

**CHALFONT-NEW BRITAIN TOWNSHIP  
JOINT SEWAGE AUTHORITY  
BUCKS COUNTY, PENNSYLVANIA**

**FINANCIAL STATEMENTS  
AND SUPPLEMENTAL INFORMATION**

**YEAR ENDED MAY 31, 2025**



## TABLE OF CONTENTS

Independent Auditors' Report	3-5
Management's Discussion and Analysis	6-12
Basic Financial Statements:	
Statements of Net Position	13
Statements of Revenues, Expenses, and Changes in Net Position	14
Statements of Cash Flows	15
Notes to Financial Statements	16-25
Supplemental Information:	
Schedule A: Operating Expenses	27
Schedule B: General and Administrative Expenses	28



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## Independent Auditors' Report

Board of Directors  
Chalfont-New Britain Township Joint Sewage Authority

### **Opinion**

We have audited the accompanying financial statements of the business-type activities of Chalfont-New Britain Township Joint Sewage Authority, Bucks County, Pennsylvania (Authority) as of and for the year ended May 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority, as of May 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof 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. 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 the 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**

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 the 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.

### **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 generally accepted auditing standards 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 generally accepted auditing standards, 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 the 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 the 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.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis 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.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial information listed as supplemental schedules-operating expenses and general and administrative expenses, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Report on Summarized Comparative Information**

We have previously audited the Authority's May 31, 2024 financial statements, and our report dated September 10, 2024, expressed an unmodified opinion on those audited financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended May 31, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.



Bee, Bergvall and Company, P.C.  
Certified Public Accountants

Warrington, PA  
August 23, 2025

# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Management's Discussion and Analysis

May 31, 2025

This Management Discussion and Analysis (MD&A) is a brief overview of the financial condition of the Chalfont-New Britain Township Joint Sewage Authority (The Authority) as of May 31, 2025. We have attempted to provide this information in a format easily read and understood by the general public.

The annual Financial Report is comprised of two components: the MD&A and the Financial Statements, including the Auditors' Report and notes. The Authority's audited Financial Statements for Fiscal Year ended May 31, 2025 (FY 2025) are attached.

The Financial Statements are prepared in conformity with the U.S. Generally Accepted Accounting Principles (GAAP), with the exception of the Statement of Revenues and Expenses Compared to Budget, which is prepared on a cash basis as opposed to an accrual basis. The Authority operates on a cash basis throughout the year converting to an accrual basis for the purpose of the annual financial audit and subsequent reporting, except as noted above.

In this MD&A, Revenues and Expenses for FY 2025, compared to those for fiscal year ended May 31, 2024 (FY 2024), are reported on the accrual basis, as in the Financial Statements. Revenues and Expenses for FY 2025 compared to budget for FY 2025 are reported on the cash basis.

The following are general accounting terms used throughout this document:

Accrual Basis: A method of accounting that recognizes revenue when earned, rather than when collected and expenses when incurred, rather than when paid.

Assets: Items of value owned by the Authority.

Capital Assets: Items owned by the Authority that are considered a major purchase and play an important role in the operations of the wastewater treatment facilities. They are reported at the cost of the capitalized item less accumulated depreciation.

Current Assets: Items owned by the Authority that can reasonably be expected to be converted into cash or used in operations within a year.

Depreciation: An allowance made for wear and tear on an asset over its estimated useful life.

Liabilities: Debts or obligations owed by the Authority payable in money, goods, or services.

Net Position: Accumulated undistributed earnings of an entity retained for future needs.

Restricted Assets: Cash or items owned by the Authority whose use is restricted for a specific purpose.

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Management's Discussion and Analysis

May 31, 2025

This MD&A is a part of, and to be used in conjunction with, the Chalfont-New Britain Township Joint Sewage Authority Financial Statements as of May 31, 2025. Questions concerning any information contained in this report or requests for additional information should be addressed to the Executive Director, Chalfont-New Britain Township Joint Sewage Authority, 1645 Upper State Road, Doylestown, Pennsylvania 18901-2624.

**STATEMENTS OF NET POSITION**

The Statements of Net Position provides information on all of the Authority's assets and liabilities, with the difference between the two being reported as Net Position. Changes in Net Position throughout the years are an indicator of the health of the Authority's financial position.

