

REQUIRED SUPPLEMENTARY  
INFORMATION

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# ROSS TOWNSHIP, PENNSYLVANIA

## INFRASTRUCTURE SCHEDULE

YEAR ENDED DECEMBER 31, 2005

Pavement Condition Index		Square Yards of Road					
		2005		2004		2003	
		Square Feet	%	Square Feet	%	Square Feet	%
Good	76-100	1,242,334	89.93%	1,242,334	89.93%	1,242,334	89.93%
Fair	66-75	91,603	6.63%	91,603	6.63%	91,603	6.63%
Moderate	56-65	33,362	2.42%	33,362	2.42%	33,362	2.42%
Poor	26-55	10,166	0.74%	10,166	0.74%	10,166	0.74%
Very poor	1-25	3,983	0.29%	3,983	0.29%	3,983	0.29%
		<u>1,381,448</u>	<u>100.00%</u>	<u>1,381,448</u>	<u>100%</u>	<u>1,381,448</u>	<u>100%</u>

Comparison of Estimated to Actual Maintenance/Preservation							
		2005		2004		2003	
Estimated	\$	1,000,000		1,000,000	\$	1,280,000	
Actual		955,965		955,000		1,055,375	

The condition of road pavement is measured using the Township's pavement management program, which is based on a weighted average of six distress factors found in pavement surfaces. The Township's pavement management program uses a measurement scale that is based on a pavement condition index ranging from one for a failed pavement to 100 for a pavement in perfect condition. The pavement condition index is used to classify roads in good condition (76-100), fair condition (66-75), fair to moderate condition (56-65), poor condition (26-55), and very poor condition (1-25). It is the Township's policy to keep roads with condition ratings below poor or very poor condition to less than 10%. Condition assessments are updated every three years.

# ROSS TOWNSHIP, PENNSYLVANIA

## SCHEDULES OF FUNDING PROGRESS

Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability (AAL) - Entry Age	Excess of Assets Over (Under) AAL	Funded Ratio	Covered Payroll	Excess as a Percentage of Covered Payroll
1/1/2001	\$ 12,034,973	\$ 6,769,796	\$ 5,265,177	177.77%	\$ 1,600,135	329.05%
1/1/2003	9,306,298	7,262,112	2,044,186	128.15%	1,796,463	113.79%
1/1/2005	10,551,126	8,266,450	2,284,676	127.64%	2,028,807	112.61%
1/1/2001	\$ 19,918,315	\$ 13,464,117	\$ 6,454,198	147.94%	\$ 2,393,977	269.60%
1/1/2003	17,354,487	15,282,217	2,072,270	113.56%	2,729,359	75.93%
1/1/2005	18,921,938	17,978,237	943,701	105.25%	3,081,295	30.63%

**General Employees:**

**Police:**

Source: Actuarial Reports. Valuation performed on a biennial basis.

Note: State law requires biennial valuations on the odd numbered years.

See accompanying note to required supplementary pension schedules.

# ROSS TOWNSHIP, PENNSYLVANIA

## SCHEDULES OF CONTRIBUTIONS FROM EMPLOYERS AND OTHER CONTRIBUTING ENTITIES

Calendar Year	General Employees		
	Annual	State Aid	Township
	Required Contributions	Percentage Contributed	Percentage Contributed
2000	\$ -	n/a	n/a
2001	-	n/a	n/a
2002	-	n/a	n/a
2003	-	n/a	n/a
2004	-	n/a	n/a
2005	-	n/a	n/a

Calendar Year	Police		
	Annual	State Aid	Township
	Required Contributions	Percentage Contributed	Percentage Contributed
2000	\$ -	n/a	n/a
2001	-	n/a	n/a
2002	-	n/a	n/a
2003	-	n/a	n/a
2004	172,212	133%	n/a
2005	219,445	125%	n/a

Schedules reflect available data.

See accompanying note to required supplementary pension schedules.

# ROSS TOWNSHIP, PENNSYLVANIA

## NOTE TO REQUIRED SUPPLEMENTARY PENSION SCHEDULES

YEAR ENDED DECEMBER 31, 2005

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The information presented in the required supplementary pension schedules was determined as part of the actuarial valuations at the dates indicated. Additional information as of the latest actuarial valuation follows:

	<u>General Employees</u>	<u>Police</u>
Actuarial valuation date	1/1/2005	1/1/2005
Actuarial cost method	Entry Age Normal	Entry Age Normal
Amortization method	Level Dollar Open	Level Dollar Open
Asset valuation method	Fair Value	4 year smoothing
Amortization period	17 years	17 years
Actuarial assumptions:		
Investment rate of return	7.5%	7.5%
Projected salary increases	5.0%	5.0%
Underlying inflation rate	3.0%	3.0%
Change in benefit provisions:		
Cost of living adjustments	n/a	3.0%

n/a = not applicable

## ADDITIONAL INFORMATION

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## **OTHER GOVERNMENTAL FUNDS**

### **Special Revenue:**

Liquid Fuels Fund - to account for the Township's allocation of liquid fuels tax from the Commonwealth of Pennsylvania which is transferred to the General Fund as a reimbursement for amounts expended on snow and ice removal, street signs and markings, street lighting, storm sewers and drains, and certain capital purchases.

