

CITY OF YORK SEWER AUTHORITY
(A Component Unit of the City of York, Pennsylvania)

ANNUAL FINANCIAL REPORT

Years Ended December 31, 2011 and 2010

CITY OF YORK SEWER AUTHORITY

(A Component Unit of the City of York, Pennsylvania)

YEARS ENDED DECEMBER 31, 2011 AND 2010

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Independent Auditors' Report

To the Members of the Board
City of York Sewer Authority
York, Pennsylvania

We have audited the accompanying basic financial statements of the City of York Sewer Authority (a component unit of the City of York, Pennsylvania) as of December 31, 2011 and 2010, and for the years then ended, as listed in the table of contents. These financial statements are the responsibility of the City of York Sewer Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the City of York Sewer Authority as of December 31, 2011 and 2010, and the changes in its financial position and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Maillie LLP

Oaks, Pennsylvania
May 16, 2013

CITY OF YORK SEWER AUTHORITY

(A Component Unit of the City of York, Pennsylvania)

STATEMENTS OF NET ASSETS

DECEMBER 31, 2011 AND 2010

	<u>2011</u>	<u>2010</u>
Assets		
Cash and cash equivalents	\$ 33,687	\$ 43,765
Restricted assets:		
Cash and cash equivalents	13,716,597	17,489,443
Investments	<u>2,147,889</u>	<u>11,204,647</u>
	<u>15,864,486</u>	<u>28,694,090</u>
Grants receivable	139,211	1,174,100
Due from primary government	-	441,644
Net investment in direct financing lease	<u>59,636,628</u>	<u>60,606,909</u>
Total Assets	<u>75,674,012</u>	<u>90,960,508</u>
Liabilities		
Accounts payable	7,269	9,501
Obligation to construct	1,415,607	18,037,410
Liabilities payable from restricted assets:		
Accounts payable	2,038,792	1,627,094
Funds held on behalf of the City of York	6,515,576	6,497,285
Bonds payable:		
Due within one year	4,011,110	3,875,000
Due in more than one year	<u>56,653,490</u>	<u>57,925,428</u>
Total Liabilities	<u>70,641,844</u>	<u>87,971,718</u>
Net Assets		
Restricted for:		
Debt service	2,311,036	2,655,789
Construction	3,172,330	1,015,925
Unrestricted	<u>(451,198)</u>	<u>(682,924)</u>
Total Net Assets	<u>\$ 5,032,168</u>	<u>\$ 2,988,790</u>

See accompanying notes to basic financial statements.

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STATEMENTS OF ACTIVITIES

YEARS ENDED DECEMBER 31, 2011 AND 2010

	<u>2011</u>	<u>2010</u>
<u>Operating Revenues:</u>		
Lease investment income	\$ 3,024,064	\$ 2,255,401
Miscellaneous income	-	54
Total operating revenues	<u>3,024,064</u>	<u>2,255,455</u>
<u>Operating Expenses:</u>		
Interest expense	3,053,870	2,579,668
Professional services	81,448	189,330
Miscellaneous expense	<u>28,157</u>	<u>10,725</u>
Total operating expenses	<u>3,163,475</u>	<u>2,779,723</u>
Operating Loss	<u>(139,411)</u>	<u>(524,268)</u>
<u>Non-Operating Revenues (Expenses):</u>		
Investment income	105,066	145,011
Transfers from City of York	<u>2,077,723</u>	<u>845,478</u>
Total net non-operating revenues (expenses)	<u>2,182,789</u>	<u>990,489</u>
Change in Net Assets	2,043,378	466,221
<u>Net Assets:</u>		
Beginning of year	<u>2,988,790</u>	<u>2,522,569</u>
End of year	<u>\$ 5,032,168</u>	<u>\$ 2,988,790</u>

See accompanying notes to basic financial statements.

