BUCKS COUNTY · PENNSYLVANIA

# NEW BRITAIN TOWNSHIP

# 2027

## PRELIMINARY BUDGET

*Fiscal Year January 1 – December 31, 2027*

*Presented on: November 16, 2026*

207 Park Avenue, Chalfont, PA 18914 – (215) 822-1391 – newbritaintownship.org

# TABLE OF CONTENTS


TABLE OF CONTENTS ..... 2

ELECTED & APPOINTED OFFICIALS ..... 4

- Elected Officials ..... 4
- Appointed Officials ..... 5

ORGANIZATIONAL CHART ..... 6

BOARDS & COMMISSIONS ..... 7

EXECUTIVE SUMMARY ..... 8

- Manager Summary & Overview ..... 8
- Budget Process & Calendar ..... 9
- General Fund Breakdown ..... 9
- Overview of Select Other Funds ..... 11
- Fund Balance Breakdown & Net Position Change ..... 12
- Tax Rate Summary ..... 13
- Influencing Factors ..... 14
- Capital Spending ..... 15
- Conclusion ..... 16

SUMMARY OF ALL FUNDS ..... 18

- General Fund ..... 19
- Street Light Fund ..... 33
- Fire Fund ..... 37
- Open Space Fund ..... 42
- Ambulance & Rescue Fund ..... 46
- Parks & Recreation Fund ..... 50
- General Reserve Fund ..... 55
- Capital Improvements & Equipment Fund ..... 58
- Debt Service Fund ..... 64
- Highway Equipment Fund ..... 68
- Liquid Fuels Fund ..... 72

SUMMARY OF ALL SCHEDULES ..... 76
Schedule A: Real Estate Tax Revenue ..... 77
Schedule B: Act 511 Tax Revenue ..... 81
Schedule C: Capital Expenses ..... 85
Schedule D: Employee Benefits ..... 90
Schedule E: Debt Service ..... 93
Schedule F: Insurance ..... 94
Schedule G: Salaries & Wages ..... 96
GLOSSARY ..... 99



*2026 Fall Fest Event*

# ELECTED & APPOINTED OFFICIALS

New Britain Township is a Second-Class Township governed by a five-member Board of Supervisors, each elected at large to a six-year term. The Board sets policy, adopts the annual budget, and appoints the Township Manager, who oversees daily operations.

## Elected Officials

### BOARD OF SUPERVISORS

**Cynthia M. Jones**
CHAIRPERSON

**Bridget Kunakorn**
VICE CHAIRPERSON

**William B. Jones, III**
SUPERVISOR

**Stephanie M. Shortall**
SUPERVISOR

**MaryBeth McCabe, Esq.**
SUPERVISOR

### TAX COLLECTOR

**Nicole Percetti**
TAX COLLECTOR

### BOARD OF ELECTED AUDITORS

**Helen Haun**
AUDITOR

**Deborah Rendon**
AUDITOR

**Joe Kunakorn**
AUDITOR

# Appointed Officials

## EXECUTIVE OFFICIALS

**Nick Valla, MPA**
TOWNSHIP MANAGER

**Alexandria Mullin**
ASSISTANT TOWNSHIP MANAGER

**Richard Clowser**
CHIEF OF POLICE

**Alex Nagy, MPA**
DIRECTOR OF FINANCE

**Ryan Cressman**
PUBLIC WORKS SUPERINTENDENT

**Sean Halbom, MPA**
INTERIM DIRECTOR OF BUILDING & ZONING

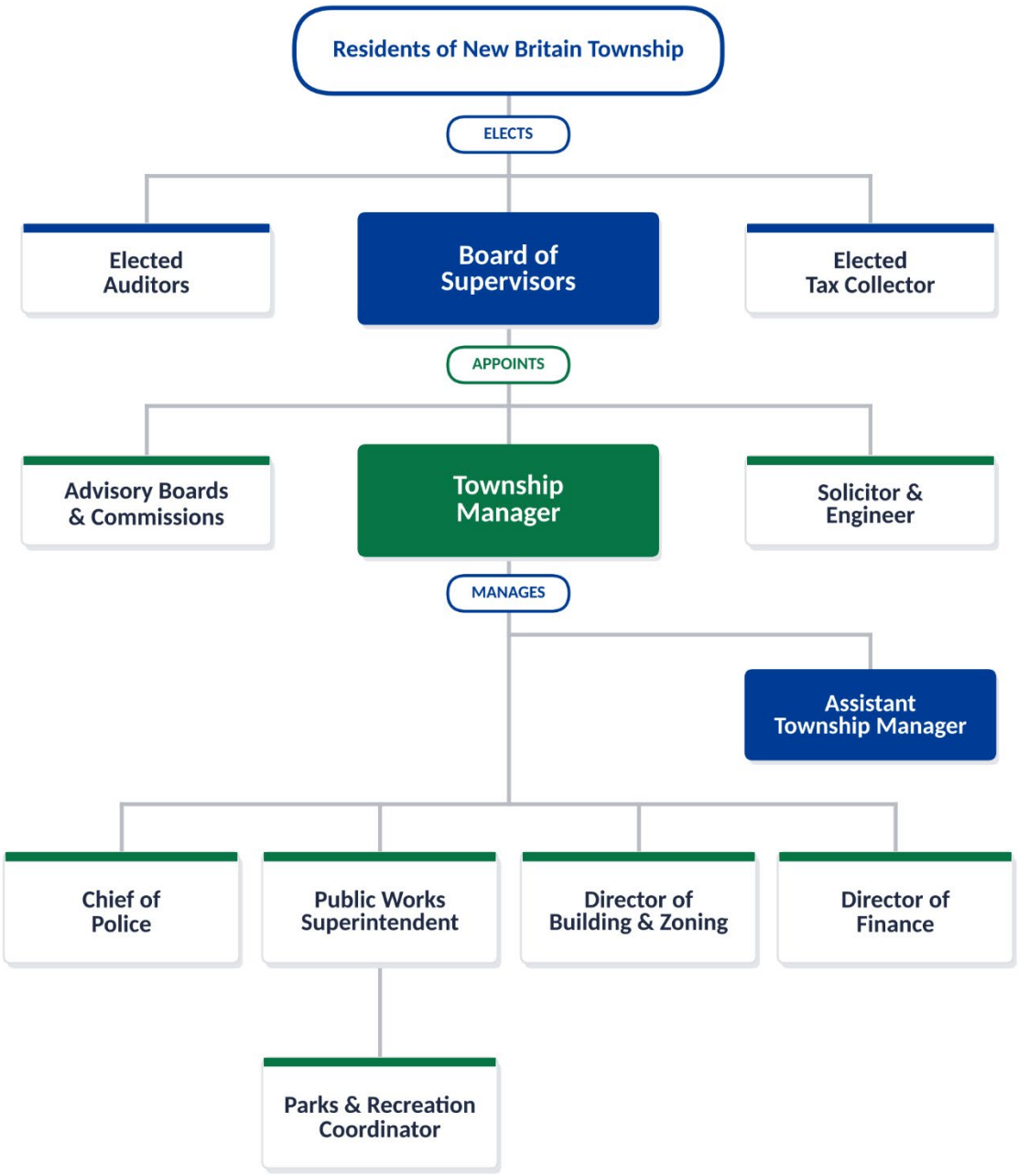
## PROFESSIONAL CONSULTANTS

**Scott Holbert, Esq.**
TOWNSHIP SOLICITOR

**Craig Kennard, P.E.**
TOWNSHIP ENGINEER

# ORGANIZATIONAL CHART

Residents elect the Board of Supervisors, Auditors, and Tax Collector. Every other role, from advisory boards to department heads, reports back to the Board, most of them through the Township Manager.



# BOARDS & COMMISSIONS

New Britain Township is supported by advisory boards and commissions made up of residents who volunteer their time. The Board of Supervisors makes all appointments. Residents may apply through the Township Manager; applications and meeting materials are on the Township website. The Board of Supervisors also makes appointments to the Chalfont New Britain Township Joint Sewer Authority (CNBTJSA), North Penn Water Authority (NPWA), and Chal-Brit EMS.

BEA

### Board of Elected Auditors

Reviews the accounts of the Township's elected and appointed officials each year, as provided in the Second-Class Township Code, and reports its findings to the Board and the public.

PC

### Planning Commission

An advisory body to the Board of Supervisors that reviews subdivision and land development applications, zoning amendments, and other planning matters. Seven members appointed under the Municipalities Planning Code (MPC).

ZHB

### Zoning Hearing Board

A quasi-judicial body that hears appeals of Zoning Officer decisions and requests for variances and special exceptions from the Zoning Ordinance. Advised by its own Solicitor.

PARKS & REC.

### Parks & Recreation Commission

Assists the Board with the supervision, regulation, and maintenance of Township parks and recreation facilities, and helps plan recreation programs for residents.

VETERANS

### Veterans Committee

Assists with fundraising for Veterans Park and helps plan events honoring Township residents who have served or are serving in the United States Armed Forces.

EAC

### Environmental Advisory Council

Advises the Board, Planning Commission, and Parks & Recreation Commission on protecting and conserving natural resources, the use of open land, and community environmental programming.

# EXECUTIVE SUMMARY

This section gives a high-level look at the 2027 budget, including what it costs, how it is funded, what it means for taxpayers and the challenges ahead.

## Manager Summary & Overview

The 2027 New Britain Township Budget is respectfully submitted to the Board of Supervisors, residents, and taxpayers of New Britain Township. This proposed budget aims to sustain the essential municipal services our community needs, expects, and deserves, while providing information transparently and comprehensively.

The management team is pleased to present a budget that improves a long-standing structural deficit, invests in public safety, and plans for long-term investments in community assets and infrastructure. The 2027 Budget represents months of work by numerous elected and appointed officials aimed at sustaining the cost of core services, reducing expenses, and planning for the future of the New Britain Township Police Department.

This budget also reflects a completely revised format and allocation of funds across accounts more consistent with industry standards, best management practices, and regulatory guidelines.

New Britain Township has experienced a deficit in the General Fund in four of the last seven years. In 2021 and 2022, surpluses were directly caused by one-time funding from the federal government related to pandemic recovery. In 2025 and 2026, budgets were adopted with $471,000 and $460,000 General Fund deficits, respectively. While the Township has managed to sustain a tax rate lower than most similar municipalities by utilizing reserves, the Township can no longer sustain its operations without creating significant financial instability.

The 2027 Budget proposes $11.33 million in revenues and $11.09 million in spending across all funds. This budget reflects a 5.50 mill increase to Real Estate Taxes across four funds:

**Proposed 2027 Tax Increases by Fund**

| Fund | Proposed Tax Increase | Proposed 2027 Tax Rate |
|---|---|---|
| General Fund | +2.00 mills | 10.25 mills |
| Fire Fund | +0.75 mills | 2.00 mills |
| Ambulance & Rescue Fund | +0.75 mills | 1.25 mills |
| Debt Service Fund | +2.00 mills | 3.25 mills |
| **Total Township Millage** | **+5.50 mills** | **21.50 mills** |

Each of these proposed tax increases directly supports the rising cost of providing high-quality and dependable public safety services. For the average homeowner, the Township portion of the Real Estate Tax bill rises from $578 to $776, about $199 a year or $16.55 a month.

## Budget Process & Calendar

Staff prepared the budget with department heads and reviewed it with the Board of Supervisors at public meetings:

**2027 Budget Calendar**

| Date | Milestone |
|---|---|
| **September 23, 2026** | Budget Session I: first review, including $3.02M in capital requests. |
| **October 19, 2026** | Budget Session II: capital cuts, format changes, fund review and decision points. |
| **November 2, 2026** | Budget Session III: line-item reductions and the revised Manager's recommendation. |
| **November 16, 2026** | Preliminary budget presented and made available for public review. |
| **December 7, 2026** | Final budget and tax levy adopted. |

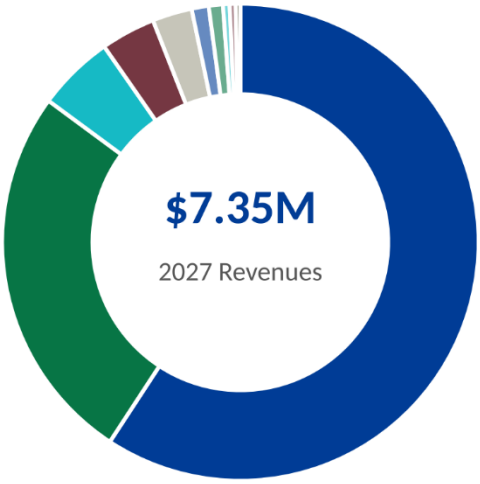
Proposed changes to the allocation of the Local Services Tax (LST) will require additional one-time legislation. The Board of Supervisors adopted an ordinance in October 2026 allowing the Township to take advantage of a recent change in state law allowing for higher Real Estate Tax rates for Fire Protection and Ambulance & Rescue purposes.

## General Fund Breakdown

When the Board of Supervisors began work on the 2027 Budget, the General Fund faced a $964,500 shortfall (equivalent to more than 5.00 mills). Through careful analysis, targeted budget cuts, and a modest 2.00 mill Real Estate Tax increase, the General Fund is proposed with an operating loss of only $65,100. Based upon existing balances and a conservative budgeting approach, this deficit can be sustained in the General Fund for 2027.

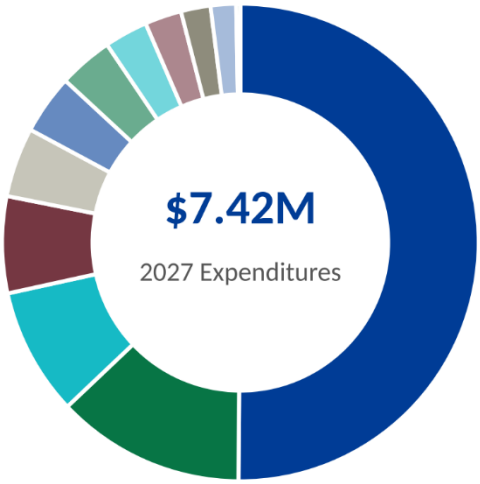
In the General Fund, more than 85% of all revenues are derived from the Earned Income Tax (EIT), the Real Estate Tax, and other Act 511 Taxes. While this is typical for a municipality like New Britain Township, these revenue sources do not grow substantially, or at all, to keep up with the rising cost of existing services. Total revenue in the General Fund in 2027 is expected to be $7,353,100.

The Board of Supervisors will be presented with an updated fee schedule in January 2027 to outline charges paid by individuals who engage in select Township services. A conservative estimate of these revenue sources is included in the 2027 Budget.




| | | |
|---|---|---|
| Act 511 Taxes | $4.36M | 59.2% |
| Real Property Taxes | $1.90M | 25.9% |
| Public Safety Fees | $383K | 5.2% |
| State Shared Revenue | $272K | 3.7% |
| Licenses & Permits | $198K | 2.7% |
| Miscellaneous | $85K | 1.2% |
| Rents & Royalties | $70K | 1.0% |
| Charges for Services | $33K | 0.4% |
| Grants | $30K | 0.4% |
| Fines | $24K | 0.3% |

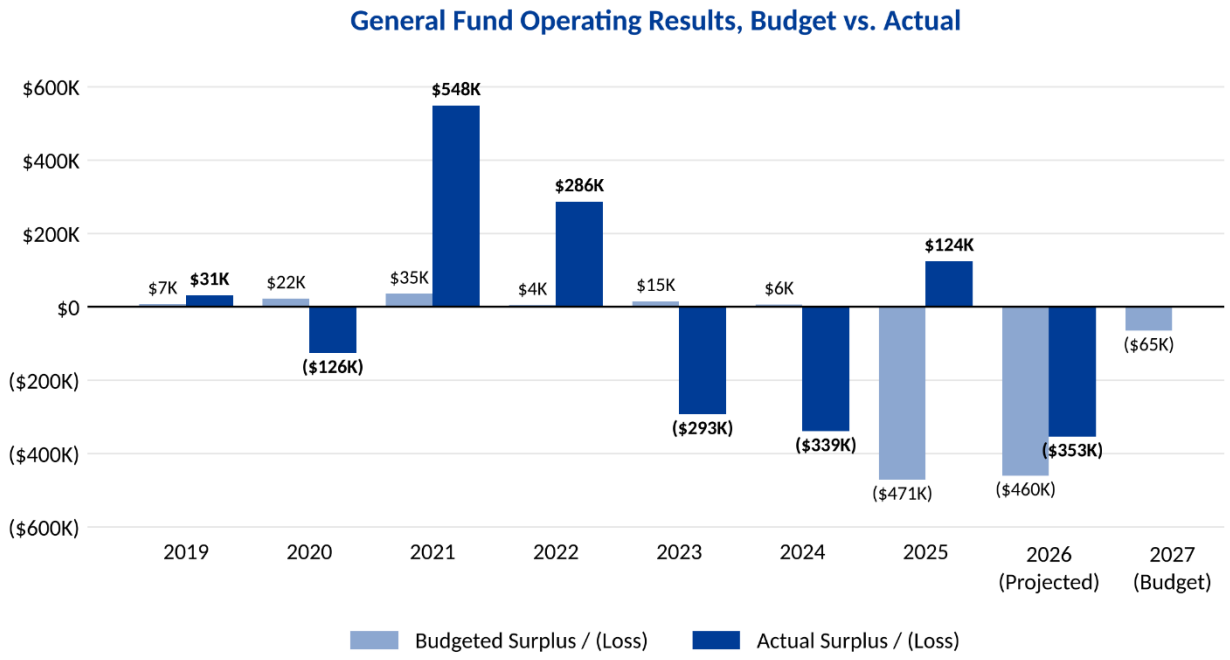
General Fund expenditures, totaling $7,418,200 in 2027, consist primarily of all core Township services that do not have another dedicated revenue source. Compensation and benefits for nearly all staff providing services as well as other overhead costs related to facility maintenance, legal and engineering services, and technology are all expended from the General Fund. Notably, 50.1% of all General Fund expenditures are related to the Police Department. Police officers are compensated substantially more than most other employees, which is the primary driver of this expense category. This does not include police pension costs or other general overhead expenses supporting other service areas.




| | | |
|---|---|---|
| Police | $3.72M | 50.1% |
| Public Works | $950K | 12.8% |
| Elected, Exec & General | $641K | 8.6% |
| Building & Zoning | $486K | 6.6% |
| Finance & Tax Collection | $349K | 4.7% |
| Insurance | $299K | 4.0% |
| Building Maintenance | $273K | 3.7% |
| Police Pension | $218K | 2.9% |
| Legal & Engineering | $185K | 2.5% |
| Information Technology | $149K | 2.0% |
| Roads | $128K | 1.7% |
| Miscellaneous | $21K | 0.3% |

Spending is approximately $12,000 lower than the 2026 budget. While most expense categories increased, several budget categories were reduced due to budget cuts, reallocated expenses (such as Fire and EMS-related items), or changes to existing benefits (such as health insurance).

The graphic below depicts the budgeted and actual surpluses and losses within the General Fund since 2019. After pandemic-era variances in 2020, 2021, and 2022, the Township has been consistently on precarious financial footing. Revenues have remained stagnant for too long while costs rise. As a result, operating losses have progressively worsened.




# Overview of Select Other Funds

## FIRE FUND AND AMBULANCE & RESCUE FUND

Until now, the Fire Fund and Ambulance & Rescue Fund existed as a single "Fire/EMS Fund." In order to add transparency and better comply with state guidelines, these funds are presented separately. In addition, some expenses for both service areas were being carried in the General Fund. For the Fire Fund, the proposed tax increase is designed to offset Local Services Tax (LST) proceeds now moved to the General Fund and cover costs associated with insurance, fuel, and fire hydrants. No additional funds will be transferred to the four volunteer fire companies serving New Britain Township in 2027. Similarly, the Ambulance & Rescue Fund also offsets reallocated LST proceeds and covers the cost of fuel. However, the tax increase does contemplate additional revenue to Chal-Brit EMS equivalent to 0.25 mills.

### DEBT SERVICE FUND

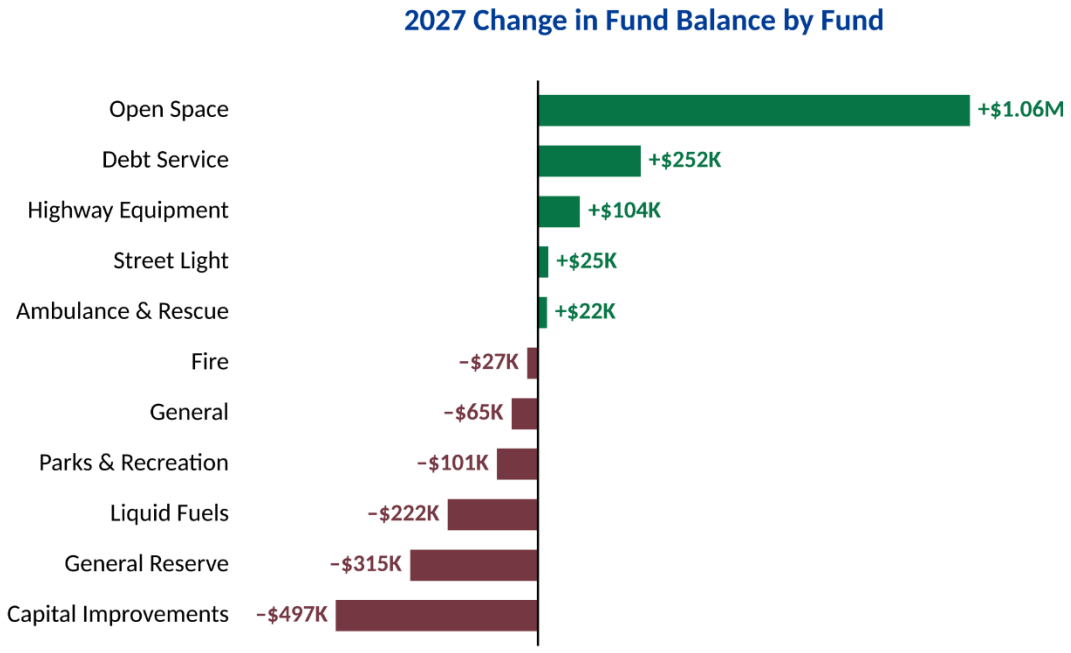
Throughout the development of the 2027 Budget, the planned construction of a new facility for the New Britain Township Police Department was a focal point. Currently planned for construction in 2028, the proposed tax increase to the Debt Service Fund of 2.00 mills represents approximately half of the necessary tax increase needed to construct the proposed facility while engineering design takes place in 2027. Importantly, it is expected that a total Debt Service increase of about 4.00 mills is needed to support the cost of this project through borrowed funds. The Board of Supervisors will need to consider an additional 2.00 mill tax increase in 2028 to borrow and repay funds for this project.

Additional details about major revenues, expenses, changes, and trends for all funds are presented throughout the budget document ahead of each fund's line-item breakdown.

## Fund Balance Breakdown & Net Position Change

The combined balance of all Township funds is projected to rise $236,295, from $14,599,028 to $14,835,323. That increase comes entirely from the Open Space Fund, which adds $1,061,900 and can only be used for open space acquisition and maintenance. Excluding the Open Space Fund, fund balances across all other funds combined decline by $825,605. This is because several funds draw on savings:

- General Reserve: ($315,000), including the $365,000 transfer for police building design
- Capital Improvements & Equipment: ($497,000)
- Liquid Fuels: ($222,300)



Each of the funds projected with an operating deficit in 2027 has a fund balance large enough to sustain additional, necessary spending in 2027. The General Reserve Fund transfer reflects a one-time expense related to a major project, which is an acceptable use of reserves. The Liquid Fuels Fund carries most road paving costs and all winter salt. Like the Capital Improvements & Equipment Fund, necessary expenses are outpacing the revenue sources for each. This will be an ongoing issue to be addressed in future budgets.

The General Fund and General Reserve Fund together are projected to end 2027 at $2,558,385, about 4.1 months of General Fund spending. That is well above the GFOA-recommended two-month minimum of $1,236,400.

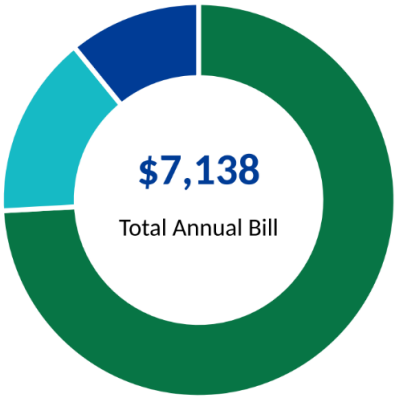
### General Fund & Reserve Balances

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| General Fund | $482,144 | $1,048,631 | $695,331 | $630,231 |
| General Reserve Fund | $2,069,293 | $2,171,154 | $2,243,154 | $1,928,154 |
| **Combined Balance** | **$2,551,437** | **$3,219,785** | **$2,938,485** | **$2,558,385** |
| Combined Income / (Loss) | ($395,815) | $124,057 | ($281,300) | ($380,100) |
| Months of GF Expenses | 4.3 | 5.4 | 4.8 | 4.1 |

## Tax Rate Summary

The 2027 Budget contemplates a total Real Estate Tax rate of 21.50 mills, or 2.15% of a property's assessed value. Each mill raises about $183,700 and costs the average homeowner (assessed at $36,106) about $36 a year. The 5.50 mill increase over the 2026 tax rate will generate an additional $1,010,000 in revenue. The average 2027 Real Estate Tax bill is estimated at $7,138:

### Average 2027 Real Estate Tax Bill

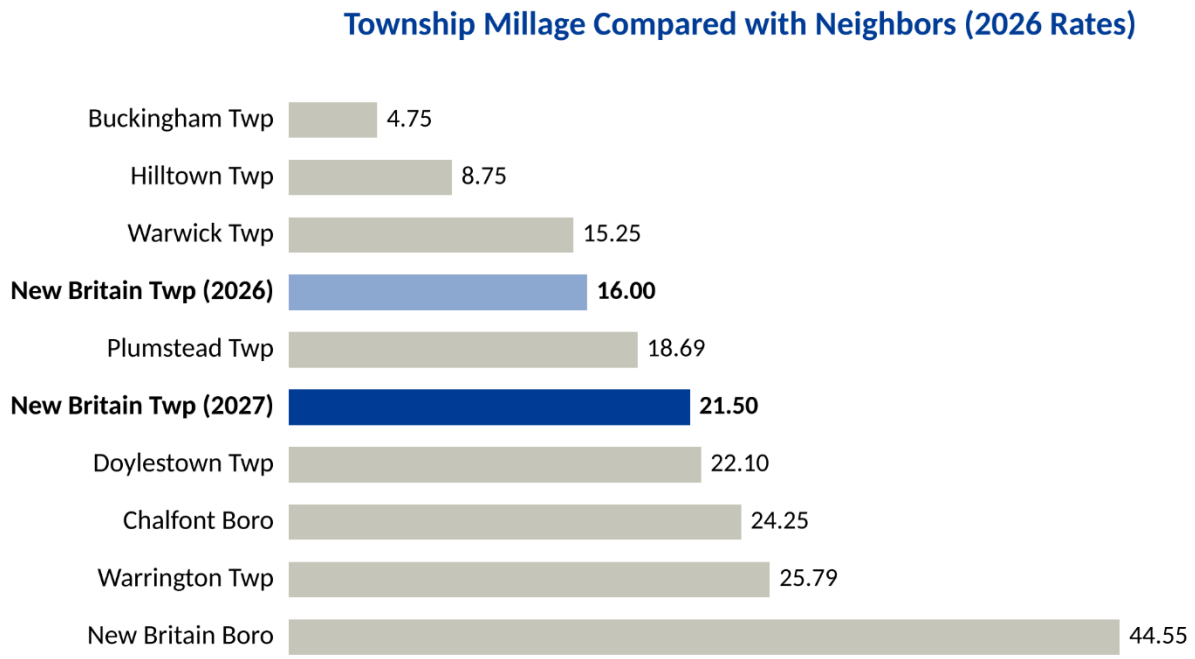



| Taxing Body | Mills | Annual | Share |
|---|---|---|---|
| School District | 146.55 | $5,291 | 74.1% |
| Bucks County | 29.65 | $1,071 | 15.0% |
| New Britain Township | 21.50 | $776 | 10.9% |

*Based on the average residential assessment of $36,106. 2027 school and county millage are estimates.*

The Township share of a property owner's Real Estate Tax bill is only 10.9% of a resident's total annual tax bill.

Even with the tax increase, New Britain Township's 21.50 mills remains below Doylestown Township, Chalfont Borough, Warrington Township and New Britain Borough at their 2026 rates.




A full breakdown of the Real Estate Tax by Fund is located in Schedule A.

## Influencing Factors

The 2027 Budget is shaped by a variety of influencing factors, most of which have been present long before 2027 and will be present into the future. These are a few of the factors that drive the decisions, assumptions, and changes presented within the 2027 Budget.

- **Structural Deficit:** In several funds, but most notably in the General Fund, fixed costs have grown faster than recurring revenue. In most cases, past rate changes came too late and were too small to keep up.
- **Budget Cuts:** The Board of Supervisors directed staff to identify areas of the budget to make cuts with the goal of reducing the anticipated deficit and preserving core Township services. A few of the budget cuts made include: elimination of the proposed merit-based pay program for non-police employees; leaving unfilled an anticipated vacancy in the Parks & Recreation Department; elimination of nearly all proposed staffing changes; and reductions in training, subscription, and supply budgets across all departments.

