,938)	\$(16,349,353)

Fiscal Year

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
General revenues and other changes in net position										
Governmental activities										
Property taxes, levied for general purposes	\$ 2,285,129	\$ 2,284,653	\$ 2,261,598	\$ 2,265,384	\$ 2,270,450	\$ 2,263,235	\$ 2,274,529	\$ 2,279,128	\$ 2,280,492	\$ 2,321,546
Real estate transfer taxes	836,009	843,218	831,173	727,455	664,784	858,764	582,059	361,953	323,164	531,353
Local Services taxes	644,855	399,195	418,884	406,667	404,511	371,842	371,546	376,399	402,011	393,200
Mechanical device tax	35,138	34,201	31,414	32,015	34,285	34,023	33,583	36,372	32,513	23,778
Other taxes	13,075	13,105	14,279	14,279	14,173	13,288	14,328	12,938	13,539	14,109
Payment in lieu of taxes	75,000	75,000	74,650	75,000	75,000	75,000	75,459	75,000	75,000	75,000
Contributions not restricted to specific programs	24,172,523	21,706,453	15,256,922	14,298,232	15,419,498	16,082,578	14,104,136	13,179,521	11,979,130	11,617,345
Investment earnings	508,272	182,793	222,764	161,521	176,550	37,434	288,455	958,489	1,113,180	1,273,261
Miscellaneous revenues	163,838	77,591	79,525	72,437	46,510	77,141	46,327	529,619	54,826	179,229
Gain / Loss on sale of capital assets	16,954	-	3,586	(57,000)	4,320	(75,000)	-	(150,000)	-	-
Transfers	-	-	-	(30,000)	-	-	-	-	(70,000)	-
Total governmental activities	28,750,793	25,616,209	19,194,795	17,995,990	19,080,081	19,736,305	17,790,422	17,659,419	16,203,855	16,428,841
Business-type activities										
Investment earnings	16	-	-	-	-	-	-	-	-	-
Capital contributions	-	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	57,000	30,000	75,000	-	150,000	70,000	-
Total business-type activities	16	-	-	57,000	30,000	75,000	-	150,000	70,000	-
Total primary government	\$ 28,750,809	\$ 25,616,209	\$ 19,194,795	\$ 18,052,990	\$ 19,110,081	\$ 19,813,305	\$ 17,790,422	\$ 17,809,419	\$ 16,273,855	\$ 16,428,841
Change in net position										
Governmental activities	\$ 4,481,683	\$ 1,793,505	\$ (3,910,679)	\$ (4,592,416)	\$ (3,142,473)	\$ (1,589,165)	\$ (2,175,386)	\$ (1,200,325)	\$ (2,033,203)	\$ 160,589
Business-type activities	(34,468)	(8,431)	(23,983)	49,170	17,855	26,143	(49,940)	101,157	12,120	(81,101)
Total primary government	\$ 4,447,215	\$ 1,785,074	\$ (3,934,662)	\$ (4,543,246)	\$ (3,124,618)	\$ (1,563,022)	\$ (2,225,326)	\$ (1,099,168)	\$ (2,021,083)	\$ 79,488

Source: Falls Township records

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TOWNSHIP OF FALLS
Fund Balances of Governmental Funds
Last Ten Fiscal Years

	Fiscal Year									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
General Fund										
Nonspendable:										
Prepaid items	\$ 526,682	\$ 477,349	\$ 476,441	\$ 230,604	\$ 233,547	\$ 196,903	\$ 204,163	\$ 169,290		
Assigned to:										
Capital Projects	8,102,212	4,561,979	16,522,982	9,834,657	9,201,402	8,429,981	17,326,670	10,520,582		
Subsequent year's budget	-	-	-	107,497	798,013	8,932,781	9,926,276	818,577		
Unassigned	35,759,191	32,186,591	17,372,557	25,226,617	26,488,008	22,781,297	14,616,130	24,783,566		
Unreserved									\$ 1,224,634	\$ 1,182,347
Reserved									175,009	109,817
Total General fund	\$ 44,388,085	\$ 37,225,919	\$ 34,371,980	\$ 35,399,375	\$ 36,720,970	\$ 40,340,962	\$ 42,073,239	\$ 36,292,015	\$ 1,399,643	\$ 1,292,164
All other governmental funds										
Nonspendable:										
Prepaid items	\$ 19,472	\$ 18,259	\$ 18,992	\$ 6,819	\$ 5,261	\$ -	\$ -	\$ -		
Restricted for:										
Culture and recreation	158,593	150,597	5,798	-	-	-	120,805	333,961		
Fire protection	-	-	-	-	-	-	1,663	-		
Library support	106	-	-	-	-	-	372	922		
Rescue squad services	15,927	5,429	4,978	4,722	3,509	1,929	-	135		
Recycling expenditures	451,296	448,500	447,261	446,485	446,335	446,235	446,108	445,943		
Fire hydrant	81,228	56,311	33,123	10,845	-	-	-	-		
Highway aid	918,569	929,108	430,561	52,404	178,854	222,604	427,175	290,572		
Street Lighting	215,732	200,251	172,011	113,158	65,239	-	-	-		
Crime prevention	96,408	62,808	36,917	-	-	193,858	141,833	24,196		
Assigned to:										
Capital projects	2,097,933	2,150,376	2,227,944	2,371,834	2,978,281	3,054,331	7,590,030	16,576,441		
Unassigned	(3,192)	(21,893)	(16,507)	(52,215)	(61,846)	(201,774)	(128,119)	(63,334)		
Unreserved, reported in:									\$ 38,871,974	\$ 34,903,155
Special revenue funds									65,642	65,557
Permanent funds									111,729	5,261,072
Capital projects funds									16,795,212	16,795,212
Reserved, reported in:									\$ 55,844,557	\$ 57,024,996
Capital projects funds										
Total all other governmental funds	\$ 4,052,072	\$ 3,999,946	\$ 3,361,078	\$ 2,954,052	\$ 3,615,633	\$ 3,717,183	\$ 8,599,867	\$ 17,608,836	\$ 57,244,200	\$ 58,317,160
Total Governmental Funds	\$ 48,440,157	\$ 41,225,865	\$ 37,733,058	\$ 38,353,427	\$ 40,336,603	\$ 44,058,145	\$ 50,673,106	\$ 53,900,851	\$ 57,244,200	\$ 58,317,160