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STATEMENTS OF CASH FLOWS

YEARS ENDED DECEMBER 31, 2011 AND 2010

	2011	2010
Cash Flows From Operating Activities:		
Cash paid for administrative expenses	\$ (111,837)	\$ (205,229)
Cash received from others	-	54
Net cash provided by (used in) operating activities	(111,837)	(205,175)
Cash Flows From Investing Activities:		
Sales (purchases) of investment securities	9,056,758	(8,262,953)
Interest received	179,690	184,373
Net cash provided by (used in) investing activities	9,236,448	(8,078,580)
Cash Flows From Capital and Related Financing Activities:		
Proceeds from the issuance of debt	1,500,000	38,543,769
Capital grants received	2,252,889	-
Payment of bond issuance costs	-	(999,353)
Payment of discount	-	(420,029)
Transfers from (to) City of York	6,197,246	1,399,059
Payments received on investment in direct financing lease	5,533,344	4,510,259
Proceeds from (to) other municipalities for capital projects	(1,699,021)	1,539,256
Transfers to restricted investment accounts	(2,077,723)	(1,199,362)
Capital assets purchased	(18,924,572)	(8,934,515)
Principal paid on revenue bonds	(3,921,721)	(13,875,000)
Interest paid on revenue bonds	(1,767,977)	(1,124,310)
Net cash provided by (used in) capital and related financing activities	(12,907,535)	19,439,774
Net Increase (Decrease) in Cash and Cash Equivalents	(3,782,924)	11,156,019
Cash and Cash Equivalents:		
Beginning of year	17,533,208	6,377,189
End of year	\$ 13,750,284	\$ 17,533,208
Reconciliation of Operating Loss to Net Cash Provided by (Used in) Operating Activities:		
Operating loss	\$ (139,411)	\$ (524,268)
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:		
Interest expense	3,053,870	2,579,668
Lease investment income	(3,024,064)	(2,255,401)
Changes in assets and liabilities:		
Accounts payable	(2,232)	(5,174)
Total adjustments	27,574	319,093
Net cash provided by (used in) operating activities	\$ (111,837)	\$ (205,175)
Non-Cash Capital and Related Financing Activities:		
Principal accretion of revenue bonds	\$ 1,285,893	\$ 1,455,358

See accompanying notes to basic financial statements.

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NOTES TO BASIC FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2011 AND 2010

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Purpose

The City of York Sewer Authority (Authority) was incorporated November 27, 1950, under the provisions of the Municipality Authorities Act of 1945, as amended (Act), for all the purposes authorized by the Act and shall have and exercise all powers granted to such Authorities under the Act, through December 31, 2011, its operations have been primarily to acquire, construct, improve, and lease sewer systems and sewage treatment works.

Reporting Entity

The Authority is a component unit of the City of York (City) reporting entity. Criteria considered in making this determination include appointment of the Authority's Board, financial interdependence, and the Authority's potential to provide specific financial benefits to, or impose specific financial burdens on, the City.

The Authority's financial statements are blended with the City's sewer fund and accounted for within the sewer fund, an Enterprise Fund in the City's basic financial statements.

Basis of Presentation

All activities of the Authority are accounted for within a single enterprise fund. Enterprise funds are used to account for activities similar to those found in the private sector where the determination of net income is necessary for sound financial administration. Costs of construction, debt reduction, and Authority administration are financed or recovered through lease rentals received from the City and income on investments held by the Authority.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989 generally are followed in the financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Boards (GASB). Governments also have the option of following subsequent private-sector guidance subject to this same limitation. The Authority has elected to follow subsequent private-sector guidance.

Enterprise funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing

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and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenue of the Authority is lease rental income. Operating expenses include the interest expense of the debt and administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The accounting and financial reporting treatment applied to the Authority is determined by its measurement focus. The transactions of the Authority are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included on the statement of net assets. Net assets (i.e., total assets net of total liabilities) are segregated into "restricted for debt service and construction," and "unrestricted" components.

Cash and Cash Equivalents

For the purpose of the statements of cash flows, the Authority considers all highly liquid instruments with original maturities of three months or less to be cash equivalents.

