

EAST GOSHEN MUNICIPAL AUTHORITY

FINANCIAL STATEMENTS

Year Ended December 31, 2025

INTRODUCTORY SECTION

EAST GOSHEN MUNICIPAL AUTHORITY

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YEAR ENDED DECEMBER 31, 2025

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FINANCIAL SECTION

Independent Auditors' Report

To the Members of the Board
East Goshen Municipal Authority
West Chester, Pennsylvania

Opinion

We have audited the accompanying financial statements of the East Goshen Municipal Authority (a component unit of East Goshen Township), which comprise the statement of net position as of December 31, 2025, and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the East Goshen Municipal Authority as of December 31, 2025, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of East Goshen Municipal Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

East Goshen Municipal Authority's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about East Goshen Municipal Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

To the Members of the Board
East Goshen Municipal Authority
West Chester, Pennsylvania

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 East Goshen Municipal Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about East Goshen Municipal Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

To the Members of the Board
East Goshen Municipal Authority
West Chester, Pennsylvania

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis on pages 5 through 7 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Maille LLP

New Castle, Delaware
March 3, 2026

EAST GOSHEN MUNICIPAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)
YEAR ENDED DECEMBER 31, 2025

Our discussion and analysis of the East Goshen Municipal Authority's (the "Authority") financial performance provides an overview of the Authority's financial activities for the fiscal year ended December 31, 2025. Please read it in conjunction with the Authority's financial statements, which begin with the statement of net position.

FINANCIAL HIGHLIGHTS

Cash and Prepaid expenses represents 0.60% of the Authority's total assets, and the lease rental receivable accounts for 99.40% of the total assets.

The Authority has \$4,931,000 in outstanding debt compared to \$5,515,000 last year. The Series of 2008 matures annually through 2032. The Series of 2013 debt matures annually through 2033.

The total assets of the Authority exceeded its liabilities by \$6,892 (net position).

During the year ended December 31, 2025, total revenues of the Authority were \$1,438,659, and total expenses were \$1,430,580. This resulted in an increase in net position for the year of \$8,079.

Included in expenses for 2025 was \$1,220,551 of capital contributions and payments to East Goshen Township for debt service.

The following two tables summarize the Authority's net position and changes in net position.

Table 1 - Net Position

	<u>2025</u>	<u>2024</u>
ASSETS		
Cash and cash equivalents	\$ 28,367	\$ 15,726
Prepaid expenses	1,273	1,072
Lease rental receivable	<u>4,931,000</u>	<u>5,515,000</u>
TOTAL ASSETS	<u>\$ 4,960,640</u>	<u>\$ 5,531,798</u>
LIABILITIES AND NET POSITION		
LIABILITIES		
Accounts payable	\$ 19,674	\$ 14,546
Accrued interest payable	3,074	3,439
Guaranteed notes payable	<u>4,931,000</u>	<u>5,515,000</u>
TOTAL LIABILITIES	<u>4,953,748</u>	<u>5,532,985</u>
NET POSITION	<u>6,892</u>	<u>(1,187)</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 4,960,640</u>	<u>\$ 5,531,798</u>

EAST GOSHEN MUNICIPAL AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS (Unaudited)
YEAR ENDED DECEMBER 31, 2025

Table 2 - Change in Net Position

	<u>2025</u>	<u>2024</u>
REVENUES	\$ 1,438,659	\$ 1,519,144
EXPENSES	<u>1,430,580</u>	<u>1,514,828</u>
CHANGE IN NET POSITION	8,079	4,316
NET POSITION AT BEGINNING OF YEAR	<u>(1,187)</u>	<u>(5,503)</u>
NET POSITION AT END OF YEAR	<u>\$ 6,892</u>	<u>\$ (1,187)</u>

OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority’s annual financial report consists of several sections. Taken together, they provide a comprehensive financial look at the Authority. The components of the report include the independent auditors’ report, management’s discussion and analysis, financial statements and notes to the basic financial statements.

The independent auditors’ report briefly describes the audit engagement and also renders an opinion as to the material components of the Authority’s financial statements.

The Management’s Discussion and Analysis (MD&A), prepared by the Township staff, provides a narrative introduction and overview that users of the financial statements need to interpret the basic financial statements. The MD&A also provides analysis of some key data that is presented in the basic financial statements. It also addresses any other currently known facts, decisions, or conditions that are expected to have a significant effect on financial position or results of operations.