Note: GASB Statement No. 54 has been implemented prospectively beginning in the 2011 year and the prior years have not been restated.

Source: Falls Township records

TOWNSHIP OF FALLS
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years

	Fiscal Year									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Revenues										
Taxes										
Property	\$ 2,311,956	\$ 2,272,548	\$ 2,265,864	\$ 2,261,982	\$ 2,284,798	\$ 2,268,738	\$ 2,268,828	\$ 2,279,211	\$ 2,269,754	\$ 2,321,546
Real estate transfer	836,009	843,218	831,173	727,455	664,784	858,764	582,059	361,953	323,164	531,353
Local Services tax	643,235	398,014	420,501	400,136	410,435	371,787	371,209	376,414	401,538	407,309
Mechanical device	35,138	34,201	31,414	32,015	34,285	34,023	33,583	36,372	32,513	23,778
Motor Fuel tax	947,675	901,513	864,028	737,650	671,686	621,321	633,435	633,393	620,034	643,554
Payment in lieu of taxes	75,000	74,999	74,649	75,000	75,000	75,000	75,459	75,000	75,000	75,000
Host Community fees	24,172,523	21,706,453	15,256,922	14,298,232	15,419,498	16,082,578	14,104,136	13,079,521	11,529,130	11,067,346
Licenses and permits	873,720	868,497	876,272	853,011	840,523	816,356	797,257	749,112	737,645	651,484
Fines and forfeits	194,345	233,942	183,350	200,543	182,573	200,345	186,362	162,229	204,078	202,820
Interest earnings	508,273	182,794	222,763	161,521	176,550	37,431	288,457	1,210,431	1,223,805	1,163,901
Rents	60,535	39,427	90,103	73,959	99,532	104,771	98,081	135,933	81,190	166,576
Intergovernmental	1,169,887	1,126,259	979,318	866,063	905,382	973,464	1,070,995	1,327,844	1,163,164	761,887
Charges for services	2,049,040	1,979,522	1,977,827	1,837,137	1,697,987	1,747,987	1,627,068	1,711,050	1,939,089	2,134,991
Contributions and donations	136,387	68,206	73,745	41,928	187,371	62,685	33,588	33,035	38,510	47,600
Refunds of prior years	62,458	85,187	97,448	71,384	42,788	34,674	34,101	30,278	26,646	-
Miscellaneous	-	-	-	-	-	-	-	115	1,946	9,428
Total revenue	34,076,181	30,812,780	24,247,377	22,636,016	23,692,635	24,289,924	22,204,618	22,201,891	20,667,206	20,208,523
Expenditures										
Current										
General government	2,692,124	2,525,235	2,338,372	2,424,751	2,525,187	2,389,076	2,283,123	2,091,505	1,992,847	2,470,190
Public safety	17,741,879	17,637,681	16,974,695	15,868,682	15,253,208	14,903,972	13,802,918	13,315,061	13,271,102	11,769,814
Public works - highway and street	3,173,868	3,020,790	2,867,881	3,093,416	3,258,566	3,035,945	2,905,706	2,830,061	2,620,414	2,437,359
Culture and recreation	1,187,073	1,093,359	1,028,753	978,519	1,020,866	1,134,638	1,046,577	1,055,873	903,860	884,786
Capital outlay	-	-	-	-	-	-	-	-	-	-
General government	-	215,145	10,121	365,577	240,184	399,969	65,462	185,890	23,241	92,992
Public safety	224,753	264,707	280,549	105,110	150,105	839,433	277,014	307,440	325,579	296,309
Highways and streets	1,610,871	2,174,529	761,630	635,971	4,793,746	6,888,644	4,303,795	3,932,673	1,823,288	10,142,639
Culture and recreation	248,275	388,527	609,331	1,099,615	146,635	1,277,434	758,629	1,554,258	710,658	181,370
Debt service principal	-	-	-	-	-	-	-	-	-	3,055,000
Debt service interest	-	-	-	-	-	-	-	-	-	102,594
Total expenditures	26,878,843	27,319,973	24,871,332	24,571,641	27,388,497	30,869,311	25,443,224	25,272,761	21,670,989	31,433,053
Excess of revenues over/(under) expenditures	7,197,338	3,492,807	(623,955)	(1,935,625)	(3,695,862)	(6,579,387)	(3,238,606)	(3,070,870)	(1,003,783)	(11,224,530)