Investments

In accordance with the terms of the trust indentures securing the bonded debt, monies of the Authority are accounted for by various funds, segregated for specific use and for the security of the bondholders and, except for the operating account which is directly maintained by the Authority, are maintained by an independent trustee.

Restricted Assets

Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statements of net assets because their use is limited by applicable trust indentures or other agreements.

Funds Held on Behalf of the City

In accordance with the Lease, as referred to in Note 4, the City shall receive credits against minimum annual rentals for (1) net income of the Authority from its real property rentals, not part of the Sewer System, (2) excess funds from the debt service reserve funds, and (3) income from debt service funds, clearing funds, and sinking funds. The liability due to the City is comprised of the balance of unapplied credits as well as the balance of the debt service reserve fund as of December 31, 2011 and 2010.

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Accreted Interest

Accreted interest represents the difference between the proceeds received from the Guaranteed Sewer Revenue Bonds – Series of 1990 and the maturity value. The accreted interest is recognized as interest expense and as part of the bonds outstanding, a liability, under the effective interest method.

Net Assets

Net assets comprise the various net earnings from operating and non-operating revenues and expenses. Net assets are classified in the following two components: restricted for debt service and construction; and unrestricted net assets. Restricted for debt service and construction consists of net assets for which constraints are placed thereon by external parties, such as lenders, grantors, contributors, laws, regulations, and enabling legislation, including self-imposed legal mandates, less any related liabilities. Unrestricted consists of all other net assets not included in the above categories.

Restricted Resources

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

Transfers from City of York

Transfers from the City of York represent funds contributed from the City of York's Sewer Transportation Fund, Intermunicipal Sewer Fund, and other transfers for the purpose of funding capital projects and debt service.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

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Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority purchases commercial insurance for all risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

2. DEPOSITS AND INVESTMENTS

The Act provides for investment of public funds in certain authorized investment types including U.S. Treasury bills, other short-term U.S. and Pennsylvania government obligations, and insured or collateralized time deposits and certificates of deposit. The Act also allows investment of funds received as a result of debt issuance in any security in which the Commonwealth of Pennsylvania may invest.

The deposit and investment policy of the Authority adheres to state statutes, prudent business practices, and the applicable trust indentures. The Authority deposits cash in local financial institutions.

Deposits

As of December 31, 2011, the Authority's deposit balance was as follows:

Money market funds - presented as cash and cash equivalents	\$ 13,716,597
Cash and cash equivalents	33,687
	<u>\$ 13,750,284</u>
Reconciliation to Statement of Net Assets:	
Unrestricted cash and cash equivalents	\$ 33,687
Restricted cash and cash equivalents	13,716,597
	<u>\$ 13,750,284</u>

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. As of December 31, 2011, the Authority's deposit book and bank balance was \$33,687 and \$34,572, respectively. The full balance of \$34,572 was covered by federal depository insurance. The remaining balance of \$13,716,597 was invested in money market funds, and is presented as cash and cash

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equivalents on the statement of net assets. These funds are described in further detail below.

Investments

The fair value of the investments of the Authority at December 31, 2011 was as follows:

<u>Investments</u>	<u>Fair Value</u>
Money market funds	\$ 13,716,597
U.S. Government obligations	2,147,889
	<u>\$ 15,864,486</u>
Reconciliation to Statement of Net Assets:	
Money market funds - presented as cash and cash equivalents	\$ 13,716,597
Restricted investments	2,147,889
	<u>\$ 15,864,486</u>

Custodial credit risk – Custodial credit risk is the risk that the counterparty to an investment transaction will fail and the government will not recover the value of the investment or collateral securities that are in possession of an outside party. The Authority does not have an investment policy for custodial credit risk. All investments of the Authority are held by the financial institution, not in the Authority's name.

The Authority's U.S. Government obligations include U.S. Treasury principal-only STRIPS and U.S. Treasury Investment Growth Receipts (TIGR). These particular STRIPS and TIGRs have little credit and legal risk, while the market risk is significant, as principal-only STRIPS and TIGRs are more sensitive to fluctuations in interest rates than other traditional investments. The carrying amount of the STRIPS and TIGRs at December 31, 2011 was \$2,147,889 and is reported as restricted investments in the statement of net assets.