McKnight Road Traffic Fund - established in 1987 to account for a developer's reimbursement of Township costs incurred as a result of any road improvements on McKnight Road related to the operation of the developer's facilities. The fund continues to be maintained for certain related expenditures for McKnight Road improvements.

### **Debt Service:**

Debt Service Fund - used for the payment of principal and interest on general long-term obligations of the Township.

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# ROSS TOWNSHIP, PENNSYLVANIA

## OTHER GOVERNMENTAL FUNDS COMBINING BALANCE SHEET

DECEMBER 31, 2005

	Special Revenue Funds				Total
	Liquid Fuels	McKnight Road Traffic	Debt Service		
<b>Assets</b>					
Cash and cash equivalents	\$ -	\$ 6,836	\$ -	\$ 6,836	
Due from other funds	-	69,045	-	69,045	
<b>Total Assets</b>	\$ -	\$ 75,881	\$ -	\$ 75,881	
<b>Fund Balance</b>					
Unreserved, undesignated	\$ -	\$ 75,881	\$ -	\$ 75,881	
<b>Total Fund Balance</b>	\$ -	\$ 75,881	\$ -	\$ 75,881	

# ROSS TOWNSHIP, PENNSYLVANIA

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

YEAR ENDED DECEMBER 31, 2005

	Special Revenue Funds			Total
	Liquid Fuels	McKnight Road Traffic	Debt Service	
<b>Revenues:</b>				
Interest, rent, and royalties	\$ 14,562	\$ 192	\$ -	\$ 14,754
Intergovernmental	551,316	-	-	551,316
Miscellaneous	-	10,205	-	10,205
Total revenues	565,878	10,397	-	576,275
<b>Expenditures:</b>				
Current:				
Highway, roads, and streets	-	7,885	-	7,885
Debt service:				
Principal	-	-	255,000	255,000
Interest	-	-	236,615	236,615
Total expenditures	-	7,885	491,615	499,500
<b>Excess (Deficiency) of Revenues over Expenditures</b>	565,878	2,512	(491,615)	76,775
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	-	491,615	491,615
Transfers out	(565,878)	-	-	(565,878)
Total other financing sources (uses)	(565,878)	-	491,615	(74,263)
<b>Net Change in Fund Balance</b>	-	2,512	-	2,512
<b>Fund Balance:</b>				
Beginning of year	-	73,369	-	73,369
End of year	\$ -	\$ 75,881	\$ -	\$ 75,881

## **TRUST AND AGENCY FUNDS**

### **Trust Funds:**

Pension Trust Funds - The pension trust funds are used to account for assets held by the Township in a trustee capacity for future payment of retirement benefits to employees or former employees. The Township has two separate pension trust funds: the General Employees Plan and the Police Plan.

### **Agency Funds:**

Police Benefit Fund - Created during 1996, the Police Benefit Fund is used to account for assets held by the Township in a trustee capacity for the police.

Community 2000 Fund - Created in 1999, the Community 2000 Fund is used to account for assets held by the Township in a trustee capacity for the Community 2000 organization.

Jack's Run Fund – Created in 2005, the Jack's Run Fund is used to account for assets held by the Township in a trustee capacity for Jack's Run sewer project, a joint project between ALCOSAN, the Borough of Bellevue, and the Township.

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# ROSS TOWNSHIP, PENNSYLVANIA

## COMBINING STATEMENT OF PLAN NET ASSETS ALL PENSION TRUST FUNDS

DECEMBER 31, 2005

	<u>General Employees</u>	<u>Police</u>	<u>Total</u>
<b>Assets</b>			
Cash and cash equivalents	\$ 730,275	\$ 1,334,818	\$ 2,065,093
Investments (at fair value):			
Debt securities	3,894,890	5,149,215	9,044,105
Common stock	2,866,073	6,844,071	9,710,144
Mutual funds	3,662,104	6,285,748	9,947,852
<b>Total Assets</b>	11,153,342	19,613,852	30,767,194
<b>Liabilities</b>			
	-	-	-
<b>Net Assets Held in Trust for Pension Benefits</b>	<u>\$ 11,153,342</u>	<u>\$ 19,613,852</u>	<u>\$ 30,767,194</u>