	Fiscal Year									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Other financing sources(uses)										
Transfer in	462,000	620,000	856,900	684,000	558,000	5,352,064	9,309,500	463,700	12,590,837	10,336,951
Transfer out	(462,000)	(620,000)	(856,900)	(741,000)	(588,000)	(5,427,064)	(9,309,500)	(613,700)	(12,660,837)	(10,336,951)
Sale of capital assets	16,954	-	3,586	7,449	4,320	39,426	10,861	13,770	823	3,274
Total other financing sources(uses)	16,954	-	3,586	(49,551)	(25,680)	(35,574)	10,861	(136,230)	(69,177)	3,274
Net change in fund balance	\$ 7,214,292	\$ 3,492,807	\$ (620,369)	\$ (1,983,176)	\$ (3,721,542)	\$ (6,614,961)	\$ (3,227,745)	\$ (3,207,100)	\$ (1,072,960)	\$ (11,221,256)

Debt service as a percentage of non-capital expenditures 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 15.24%

Source: Falls Township records

TOWNSHIP OF FALLS
General Governmental Tax Revenues by Source
Last Ten Fiscal Years

<u>Year ending December 31,</u>	<u>Property</u>	<u>Local Services</u>	<u>Real Estate Transfer</u>	<u>Mechanical Device</u>	<u>Total</u>
2009	\$ 2,321,546	\$ 393,200	\$ 531,353	\$ 23,778	\$ 3,269,877
2010	2,280,492	402,011	323,164	32,513	3,038,180
2011	2,279,211	376,414	361,953	36,372	3,053,950
2012	2,268,828	371,209	582,059	33,583	3,255,679
2013	2,268,738	371,787	858,764	34,023	3,533,312
2014	2,284,798	410,435	664,784	34,285	3,394,302
2015	2,261,982	400,136	727,455	32,015	3,421,588
2016	2,265,864	420,501	831,173	31,414	3,548,952
2017	2,272,548	396,014	843,218	34,201	3,545,981
2018	2,311,956	643,235	836,009	35,138	3,826,338

Sources: Township documents

TOWNSHIP OF FALLS
Assessed and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

<u>Year</u>	<u>Real Property Assessed Value ^(a)</u>	<u>Less: Tax Exempt Property</u>	<u>Total Taxable Assessed Value</u>	<u>Estimated Actual Values of Real Property</u>	<u>Ratio of Total Assessed Value to Total Estimated Actual Value ^(b)</u>	<u>Falls Twp Municipal Millage Rate</u>
2009	\$ 379,763,660	\$ 60,384,750	\$ 319,378,910	\$ 3,484,070,275	10.90%	7.22
2010	380,379,040	60,975,730	319,403,310	4,148,081,134	9.17%	7.22
2011	379,439,470	61,043,290	318,396,180	4,287,451,638	8.85%	7.22
2012	378,157,270	60,545,010	317,612,260	4,083,771,814	9.26%	7.22
2013	378,687,490	60,508,530	318,178,960	4,165,978,988	9.09%	7.22
2014	378,528,240	60,583,740	317,944,500	4,087,777,970	9.26%	7.22
2015	374,049,820	55,541,880	318,507,940	4,226,551,638	8.85%	7.22
2016	374,211,350	55,731,820	318,479,530	4,153,289,123	9.01%	7.22
2017	376,243,400	55,731,820	320,511,580	4,102,981,461	9.17%	7.22
2018	376,669,280	55,773,300	320,895,980	3,915,481,081	9.62%	7.22

Source: Falls Township Tax Department (Bucks County, PA Real Estate Assessment Roll)

^(a) Assessed value of real property includes all property within the Township. County assessment records do not provide categorization use or ownership.

^(b) Information provided by Pennsylvania State Tax Equalization Board (STEB) for Bucks County, PA.

