

Township of North Fayette Real Estate Tax Collector

Statement of Real Estate Tax Receipts, Disbursements, and Changes in Cash Balance

For the Period January 1, 2015 to December 31, 2015
with Independent Auditor's Report

MaherDuessel
Certified Public Accountants

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**TOWNSHIP OF NORTH FAYETTE
REAL ESTATE TAX COLLECTOR**

FOR THE PERIOD JANUARY 1, 2015 TO DECEMBER 31, 2015

TABLE OF CONTENTS

Independent Auditor's Report

Financial Statement:

Statement of Real Estate Tax Receipts, Disbursements, and Changes in Cash Balance	1
Notes to Financial Statement	2

Independent Auditor's Report

Board of Township Supervisors
Township of North Fayette

We have audited the accompanying statement of real estate tax receipts, disbursements, and changes in cash balance (financial statement) for the Real Estate Tax Collector (Tax Collector) of the Township of North Fayette (Township), Pennsylvania, for the period from January 1, 2015 to December 31, 2015.

Management's Responsibility for the Financial Statement

Management is responsible for the preparation and fair presentation of this financial statement in accordance with the cash basis of accounting as described in Note 2; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of this financial statement in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of a financial statement that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on this financial statement based on our audit. We conducted our audit 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 statement is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion on Cash Basis of Accounting

In our opinion, the financial statement referred to above presents fairly, in all material respects, the real estate tax receipts, disbursements, and changes in cash balance of the Tax Collector for the period January 1, 2015 to December 31, 2015 in accordance with the cash basis of accounting as described in Note 2.

Basis of Accounting and Presentation

As described in Note 2, the Tax Collector's policy is to prepare the financial statement on the cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to that matter. In addition, the financial statement presents only the real estate tax receipts, disbursements, and changes in cash balance of the Tax Collector for the period from January 1, 2015 to December 31, 2015 related to the 2015 Township tax levy and lien and delinquent Township taxes that are the responsibility of the Tax Collector and is not intended to present fairly the comprehensive real estate tax receipts, disbursements, and changes in cash balance of the Tax Collector, the Township, or the West Allegheny School District.

Maher Duessel

Pittsburgh, Pennsylvania
July 25, 2016

**TOWNSHIP OF NORTH FAYETTE
REAL ESTATE TAX COLLECTOR**

STATEMENT OF REAL ESTATE TAX RECEIPTS,
DISBURSEMENTS, AND CHANGES IN CASH BALANCE

FOR THE PERIOD JANUARY 1, 2015 TO DECEMBER 31, 2015

Real estate tax receipts	\$ 4,072,340
Real estate tax disbursements to Township	<u>4,072,340</u>
Receipts in excess of disbursements	-
Cash balance at January 1, 2015	<u>-</u>
Cash balance at December 31, 2015	<u><u>\$ -</u></u>

See accompanying notes to financial statement.

TOWNSHIP OF NORTH FAYETTE REAL ESTATE TAX COLLECTOR

NOTES TO FINANCIAL STATEMENT

FOR THE PERIOD JANUARY 1, 2015 TO DECEMBER 31, 2015

1. ORGANIZATION

The Township of North Fayette Real Estate Tax Collector (Tax Collector) is responsible for the billing and collection of the Township of North Fayette's (Township) current real estate taxes and the delinquent real estate taxes. In addition, the Tax Collector is responsible for the billing and collection of the West Allegheny School District's (School District) real estate taxes. Tax collections on behalf of the School District are not included in the accompanying financial statement.

The accompanying financial statement presents only the real estate tax receipts and disbursements of the Tax Collector during the year ended 2015 related to the Township and is not intended to present the results of operations or financial position of the Tax Collector, the Township, or the School District.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Tax Collector uses the cash basis of accounting for financial reporting. Under this method, amounts are recognized when collected rather than when earned and when paid rather than when the liability is incurred.

Tax Receipts

The real estate tax receipts include face amounts net of discounts plus penalties. The 2015 tax receipts consisted of:

2015 tax levy	\$ 3,980,334
Delinquent and lien taxes	88,983
Penalty and interest	3,023
	<hr/>
	\$ 4,072,340
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3. REAL ESTATE TAXES

The Township is permitted to levy property taxes as considered necessary with certain limitations. The tax rate to finance Township services for the year ended December 31, 2015 was \$3.29 per \$1,000 of assessed valuation. Total assessed value for the 2015 tax levy,

TOWNSHIP OF NORTH FAYETTE REAL ESTATE TAX COLLECTOR

NOTES TO FINANCIAL STATEMENT

FOR THE PERIOD JANUARY 1, 2015 TO DECEMBER 31, 2015

reflective of a County-wide re-assessment, was \$1,264,721,504 (which represented 100% of estimated market value).

The property tax calendar for the 2015 levy was as follows:

Bills dated	May 1, 2015
Two percent discount period ended	June 30, 2015
Penalty period began	September 1, 2015
Lien date for unpaid property taxes	May 1, 2016