The following table summarizes the financial position of the Authority as of May 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Assets		
Current Assets	\$ 7,734,608	\$ 7,005,134
Current Restricted Assets	174,300	175,766
Capital Assets	<u>39,373,336</u>	<u>40,985,180</u>
Total Assets	<u>\$ 47,282,244</u>	<u>\$ 48,166,080</u>
Liabilities		
Payable from Current Assets	\$ 1,189,930	\$ 997,633
Payable from Restricted Assets	174,300	175,766
Long Term Liabilities	<u>3,640,035</u>	<u>4,461,942</u>
Total Liabilities	<u>5,004,265</u>	<u>5,635,341</u>
Net Position		
Net Investment in Capital Assets	35,016,733	35,781,921
Unrestricted	<u>7,261,246</u>	<u>6,748,818</u>
Total Net Position	<u>\$ 42,277,979</u>	<u>\$ 42,530,739</u>





# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Management's Discussion and Analysis

May 31, 2025

### **STATEMENTS OF NET POSITION (Continued)**

Total Assets of the Authority, as of May 31, 2025, were about \$47.3 million, a decrease of about \$884 thousand from FY 2024. Of the Total Assets, about \$7.7 million 16% of the total are in Current Assets. Current Assets increased about 10% from FY 2024, current assets increased due to a decrease in capital project spending. Current Assets are general funds and investments at Univest Bank, and in Term or CD programs with the Pennsylvania Local Government Investment Trust (PLGIT). Capital Assets of about \$39 million decreased \$1.6 million from FY 2024. Approximately \$174 thousand were in Current Restricted Assets. Current Restricted Assets are escrow accounts held by the Authority on behalf of developers to ensure the proper construction of sewer systems in new residential and commercial developments.

Total Liabilities of the Authority as of May 31, 2025, were approximately \$5 million, a 11% decrease from FY 2024. Long Term Liabilities of about \$3.6 million (73% of the total) decreased about 18% from FY 2024, and are related to the Series 2022A and 2022AA, Construction Loans for facility construction projects. See Note 9 of the Financial Statements for further description of the Construction Loan activities. Of the total liabilities, about \$1.2 million (24%) were Current, Payable from Current Assets. Approximately \$174 thousand (3%) were Payable from Restricted Assets, which are the developer escrow accounts held by the Authority. Long Term Liabilities also include employee-related Compensated Absences of approximately \$142 thousand.

Total Net Position of the Authority, as of May 31, 2025 is approximately \$42.2 million with \$35 million (83%) as Net Investment in Capital Assets, and approximately \$7.3 million (17%) in Unrestricted Assets. Total Net Position decreased 1% from FY 2024.

### **STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

The Statement of Revenues, Expenses and Changes in Net Position summarizes the net position of the Authority as of May 31, 2025 and provides a comparison to FY 2024.

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Management's Discussion and Analysis

May 31, 2025

**STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**(Continued)**

	<u>2025</u>	<u>2024</u>
Operating Revenues		
Sewer Rentals	\$ 3,218,616	\$ 3,146,520
Operating Payment	1,942,439	1,580,585
Miscellaneous	47,162	1,003
Total Operating Revenues	<u>5,208,217</u>	<u>4,728,108</u>
Operating Expenses		
Facility Operating Expenses	3,922,318	3,910,677
General & Administrative Expenses	1,346,948	1,217,933
Compensated Absences	38,289	(8,167)
Depreciation Expense on Assets		
Reimbursed Previously by BCWSA	<u>755,947</u>	<u>763,970</u>
Total Operating Expenses	<u>6,063,502</u>	<u>5,884,413</u>
Operating Income (Loss)	(855,285)	(1,156,305)
Net Non-Operating Revenue (Expense)		
Interest income	277,018	327,353
Reimbursement for capital purchases	-	96,720
Tap in fees	409,371	60,654
Interest expense	<u>(83,864)</u>	<u>(100,147)</u>
Net Non-Operating Revenue (Expense)	602,525	384,580
Income (Loss) Before Contributions	(252,760)	(771,725)
Capital Contributions	<u>-</u>	<u>143,998</u>
Change in Net Position	(252,760)	(627,727)
Net Position Beginning of Year	<u>42,530,739</u>	<u>43,158,466</u>
Net Position End of Year	<u>\$ 42,277,979</u>	<u>\$ 42,530,739</u>

Operating Revenues for FY 2025, reported on the accrual basis, were about \$5.2 million, a 10% increase from FY 2024. Approximately \$3.2 million (62%) of the Operating Revenues came from Authority Sewer Rentals, which remained relatively flat compared to FY 2024. Operating Payments from the Bucks County Water and Sewer Authority (BCWSA) accounted for about \$1.94 million (37%) of the Total Revenues. BCWSA Operating Payments are based on a contractually fixed percentage of the treatment plant operating costs, plus or minus any applicable flow surcharges, and matched the budgeted amount for FY 2025.

Operating Expenses for FY 2025, inclusive of depreciation and reported on the accrual basis, totaled approximately \$6 million, a 3% increase over FY 2024. Facility Operating Expenses of approximately \$3.9 million remained flat compared to FY 2024. Schedule A and Schedule B of the Financial Statements lists the Facility Operating Expenses, and General and Administrative Expenses respectively.

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Management's Discussion and Analysis

May 31, 2025

**STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

**(Continued)**

These Schedules also include Depreciation as attributed to the Authority's cost of the Capital Assets. Depreciation Expense on Assets previously reimbursed by BCWSA, listed separately here and shown in the amount of about \$756 thousand is related to the BCWSA's cost share of the Capital Assets.

Compensated Absences, as a Long Term Liability, increased in FY 2025 by approximately \$38 thousand, and is reflected as an Operating Expense.