- **Personnel costs:** A new five-year collective bargaining agreement (CBA) with the New Britain Township Police Benevolent Association will take effect in 2027. The CBA provides a 5% wage increase in 2027. All other staff will receive a 3.5% cost of living adjustment.
- **Health Insurance:** In 2027, the Township will be implementing a new health savings account (HSA) high-deductible health insurance plan. This change is expected to save the Township approximately $100,000. Additionally, the Township enhanced its incentive to opt out of insurance benefits in 2027, saving an additional $40,000. Thanks to the Township's long-standing relationship with the Delaware Valley Trusts, a regional municipal insurance pool, the Township is utilizing $200,000 of accumulated rate stabilization credits to further lower health insurance costs.
- **Insufficient Revenues:** The Earned Income Tax (EIT) is the only tax source that sees meaningful annual increases to revenue, directly correlated with rising wages and a slowly growing wage-earning population. Even still, the budgeted revenue in 2026 for the EIT was over-projected. The 2027 Budget reflects a more reasonable revenue assumption. Despite steady land development, income from the Real Estate Tax changes minimally on a year-to-year basis. Finally, other revenue sources like the Cable Franchise Fee and Real Estate Transfer Tax are more sensitive to the economy and are harder to predict.
- **Emergency Services:** To better depict the actual cost of fire protection and ambulance and rescue services, these areas are now budgeted in two separate funds. Additional funds are proposed to be provided to Chal-Brit EMS to support the rising cost of emergency medical services.
- **Road Paving:** The amount budgeted for road paving now exceeds the annual state allocation to New Britain Township from the Pennsylvania Motor Fuel Tax. At current spending, the Liquid Fuels Fund balance would run out in under two years.
- **Change in Management:** In the last year, a new Township Manager and Finance Director began working for the Township. The approach taken by Township staff in preparing the 2027 Budget is significantly different from prior years. This includes a more conservative budgeting framework, operating largely from a worst-case-scenario basis.

## Capital Spending

The 2027 Budget contemplates a $1,961,000 Capital Improvement Plan, of which $1,278,000 will be expended from the Capital Improvements & Equipment Fund. The Capital Fund is where all major capital purchases are managed. The 2027 Capital Improvement Plan is more than

$1,000,000 less than the originally proposed plan discussed by the Board of Supervisors in September.

The Five-Year Capital Improvement Plan totals $28.5 million. It peaks in 2028 with $13.0 million to build a new police building.

**Five-Year Capital Improvement Plan Summary**

| Category | 2027 | 2028 | 2029 | 2030 | 2031 | 5-Year Total |
|---|---|---|---|---|---|---|
| Administration & Facilities | $301K | $730K | $250K | $390K | $40K | **$1.71M** |
| Police | $580K | $13.36M | $217K | – | $87.5K | **$14.25M** |
| Parks & Trails | $133K | $863K | $180K | $130K | $5.00M | **$6.31M** |
| Public Works | $97K | $645K | $725K | $325K | $200K | **$1.99M** |
| Road Program | $850K | $850K | $850K | $850K | $850K | **$4.25M** |
| **Total** | **$1.96M** | **$16.45M** | **$2.22M** | **$1.70M** | **$6.18M** | **$28.51M** |

A detailed breakdown of the Capital Improvement Plan can be found in Schedule C.

## Conclusion

The New Britain Township 2027 Budget takes a significant step toward structural balance. It reduces costs, dramatically improves funding for police and emergency services, and prepares for the planned New Britain Township Police Building while maintaining reserves at or above recommended levels. Even though the Township is on more stable financial footing in 2027, short-term and long-term issues need to be considered or addressed.

In the short-term, while the proposed increase in the Real Estate Tax for Debt Service is a substantial investment, an additional 2.00 mills is necessary to support the anticipated cost of financing a project of this size. Additionally, staff will be continuing efforts to identify ways to reduce operating costs to stave off future revenue demands.

In the long-term, the Township is severely constrained by issues beyond its control. These include state laws related to collective bargaining, the rising cost of equipment associated with providing municipal services, and an outdated and failing taxation model. Importantly, the Township is quickly approaching state-regulated taxation limitations on Real Estate Tax rates. Until state laws change or Bucks County opts to reassess properties for the first time in 54 years, the Township may be forced to consider one of its only remaining options: seeking voter support for additional Earned Income Tax revenue.

Additionally, the Township's aging infrastructure needs continued and increased investment. Revenue to support the cost of basic infrastructure maintenance is already inadequate. While proactive planning can be done to maximize the utilization of resources, supporting basic infrastructure maintenance costs will be a persistent challenge.

A special thanks goes to the Board of Supervisors for an ambitious budget process that, through extensive, thoughtful changes designed to support the essential public services New Britain Township provides to the community, addresses the long-standing structural deficit. Additionally, credit is due to Finance Director Alex Nagy and Assistant Township Manager Alexandria Mullin for their hard work in delivering public information throughout the development of the budget.

Respectfully submitted,



Nick Valla
Township Manager

# SUMMARY OF ALL FUNDS

The summary shows every Township fund grouped into five fund categories: Operating, Special Revenue, Capital, Reserve and Debt Service. For each fund, it shows the balance at the start of 2027, the year's budgeted revenues, expenditures and transfers, and the projected balance at the end of the year.

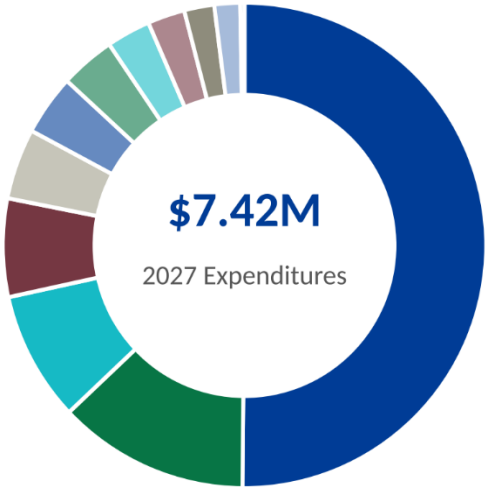
***SUMMARY OF ALL FUNDS***

| | STARTING 2027 BALANCE | REVENUES | EXPENDITURES | TRANSFERS | ENDING 2027 BALANCE |
|---|---|---|---|---|---|
| ***OPERATING FUNDS*** | | | | | |
| [01] General | $ 695,331 | $ 7,353,100 | $ (7,418,200) | $ - | $ 630,231 |
| | **$ 695,331** | **$ 7,353,100** | **$ (7,418,200)** | **$ -** | **$ 630,231** |
| ***SPECIAL REVENUE FUNDS*** | | | | | |
| [02] Street Light | $ 181,819 | $ 42,500 | $ (17,400) | $ - | $ 206,919 |
| [03] Fire | 188,829 | 484,000 | (496,500) | (14,727) | 161,602 |
| [04] Open Space | 7,189,579 | 1,103,000 | (41,100) | - | 8,251,479 |
| [05] Ambulance & Rescue | - | 232,000 | (225,000) | 14,727 | 21,727 |
| [07] Parks & Recreation | 1,041,744 | 502,200 | (603,400) | - | 940,544 |
| [35] State Liquid Fuels | 580,138 | 427,700 | (650,000) | - | 357,838 |
| | **$ 9,182,108** | **$ 2,791,400** | **$ (2,033,400)** | **$ -** | **$ 9,940,108** |
| ***CAPITAL FUNDS*** | | | | | |
| [18] Capital Improvements & Equipment | $ 1,570,089 | $ 416,000 | $ (1,278,000) | $ 365,000 | $ 1,073,089 |
| [30] Highway Equipment | 220,474 | 103,500 | - | - | 323,974 |
| | **$ 1,790,563** | **$ 519,500** | **$ (1,278,000)** | **$ 365,000** | **$ 1,397,063** |
| ***RESERVE FUNDS*** | | | | | |
| [15] General Reserve | $ 2,243,154 | $ 50,000 | $ - | $ (365,000) | $ 1,928,154 |
| | **$ 2,243,154** | **$ 50,000** | **$ -** | **$ (365,000)** | **$ 1,928,154** |
| ***DEBT SERVICE FUNDS*** | | | | | |
| [20] Debt Service | $ 687,872 | $ 616,000 | $ (364,106) | $ - | $ 939,767 |
| | **$ 687,872** | **$ 616,000** | **$ (364,106)** | **$ -** | **$ 939,767** |
| **TOTAL ALL FUNDS** | **$ 14,599,028** | **$ 11,330,000** | **$ (11,093,706)** | **$ -** | **$ 14,835,323** |

# General Fund

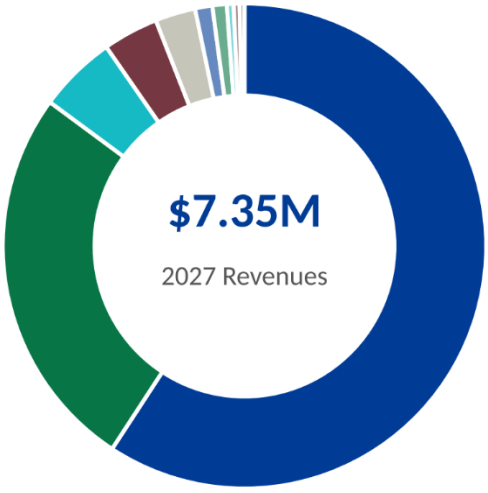
## Fund Overview

The General Fund is the Township's largest fund. It is the flexible account where unrestricted revenues pay for general government services. It covers every Township need that does not have its own fund, including most personnel costs and day-to-day operations. Police Services makes up 50.1% of General Fund spending in 2027.




| | | |
|---|---|---|
| Police | $3.72M | 50.1% |
| Public Works | $950K | 12.8% |
| Elected, Exec & General | $641K | 8.6% |
| Building & Zoning | $486K | 6.6% |
| Finance & Tax Collection | $349K | 4.7% |
| Insurance | $299K | 4.0% |
| Building Maintenance | $273K | 3.7% |
| Police Pension | $218K | 2.9% |
| Legal & Engineering | $185K | 2.5% |
| Information Technology | $149K | 2.0% |
| Roads | $128K | 1.7% |
| Miscellaneous | $21K | 0.3% |

Most of the General Fund's revenue comes from taxes, permits, charges for services and state shared revenue. The Earned Income Tax (EIT) is the largest single source: at $3,530,000 in 2027, it is 48.0% of General Fund revenue. EIT collections have grown with resident wages, from $2.4 million Township-wide in 2017 to an estimated $4.4 million in 2027. Real Estate Taxes bring in another $1,903,000, or 25.9%.




| | | |
|---|---|---|
| Act 511 Taxes | $4.36M | 59.2% |
| Real Property Taxes | $1.90M | 25.9% |
| Public Safety Fees | $383K | 5.2% |
| State Shared Revenue | $272K | 3.7% |
| Licenses & Permits | $198K | 2.7% |
| Miscellaneous | $85K | 1.2% |
| Rents & Royalties | $70K | 1.0% |
| Charges for Services | $33K | 0.4% |
| Grants | $30K | 0.4% |
| Fines | $24K | 0.3% |

The General Fund has carried a structural deficit, with spending rising faster than recurring revenue for several years. The 2026 budget planned a $459,830 operating loss; the Township now projects a loss of $353,300. For 2027, the General Fund millage rises by 2.0 mills, from 8.25 to 10.25, which brings the planned operating loss down to $65,100.

## Revenue and Expenses

### *Revenues*



*Basketball Courts, North Branch Park*

General Fund revenue totals $7,353,100 in 2027, up $382,932 (5.5%) from the 2026 budget. Most of the increase comes from the 2.0-mill Real Estate Tax increase, which raises Real Estate Tax revenue to $1,903,000. The General Fund also now receives all of the Local Services Tax, and higher state pension aid covers the increase in the police pension contribution.

Other revenue sources are mixed. The EIT is budgeted at $3,530,000, below the 2026 budget but $30,000 above the 2026 projection. Real Estate Transfer Taxes total $575,000: resales soften to $375,000, while new construction holds at $200,000. Cable TV franchise fees continue to decline.

Revenue Changes for 2027 (compared with the 2026 budget):

- Real Estate Taxes (General Fund millage up 2.0 mills, to 10.25): +$369,774
- Local Services Tax (now entirely in the General Fund): +$120,000
- Pension System State Aid: +$101,030
- Fire Safety Inspections: +$60,000
- Cell Tower Rentals: +$35,486 (now entirely in the General Fund)
- Foreign Fire Insurance Premiums (moved to Fire Fund): ($108,368)
- Earned Income Tax: ($104,490)
- Cable TV Franchise Fees: ($40,000)
- Real Estate Transfer Taxes (net): ($25,000)

### *Expenses*

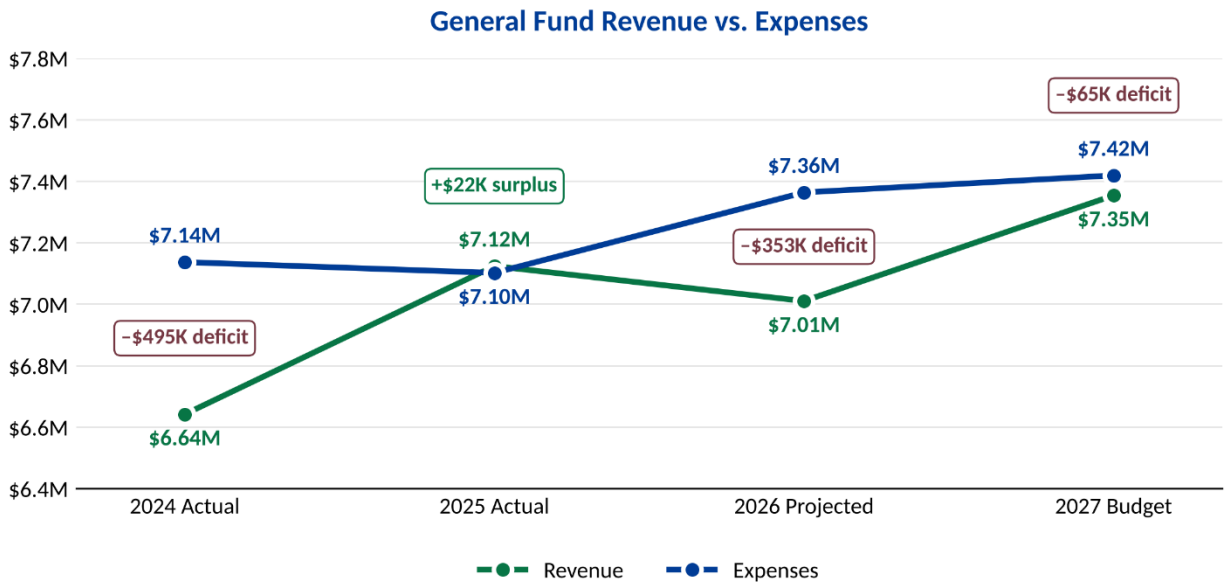
General Fund expenditures total $7,418,200, down $11,798 (0.2%) from the 2026 budget. Police Services, Public Works, Building & Zoning and Executive remain the largest categories.

Several costs are reorganized in 2027 for clearer accounting:

- Insurance: property, liability and workers' compensation premiums, previously spread across departments, now sit in a single Insurance line ($246,100).
- Fire and EMS: fuel, volunteer workers' compensation, hydrant rentals and recruitment incentives move to the Fire Fund and the new Ambulance & Rescue Fund.
- Foreign Fire Insurance: the state premium and the Fireman's Relief distribution ($110,000) now pass through the Fire Fund.

### *Operating Expense Changes for 2027*

- Centralized insurance (replaces about $239,000 in department-level premiums): +$246,100
- Police pension contribution (offset by state aid): +$101,030
- Police salaries and benefits (compared with the 2026 projection): +$269,500
- General Administration staffing: +$91,552
- Information Technology: +$41,481
- Public Works (salaries and benefits): +$23,734
- Fireman's Relief distribution (moved to Fire Fund): ($108,370)
- Fire and EMS costs (moved to Fire and Ambulance & Rescue Funds): ($108,088)
- Employee health insurance premiums: ($84,919)
- Road paving/milling: ($50,000)
- EIT/LST collection fees: ($35,600)



## Fund Balance

Fund balance is the money left in a fund that carries forward from year to year. The General Fund starts 2027 at $695,331 and is projected to end the year at $630,231, after using $65,100 to cover its planned operating loss. That ending balance equals about one month of General Fund spending.

The General Fund is meant to carry a working balance for day-to-day cash flow, not long-term savings. Its balance has gone down in recent years as operating losses drew on savings. This includes a $353,300 loss projected for 2026. The 2027 budget's much smaller planned loss slows that decline.

The Government Finance Officers Association (GFOA) recommends keeping unrestricted reserves equal to at least two months of General Fund spending, about $1,236,400 at 2027 budget levels. The Township keeps this cushion in the General Reserve Fund, which is projected to end 2027 at $1,928,154. Together, the two funds hold $2,558,385, or about 4.1 months of General Fund spending. See the General Reserve Fund section for more detail.

### General Fund Balance

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $975,609 | $482,144 | $1,048,631 | $695,331 |
| Revenues | $6,641,074 | $7,123,260 | $7,009,500 | $7,353,100 |
| Expenditures | ($7,136,126) | ($7,101,065) | ($7,362,800) | ($7,418,200) |
| Net Income / (Loss) | ($495,052) | $22,195 | ($353,300) | ($65,100) |
| Audit Adjustments & Transfers | $1,587 | $544,292 | – | – |
| **Ending Fund Balance** | **$482,144** | **$1,048,631** | **$695,331** | **$630,231** |

## *GENERAL [01] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 01-279-100 | Starting Fund Balance | $ 975,609 | $ 482,144 | $ 1,048,631 | $ 1,048,631 | $ 695,331 | |
| 01-279-100 | Prior Year Audit Adjustments | - | 544,292 | - | - | - | |
| | | **$ 975,609** | **$ 1,026,436** | **$ 1,048,631** | **$ 1,048,631** | **$ 695,331** | |
| ***REAL ESTATE PROPERTY TAXES*** | | | | | | | |
| 01-301-100 | RE Taxes - Current Year | $ 1,191,572 | $ 1,481,216 | $ 1,497,226 | $ 1,475,000 | $ 1,883,000 | A |
| 01-301-200 | RE Taxes - Prior Years | 17,119 | 31,824 | 36,000 | 22,000 | 20,000 | |
| | | **$ 1,208,690** | **$ 1,513,040** | **$ 1,533,226** | **$ 1,497,000** | **$ 1,903,000** | |
| ***ACT 511 TAXES*** | | | | | | | |
| 01-310-100 | RE Transfer Taxes - New Construction | $ 61,207 | $ 270,766 | $ 115,000 | $ 260,000 | $ 200,000 | |
| 01-310-101 | RE Transfer Taxes - Resales | 376,534 | 450,395 | 485,000 | 400,000 | 375,000 | |
| 01-310-210 | Earned Income Taxes | 3,308,177 | 3,410,900 | 3,634,490 | 3,500,000 | 3,530,000 | B |
| 01-310-220 | Local Services Taxes | 127,771 | 131,062 | 130,000 | 130,000 | 250,000 | B |
| | | **$ 3,873,689** | **$ 4,263,122** | **$ 4,364,490** | **$ 4,290,000** | **$ 4,355,000** | |
| ***BUSINESS LICENSES & PERMITS*** | | | | | | | |
| 01-321-800 | Cable TV Franchise Fees | $ 230,065 | $ 213,250 | $ 230,000 | $ 200,000 | $ 190,000 | |
| | | **$ 230,065** | **$ 213,250** | **$ 230,000** | **$ 200,000** | **$ 190,000** | |
| ***NON-BUSINESS LICENSES & PERMITS*** | | | | | | | |
| 01-322-800 | Road Opening Permits | $ 8,984 | $ 7,240 | $ 7,500 | $ 9,000 | $ 8,000 | |
| | | **$ 8,984** | **$ 7,240** | **$ 7,500** | **$ 9,000** | **$ 8,000** | |
| ***FINES*** | | | | | | | |
| 01-331-100 | District Court Fines | $ 16,303 | $ 12,102 | $ 15,000 | $ 16,000 | $ 12,500 | |
| 01-331-110 | Vehicle Code Violations | 6,952 | 5,058 | 8,000 | 6,000 | 6,000 | |
| 01-331-130 | State Police Fines | 5,346 | 5,108 | 5,000 | 4,000 | 5,000 | |
| | | **$ 28,602** | **$ 22,268** | **$ 28,000** | **$ 26,000** | **$ 23,500** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 01-341-000 | Interest Earnings | $ 23,141 | $ 16,805 | $ 20,000 | $ 35,000 | $ 25,000 | |
| | | **$ 23,141** | **$ 16,805** | **$ 20,000** | **$ 35,000** | **$ 25,000** | |
| ***RENTS & ROYALTIES*** | | | | | | | |
| 01-342-100 | Farmland Leases | $ 1,500 | $ 2,944 | $ 1,500 | $ 3,000 | $ 2,900 | |
| 01-342-200 | Building Rentals | 600 | (12,678) | 600 | 600 | 600 | |
| 01-342-201 | Cell Tower Rentals | 32,372 | 53,400 | 31,514 | 32,000 | 67,000 | |
| | | **$ 34,472** | **$ 43,665** | **$ 33,614** | **$ 35,600** | **$ 70,500** | |

## *GENERAL [01] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FEDERAL CAPITAL & OPERATING GRANTS*** | | | | | | | |
| 01-351-001 | Safety Equipment Grants | $ 49,711 | $ 39,832 | $ - | $ 4,100 | $ 1,000 | |
| | | **$ 49,711** | **$ 39,832** | **$ -** | **$ 4,100** | **$ 1,000** | |
| ***FEDERAL SHARED REVENUES & ENTITLEMENTS*** | | | | | | | |
| 01-352-530 | Federal Entitlements | $ 513,916 | $ - | $ - | $ - | $ - | |
| | | **$ 513,916** | **$ -** | **$ -** | **$ -** | **$ -** | |
| ***STATE CAPITAL & OPERATING GRANTS*** | | | | | | | |
| 01-354-000 | Recycling Grant | $ - | $ 35,469 | $ 26,000 | $ 25,200 | $ 25,000 | |
| 01-354-160 | Waste Disposal Grants | - | - | - | - | 3,500 | |
| | | **$ -** | **$ 35,469** | **$ 26,000** | **$ 25,200** | **$ 28,500** | |
| ***STATE SHARED REVENUE*** | | | | | | | |
| 01-355-010 | Public Utility Realty Taxes | $ 4,628 | $ 4,735 | $ 4,500 | $ 8,000 | $ 7,500 | |
| 01-355-080 | Alcoholic Beverage Licenses | 1,800 | 1,500 | 1,500 | 1,500 | 1,500 | |
| 01-355-120 | Pension System State Aid | 60,225 | 151,372 | 117,470 | 140,600 | 218,500 | |
| 01-355-130 | Foreign Fire Insurance Premiums | 109,881 | 116,452 | 108,368 | 114,300 | - | |
| 01-355-140 | DARE Grant / Revenues | 2,400 | - | - | - | - | |
| 01-355-141 | Police Overtime Reimbursables | 42,548 | 46,836 | 45,000 | 40,000 | 45,000 | |
| | | **$ 221,482** | **$ 320,894** | **$ 276,838** | **$ 304,400** | **$ 272,500** | |
| ***CHARGES FOR SERVICES*** | | | | | | | |
| 01-361-001 | Deed Registration Fees | $ 967 | $ 2,051 | $ - | $ 1,600 | $ 1,000 | |
| 01-361-300 | Subdivision / LD Filing Fees | 12,875 | 6,250 | 10,000 | 6,000 | 9,000 | |
| 01-361-330 | Zoning Permits | 12,475 | 22,300 | 10,000 | 14,000 | 13,000 | |
| 01-361-340 | Zoning Hearing Board Fees | 9,300 | 9,200 | 10,000 | 9,000 | 10,000 | |
| | | **$ 35,617** | **$ 39,801** | **$ 30,000** | **$ 30,600** | **$ 33,000** | |
| ***PUBLIC SAFETY*** | | | | | | | |
| 01-362-100 | Special Police Services | $ 85 | $ 960 | $ - | $ 6,000 | $ 6,000 | |
| 01-362-140 | Police & Accident Report Fees | 12,206 | 11,829 | 13,000 | 11,000 | 10,000 | |
| 01-362-410 | Building Permits | 146,191 | 232,929 | 165,000 | 157,000 | 135,000 | |
| 01-362-420 | Electrical Permits | 56,394 | 77,545 | 62,500 | 53,000 | 50,000 | |
| 01-362-430 | Plumbing & Mechanical Permits | 70,609 | 125,659 | 82,500 | 81,000 | 80,000 | |
| 01-362-450 | Occupancy Permits - New Construction | 6,925 | 13,383 | 10,000 | 13,500 | 7,000 | |
| 01-362-451 | Occupancy Permits - Resales | 19,050 | 17,665 | 20,000 | 18,500 | 18,000 | |
| 01-362-452 | Fire Safety Inspections | 5,605 | 30,598 | 15,000 | 18,000 | 75,000 | |
| 01-362-460 | Well Permits | 725 | 2,275 | 500 | 1,000 | 600 | |
| 01-362-462 | State Permits (PA UCC Fees) | 1,440 | 1,926 | 2,000 | 1,800 | 1,500 | |
| | | **$ 319,230** | **$ 514,769** | **$ 370,500** | **$ 360,800** | **$ 383,100** | |

## *GENERAL [01] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***MISCELLANEOUS REVENUE*** | | | | | | | |
| 01-380-000 | Miscellaneous Revenue | $ 7,017 | $ 13,516 | $ - | $ 29,000 | $ - | |
| 01-380-010 | Trust Dividend Income | 11,950 | 19,447 | - | 29,500 | 15,000 | |
| 01-380-020 | Insurance Reimbursements | - | - | - | 93,200 | - | |
| 01-380-050 | Escrow Administration Fees | 46,412 | 45,721 | 50,000 | 40,000 | 45,000 | |
| | | **$ 65,379** | **$ 78,684** | **$ 50,000** | **$ 191,700** | **$ 60,000** | |
| ***CONTRIBUTIONS AND DONATIONS*** | | | | | | | |
| 01-387-000 | Contributions & Donations | $ 200 | $ - | $ - | $ - | $ - | |
| 01-387-001 | Miscellaneous Donations | 15,852 | 4,004 | - | - | - | |
| | | **$ 16,052** | **$ 4,004** | **$ -** | **$ -** | **$ -** | |
| ***PROCEEDS OF GENERAL FIXED ASSET DISPOSITION*** | | | | | | | |
| 01-391-100 | Sale of Assets | $ 5,987 | $ - | $ - | $ 100 | $ - | |
| | | **$ 5,987** | **$ -** | **$ -** | **$ 100** | **$ -** | |
| ***PROCEEDS OF SHORT-TERM DEBT*** | | | | | | | |
| 01-394-000 | Refund of Prior Year Expense | $ 6,058 | $ 10,419 | $ - | $ - | $ - | |
| | | **$ 6,058** | **$ 10,419** | **$ -** | **$ -** | **$ -** | |
| **TOTAL CURRENT REVENUES** | | **$ 6,641,074** | **$ 7,123,260** | **$ 6,970,168** | **$ 7,009,500** | **$ 7,353,100** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 7,616,683** | **$ 8,149,696** | **$ 8,018,799** | **$ 8,058,131** | **$ 8,048,431** | |

## *GENERAL [01] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***GOVERNING BODY*** | | | | | | | |
| 01-400-110 | Salaries & Wages | $ 16,250 | $ 16,385 | $ 16,250 | $ 16,300 | $ 16,300 | G |
| 01-400-161 | SS/Medicare | 1,243 | 1,243 | 1,243 | 1,300 | 1,300 | |
| 01-400-196 | Health Insurance | 67,440 | 78,000 | 83,234 | 84,000 | 74,200 | D |
| 01-400-300 | General Expenses | - | - | - | - | 4,500 | |
| 01-400-301 | Codification Expenses | 19,304 | - | - | 8,500 | - | |
| 01-400-319 | Trainings & Meetings | 8,297 | 11,634 | 12,905 | 10,500 | 6,000 | |
| 01-400-352 | Property & Liability Insurance | 46,040 | 52,987 | 50,845 | 51,000 | - | |
| 01-400-354 | Workers' Compensation Insurance | 498 | 345 | 381 | 400 | - | |
| | | **$ 159,072** | **$ 160,594** | **$ 164,859** | **$ 172,000** | **$ 102,300** | |
| ***EXECUTIVE*** | | | | | | | |
| 01-401-110 | Salaries & Wages | $ 228,041 | $ 268,763 | $ 277,254 | $ 337,000 | $ 289,800 | G |
| 01-401-161 | SS/Medicare | 14,257 | 20,023 | 21,211 | 25,800 | 22,200 | |
| 01-401-196 | Health Insurance | 86,876 | 56,008 | 61,885 | 45,000 | 57,400 | D |
| 01-401-198 | 457 Match | - | - | - | - | 2,000 | D |
| 01-401-199 | Ancillary Insurance | - | - | - | - | 3,500 | D |
| 01-401-319 | Trainings & Meetings | - | - | - | - | 14,300 | |
| | | **$ 329,174** | **$ 344,794** | **$ 360,349** | **$ 407,800** | **$ 389,200** | |
| ***FINANCIAL ADMINISTRATION*** | | | | | | | |
| 01-402-110 | Salaries & Wages | $ 153,852 | $ 214,663 | $ 245,644 | $ 202,000 | $ 195,800 | G |
| 01-402-161 | SS/Medicare | 9,107 | 14,691 | 14,968 | 15,500 | 15,100 | |
| 01-402-180 | Overtime | - | - | - | - | 500 | G |
| 01-402-196 | Health Insurance | - | 42,544 | 47,293 | 54,200 | 57,000 | D |
| 01-402-198 | 457 Match | - | - | - | - | 2,000 | D |
| 01-402-199 | Ancillary Insurance | - | 2,485 | 2,622 | 2,300 | 2,800 | D |
| 01-402-300 | Finance Software & Payroll Services | 29,250 | 10,289 | 12,000 | 20,400 | - | |
| 01-402-310 | Professional Services | 24,750 | 27,500 | 28,000 | 25,000 | 27,500 | |
| 01-402-319 | Trainings & Meetings | - | - | - | - | 3,000 | |
| 01-402-350 | Contracted Services | 1,660 | 1,660 | 830 | 900 | 2,800 | |
| | | **$ 218,618** | **$ 313,831** | **$ 351,357** | **$ 320,300** | **$ 306,500** | |
| ***TAX COLLECTION*** | | | | | | | |
| 01-403-110 | Salaries & Wages | $ 22,500 | $ 22,687 | $ 22,500 | $ 22,500 | $ 22,500 | G |
| 01-403-161 | SS/Medicare | 1,721 | 1,721 | 1,721 | 1,800 | 1,800 | |
| 01-403-319 | Reimbursable Expenses | 1,925 | 2,336 | 2,400 | 3,500 | 2,500 | |
| 01-403-370 | EIT/LST Tax Collection Services | 49,934 | 62,927 | 51,600 | 20,000 | 16,000 | |
| | | **$ 76,080** | **$ 89,671** | **$ 78,221** | **$ 47,800** | **$ 42,800** | |
| ***SOLICITOR/LEGAL SERVICES*** | | | | | | | |
| 01-404-101 | Special Legal Services - Labor | $ 24,328 | $ 13,739 | $ 15,000 | $ 25,000 | $ 20,000 | |
| 01-404-310 | General Legal Services | 33,993 | 45,359 | 40,000 | 60,000 | 55,000 | |
| | | **$ 58,321** | **$ 59,098** | **$ 55,000** | **$ 85,000** | **$ 75,000** | |