The basic financial statements include the statement of net position, statement of revenues, expenses and changes in net position, statement of cash flows and the notes to the basic financial statements.

- The statement of net position shows the financial condition of the Authority at the end of the fiscal period or a specific snapshot in time.
- The statement of revenues, expenses and changes in net position measures the results of operations of the Authority during the fiscal period.
- The statement of cash flows measures the resources provided during the fiscal period and the uses to which they are put.
- The notes to the basic financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the Authority’s financial condition.

EAST GOSHEN MUNICIPAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)
YEAR ENDED DECEMBER 31, 2025

DEBT ADMINISTRATION

At the end of the year, the Authority had total long-term debt of \$4,931,000. This debt consists of two guaranteed notes payable to the Delaware Valley Regional Finance Authority (DVRFA) and backed by the full faith and credit of the Township. Details of the Authority's debt holding and related long-term debt service requirements can be found in Note D to the financial statements.

REPORTING

East Goshen Municipal Authority was established in 1967 to finance the construction of the Township's sewage collection and treatment facilities. A five-member board, appointed by the Township's Board of Supervisors, governs the Authority. Although legally separate, the Authority is considered a component unit of the Township because the Township is financially accountable for it. The major function of the Authority is to provide financing for capital construction, expansion and upgrades to the Township's sewage collection and treatment facilities. The Authority owns one sewage treatment plant, four pumping stations and 86 miles of sewer lines. The Township has the responsibility for daily operations through a leaseback arrangement with the Authority.

Currently, the Township sewer system services 6,495 residential units and 134 commercial units with 519 units utilizing on-lot systems. An average of 1.0 million gallons of waste water flows through the system each day. All of the business and commercial establishments in the Township are connected to either the public sewer system or to a community sewer system that serves Hershey's Mill Village. (Note: The Green Hill Sewer Association provides sewer service to the 1,720 dwelling units, Village Square Shopping Center and Wellington Hall life care facility, all of which are located within Hershey's Mill Village.)

The Authority funded the construction costs for improvements to serve the homes connected by the Authority through a combination of tapping fees paid by property owners at the time of connection, a federal grant and debt incurred by the Authority.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Authority is part of the Township's annual budget. Information regarding economic factors and next year's budget and rates for the Township are included in the Township's financial statements.

REQUESTS FOR INFORMATION

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the Authority's finances and to show the Authority's accountability for the funds it receives and disburses. If you have questions about this report or need additional information, please contact the Director of Finance at East Goshen Township, 1580 Paoli Pike, West Chester, PA 19380.

EAST GOSHEN MUNICIPAL AUTHORITY

STATEMENT OF NET POSITION

DECEMBER 31, 2025

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 28,367
Current portion of lease rental receivable	606,000
Prepaid expenses	<u>1,273</u>
TOTAL CURRENT ASSETS	635,640

NONCURRENT ASSETS

Lease rental receivable, less current portion	<u>4,325,000</u>
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TOTAL ASSETS	<u>\$ 4,960,640</u>
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LIABILITIES AND NET POSITION

CURRENT LIABILITIES

Accounts payable	\$ 19,674
Accrued interest payable	3,074
Current portion of guaranteed notes payable	<u>606,000</u>
TOTAL CURRENT LIABILITIES	628,748

GUARANTEED NOTES PAYABLE, less current portion	<u>4,325,000</u>
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TOTAL LIABILITIES	4,953,748
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NET POSITION

Unrestricted	<u>6,892</u>
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TOTAL LIABILITIES AND NET POSITION	<u>\$ 4,960,640</u>
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See accompanying notes to the basic financial statements.

EAST GOSHEN MUNICIPAL AUTHORITY

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION YEAR ENDED DECEMBER 31, 2025

OPERATING REVENUES

Lease rental collections	\$ <u>780,367</u>
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OPERATING EXPENSES

East Goshen Township administrative charge	47,871
Engineering fees	99,297
Legal and accounting fees	16,838
Other administrative expenses	<u>1,850</u>
TOTAL OPERATING EXPENSES	<u>165,856</u>

OPERATING INCOME	<u>614,511</u>
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NONOPERATING REVENUES (EXPENSES)

Investment income	277
Tapping fees	2,750
Payments from East Goshen Township	655,265
Payments to East Goshen Township	(780,367)
Payments to other governments	(44,173)
Capital contribution to East Goshen Township	<u>(440,184)</u>
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>(606,432)</u>

CHANGE IN NET POSITION	8,079
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NET POSITION AT BEGINNING OF YEAR	<u>(1,187)</u>
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NET POSITION AT END OF YEAR	<u><u>\$ 6,892</u></u>
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See accompanying notes to the basic financial statements.