# ROSS TOWNSHIP, PENNSYLVANIA

## COMBINING STATEMENT OF CHANGES IN PLAN NET ASSETS ALL PENSION TRUST FUNDS

YEAR ENDED DECEMBER 31, 2005

	General Employees	Police	Total
<b>Additions:</b>			
Employer contribution	\$ -	\$ 276,800	\$ 276,800
Investment income:			
Net appreciation in fair value of investments	329,083	679,683	1,008,766
Interest and dividends	332,144	564,862	897,006
Total investment income	661,227	1,244,545	1,905,772
Less investment expense	(46,092)	(70,368)	(116,460)
Net investment income	615,135	1,174,177	1,789,312
Total additions	615,135	1,450,977	2,066,112
<b>Deductions:</b>			
Benefits	273,890	633,649	907,539
Administrative expense	10,288	12,516	22,804
Total deductions	284,178	646,165	930,343
<b>Increase in Plan Net Assets</b>	330,957	804,812	1,135,769
<b>Fund Balance - Reserved for Employees' Pension Benefits (Plan Net Assets):</b>			
Beginning of year	10,822,385	18,809,040	29,631,425
End of year	\$ 11,153,342	\$ 19,613,852	\$ 30,767,194



# ROSS TOWNSHIP, PENNSYLVANIA

## STATEMENT OF CHANGES IN ASSETS AND LIABILITIES AGENCY FUNDS

YEAR ENDED DECEMBER 31, 2005

	Balance at December 31, 2004	Additions	Deletions	Balance at December 31, 2005
<b>POLICE BENEFIT</b>				
<b>Assets</b>				
Cash and cash equivalents	\$ 133,389	\$ 38,186	\$ 24,000	\$ 147,575
<b>Liabilities</b>				
Police benefits payable	\$ 133,389	\$ 38,186	\$ 24,000	\$ 147,575
<b>COMMUNITY 2000</b>				
<b>Assets</b>				
Cash and cash equivalents	\$ 5,166	\$ 569	\$ 413	\$ 5,322
Other assets	-	172	-	172
Total Assets	<u>\$ 5,166</u>	<u>\$ 741</u>	<u>\$ 413</u>	<u>\$ 5,494</u>
<b>Liabilities</b>				
Escrow liabilities	\$ 4,753	\$ 741	\$ -	\$ 5,494
Other liability	413	-	413	-
Total Liabilities	<u>\$ 5,166</u>	<u>\$ 741</u>	<u>\$ 413</u>	<u>\$ 5,494</u>
<b>JACK'S RUN</b>				
<b>Assets</b>				
Cash and cash equivalents	\$ -	\$ 901,523	\$ 753,699	\$ 147,824
Other assets	-	12,967	-	12,967
Total Assets	<u>\$ -</u>	<u>\$ 914,490</u>	<u>\$ 753,699</u>	<u>\$ 160,791</u>
<b>Liabilities</b>				
Escrow liabilities	\$ -	\$ 914,490	\$ 753,699	\$ 160,791
<b>TOTAL AGENCY FUNDS</b>				
<b>Assets</b>				
Cash and cash equivalents	\$ 138,555	\$ 940,278	\$ 778,112	\$ 300,721
Other assets	-	13,139	-	13,139
Total Assets	<u>\$ 138,555</u>	<u>\$ 953,417</u>	<u>\$ 778,112</u>	<u>\$ 313,860</u>
<b>Liabilities</b>				
Police benefits payable	\$ 133,389	\$ 38,186	\$ 24,000	\$ 147,575
Escrow liabilities	4,753	915,231	753,699	166,285
Other liability	413	-	413	-
Total Liabilities	<u>\$ 138,555</u>	<u>\$ 953,417</u>	<u>\$ 778,112</u>	<u>\$ 313,860</u>

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# CAPITAL ASSETS

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**ROSS TOWNSHIP, PENNSYLVANIA**  
**CAPITAL ASSETS USED IN THE OPERATION OF**  
**GOVERNMENTAL FUNDS**  
**BY FUNCTION AND ACTIVITY AND BY SOURCE\***