Concentration of credit risk – The Authority places no limit on the amount the Authority may invest in any one issuer. At December 31, 2011, no issuer held more than 5% of the Authority's investments.

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Credit risk – The Authority does not have a formal policy that would limit its investment choices with regard to credit risk. The Authority's investments had the following level of exposure to credit risk as of December 31, 2011:

	<u>Fair Value</u>	<u>Rating</u>
Money market funds	\$ 13,716,597	AAA

Interest rate risk – The Authority does not have a formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The following is a list of the Authority's investments and their related average maturities:

	<u>Fair Value</u>	<u>Investment Maturities</u>	
		<u>2012</u>	<u>2013-2017</u>
Money market funds	\$ 13,716,597	\$ 13,716,597	\$ -
U.S. Government obligations	2,147,889	435,782	1,712,107
Total	<u>\$ 15,864,486</u>	<u>\$ 14,152,379</u>	<u>\$ 1,712,107</u>

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3. BONDS PAYABLE

The Authority has issued revenue bonds to finance various projects and refundings. A schedule of the Authority's bonds follows:

	Issue Amount	Maturity	Interest Rate	Purpose
Guaranteed Sewer Revenue Bonds - Series of 1990	\$69,775,000	2016	0%	Refund a portion of the revenue bonds, Series of 1987. Upgrade Sewage Treatment System.
Guaranteed Sewer Revenue Bonds - Series of 2008	\$10,000,000	2025	3.75%	To: 1) finance capitalized interest; 2) fund a deposit to the debt service reserve fund; 3) plan, design, and construction of additions, improvements, renovations, and extraordinary repairs to the various buildings and facilities of the Authority; 4) pay the costs and expenses related to the issuance of Bonds.
Guaranteed Sewer Revenue Bonds - Series of 2010	\$22,745,000	2027	4.5-5.00%	To 1) finance projects of the Authority; 2) fund a deposit to the debt service reserve fund; 3) capitalize interest on the Bonds through December 1, 2010; 4) pay the costs and expenses related to the issuance of the Bonds.
Guaranteed Sewer Revenue Bonds - Series A of 2010	\$10,540,000	2019	2.5-4%	To 1) currently refund the Guaranteed Sewer Revenue Bonds, Series of 2007; 2) fund a debt service reserve fund; 3) pay the costs and expenses related to the issuance of the Bonds.
Guaranteed Sewer Revenue Bonds - Series of 2011	\$1,500,000	2021	1.00%	For utilization, development, and construction of alternative and lean energy projects.

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Long-term liability activity for the year ended December 31, 2011 was as follows:

	Beginning of Year	Additions	Retirements	Accretion	End of Year	Current Portion
Revenue Bonds	\$ 61,800,428	\$ 1,500,000	\$ (3,921,721)	\$ 1,285,893	\$ 60,664,600	\$ 4,011,110

Long-term liability activity for the year ended December 31, 2010 was as follows:

	Beginning of Year	Additions	Retirements	Accretion	End of Year	Current Portion
Revenue Bonds	\$ 35,676,301	\$ 38,543,769	\$ (13,875,000)	\$ 1,455,358	\$ 61,800,428	\$ 3,875,000

The following table presents annual principal and interest payments for the Guaranteed Sewer Revenue Bonds – Series of 1990, capital appreciation bonds, at December 31, 2011:

Years Ending December 31,	
2012	\$ 3,870,000
2013	3,870,000
2014	3,875,000
2015	3,875,000
2016	3,870,000
Total principal and interest	19,360,000
Less interest	(3,433,681)
	\$ 15,926,319

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The following table presents annual principal and interest payments for the Guaranteed Sewer Revenue Bonds – Series of 2008 at December 31, 2011:

<u>Years Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2012	\$ -	\$ 375,000	\$ 375,000
2013	-	375,000	375,000
2014	-	375,000	375,000
2015	-	375,000	375,000
2016	-	375,000	375,000
2017 to 2021	-	1,875,000	1,875,000
2022 to 2025	10,000,000	1,019,624	11,019,624
	<u>\$ 10,000,000</u>	<u>\$ 4,769,624</u>	<u>\$ 14,769,624</u>

The following table presents annual principal and interest payments for the Guaranteed Sewer Revenue Bonds – Series of 2010 at December 31, 2011:

<u>Years Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2012	\$ -	\$ 1,065,119	\$ 1,065,119
2013	-	1,065,119	1,065,119
2014	-	1,065,119	1,065,119
2015	-	1,065,119	1,065,119
2016	-	1,065,119	1,065,119
2017 to 2021	-	5,325,595	5,325,595
2022 to 2026	20,555,000	3,632,790	24,187,790
2027	2,190,000	104,025	2,294,025
	<u>\$ 22,745,000</u>	<u>\$ 14,388,005</u>	<u>\$ 37,133,005</u>

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The following table presents annual principal and interest payments for the Guaranteed Sewer Revenue Bonds – Series A of 2010 at December 31, 2011:

<u>Years Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2012	\$ -	\$ 307,525	\$ 307,525
2013	-	307,525	307,525
2014	75,000	307,525	382,525
2015	115,000	304,900	419,900
2016	120,000	300,875	420,875
2017 to 2019	10,230,000	599,500	10,829,500
	<u>\$ 10,540,000</u>	<u>\$ 2,127,850</u>	<u>\$ 12,667,850</u>

The following table presents annual principal and interest payments for the Guaranteed Sewer Revenue Bonds – Series of 2011 at December 31, 2011:

<u>Years Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2012	\$ 141,110	\$ 14,119	\$ 155,229
2013	142,588	12,641	155,229
2014	144,040	11,189	155,229
2015	145,507	9,722	155,229
2016	146,966	8,263	155,229
2017 to 2021	733,070	18,414	751,484
	<u>\$ 1,453,281</u>	<u>\$ 74,348</u>	<u>\$ 1,527,629</u>

4. LEASES AND RELATED PARTY TRANSACTIONS

In 1987, the Authority entered into a 30-year direct financing lease with the City for the sewer system. The sewer system and related assets are, therefore, not reflected in the accompanying financial statements. Under this lease, the City is required to pay the Authority semiannual installments on May 15 and November 15 of each year, an amount equal to one hundred five percent (105%) of the principal, interest, and all other amounts due under the 1987 Bond Indenture. The installment payments may be reduced in certain instances.

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In April of 2007, the Authority issued Guaranteed Sewer Revenue Bonds, Series of 2007, in the principal amount of \$10,000,000. The Bonds bore interest at an annual rate of 4.20%, with semi-annual payments of interest commenced on June 1, 2007. Annual payments of principal were to commence on December 1, 2017, with a final payment on December 1, 2019. The Bonds were issued to provide funds for the planning, design and construction of additions, improvements, renovations and extraordinary repairs to, and the acquisition and installation of related equipment, machinery and furnishings for various buildings and facilities of the Authority. Under this lease, the City was required to pay the Authority an amount equal to one hundred five percent (105%) of the principal, interest, and all other amounts due under the Third Supplemental Lease of the 1987 Bond Indenture. These bonds were currently refunded through the issuance of Guaranteed Sewer Revenue Bonds, Series A of 2010. The City completed the current refunding to reduce its total debt service payments by \$528,963 through the year 2019 and resulted in an economic gain (difference between the present values of the old and new debt service payments) of \$505,696.