TOWNSHIP OF FALLS
Property Tax Rates
Direct & Overlapping Governments
Per \$1,000 of Assessed Value
Last Ten Fiscal Years

<u>Year</u>	<u>Falls Township</u>			<u>Overlapping Rates</u>		<u>All Government Totals</u>
	<u>Operating Millage</u>	<u>Debt Service Millage</u>	<u>Total Township Millage</u>	<u>Bucks County Total Millage (a)</u>	<u>Pennsbury SD Total Millage (a)</u>	
2009	7.22	0.00	7.22	21.94	148.80	177.96
2010	7.22	0.00	7.22	21.94	150.30	179.46
2011	7.22	0.00	7.22	23.20	150.30	180.72
2012	7.22	0.00	7.22	23.20	150.30	180.72
2013	7.22	0.00	7.22	23.20	150.30	180.72
2014	7.22	0.00	7.22	23.20	153.45	183.87
2015	7.22	0.00	7.22	23.20	157.89	188.31
2016	7.22	0.00	7.22	23.20	161.36	191.78
2017	7.22	0.00	7.22	23.20	165.06	195.48
2018	7.22	0.00	7.22	24.45	167.54	199.21

(a) Information supplied by Falls Township Tax Collector

TOWNSHIP OF FALLS
Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	Type of Business	2018			2009		
		Taxable Assessed valuation (a)	Rank	Percentage of total taxable assessed valuation	Taxable Assessed valuation	Rank	Percentage of total taxable assessed valuation
Oxford Valley Road Associates	Retail Stores	\$ 6,314,040	1	1.97%	\$ 6,314,040	1	1.98%
Healey, Robert T. & William J.	Apartment	4,935,880	2	1.54%	4,974,720	2	1.56%
Pennwood Management LLC	Mobile Home Park	4,579,320	3	1.43%	4,579,320	3	1.43%
National Prop. Investments/Village Pennbrook 2 LLC	Apartment	4,320,000	4	1.35%	4,320,000	4	1.35%
WMI Properties	Industrial	4,001,400	5	1.25%	4,254,640	5	1.33%
K-Mart Corporation / Fairsan Co LLC	Industrial	3,108,000	6	0.97%	3,108,000	6	0.97%
Wheelabrator Falls Inc.	Industrial	2,616,770	7	0.82%	2,616,770	8	0.82%
General Motors LLC	Industrial	2,070,490	8	0.65%	2,811,270	7	0.88%
Bucks County Economic Development Corp.	Development	1,842,770	9	0.57%	2,430,080	9	0.76%
Pennlake Realty Associates	Apartment	1,773,600	10	0.55%			
Equity Industries Ltd. Part. III	Retail Stores			0.00%	2,074,760	10	0.65%
Totals		<u>\$ 35,562,270</u>		<u>11.08%</u>	<u>\$ 37,483,600</u>		<u>11.73%</u>

(a) Total Assessed Valuation equal to \$ 320,895,980

Source: Falls Township records

TOWNSHIP OF FALLS
Property Tax Levies & Collections
Last Ten Fiscal Years

<u>Year</u>	<u>Total Tax Levy</u>	<u>Collected within the Fiscal Year of the Levy</u>		<u>Collections in Subsequent Years</u>	<u>Total Collections to Date</u>	
		<u>Amount</u>	<u>% of Levy</u>		<u>Amount</u>	<u>% of Levy</u>
2009	2,335,472	2,283,391	97.77%	51,983	2,335,374	99.996%
2010	2,305,916	2,215,102	96.06%	90,622	2,305,724	99.992%
2011	2,305,950	2,213,694	96.00%	92,064	2,305,758	99.992%
2012	2,298,820	2,203,440	95.85%	95,170	2,298,610	99.991%
2013	2,293,161	2,202,566	96.05%	90,271	2,292,837	99.986%
2014	2,297,252	2,208,350	96.13%	88,490	2,296,840	99.982%
2015	2,295,559	2,211,958	96.36%	82,748	2,294,706	99.963%
2016	2,298,187	2,197,967	95.64%	98,281	2,296,248	99.916%
2017	2,303,287	2,214,456	96.14%	72,417	2,286,873	99.287%
2018	2,313,387	2,234,824	96.60%	-	2,234,824	96.604%

Source: Falls Township Tax Collector

TOWNSHIP OF FALLS
Ratios of Outstanding Debt by Type
Last Ten Years

Fiscal year	Governmental activities		Business-Type activities		Total Primary government	Percentage of personal income	Per Capita	Per W/S customer
	General obligation bonds	General obligation notes	General obligation bonds	General obligation notes				
2009	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
2010	-	-	-	-	-	0.00%	-	-
2011	-	-	-	-	-	0.00%	-	-
2012	-	-	-	-	-	0.00%	-	-
2013	-	-	-	-	-	0.00%	-	-
2014	-	-	-	-	-	0.00%	-	-
2015	-	-	-	-	-	0.00%	-	-
2016	-	-	-	-	-	0.00%	-	-
2017	-	-	-	-	-	0.00%	-	-
2018	-	-	-	-	-	0.00%	-	-

Source: Falls Township records

Note: The Township-held Water & Sewer Revenue Bonds, Series 2004, were paid in full on December 15, 2009.