YEAR ENDED DECEMBER 31, 2005

Function and Activity	Capital Assets at January 1, 2005	Additions	Deductions	Capital Assets at December 31, 2005							
					Land and Land Improvements	Buildings	Machinery and Equipment	Vehicles	Infrastructure	Construction in Progress	Total
General governmental	\$ 13,421,032	\$ 16,105	\$ -	\$ 13,437,137			\$ 195,477	\$ 32,020	\$ -	\$ -	\$ 13,437,137
Public safety - police	1,808,704	103,285	-	1,911,989			1,501,723	410,266	-	-	1,911,989
Culture and recreation	979,451	-	-	979,451			386,462	-	-	-	979,451
Fire and building inspection	152,249	-	-	152,249			26,935	22,705	-	-	152,249
Public works	11,625,685	1,030,561	(96,420)	12,559,826			976,383	1,447,519	8,700,814	881,889	12,559,826
Total capital assets	\$ 27,987,121	\$ 1,149,951	\$ (96,420)	\$ 29,040,652	\$ 7,719,337	\$ 5,490,303	\$ 195,477	\$ 32,020	\$ -	\$ -	\$ 13,437,137
General governmental	\$ 7,719,337	\$ 5,490,303	\$ 195,477	\$ 13,437,137							
Public safety - police	-	-	1,501,723	1,911,989							
Culture and recreation	-	592,989	386,462	979,451							
Fire and building inspection	-	102,609	26,935	152,249							
Public works	-	553,221	976,383	12,559,826					8,700,814	881,889	
Total capital assets	\$ 7,719,337	\$ 6,739,122	\$ 3,086,980	\$ 17,545,439	\$ 7,719,337	\$ 6,739,122	\$ 3,086,980	\$ 1,912,510	\$ 8,700,814	\$ 881,889	\$ 29,040,652

**\* BY SOURCE:**

Fixed assets were purchased with General Fund and Sewer Fund revenues.

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STATISTICAL  
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# ROSS TOWNSHIP, PENNSYLVANIA

## GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION ALL GOVERNMENTAL FUND TYPES 1996-2005

Fiscal Year	Total	General Government	Public Safety (1)	Public Works	Sanitation	Parks and Recreation	Library	Senior Citizen Service	Miscellaneous (2)	Capital Outlay (3)	Debt Service
1996	\$ 11,795,219	\$ 946,805	\$ 3,736,229	\$ 3,546,499	\$ 2,307,594	\$ 228,002	\$ 478,324	\$ 70,720	\$ 62,644	\$ -	\$ 418,402
1997	13,617,327	963,090	3,930,104	3,610,196	2,244,649	1,842,521	505,681	78,087	53,694	-	389,305
(4) 1998	14,333,552	918,095	4,230,298	5,109,888	2,563,730	919,434	422,023	79,464	48,976	-	41,644
1999	14,299,416	994,416	4,320,178	2,314,684	3,155,202	229,076	422,023	75,882	51,090	2,678,467	58,398
2000	15,211,702	1,198,316	4,314,964	2,505,510	3,632,008	283,003	415,836	76,480	94,173	2,621,208	70,204
2001	18,190,612	1,179,719	4,480,152	2,400,950	3,804,957	331,554	416,962	61,308	16,247	4,754,520	744,243
2002	19,706,555	1,249,393	4,873,444	2,617,403	3,985,452	586,684	412,723	75,574	67,672	5,103,847	734,363
2003	16,496,352	1,370,481	5,190,571	2,962,919	4,050,734	336,243	390,736	74,370	19,947	1,507,027	593,324
2004	16,645,672	1,676,080	5,347,517	2,860,627	4,109,981	365,584	401,539	74,370	20,750	1,202,761	586,463
2005	17,883,747	1,636,475	5,455,774	2,850,954	4,203,012	422,656	421,174	68,173	22,550	2,219,821	583,158

NOTE: Governmental funds consist of the General Fund, Special Revenue, Capital Projects, and Debt Service funds.

- (1) Includes police protection, fire and building inspection, and other public safety activities.
- (2) Expenditures for Insurance, Workers' Compensation, and Medical Benefits for all departments paid from one account until 2001; these expenditures were moved to the corresponding department in 2001.
- (3) Until 1999, all capital outlay was recorded within the function that required the capital purchases.
- (4) GAAP accounting adopted initially for 1998; Township accounting records were maintained on the cash basis prior to 1998.