## *GENERAL [01] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***HUMAN RESOURCES*** | | | | | | | |
| 01-405-110 | Salaries & Wages | $ 110,233 | $ - | $ - | $ - | $ - | |
| 01-405-150 | Health Insurance | 60,797 | - | - | - | - | |
| 01-405-161 | SS/Medicare | 8,472 | - | - | - | - | |
| | | **$ 179,503** | **$ -** | **$ -** | **$ -** | **$ -** | |
| ***GENERAL ADMINISTRATION*** | | | | | | | |
| 01-406-110 | Salaries & Wages | $ - | $ - | $ - | $ - | $ 76,600 | G |
| 01-406-161 | SS/Medicare | - | - | - | - | 5,900 | |
| 01-406-162 | Unemployment Insurance | 90 | 3,141 | - | 15,000 | 4,000 | |
| 01-406-180 | Overtime | - | - | - | - | 500 | G |
| 01-406-196 | Health Insurance | - | - | - | - | - | D |
| 01-406-198 | 457 Match | - | - | - | - | 1,000 | D |
| 01-406-199 | Ancillary Insurance | - | - | - | - | - | D |
| 01-406-210 | Office Supplies | 7,097 | 8,522 | 8,250 | 7,100 | 4,000 | |
| 01-406-300 | General Administrative Expenses | 24,112 | 24,213 | 22,044 | 35,000 | 11,400 | |
| 01-406-310 | Professional Services | - | - | - | 16,200 | - | |
| 01-406-319 | Trainings & Meetings | - | - | - | - | 500 | |
| 01-406-320 | Communications | 8,280 | 5,749 | 6,278 | 5,600 | 6,400 | |
| 01-406-330 | Transportation | 2,035 | 2,264 | 1,600 | 2,000 | 2,000 | |
| 01-406-340 | Advertising & Printing | 12,101 | 13,074 | 19,576 | 14,000 | 27,000 | |
| 01-406-420 | Dues, Subscriptions & Memberships | - | - | - | - | 10,000 | |
| | | **$ 53,714** | **$ 56,963** | **$ 57,748** | **$ 94,900** | **$ 149,300** | |
| ***INFORMATION TECHNOLOGY*** | | | | | | | |
| 01-407-252 | Hardware | $ - | $ - | $ - | $ - | $ 15,000 | |
| 01-407-317 | Software Licenses & Maint Fees | 44,806 | 46,249 | 81,909 | 82,000 | 104,000 | |
| 01-407-450 | Contracted Services | 23,465 | 45,559 | 21,600 | 22,400 | 21,600 | |
| 01-407-740 | Equipment Leases | 7,236 | 4,006 | 4,110 | 5,000 | 8,500 | |
| | | **$ 75,507** | **$ 95,814** | **$ 107,619** | **$ 109,400** | **$ 149,100** | |
| ***ENGINEERING SERVICES*** | | | | | | | |
| 01-408-100 | General Engineering | $ 129,668 | $ 126,927 | $ 80,000 | $ 130,000 | $ 110,000 | |
| | | **$ 129,668** | **$ 126,927** | **$ 80,000** | **$ 130,000** | **$ 110,000** | |
| ***BUILDINGS & GROUNDS*** | | | | | | | |
| 01-409-319 | Supplies & Equipment | $ 441 | $ 6,851 | $ - | $ - | $ - | |
| 01-409-360 | Utilities | 17,149 | 27,370 | 27,360 | 25,000 | 27,500 | |
| 01-409-370 | Building Maintenance | 19,570 | 37,539 | 26,484 | 40,000 | 34,000 | |
| | | **$ 37,159** | **$ 71,759** | **$ 53,844** | **$ 65,000** | **$ 61,500** | |

## *GENERAL [01] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***POLICE SERVICES*** | | | | | | | |
| 01-410-110 | Salaries & Wages | $ 1,684,863 | $ 1,900,343 | $ 1,960,761 | $ 1,851,000 | $ 2,079,900 | G |
| 01-410-170 | Accrued Time Payouts | 199,265 | 121,413 | 215,000 | 200,000 | 215,000 | G |
| 01-410-180 | Overtime | 162,073 | 202,818 | 175,000 | 215,000 | 175,000 | G |
| 01-410-181 | Education Incentive Pay | 48,158 | 51,208 | 76,818 | 59,000 | 63,100 | G |
| 01-410-190 | SS/Medicare | 162,427 | 172,769 | 186,361 | 178,000 | 194,000 | |
| 01-410-196 | Health Insurance | 463,416 | 557,330 | 673,718 | 546,000 | 567,900 | D |
| 01-410-198 | 457 Match | - | - | - | - | 17,000 | D |
| 01-410-199 | Ancillary Insurance | 26,339 | 28,968 | 29,700 | 28,500 | 35,100 | D |
| 01-410-200 | Office Supplies | 2,731 | 1,560 | 2,500 | 1,700 | 1,500 | |
| 01-410-210 | IT Supplies | 24,484 | 32,095 | - | - | - | |
| 01-410-223 | Traffic Mgmt Supplies | 8,246 | 10,207 | 13,200 | 13,000 | 15,000 | |
| 01-410-224 | Fuel | 28,665 | 28,206 | 30,000 | 32,000 | 35,200 | |
| 01-410-226 | Copier Lease | 4,294 | 5,311 | 3,000 | 7,000 | - | |
| 01-410-240 | Munitions Supplies | 14,456 | 12,631 | 12,000 | 11,000 | 12,000 | |
| 01-410-241 | Uniforms/Vests | 21,253 | 36,465 | 23,000 | 23,000 | 23,000 | |
| 01-410-250 | General Police Expenses | 6,130 | 6,579 | 5,000 | 5,000 | 4,000 | |
| 01-410-260 | Minor Equipment | 8,997 | 4,943 | 6,000 | 5,000 | 6,000 | |
| 01-410-261 | Community Policing | 5,190 | 7,489 | 3,000 | 4,000 | 4,000 | |
| 01-410-310 | Professional Services | 22,543 | 13,886 | 22,500 | 32,000 | 49,500 | |
| 01-410-319 | Trainings & Meetings | 8,022 | 20,541 | 19,042 | 15,000 | 21,000 | |
| 01-410-320 | Communications | 20,021 | 20,835 | 20,440 | 21,000 | 21,000 | |
| 01-410-340 | Advertising & Printing | 965 | 634 | 1,000 | 1,000 | 1,000 | |
| 01-410-351 | Vehicle Insurance | 12,915 | 14,863 | 14,263 | 14,300 | - | |
| 01-410-352 | Law Enforcement Liability Insurance | 50,091 | 57,649 | 55,319 | 55,400 | - | |
| 01-410-354 | Workers' Compensation Insurance | 62,615 | 57,349 | 60,790 | 60,800 | - | |
| 01-410-360 | Utilities | 19,111 | 27,073 | 32,932 | 30,000 | 36,300 | |
| 01-410-370 | Vehicle Maintenance | 14,903 | 13,957 | 19,500 | 16,500 | 10,000 | |
| 01-410-371 | Contracted Cleaning | 8,880 | - | - | - | - | |
| 01-410-390 | CERT Expenses | 5,829 | 3,438 | 5,000 | 5,000 | 5,000 | |
| 01-410-420 | Dues, Subscriptions & Memberships | 7,200 | 6,751 | 6,500 | 6,500 | 7,000 | |
| 01-410-440 | Uniform Cleaning Services | 12,800 | 12,800 | 12,800 | 12,800 | 12,800 | |
| 01-410-741 | IT Hardware/Software/Licenses | - | 12,588 | 64,804 | 64,900 | 72,500 | |
| 01-410-750 | Equipment Purchases | 48,992 | 40,168 | 35,000 | 35,000 | 35,000 | |
| 01-410-751 | Vehicle Replacements | 154,327 | 135 | - | - | - | |
| 01-410-760 | Police Building Maintenance | 24,574 | 249 | - | - | - | |
| | | **$ 3,344,774** | **$ 3,483,251** | **$ 3,784,948** | **$ 3,549,400** | **$ 3,718,800** | |
| ***FIRE*** | | | | | | | |
| 01-411-224 | Fuel - Fire | $ 6,632 | $ 7,749 | $ 7,500 | $ 10,100 | $ - | |
| 01-411-230 | Recruitment / Retention Incentive | 7,500 | 17,000 | 15,000 | 15,000 | - | |
| 01-411-354 | Volunteer Workers' Compensation Ins | 19,741 | 37,802 | 20,224 | 20,300 | - | |
| 01-411-380 | Fire Hydrant Rentals | 32,156 | 42,686 | 34,717 | 44,000 | - | |
| | | **$ 66,029** | **$ 105,237** | **$ 77,441** | **$ 89,400** | **$ -** | |

## *GENERAL [01] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***EMS*** | | | | | | | |
| 01-412-100 | Workers' Compensation Insurance | $ 602 | $ 431 | $ 647 | $ 500 | $ - | |
| 01-412-225 | Fuel - EMS | 10,038 | 10,353 | 15,000 | 15,000 | - | |
| 01-412-235 | Capital Contribution | - | 15,000 | 15,000 | - | - | |
| | | **$ 10,640** | **$ 25,785** | **$ 30,647** | **$ 15,500** | **$ -** | |
| ***BUILDING & ZONING*** | | | | | | | |
| 01-413-110 | Salaries & Wages | $ 246,418 | $ 279,515 | $ 272,500 | $ 210,000 | $ 197,500 | G |
| 01-413-141 | Zoning Hearing Board Expenses | 1,910 | 3,180 | 2,400 | 2,400 | 2,400 | |
| 01-413-161 | SS/Medicare | 19,416 | 25,001 | 20,872 | 16,100 | 15,200 | |
| 01-413-180 | Overtime | - | - | - | - | 500 | G |
| 01-413-196 | Health Insurance | 72,769 | 75,344 | 72,111 | 52,300 | 57,600 | D |
| 01-413-198 | 457 Match | - | - | - | - | 2,000 | D |
| 01-413-199 | Ancillary Insurance | 2,853 | 3,902 | 5,262 | 2,700 | 3,200 | D |
| 01-413-310 | Professional Services - Legal | 39,954 | 42,718 | 36,000 | 45,000 | 40,000 | |
| 01-413-311 | Professional Services - Planning | 13,513 | 28,373 | - | - | - | |
| 01-413-313 | Professional Services - Engineering | 28,534 | 68,229 | 35,000 | 50,000 | 40,000 | |
| 01-413-317 | Codification Updates | 5,405 | 30,034 | 4,000 | 6,000 | 6,000 | |
| 01-413-319 | IT Hardware/Software/Licenses | 32,889 | 20,058 | 13,200 | 13,200 | - | |
| 01-413-351 | Vehicle Insurance | 816 | 893 | 857 | 900 | - | |
| 01-413-352 | Liability Insurance | 1,051 | 1,210 | 1,161 | 1,300 | - | |
| 01-413-354 | Workers' Compensation Insurance | 350 | 690 | 762 | 800 | - | |
| 01-413-450 | Contracted Services | 24,445 | 47,627 | 86,000 | 86,000 | 120,000 | |
| 01-413-751 | Vehicle Purchases | 69,316 | - | - | - | - | |
| 01-413-752 | State Permits (PA UCC Fees) | 1,188 | 1,611 | 2,000 | 1,800 | 1,500 | |
| | | **$ 560,827** | **$ 628,384** | **$ 552,125** | **$ 488,500** | **$ 485,900** | |
| ***EMERGENCY MGMT & COMMUNICATION*** | | | | | | | |
| 01-415-100 | Professional Services | $ 6,200 | $ 6,000 | $ 6,000 | $ 6,000 | $ 3,000 | |
| | | **$ 6,200** | **$ 6,000** | **$ 6,000** | **$ 6,000** | **$ 3,000** | |
| ***SOLID WASTE*** | | | | | | | |
| 01-427-100 | Professional Services | $ 4,767 | $ 7,267 | $ 5,000 | $ 7,500 | $ 7,500 | |
| 01-427-368 | Waste Disposal Events | - | - | - | - | 3,500 | |
| | | **$ 4,767** | **$ 7,267** | **$ 5,000** | **$ 7,500** | **$ 11,000** | |

## *GENERAL [01] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***PUBLIC WORKS*** | | | | | | | |
| 01-430-110 | Salaries & Wages | $ 535,451 | $ 520,172 | $ 609,915 | $ 525,000 | $ 639,200 | G |
| 01-430-131 | Overtime | 3,739 | 16,489 | 29,234 | 25,000 | 10,000 | |
| 01-430-161 | SS/Medicare | 42,065 | 42,377 | 48,277 | 42,100 | 49,700 | |
| 01-430-196 | Health Insurance | 166,427 | 115,649 | 136,778 | 142,700 | 176,000 | D |
| 01-430-198 | 457 Match | - | - | - | - | 8,000 | D |
| 01-430-199 | Ancillary Insurance | 7,086 | 7,379 | 7,463 | 7,700 | 11,700 | D |
| 01-430-241 | Uniforms | 7,315 | 12,274 | 9,400 | 9,400 | 10,100 | |
| 01-430-300 | General Expenses | 411 | - | - | - | - | |
| 01-430-319 | Trainings & Meetings | - | 5,600 | - | 10,000 | 7,700 | |
| 01-430-320 | Communications | 13,648 | 14,097 | 16,500 | 16,500 | 16,500 | |
| 01-430-321 | Radio Equipment Maint | - | - | 1,000 | - | 1,000 | |
| 01-430-351 | Vehicle Insurance | 18,111 | 20,844 | 20,002 | 20,100 | - | |
| 01-430-352 | Property & Liability Insurance | 3,818 | 4,394 | 4,217 | 4,300 | - | |
| 01-430-354 | Workers' Compensation Insurance | 33,493 | 27,424 | 30,281 | 27,900 | - | |
| 01-430-370 | Building Maintenance | 40,659 | 17,941 | 13,100 | 20,000 | 20,000 | |
| | | **$ 872,223** | **$ 804,641** | **$ 926,166** | **$ 850,700** | **$ 949,900** | |
| ***WINTER MAINTENANCE*** | | | | | | | |
| 01-432-220 | Contracted Services - Snow Removal | $ 9,250 | $ 8,250 | $ 10,000 | $ 17,600 | $ 10,000 | |
| | | **$ 9,250** | **$ 8,250** | **$ 10,000** | **$ 17,600** | **$ 10,000** | |
| ***TRAFFIC CONTROL*** | | | | | | | |
| 01-433-200 | Street Signs | $ 13,405 | $ 7,196 | $ 13,000 | $ 13,000 | $ 10,000 | |
| 01-433-210 | Line Painting | 19,579 | 18,147 | 29,000 | 29,000 | 24,000 | |
| 01-433-310 | Traffic Signal Maintenance | 18,838 | 37,677 | 32,010 | 30,000 | 32,000 | |
| 01-433-361 | Traffic Signal Electricity | 5,145 | 5,188 | 5,092 | 6,700 | 7,000 | |
| | | **$ 56,966** | **$ 68,208** | **$ 79,102** | **$ 78,700** | **$ 73,000** | |
| ***STREET LIGHTING*** | | | | | | | |
| 01-434-310 | Street Light Maintenance | $ 5,638 | $ 10,820 | $ 10,032 | $ 10,500 | $ 5,000 | |
| 01-434-361 | Street Light Electricity | - | - | - | - | 5,000 | |
| | | **$ 5,638** | **$ 10,820** | **$ 10,032** | **$ 10,500** | **$ 10,000** | |
| ***STORM SEWERS & DRAINS*** | | | | | | | |
| 01-436-300 | Repair Materials | $ 27,620 | $ 11,825 | $ 30,000 | $ 26,000 | $ 30,000 | |
| 01-436-367 | NPDES Compliance | 24,254 | 2,500 | 20,000 | 5,000 | 20,000 | |
| 01-436-400 | Dirt & Debris Removal | 5,097 | 4,577 | 9,000 | 9,000 | 5,000 | |
| | | **$ 56,970** | **$ 18,901** | **$ 59,000** | **$ 40,000** | **$ 55,000** | |

## *GENERAL [01] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***REPAIRS OF TOOLS & MACHINERY*** | | | | | | | |
| 01-437-300 | Vehicle Repairs | $ 72,198 | $ 49,956 | $ 51,500 | $ 51,500 | $ 51,500 | |
| 01-437-330 | Fuel & Oil Equipment | 33,859 | 33,279 | 33,000 | 70,000 | 60,000 | |
| 01-437-360 | Utilities | 31,640 | 42,333 | 41,200 | 38,000 | 45,100 | |
| | | **$ 137,697** | **$ 125,569** | **$ 125,700** | **$ 159,500** | **$ 156,600** | |
| ***ROAD & BRIDGE MAINTENANCE*** | | | | | | | |
| 01-438-260 | Minor Equipment | $ 3,294 | $ 577 | $ 5,000 | $ 1,000 | $ 5,000 | |
| 01-438-460 | Shop Supplies | 15,992 | 13,958 | 9,000 | 11,500 | 10,000 | |
| 01-438-710 | Major Equipment Purchases | 194,096 | - | - | - | - | |
| 01-438-800 | Equipment Rentals | 2,560 | - | 5,000 | 500 | 5,000 | |
| 01-438-820 | Patching/Core Supplies | 6,847 | 4,184 | 6,000 | 10,000 | 10,000 | |
| 01-438-830 | Roadway Curb Sidewalks | 23,233 | - | - | - | - | |
| | | **$ 246,023** | **$ 18,719** | **$ 25,000** | **$ 23,000** | **$ 30,000** | |
| ***HIGHWAY CONSTRUCTION*** | | | | | | | |
| 01-439-320 | Road Paving / Milling | $ 33,086 | $ - | $ 50,000 | $ 65,000 | $ - | |
| 01-439-330 | Contracted Services | 10,000 | 5,000 | 5,000 | 5,000 | 5,000 | |
| | | **$ 43,086** | **$ 5,000** | **$ 55,000** | **$ 70,000** | **$ 5,000** | |
| ***PARKS*** | | | | | | | |
| 01-454-312 | North Branch Park Expenses | $ 74,561 | $ - | $ - | $ - | $ - | |
| 01-455-370 | Tree Maintenance | 10,175 | 11,050 | - | - | - | |
| | | **$ 84,736** | **$ 11,050** | **$ -** | **$ -** | **$ -** | |
| ***WITHHOLDING ITEMS*** | | | | | | | |
| 01-471-600 | Tax Anticipation Note - Principal | $ 3,621 | $ - | $ - | $ - | $ - | |
| 01-472-600 | Tax Anticipation Note - Interest | (78) | - | - | - | - | |
| 01-481-319 | RE Property Taxes | 5,747 | 6,057 | 3,000 | 6,400 | 6,700 | |
| | | **$ 9,290** | **$ 6,057** | **$ 3,000** | **$ 6,400** | **$ 6,700** | |
| ***PENSION CONTRIBUTIONS*** | | | | | | | |
| 01-483-510 | Police Pension Payment | $ 64,284 | $ 104,173 | $ 117,470 | $ 243,600 | $ 218,500 | D |
| 01-483-511 | Non-Uniform Pension Payment | - | - | - | - | - | D |
| 01-483-600 | Excess Pension Transfer | - | 47,199 | - | - | - | |
| | | **$ 64,284** | **$ 151,372** | **$ 117,470** | **$ 243,600** | **$ 218,500** | |

## *GENERAL [01] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***INSURANCE*** | | | | | | | |
| 01-486-157 | Health & Vision Reimbursements | $ 59,885 | $ 71,391 | $ 55,000 | $ 65,000 | $ - | |
| 01-486-158 | Fitness Reimbursement | 2,643 | 4,052 | 2,000 | 3,000 | 3,000 | |
| 01-486-352 | Workers' Compensation Insurance | - | - | - | - | 91,000 | F |
| 01-486-354 | Property & Liability Insurance | - | - | - | - | 155,100 | F |
| | | **$ 62,528** | **$ 75,443** | **$ 57,000** | **$ 68,000** | **$ 249,100** | |
| ***HEALTH INSURANCE BENEFITS*** | | | | | | | |
| 01-487-162 | Accrued Time Payouts (Non-Uniform) | $ 34,949 | $ 73,508 | $ 50,000 | $ 50,000 | $ 50,000 | |
| 01-487-192 | Orthodontia Reimbursement | - | - | 6,000 | 9,000 | - | |
| 01-487-502 | 457 Match | 32,550 | 31,700 | 33,000 | 33,000 | - | |
| | | **$ 67,499** | **$ 105,208** | **$ 89,000** | **$ 92,000** | **$ 50,000** | |
| ***FIDUCIARY FUNDS*** | | | | | | | |
| 01-488-540 | Fireman's Relief Distribution | $ 109,881 | $ 116,452 | $ 108,370 | $ 114,300 | $ - | |
| | | **$ 109,881** | **$ 116,452** | **$ 108,370** | **$ 114,300** | **$ -** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ 7,136,126** | **$ 7,101,065** | **$ 7,429,998** | **$ 7,362,800** | **$ 7,418,200** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ (495,052)** | **$ 22,195** | **$ (459,830)** | **$ (353,300)** | **$ (65,100)** | |
| ***INTERFUND TRANSFERS*** | | | | | | | |
| 01-492-010 | Unallocated General Funds | $ (1,587) | $ - | $ - | $ - | $ - | |
| | | **$ (1,587)** | **$ -** | **$ -** | **$ -** | **$ -** | |
| **TOTAL EXPENDITURES AFTER TRANSFERS** | | **$ 7,134,539** | **$ 7,101,065** | **$ 7,429,998** | **$ 7,362,800** | **$ 7,418,200** | |
| **ENDING FUND BALANCE** | | **$ 482,144** | **$ 1,048,631** | **$ 588,801** | **$ 695,331** | **$ 630,231** | |

# Street Light Fund

## Fund Overview

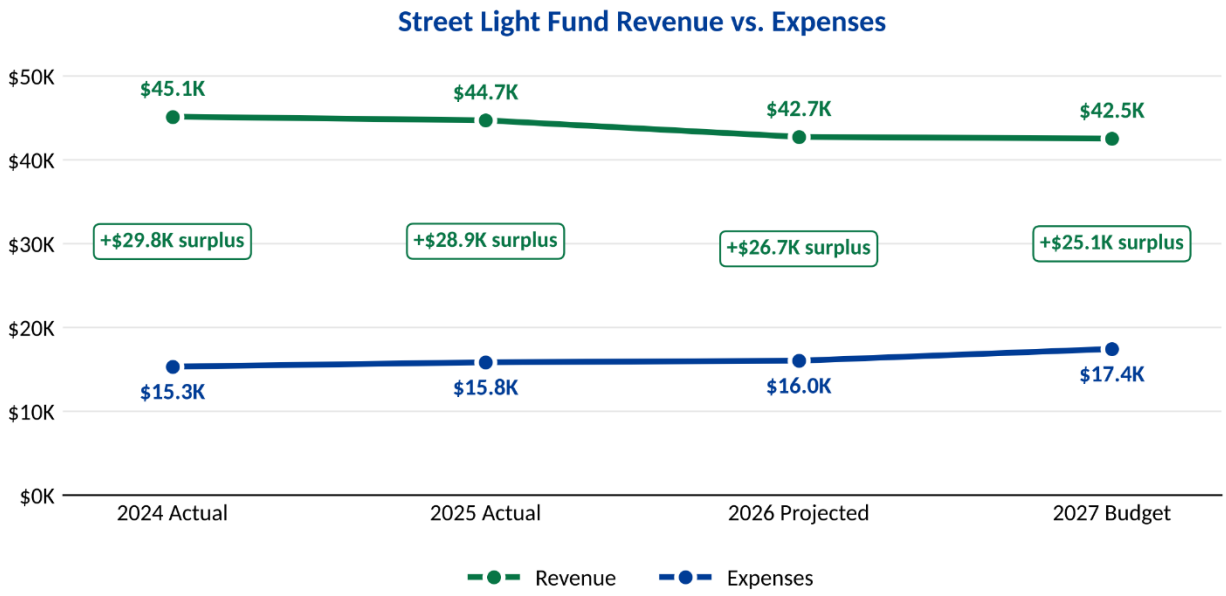
The Street Light Fund is a special revenue fund that supports the cost of operating and maintaining Township streetlights. Unlike most Township funds, it is not supported by a Real Estate Tax millage. Instead, it is funded mainly by street light assessments, with a small amount of interest income. The Township paid off its street light loan in 2024, so the fund now has no debt.

## Revenue and Expenses

The 2027 budget includes $42,500 in revenue: $37,500 from street light assessments and $5,000 from interest earnings. That is essentially flat with the 2026 budget, down $165 (0.4%).

Expenses total $17,400, up $2,709 (18.4%) from the 2026 budget. Most of the increase is in streetlight electricity, budgeted at $14,900 for 2027, about 10% above the 2026 projection. The remaining $2,500 pays the Tax Collector to bill and collect the assessments.

The fund has brought in more than it spends every year. It is projected to add $25,100 to its balance in 2027.




### *Operating Changes for 2027*

- Streetlight electricity: +$2,900
- Street light assessments: ($165)

## Fund Balance

The Street Light Fund has a healthy balance. It starts 2027 at $181,819 and is projected to end the year at $206,919, more than double its balance at the start of 2024. That is enough to cover about 12 years of current expenses.

### Street Light Fund Balance

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $96,434 | $126,254 | $155,119 | $181,819 |
| Revenues | $45,113 | $44,675 | $42,700 | $42,500 |
| Expenditures | ($15,294) | ($15,810) | ($16,000) | ($17,400) |
| Net Income / (Loss) | $29,819 | $28,865 | $26,700 | $25,100 |
| Audit Adjustments & Transfers | – | – | – | – |
| **Ending Fund Balance** | **$126,254** | **$155,119** | **$181,819** | **$206,919** |

## *STREET LIGHT [02] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 02-279-000 | Starting Fund Balance | **$ 96,434** | **$ 126,254** | **$ 155,119** | **$ 155,119** | **$ 181,819** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 02-341-000 | Interest Earnings | $ 7,448 | $ 6,775 | $ 5,000 | $ 6,000 | $ 5,000 | |
| | | **$ 7,448** | **$ 6,775** | **$ 5,000** | **$ 6,000** | **$ 5,000** | |
| ***SPECIAL ASSESSMENTS*** | | | | | | | |
| 02-383-000 | Street Light Assessments | $ 37,665 | $ 37,900 | $ 37,665 | $ 36,700 | $ 37,500 | |
| | | **$ 37,665** | **$ 37,900** | **$ 37,665** | **$ 36,700** | **$ 37,500** | |
| **TOTAL CURRENT REVENUES** | | **$ 45,113** | **$ 44,675** | **$ 42,665** | **$ 42,700** | **$ 42,500** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 141,548** | **$ 170,929** | **$ 197,784** | **$ 197,819** | **$ 224,319** | |

## *STREET LIGHT [02] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***TAX COLLECTION*** | | | | | | | |
| 02-403-110 | Salaries & Wages - Tax Collector | $ 2,500 | $ 2,500 | $ 2,500 | $ 2,500 | $ 2,500 | |
| 02-403-161 | SS/Medicare | - | - | 191 | - | - | |
| | | **$ 2,500** | **$ 2,500** | **$ 2,691** | **$ 2,500** | **$ 2,500** | |
| ***STREET LIGHTING*** | | | | | | | |
| 02-434-360 | Utilities | $ 12,119 | $ 13,310 | $ 12,000 | $ 13,500 | $ 14,900 | |
| | | **$ 12,119** | **$ 13,310** | **$ 12,000** | **$ 13,500** | **$ 14,900** | |
| ***DEBT SERVICE*** | | | | | | | |
| 02-471-100 | Street Light Loan - Principal | $ 690 | $ - | $ - | $ - | $ - | |
| 02-472-100 | Street Light Loan - Interest | (15) | - | - | - | - | |
| | | **$ 675** | **$ -** | **$ -** | **$ -** | **$ -** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ 15,294** | **$ 15,810** | **$ 14,691** | **$ 16,000** | **$ 17,400** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ 29,819** | **$ 28,865** | **$ 27,974** | **$ 26,700** | **$ 25,100** | |
| **ENDING FUND BALANCE** | | **$ 126,254** | **$ 155,119** | **$ 183,093** | **$ 181,819** | **$ 206,919** | |

# Fire Fund

## Fund Overview




*Chalfont Fire Company*

The Fire Fund is a special revenue fund that supports fire protection in the Township. It is funded mainly by a dedicated fire Real Estate Tax, which rises from 1.25 mills to 2.0 mills in 2027.

The fund changes shape in 2027. In past years it also carried EMS funding and a share of the Local Services Tax. EMS expenses are now incurred in the Ambulance & Rescue Fund, and the Local Services Tax now goes entirely to the General Fund. Fire-related costs that had been paid from the General Fund now run through this fund instead, so fire protection spending is in one place.

## Revenue and Expenses

The 2027 budget includes $484,000 in revenue, up $33,256 (7.4%) from the 2026 budget:

- Fire Real Estate Taxes: $371,000.
- Foreign Fire Insurance: $110,000, a state pass-through.
- Interest earnings: $3,000.

The increase in the fire tax more than offsets the EMS taxes and Local Services Tax that moved to other funds.