Non-Operating Revenue for FY 2025, reported on the accrual basis, totaled about \$602 thousand, which included Tapping Fees for new customer connections of approximately \$409 thousand. Interest Income decreased to about \$277 thousand due to market conditions.

Non-Operating Expenses for FY 2025, reported on the accrual basis, totaled approximately \$83 thousand, which were related to interest costs on the Construction Loan.

Income (Loss) Before Contributions is the Operating Income plus net Non-Operating Revenue and was (\$252,760) for FYE 2025.

Net Position End of Year, for FY 2025, in the amount of \$42,277,979, is calculated as Income (Loss) Before Contributions plus the Capital Contributions plus the Net Position Beginning of Year.  $[(\$252,760) + \$42,530,739 = \$42,277,979]$ . This figure is considered the true net worth of the Authority. The Net Position decreased slightly.

**STATEMENT OF CASH FLOWS**

The Statement of Cash Flows for FY 2025 explains the sources and uses of cash throughout the fiscal year, on a cash basis. Significant changes in Cash Flows, from FY 2024, were primarily related to retirement of debt, purchase of investments, and capital expenditure spending. Net Cash from Operating Activities increased \$931 thousand from FY 2024 to about \$1.1 million primarily due to an increase in customer payments and decrease in cost paid to suppliers. Other significant changes in FY 2025 Cash Flows from FY 2024 include Tapping Fee receipts, Capital Project expenses, retirement debt for capital project loan activities.

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Management's Discussion and Analysis

May 31, 2025

**NOTES TO FINANCIAL STATEMENTS**

The Notes to Financial Statements specify significant information about the business of the Authority.

**CAPITAL ASSETS**

The Capital Assets of the Authority at the end of FY 2025 are about \$39.4 million (net of depreciation), an decrease of about 4% from FY 2024, primarily due to depreciation expense. The schedule below summarizes the Capital Assets. More detailed information can be found on page 22 of the Financial Statements (NOTE 4).

	Beginning Balance <u>6/1/2024</u>	Net Additions/ <u>Deletions</u>	Ending Balance <u>5/31/2025</u>
Non-Depreciable Assets			
Land	\$ 764,500	\$ -	\$ 764,500
Construction in progress	4,738,771	(4,022,591)	716,180
Other Capital Assets			
Plant	42,140,002	105,839	42,245,841
Equipment	2,260,656	4,278,177	6,538,833
Sanitary Sewers	8,490,608	42,963	8,533,571
Contributed Sewers	16,234,930	-	16,234,930
Accumulated depreciation on capital assets	(33,644,287)	(2,016,232)	(35,660,519)
<b>Totals</b>	<u>\$ 40,985,180</u>	<u>\$ (1,611,844)</u>	<u>\$ 39,373,336</u>

**DEBT**

At the end of FY 2025, the Authority had total long notes payable of about \$4.4 million. The following is a summary of the Authority's outstanding long-term notes payable as of May 31, 2025:

Year of <u>Issue</u>	Amount of <u>Original Issue</u>	Average <u>Interest Rate</u>	Final <u>Maturity</u>	Balance <u>6/1/2024</u>	<u>Additions</u>	Principal <u>Payments</u>	Balance <u>5/31/2025</u>
2022 A	\$ 3,056,000	1.79% - 2.09%	2030	\$ 3,060,225	\$ -	\$ -	\$ 3,060,225
2022 AA	3,925,000	1.59%	2026	2,143,034	-	(846,656)	1,296,378
				<u>\$ 5,203,259</u>	<u>\$ -</u>	<u>\$ (846,656)</u>	<u>\$ 4,356,603</u>

# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Management's Discussion and Analysis

May 31, 2025

### **FINANCIAL OUTLOOK**

The financial outlook for FY 2025-26 should again remain stable. No significant changes are anticipated for either operational revenue or expenses. The customer base is expected to increase gradually due to continued development activity in the region. Sewer usage rates were increased by 12.5% in January of 2025 and additional rate increases will be undertaken as necessary in the future.

Inflation and market volatility will continue to affect the operational expenses of the Authority. However, past projects will continue to help contain operational costs as we move forward. The FY 2013 project to bring natural gas to the site significantly reduced the treatment facility's fuel costs. The FY 2012 project to replace the UV disinfection system has proven to reduce the electric demand when compared to the previous system. Smaller electrical equipment and motors are being continually upgraded with more efficient units and controls to help contain electrical costs. Multi-year agreements are currently in place for both electric and natural gas suppliers and will keep the costs of these utilities relatively stable for the next several years. The collective bargaining agreement with the Union, renewed in FY 2024, will remain in effect through 2028 keeping employee expenses reasonably stable.

Phase II of the treatment plant expansion was completed in FY 2015. This project increased the permitted capacity of the treatment works by 15%. This additional capacity is sufficient to serve the residential and commercial development that is anticipated for the foreseeable future.