As of December 31, 2009, Falls Township has no outstanding bonded debt.

TOWNSHIP OF FALLS
Ratio of General Bonded Debt Outstanding
Last Ten Years

<u>Year</u>	<u>Population(a)</u>	<u>Assessed Value</u>	<u>Gross Bonded Debt</u>	<u>Debt Payable From Enterprise Revenues</u>	<u>Net Bonded Debt</u>	<u>Ratio Net Bonded Debt to Assessed Value</u>	<u>Net Bonded Debt per Capita</u>
2009	34,865	\$ 319,378,910	\$ -	\$ -	\$ -	0.000	\$ -
2010	34,300	319,403,310	-	-	-	0.000	-
2011	33,522	318,396,180	-	-	-	0.000	-
2012	34,300	317,612,260	-	-	-	0.000	-
2013	34,300	318,178,960	-	-	-	0.000	-
2014	34,367	317,944,500	-	-	-	0.000	-
2015	33,901	318,507,940	-	-	-	0.000	-
2016	33,714	318,479,530	-	-	-	0.000	-
2017	33,909	320,511,580	-	-	-	0.000	-
2018	33,769	320,895,980	-	-	-	0.000	-

(a) Population Estimates Branch of the U.S. Census

Source: Falls Township records

Note: The Township-held Water & Sewer Revenue Bonds, Series 2004, were paid in full on December 15, 2009.
As of December 31, 2009, Falls Township has no outstanding bonded debt.

TOWNSHIP OF FALLS
Direct & Overlapping Governmental Activities Debt
December 31, 2018

<u>Jurisdiction</u>	<u>Gross Debt</u> <u>Outstanding</u>	<u>Percentage</u> <u>Applicable to</u> <u>Township of Falls</u>	<u>Amount Applicable</u> <u>to Township of Falls</u>
Township of Falls (a)	\$ -	100.00%	\$ -
Pennsbury School District (b)	170,200,000	35.22%	59,944,440
Bucks County (c)	<u>250,729,000</u>	3.87%	<u>9,703,212</u>
 Total - Overlapping Debt	 \$ 420,929,000		 \$ 69,647,652

Sources:

(a) Falls Township financial records

(b) Pennsbury School District Business Office

(c) Bucks County Finance Office

Note: The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the overlapping unit's taxable assessed value that is within the Township's boundaries and dividing it by the unit's total taxable assessed value.

Note: The Township-held Water & Sewer Revenue Bonds, Series 2004, were paid in full on December 15, 2009. As of December 31, 2009, Falls Township has no outstanding bonded debt.

TOWNSHIP OF FALLS
Legal Debt Margin Information
Last Ten Years

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Debt Limit	\$ 47,380,837	\$ 47,821,747	\$ 48,405,976	\$ 50,041,011	\$ 53,255,417	\$ 54,681,043	\$ 55,125,538	\$ 54,843,196	\$ 60,533,222	\$ 69,543,568
Total Net Debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal Debt Margin	\$ 47,380,837	\$ 47,821,747	\$ 48,405,976	\$ 50,041,011	\$ 53,255,417	\$ 54,681,043	\$ 55,125,538	\$ 54,843,196	\$ 60,533,222	\$ 69,543,568
Total net debt applicable to the limit as a percentage of debt limit	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Legal Debt Margin Calculation for Year 2017

Borrowing Base Revenues: (a)	2016	2017	2018
	\$ 22,521,151	28,927,349	32,003,782
			\$ 83,452,282

Average Borrowing Base Revenues:			
Debt Limit Percentage		X	
Debt Limit			\$ 69,543,568
Less: Total Amount Of Debt Applicable to Debt Limit (b)			-
Legal Debt Margin			\$ 69,543,568

(a) Borrowing Base revenues represent total revenues less governmental grants received for a specific purpose and enterprise fund revenues which are pledged for specific self-liquidating debt, interest on monies in sinking funds, grants and gifts for specified projects, proceeds from the disposition of capital assets and other non-recurring items not considered income under generally accepted accounting principles.

(b) Bonds and Notes Payable, less Sinking Fund credits and self liquidating debt.

Source: Falls Township records

TOWNSHIP OF FALLS
 Revenue Bond Coverage
 Water/Sewer Funds
 Last Ten Years

<u>Year</u>	<u>Gross Revenues (a)</u>	<u>Operating Expenses (b)</u>	<u>Net Revenues Available (Unavailable) for Debt Service</u>	<u>Debt Requirements</u>	<u>Coverage</u>
2009	\$ -	\$ -	\$ -	\$ -	0.00
2010	-	-	-	-	0.00
2011	-	-	-	-	0.00
2012	-	-	-	-	0.00
2013	-	-	-	-	0.00
2014	-	-	-	-	0.00
2015	-	-	-	-	0.00
2016	-	-	-	-	0.00
2017	-	-	-	-	0.00
2018	-	-	-	-	-

(a) Total revenues including interest income.

(b) Total expenses excluding depreciation & debt payments.