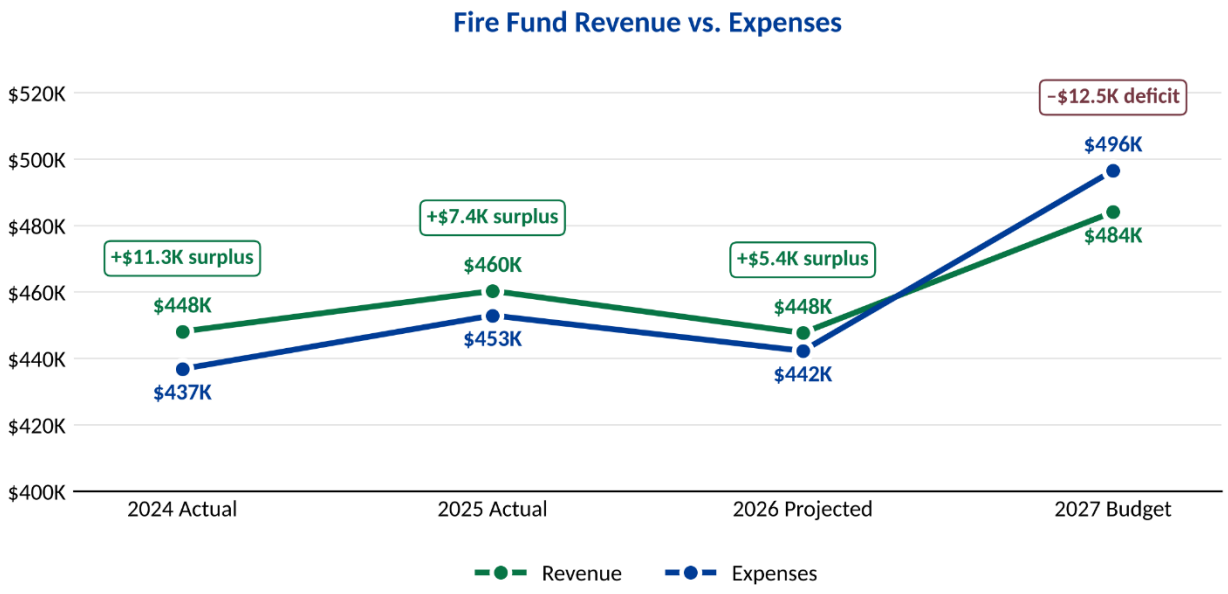
Expenses total $496,500, up $47,756 (10.6%) from the 2026 budget:

- Contributions to fire protection: $290,000, the largest expense. This replaces both the Real Estate Tax and Local Services Tax contributions from past years, so total contributions stay about level with 2026 ($291,076).
- Foreign Fire Insurance: $110,000, which passes through the fund to the Fireman's Relief Association.
- Remaining $96,500: hydrant rentals ($44,000), volunteer workers' compensation insurance ($20,000), recruitment and retention incentives ($15,000), legal services ($10,000) and fuel ($7,500).

The fund also transfers $14,727 to the new Ambulance & Rescue Fund. Including that transfer, total spending is $511,227.

### *Operating Changes for 2027*

- Fire Real Estate Taxes (millage up 0.75 mills, to 2.0): +$143,447
- Real Estate Tax contributions to fire protection: +$63,847
- Local Services Tax revenue (moved to General Fund): ($130,000)
- Local Services Tax contributions to fire protection: ($64,923)
- Foreign Fire Insurance revenue and Fireman's Relief distribution (moved from General Fund): +$110,000
- EMS taxes and contributions (moved to Ambulance & Rescue Fund): ($91,191) revenue / ($154,914) expense
- Transfer to Ambulance & Rescue Fund: +$14,727
- Hydrant rentals, volunteer workers' compensation, recruitment incentives and fuel (moved from General Fund): +$86,500
- Legal services: +$10,000
- Tax collection fees (removed): ($2,754)



## Fund Balance

The Fire Fund starts 2027 at $188,829 and is projected to end the year at $161,602. After several years of small surpluses, the fund is budgeted to run an operating deficit of $12,500 in 2027. Together with the $14,727 transfer to the Ambulance & Rescue Fund, that draws $27,227 from fund balance. The operating deficit is modest and can be sustained with the existing fund balance.

### Fire Fund Balance

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $135,387 | $146,671 | $183,429 | $188,829 |
| Revenues | $448,034 | $460,260 | $447,600 | $484,000 |
| Expenditures | ($436,750) | ($452,869) | ($442,200) | ($496,500) |
| Net Income / (Loss) | $11,284 | $7,391 | $5,400 | ($12,500) |
| Audit Adjustments & Transfers | – | $29,366 | – | ($14,727) |
| **Ending Fund Balance** | **$146,671** | **$183,429** | **$188,829** | **$161,602** |

## *FIRE [03] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 03-279-100 | Starting Fund Balance | $ 135,387 | $ 146,671 | $ 183,429 | $ 183,429 | $ 188,829 | |
| 03-279-100 | Prior Year Audit Adjustments | - | 29,366 | - | - | - | |
| | | **$ 135,387** | **$ 176,037** | **$ 183,429** | **$ 183,429** | **$ 188,829** | |
| ***REAL ESTATE PROPERTY TAXES*** | | | | | | | |
| 03-301-100 | RE Taxes - Current Year - Fire | $ 220,841 | $ 225,785 | $ 226,853 | $ 225,500 | $ 368,000 | A |
| 03-301-101 | RE Taxes - Current Year - EMS | 88,336 | 88,984 | 90,741 | 90,500 | - | |
| 03-301-200 | RE Taxes - Prior Years - Fire | 3,166 | 4,762 | 700 | 4,500 | 3,000 | |
| 03-301-201 | RE Taxes - Prior Years - EMS | 1,262 | 2,539 | 450 | 1,500 | - | |
| | | **$ 313,605** | **$ 322,069** | **$ 318,744** | **$ 322,000** | **$ 371,000** | |
| ***ACT 511 TAXES*** | | | | | | | |
| 03-310-220 | Local Services Taxes - Fire | $ 62,815 | $ 66,029 | $ 65,000 | $ 60,000 | $ - | B |
| 03-310-221 | Local Services Taxes - EMS | 62,815 | 65,032 | 65,000 | 60,000 | - | |
| | | **$ 125,629** | **$ 131,061** | **$ 130,000** | **$ 120,000** | **$ -** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 03-341-000 | Interest Earnings - Fire | $ 6,676 | $ 6,164 | $ 1,000 | $ 4,500 | $ 3,000 | |
| 03-341-001 | Interest Earnings - EMS | 2,123 | 967 | 1,000 | 1,100 | - | |
| | | **$ 8,799** | **$ 7,130** | **$ 2,000** | **$ 5,600** | **$ 3,000** | |
| ***STATE SHARED REVENUE*** | | | | | | | |
| 03-355-130 | Foreign Fire Insurance Premiums | $ - | $ - | $ - | $ - | $ 110,000 | |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 110,000** | |
| **TOTAL CURRENT REVENUES** | | **$ 448,034** | **$ 460,260** | **$ 450,744** | **$ 447,600** | **$ 484,000** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 583,421** | **$ 636,298** | **$ 634,173** | **$ 631,029** | **$ 672,829** | |

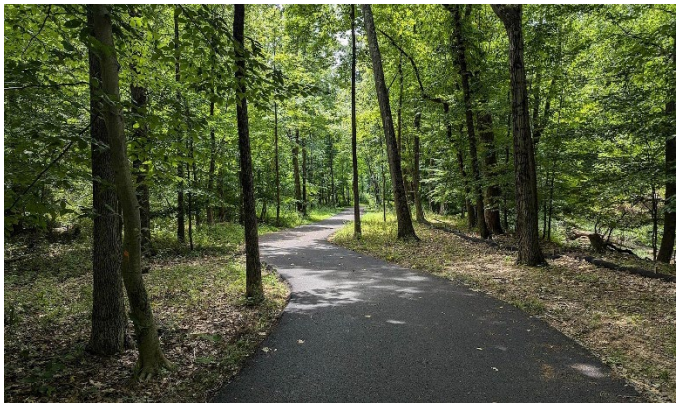
## *FIRE [03] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***TAX COLLECTION*** | | | | | | | |
| 03-403-370 | RE/LST Tax Collection Services - Fire | $ 1,099 | $ 1,288 | $ 1,477 | $ 100 | $ - | |
| 03-403-371 | RE/LST Tax Collection Services - EMS | 1,090 | 1,192 | 1,277 | 100 | - | |
| | | **$ 2,189** | **$ 2,480** | **$ 2,754** | **$ 200** | **$ -** | |
| ***FIRE*** | | | | | | | |
| 03-411-233 | Fuel - Fire | $ - | $ - | $ - | $ - | $ 7,500 | |
| 03-411-310 | Professional Services | - | - | - | - | 10,000 | |
| 03-411-354 | Volunteer Workers' Compensation Ins | - | - | - | - | 20,000 | |
| 03-411-385 | Fire Hydrant Rentals | - | - | - | - | 44,000 | |
| 03-411-500 | RE Contributions - Fire | 222,405 | 228,012 | 226,153 | 230,000 | 290,000 | |
| 03-411-501 | LST Contributions - Fire | 123,672 | 66,010 | 64,923 | 60,000 | - | |
| 03-411-510 | Recruitment / Retention Incentive | - | - | - | - | 15,000 | |
| | | **$ 346,077** | **$ 294,022** | **$ 291,076** | **$ 290,000** | **$ 386,500** | |
| ***EMS*** | | | | | | | |
| 03-412-500 | RE Contributions - EMS | $ 88,483 | $ 90,357 | $ 89,991 | $ 92,000 | $ - | |
| 03-412-501 | LST Contributions - EMS | - | 66,010 | 64,923 | 60,000 | - | |
| | | **$ 88,483** | **$ 156,367** | **$ 154,914** | **$ 152,000** | **$ -** | |
| ***FIDUCIARY FUNDS*** | | | | | | | |
| 03-488-504 | Fireman's Relief Distribution | $ - | $ - | $ - | $ - | $ 110,000 | |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 110,000** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ 436,750** | **$ 452,869** | **$ 448,744** | **$ 442,200** | **$ 496,500** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ 11,285** | **$ 7,392** | **$ 2,000** | **$ 5,400** | **$ (12,500)** | |
| ***INTERFUND TRANSFERS*** | | | | | | | |
| 03-492-050 | Transfers to Other Funds | $ - | $ - | $ - | $ - | $ 14,727 | |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 14,727** | |
| **TOTAL EXPENDITURES AFTER TRANSFERS** | | **$ 436,750** | **$ 452,869** | **$ 448,744** | **$ 442,200** | **$ 511,227** | |
| **ENDING FUND BALANCE** | | **$ 146,671** | **$ 183,429** | **$ 185,429** | **$ 188,829** | **$ 161,602** | |

# Open Space Fund

## Fund Overview

The Open Space Fund is a special revenue fund for preserving open space. It is funded by a voter-approved 0.125% share of the Earned Income Tax, in effect since 2001, plus interest on the fund balance. The money can only be used for open space purposes, such as buying land or conservation easements and the professional work that supports those purchases. It cannot be used for general operations.



*Neshaminy Greenway Trail, Photograph by James McGinnis*

## Revenue and Expenses

The 2027 budget includes $1,103,000 in revenue, up $53,745 (5.1%) from the 2026 budget:

- Earned Income Tax: $883,000. This is $97,000 (12.3%) above the 2026 projection, in line with the Township's overall EIT estimate for 2027.
- Interest earnings: $220,000, unchanged from 2026.

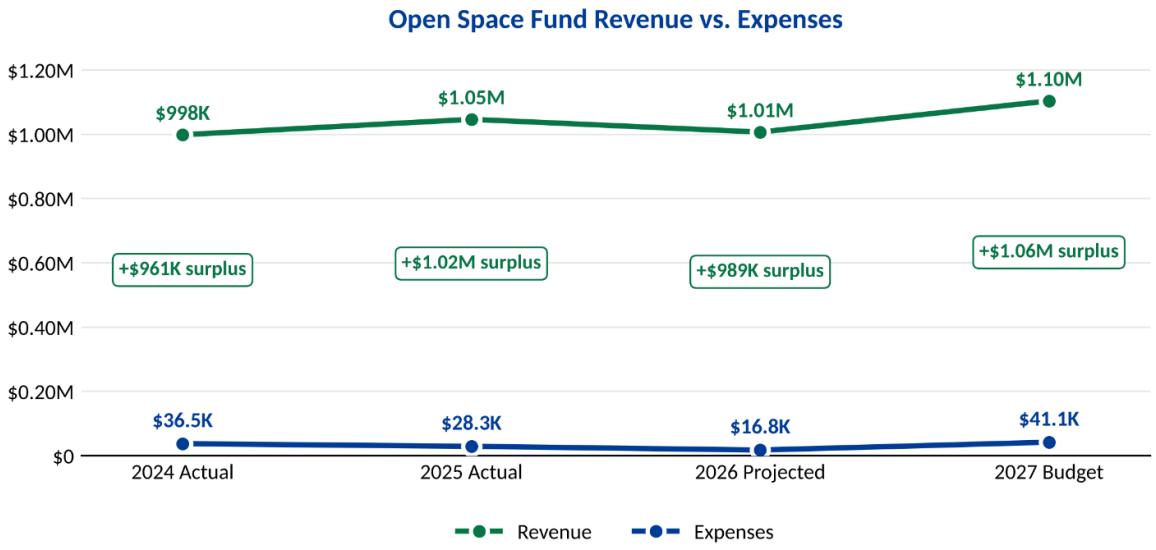
Expenses total $41,100, down $47,900 (53.8%) from the 2026 budget:

- Engineering services: $30,000.
- Property appraisals: $10,000.
- Utilities: $1,100.

The fund brings in far more than it spends each year and is projected to add $1,061,900 to its balance in 2027. Property purchases are not budgeted in advance, but they can be paid for from the existing fund balance when opportunities arise.

### *Operating Changes for 2027*

- Earned Income Tax: +$53,745
- Appraisals: +$5,000
- Utilities: ($39,900)
- EIT collection fees (removed): ($13,000)




## Fund Balance

The Open Space Fund starts 2027 at $7,189,579 and is projected to end the year at $8,251,479. That is more than double its $4,102,245 balance at the start of 2024. It is the Township's largest fund balance, about 56% of the combined balance of all funds, but it is restricted to open space purposes.

### Open Space Fund Balance

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $4,102,245 | $5,063,440 | $6,200,359 | $7,189,579 |
| Revenues | $997,654 | $1,045,702 | $1,006,000 | $1,103,000 |
| Expenditures | ($36,459) | ($28,343) | ($16,780) | ($41,100) |
| Net Income / (Loss) | $961,195 | $1,017,359 | $989,220 | $1,061,900 |
| Audit Adjustments & Transfers | – | $119,559 | – | – |
| **Ending Fund Balance** | **$5,063,440** | **$6,200,359** | **$7,189,579** | **$8,251,479** |

## *OPEN SPACE [04] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 04-279-100 | Starting Fund Balance | $ 4,102,245 | $ 5,063,440 | $ 6,200,359 | $ 6,200,359 | $ 7,189,579 | |
| 04-279-100 | Prior Year Audit Adjustments | - | 119,559 | - | - | - | |
| | | **$ 4,102,245** | **$ 5,182,999** | **$ 6,200,359** | **$ 6,200,359** | **$ 7,189,579** | |
| ***ACT 511 TAXES*** | | | | | | | |
| 04-310-210 | Earned Income Taxes | $ 786,920 | $ 802,614 | $ 829,255 | $ 786,000 | $ 883,000 | B |
| | | **$ 786,920** | **$ 802,614** | **$ 829,255** | **$ 786,000** | **$ 883,000** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 04-341-000 | Interest Earnings | $ 210,733 | $ 243,088 | $ 220,000 | $ 220,000 | $ 220,000 | |
| | | **$ 210,733** | **$ 243,088** | **$ 220,000** | **$ 220,000** | **$ 220,000** | |
| **TOTAL CURRENT REVENUES** | | **$ 997,654** | **$ 1,045,702** | **$ 1,049,255** | **$ 1,006,000** | **$ 1,103,000** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 5,099,899** | **$ 6,228,701** | **$ 7,249,614** | **$ 7,206,359** | **$ 8,292,579** | |

## *OPEN SPACE [04] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***TAX COLLECTION*** | | | | | | | |
| 04-403-370 | EIT Tax Collection Services | $ 9,653 | $ 10,274 | $ 13,000 | $ 1,000 | $ - | |
| | | **$ 9,653** | **$ 10,274** | **$ 13,000** | **$ 1,000** | **$ -** | |
| ***PLANNING & ZONING*** | | | | | | | |
| 04-414-150 | Planning Consultant Services | $ 16,109 | $ 16,948 | $ - | $ 1,780 | $ - | |
| 04-414-310 | Professional Services - Engineering | 4,881 | 495 | 30,000 | 10,000 | 30,000 | |
| 04-414-451 | Appraisals | - | - | 5,000 | 3,000 | 10,000 | |
| | | **$ 20,990** | **$ 17,443** | **$ 35,000** | **$ 14,780** | **$ 40,000** | |
| ***MAINTENANCE*** | | | | | | | |
| 04-470-200 | Utilities | $ 5,816 | $ 626 | $ 41,000 | $ 1,000 | $ 1,100 | |
| | | **$ 5,816** | **$ 626** | **$ 41,000** | **$ 1,000** | **$ 1,100** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ 36,459** | **$ 28,343** | **$ 89,000** | **$ 16,780** | **$ 41,100** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ 961,195** | **$ 1,017,359** | **$ 960,255** | **$ 989,220** | **$ 1,061,900** | |
| **ENDING FUND BALANCE** | | **$ 5,063,440** | **$ 6,200,359** | **$ 7,160,614** | **$ 7,189,579** | **$ 8,251,479** | |

# Ambulance & Rescue Fund

## Fund Overview



*Chal-Brit Regional Emergency Medical Services*

The Ambulance & Rescue Fund is a new special revenue fund in 2027 that supports emergency medical services (EMS) in the Township. In past years, EMS expenses were incurred primarily in the Fire Fund, which carried a 0.5-mill EMS tax and a share of the Local Services Tax. Additionally, EMS fuel was paid for out of the General Fund. Bringing these into one fund puts all EMS revenue and spending in one place. For the first time, residents and the Board can see the full cost of emergency medical services, and the dedicated tax that pays for it, in a single fund.

The fund is supported by a dedicated EMS Real Estate Tax, which rises from 0.5 mills to 1.25 mills in 2027. For the average home, assessed at $36,106, that is an increase of about $27 a year.

## Revenue and Expenses

The 2027 budget includes $232,000 in operating revenue: $231,000 from the EMS Real Estate Tax and $1,000 from interest earnings. The fund also receives a one-time transfer of $14,727 from the Fire Fund to start its balance.

Expenses total $225,000:

- EMS contributions: $200,000.
- Fuel for EMS vehicles: $15,000.
- Legal and engineering services related to EMS agreements: $10,000.

The fund is projected to bring in $7,000 more than it spends in 2027.

### *Operating Changes for 2027*

- EMS Real Estate Tax (millage up 0.75 mills, to 1.25; previously in Fire Fund): +$139,809
- EMS contributions: +$45,086 ($200,000, compared with $154,914 in combined Real Estate Tax and Local Services Tax contributions)
- Transfer from Fire Fund: +$14,727
- Legal and engineering services: +$10,000
- Fuel (moved from General Fund): no change at $15,000
- EMS capital contribution (previously in General Fund): ($15,000)

**Ambulance & Rescue Funding Comparison**

| | 2026 Budget (Fire & General Funds) | 2027 Budget (Fund 05) | Change |
|---|---|---|---|
| RE Tax Millage | 0.50 mills | 1.25 mills | +0.75 mills |
| **Revenue** | | | |
| Real Estate Tax | $91,191 | $231,000 | +$139,809 |
| Local Services Tax | $65,000 | – | ($65,000) |
| Interest Earnings | $1,000 | $1,000 | – |
| **Total Revenue** | **$157,191** | **$232,000** | **+$74,809** |
| **Expenses** | | | |
| EMS Contributions | $154,914 | $200,000 | +$45,086 |
| Fuel | $15,000 | $15,000 | – |
| Legal | – | $10,000 | +$10,000 |
| Workers' Compensation | $647 | – | ($647) |
| Tax Collection Fees | $1,277 | – | ($1,277) |
| **Total Expenses** | **$171,838** | **$225,000** | **+$53,162** |

## Fund Balance

As a new fund, the Ambulance & Rescue Fund starts 2027 with no balance. With the $14,727 transfer from the Fire Fund and a $7,000 operating surplus, it is projected to end the year at $21,727, or about one month of expenses. The balance should build over time.

## *AMBULANCE & RESCUE [05] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 05-279-100 | Starting Fund Balance | $ - | $ - | $ - | $ - | $ - | |
| ***REAL ESTATE PROPERTY TAXES*** | | | | | | | |
| 05-301-100 | RE Taxes - Current Year | $ - | $ - | $ - | $ - | $ 230,000 | A |
| 05-301-200 | RE Taxes - Prior Years | - | - | - | - | 1,000 | |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 231,000** | |
| ***ACT 511 TAXES*** | | | | | | | |
| 05-310-220 | Local Services Taxes | $ - | $ - | $ - | $ - | $ - | B |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 05-341-001 | Interest Earnings | $ - | $ - | $ - | $ - | $ 1,000 | |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 1,000** | |
| ***INTERFUND TRANSFERS*** | | | | | | | |
| 05-392-030 | Interfund Transfers | $ - | $ - | $ - | $ - | $ 14,727 | |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 14,727** | |
| **TOTAL CURRENT REVENUES** | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 246,727** | |
| **TOTAL AVAILABLE BALANCE** | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 246,727** | |

## *AMBULANCE & RESCUE [05] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***EMS*** | | | | | | | |
| 05-412-233 | Fuel - EMS | $ - | $ - | $ - | $ - | $ 15,000 | |
| 05-412-310 | Professional Services | - | - | - | - | 10,000 | |
| 05-412-500 | RE Contributions | - | - | - | - | 200,000 | |
| 05-412-501 | LST Contributions | - | - | - | - | - | |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 225,000** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 225,000** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 21,727** | |
| **ENDING FUND BALANCE** | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 21,727** | |

# Parks & Recreation Fund

## Fund Overview



*Veterans Park*

The Parks & Recreation Fund is a special revenue fund that supports the Township's parks, trails and shade trees. It pays for park and trail maintenance, the staff who care for the parks and run programs, community events and recreation programs, and improvements to Township recreation facilities. It is funded mainly by a dedicated parks and recreation Real Estate Tax of 2.25 mills, which has not changed since 2023.

The fund supports all of the Township's parks: Highlands Park, North Branch Park, West Branch Park and Veterans Park, along with the Township's walking trails, including the planned Pine Run Trail.

## Revenue and Expenses

The 2027 budget includes $502,200 in revenue, down $223,834 (30.8%) from the 2026 budget. Most of that drop is a $250,000 state grant that was budgeted in 2026 but will not be received. Without it, revenue is up $26,166.

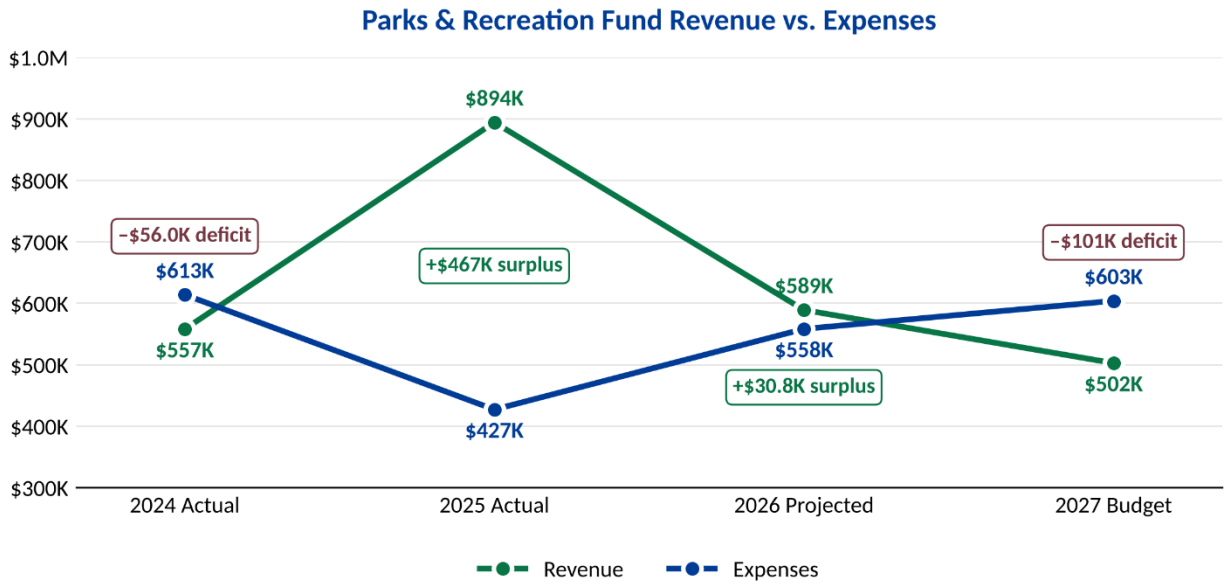
- Real Estate Taxes: $419,000.
- Recreation programs and events: $43,200, including new revenue lines for Veterans and EAC events.
- Interest earnings: $40,000.

Expenses total $603,400, up $195,683 (48.0%) from the 2026 budget. The main drivers:

- Capital improvements: $133,000 for park projects, which are new this year:
  - Highlands Park walking trail reconstruction ($45,000)
  - Highlands Park basketball half courts ($35,000)
  - Pine Run Trail and bridge planning ($25,000)
  - Trail sealing ($15,000)
  - Veterans Park landscaping ($13,000)
- Personnel: $338,000. The 2026 budget understated parks wages, which are projected at $282,000 for 2026.
- Programs, events and park upkeep: the rest, including program supplies, utilities, tree maintenance and engineering.

In 2026, the fund also transferred $616,800 to the Capital Improvements & Equipment Fund for park projects. No transfer is planned for 2027, as capital improvements will be paid directly out of this fund.

The fund is budgeted to run an operating deficit of $101,200 in 2027, mostly because of the one-time capital improvements. That difference is covered from fund balance.



### *Operating Changes for 2027*

- Capital improvements (park projects): +$133,000
- Personnel (wages, overtime, benefits): +$80,688
- Recreation program and event revenue: +$43,200
- Programs, events and Veterans/EAC expenses: +$13,650
- Real Estate Taxes: +$9,966
- Utilities and general supplies: +$4,376
- State grant (budgeted in 2026, not received): ($250,000)
- Individual park maintenance budgets: ($28,000)
- Building rentals and cell tower revenue (moved to General Fund): ($20,000)
- Neshaminy Greenway trail (removed): ($7,100)
- Contributions and donations: ($7,000)
- Property and liability insurance (moved to General Fund): ($931)

## Fund Balance

The Parks & Recreation Fund starts 2027 at $1,041,744 and is projected to end the year at $940,544, after using $101,200 for park improvements. The balance is down from $1,627,744 at the end of 2025, mainly because of the $616,800 transfer for capital projects in 2026. It remains enough to cover about a year and a half of expenses.