The Phase IV plant upgrade project is underway, this project will provide better operational control of the treatment process and is expected to further reduce both electrical and operational costs moving forward. The Phase IV plant upgrade has been broken into two sub phases. Phase IV-I has been put out to bid. Bids are in review and we anticipate awarding the contract to the responsible low bidders in September 2025. We are anticipating advertising Phase IV-II later this year and awarding the contracts for this project early in 2026. The estimated cost of this project is \$10 million and it is currently anticipated to be completed sometime in 2027.

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Statements of Net Position

May 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
ASSETS		
Cash and cash equivalents	\$ 4,958,961	\$ 2,455,441
Restricted cash escrows	174,300	175,766
Investments	2,000,000	4,000,000
Accounts receivable	772,497	510,969
Interest receivable	3,150	38,724
Capital Assets (net of accumulated depreciation)		
Land	764,500	764,500
Construction in progress	716,180	4,738,771
Plant and equipment	22,880,706	20,201,032
Sanitary sewers	5,503,257	5,567,248
Contributed sewers	9,508,693	9,713,629
Net Capital Assets	<u>39,373,336</u>	<u>40,985,180</u>
 Total Assets	 <u>\$ 47,282,244</u>	 <u>\$ 48,166,080</u>
 LIABILITIES		
Current maturities	\$ 858,820	\$ 845,280
Accounts payable and accrued expenses	331,110	152,353
Escrows payable	174,300	175,766
Long-Term Debt		
Construction loan, net of current maturities	3,497,783	4,357,979
Compensated absences	142,252	103,963
Total Liabilities	<u>5,004,265</u>	<u>5,635,341</u>
 NET POSITION		
Net Investment in Capital Assets	35,016,733	35,781,921
Unrestricted	7,261,246	6,748,818
Total Net Position	<u>42,277,979</u>	<u>42,530,739</u>
 Total Liabilities and Net Position	 <u>\$ 47,282,244</u>	 <u>\$ 48,166,080</u>

The notes to the financial statements are an integral part of this statement.

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Statements of Revenues, Expenses, and Changes in Net Position

For the Years Ended May 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
OPERATING REVENUES		
Sewer rents	\$ 3,218,616	\$ 3,146,520
Operating payment	1,942,439	1,580,585
Miscellaneous	<u>47,162</u>	<u>1,003</u>
Total Operating Revenues	<u>5,208,217</u>	<u>4,728,108</u>
OPERATING EXPENSES		
Operating expenses - Schedule A	3,922,318	3,910,677
General and administrative expenses - Schedule B	1,346,948	1,217,933
Compensated absences	38,289	(8,167)
Depreciation expense on assets reimbursed previously by BCWSA	<u>755,947</u>	<u>763,970</u>
Total Operating Expenses	<u>6,063,502</u>	<u>5,884,413</u>
Net Operating Income (Loss)	<u>(855,285)</u>	<u>(1,156,305)</u>
NON-OPERATING REVENUES (EXPENSES)		
Interest income	277,018	327,353
Reimbursement for capital purchases	-	96,720
Tapping fees	409,371	60,654
Interest expense	<u>(83,864)</u>	<u>(100,147)</u>
Net Non-Operating Revenue (Expense)	<u>602,525</u>	<u>384,580</u>
Income (Loss) Before Contributions	(252,760)	(771,725)
Capital Contributions	<u>-</u>	<u>143,998</u>
Change in Net Position	(252,760)	(627,727)
Net Position Beginning of Year	<u>42,530,739</u>	<u>43,158,466</u>
Net Position End of Year	<u>\$ 42,277,979</u>	<u>\$ 42,530,739</u>

The notes to the financial statements are an integral part of this statement.



# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Statements of Cash Flows

For the Years Ended May 31, 2025 and 2024

	<u>2024</u>	<u>2023</u>
Cash flows from operating activities:		
Cash received from customers	\$ 4,946,689	\$ 4,350,284
Cash paid to suppliers	(2,009,592)	(2,401,378)
Cash paid to employees	<u>(1,822,435)</u>	<u>(1,765,627)</u>
Net cash provided by (used in) operating activities	<u>1,114,662</u>	<u>183,279</u>
Cash flows from capital and related financing activities:		
Capital expenditures	(404,388)	(2,462,377)
Issuance of debt	-	533,109
Retirement of debt	(846,656)	(830,035)
Capital project reimbursements	-	96,720
Tapping fees	409,371	60,654
Interest paid	<u>(83,864)</u>	<u>(100,147)</u>
Net cash provided by (used in) capital and related financing activities	<u>(925,537)</u>	<u>(2,702,076)</u>
Cash flows from investing activities:		
Sales of investments	4,000,000	5,200,379
Purchases of investments	(2,000,000)	(4,000,000)
Escrow deposits	80,646	65,333
Escrow disbursements	(80,309)	(58,465)
Interest received	<u>312,592</u>	<u>444,924</u>
Net cash provided by (used in) investing activities	<u>2,312,929</u>	<u>1,652,171</u>
Net increase (decrease) in cash and cash equivalents	2,502,054	(866,626)
Cash and cash equivalents, at beginning of year	<u>2,631,207</u>	<u>3,497,833</u>
Cash and cash equivalents, at end of year	<u>\$ 5,133,261</u>	<u>\$ 2,631,207</u>
 Cash and cash equivalents	 \$ 4,958,961	 \$ 2,455,441
Restricted Escrow	<u>174,300</u>	<u>175,766</u>
Total cash and cash equivalents	<u>\$ 5,133,261</u>	<u>\$ 2,631,207</u>
Reconciliation of Net Income (Loss) to Net Cash Provided by (Used In) Operating Activities		
Operating income (loss)	\$ (855,285)	\$ (1,156,305)
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities:		
Depreciation expense	2,016,232	1,817,193
(Increase) decrease in accounts receivable	(261,528)	1,497
Increase (decrease) in accounts payable and accrued expenses	176,954	(91,619)
Increase (decrease) in unearned revenue	-	(379,321)
Increase (decrease) in compensated absences	<u>38,289</u>	<u>(8,166)</u>
Total adjustments	<u>1,969,947</u>	<u>1,339,584</u>
Net cash provided by (used in) operating activities	<u>\$ 1,114,662</u>	<u>\$ 183,279</u>