Source: Falls Township Records

Note: The Township-held Water & Sewer Revenue Bonds, Series 2004, were paid in full on December 15, 2009.

As of December 31, 2009, Falls Township has no outstanding bonded debt.

TOWNSHIP OF FALLS
Demographic and Economic Statistics
Last Ten Years

<u>Year</u>	<u>Population (a)</u>	<u>Per Capita Income</u>	<u>School District Enrollment (b)</u>	<u>Number of Dropouts (b)</u>	<u>Dropouts as % of Enrollment</u>	<u>Unemployment Rate (c)</u>
2009	34,865	N/A	11,423	35	0.31%	7.2%
2010	34,300	N/A	11,362	38	0.33%	6.8%
2011	33,522	N/A	10,967	32	0.29%	6.7%
2012	34,300	N/A	10,605	30	0.28%	7.2%
2013	34,300	N/A	10,673	30	0.28%	5.4%
2014	34,367	N/A	10,457	29	0.28%	4.3%
2015	33,901	N/A	10,477	28	0.27%	3.6%
2016	33,714	N/A	10,340	29	0.28%	3.9%
2017	33,969	N/A	10,530	18	0.17%	3.8%
2018	33,769	N/A	10,342	12	0.12%	3.2%

Data Sources:

(a) Population Estimates Branch of the U.S. Census

(b) Pennsbury School District, as of 6/30/18

(c) Homefacts.com, Township of Falls, Bucks County, PA

N/A Data not available

TOWNSHIP OF FALLS
Principal Employers
Current Year and Nine Years Ago

Employer	Description	2018			2009		
		Employees	Rank	Percentage of Total Township Employment	Employees	Rank	Percentage of Total Township Employment
Pennsbury School District	Public Education	920	1	2.99%	988	2	4.15%
Eckerd/Rite Aid	Warehouse/Retail Store	656	2	2.13%	570	3	2.40%
Aria Health - Bucks County Campus	Hospital	534	3	1.73%	1,048	1	4.40%
Peruzzi	Auto Sales	234	4	0.76%			0.86%
Kmart Distribution Center	Warehouse Distribution	229	5	0.74%	397	4	1.67%
Priva LLC	Home Health Care	212	6	0.69%			
Home Depot	Retail Store	203	7	0.66%	207	8	0.87%
U-Haul Falls Manufacturing	Manufacturing	185	8	0.60%			
Giant Supermarkets	Grocery Store	169	9	0.55%	158	10	0.66%
Univar	Chemicals	168	10	0.55%			
Gamesa Wind	Alternative Energy				220	7	0.92%
Walmart	Retail Store				359	5	1.51%
Waste Management	Waste Collector				305	6	1.28%
Sheraton Bucks County	Hotel				170	9	0.71%
Total		3,510		11.40%	4,422		19.43%

Source: Respective Companies and Township Records

FALLS TOWNSHIP
 FULL TIME EQUIVALENT TOWNSHIP EMPLOYEES BY FUNCTION
 LAST TEN FISCAL YEARS

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
General Government	16	16	16	16	16	16	16	16	18	18
Public Safety										
Police										
Officers	53	52	53	51	51	51	51	52	51	52
Civilians	7	7	7	7	7	7	7	7	7	6
Fire										
Civilians	4	4	4	4	4	4	4	4	4	4
Highway and Streets										
Maintenance	15	15	16	16	16	16	16	17	17	16
Sanitation										
Culture and Recreation	3	3	3	3	3	4	3	2	2	2
Water	0	0	0	0	0	0	0	0	0	0
Sewer	0	0	0	0	0	0	0	0	0	0
Totals	<u>98</u>	<u>97</u>	<u>99</u>	<u>97</u>	<u>97</u>	<u>98</u>	<u>97</u>	<u>98</u>	<u>99</u>	<u>98</u>

Sources: Township documents

FALLS TOWNSHIP
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Police										
Arrests	1,351	1,050	872	847	873	912	763	1,003	835	944
Parking Violations	167	296	107	125	192	106	70	219	178	246
Traffic Violations	2,012	2,076	1,283	1,403	1,413	1,958	1,967	3,423	3,445	2,806
Animal Control Investigations	326	341	326	272	272	255	224	320	348	469
Fire										
Number of calls answered	1,497	1,584	1,518	1,494	1,416	1,475	1,521	1,470	1,578	1,569
License and Inspection										
Business Licenses	1,450	1,360	1,384	1,481	1,363	1,764	1,404	1,902	1,799	2,122
Building Permits	593	737	747	564	645	571	777	553	522	453
Electrical Permits	477	332	331	430	445	495	459	596	533	603
Highways and Streets										
Road Reconstruction (lineal feet)	20,172	6,450	6,848	11,939	11,596	-	-	-	1,300	3,568
Culture and Recreation										
Community Park Watercraft Permits	210	180	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Community Park Pavilion Rentals	94	100	99	103	87	84	93	90	84	116
Water										
Water Permits	-	-	-	-	-	-	-	-	-	-
Sewer										
Sewer Permits	-	-	-	-	-	-	-	-	-	-