**Parks & Recreation Fund Balance**

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $1,322,888 | $1,266,839 | $1,627,744 | $1,041,744 |
| Revenues | $557,435 | $893,739 | $588,600 | $502,200 |
| Expenditures | ($613,485) | ($426,625) | ($557,800) | ($603,400) |
| Net Income / (Loss) | ($56,050) | $467,114 | $30,800 | ($101,200) |
| Audit Adjustments & Transfers | – | ($106,208) | ($616,800) | – |
| **Ending Fund Balance** | **$1,266,839** | **$1,627,744** | **$1,041,744** | **$940,544** |

## *PARKS & RECREATION [07] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 07-279-100 | Starting Fund Balance | $ 1,322,888 | $ 1,266,839 | $ 1,627,744 | $ 1,627,744 | $ 1,041,744 | |
| 07-279-100 | Prior Year Audit Adjustments | - | (4,563) | - | - | - | |
| | | **$ 1,322,888** | **$ 1,262,276** | **$ 1,627,744** | **$ 1,627,744** | **$ 1,041,744** | |
| ***REAL ESTATE PROPERTY TAXES*** | | | | | | | |
| 07-301-100 | RE Taxes - Current Year | $ 397,513 | $ 404,755 | $ 408,334 | $ 410,000 | $ 414,000 | A |
| 07-301-200 | RE Taxes - Prior Years | 5,669 | 9,129 | 700 | 7,500 | 5,000 | |
| | | **$ 403,183** | **$ 413,884** | **$ 409,034** | **$ 417,500** | **$ 419,000** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 07-341-000 | Interest Earnings | $ 44,089 | $ 59,497 | $ 40,000 | $ 50,000 | $ 40,000 | |
| | | **$ 44,089** | **$ 59,497** | **$ 40,000** | **$ 50,000** | **$ 40,000** | |
| ***RENTS & ROYALTIES*** | | | | | | | |
| 07-342-200 | Building Rentals & WB Cell Tower | $ 18,349 | $ 18,577 | $ 20,000 | $ 28,000 | $ - | |
| | | **$ 18,349** | **$ 18,577** | **$ 20,000** | **$ 28,000** | **$ -** | |
| ***STATE CAPITAL & OPERATING GRANTS*** | | | | | | | |
| 07-354-000 | DCNR WB Park Grant | $ - | $ 225,000 | $ - | $ - | $ - | |
| 07-354-011 | DCED GTRP Grant | - | - | 250,000 | - | - | |
| | | **$ -** | **$ 225,000** | **$ 250,000** | **$ -** | **$ -** | |
| ***RECREATION*** | | | | | | | |
| 07-367-001 | Event Revenue | $ 22,901 | $ 24,216 | $ - | $ 37,000 | $ 20,900 | |
| 07-367-003 | User / Field Use Fees | 10,638 | 8,450 | - | 10,000 | 9,000 | |
| 07-367-004 | Veterans Event Revenue | - | - | - | - | 11,000 | |
| 07-367-005 | EAC Event Revenue | - | - | - | - | 2,300 | |
| | | **$ 33,539** | **$ 32,666** | **$ -** | **$ 47,000** | **$ 43,200** | |
| ***CONTRIBUTIONS AND DONATIONS*** | | | | | | | |
| 07-387-017 | Contributions & Donations | $ 58,384 | $ 144,115 | $ 7,000 | $ 46,100 | $ - | |
| | | **$ 58,384** | **$ 144,115** | **$ 7,000** | **$ 46,100** | **$ -** | |
| ***REFUNDS OF PRIOR YEAR EXPENDITURES*** | | | | | | | |
| 07-399-000 | Cancelled Prior Year Expenditures | $ (108) | $ - | $ - | $ - | $ - | |
| | | **$ (108)** | **$ -** | **$ -** | **$ -** | **$ -** | |
| **TOTAL CURRENT REVENUES** | | **$ 557,435** | **$ 893,739** | **$ 726,034** | **$ 588,600** | **$ 502,200** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 1,880,323** | **$ 2,156,014** | **$ 2,353,778** | **$ 2,216,344** | **$ 1,543,944** | |

## *PARKS & RECREATION [07] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***PARKS*** | | | | | | | |
| 07-454-110 | Salaries & Wages | $ 226,366 | $ 253,711 | $ 152,966 | $ 282,000 | $ 243,000 | G |
| 07-454-180 | Overtime | - | - | - | - | 10,000 | G |
| 07-454-190 | SS/Medicare | 17,808 | 19,995 | 17,878 | 21,600 | 20,000 | |
| 07-454-196 | Health Insurance | 58,899 | 83,703 | 82,778 | 85,000 | 58,100 | D |
| 07-454-198 | 457 Match | - | - | - | - | 3,000 | D |
| 07-454-199 | Ancillary Insurance | - | - | 3,690 | 3,700 | 3,900 | D |
| 07-454-226 | Facilities Maintenance | 31,328 | 464 | - | 2,000 | - | |
| 07-454-300 | Program / Activity Supplies | 16,091 | 19,964 | 28,000 | 35,000 | 34,200 | |
| 07-454-301 | EAC Expenses | - | - | - | 3,000 | 3,200 | |
| 07-454-310 | Parks - Engineering Services | - | 2,427 | 15,000 | 50,000 | 15,000 | |
| 07-454-311 | Park - West Branch | - | 3,000 | 15,250 | 3,000 | 9,900 | |
| 07-454-312 | Park - North Branch | 66,499 | 11,368 | 19,750 | 25,000 | 21,900 | |
| 07-454-317 | Park - Veterans | - | 1,000 | 15,250 | 15,000 | 2,100 | |
| 07-454-318 | Veterans Expenses | 237 | 287 | 1,250 | 500 | 5,500 | |
| 07-454-319 | General Expenses / Supplies | 8,677 | 3,153 | 2,500 | 5,000 | 5,000 | |
| 07-454-320 | Trail - Neshaminy Greenway | 153,945 | 2,468 | 7,100 | - | - | |
| 07-454-352 | Property & Liability Insurance | 843 | 970 | 931 | 1,000 | - | |
| 07-454-360 | Utilities | 12,315 | 13,848 | 15,124 | 16,000 | 17,000 | |
| 07-454-401 | Park - Highland | - | 4,394 | 15,250 | 3,000 | 3,600 | |
| 07-454-710 | Capital Purchases | 13,727 | - | - | - | 133,000 | C |
| | | **$ 606,735** | **$ 420,750** | **$ 392,717** | **$ 550,800** | **$ 588,400** | |
| ***SHADE TREES*** | | | | | | | |
| 07-455-301 | Tree Maintenance | $ 6,750 | $ 5,875 | $ 15,000 | $ 7,000 | $ 15,000 | |
| | | **$ 6,750** | **$ 5,875** | **$ 15,000** | **$ 7,000** | **$ 15,000** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ 613,485** | **$ 426,625** | **$ 407,717** | **$ 557,800** | **$ 603,400** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ (56,049)** | **$ 467,114** | **$ 318,317** | **$ 30,800** | **$ (101,200)** | |
| ***INTERFUND TRANSFERS*** | | | | | | | |
| 07-492-010 | Transfers to Other Funds | $ - | $ 101,645 | $ 656,800 | $ 616,800 | $ - | |
| | | **$ -** | **$ 101,645** | **$ 656,800** | **$ 616,800** | **$ -** | |
| **TOTAL EXPENDITURES AFTER TRANSFERS** | | **$ 613,485** | **$ 528,270** | **$ 1,064,517** | **$ 1,174,600** | **$ 603,400** | |
| **ENDING FUND BALANCE** | | **$ 1,266,839** | **$ 1,627,744** | **$ 1,289,261** | **$ 1,041,744** | **$ 940,544** | |

# General Reserve Fund

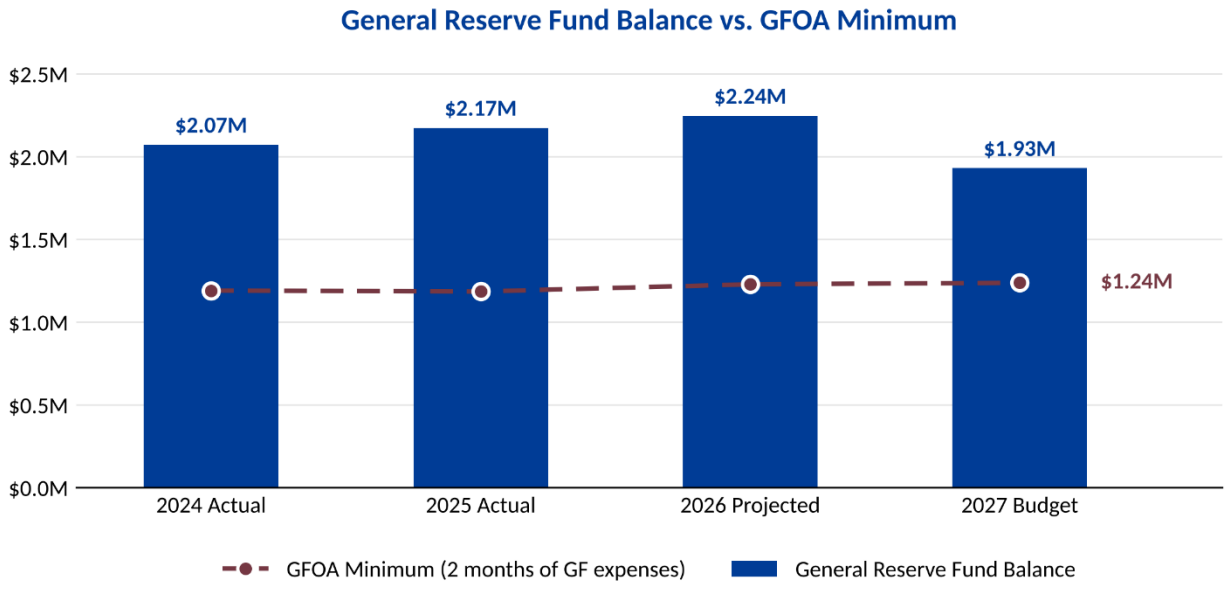
## Fund Overview

The General Reserve Fund is the Township's savings account. It holds money set aside for emergencies, revenue shortfalls and unexpected costs, so the General Fund can keep a smaller working balance for day-to-day cash flow. It is not supported by a tax. Its balance comes from past surpluses and grows through interest earnings. The Township uses this fund to meet the Government Finance Officers Association (GFOA) recommendation of keeping at least two months of General Fund expenses in reserve.

## Revenue and Expenses

The 2027 budget includes $50,000 in interest earnings, up $49,000 from the 2026 budget. This fund is used to manage cash flows at the beginning of the year while the Township waits to receive the bulk of its revenue from Real Estate Taxes in April. As a result, interest does not always meet projections.

The fund has no operating expenses. In 2027, a transfer of $365,000 will be made to the Capital Improvements & Equipment Fund to pay for design of the police department facility project. It is the first draw on the reserve in recent years.




### *Operating Changes for 2027*

- Interest earnings: +$49,000
- Transfer to Capital Improvements & Equipment Fund (police facility upgrades): +$365,000

## Fund Balance

The General Reserve Fund starts 2027 at $2,243,154 and is projected to end the year at $1,928,154 after the capital transfer. That is about 3.1 months of General Fund expenses, or roughly $692,000 above the GFOA minimum of $1,236,400. Before the transfer, the fund had grown each year through interest alone, from $1,970,056 at the start of 2024.

### General Reserve Fund Balance

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $1,970,056 | $2,069,293 | $2,171,154 | $2,243,154 |
| Revenues | $99,237 | $101,862 | $72,000 | $50,000 |
| Expenditures | – | – | – | – |
| Net Income / (Loss) | $99,237 | $101,862 | $72,000 | $50,000 |
| Audit Adjustments & Transfers | – | – | – | ($365,000) |
| **Ending Fund Balance** | **$2,069,293** | **$2,171,154** | **$2,243,154** | **$1,928,154** |

## *GENERAL RESERVE [15] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 15-279-100 | Starting Fund Balance | **$ 1,970,056** | **$ 2,069,293** | **$ 2,171,154** | **$ 2,171,154** | **$ 2,243,154** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 15-341-000 | Interest Earnings | $ 99,237 | $ 101,862 | $ 1,000 | $ 72,000 | $ 50,000 | |
| | | **$ 99,237** | **$ 101,862** | **$ 1,000** | **$ 72,000** | **$ 50,000** | |
| **TOTAL CURRENT REVENUES** | | **$ 99,237** | **$ 101,862** | **$ 1,000** | **$ 72,000** | **$ 50,000** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 2,069,293** | **$ 2,171,154** | **$ 2,172,154** | **$ 2,243,154** | **$ 2,293,154** | |

## *GENERAL RESERVE [15] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***INTERFUND TRANSFERS*** | | | | | | | |
| 15-492-180 | Transfers to Other Funds | $ - | $ - | $ - | $ - | $ 365,000 | |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 365,000** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 365,000** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ 99,237** | **$ 101,862** | **$ 1,000** | **$ 72,000** | **$ (315,000)** | |
| **ENDING FUND BALANCE** | | **$ 2,069,293** | **$ 2,171,154** | **$ 2,172,154** | **$ 2,243,154** | **$ 1,928,154** | |

# Capital Improvements & Equipment Fund

## Fund Overview

The Capital Improvements & Equipment Fund pays for major purchases and projects that last for many years, such as vehicles, building improvements, technology, equipment and road paving. It is funded mainly by a dedicated capital Real Estate Tax of 2.0 mills, unchanged from 2026. Interest earnings, the sale of surplus equipment and transfers from other funds for specific projects make up the rest.




*Police Department Patrol Vehicles*

## Revenue and Expenses

The 2027 budget includes $416,000 in operating revenue, up $20,336 (5.1%) from the 2026 budget:

- Capital Real Estate Taxes: $372,000.
- Interest earnings: $40,000.
- Sale of a decommissioned police vehicle: $4,000.

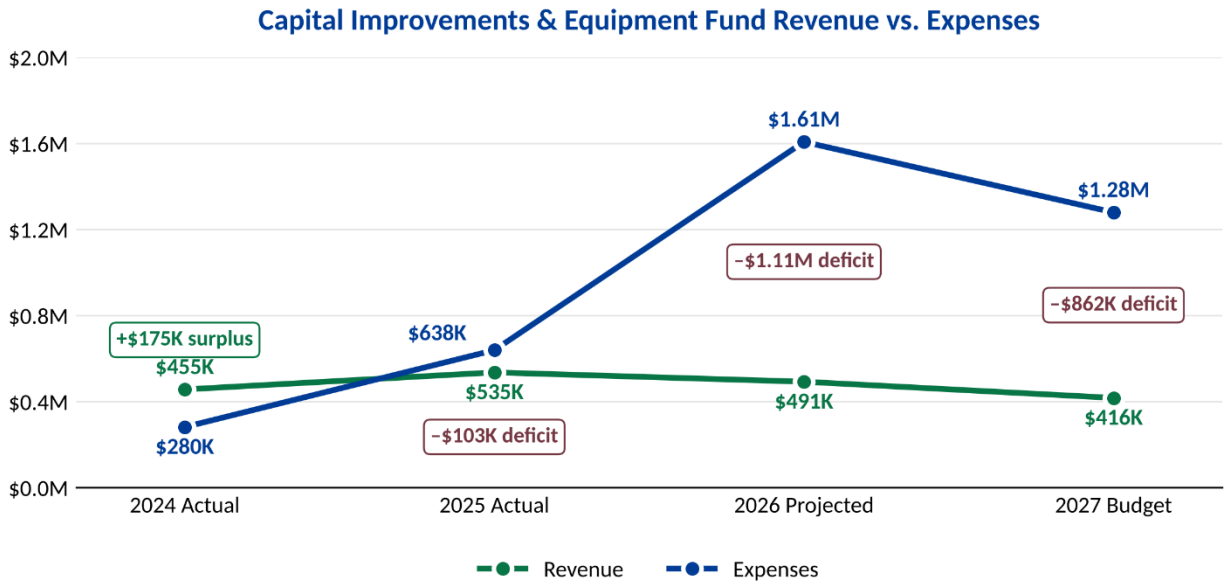
The fund also receives a $365,000 transfer from the General Reserve Fund for design work on a new police building.

Expenses total $1,278,000, down $509,800 (28.5%) from the 2026 budget. Park projects now come out of the Parks & Recreation Fund, and no road equipment purchases are planned. The 2027 projects are:

- Police ($580,000): design work for a new police building ($365,000), two patrol vehicles with equipment ($175,000), Tasers ($30,000) and school zone safety improvements ($10,000).
- Road program ($300,000): this fund's share of an $850,000 paving program. The other $550,000 comes from the State Liquid Fuels Fund.
- Municipal building ($150,000): interior safety upgrades. The Township is pursuing a grant that would offset $130,000 of this cost.
- Administration and technology ($101,000): digitizing Township records ($60,000), boardroom technology upgrades ($30,000) and software enhancements ($11,000).

- Public Works ($97,000): salt storage building design ($30,000), two salt boxes ($30,000), garage HVAC updates ($27,000) and a mechanic's diagnostic tool ($10,000).
- Stormwater ($50,000): MS4 compliance projects.

The fund's capital spending is budgeted to exceed its operating revenue by $862,000 in 2027. The General Reserve transfer covers $365,000 of that, and the remaining $497,000 comes from fund balance.




## *Operating Changes for 2027*

- Police projects (new police building design, vehicles, Tasers, school zones): +$310,000
- Public Works equipment and facility improvements: +$97,000
- Municipal building improvements: +$60,000
- Interest earnings: +$38,000
- Information technology (records digitization, boardroom technology, software): +$30,000
- Capital Real Estate Taxes: +$8,336
- Park projects (now in the Parks & Recreation Fund): ($656,800)
- Transfers in: ($529,800)
- Road equipment purchases: ($300,000)
- MS4 stormwater projects: ($50,000)
- Sale of assets: ($26,000)

## Fund Balance

The Capital Improvements & Equipment Fund starts 2027 at $1,570,089 and is projected to end the year at $1,073,089. Of that, $622,095 is restricted for stormwater management and cannot be used for other projects. The restricted balance starts the year at $652,095, earns half of the fund's interest and pays for the $50,000 in MS-4 projects. The unrestricted balance available for future capital needs is $450,994. The total balance has come down from $1,789,889 at the end of 2025 as the Township moves ahead with planned projects.

With about $451,000 unrestricted against a $1.28 million capital program, future projects will depend more on transfers from other funds, grants or new revenue. The Township's Five-Year Capital Improvement Plan will guide how those needs are funded.

### Capital Improvements & Equipment Fund Balance

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $1,427,403 | $1,602,228 | $1,789,889 | $1,570,089 |
| Revenues | $455,284 | $534,502 | $491,200 | $416,000 |
| Expenditures | ($280,459) | ($637,783) | ($1,605,800) | ($1,278,000) |
| Net Income / (Loss) | $174,825 | ($103,281) | ($1,114,600) | ($862,000) |
| Audit Adjustments & Transfers | – | $290,942 | $894,800 | $365,000 |
| **Ending Fund Balance** | **$1,602,228** | **$1,789,889** | **$1,570,089** | **$1,073,089** |

## *CAPITAL IMPROVEMENTS & EQUIPMENT [18] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 18-279-100 | Starting Fund Balance | $ 1,427,403 | $ 1,602,228 | $ 1,789,889 | $ 1,789,889 | $ 917,994 | |
| 18-279-100 | Restricted Funds (Stormwater Mgmt) | - | - | - | - | 652,095 | |
| 18-279-100 | Prior Year Audit Adjustments | - | 71,437 | - | - | - | |
| | | **$ 1,427,403** | **$ 1,673,665** | **$ 1,789,889** | **$ 1,789,889** | **$ 1,570,089** | |
| ***REAL ESTATE PROPERTY TAXES*** | | | | | | | |
| 18-301-100 | RE Taxes - Current Year | $ 176,673 | $ 362,014 | $ 362,964 | $ 360,000 | $ 368,000 | A |
| 18-301-200 | RE Taxes - Prior Years | 2,499 | 5,972 | 700 | 6,500 | 4,000 | |
| | | **$ 179,171** | **$ 367,986** | **$ 363,664** | **$ 366,500** | **$ 372,000** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 18-341-000 | Interest Earnings | $ 66,238 | $ 75,325 | $ 2,000 | $ 65,000 | $ 40,000 | |
| | | **$ 66,238** | **$ 75,325** | **$ 2,000** | **$ 65,000** | **$ 40,000** | |
| ***STORMWATER*** | | | | | | | |
| 18-362-461 | Stormwater Maintenance Fees | $ 31,976 | $ 44,826 | $ - | $ 18,700 | $ - | |
| | | **$ 31,976** | **$ 44,826** | **$ -** | **$ 18,700** | **$ -** | |
| ***CONTRIBUTIONS AND DONATIONS*** | | | | | | | |
| 18-387-000 | Developer Contributions | $ 165,316 | $ 27,740 | $ - | $ 19,900 | $ - | |
| | | **$ 165,316** | **$ 27,740** | **$ -** | **$ 19,900** | **$ -** | |
| ***PROCEEDS FROM SALE OF ASSETS*** | | | | | | | |
| 18-391-100 | Sale of Assets | $ 12,583 | $ 18,625 | $ 30,000 | $ 21,100 | $ 4,000 | |
| | | **$ 12,583** | **$ 18,625** | **$ 30,000** | **$ 21,100** | **$ 4,000** | |
| ***INTERFUND TRANSFERS*** | | | | | | | |
| 18-392-010 | Interfund Transfers | $ - | $ 219,505 | $ 894,800 | $ 894,800 | $ 365,000 | |
| | | **$ -** | **$ 219,505** | **$ 894,800** | **$ 894,800** | **$ 365,000** | |
| **TOTAL CURRENT REVENUES** | | **$ 455,284** | **$ 754,007** | **$ 1,290,464** | **$ 1,386,000** | **$ 781,000** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 1,882,687** | **$ 2,427,672** | **$ 3,080,353** | **$ 3,175,889** | **$ 2,351,089** | |

## *CAPITAL IMPROVEMENTS & EQUIPMENT [18] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***GOVERNING BODY*** | | | | | | | |
| 18-400-740 | Equipment | $ - | $ 19,424 | $ - | $ - | $ - | |
| | | **$ -** | **$ 19,424** | **$ -** | **$ -** | **$ -** | |
| ***INFORMATION TECHNOLOGY*** | | | | | | | |
| 18-407-740 | Equipment | $ - | $ 8,167 | $ 71,000 | $ 80,000 | $ 101,000 | C |
| | | **$ -** | **$ 8,167** | **$ 71,000** | **$ 80,000** | **$ 101,000** | |
| ***BUILDINGS & GROUNDS*** | | | | | | | |
| 18-409-370 | Building Repairs | $ 71,437 | $ 137,575 | $ 90,000 | $ 55,000 | $ 150,000 | C |
| | | **$ 71,437** | **$ 137,575** | **$ 90,000** | **$ 55,000** | **$ 150,000** | |
| ***POLICE SERVICES*** | | | | | | | |
| 18-410-720 | Improvements | $ - | $ - | $ - | $ - | $ 10,000 | C |
| 18-410-730 | Buildings | - | - | - | - | 365,000 | C |
| 18-410-750 | Minor Equipment | - | 47,031 | 15,000 | 15,000 | 30,000 | C |
| 18-410-751 | Vehicles | - | 179,388 | 255,000 | 284,000 | 175,000 | C |
| | | **$ -** | **$ 226,419** | **$ 270,000** | **$ 299,000** | **$ 580,000** | |
| ***UCC & CODE ENFORCEMENT*** | | | | | | | |
| 18-413-751 | Vehicles | $ 7,607 | $ - | $ - | $ - | $ - | |
| | | **$ 7,607** | **$ -** | **$ -** | **$ -** | **$ -** | |
| ***PUBLIC WORKS*** | | | | | | | |
| 18-430-730 | Buildings | $ - | $ - | $ - | $ - | $ 57,000 | C |
| 18-430-740 | Equipment | - | - | - | - | 40,000 | C |
| | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 97,000** | |
| ***STORM SEWERS & DRAINS*** | | | | | | | |
| 18-436-367 | MS4 Stormwater Projects | $ 548 | $ 68,277 | $ 100,000 | $ 70,000 | $ 50,000 | C |
| | | **$ 548** | **$ 68,277** | **$ 100,000** | **$ 70,000** | **$ 50,000** | |
| ***ROAD & BRIDGE MAINTENANCE*** | | | | | | | |
| 18-438-740 | Equipment | $ - | $ 128,645 | $ 300,000 | $ 300,000 | $ - | |
| | | **$ -** | **$ 128,645** | **$ 300,000** | **$ 300,000** | **$ -** | |
| ***HIGHWAY CONSTRUCTION*** | | | | | | | |
| 18-439-320 | Road Paving / Milling | $ - | $ - | $ 300,000 | $ 150,000 | $ 300,000 | C |
| | | **$ -** | **$ -** | **$ 300,000** | **$ 150,000** | **$ 300,000** | |

## *CAPITAL IMPROVEMENTS & EQUIPMENT [18] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***PARKS*** | | | | | | | |
| 18-454-720 | Improvements | $ - | $ - | $ 563,800 | $ 563,800 | $ - | |
| 18-454-740 | Equipment | 200,867 | 49,277 | 93,000 | 88,000 | - | |
| | | **$ 200,867** | **$ 49,277** | **$ 656,800** | **$ 651,800** | **$ -** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ 280,459** | **$ 637,783** | **$ 1,787,800** | **$ 1,605,800** | **$ 1,278,000** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ 174,825** | **$ 116,224** | **$ (497,336)** | **$ (219,800)** | **$ (497,000)** | |
| **ENDING FUND BALANCE** | | **$ 1,602,228** | **$ 1,789,889** | **$ 1,292,553** | **$ 1,570,089** | **$ 1,073,089** | |

# Debt Service Fund

## Fund Overview

The Debt Service Fund pays the principal and interest on the Township's long-term borrowing. It is funded mainly by a dedicated debt service Real Estate Tax, which rises from 1.25 mills to 3.25 mills in 2027. For the average home, assessed at $36,106, that is an increase of about $72 a year.



*New Police Building Rendering*

The Township has one outstanding loan, the 2020 General Obligation Note, originally borrowed for $4,178,000. A 2005 note was paid off in 2025. The 2027 millage increase prepares the fund for future borrowing that will be needed to build a new police building.

## Debt Schedule

The 2020 note is paid in roughly equal annual installments of about $365,000 and is scheduled to be fully repaid in 2032. After the 2027 payment, $1,774,000 in principal will remain. See Schedule E for the full payment schedule.

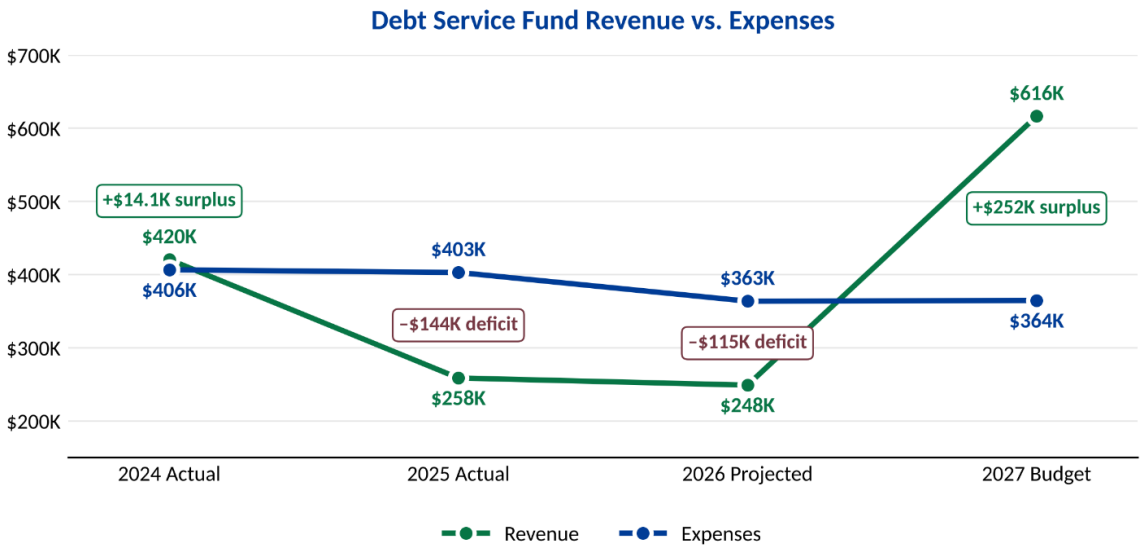
## Revenue and Expenses

The 2027 budget includes $616,000 in revenue, up $387,447 from the 2026 budget:

- Debt service Real Estate Taxes: $601,000.
- Interest earnings: $15,000.

Expenses total $364,106, essentially flat with 2026 (down $3,319). This is the scheduled 2027 payment on the 2020 note: $340,000 in principal and $24,106 in interest.

The millage was lowered from 2.25 to 1.25 mills in 2025. Since then, the fund has spent more than it collected and drawn down its balance to make up the difference. The 2027 increase closes that gap and begins setting money aside for the police building borrowing. The fund is projected to add $251,894 to its balance.




## *Operating Changes for 2027*

- Debt service Real Estate Taxes (millage up 2.0 mills, to 3.25): +$373,447
- Interest earnings: +$14,000
- Principal payment on 2020 note: +$5,000
- Interest payment on 2020 note: ($8,319)

## Fund Balance

The Debt Service Fund starts 2027 at $687,872 and is projected to end the year at $939,767. Building this balance now, and raising the millage ahead of new borrowing, will help the Township take on debt for the police building without a sharp tax increase when payments begin.

### Debt Service Fund Balance

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $947,153 | $961,220 | $802,672 | $687,872 |
| Revenues | $420,152 | $258,290 | $248,500 | $616,000 |
| Expenditures | ($406,084) | ($402,511) | ($363,300) | ($364,106) |
| Net Income / (Loss) | $14,068 | ($144,221) | ($114,800) | $251,894 |
| Audit Adjustments & Transfers | – | ($14,327) | – | – |
| **Ending Fund Balance** | **$961,220** | **$802,672** | **$687,872** | **$939,767** |

## *DEBT SERVICE [20] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 20-279-100 | Starting Fund Balance | $ 947,153 | $ 961,220 | $ 802,672 | $ 802,672 | $ 687,872 | |
| 20-279-100 | Prior Year Audit Adjustments | - | (14,327) | - | - | - | |
| | | **$ 947,153** | **$ 946,893** | **$ 802,672** | **$ 802,672** | **$ 687,872** | |
| ***REAL ESTATE PROPERTY TAXES*** | | | | | | | |
| 20-301-100 | RE Taxes - Current Year | $ 397,513 | $ 222,655 | $ 226,853 | $ 225,000 | $ 598,000 | A |
| 20-301-200 | RE Taxes - Prior Years | 5,665 | 7,197 | 700 | 2,500 | 3,000 | |
| | | **$ 403,179** | **$ 229,851** | **$ 227,553** | **$ 227,500** | **$ 601,000** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 20-341-000 | Interest Earnings | $ 16,973 | $ 28,439 | $ 1,000 | $ 21,000 | $ 15,000 | |
| | | **$ 16,973** | **$ 28,439** | **$ 1,000** | **$ 21,000** | **$ 15,000** | |
| **TOTAL CURRENT REVENUES** | | **$ 420,152** | **$ 258,290** | **$ 228,553** | **$ 248,500** | **$ 616,000** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 1,367,304** | **$ 1,205,183** | **$ 1,031,225** | **$ 1,051,172** | **$ 1,303,872** | |

## *DEBT SERVICE [20] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***DEBT PRINCIPAL*** | | | | | | | |
| 20-471-100 | Principal - 2005 Note | $ 40,000 | $ 37,273 | $ - | $ - | $ - | |
| 20-471-105 | Principal - 2020 Note | 327,000 | 332,000 | 335,000 | 335,000 | 340,000 | E |
| | | **$ 367,000** | **$ 369,273** | **$ 335,000** | **$ 335,000** | **$ 340,000** | |
| ***DEBT INTEREST*** | | | | | | | |
| 20-472-102 | Interest - 2005 Note | $ 2,723 | $ 812 | $ - | $ - | $ - | |
| 20-472-105 | Interest - 2020 Note | 36,361 | 32,426 | 32,425 | 28,300 | 24,106 | E |
| | | **$ 39,084** | **$ 33,238** | **$ 32,425** | **$ 28,300** | **$ 24,106** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ 406,084** | **$ 402,511** | **$ 367,425** | **$ 363,300** | **$ 364,106** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ 14,068** | **$ (144,221)** | **$ (138,872)** | **$ (114,800)** | **$ 251,894** | |
| **ENDING FUND BALANCE** | | **$ 961,220** | **$ 802,672** | **$ 663,800** | **$ 687,872** | **$ 939,767** | |

# Highway Equipment Fund

## Fund Overview



*Public Works Fleet*

The Highway Equipment Fund saves money for Public Works vehicles and road maintenance equipment, such as dump trucks, plows and loaders. It is funded by a dedicated highway equipment Real Estate Tax of 0.5 mills, unchanged since at least 2019, along with interest earnings. The fund builds a balance over several years and then pays for larger purchases, either directly or by transferring money to the Capital Improvements & Equipment Fund.