The notes to the financial statements are an integral part of this statement.

# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Notes to Financial Statements

May 31, 2025

### **NOTE 1. Summary of Significant Accounting Policies**

Reporting Entity: The Authority is a municipal corporation existing and operating under the Municipal Authorities Act of the Commonwealth of Pennsylvania. The accompanying financial statements present the primary government. In evaluating the Authority (the primary government) as a reporting entity, all potential component units that may or may not fall within the financial accountability of the Authority have been addressed. Financial accountability is present if the Authority appoints a voting majority of a component unit's governing body and has the ability to impose its will on the organization or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the Authority. Based on the aforementioned criteria, there were no entities which were considered for inclusion in the reporting entity.

#### Measurement Focus, Basis of Accounting, and Financial Statement Presentation:

*Basis of Accounting:* The accompanying financial statements have been prepared on the accrual basis of accounting, whereby revenues are recognized when earned and expenditures are recognized when incurred.

*Revenue Recognition:* The Authority distinguishes between operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with the Authority's ongoing operation. All revenue and expenses not meeting this definition are reported as nonoperating revenues and expenses.

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.

Cash and Cash Equivalents: The Authority's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with maturities within three months or less from the fiscal year end.

Restricted Assets: The Authority acts in a custodial capacity with respect to monies deposited with it by developers and others. These monies are held by the Authority and used to pay fees incurred on behalf of a specific project. Any unused deposits are returned to the developer upon completion of the project. None of the monies received from or expended on behalf of the developers are recorded in the revenues or expenses of the Authority. At May 31, 2025, all of the amount listed as restricted cash represents the balance of these monies held in escrow.

# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Notes to Financial Statements

May 31, 2025

### **NOTE 1. Summary of Significant Accounting Policies (Continued)**

Capital Assets: Capital assets, which include property, plant, equipment, and sewer system assets, are defined by the Authority as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of five years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects when constructed. Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Plant	15-40 years
Equipment	5-40 years
Sanitary sewers	40-80 years
Contributed sewers	40-80 years

Depreciation is shown in operating expense, general and operating expense and depreciation expense on assets reimbursed previously by BCWSA. BCWSA reimburses the Authority a percentage for capital outlay.

Contributions in Aid of Construction: Sewer systems and equipment, which are constructed and installed by developers in new housing developments within the Township, are generally dedicated to the Authority upon completion of each section of the development. Upon dedication, the estimated cost to construct such property is recorded by the Authority as an increase to property, plant and equipment and as an increase to contributions in aid of construction.

Net Position: Net position includes the various net earnings from operating and nonoperating revenues, expenses and contributions of capital. Net position is classified in the following three components: net investment in capital assets; restricted for capital activity and debt services; and unrestricted net position. Net investment in capital assets consists of all capital assets, net of accumulated depreciation and reduced by outstanding debt that is attributable to the acquisition, construction and improvement of those assets; debt related to unspent proceeds or other restricted cash and investments is excluded from the determination. Restricted assets include developer deposits held by the Authority to be used to pay costs of certain engineering, legal, and inspection work required by the Authority. Unrestricted are amounts that do not meet the definitions above and are available for the Authority operations.

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Notes to Financial Statements

May 31, 2025

**NOTE 1. Summary of Significant Accounting Policies (Continued)**

Use of Estimates: The preparation of financial statements in conformity with generally accepted accounting principles require management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources: In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The Authority does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The Authority does not have any items that qualify for reporting in this category.

Unearned Revenue: Unearned revenues represent amounts received in advance.

Compensated Absences: Employees of the Authority are entitled to accrue unused sick leave and vacation time, from one calendar year to the next, up to a maximum of 600 hours of sick time and 40 hours of vacation time. At retirement an employee may receive up to 5% of their individual salary as a cash payout.