# ROSS TOWNSHIP, PENNSYLVANIA

## GENERAL GOVERNMENTAL REVENUES BY SOURCE ALL GOVERNMENTAL FUND TYPES 1996-2005

Fiscal Year	Total	Taxes	Licenses and Permits	Fines and Forfeits	Interest, Rent, and Royalties	Inter-governmental	Charges for Services	Miscellaneous
1996	\$ 12,550,398	\$ 7,758,481	\$ 314,476	\$ 129,050	\$ 213,044	\$ 924,050	\$ 2,891,374	\$ 319,923
1997	15,177,638	8,120,770	361,011	113,457	273,599	2,871,420	3,000,576	436,805
1998	13,711,088	8,226,079	343,803	148,373	327,401	1,771,602	2,432,295	461,535
(1) 1999	14,680,529	8,540,416	334,929	121,070	309,008	1,206,023	3,822,439	346,644
2000	15,552,745	8,937,492	366,015	149,888	535,358	930,431	4,126,348	507,213
2001	15,102,198	8,664,499	459,339	158,281	598,211	973,757	3,863,456	384,655
2002	16,296,829	8,983,849	419,366	167,274	262,317	966,473	5,141,226	356,324
2003	15,616,296	9,013,859	445,308	136,185	128,634	1,031,447	4,725,409	135,454
2004	16,313,423	9,423,370	519,231	128,738	60,794	1,226,462	4,796,801	158,027
2005	17,965,994	9,332,418	549,296	162,130	138,893	1,925,704	5,660,033	197,520

NOTE: Governmental Funds consist of the General, Special Revenue, Capital Projects, and Debt Service Funds.  
(1) GAAP accounting adopted initially for 1998; prior records were cash basis.

# ROSS TOWNSHIP, PENNSYLVANIA

## TAX REVENUES BY SOURCE 1996-2005

Fiscal Year	Total Taxes	Real Estate Taxes	Real Estate Transfer Tax	Earned Income Tax	Mercantile Tax	Occupation Privilege Taxes*	Emergency and		Admissions Tax	Business Privilege Tax	Mechanical Devices Tax
							Municipal Services Tax*	Municipal Services Tax*			
1996	\$ 7,758,481	\$ 3,640,397	\$ 310,509	\$ 2,715,162	\$ 709,956	\$ 95,943	\$ -	\$ -	\$ 41,270	\$ 198,564	\$ 46,680
1997	8,120,770	3,716,965	367,850	2,882,947	673,423	102,469	-	-	26,429	306,647	44,040
1998	8,226,079	3,697,085	326,195	2,994,669	722,039	109,351	-	-	13,184	320,626	42,930
1999	8,540,416	3,918,753	309,430	3,095,735	780,580	110,534	-	-	9,205	292,019	24,160
2000	8,937,492	3,913,183	459,242	3,338,847	762,032	111,323	-	-	9,855	309,870	33,140
2001	8,664,499	3,740,406	374,011	3,297,975	748,680	104,040	-	-	10,008	345,429	43,950
2002	8,983,849	3,966,174	457,958	3,319,824	731,228	107,773	-	-	9,592	348,200	43,100
2003	9,013,859	3,871,136	540,511	3,318,988	732,439	103,145	-	-	9,388	377,652	60,600
2004	9,423,370	3,822,681	466,560	3,558,133	1,019,773	113,403	-	-	8,897	386,773	47,150
2005	9,332,418	3,779,302	454,160	3,482,341	764,350	-	362,037	6,671	417,457	66,100	

\* The Emergency and Municipal Services Tax was enacted in 2005 and replaced the Occupation Privilege Tax.

# ROSS TOWNSHIP, PENNSYLVANIA

## REAL ESTATE TAX RATES

### ALL DIRECT AND OVERLAPPING GOVERNMENTS 1996-2005

Fiscal Year	Tax Rates (1)				Assessed Valuation (2)
	Municipal	School	County	Total	
1996	11.7500	83.2500	25.2000	120.2000	\$ 315,468,022
1997	11.7500	85.2500	25.2000	122.2000	318,396,767
1998	11.7500	85.2500	25.2000	122.2000	322,742,015
1999	11.7500	85.2500	25.2000	122.2000	331,097,895
2000	11.7500	85.2500	25.2000	122.2000	336,675,775
2001	2.0541	16.5000	4.7200	23.2741	(3) 1,889,990,072
2002	2.0541	16.5000	4.6900	23.2441	1,940,278,248
2003	2.0541	16.5000	4.6900	23.2441	1,986,072,662
2004	2.0541	18.5000	4.6900	25.2441	1,962,533,217
2005	1.9671	18.5000	4.6900	25.1571	1,954,833,402

(1) Per \$1,000 in assessed valuation.

(2) As stated in DCED Annual Audit and Financial Report.

(3) County-wide re-assessed valuation; reflects 100% of market value versus 25% used in prior year.