EAST GOSHEN MUNICIPAL AUTHORITY

STATEMENT OF CASH FLOWS

YEAR ENDED DECEMBER 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Lease rental payments	\$ 780,367
Payments to suppliers	(160,929)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>619,438</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Payments received for lease rental receivable	583,635
Payments from East Goshen Township	655,265
Payments to East Goshen Township	(780,367)
Payments to other governments	(44,173)
Capital contribution to East Goshen Township	(440,184)
NET CASH USED BY NONCAPITAL FINANCING ACTIVITIES	<u>(25,824)</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Tapping fees received	2,750
Principal payments on debt	(584,000)
NET CASH USED BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(581,250)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Investment income	<u>277</u>
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NET INCREASE IN CASH AND CASH EQUIVALENTS 12,641

CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 15,726

CASH AND CASH EQUIVALENTS AT END OF YEAR \$ 28,367

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES

Operating income	\$ 614,511
Adjustments to reconcile operating income to net cash provided by operating activities	
Increase in prepaid expenses	(201)
Increase in accounts payable	5,128

NET CASH PROVIDED BY OPERATING ACTIVITIES \$ 619,438

See accompanying notes to the basic financial statements.

EAST GOSHEN MUNICIPAL AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

East Goshen Municipal Authority (the "Authority") is a body corporate and politic, incorporated under the Municipal Authorities Act of 1945, P. L. 382, as amended, pursuant to ordinances enacted by East Goshen Township (the "Township"). The Authority was established in 1967 to finance construction of the Township's sewage collection and treatment facilities. The major function of the Authority is to provide financing for capital construction, expansion and upgrades to the Township's sewer plants and other facilities. The Township has the responsibility for daily operations of the sewer system through a leaseback arrangement with the Authority which expires in 2033. The Authority's members are appointed by the Township.

In preparing its separate financial statements, the Authority applies the following significant accounting policies:

Measurement Focus and Basis of Accounting

The Authority is a blended component unit of the Township. The Authority's activities are financed and operated as an enterprise fund. The accompanying financial statements of the Authority have been prepared using the economic resources measurement focus and the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America applicable to governmental entities as prescribed by the Government Accounting Standards Board (GASB). Under this method, revenues are recorded when earned, and expenses are recorded at the time liabilities are incurred, regardless of the timing of the related cash flows. Operating revenues and expenses generally result from providing services and leasing in connection with the Authority's ongoing operations. Operating expenses include engineering fees, legal and accounting fees, repairs and maintenance, and other administrative charges and expenses. All revenues and expenses not meeting this definition are recorded as nonoperating revenues or expenses. When an expense is incurred that can be paid using either restricted or unrestricted resources, it is the Authority's policy to first apply the expense towards restricted resources and then towards unrestricted resources.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Authority considers all highly liquid investments with an original maturity of three months or less and no restrictions on withdraws to be cash equivalents.

Lease Rental Collections

The lease agreement requires that the Township pay rents to the Authority equal to the amount of the Authority's monthly debt service on long-term guaranteed notes payable to the Delaware Valley Regional Finance Authority.

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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

EAST GOSHEN MUNICIPAL AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE B - DEPOSITS AND INVESTMENTS

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority uses both insurance provided by the Federal Deposit Insurance Corporation and collateralization to guard against custodial credit risk. Under the Authority's current policy, in addition to the insurance provided by the Federal Deposit Insurance Corporation, deposits held by banking institutions are fully collateralized. The Authority requires all of its banking partners to pledge collateral held by an independent third-party institution, not in the Authority's name, in the amount of at least 102% of the deposit value. As of December 31, 2025, the Authority's bank balance was \$42,237.

Credit Risk

Pennsylvania statutes authorize the Authority to invest in U.S. Treasury bills, short-term obligations of the U.S. Government, obligations of the U.S. Government or Commonwealth of Pennsylvania or political subdivisions of the Commonwealth that are backed by the full faith and credit of the issuing government and shares of authorized investment companies provided that all of the company investments are authorized investments for an authority.