Vacation pay is granted to employees depending on length of service and other factors. Employees are encouraged to take all of their vacation time in the year earned. Long-term vacation and sick pay obligation for the year ended May 31, 2025 is \$142,252.

Comparative Information: The financial statements include certain prior year comparative information. Such information does not include sufficient detail to constitute a presentation in conformity with accounting policies generally accepted in the United States of America, because the management discussion and analysis is presented for two years only. Accordingly, such prior year information should be read in conjunction with the Authority's financial statements for the year ended May 31, 2024, from which the comparative information was derived.

# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Notes to Financial Statements

May 31, 2025

### **NOTE 1. Summary of Significant Accounting Policies (Continued)**

Subsequent Events: The Authority has evaluated events and transactions for potential recognition or disclosure in the financial statements through the date of this report, which is the date the statements were available for release. No subsequent events have been recognized or disclosed.

New Accounting Pronouncements: GASB Statement No. 100 and 101 were implemented in the fiscal year ending May 31, 2025. There was no effect on these financial statements. Governmental Accounting Standards Board has issued statements that will become effective in future years. Management has not yet determined the impact of these statements on the financial statements.

### **NOTE 2. Budgets and Budgetary Accounting**

Annual budgets are adopted on a cash basis of accounting, which is not consistent with Generally Accepted Accounting Principles (GAAP). The budget and all transactions are presented in accordance with the Authority's method (cash basis) in the Statement of Revenues and Expenses Compared to Budget to provide a meaningful comparison of actual results with the budget. The major differences between the cash basis of accounting and GAAP are that revenues are recorded when received in cash as opposed to when susceptible to accrual. Expenditures are recorded when paid as opposed to when the liability is incurred, except for interest on general long-term obligations, which is recorded when due. Debt principal payments and capitalized fixed assets are recorded on the balance sheet instead of in expenditures.

The Authority follows these procedures in establishing the budgetary data reflected in the financial statements:

1. During April a preliminary budget is adopted.
2. In June or July the final budget is adopted.
3. All budget revisions require the approval of the Authority.
4. Budgetary control is maintained at the account level.
5. The budget is adopted on the cash basis of accounting. All appropriations lapse at year end.

# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Notes to Financial Statements

May 31, 2025

### **NOTE 3. Cash and Investments**

With the exception of Pension Trust Funds, state law allows the Authority to invest in obligations of the United States of America, the Commonwealth of Pennsylvania, or any agency or instrumentality of either, which are secured by the full faith and credit of such entity. The law also allows for the Authority to invest in certificates of deposit of banks, savings and loans, and savings banks both within and outside the Commonwealth of Pennsylvania, provided such amounts are insured by the Federal Deposit Insurance Corporation (FDIC) or other like insurance, and that deposits in excess of such insurance are collateralized by the depository. The state also imposes limitations with respect to the amount of investment in certificates of deposit to the extent that such deposits may not exceed 20% of a bank's total capital surplus or 20% of a savings and loans or savings bank's assets, net of its liabilities. The Authority may also invest in shares of registered investment companies, provided that investments of the Authority are authorized investments, as noted above.

Investments for the Authority are reported at fair value.

*Custodial Credit Risk - Deposits.* In the case of deposits, this is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority's policy is to require their banking institution to provide a letter stating that they follow the Commonwealth of Pennsylvania Act 72, where all funds in excess of federal depository insurance limits held by the bank are collateralized in public funds secured on a pooled basis. At year-end, the bank balance was \$5,129,960, including restricted cash escrows. Of the bank balance, \$250,000 was covered by federal depository insurance, and \$4,075,144 was invested in externally pooled investments that are not subject to credit risk. Any balances exceeding these amounts are exposed to custodial credit risk because it is uninsured and collateralized with securities held by the pledging institution's trust department or agent, but not in the Authority's name.

*Investment Pool.* The Authority has carrying deposits in external investment pools held with PLGIT Bank. These deposits, excluding term deposits, are considered cash equivalents because of their short maturity dates and are included in the carrying amount of deposits disclosed above. These deposits are not subject to custodial credit risk because they are not evidenced by securities that exist in physical or book entry form. The investment in the pool is the same as the value of the pool shares and is reported at amortized cost, which approximates fair value. Pool amounts are invested directly in a portfolio of securities, which are held by a third-party custodian. All investments in an external investment pool that is not SEC registered are subject to oversight by the Commonwealth of Pennsylvania. The Authority can withdraw funds from the external investment pool without limitation or fees upon adequate notice. The investment pool was rated AAAm by Standard & Poor's and has average maturities of less than 30 days. The Investment Pool operates in accordance with appropriate state laws and regulations.

# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Notes to Financial Statements

May 31, 2025

### **NOTE 3. Cash and Investments (Continued)**

*Custodial Credit Risk - Investments.* For an investment, this is the risk that, in the event of a failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. The risks of default are eliminated due to the constraints imposed upon allowable investment instruments through state limitations as discussed above.