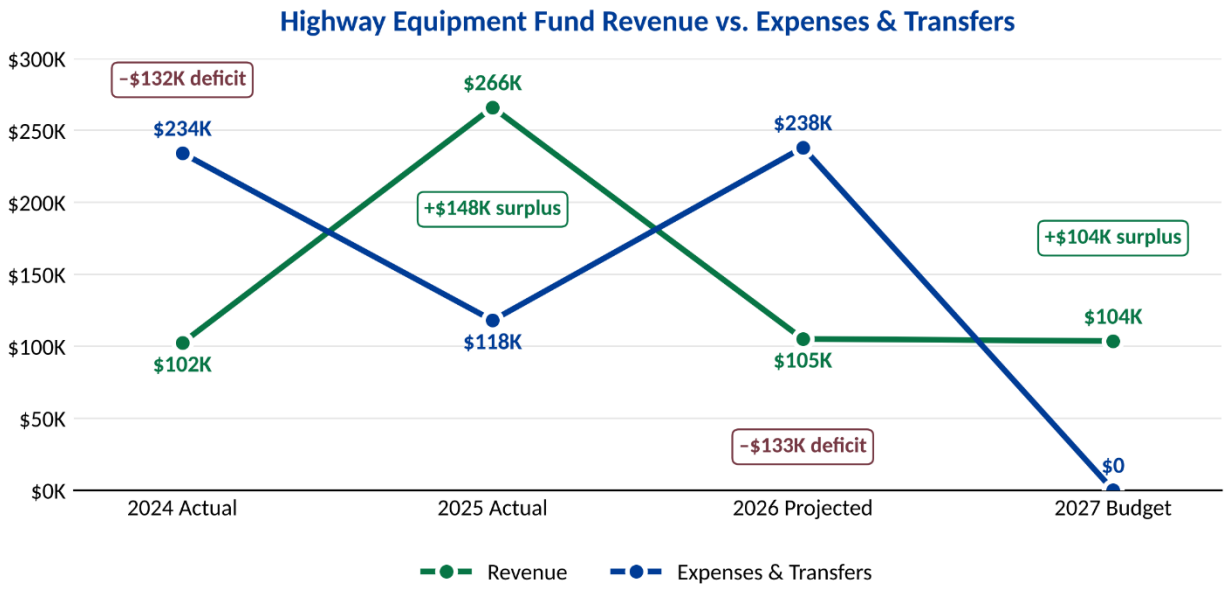
## Revenue and Expenses

The 2027 budget includes $103,500 in revenue, up $12,309 (13.5%) from the 2026 budget:

- Highway equipment Real Estate Taxes: $93,500.
- Interest earnings: $10,000.

No equipment purchases or transfers are planned for 2027, so the full $103,500 is added to the fund's balance for future purchases.

In recent years, the fund transferred money to the Capital Improvements & Equipment Fund for road equipment: $117,859 in 2025 and $238,000 in 2026. In 2025 it also received $162,506 in developer contributions for traffic and roadway improvements.




### *Operating Changes for 2027*

- Interest earnings: +$10,000
- Highway equipment Real Estate Taxes: +$2,309
- Transfer to Capital Improvements & Equipment Fund: ($238,000)

## Fund Balance

The Highway Equipment Fund starts 2027 at $220,474 and is projected to end the year at $323,974. Future equipment purchases from this fund are listed in the Capital Improvement Plan later in this document.

**Highway Equipment Fund Balance**

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $337,320 | $205,416 | $353,474 | $220,474 |
| Revenues | $102,215 | $265,876 | $105,000 | $103,500 |
| Expenditures | ($234,120) | – | – | – |
| Net Income / (Loss) | ($131,905) | $265,876 | $105,000 | $103,500 |
| Audit Adjustments & Transfers | – | ($117,817) | ($238,000) | – |
| **Ending Fund Balance** | **$205,416** | **$353,474** | **$220,474** | **$323,974** |

## *HIGHWAY EQUIPMENT [30] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 30-279-100 | Starting Fund Balance | $ 337,320 | $ 205,416 | $ 353,474 | $ 353,474 | $ 220,474 | |
| 30-279-100 | Prior Year Audit Adjustments | - | 42 | - | - | - | |
| | | **$ 337,320** | **$ 205,458** | **$ 353,474** | **$ 353,474** | **$ 220,474** | |
| ***REAL ESTATE PROPERTY TAXES*** | | | | | | | |
| 30-301-100 | RE Taxes - Current Year | $ 88,336 | $ 89,869 | $ 90,741 | $ 91,000 | $ 92,000 | A |
| 30-301-200 | RE Taxes - Prior Years | 1,259 | 2,086 | 450 | 2,000 | 1,500 | |
| | | **$ 89,595** | **$ 91,955** | **$ 91,191** | **$ 93,000** | **$ 93,500** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 30-341-000 | Interest Earnings | $ 12,620 | $ 11,414 | $ - | $ 12,000 | $ 10,000 | |
| | | **$ 12,620** | **$ 11,414** | **$ -** | **$ 12,000** | **$ 10,000** | |
| ***CONTRIBUTIONS AND DONATIONS*** | | | | | | | |
| 30-387-000 | Developer Contributions - Traffic | $ - | $ 137,000 | $ - | $ - | $ - | |
| 30-387-001 | Developer Contributions - Roadway | - | 25,506 | - | - | - | |
| | | **$ -** | **$ 162,506** | **$ -** | **$ -** | **$ -** | |
| **TOTAL CURRENT REVENUES** | | **$ 102,215** | **$ 265,876** | **$ 91,191** | **$ 105,000** | **$ 103,500** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 439,536** | **$ 471,334** | **$ 444,665** | **$ 458,474** | **$ 323,974** | |

## *HIGHWAY EQUIPMENT [30] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***REPAIRS OF TOOLS & MACHINERY*** | | | | | | | |
| 30-437-740 | Capital Expense / Surplus Equipment | $ 154,930 | $ - | $ - | $ - | $ - | |
| | | **$ 154,930** | **$ -** | **$ -** | **$ -** | **$ -** | |
| ***ROAD & BRIDGE MAINTENANCE*** | | | | | | | |
| 30-438-710 | Major Equipment Purchase | $ 79,190 | $ - | $ - | $ - | $ - | C |
| | | **$ 79,190** | **$ -** | **$ -** | **$ -** | **$ -** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ 234,120** | **$ -** | **$ -** | **$ -** | **$ -** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ (131,904)** | **$ 265,876** | **$ 91,191** | **$ 105,000** | **$ 103,500** | |
| ***INTERFUND TRANSFERS*** | | | | | | | |
| 30-492-000 | Transfer to Other Funds | $ - | $ 117,859 | $ 238,000 | $ 238,000 | $ - | |
| | | **$ -** | **$ 117,859** | **$ 238,000** | **$ 238,000** | **$ -** | |
| **TOTAL EXPENDITURES AFTER TRANSFERS** | | **$ 234,120** | **$ 117,859** | **$ 238,000** | **$ 238,000** | **$ -** | |
| **ENDING FUND BALANCE** | | **$ 205,416** | **$ 353,474** | **$ 206,665** | **$ 220,474** | **$ 323,974** | |

# Liquid Fuels Fund

## Fund Overview

The State Liquid Fuels Fund holds the Township's share of Pennsylvania's motor vehicle fuel tax, which the state distributes to municipalities each year based on local road miles and population. State law restricts these funds to road-related costs, such as paving, road maintenance and winter salt. No local tax supports this fund.




*Public Works Vehicle*

## Revenue and Expenses

The 2027 budget includes $427,700 in revenue, up $29,912 (7.5%) from the 2026 budget:

- State liquid fuels allocation: $407,700.
- Interest earnings: $20,000.

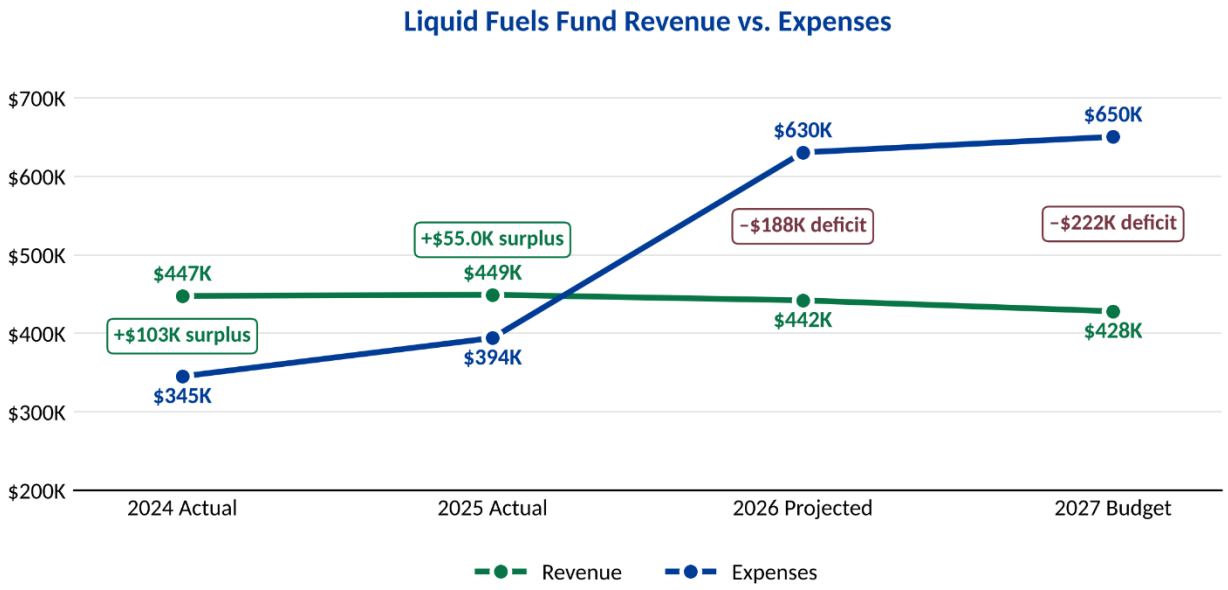
Expenses total $650,000, the same as the 2026 budget:

- Roadway construction: $550,000, this fund's share of the Township's $850,000 road paving program. The other $300,000 comes from the Capital Improvements & Equipment Fund.
- Bulk road salt: $100,000 for winter maintenance.

Since 2026, the Township has put more of this fund toward paving, so spending now exceeds the annual state allocation. The fund is budgeted to use $222,300 of its balance in 2027.

### *Operating Changes for 2027*

- Interest earnings: +$19,000
- State liquid fuels allocation: +$10,912




## Fund Balance

The State Liquid Fuels Fund starts 2027 at $580,138 and is projected to end the year at $357,838. The balance is coming down on purpose as built-up state funds go toward road paving. At the current level of spending, though, it would be used up in less than two years.

### Liquid Fuels Fund Balance

| | 2024 Actual | 2025 Actual | 2026 Projected | 2027 Budget |
|---|---|---|---|---|
| Starting Balance | $611,026 | $713,531 | $768,538 | $580,138 |
| Revenues | $447,257 | $448,713 | $441,600 | $427,700 |
| Expenditures | ($344,752) | ($393,706) | ($630,000) | ($650,000) |
| Net Income / (Loss) | $102,505 | $55,007 | ($188,400) | ($222,300) |
| Audit Adjustments & Transfers | – | – | – | – |
| **Ending Fund Balance** | **$713,531** | **$768,538** | **$580,138** | **$357,838** |

## *LIQUID FUELS [35] FUND*
## *REVENUES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***FUND BALANCE*** | | | | | | | |
| 35-279-100 | Starting Fund Balance | **$ 611,026** | **$ 713,531** | **$ 768,538** | **$ 768,538** | **$ 580,138** | |
| ***INTEREST EARNINGS*** | | | | | | | |
| 35-341-000 | Interest Earnings | $ 36,374 | $ 37,715 | $ 1,000 | $ 35,000 | $ 20,000 | |
| | | **$ 36,374** | **$ 37,715** | **$ 1,000** | **$ 35,000** | **$ 20,000** | |
| ***STATE SHARED REVENUE*** | | | | | | | |
| 35-355-050 | Motor Vehicle Fuel Taxes | $ 410,883 | $ 410,998 | $ 396,788 | $ 406,600 | $ 407,700 | |
| | | **$ 410,883** | **$ 410,998** | **$ 396,788** | **$ 406,600** | **$ 407,700** | |
| **TOTAL CURRENT REVENUES** | | **$ 447,257** | **$ 448,713** | **$ 397,788** | **$ 441,600** | **$ 427,700** | |
| **TOTAL AVAILABLE BALANCE** | | **$ 1,058,283** | **$ 1,162,244** | **$ 1,166,326** | **$ 1,210,138** | **$ 1,007,838** | |

## *LIQUID FUELS [35] FUND*
## *EXPENDITURES*

| ACCOUNT NUMBER | DESCRIPTION | 2024 ACTUAL | 2025 ACTUAL | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET | SCH |
|---|---|---|---|---|---|---|---|
| ***WINTER MAINTENANCE*** | | | | | | | |
| 35-432-221 | Bulk Salt | $ 85,143 | $ 115,951 | $ 100,000 | $ 80,000 | $ 100,000 | |
| | | **$ 85,143** | **$ 115,951** | **$ 100,000** | **$ 80,000** | **$ 100,000** | |
| ***HIGHWAY CONSTRUCTION*** | | | | | | | |
| 35-439-320 | Roadway Construction | $ 259,609 | $ 277,755 | $ 550,000 | $ 550,000 | $ 550,000 | |
| | | **$ 259,609** | **$ 277,755** | **$ 550,000** | **$ 550,000** | **$ 550,000** | |
| **TOTAL OPERATING EXPENDITURES** | | **$ 344,752** | **$ 393,706** | **$ 650,000** | **$ 630,000** | **$ 650,000** | |
| **INCOME/(LOSS) FROM OPERATIONS** | | **$ 102,505** | **$ 55,007** | **$ (252,212)** | **$ (188,400)** | **$ (222,300)** | |
| **ENDING FUND BALANCE** | | **$ 713,531** | **$ 768,538** | **$ 516,326** | **$ 580,138** | **$ 357,838** | |

# SUMMARY OF ALL SCHEDULES

The schedules that follow provide the detail behind the budget's major revenue and cost assumptions. Each one supports figures used across multiple funds, from tax estimates to capital projects, benefits and debt.

| Schedule | Title | What It Shows |
|---|---|---|
| A | Tax Revenue: Real Estate | Millage by fund, assessment and tax levy history, and estimated 2027 real estate tax revenue |
| B | Tax Revenue: Act 511 | Earned Income Tax, Local Services Tax and Real Estate Transfer Tax history and 2027 estimates |
| C | Capital Expenses | 2027 capital projects and funding sources, and the tentative Five-Year Capital Improvement Plan |
| D | Employee Benefits | Health, life and disability insurance coverage, and 457 retirement contributions |
| E | Debt Service | Payment schedule for the 2020 General Obligation Note through 2032 |
| F | Insurance | Property, liability and workers' compensation coverage and premiums |
| G | Salaries & Wages | Budgeted salaries and wages by department |

# Schedule A: Real Estate Tax Revenue

## Schedule Overview

Real Estate Taxes are the Township's second-largest source of revenue after the Earned Income Tax, and they support seven Township funds through separate, dedicated tax rates. This schedule walks through how that revenue is calculated: the value of property in the Township, the tax rate set for each fund, the revenue those rates produce and what it means for the average homeowner.

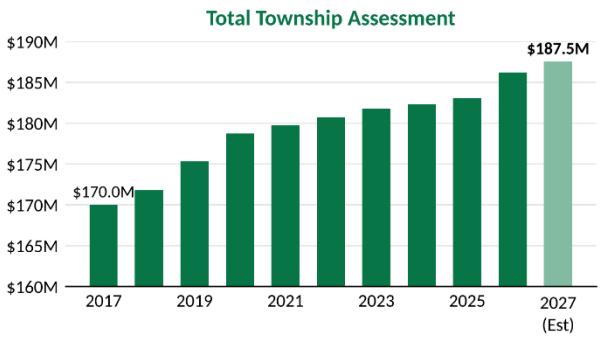
## Assessment Schedule

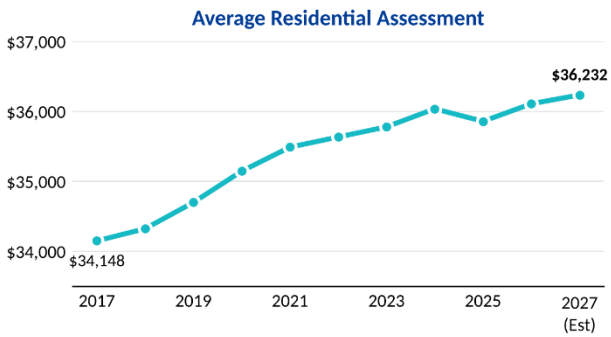
Property assessments are set by Bucks County. The Township's total assessed value has grown slowly and steadily, from $170.0 million in 2017 to $186.1 million in 2026, or about 1% a year. Most of that growth comes from new construction rather than reassessment. The average residential assessment rose from $34,148 to $36,106 over the same period.

### Real Estate Assessment & Tax Levy Summary

| Year | Township Assessment | Residential Avg. Assessment | Township Millage | School Millage | County Millage | Total Millage |
|---|---|---|---|---|---|---|
| 2017 | $169,962,900 | $34,148 | 12.0625 | 124.1000 | 23.2000 | 159.3625 |
| 2018 | $171,768,230 | $34,321 | 12.0625 | 124.1000 | 24.4500 | 160.6125 |
| 2019 | $175,283,870 | $34,697 | 12.0625 | 124.1000 | 24.4500 | 160.6125 |
| 2020 | $178,726,880 | $35,143 | 13.0625 | 124.1000 | 24.4500 | 161.6125 |
| 2021 | $179,713,990 | $35,486 | 13.0625 | 125.9600 | 25.4500 | 164.4725 |
| 2022 | $180,682,930 | $35,631 | 13.0625 | 127.8400 | 25.4500 | 166.3525 |
| 2023 | $181,761,390 | $35,776 | 14.5000 | 131.3600 | 25.4500 | 171.3100 |
| 2024 | $182,272,170 | $36,034 | 14.5000 | 138.3200 | 27.4500 | 180.2700 |
| 2025 | $183,066,340 | $35,855 | 16.0000 | 138.3200 | 27.4500 | 181.7700 |
| 2026 | $186,142,350 | $36,106 | 16.0000 | 146.5500 | 29.6500 | 192.2000 |
| **2027 (Est)** | **$187,500,000** | **$36,232** | **21.5000** | **146.5500** | **29.6500** | **197.7000** |

### Assessed Value, 2017–2027



## Real Estate Tax Levy by Fund

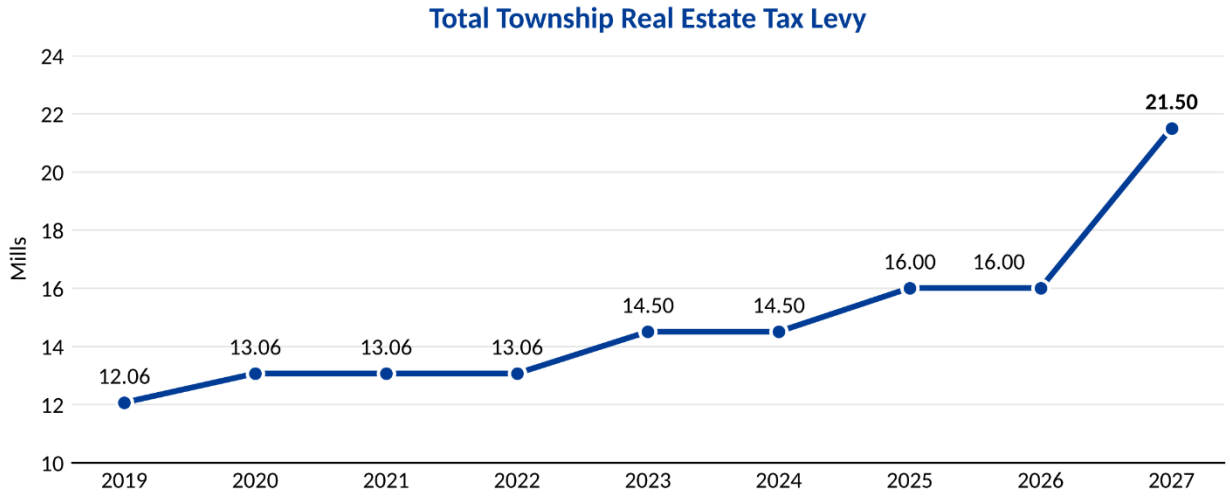
The Township's total Real Estate Tax rate rises from 16.0 mills to 21.5 mills in 2027, an increase of 5.5 mills. The General Fund and Debt Service Fund each rise 2.0 mills, and the Fire and Ambulance & Rescue Funds each rise 0.75 mills. The other three funds are unchanged.

### Real Estate Tax Levy by Fund (Mills)

| Year | [01] General | [03] Fire | [05] Amb. & Res. | [07] P&R | [18] Capital | [20] Debt Svc. | [30] Hwy. Equip. | Total |
|---|---|---|---|---|---|---|---|---|
| 2019 | 6.1000 | 1.2500 | 0.5000 | 1.4625 | – | 2.2500 | 0.5000 | 12.0625 |
| 2020 | 6.1000 | 1.2500 | 0.5000 | 2.4625 | – | 2.2500 | 0.5000 | 13.0625 |
| 2021 | 6.1000 | 1.2500 | 0.5000 | 2.4625 | – | 2.2500 | 0.5000 | 13.0625 |
| 2022 | 6.1000 | 1.2500 | 0.5000 | 2.4625 | – | 2.2500 | 0.5000 | 13.0625 |
| 2023 | 6.7500 | 1.2500 | 0.5000 | 2.2500 | 1.0000 | 2.2500 | 0.5000 | 14.5000 |
| 2024 | 6.7500 | 1.2500 | 0.5000 | 2.2500 | 1.0000 | 2.2500 | 0.5000 | 14.5000 |
| 2025 | 8.2500 | 1.2500 | 0.5000 | 2.2500 | 2.0000 | 1.2500 | 0.5000 | 16.0000 |
| 2026 | 8.2500 | 1.2500 | 0.5000 | 2.2500 | 2.0000 | 1.2500 | 0.5000 | 16.0000 |
| **2027** | **10.2500** | **2.0000** | **1.2500** | **2.2500** | **2.0000** | **3.2500** | **0.5000** | **21.5000** |
| **5-Yr Avg.** | **8.05** | **1.40** | **0.65** | **2.25** | **1.60** | **2.05** | **0.50** | **16.50** |

The General Fund increase helps close the gap between recurring revenue and expenses. The Debt Service increase prepares for future borrowing for a new police building. The Fire and Ambulance & Rescue increases support those services as their funding is reorganized into dedicated funds.

Since 2019, the total rate has risen from 12.0625 mills to 21.5 mills. The five-year average from 2023 to 2027 is 16.5 mills.



## Income by Fund

Each mill applies to the Township's total assessed value of property. For 2027, assessed value is estimated at $187,450,000 after allowing $50,000 for appeals and adjustments. At 21.5 mills, that produces about $4,030,000 in gross tax revenue. The budget sets aside 2.0% for early-payment discounts and taxes that go uncollected, so the net revenue estimate is $3,950,000.

### Estimated 2027 Income from Real Estate Taxes

Estimated 2027 assessed value: $187,450,000 ($187,500,000 less $50,000 for appeals and adjustments)

| Fund | Account | Mills | Gross Revenue | Less 2% Discounts & Uncoll. | Net Revenue |
|---|---|---|---|---|---|
| [01] General | 01-301-100 | 10.25 | $1,921,363 | ($38,427) | **$1,883,000** |
| [03] Fire | 03-301-100 | 2.00 | $374,900 | ($7,498) | **$368,000** |
| [05] Ambulance & Rescue | 05-301-100 | 1.25 | $234,313 | ($4,686) | **$230,000** |
| [07] Parks & Recreation | 07-301-100 | 2.25 | $421,763 | ($8,435) | **$414,000** |
| [18] Capital Improvements | 18-301-100 | 2.00 | $374,900 | ($7,498) | **$368,000** |
| [20] Debt Service | 20-301-100 | 3.25 | $609,213 | ($12,184) | **$598,000** |
| [30] Highway Equipment | 30-301-100 | 0.50 | $93,725 | ($1,875) | **$92,000** |
| **Total All Funds** | | **21.50** | **$4,030,175** | **($80,604)** | **$3,950,000** |

*Fund amounts are rounded to the nearest $1,000 and may not add to the total.*

## Value of a Mill

A mill is $1 of tax for every $1,000 of assessed property value. To find what one mill raises, the Township's total assessed value is divided by 1,000, then reduced by 2% for early-payment discounts and taxes that go uncollected.

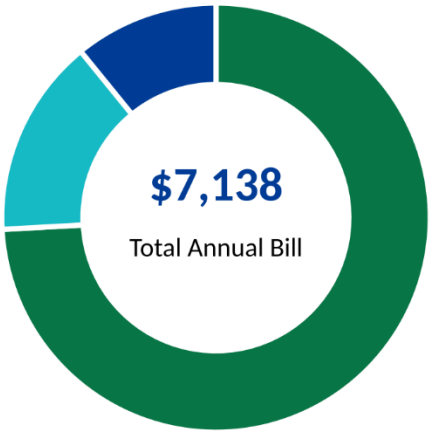
For 2027, the estimated assessed value of $187,450,000 produces $187,450 per mill before the 2% allowance. After the allowance, one mill raises about $183,700 in net revenue, up $1,281 from $182,420 in 2026 as assessed value grows. These values give the Board a quick way to weigh possible rate changes against funding needs. For the average home, assessed at $36,106, each mill costs about $36 a year.

## Your Total Tax Bill

The Township is one of three taxing bodies on a resident's Real Estate Tax bill. For a home with the average assessment of $36,106, the estimated 2027 bill is $7,138, and the Township's share is $776, or about 11%. Most of the bill goes to the School District. The Township's share rises by about $199 a year, or $16.55 a month, with the 2027 increase.

Over the past decade, School District millage has risen by 22.45 mills and County millage by 6.45 mills. Township millage has risen by 9.44 mills, including the 2027 increase.

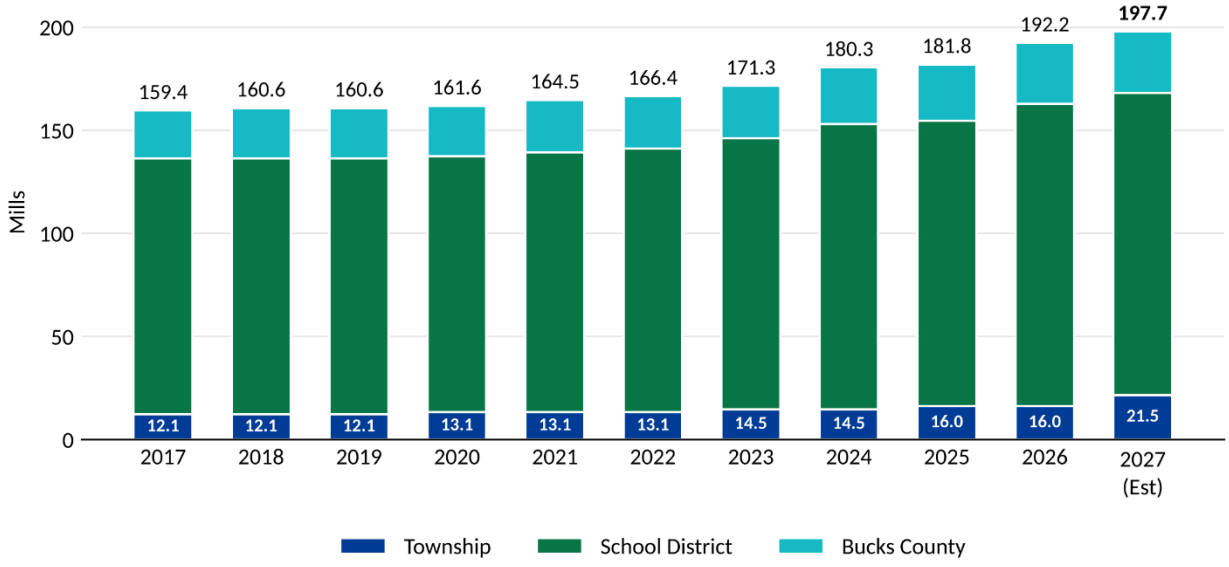
### Average 2027 Real Estate Tax Bill




| Taxing Body | Mills | Annual | Share |
|---|---|---|---|
| School District | 146.55 | $5,291 | 74.1% |
| Bucks County | 29.65 | $1,071 | 15.0% |
| New Britain Township | 21.50 | $776 | 10.9% |

*Based on the average residential assessment of $36,106.*
*2027 school and county millage are estimates.*

### Total Real Estate Tax Millage by Taxing Body



# Schedule B: Act 511 Tax Revenue

## Schedule Overview

Pennsylvania's Local Tax Enabling Act (Act 511) allows municipalities to levy certain taxes besides Real Estate Taxes. New Britain Township levies three:

- Real Estate Transfer Tax.
- Earned Income Tax (EIT).
- Local Services Tax (LST).