# ROSS TOWNSHIP, PENNSYLVANIA

## REAL ESTATE TAX LEVIES BY GOVERNMENTAL UNIT 1996-2005

<u>Fiscal Year</u>	<u>Municipal</u>	<u>School</u>	<u>County (1)</u>	<u>Total</u>
1996	\$ 3,706,749	\$ 26,262,713	\$ 7,949,794	\$ 37,919,256
1997	3,741,162	27,143,324	8,023,599	38,908,085
1998	3,792,219	27,513,757	8,133,099	39,439,075
1999	3,890,400	28,226,096	8,343,667	40,460,163
2000	3,955,940	28,701,610	8,484,230	41,141,780
2001	3,882,229	31,184,836	8,920,753	43,987,818
2002	3,985,526	32,014,591	9,099,905	45,100,022
2003	4,079,592	32,770,199	9,314,681	46,164,472
2004	4,031,239	36,306,865	9,204,281	49,542,385
2005	3,845,353	36,164,418	9,168,169	49,177,940

(1) Based upon the ratio of Ross Township's assessed value to Allegheny County's assessed value times Allegheny County's levy.

# ROSS TOWNSHIP, PENNSYLVANIA

## MUNICIPAL REAL ESTATE TAX LEVIES AND COLLECTIONS 1996-2005

Fiscal Year	Adjusted Total Tax Levy*	Face Value of Current Tax Collections	Percent of Total Tax Levy Collected	Collected at Discount	Percent of Total Levy at Discount	Delinquent Tax Collections	Prior Year Tax Collections	Total Real Estate Tax Collections	Outstanding Delinquent Taxes	Outstanding Delinquent Taxes as Percent of Total Levy
1996	\$ 3,706,749	\$ 3,636,137	98.1%	\$ 3,135,304	84.6%	\$ 44,827	\$ 190,798	\$ 3,640,397	\$ 331,698	8.95%
1997	3,741,162	3,683,222	98.5%	3,302,495	88.3%	69,461	191,539	3,716,965	314,020	8.39%
1998	3,792,219	3,747,248	98.8%	3,357,487	88.5%	82,111	65,128	3,697,085	310,496	8.19%
1999	3,890,401	3,790,460	97.4%	3,383,476	87.0%	67,962	285,195	3,918,753	327,708	8.42%
2000	3,931,338	3,838,499	97.6%	3,552,632	90.4%	87,463	62,804	3,913,183	311,746	7.93%
2001	3,718,390	3,657,268	98.4%	3,437,500	92.4%	128,142	44,934	3,740,406	267,002	7.18%
2002	4,054,545	3,874,380	95.6%	3,622,650	89.3%	192,599	-	3,966,174	149,946	3.70%
2003	4,014,100	3,892,299	97.0%	3,542,155	88.2%	124,161	-	3,871,136	140,147	3.49%
2004	3,957,301	3,854,876	97.4%	3,530,450	89.2%	127,424	-	3,822,681	115,692	2.92%
2005	3,812,099	3,680,111	96.5%	3,328,500	87.3%	149,504	-	3,779,302	132,628	3.48%

\*Reflects exonerations and additions subsequent to original levy.

# ROSS TOWNSHIP, PENNSYLVANIA

## ASSESSED AND MARKET VALUE OF TAXABLE PROPERTY 1996-2005

<u>Fiscal Year</u>		<u>Assessed Value</u>		<u>Market Value</u>
1996		\$ 315,468,022	\$	1,261,872,088
1997		318,396,767		1,273,587,068
1998		322,742,015		1,290,968,060
1999		331,097,895		1,324,391,580
2000		336,675,775		1,346,703,100
2001	(1)	1,889,990,072		1,889,990,072
2002		1,940,278,248		1,940,278,248
2003		1,986,072,662		1,986,072,662
2004		1,962,533,217		1,962,533,217
2005		1,954,833,402		1,954,833,402

Assessed value for years 1996-2000 estimated at 25% of market value.

(1) Re-assessed value approximates 100% of market value for current year based on new assessments. Prior year assessments approximated 25% of market value.

# ROSS TOWNSHIP, PENNSYLVANIA

## PRINCIPAL REAL ESTATE TAXPAYERS

DECEMBER 31, 2005

<u>Taxpayer</u>	<u>Type of Real Estate</u>	<u>Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation</u>
Penn Ross Joint Venture	Retail development	\$ 101,598,200	5.20%
Gumbert, Stanley R./Trustee	Retail development	36,796,000	1.88%
Northway Group, LP	Retail development	21,000,000	1.07%
State of California Public Employees Retirement	Apartment buildings	20,593,000	1.05%
McIntyre Square Associates	Retail development	17,145,400	0.88%
May Department Store	Retail development	11,920,900	0.61%
Manor Healthcare Corporation	Healthcare	11,787,500	0.60%
Sears Roebuck & Co.	Retail development	9,700,600	0.50%
Sobol, Bernard H. & Evelyn B.	Apartment buildings	8,600,000	0.44%
J.C. Penney Properties, Inc.	Retail development	<u>7,847,400</u>	<u>0.40%</u>
		<u>\$ 246,989,000</u>	<u>12.63%</u>

Source: County Assessment duplicate books.