Sources: Various government departments

Note: As of 2011, the Township no longer requires Watercraft Permits for the Community Park Lake

FALLS TOWNSHIP
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Public Safety										
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Vehicle Units	51	53	55	55	60	59	57	57	56	54
Fire Stations	3	3	3	3	3	3	3	3	3	3
Highways and Streets										
Streets (miles)	86.75	86.75	86.75	86.75	86.75	86.75	86.75	86.75	86.75	86.75
Streetlights - R	2465	2465	2465	2465	2465	2465	2465	2465	2465	2465
Streetlights - H	83	83	83	83	83	83	83	83	83	83
Traffic Signals	34	34	34	34	34	34	34	34	34	34
Culture and Recreation										
Parks Acreage	413.11	413.11	413.33	413.33	413.33	413.33	413.33	413.33	413.33	413.33
Parks	16	16	16	16	16	16	16	16	16	16
Swimming Pools	1	1	1	1	1	1	1	1	1	1
Water										
Water Mains	3290	3290	3290	3290	3290	3290	3290	3290	3290	3290
Sewer										
Sanitary Sewers	-	-	-	-	-	-	-	-	-	-

Sources: Various government departments
Note: Indicators not available for General Government Function

TOWNSHIP OF FALLS
 Schedule of Insurance
 As of December 31, 2018

<u>Name of Company</u>	<u>Policy Number</u>	<u>Policy Period</u>		<u>Type of Coverage</u>	<u>Liability Limits</u>	<u>Deductible</u>	<u>Annual Premium</u>
		<u>From</u>	<u>To</u>				
Delaware Valley Insurance Trust	DVWCT RISK POOL	1/1/2018	1/1/2019	Workers Compensation	\$1M/\$1M/\$1M	\$ -	\$ 473,852
	DVWCT RISK POOL	1/1/2018	1/1/2019	Heart & Lung Act	\$ 100,000	-	26,922
Fidelity & Deposit	POB08877912	3/24/2018	3/24/2019	Public Official Bond for Manager	\$ 2,000,000	\$ -	\$ 2,619
	POB08927696	5/1/2018	5/1/2019	Public Official Bond for Finance Dir	2,000,000	-	2,619
	POB09107657	1/1/2018	1/1/2019	Public Official Bond for Sec/Treas	2,000,000	-	2,619
AIG Insurance Co / National Union Fire Insurance Co	SRG9142988/2979/2980	1/11/2018	1/11/2019	Volunteer Accident for Vol Fire Cos.	\$ 250,000	\$ -	\$ 1,500
	SRG9147838	10/24/2018	10/24/2019	Blanket Accident for Volunteers	250,000	-	600
	SRG9141599-A	2/12/2018	2/12/2019	Volunteer Accident for LFH Rescue	250,000	-	1,368
Traveler's	630-1H335843	6/18/2018	6/18/2019	Property	\$ 20,464,942	\$ 5,000	\$ 20,147
	ZLP-15T47305			General Liability	2,000,000	-	32,921
	ZLP-15T47305			Employment Practices Liability	2,000,000	15,000	11,811
	630-1H335843			Crime	As Specified	As Specified	334
	810-2C412812			Automobile	1,000,000	1,000	126,006
	ZUP-41M59670			Umbrella	3,000,000	10,000	37,176
	ZLP-15T47305			Public Officials Liability	2,000,000	10,000	6,529
Traveler's	ZLP-15T47305			Law Enforcement Liability	2,000,000	15,000	60,738
	ZLP-15T47305			Employee Benefits Liability	3,000,000	1,000	381
	630-1H335843			Inland Marine	1,000,000	50,000	4,792
Traveler's	ZPL-91M61525	6/17/2018	6/17/2019	Cyber Liability / Computers	\$ 500,000	\$ 1,000	\$ 4,189
Crum & Forster	PLL-104360	6/18/2018	6/18/2019	Pollution	\$ 500,000	\$ 10,000	\$ 4,162
	ETB-116037	12/14/2018	12/14/2019	Killed in Service/Act 30/Life &AD&D	\$ 500,000	\$ -	\$ 9,026
Lloyd's of London / WNC Ins Svc	VCFM00003744-00	6/18/2018	6/18/2019	Flood - Millcreek Sports Complex	\$ 500,000	\$ 1,000	\$ 2,148
	FLEX3709010229-01	12/28/2018	12/28/2019	Excess Flood-282 Trenton Rd	500,000	1,000	2,878
Philadelphia Indemnity	FLD-1819783	10/10/2018	10/10/2019	National Flood-Concession-Millcreek	\$ 176,000	\$ 1,500	\$ 842
	FLD-1819824	10/10/2018	10/10/2019	National Flood-Kiosk-Pennsbury	70,400	1,000	548
Total premium							\$ 836,727