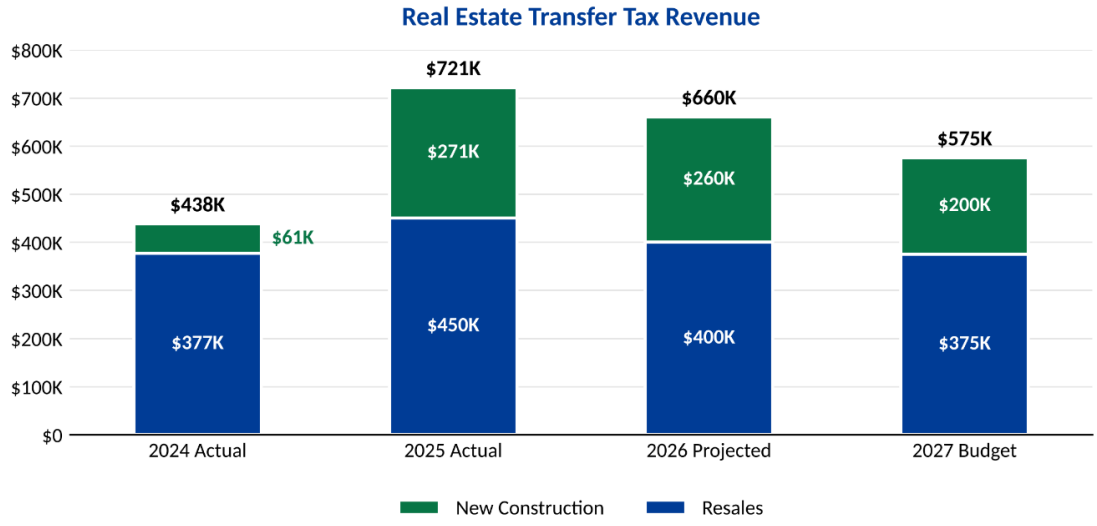
Together they are expected to bring in about $5.24 million in 2027, making them the Township's largest source of revenue. This schedule shows the collection history for each tax and the basis for the 2027 estimates. All Act 511 tax revenue goes to the General Fund, except the 0.125% share of the EIT dedicated to the Open Space Fund.

## Real Estate Transfer Tax

The Real Estate Transfer Tax is 1% of a property's sale price, split evenly between the Township and the Central Bucks School District. The Township's 0.5% share goes to the General Fund. Because it depends on how many properties sell and at what price, it is one of the Township's least predictable revenues. This tax is collected by Bucks County, which retains a 2% commission.

Resales have held steady at $377,000 to $450,000 a year since 2024. New construction has varied with development, from $61,000 in 2024 to $271,000 in 2025.

The 2027 budget is $575,000, with $375,000 from resales and $200,000 from new construction. That's down from $660,000 projected for 2026, reflecting a cooler resale market and a more conservative projection for new home sales.



## Earned Income Tax

The Earned Income Tax applies to the wages and net business profits of Township residents. Most forms of retirement income are exempt from this tax. The Township's share is split between two funds:

- General Fund (0.5%): about 80% of collections, $3,530,000 in 2027.
- Open Space Fund (0.125%): about 20% of collections, $883,000 in 2027. Township voters approved this portion to preserve open space, taking effect in 2001.

EIT collections have grown from $2.42 million in 2017 to $4.11 million in 2025, an increase of about 70%. Most of that growth came in 2020 and 2021, when collections rose 12% and 25% as wages and income shifted during the pandemic. Growth has since leveled off to between 2% and 3% a year.

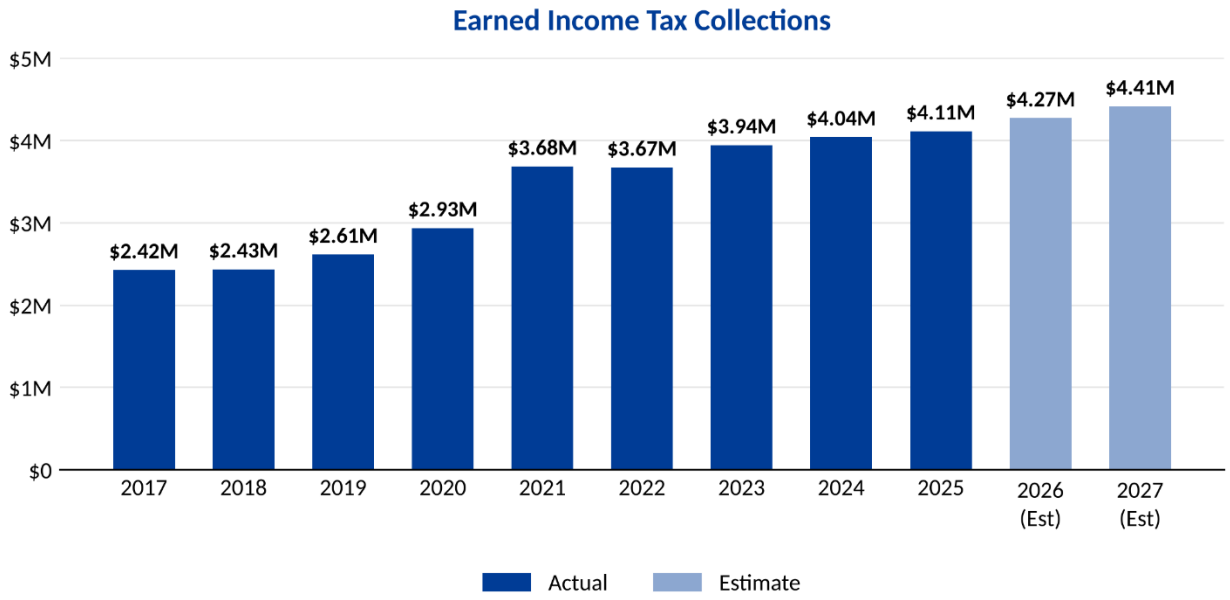
For 2027, collections are estimated at $4.41 million, up 3.4% from the 2026 estimate. The estimate is based on projections from the Township's tax collection agency. Collections are highest in the second quarter of each year, when annual tax returns are filed, and that quarter typically brings in about 30% of the year's total.

### Earned Income Tax Collections

| Year | Q1 | Q2 | Q3 | Q4 | Total | % Change |
|---|---|---|---|---|---|---|
| 2017 | $570,314 | $808,970 | $527,783 | $517,692 | **$2,424,759** | |
| 2018 | $612,397 | $723,301 | $564,332 | $533,348 | **$2,433,378** | 0.4% |
| 2019 | $603,664 | $789,348 | $623,971 | $595,526 | **$2,612,509** | 7.4% |
| 2020 | $669,152 | $774,712 | $811,394 | $678,316 | **$2,933,574** | 12.3% |
| 2021 | $828,692 | $1,187,036 | $841,383 | $823,978 | **$3,681,089** | 25.5% |
| 2022 | $895,449 | $1,154,668 | $874,082 | $746,735 | **$3,670,934** | -0.3% |
| 2023 | $957,741 | $1,228,847 | $903,880 | $849,920 | **$3,940,389** | 7.3% |
| 2024 | $942,126 | $1,263,954 | $942,245 | $889,996 | **$4,038,320** | 2.5% |
| 2025 | $976,174 | $1,266,708 | $960,350 | $906,761 | **$4,109,991** | 1.8% |
| *2026 (Est)* | *$1,000,361* | *$1,310,879* | *$1,018,521* | *$939,239* | ***$4,269,000*** | *3.9%* |
| **2027 (Est)** | **$1,033,988** | **$1,354,943** | **$1,052,758** | **$970,811** | **$4,412,500** | **3.4%** |

**2027 Allocation**

| | | |
|---|---|---|
| [01] General Fund (0.5%) | 01-310-210 | **$3,530,000** |
| [04] Open Space Fund (0.125%) | 04-310-210 | **$883,000** |




## Local Services Tax

The Local Services Tax is a flat $52 per year on each person who works within the Township, whether or not they live there. Employers withhold it and send it in throughout the year.

LST collections have been steady, ranging from $226,000 to $261,000 over the past decade. They dipped in 2020 and 2021 when the pandemic reduced the number of people working on-site in the Township, and they have recovered since. For 2027, collections are estimated at $250,000, a conservative estimate from the Township's tax collection agency that is slightly below the 2026 estimate of $261,000.

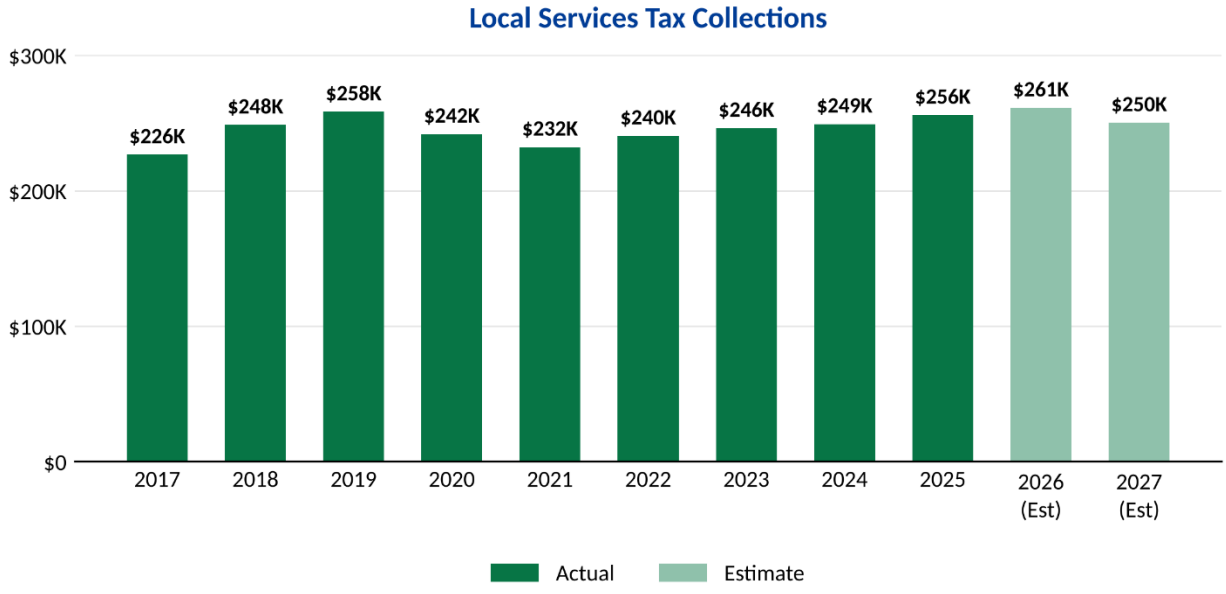
New in 2027, all LST revenue goes to the General Fund. In past years, half was shared with the Fire Fund and EMS. Fire and EMS are now funded through their own dedicated Real Estate Taxes.

## Local Services Tax Collections

| Year | Q1 | Q2 | Q3 | Q4 | Total | % Change |
|---|---|---|---|---|---|---|
| 2017 | $55,507 | $59,063 | $57,823 | $54,020 | **$226,413** | |
| 2018 | $54,382 | $66,524 | $61,863 | $65,599 | **$248,368** | 9.7% |
| 2019 | $64,327 | $69,732 | $62,257 | $61,786 | **$258,102** | 3.9% |
| 2020 | $60,976 | $69,635 | $55,391 | $55,618 | **$241,620** | -6.4% |
| 2021 | $56,621 | $57,440 | $59,259 | $58,735 | **$232,055** | -4.0% |
| 2022 | $59,059 | $57,118 | $61,614 | $62,498 | **$240,289** | 3.5% |
| 2023 | $59,749 | $66,181 | $62,350 | $57,716 | **$245,996** | 2.4% |
| 2024 | $59,569 | $61,046 | $66,972 | $61,478 | **$249,065** | 1.2% |
| 2025 | $62,191 | $64,803 | $65,228 | $63,395 | **$255,616** | 2.6% |
| *2026 (Est)* | *$62,901* | *$65,255* | *$64,512* | *$68,331* | ***$261,000*** | *2.1%* |
| **2027 (Est)** | **$60,250** | **$62,505** | **$61,793** | **$65,451** | **$250,000** | **-4.2%** |

**2027 Allocation**

| | | |
|---|---|---|
| [01] General Fund | 01-310-220 | **$250,000** |
| [03] Fire Fund | 03-310-220 | – |
| [05] Ambulance & Rescue Fund | 05-310-220 | – |



# Schedule C: Capital Expenses

## Schedule Overview

Capital projects are long-lasting purchases and improvements, such as vehicles, equipment, buildings, parks and roads. This schedule lists 2027 projects, shows how they are funded, and presents the tentative 2027–2031 Capital Improvement Plan.

## 2027 Capital Projects

The 2027 budget includes $1,961,000 in capital projects:

- Road Program ($850,000): paving and milling.
- Police ($580,000): new police building design ($365,000), two replacement patrol vehicles ($175,000), Tasers ($30,000) and school zone safety engineering ($10,000).
- Buildings & Grounds ($150,000): municipal building lobby safety upgrades, including flooring, windows and ADA-accessible restrooms.
- Parks ($133,000): Highlands Park trail reconstruction and four basketball half courts, Pine Run Trail and bridge planning, trail sealing and Veterans Park landscaping.
- Administration ($101,000): records digitization, boardroom technology and software upgrades.
- Public Works ($97,000): salt storage building design, pickup truck salt boxes, a diagnostic tool and garage HVAC upgrades.
- Stormwater ($50,000): MS4 compliance.

## How 2027 Projects Are Funded

The Capital Improvements & Equipment Fund pays $1,278,000. The State Liquid Fuels Fund covers $550,000 of the road program, and the Parks & Recreation Fund covers $133,000 in park projects. The Township is also pursuing a $130,000 grant for the municipal building safety upgrades.

**2027 Capital Project Funding Sources**




| Funding Source | Amount | Share |
|---|---|---|
| Capital Improvements Fund | $1,278,000 | 65% |
| State Liquid Fuels Fund | $550,000 | 28% |
| Parks & Recreation Fund | $133,000 | 7% |

*A $130,000 grant being pursued for interior safety upgrades would reduce the Capital Fund share.*

## CAPITAL EXPENSES

*2027 Summary*

| | TOTAL 2027 PROJECT COST | FUNDING ALLOCATION: GRANT FUNDING POTENTIAL | GRANT FUNDING GUARANTEED | DUE FROM OTHER FUNDS | CAPITAL PROJECTS [18] FUND |
|---|---|---|---|---|---|
| ***ADMINISTRATION*** | | | | | |
| Board Room Technology Upgrades | $ 30,000 | $ - | $ - | $ - | $ 30,000 |
| Digitizing Files | 60,000 | - | - | - | 60,000 |
| Software Enhancements | 11,000 | - | - | - | 11,000 |
| | **$ 101,000** | **$ -** | **$ -** | **$ -** | **$ 101,000** |
| ***BUILDINGS & GROUNDS*** | | - | - | - | - |
| Interior Safety Upgrades | $ 150,000 | $ 130,000 | $ - | $ - | $ 150,000 |
| | **$ 150,000** | **$ 130,000** | **$ -** | **$ -** | **$ 150,000** |
| ***POLICE SERVICES*** | | | | | |
| Facility Upgrades | 365,000 | - | - | - | 365,000 |
| Patrol Vehicle + Upfit (48-02) | 87,500 | - | - | - | 87,500 |
| Patrol Vehicle + Upfit (48-15) | 87,500 | - | - | - | 87,500 |
| Public Safety - School Zone Improvements | 10,000 | - | - | - | 10,000 |
| Tasers | 30,000 | - | - | - | 30,000 |
| | **$ 580,000** | **$ -** | **$ -** | **$ -** | **$ 580,000** |
| ***STORM SEWERS & DRAINS*** | | | | | |
| MS-4 Project | $ 50,000 | $ - | $ - | $ - | $ 50,000 |
| | **$ 50,000** | **$ -** | **$ -** | **$ -** | **$ 50,000** |
| ***PUBLIC WORKS*** | | | | | |
| Building: Salt Storage | $ 30,000 | $ - | $ - | $ - | $ 30,000 |
| Equipment: Salt Boxes (2) | 30,000 | - | - | - | 30,000 |
| Mechanic Diagnostic Tool | 10,000 | - | - | - | 10,000 |
| PW Garage Updates | 27,000 | - | - | - | 27,000 |
| | **$ 97,000** | **$ -** | **$ -** | **$ -** | **$ 97,000** |
| ***HIGHWAY CONSTRUCTION*** | | | | | |
| Road Program | $ 850,000 | $ - | $ - | $ 550,000 | $ 300,000 |
| | **$ 850,000** | **$ -** | **$ -** | **$ 550,000** | **$ 300,000** |
| ***PARKS*** | | | | | |
| Highlands Park: Walking Trail Reconstruction | $ 45,000 | $ - | $ - | $ 45,000 | $ - |
| Highlands Park: Basketball Half Courts | 35,000 | - | - | 35,000 | - |
| Veteran's Park: Landscaping Projects | 13,000 | - | - | 13,000 | - |
| Pine Run Trail & Bridge | 25,000 | - | - | 25,000 | - |
| Trail Sealing for Walking Trails | 15,000 | - | - | 15,000 | - |
| | **$ 133,000** | **$ -** | **$ -** | **$ 133,000** | **$ -** |
| **CAPITAL PROJECTS TOTAL** | **$ 1,961,000** | **$ 130,000** | **$ -** | **$ 683,000** | **$ 1,278,000** |

## Five-Year Capital Improvement Plan

The plan totals $28.5 million from 2027 through 2031. Only 2027 projects are funded in this budget. Later years are reviewed and updated annually and serve as a roadmap for pursuing external funding.

Planned spending peaks at $16.5 million in 2028, driven by $13.0 million to build a new police building to replace the current outdated facility. Design begins in 2027, and the Debt Service millage increase prepares for the construction borrowing. Without it, 2028 projects total about $3.5 million.

Other planned projects include:

- Road program: $850,000 a year.
- Vehicle and equipment replacements on a regular schedule.
- Pine Run Trail and bridge: $425,000 over 2027–2028, requested by residents.
- North Branch Park maintenance building: $300,000.
- Keller Road bridge repairs: $200,000.
- Highlands Park playground: $150,000.
- MS4 stormwater work: $625,000 over 2028–2029.

### Five-Year Capital Improvement Plan Summary

| Category | 2027 | 2028 | 2029 | 2030 | 2031 | 5-Year Total |
|---|---|---|---|---|---|---|
| Administration & Facilities | $301K | $730K | $250K | $390K | $40K | **$1.71M** |
| Police | $580K | $13.36M | $217K | – | $87.5K | **$14.25M** |
| Parks & Trails | $133K | $863K | $180K | $130K | $5.00M | **$6.31M** |
| Public Works | $97K | $645K | $725K | $325K | $200K | **$1.99M** |
| Road Program | $850K | $850K | $850K | $850K | $850K | **$4.25M** |
| **Total** | **$1.96M** | **$16.45M** | **$2.22M** | **$1.70M** | **$6.18M** | **$28.51M** |

## Road Program

The Township budgets $850,000 a year for paving: $550,000 from the State Liquid Fuels Fund and $300,000 from the Capital Fund. Roads are paved on a planned neighborhood rotation. The 2027 program covers parts of the Blyden Square neighborhood, Independence and Liberty Lanes, and New Britain Boulevard. The roads planned for each year through 2031 are listed below. The schedule is tentative and may change based on road conditions, funding and need.

## *Tentative 5-Year Capital Improvement Plan*

| | 2027 CAPITAL | 2028 CAPITAL | 2029 CAPITAL | 2030 CAPITAL | 2031 CAPITAL |
|---|---|---|---|---|---|
| ***ADMINISTRATION*** | | | | | |
| Board Room Technology Upgrades | $ 30,000 | $ - | $ - | $ - | $ - |
| Comprehensive Plan Update | - | 75,000 | - | - | - |
| Digitizing Files | 60,000 | 40,000 | 40,000 | 40,000 | 40,000 |
| Exterior Safety Upgrades | - | 100,000 | - | - | - |
| Interior Safety Upgrades | 150,000 | - | - | 350,000 | - |
| MS-4 Project | 50,000 | 415,000 | 210,000 | - | - |
| Software Enhancements | 11,000 | 100,000 | - | - | - |
| | **$ 301,000** | **$ 730,000** | **$ 250,000** | **$ 390,000** | **$ 40,000** |
| ***POLICE*** | | | | | |
| ATV Vehicle | $ - | $ 42,000 | $ - | $ - | $ - |
| Facility Upgrades | 365,000 | 13,000,000 | - | - | - |
| Mobile Message Board | - | 30,000 | - | - | - |
| Patrol Vehicle + Upfit (48-02) | 87,500 | - | - | - | - |
| Patrol Vehicle + Upfit (48-03) | - | 87,500 | - | - | - |
| Patrol Vehicle + Upfit (48-04) | - | - | - | - | 87,500 |
| Patrol Vehicle + Upfit (48-05) | - | 87,500 | - | - | - |
| Patrol Vehicle + Upfit (48-06) | - | - | 87,500 | - | - |
| Patrol Vehicle + Upfit (48-09) | - | - | 87,500 | - | - |
| Patrol Vehicle + Upfit (48-15) | 87,500 | - | - | - | - |
| Portable Radios | - | 42,000 | 42,000 | - | - |
| Public Safety - School Zone Improvements | 10,000 | 75,000 | - | - | - |
| Tasers | 30,000 | - | - | - | - |
| | **$ 580,000** | **$ 13,364,000** | **$ 217,000** | **$ -** | **$ 87,500** |
| ***PARKS*** | | | | | |
| Coleman Property: House Demolition | $ - | $ - | $ - | $ 50,000 | $ - |
| Cotton Park Design | - | - | 100,000 | - | 5,000,000 |
| Trail Sealing for Walking Trails | 15,000 | - | - | - | - |
| **North Branch Park** | | | | | |
| Replacement: Maintenance Building | - | 300,000 | - | - | - |
| **Highlands Park** | | | | | |
| 4 Basketball Half Courts | 35,000 | - | - | - | - |
| Playground | - | 150,000 | - | - | - |
| Walking Trail Reconstruction | 45,000 | - | - | - | - |
| **Veterans Park** | | | | | |
| Reflection Area | - | - | 80,000 | - | - |
| Landscaping Projects | 13,000 | 13,000 | - | - | - |
| Walking Trail Upgrades (Drainage/Grading) | - | - | - | 80,000 | - |
| **Trails** | | | | | |
| Pine Run Trail & Bridge | 25,000 | 400,000 | - | - | - |
| | **$ 133,000** | **$ 863,000** | **$ 180,000** | **$ 130,000** | **$ 5,000,000** |

## *Tentative 5-Year Capital Improvement Plan*

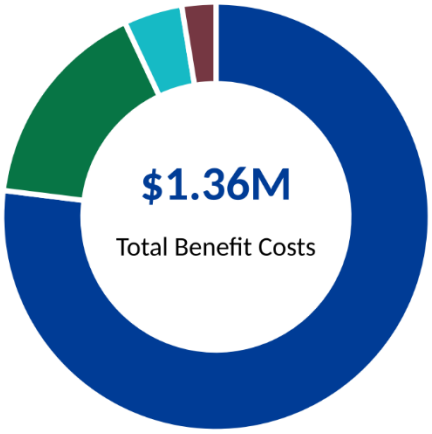
| | 2027 CAPITAL | 2028 CAPITAL | 2029 CAPITAL | 2030 CAPITAL | 2031 CAPITAL |
|---|---|---|---|---|---|
| ***PUBLIC WORKS*** | | | | | |
| Crack Sealer | $ - | $ 75,000 | $ - | $ - | $ - |
| Dump Truck | - | - | - | 300,000 | - |
| Keller Road Bridge Repairs | - | 200,000 | - | - | - |
| Little Dump Truck (F-550) | - | 160,000 | - | - | - |
| Mechanic Diagnostic Tool | 10,000 | - | - | - | - |
| Mini Excavator | - | - | - | - | 100,000 |
| Pedestrian Improvements to Traffic Signals | - | - | 250,000 | - | - |
| Pickup Truck | - | - | 100,000 | - | - |
| Pickup Truck | - | - | - | - | 100,000 |
| Pole Barn / Morton Building | - | 60,000 | 300,000 | - | - |
| PW Garage Upgrades: HVAC & Heatpumps | 27,000 | - | - | - | - |
| Roller: 6-Ton | - | - | 75,000 | - | - |
| Salt Boxes (2) for Pickup Trucks | 30,000 | - | - | - | - |
| Salt Storage Building | 30,000 | 150,000 | - | - | - |
| Trailer: 1992 Cross Country 3 Ton | - | - | - | 25,000 | - |
| | **$ 97,000** | **$ 645,000** | **$ 725,000** | **$ 325,000** | **$ 200,000** |
| ***TOWNSHIP ROADS*** | | | | | |
| Road Program - State Funding (Liquid Fuels) | $ 550,000 | $ 550,000 | $ 550,000 | $ 550,000 | $ 550,000 |
| Road Program - Township Funding | 300,000 | 300,000 | 300,000 | 300,000 | 300,000 |
| **2027 Road Program:** | - | - | - | - | - |
| Blyden Square: E Cornwall Dr, North Ln, Taft Dr, Bates Dr<br>Independence Ln, Liberty Ln<br>New Britain Blvd | | | | | |
| **2028 Road Program:** | - | - | - | - | - |
| Pheasant Run: Pheasant Run Dr, Pueblo Rd, Mohegan St,<br>Cayuga Cir, Oneida Ln, Seneca Dr, Lenape Dr<br>Schoolhouse Rd (Partial)<br>Wyndham: Willow Wood Dr | | | | | |
| **2029 Road Program:** | - | - | - | - | - |
| Blue Jay Rd<br>Silversmythe: E Fairwood Dr, Barberry Ct, Aspen Ct,<br>Harrison Forge Ct<br>Upper State Rd (Partial) | | | | | |
| **2030 Road Program:** | - | - | - | - | - |
| Circle Dr, Brit Way<br>Holly Drive, Hardwood Ct, White Tail Ct, Sugar Bush Ct<br>Schoolhouse Rd (Partial)<br>Upper State Rd (Partial) | | | | | |
| **2031 Road Program:** | - | - | - | - | - |
| Brookdale Dr<br>Overlook: Overlook Dr, Stonyhill Dr, Stream Ct, Ridge Ct, Homestead Ct<br>Sunnybrook Dr<br>Twin Maples: Crescent Dr | | | | | |
| | **$ 850,000** | **$ 850,000** | **$ 850,000** | **$ 850,000** | **$ 850,000** |
| **CAPITAL PROJECTS TOTAL** | **$ 1,961,000** | **$ 16,452,000** | **$ 2,222,000** | **$ 1,695,000** | **$ 6,177,500** |

# Schedule D: Employee Benefits

## Schedule Overview

The Township offers health, life and disability insurance and retirement benefits to its employees. In 2027, these benefits are expected to cost about $1.36 million. Health insurance accounts for more than three-quarters of that. This schedule shows the cost of each benefit and how it is calculated.

### 2027 Employee Benefit Costs




| Benefit | Amount | Share |
|---|---|---|
| Health Insurance (net) | $1,048,200 | 77% |
| Police Pension (MMO) | $218,500 | 16% |
| Life & Disability Insurance | $60,200 | 4% |
| 457 Retirement Match | $35,000 | 3% |

*Non-uniform pension requires no Township contribution in 2027 (plan fully funded). Police pension is fully covered by state aid.*

## Health Insurance

The Township provides medical, prescription and dental coverage through the Delaware Valley Health Trust, a cooperative of local governments. For 2027, the Township is switching to a PPO plan with a Health Savings Account (HSA). The plan's deductible is $3,000 for single coverage and $6,000 for family coverage, and the Township fully funds each employee's deductible through their HSA.

The switch saves the Township about $100,000 compared with staying on the previous plan, which was expected to rise 5% to 7% in 2027. In this first year, the Township is funding employee HSAs slightly more than the plan requires, to ease the transition to the new plan type.

Thirty-six employees are enrolled. Total 2027 health insurance costs:

- Premiums: $1,110,168.
- HSA funding and payments to employees who opt out of coverage: $193,500.
- Less $255,831 in credits, discounts and employee contributions. This includes a $200,000 rate stabilization credit from the Delaware Valley Health Trust and about $22,500 in employee premium contributions.
- Net cost: about $1,048,200, split among departments by enrollment.

## 2027 Health Insurance

Medical, Rx & Dental: PPO HSA plan ($3,000 / $6,000 deductible, 100% funded); Rx copays $20 / $40 / $75

| Coverage Type | Participants | Monthly Rate | Monthly Cost | Annual Cost |
|---|---|---|---|---|
| Single | 9 | $1,170.74 | $10,537 | **$126,440** |
| Couple | 6 | $2,635.54 | $15,813 | **$189,759** |
| Parent/Child | 3 | $1,833.80 | $5,501 | **$66,017** |
| Parent/Children | 1 | $2,500.86 | $2,501 | **$30,010** |
| Family | 17 | $3,421.29 | $58,162 | **$697,942** |
| **Total** | **36** | | **$92,514** | **$1,110,168** |

| Department | Monthly Premium | Annual Premium | HSA / Opt-Out | Credits & Discounts | Net Cost* | Account |
|---|---|---|---|---|---|---|
| Elected – Board of Supervisors | $6,442 | $77,302 | $14,000 | ($17,124) | **$74,200** | 01-400-196 |
| Executive Management | $5,255 | $63,061 | $11,000 | ($16,749) | **$57,400** | 01-401-196 |
| Finance | $5,136 | $61,637 | $11,000 | ($15,669) | **$57,000** | 01-402-196 |
| General Administration | – | – | – | – | **–** | 01-406-196 |
| Police | $50,887 | $610,641 | $91,500 | ($134,294) | **$567,900** | 01-410-196 |
| Building & Zoning | $5,255 | $63,061 | $11,000 | ($16,510) | **$57,600** | 01-413-196 |
| Public Works | $14,947 | $179,362 | $40,500 | ($43,905) | **$176,000** | 01-430-196 |
| Parks & Recreation | $4,592 | $55,104 | $14,500 | ($11,580) | **$58,100** | 07-454-196 |
| **Total** | **$92,514** | **$1,110,168** | **$193,500** | **($255,831)** | **$1,048,200** | |

**Rounded up to the nearest $100.*

## Life & Disability Insurance

The Township also provides basic life insurance, accidental death and dismemberment (AD&D) coverage, and short- and long-term disability insurance. These policies cost $60,200 in 2027, budgeted by department.