*Interest Rate Risk.* This is the risk that changes in interest rates will adversely affect the fair market value of an investment. The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

*Credit Risk.* This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits the investment of governmental funds as described above. The Authority does not have a formal investment policy for credit risk. The government's investments in the external investment pool were rated AAAM by Standard & Poor's.

*Concentration of Credit Risk.* This is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The concentration of credit risk in investments of external investment pools is not required to be disclosed.

*Fair Value Measurements.* The Authority categorizes its fair value measurements within the hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs that include quoted prices for similar assets in active markets and inputs that are observable for the asset, either directly, or indirectly, for substantially the full term of the financial instrument. Fair values of these instruments are estimated using pricing models, quoted pricing models, quoted prices of securities with similar characteristics, or discounted cash flows; Level 3 inputs are significant unobservable inputs, which are typically based on an entity's own assumptions, as there is little, if any, related market activity.

The Authority's pooled investments are considered for recurring fair value measurements of Level 2. At year-end, the Authority's pooled cash and investment balances were as follows:

<u>Investments</u>	<u>Maturity Dates</u>	<u>Amount</u>	<u>&lt;1 year</u>	<u>1-5 years</u>
External Pooled Investments	2024	\$ 4,075,144	\$ 4,075,144	\$ -
Term Deposits	2024	2,000,000	2,000,000	-
Total		<u>\$ 6,075,144</u>	<u>\$ 6,075,144</u>	<u>\$ -</u>

# CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

## Notes to Financial Statements

May 31, 2025

### NOTE 4. Capital Assets

Capital asset activity for the year ended May 31, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 764,500	\$ -	\$ -	\$ 764,500
Construction in progress	4,738,771	404,388	(4,426,979)	716,180
Total capital assets, not being depreciated	5,503,271	404,388	(4,426,979)	1,480,680
Capital assets, being depreciated:				
Plant	42,140,002	105,839	-	42,245,841
Equipment	2,260,656	4,278,177	-	6,538,833
Sanitary sewers	8,490,608	42,963	-	8,533,571
Contributed sewers	16,234,930	-	-	16,234,930
Total capital assets, being depreciated	69,126,196	4,426,979	-	73,553,175
Less accumulated depreciation for:				
Plant	22,457,367	1,400,649	-	23,858,016
Equipment	1,742,259	303,693	-	2,045,952
Sanitary sewers	2,923,360	106,954	-	3,030,314
Contributed sewers	6,521,301	204,936	-	6,726,237
Total accumulated depreciation	33,644,287	2,016,232	-	35,660,519
Total capital assets, being depreciated, net	35,481,909	2,410,747	-	37,892,656
All capital assets, net	\$ 40,985,180	\$ 2,815,135	\$ (4,426,979)	\$ 39,373,336

### NOTE 5. Deferred Compensation Plan/Payable

The Authority offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all Authority employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

Participants' rights under the plan are equal to the fair market value of the deferred account for each participant.

There are no assets accumulated in the plan that meet the criteria for recognition in accordance with Governmental Accounting Standards.



CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Notes to Financial Statements

May 31, 2025

**NOTE 6. Money Purchase Pension Plan**

The Authority sponsors a money purchase plan under which substantially all employees are covered. Following are details of the plan. There are no assets accumulated in the trust that meet the criteria for recognition in accordance with Governmental Accounting Standards.

***Chalfont-New Britain Township Joint Sewage Authority Pension Trust***

Plan Description

The Authority sponsors a money purchase plan to provide pension benefits for employees of the Authority. The plan covers all full-time employees and requires 1,000 hours of service for eligibility.

As required by the plan document, the employer contributes 8.0% of eligible compensation and covered employees contribute 2.5% of their salary to the pension trust. Employees are allowed to voluntarily contribute an additional 7.5% of eligible compensation.

The Pension Trust provides retirement benefits, as well as, death and disability benefits. All benefits vest after 7 years of credited service. Married employees who retire at or after age 60 with 10 years of credited service are entitled to a 50% joint and survivor annuity. Members who are not married are entitled to a life annuity. Members may elect not to take the annuities and choose to take one of the following forms of payment: (1) a single lump sum payment, (2) the purchase of a different form of annuity, or (3) equal installments over a period of not more than the member's or the beneficiary's life expectancy at the time of distribution.

If an employee terminates employment before 7 years of credited service for reasons other than death, disability, or retirement, he or she is entitled to only the "vested percentage" of the account balance; therefore, the accumulated employee contributions plus related investment earnings are refunded to the employee upon termination. If an employee dies before 7 years of credited service, the beneficiary will be entitled to 100% of the members account balance.

The Authority's total covered payroll for the year ended May 31, 2025 was \$1,579,407 on the cash basis of accounting, which is the basis used to calculate the pension contributions. The Authority has made the necessary contribution of \$126,353 (8.0% of covered payroll).

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Notes to Financial Statements

May 31, 2025

**NOTE 7. Agreements with Other Municipalities**

The Authority has agreements with other municipalities for the transportation and treatment of sanitary wastes.