In July of 2008, the Authority issued Guaranteed Sewer Revenue Bonds, Series of 2008, in the principal amount of \$10,000,000. The Bonds initially bore interest at an annual rate of 4.04%, with semi-annual payments of interest commencing on December 1, 2008. Annual payments of principal commence on June 1, 2019, with a final payment on December 1, 2022. In March 2011, the Authority approved a modification agreement for the Guaranteed Sewer Revenue Bonds, Series of 2008, which changed the interest rate to 3.75% and extended the final payment to December 1, 2025. The Bonds were issued to provide funds for the planning, design, and construction of additions, improvements, renovations, and extraordinary repairs to, and the acquisition and installation of related equipment, machinery, and furnishings for various buildings and facilities of the Authority. Under this lease, the City is required to pay the Authority an amount equal to one hundred five percent (105%) of the principal, interest, and all other amounts due under the Fourth Supplemental Lease of the 1987 Bond Indenture.

In April 2010, the Authority issued Guaranteed Sewer Revenue Bonds, Series of 2010, in the principal amount of \$22,745,000. Semi-annual payments of interest commenced on December 1, 2010. Annual payments of principal are to commence on December 1, 2022, with a final payment on December 1, 2027. The Bonds were issued to finance projects of the Authority, fund a deposit to the debt service reserve fund, capitalize interest on the Bonds through December 1, 2010, and pay the costs and expenses related to the issuance of the Bonds. Under this lease, the City is required to pay the Authority an amount equal to one hundred five percent (105%) of the principal, interest, and all other amounts due under the Fifth Supplemental Lease of the 1987 Bond Indenture.

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In August 2010, the Authority issued Guaranteed Sewer Revenue Bonds, Series A of 2010, in the principal amount of \$10,540,000. Semi-annual payments of interest commenced on December 1, 2010. Annual payments of principal are to commence on December 1, 2014, with a final payment on December 1, 2019. The Bonds were issued to refund the Guaranteed Sewer Revenue Bonds, Series of 2007, fund a debt service reserve fund, and pay costs of issuance. Under this lease, the City is required to pay the Authority an amount equal to one hundred five percent (105%) of the principal, interest, and all other amounts due under the Sixth Supplemental Lease of the 1987 Bond Indenture.

In March 2011, the Authority issued Guaranteed Sewer Revenue Bonds, Series of 2011, in the principal amount of \$1,500,000. Monthly payments of principal and interest commenced on September 1, 2011, with a final payment on August 1, 2021. The Bonds were issued for the utilization, development, and construction of alternative and lean energy projects. Under this lease, the City is required to pay the Authority an amount equal to one hundred five percent (105%) of the principal, interest, and all other amounts due under the Seventh Supplemental Lease of the 1987 Bond Indenture.

The following is a schedule of future minimum lease payments under the lease agreements and all supplements as of December 31, 2011:

<u>Years Ending December 31,</u>	<u>Amount</u>
2012	\$ 5,467,776
2013	5,462,526
2014	5,541,276
2015	5,585,770
2016	5,581,544
2017 to 2021	18,931,600
2022 to 2026	36,967,790
2027	2,408,726
Total minimum lease receivable	85,947,008
Less unearned interest	<u>(26,310,380)</u>
Net investment in direct financing lease receivable	<u>\$ 59,636,628</u>

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NOTES TO BASIC FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2011 AND 2010

5. ECONOMIC DEFEASANCE OF GUARANTEED SEWER REVENUE BONDS AND LEASE RESTRUCTURING

On July 15, 1998, the Authority entered into an escrow deposit agreement for partial defeasance of the 1990 York City Sewer Authority Bonds. \$5,000,000 was deposited into this escrow from grant money received for reimbursement of capital improvements made by the Authority. This transaction is not considered a legal defeasance. Therefore, the bonds and restricted investments are recorded in the financial statements.

6. COMMITMENTS AND CONTINGENCIES

Under the terms of federal and state grants, periodic audits are required and certain costs may be questioned as not being appropriate expenditures under the terms of the grants. Such audits could lead to reimbursement to the grantor agencies. Authority management believes disallowances, if any, will be immaterial.

7. CONTRACT COMMITMENT

During 2008, the Authority began upgrading projects to the waste water treatment plant. As a result, the Authority entered into contracts with several construction contractors totaling \$37,858,507. At December 31, 2011, \$1,853,798 was included in accounts payable. The commitment remaining on the contracts at December 31, 2011 was \$1,955,956.