Total assessment for 2005 = \$1,954,833,402



# ROSS TOWNSHIP, PENNSYLVANIA

## RATIO OF NET GENERAL BONDED DEBT TO ASSESSED VALUE AND NET BONDED DEBT PER CAPITA 1996-2005

Fiscal Year	Population*	Assessed Value	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value (%)	Net Bonded Debt Per Capita
1996	33,482	\$ 315,468,022	\$ 335,000	0.11%	10
1997	33,482	318,396,767	-	0.00%	-
1998	33,482	322,742,015	-	0.00%	-
1999	33,482	331,097,895	-	0.00%	-
2000	32,551	336,675,775	5,964,076 (a)	1.77%	183
2001	32,551	1,889,990,072 (b)	5,815,000	0.31%	179
2002	32,551	1,940,278,248 (b)	5,950,000	0.31%	183
2003	32,551	1,986,072,662 (b)	5,705,000	0.29%	175
2004	32,551	1,962,533,217 (b)	5,455,000	0.28%	168
2005	32,551	1,954,833,402 (b)	5,200,000	0.27%	160

\* Official U.S. Census (1990) for years 1996-1999; Official U.S. Census (2000) for years 2000-2005

- (a) Gross outstanding debt of \$6,000,000 less funds available in debt service of \$35,924.
- (b) Current assessed value (per re-assessment) approximates 100% of market value for current year versus 25% of market value assessment used in prior years.

# ROSS TOWNSHIP, PENNSYLVANIA

## COMPUTATION OF NONELECTORAL DEBT MARGIN\* AS OF DECEMBER 31, 2005

Formula for debt limit\*:

Total net revenues (2003-2005)	\$ 49,895,713	
Three-year average (borrowing base)	\$ 16,631,904	
Multiplier	<u>250%</u>	
Total nonelectoral debt limit		\$ 41,579,761

Amount of debt applicable to debt limit:

Net municipal bonded debt		<u>5,200,000</u>
Total debt margin available		<u><u>\$ 36,379,761</u></u>

\*Note:

The Local Government Unit Debt Act (Act 52 of 1978, reenacting and amending Act 185 of 1972) prescribes debt limits, net revenues, and the calculation of borrowing base for all local government units in Pennsylvania. The "Debt Act" is administered by the Pennsylvania Department of Community and Economic Development.

# ROSS TOWNSHIP, PENNSYLVANIA

## RATIO OF ANNUAL DEBT SERVICE EXPENDITURES FOR GENERAL BONDED DEBT TO TOTAL GENERAL GOVERNMENTAL EXPENDITURES 1996-2005

Fiscal Year	Principal	Interest	Total General Bonded Debt Service	Total General Expenditures	Ratio of Debt Service to General Expenditures (%)
1996	\$ 320,000	\$ 24,920	\$ 344,920	\$ 11,795,219	2.92%
1997	335,000	13,400	348,400	13,617,327	2.56%
1998	-	-	-	14,333,552	0.00%
1999	-	-	-	14,299,416	0.00%
2000 (1)	-	-	-	15,211,702	0.00%
2001	185,000	339,016	524,016	18,190,612	0.00%
2002 (2)	295,000	221,236	516,236	19,626,055	2.63%
2003	245,000	247,016	492,016	16,496,352	2.98%
2004	250,000	242,115	492,115	16,645,672	2.96%
2005	255,000	236,615	491,615	17,883,747	2.75%

NOTES:

(1) In 2000, General Obligation Bonds were issued in the amount of \$6,000,000.

(2) In 2002, General Obligation Bonds were issued in the amount of \$6,425,000 which refunded the outstanding balance of the Series 2000 General Obligation Bonds.