## 2027 Ancillary Insurance

| Department | Basic Life | AD&D | Short-Term Disability | Long-Term Disability | Total* | Account |
|---|---|---|---|---|---|---|
| Executive Management | $755 | $151 | $1,294 | $1,254 | **$3,500** | 01-401-199 |
| Finance | $454 | $91 | $1,200 | $1,016 | **$2,800** | 01-402-199 |
| General Administration | – | – | – | – | **–** | 01-406-199 |
| Police | $9,731 | $1,946 | $12,216 | $11,181 | **$35,100** | 01-410-199 |
| Building & Zoning | $755 | $151 | $1,238 | $1,054 | **$3,200** | 01-413-199 |
| Public Works | $2,418 | $484 | $4,894 | $3,830 | **$11,700** | 01-430-199 |
| Parks & Recreation | $681 | $136 | $1,818 | $1,253 | **$3,900** | 07-454-199 |
| **Total** | **$14,795** | **$2,959** | **$22,660** | **$19,588** | **$60,200** | |

**Rounded up to the nearest $100.*

## Retirement Benefits

The Township has two defined benefit pension plans, one for police officers and one for non-uniform employees. Pennsylvania law requires an annual Minimum Municipal Obligation (MMO) for each, based on actuarial cost. The 2027 police MMO of $218,500 is fully covered by state pension aid. The non-uniform plan is fully funded and requires no Township contribution in 2027.

Employees can also save through a 457(b) plan, with a Township match of up to $1,000 per participating employee each year. The 2027 budget includes $35,000 for the match, now budgeted by department.

### 2027 Retirement Contributions

**457(b) Deferred Compensation Plan: $1,000 Annual Match**

| Department | 457 Match | Account |
|---|---|---|
| Executive Administration | $2,000 | 01-401-198 |
| Finance | $2,000 | 01-402-198 |
| General Administration | $1,000 | 01-406-198 |
| Police | $17,000 | 01-410-198 |
| Building & Zoning | $2,000 | 01-413-198 |
| Public Works | $8,000 | 01-430-198 |
| Parks & Recreation | $3,000 | 07-454-198 |
| **Total** | **$35,000** | |

**401(a) Defined Benefit Pension Plans: Minimum Municipal Obligation (MMO)**

| | Police | Non-Uniform |
|---|---|---|
| 1. 2026 Projected W-2 Payroll | $2,074,556 | $1,308,486 |
| 2. Normal Cost Percentage | 20.66% | 12.23% |
| 3. Total Normal Cost *(1) × (2)* | $428,603 | $160,028 |
| 4. Administrative Expense | $55,700 | $26,600 |
| 5. Amortization Requirement | – | – |
| 6. Financial Requirement *(3) + (4) + (5)* | $484,303 | $186,628 |
| 7. Less: Member Contributions *(1) × 5%* | ($103,728) | ($65,424) |
| 8. Less: Funding Adjustment | ($162,126) | ($123,339) |
| **Minimum Municipal Obligation (rounded)** | **$218,500** | – |

# Schedule E: Debt Service

## Schedule Overview

The Township has one outstanding debt: the 2020 General Obligation Note. This schedule shows the 2027 payments, the remaining balance and the payment schedule through the note's final payment in 2032. All debt payments are made from the Debt Service Fund.

## 2020 General Obligation Note

In 2020, the Township borrowed $4,178,000 at a fixed 1.24% rate from JPMorgan Chase Bank. The note refinanced two Delaware Valley Regional Finance Authority loans (2005 and 2006) and a 2017 note and funded various capital projects. Payments are due in February and August and stay level at about $365,000 a year. The 2027 payments total $364,106, leaving $1,774,000 in principal until the note is repaid in 2032.

## Future Borrowing

The Township has engaged its bond counsel and financial advisors to plan for future capital needs. Their guidance is that the Township's total debt service millage increase may need to reach about 4.00 mills. That includes the 2.00 mill increase in the 2027 budget, which begins setting aside funds ahead of any new borrowing.

### Payment Schedule Overview

| Description | Principal | Account | Interest | Account | Total |
|---|---|---|---|---|---|
| 2020 G.O. Note Series | $340,000 | 20-471-105 | $24,106 | 20-472-105 | $364,106 |
| **Total 2027 Payments** | **$340,000** | | **$24,106** | | **$364,106** |

### Principal & Interest Remaining at Year-End 2027

| Description | Principal | Interest | Total |
|---|---|---|---|
| 2020 G.O. Note Series | $1,774,000 | $55,639 | $1,829,639 |
| **Total** | **$1,774,000** | **$55,639** | **$1,829,639** |

### 2020 G.O. Note Series

*Original borrowing amount: $4,178,000*

| Year | Principal | Interest | Total |
|---|---|---|---|
| 2027 | $340,000 | $24,106 | $364,106 |
| 2028 | $344,000 | $19,865 | $363,865 |
| 2029 | $350,000 | $15,562 | $365,562 |
| 2030 | $355,000 | $11,191 | $366,191 |
| 2031 | $360,000 | $6,758 | $366,758 |
| 2032 (Maturity) | $365,000 | $2,263 | $367,263 |
| **Total** | **$2,114,000** | **$79,744** | **$2,193,744** |

# Schedule F: Insurance

## Schedule Overview

The Township is insured through the Delaware Valley Trust, a pool of local governments, school districts and authorities that share risk to keep coverage stable and affordable. Insurance premiums are budgeted in a single General Fund insurance line rather than spread across departments. The total budget is $246,100: $155,100 for property and liability insurance and $91,000 for workers' compensation.

## Property & Liability Insurance

Property and liability coverage protects the Township against damage to its buildings and vehicles and against claims arising from its operations. It covers:

- Liability: general liability, public officials liability and law enforcement liability.
- Auto: auto liability and physical damage.
- Other: cyber and crime coverage, plus Heart & Lung coverage. Heart & Lung covers salary for police officers injured in the line of duty, as required under Pennsylvania's Heart and Lung Act.

Total premiums rise from $151,848 in 2026 to $159,584 in 2027, an increase of 5.1%. As a member of multiple Delaware Valley Trust programs, the Township receives a 3% discount on most coverage, which brings the net cost to $155,077. Increases in general liability, property and public officials coverage are partly offset by lower auto premiums.

### Property & Liability Insurance

**Overview**

| | 2026 Actual | 2027 Budget | Change |
|---|---|---|---|
| Total Premium | $151,848 | $159,584 | +5.1% |
| Less Multi-Trust Discount (3% on most coverage) | ($4,253) | ($4,507) | |
| Less Rate Stabilization Fund | – | – | |
| **Total Net Premium** | **$147,595** | **$155,077** | **+5.1%** |

**Premium Breakdown**

| Coverage | 2026 Before Disc. | 2026 After Disc. | 2027 Before Disc. | 2027 After Disc. | 2027 % of Total | Change |
|---|---|---|---|---|---|---|
| Property | $31,978 | $31,019 | $34,774 | $33,731 | 21.8% | +8.7% |
| Cyber | $3,735 | $3,623 | $4,480 | $4,346 | 2.8% | +20.0% |
| Crime | $904 | $877 | $1,175 | $1,140 | 0.7% | +30.0% |
| Auto Liability | $13,233 | $12,836 | $8,254 | $8,006 | 5.2% | -37.6% |
| Auto Physical Damage | $21,409 | $20,767 | $18,800 | $18,236 | 11.8% | -12.2% |
| General Liability | $27,576 | $26,749 | $34,024 | $33,003 | 21.3% | +23.4% |
| Law Enforcement Liability | $18,452 | $17,898 | $21,014 | $20,384 | 13.1% | +13.9% |
| Public Officials Liability | $24,474 | $23,740 | $27,716 | $26,885 | 17.3% | +13.2% |
| Heart & Lung Liability | $10,087 | $10,087 | $9,347 | $9,347 | 6.0% | -7.3% |
| **Total** | **$151,848** | **$147,595** | **$159,584** | **$155,077** | **100.0%** | **+5.1%** |

**Rounded up to the nearest $100.*
*Account 01-486-354*

| | |
|---|---|
| **Total 2027 Property & Liability Insurance*** | **$155,100** |

## Workers' Compensation Insurance

Workers' compensation covers medical costs and lost wages for employees injured on the job. Police account for about two-thirds of the Township's workers' compensation cost because of the nature of their work.

Premiums are adjusted by an experience modification factor, which compares an employer's claims history with others in its industry. A factor below 1.00 means fewer claims than average. The Township's factor improved from 0.813 to 0.794 for 2027, reflecting its strong safety record. As a result, it pays about 21% less than an average employer would for the same coverage.

After the experience modification and a 4% multi-trust discount, the 2027 net cost is $90,920, down 1.2% from 2026. Volunteer firefighters are covered separately through the Fire Fund.

### Workers' Compensation Insurance

**Overview**

| | 2026 Actual | 2027 Budget | Change |
|---|---|---|---|
| Total Premium | $117,956 | $119,280 | +1.1% |
| Experience Modification Factor | 0.813 | 0.794 | |
| Total Modified Premium | $95,898 | $94,708 | |
| Less Multi-Trust Discount (4%) | ($3,836) | ($3,788) | |
| Less Rate Stabilization Fund | – | – | |
| **Total Net Premium** | **$92,062** | **$90,920** | **-1.2%** |

**Premium Breakdown**

| Class Code | 2026 Before Disc. | 2026 After Disc. | 2027 Before Disc. | 2027 After Disc. | 2027 % of Total | Change |
|---|---|---|---|---|---|---|
| 951 – Inspectors | $492 | $384 | $483 | $368 | 0.4% | -4.2% |
| 953 – Clerical Office | $560 | $437 | $654 | $499 | 0.5% | +14.2% |
| 980 – Townships/Boroughs (All Other) | $38,600 | $30,126 | $36,547 | $27,858 | 30.6% | -7.5% |
| 985 – Police | $77,779 | $60,705 | $81,085 | $61,806 | 68.0% | +1.8% |
| 993 – Volunteer Ambulance Corps | $525 | $410 | $511 | $390 | 0.4% | -4.9% |
| **Total** | **$117,956** | **$92,062** | **$119,280** | **$90,920** | **100.0%** | **-1.2%** |

**Rounded up to the nearest $100.*
*Account 01-486-352*

**Total 2027 Workers' Compensation Insurance* $91,000**

# Schedule G: Salaries & Wages

## Schedule Overview

Salaries and wages are the Township's largest operating cost. The 2027 budget includes $4,235,200 in wages, up $181,358 (4.5%) from 2026. Police make up about 60% of the total, reflecting round-the-clock public safety staffing. This schedule shows wages by department, including overtime and other pay.




## Wage Increases

- Police officers: 5% a year under a collective bargaining agreement covering 2027–2031.
- Non-uniform employees: 3.5% in 2027.

Some lines, such as school crossing guards, are budgeted at full staffing even when actual costs have run lower, which keeps the estimates conservative.

## Changes by Department

- General Administration ($77,100, new): the receptionist (moved from Finance), an intern and part-time administrative support.
- Finance ($196,300, down $49,344): the receptionist moved to General Administration.
- Building & Zoning ($198,000, down $74,500): one position eliminated.
- Public Works ($649,200, up $10,051): a foreman moved from the crew to management, and overtime is budgeted lower, at $10,000.
- Parks & Recreation ($253,000, up $100,034): corrects a salary left out of the 2026 budget. No new staff are proposed.
- Police ($2,533,000, up $105,421): reflects the new contract. Overtime and accrued time payouts stay at 2026 levels.

## SALARIES & WAGES

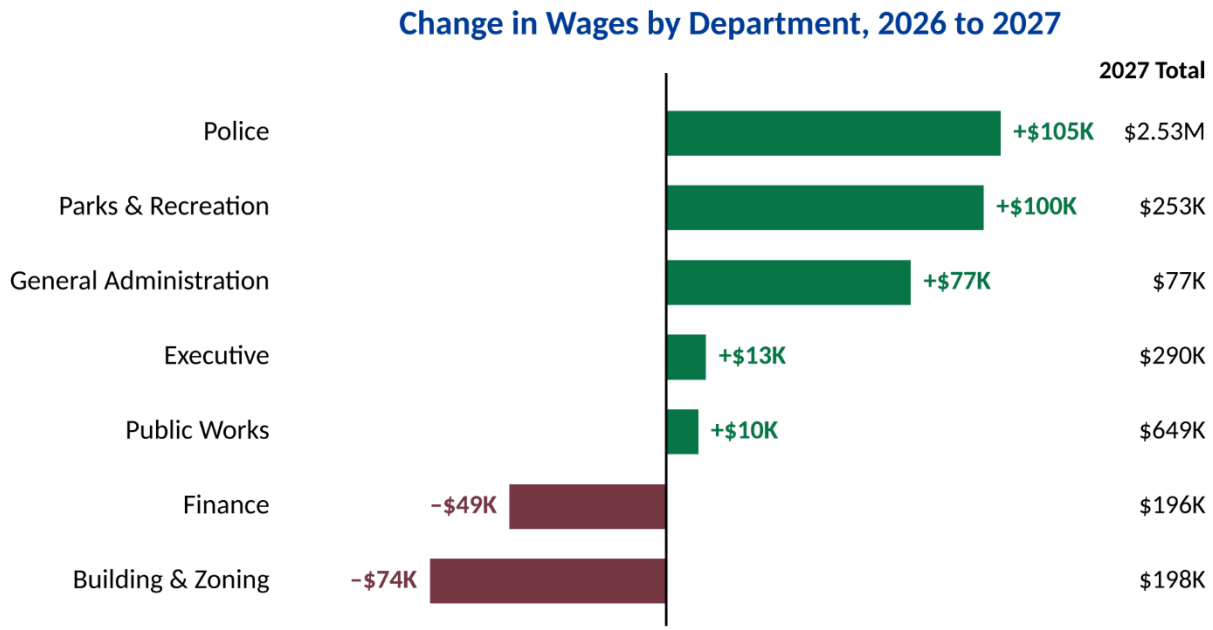
***Summary***

| ACCOUNT NUMBER | DESCRIPTION | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET |
|---|---|---|---|---|
| ***GOVERNING BODY*** | | | | |
| 01-400-110 | Elected - Board of Supervisors | $ 16,250 | $ 16,250 | $ 16,300 |
| | | **$ 16,250** | **$ 16,250** | **$ 16,300** |
| ***EXECUTIVE ADMINISTRATION*** | | | | |
| 01-401-110 | Salaries & Wages - Executive | $ 277,254 | $ 337,000 | $ 289,800 |
| | | **$ 277,254** | **$ 337,000** | **$ 289,800** |
| ***FINANCE*** | | | | |
| 01-402-110 | Salaries & Wages - Finance | $ 245,644 | $ 202,000 | $ 195,800 |
| 01-402-180 | Overtime | - | - | 500 |
| | | **$ 245,644** | **$ 202,000** | **$ 196,300** |
| ***TAX COLLECTION*** | | | | |
| 01-403-110 | Salaries & Wages - Elected Tax Collector | $ 22,500 | $ 22,500 | $ 22,500 |
| | | **$ 22,500** | **$ 22,500** | **$ 22,500** |
| ***GENERAL ADMINISTRATION*** | | | | |
| 01-406-110 | Salaries & Wages - Clerical | $ - | $ - | $ 76,600 |
| 01-406-180 | Overtime | - | - | 500 |
| | | **$ -** | **$ -** | **$ 77,100** |
| ***POLICE SERVICES*** | | | | |
| 01-410-110 | Salaries & Wages - Management | $ 149,750 | $ 165,000 | $ 176,000 |
| 01-410-110 | Salaries & Wages - Bargaining Unit | 1,720,528 | 1,608,000 | 1,806,700 |
| 01-410-110 | Salaries & Wages - Civilians | 68,567 | 69,000 | 74,500 |
| 01-410-110 | Salaries & Wages - Crossing Guards | 21,916 | 9,000 | 22,700 |
| 01-410-170 | Accrued Time Payouts | 215,000 | 200,000 | 215,000 |
| 01-410-180 | Overtime | 175,000 | 215,000 | 175,000 |
| 01-410-181 | Education Incentive Payout | 76,818 | 59,000 | 63,100 |
| | | **$ 2,427,579** | **$ 2,325,000** | **$ 2,533,000** |

## SALARIES & WAGES

***Summary***

| ACCOUNT NUMBER | DESCRIPTION | 2026 BUDGET | 2026 PROJECTED | 2027 BUDGET |
|---|---|---|---|---|
| ***BUILDING & ZONING*** | | | | |
| 01-413-110 | Salaries & Wages - Code | $ 272,500 | $ 210,000 | $ 197,500 |
| 01-413-180 | Overtime | - | - | 500 |
| | | **$ 272,500** | **$ 210,000** | **$ 198,000** |
| ***PUBLIC WORKS*** | | | | |
| 01-430-110 | Salaries & Wages - Management | $ 121,173 | $ 110,000 | $ 206,500 |
| 01-430-110 | Salaries & Wages - Crew | 488,742 | 415,000 | 432,700 |
| 01-430-180 | Overtime | 29,234 | 25,000 | 10,000 |
| | | **$ 639,149** | **$ 550,000** | **$ 649,200** |
| ***PARKS & RECREATION*** | | | | |
| 07-454-110 | Salaries & Wages | $ 152,966 | $ 282,000 | $ 243,000 |
| 07-454-180 | Overtime | - | - | 10,000 |
| | | **$ 152,966** | **$ 282,000** | **$ 253,000** |
| | ***TOTAL*** | **$ 4,053,842** | **$ 3,944,750** | **$ 4,235,200** |



# GLOSSARY

Key terms used throughout this budget, provided to help residents and other readers understand the language of municipal finance and Township operations.

## A

**Act 32**
Pennsylvania law (2008) that consolidated Earned Income Tax (EIT) collection into county-wide tax collection districts, each served by a single appointed tax collector.

**Act 511**
The Local Tax Enabling Act of 1965, which authorizes Pennsylvania municipalities to levy certain taxes, including the Earned Income Tax (EIT), Local Services Tax (LST), and Real Estate Transfer Tax.

**Americans with Disabilities Act (ADA)**
A 1990 federal civil rights law prohibiting discrimination based on disability and requiring public facilities, sidewalks, and services to be accessible.

**Appropriation**
A legal authorization by the Board of Supervisors to spend money and incur obligations for specific purposes during the fiscal year.

**Assessed Value**
The value placed on real property by the Bucks County Board of Assessment, used as the basis for calculating Real Estate Tax.

**Audit**
An independent review of the Township's financial statements and records to confirm that funds are accounted for in accordance with state law and generally accepted accounting principles.

**Authority**
A public entity created by one or more municipalities to provide a specific service, such as water or sewer, with the power to set rates and issue debt. Examples include the Chalfont-New Britain Township Joint Sewer Authority (CNBTJSA) and the North Penn Water Authority (NPWA).

## B

**Balanced Budget**
A budget in which planned expenditures do not exceed anticipated revenues plus available fund balance.

**Berkheimer**
The private tax collection firm that collects Earned Income Tax (EIT) and Local Services Tax (LST) on behalf of the Township.

**Board of Supervisors**
The five-member elected governing body of New Britain Township, responsible for adopting the budget, enacting ordinances, and setting Township policy.

**Bond**
A written promise to repay a borrowed sum of money on a specific date, with interest paid at a set rate. Bonds are commonly used to finance large capital projects.

**Bond Rating**
An independent assessment of the Township's creditworthiness and ability to repay debt. A higher rating generally results in lower borrowing costs.

**Bucks County**
The county in southeastern Pennsylvania in which New Britain Township is located.

**Budget**
A financial plan estimating revenues and expenditures for a fiscal year, adopted by the Board of Supervisors as the legal authority to spend funds.

## C

**Cable Franchise Fee**
A fee paid to the Township by cable television providers in exchange for the right to use public rights-of-way to deliver service. Under federal law, the fee may be up to five percent of the provider's gross cable revenues within the Township.

### Capital Fund
A fund used to account for resources set aside for the purchase, construction, or major improvement of capital assets, such as buildings, vehicles, equipment, roads, and parks.

### Capital Improvement Plan (CIP)
A multi-year plan that identifies major capital projects and purchases, their estimated costs, the year each is planned, and how each will be funded.

### Capital Project
A project to purchase, build, or significantly improve a long-lasting asset, such as a building, road, park, or vehicle.

### Central Bucks School District
The public school district serving New Britain Township and several neighboring municipalities. The School District sets its own Real Estate Tax rate and makes up the largest share of a resident's total tax bill. It also receives half of the Real Estate Transfer Tax and a 0.5% share of the Earned Income Tax.

### Chart of Accounts
The numbering system used to organize every revenue and expenditure in the budget. Each account number identifies the fund, the department or function, and the type of revenue or expense. The Township's chart of accounts follows the uniform format recommended for Pennsylvania municipalities.

### Collective Bargaining Agreement (CBA)
A written contract between the Township and a union setting wages, hours, benefits, and other terms of employment for represented employees.

### Comprehensive Plan
A long-range policy document, prepared under the Pennsylvania Municipalities Planning Code (MPC), that guides land use, transportation, community facilities, and growth in the Township.

### Consumer Price Index (CPI)
A measure of inflation published by the U.S. Bureau of Labor Statistics, used to compare costs and revenues over time.

## D

### Debt Service
Scheduled payments of principal and interest on borrowed money, such as bonds or notes.

### Debt Service Fund
A fund used to accumulate resources for, and to pay, the principal and interest on the Township's long-term debt, such as general obligation bonds and notes.

### Deficit
The amount by which expenditures exceed revenues in a given period.

### Delaware Valley Trust
A pool of local governments, school districts and authorities that share risk to keep insurance coverage stable and affordable. The Township gets its property, liability and workers' compensation coverage through the Trust's programs.

### Department
An administrative unit of the Township responsible for providing a group of related services, such as Police, Public Works, or Finance.

### Department of Community & Economic Development (DCED)
The Pennsylvania state agency that supports local governments through grants, technical assistance, and community and economic development programs.

### Depreciation
The gradual loss in value of a capital asset over its useful life due to wear, age, or obsolescence.

### Dividends
Payments returned to the Township from an insurance pool or trust when claims and costs for a coverage period come in lower than expected, or earnings paid on certain investments. Dividends are recorded as revenue and are not guaranteed from year to year.

## E

### Earned Income Tax (EIT)
An Act 511 tax on wages, salaries, and net profits earned by Township residents. The EIT is collected by Berkheimer.

### Encumbrance
Funds committed for a purchase order or contract that has been approved but not yet paid.

### Entitlements
Revenue the Township receives from the federal or state government by formula or by law, rather than through a competitive application. Examples include Pennsylvania's Pension System State Aid and State Highway Aid (Liquid Fuels). In the line-item budget, these appear under State Shared Revenue and Entitlements.

### Experience Modification Factor
A number used to adjust workers' compensation premiums. It compares an employer's claims history with others in the same industry. A factor below 1.00 means fewer claims than average and a lower premium.

### Expenditure
The payment of funds or the incurring of an obligation for goods or services.

## F

### Federal Insurance Contributions Act (FICA)
The federal payroll tax that funds Social Security and Medicare, shared by the Township and its employees.

### Fiduciary Fund
A fund used to account for resources the Township holds in a trustee or agent capacity for others, such as employee pension trust funds. These resources cannot be used to support the Township's own programs.

### Finance Director
The Township official responsible for managing its finances. The Finance Director prepares the annual budget with the Township Manager, oversees accounting, payroll, purchasing, investments and financial reporting, and coordinates the annual audit. The Finance Director reports to the Township Manager.

### Fireman's Relief Association
A nonprofit organization tied to a volunteer fire company. It receives the state's Foreign Fire Insurance distribution and uses it for firefighter safety equipment, training and benefits for volunteers injured in the line of duty.

### Fiscal Year
The twelve-month period covered by the budget. In New Britain Township, the fiscal year runs from January 1 through December 31.

### Fixed Assets
Long-lasting tangible property owned by the Township, such as land, buildings, equipment, vehicles, and infrastructure.

### Foreign Fire Insurance
A state tax on fire insurance premiums written in Pennsylvania by companies based outside the state. The state distributes the money to municipalities each year, and the Township passes it through to the Fireman's Relief Association.

### Fringe Benefits
Compensation provided to employees in addition to wages, including health insurance, retirement contributions, life and disability insurance, and payroll taxes.

### Full-Time Equivalent (FTE)
A measure of staffing that converts part-time hours into the equivalent number of full-time positions.

### Fund
A separate accounting entity with its own set of balancing accounts, used to track revenues and expenditures for a specific purpose.

### Fund Balance
The difference between a fund's assets and liabilities; the amount available at year end that may be carried forward or reserved for future needs.

## G

### General Fund
The Township's primary operating fund, used to account for all revenues and expenditures not required to be tracked in another fund.

### General Obligation Bond
A long-term borrowing backed by the full faith, credit and taxing power of the Township. Bonds are typically used to finance large capital projects over 10 to 30 years and are issued under the Pennsylvania Local Government Unit Debt Act.

### General Obligation Note
A shorter-term borrowing backed by the full faith, credit and taxing power of the Township. Notes are typically used for smaller projects or refinancing and are issued under the Pennsylvania Local Government Unit Debt Act.

### Generally Accepted Accounting Principles (GAAP)
The uniform standards and procedures used for financial accounting and reporting.

### Government Finance Officers Association (GFOA)
A professional association of state and local government finance officers that publishes best practices for budgeting, financial reporting and reserves. GFOA recommends that governments keep unrestricted reserves equal to at least two months of General Fund operating expenses.

### Governmental Accounting Standards Board (GASB)
The independent organization that sets accounting and financial reporting standards for state and local governments.

### Grant
Funds provided by a federal, state, county, or private source for a specific purpose or project, often requiring a local match.

## H

### Health Savings Accounts (HSA)
A tax-advantaged account that employees on a high-deductible health plan use to pay medical expenses. The Township funds each enrolled employee's HSA to cover the plan's deductible.

### Heart and Lung Act
A Pennsylvania law that requires municipalities to pay full salary to police officers who are temporarily disabled by an injury suffered in the line of duty. The Township insures this obligation through Heart & Lung coverage.

### Highway Aid (Liquid Fuels)
State funding distributed to municipalities from Pennsylvania's fuel taxes, restricted to the construction, maintenance, and repair of local roads.

## I

### Infrastructure
Public physical assets such as roads, bridges, storm sewers, sidewalks, and traffic signals.

### Interfund Transfer
The movement of money from one Township fund to another to support budgeted activities.

## L

### Liability
An amount the Township owes to another party that must be paid in the future.

### Local Services Tax (LST)
An Act 511 tax levied on individuals who work within the Township, deducted by employers from wages. Proceeds support police, fire, emergency services, and road maintenance.

## M

### Mill / Millage
The unit used to express the Real Estate Tax rate. One mill equals $1 of tax for every $1,000 of assessed value.

### Minimum Municipal Obligation (MMO)
The minimum annual contribution the Township must make to its pension plans, as required by Pennsylvania Act 205 of 1984.

### Modified Accrual Basis
The method of accounting used for the Township's governmental funds. Revenues are recorded when they are both measurable and available to pay current obligations, and expenditures are generally recorded when the liability is incurred.

### MS4 (Municipal Separate Storm Sewer System)
A federal and state stormwater permit program under the Clean Water Act. It requires municipalities to reduce pollution in stormwater runoff through projects, inspections and public education.

### Municipalities Planning Code (MPC)
The Pennsylvania law that enables and governs municipal planning, zoning, and subdivision and land development regulation.

## N

### Note
A written promise to repay a specified sum of borrowed money, with interest, by a set date. Notes generally have shorter repayment terms than bonds.

## O

### Operating Budget
The portion of the budget that funds day-to-day services and operations, such as salaries, utilities, and supplies.

### Operating Fund
A fund used to pay for the Township's ongoing, day-to-day services and operations, such as salaries, utilities, supplies, and contracted services. The General Fund is the Township's primary operating fund.

### Ordinance
A local law adopted by the Board of Supervisors.

## P

### Pennsylvania Local Government Investment Trust (PLGIT)
An investment program designed for Pennsylvania local governments to invest public funds safely while earning interest.

## R

### Rate Stabilization Fund (RSF)
A reserve held by an insurance trust from members' past contributions and favorable claims experience. The trust may return part of it to members as a credit that lowers their premiums. The credit is not guaranteed from year to year.

### Real Estate Tax
A tax levied on the assessed value of real property in the Township, expressed in mills and collected by the elected Tax Collector.

### Real Estate Transfer Tax
An Act 511 tax imposed on the sale or transfer of real property, calculated as a percentage of the sale price.

### Reserve
A portion of fund balance set aside for a specific future purpose or for emergencies.

### Reserve Fund
A fund established to set aside money for a specific future need or for unexpected expenses and emergencies, helping the Township maintain financial stability.

### Resolution
A formal action of the Board of Supervisors expressing a decision or policy, such as adopting a fee schedule or making annual appointments.

### Revenue
Money received by the Township from taxes, fees, grants, fines, interest, and other sources.

## S

### Second Class Township
A classification of Pennsylvania municipality governed by the Second Class Township Code and led by an elected Board of Supervisors. New Britain Township is a Second Class Township.

### Second Class Township Code
The Pennsylvania law that governs second class townships, including New Britain Township. It sets the powers and duties of the Board of Supervisors and other officials, and the rules for budgeting, taxation, borrowing and public meetings.

### Special Revenue Fund
A fund used to account for revenues that are legally restricted or committed to a specific purpose, such as State Highway Aid (Liquid Fuels) for road maintenance.

### Stormwater
Rain and snowmelt runoff that flows over land and impervious surfaces into storm drains, streams, and waterways, and that the Township manages under state and federal permits.

### Structural Deficit
A gap in which recurring expenses exceed recurring revenues. It persists from year to year unless revenues are raised or spending is reduced. It differs from a one-time deficit caused by a single unusual expense.

### Surplus
The amount by which revenues exceed expenditures in a given period.

## T

### Tax Collector
The elected official responsible for collecting Real Estate Taxes on behalf of the Township, Bucks County, and the school district.

### Township Manager
The chief administrative officer of the Township, appointed by the Board of Supervisors. The Township Manager oversees day-to-day operations, supervises department heads and carries out the policies set by the Board.