In addition, the Authority may invest in bank deposits, savings accounts, or share accounts of institutions insured by the FDIC, FSLIC, or NCUSIF to the extent that such investments are insured and, where amounts exceed the insured maximums, that the depository pledge collateral as provided by Pennsylvania law.

NOTE C - LEASE AGREEMENT

The sewer system is maintained and operated by the Township under a long-term lease, which expires in 2033. The lease agreement requires that the Township pay rents to the Authority equal to the amount of the Authority's monthly debt service. Lease rental collections for 2025 are comprised of the following:

Payment for Authority debt service principal	\$ 584,000
Payment for Authority debt service interest	<u>196,367</u>
	<u>\$ 780,367</u>

The Authority's lease rental receivable is equal to the balances of the Guaranteed Notes, Series of 2008, and Series of 2013. Lease rental payments equal to the annual principal repayment of the notes are applied to reduce the receivable balance. The balance at December 31, 2025, was \$4,931,000. Future annual lease receipts of principal and interest will be equal to the annual debt service requirements for the Guaranteed Notes Payable as disclosed in Note D.

EAST GOSHEN MUNICIPAL AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE D - GUARANTEED NOTES PAYABLE

The following is a summary of changes in guaranteed notes payable for the year ended December 31, 2025:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
NOTES					
Series of 2008	\$ 4,194,000	\$ -	\$ (455,000)	\$ 3,739,000	\$ 473,000
Series of 2013	<u>1,321,000</u>	<u>-</u>	<u>(129,000)</u>	<u>1,192,000</u>	<u>133,000</u>
	<u>\$ 5,515,000</u>	<u>\$ -</u>	<u>\$ (584,000)</u>	<u>\$ 4,931,000</u>	<u>\$ 606,000</u>

Notes payable consisted of:

Guaranteed Note, Series of 2008, to the DVRFA, interest, payable monthly, at a fixed rate of 3.96%, principal payable annually through 2032, subject to a swap agreement.	\$ 3,739,000
Guaranteed Note, Series of 2013, to the DVRFA, interest, payable monthly, at a fixed rate of 3.049%, principal payable annually through 2033, subject to a swap agreement.	<u>1,192,000</u>
	<u>\$ 4,931,000</u>

Annual debt service requirements are as follows:

<u>Year Ending December 31,</u>	<u>Principal Amount</u>	<u>Interest</u>	<u>Totals</u>
2026	\$ 606,000	\$ 184,408	\$ 790,408
2027	629,000	161,623	790,623
2028	654,000	137,962	791,962
2029	679,000	113,357	792,357
2030	705,000	87,799	792,799
2031 to 2033	<u>1,658,000</u>	<u>100,008</u>	<u>1,758,008</u>
	<u>\$ 4,931,000</u>	<u>\$ 785,157</u>	<u>\$ 5,716,157</u>

Funds to repay outstanding notes will be provided from the aforementioned lease agreement. Total interest expense during the year ended December 31, 2025, was \$196,367. The interest will be transferred and recorded on the Townships Sewer Fund for the year ended December 31, 2025.

EAST GOSHEN MUNICIPAL AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE D - GUARANTEED NOTES PAYABLE (Continued)

Swap Agreement

The Authority financed the Series of 2008 and 2013 notes through the DVRFA. The DVRFA has, in turn, entered into interest rate swap agreements with various counterparties to provide fixed interest rates to borrowers. These agreements may be terminated under the following circumstances: (1) DVRFA and the counterparty mutually consent to termination, (2) the borrower defaults on its loan, or (3) DVRFA or the counterparty default or their financial conditions deteriorate to make a default imminent. Upon termination, DVRFA would receive or make a payment depending on the market value of the related interest rate swap. If DVRFA were obligated to make such a payment and sufficient funds were not available, DVRFA could assess each borrower its allocable share of the termination payment.

At December 31, 2025, the market value of the Authority's interest rate swap agreements for fixed rate loans was \$(131,928) and for DVRFA bonds was \$133,310. As of December 31, 2025, DVRFA would have received a payment of nearly \$74.5 million if all of the swap agreements were terminated. None of these amounts are reflected in the Authority's statement of net position or statement of revenues, expenses, and changes in net position at December 31, 2025.

NOTE E - SUBSEQUENT EVENTS

Events and transactions subsequent to year end have been evaluated for potential recognition in the financial statements or disclosure in the notes to the financial statements. All events and transactions have been evaluated through March 3, 2026, which is the date the financial statements were available to be issued.