# ROSS TOWNSHIP, PENNSYLVANIA

## CONSTRUCTION COSTS AND PROPERTY VALUES

1996-2005

Fiscal Year	Single Family Residential (1)		Multi-Family Residential (1)		Commercial (1)		Property Values (2)		
	Number of Units	Cost	Number of Units	Cost	Number of Units	Cost	Property Value	Property Values (2) Taxable Exempt	
1996	15	\$ 1,854,700	16	\$ 800,000	15	\$ 5,672,000	\$ 332,811,262	\$ 315,468,022	\$ 17,343,240
1997	14	1,694,738	8	400,000	9	9,475,000	335,714,757	318,396,767	17,317,990
1998	14	1,965,516	19	1,034,125	11	4,882,262	340,214,055	322,742,015	17,472,040
1999	10	1,129,000	-	-	6	323,600	350,368,060	331,097,895	19,270,165
2000	11	1,496,700	5	5,280,000	15	7,761,000	356,876,322	336,675,775	20,200,547
2001	7	1,012,020	1	100,000	6	10,818,000	2,044,702,656	1,889,900,072	154,712,584
2002	4	695,000	-	-	1	900,000	2,093,232,948	1,940,278,248	152,954,700
2003	16	3,141,922	2	192,000	3	1,062,235	2,140,790,562	1,986,072,662	154,717,900
2004	13	3,046,854	98	2,950,000	1	250,000	2,124,330,912	1,962,533,217	161,797,695
2005	11	1,740,000	4	360,000	5	5,020,000	2,116,631,097	1,954,833,402	161,797,695

(1) Construction detail obtained from the Inspection Office.

(2) Assessment valuation per tax office. Note for 2001-2002: Assessed valuation reflects the results of a county-wide re-assessment and is based on 100% of market value versus the 25% of market value assessment used in prior years.

NOTE: Bank deposit data is not available. All banks and savings institutions in Ross Township are branch offices.

# ROSS TOWNSHIP, PENNSYLVANIA

## COMPUTATION OF DIRECT AND OVERLAPPING BONDED DEBT - GENERAL OBLIGATION BONDS

YEAR ENDED DECEMBER 31, 2005

Governmental Unit	Net Bonded Debt Outstanding	Percentage Applicable to Ross Township	Debt Applicable to Ross Township
Ross Township, Pennsylvania	\$ 5,200,000	100.00%	\$ 5,200,000
North Hills School District	42,009,953 (1)	88.15% (2)	37,031,304
County of Allegheny	603,336,304 (3)	3.46% (4)	20,857,956
Total direct and overlapping debt			\$ 63,089,260

(1) As of June 30, 2005.

(2) Based on the ratio of Ross Township's assessed valuation to North Hills School District's 2005 assessed valuation.

(3) As of December 31, 2005. Obtained from Table VIII of Allegheny County CAFR.

(4) Based on the ratio of Ross Township's assessed valuation to Allegheny County's 2005 assessed valuation.

# ROSS TOWNSHIP, PENNSYLVANIA

## DEMOGRAPHIC INFORMATION

1996-2005

Ross Township's (Township) proximity to Pittsburgh and the wide range of services offered attracts many corporate executives and young professionals. During the 1990's, the Township has experienced consistent growth each year and anticipates continued growth through the 21<sup>st</sup> century.

First Class Township January 1, 1922

Population 32,551

Area of Township 14.7 sq. mi.

Median Age 42.7

### Housing:

Total Housing Units	14,449
Built before 1940	12.1%
Built between 1980 and 1990	8.5%
Percentage Owner Occupied	74.9%
Median Housing Value	\$ 108,700
Average persons per household	2.26
Average persons per family	2.89

### Income:

Family median income	\$ 46,542
Per capita income	\$ 25,883
Per capita income-Allegheny County	\$ 22,491

### Education:

District	North Hills School District
Enrollment	5,159
Number of Schools	9
Percent of Residents-High School Degree	89.6%
Percent of Residents-College Degree	33.1%

### Data Sources:

Bureau of Census, Census 2000

# ROSS TOWNSHIP, PENNSYLVANIA

## MISCELLANEOUS STATISTICAL INFORMATION

POLICE PROTECTION		FIRE PROTECTION	
Number of stations	1	Number of stations	8
Number of sworn officers	43	Number of firemen and officers (all volunteers)	250
Detectives	5	Number of firepolice (all volunteers)	30
Traffic	5		
DARE & Community	2	Number of calls:	
Drug Task Force	9	Emergency responses:	
Canine	2	Structure	81
Number of calls for service	21,175	Vehicle	30
		CO Alarms	22
		Brush	8
		Other	374
		False alarms	338
RECREATION (1)		MISCELLANEOUS	
Number of parks	28 309 acres	Number of building permits issued	241
Number of basketball courts	11	Miles of streets:	
Number of tennis courts	6	Municipal	101
Number of ballfields	18	State	33
Number of soccer fields	3	County	19
		Private	23
Number of libraries (2)	1	Miles of sanitary sewers	176
Number of volumes (est.)	183,255	Number of streetlights	668
Circulation	922,226	Number of full-time employees	87

(1) Includes only facilities owned by Ross Township, School District not included.

(2) Ross Township is a supporting Municipality of the Northland Public Library. The five communities that support the Northland Public Library are Bradford Woods, Franklin Park, Marshall, McCandless, and Ross.