Source: Falls Township records

TOWNSHIP OF FALLS
Miscellaneous Statistics
December 31, 2018

<u>Area:</u>	26.516 sq. miles
<u>Date of Incorporation:</u>	July 27, 1692
<u>Form of Government:</u>	Second Class Township
<u>Governing Body:</u>	Board of Supervisors
<u>Population:</u>	1890 - 2,463 1900 - 1,886 1910 - 1,851 1920 - 1,788 1930 - 2,004 1940 - 2,364 1950 - 3,540 1960 - 29,082 1970 - 35,850 1980 - 36,083 1990 - 34,997 2000 - 34,865 2010 - 34,300
<u>Median Age:</u>	1980 - 28.8 1990 - 33.6 2000 - 36.4 2010 - 39.1
<u>2010 Census Profile:</u>	<u>Race / Ethnicity</u> 86.5% - White 5.8% - Black or African American 0.2% - American Indian and Alaskan Native 4.2% - Asian 1.3% - Some Other Race 2.1% - Two or More Races 4.4% - Hispanic or Latino (of any race)
<u>Current Statistics:</u>	<u>Housing</u> 13,609 - Total Housing Units (in 2010) \$330,800 - Median Home Price (at 12/2018) \$1,200 - Median Rent - 2 Bedroom (at 12/2018)

Source: Falls Township records

TOWNSHIP OF FALLS
Miscellaneous Statistics
December 31, 2018

Park & Recreation Facilities:

- 1 Public Swimming Pool
- 16 Parks: 8 with playgrounds; others with baseball-softball fields, outdoor basketball and tennis courts, and one Challenger Field
- 1 Boat Ramp (access to Delaware River)
- 1 County Park - Lake, Pool, Golf Course
- 1 State Park

Parks & Recreation:

Acreage
323.82 acres Township Parks
138.00 acres Greenbelts / Open Space
231.09 acres County / Lake, Pool
43.00 acres State Park

Cultural & Historical Facilities:

Township - Three Arches
State - Pennsbury Manor

Street System:

86.75 Local Miles
45.60 State Miles

Highways:

U.S. Route #1
Route #13
East & West Lincoln Highway

Number of Street Lights:
(All Township Owned)

2,465 Residential
83 Highway

Sanitary Sewage:

308,904 L.F. Mains (a)
Maximum Average Daily Treatment 2.406 MGD

Water:

311,162 L.F. Mains (a)
Maximum Average Daily Treatment 2.85MGD

(a) Source: Township of Falls Authority

TOWNSHIP OF FALLS
Miscellaneous Statistics
December 31, 2018

Education: Pennsbury School District
 10 Elementary Schools
 3 Middle Schools
 1 High Schools (East & West Campus)
 10,342 Students

Libraries: Fallsington Library

<u>Apartment Complexes:</u>	<u>Name</u>	<u># of Units</u>
	Village of Pennbrook	722
	Alexandria	201
	Castle Club	158
	Commons of Fallsington	477
	Dorilyn Terrace	158
	Wellington Woods	253
	Lakeview Terrace	288
	Newport Village	179
	Rock Springs	169
	Pennsbury Woods	110
	Aspen Falls	112
	Nolan Park	80
	Woodcrest Village	60

Banks: Bank of America
 Wells Fargo Bank
 Citizens Bank
 TD Bank

Rail: No rail stations

Bus: No terminal

Airfield: No airfield

Source: Falls Township records

TOWNSHIP OF FALLS
Miscellaneous Statistics
December 31, 2018

Public Utilities:

Verizon (Phone)
PECO Energy (Electric / Gas)
Township of Falls Authority (Water)
Township of Falls Authority (Sewer)
Morrisville Borough Authority (Water)
Morrisville Borough Authority (Sewer)
Lower Bucks County Joint Municipal
Authority (Water and Sewer)
Bucks County Water and Sewer
Authority (Sewer)
PA American Company (Water)

Newspapers:

The Bucks County Courier Times
The Philadelphia Inquirer
The Times of Trenton (Trenton, NJ)
The Trentonian (Trenton, NJ)
The Lower Bucks Leader

Television:

KYW - Channel 3 - Philadelphia
WPHL - Channel 17 - Philadelphia
WHYY - Channel 12 - Philadelphia
WTXF - Channel 29 - Philadelphia
WPVI - Channel 6 - Philadelphia
WCAU - Channel 10 - Bala Cynwyd
Comcast Cable Company (Cable Provider)
Verizon FIOS Service (Fiber Optic Network)
Direct TV (Satellite)
Dish Network (Satellite)
Channel 22 - Government Access Channel - Comcast
Channel 40 - Government Access Channel - Verizon FIOS

Churches:

13

Hospitals:

1 Jefferson Health - Bucks County Campus

Senior Housing:

Avenrowe - 55 & over Community
Galilee Pavilion - Assisted Living
Galilee Village Estates - Independent Living
St. Joseph's Court - 55 & over Community

Source: Falls Township records