With Montgomery Township Municipal Sewer Authority, Hatfield Township Municipal Authority (HTMA), and Warrington Township connections are billed at the same rate as the connections in the Authority's service area.

In October 2012, negotiation of a new Operating Agreement between the Authority and the BCWSA was finalized that outlined new terms and conditions for capacity, treatment, and cost sharing of the Authority's treatment facility.

**NOTE 8. Risk Management and Contingencies**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the Authority carries commercial insurance.

In the normal course of business, there are various relatively minor claims and suits pending against the Authority, none of which materially affect the financial position of the Authority. At the present time, there are no unasserted claims or significant litigation matters pending.

**NOTE 9. Debt**

In 2022, the Authority obtained a \$3,056,000 (series 2022 A) loan to fund capital project costs. The loan will be drawn down as needed. The loan is to be repaid in monthly principal interest payment at a fixed interest rate of 1.79% through May 2027 and variable rate thereafter. Final maturity of the loan is May 2030.

In 2022, the Authority obtained a \$3,925,000 (series 2022 AA) loan to refund the series 2016 debt. The loan is to be repaid in monthly principal interest payment at a fixed interest rate of 1.59%. Final maturity of the loan is November 2026.

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Notes to Financial Statements

May 31, 2025

**NOTE 9. Debt (Continued)**

Long-term liability activity for the year ended May 31, 2025 was as follows:

	Beginning			Ending	Due Within
	Balance	Additions	Reductions	Balance	One Year
Construction loan 2022 A	\$ 3,060,225	\$ -	\$ -	\$ 3,060,225	\$ -
Construction loan 2022 AA	2,143,034	-	(846,656)	1,296,378	858,820
Compensated absences	103,963	38,289	-	142,252	-
Business-type activities					
Long-Term Liabilities	<u>\$ 5,307,222</u>	<u>\$ 38,289</u>	<u>\$ (846,656)</u>	<u>\$ 4,498,855</u>	<u>\$ 858,820</u>

Debt service is funded primarily from charges for services. Future maturities as of May 31, 2025 are as follows:

Year Ending		
<u>31-May</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 858,820	\$ 69,026
2027	878,433	53,782
2028	881,570	46,272
2029	900,170	27,670
2030	837,610	8,748
	<u>\$ 4,356,603</u>	<u>\$ 205,498</u>

## **SUPPLEMENTAL INFORMATION**

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Schedule A: Operating Expenses

For the Years Ended May 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Operating Expenses		
Sanitary Sewers		
Wages	\$ 360,693	\$ 258,238
Education and training	1,612	336
Electric	48,816	14,972
Alarm system	4,855	2,490
Equipment repairs	82	-
Electrical repairs	632	-
General repairs	13,166	48,202
Supplies	37,052	24,872
PA one call	1,212	1,003
Chemicals	-	9,352
Engineering	2,475	4,909
Meter sales	11,345	-
Legal	-	64
Miscellaneous customer service	-	2,363
Depreciation expense	<u>565,974</u>	<u>342,001</u>
Total Sanitary Sewers	<u>1,047,914</u>	<u>708,802</u>
Sewage Disposal		
Wages	995,720	846,550
Education and training	6,807	3,525
Polymer	29,440	3,855
Ferric chloride	47,286	44,086
Laboratory	52,716	12,716
Outside laboratory	33,995	13,079
Sludge chemicals	189,989	15,719
Sludge disposal	25,087	137,218
Electric	274,823	224,236
Natural gas	99,374	73,290
Equipment repairs	163,831	169,011
Electrical repair	62,268	19,911
Grounds maintenance	12,136	11,216
Supplies	127,151	92,589
Permits	7,726	5,278
Engineering	55,299	6,828
Depreciation expense	<u>690,756</u>	<u>673,653</u>
Total Sewage Disposal	<u>2,874,404</u>	<u>2,352,760</u>
 TOTAL OPERATING EXPENSES	 <u>\$ 3,922,318</u>	 <u>\$ 3,061,562</u>

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Schedule B: General and Administrative Expenses

For the Years Ended May 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Administrative Expenses		
Wages	\$ 466,022	\$ 308,579
Medical insurance	319,809	264,087
Pension	126,353	110,315
Education and training	3,074	2,391
PA unemployment	5,672	4,613
FICA tax	130,373	106,448
Telephone	4,197	6,972
Equipment repairs	287	-
General repairs	120	31,544
Supplies	50,539	8,864
Bank fees & service charges	3,585	-
Office equipment	13,418	16,805
Administrative	19,988	8,290
Postage	24,409	12,536
Engineering	18,032	6,260
Accounting	15,200	12,750
Legal	22,835	18,798
Meter sales	4,026	-
Plant Insurance	115,454	122,047
Depreciation expense	<u>3,555</u>	<u>6,469</u>
Total Administrative Expenses	<u>\$ 1,346,948</u>	<u>\$ 1,047,768</u>