Towamencin Township
2026 Budget Presentation

November 12, 2025

2025 In Review

Operating	01 General	02 Street Light	03 Fire Fund	04 EMS	05 Parks & Rec	06 Swimming Pool	23 Debt Service	94 General Reserve	Total Ops Funds
Prlm. Beg. Bal (a)	***2,380,834***	***5,277***	***29,605***	***1,891***	***89,988***	***40,936***	***220,823***	***105,088***	***2,874,442***
Revenue (b)	*10,738,777*	*770*	*382,149*	*101,150*	*508,592*	-	*729,027*	*4,788*	12,465,253
Expenditures (c)	*9,333,337*	*0*	*505,077*	*102,200*	*505,014*	*68,680*	*1,975,167*	-	12,489,475
Net Rev/Exp (d= b-c)	***1,405,440***	***770.00***	***(122,928)***	***(1,050)***	***3,578***	***(68,680)***	***(1,246,140)***	***4,788***	***(24,222)***
Transfers In (e)	*908,300*	-	*134,200*	-	*670,000*	*90,000*	*1,302,000*	-	3,104,500
Transfers Out (f)	*2,633,653*	-	-	-	*706,000*	-	-	-	3,339,653
Net Transfers (g = e - f)	***(1,725,353)***	-	***134,200***	-	***(36,000)***	***90,000***	***1,302,000***	-	**(235,153)**
Prlm. End Bal.(a + d + g)	***2,060,921***	***6,047***	***40,877***	***841***	***57,566***	***62,256***	***276,683***	***109,876***	***2,615,067***
Increase / (Decrease)	*(319,913)*	*770*	*11,272*	*(1,050)*	*(32,422)*	*21,320*	*55,860*	*4,788*	*(259,375)*

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2026 Ending Balance Projections

Operating	01 General	02 Street Light	03 Fire Fund	04 EMS	05 Parks & Rec	06 Swimming Pool	23 Debt Service	94 General Reserve	Total Ops Funds
Prlm. Beg. Bal (a)	***2,060,721***	***6,047***	***40,877***	***841***	***57,566***	***62,256***	***276,683***	***109,876***	***2,614,867***
Revenue (b)	*10,039,740*	*770*	*366,029*	*100,720*	*494,486*	-	*709,685*	*3,000*	11,714,430
Expenditures (c)	*10,101,169*	*770*	*511,942*	*101,550*	*568,600*	*136,300*	*1,544,824*	-	12,965,155
Net Rev/Exp (d= b-c)	***(61,429)***	-	***(145,913)***	***(830)***	***(74,114)***	***(136,300)***	***(835,139)***	**3,000**	***(1,250,725)***
Transfers In (e)	*924,868*	-	*144,822*	-	*370,000*	*85,000*	*702,000*	-	2,226,690
Transfers Out (f)	*1,514,822*	-	-	-	*311,000*	-	-	-	1,825,822
Net Transfers (g = e - f)	***(589,954)***	-	**144,822**	-	**59,000**	**85,000**	**702,000**	-	**400,868**
Prlm. End Bal.(a + d + g)	***1,409,338***	***6,047***	***39,786***	***11***	***42,452***	***10,956***	***143,544***	***112,876***	***1,765,010***
% Exp (End. Bal / (c))	*14%*								*14%*
Increase / (Decrease)	*(651,383)*	-	*(1,091)*	*(830)*	*(15,114)*	*(51,300)*	*(133,139)*	*3,000*	*(849,857)*

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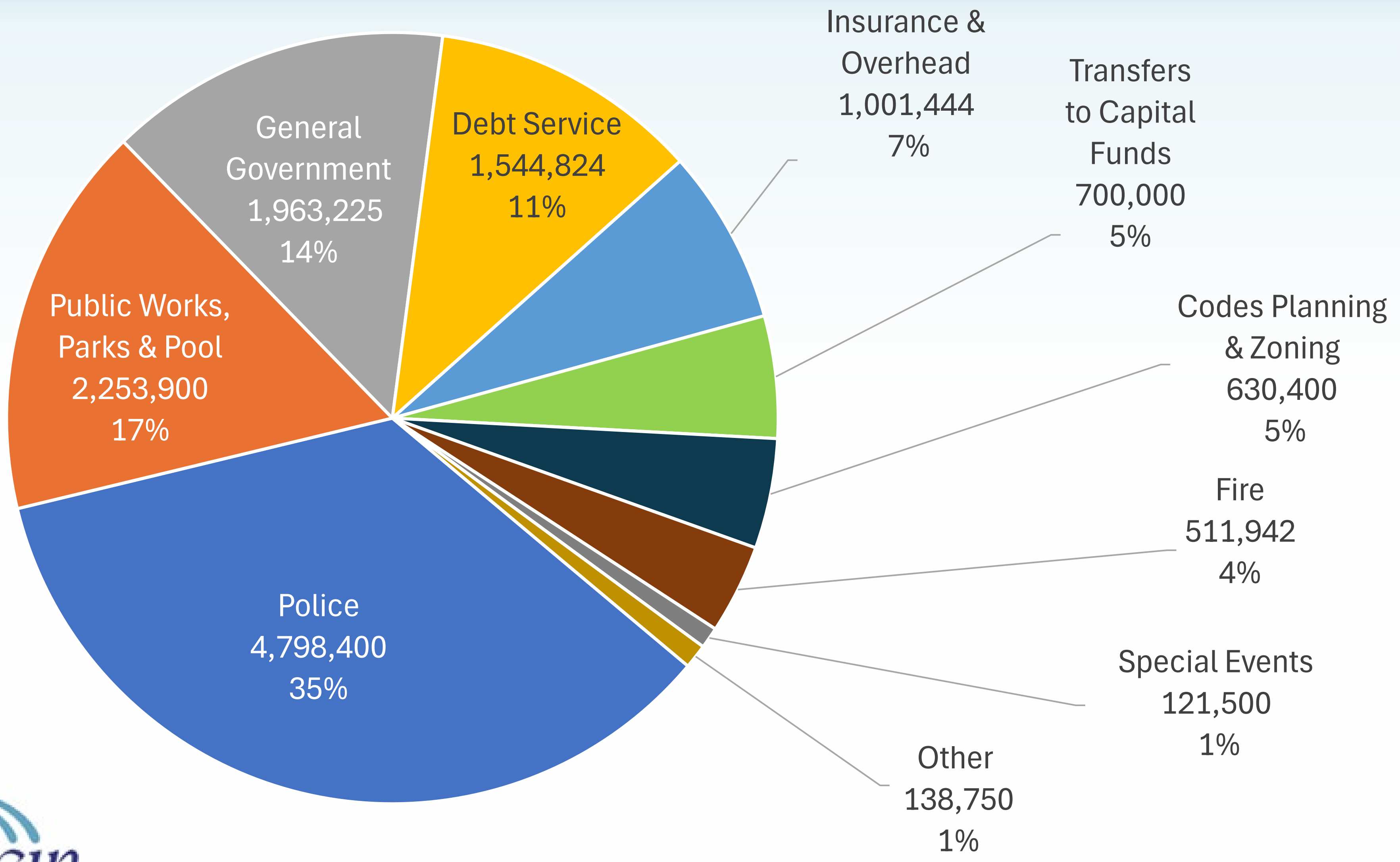
Anticipated 2026 Operating Expenditures



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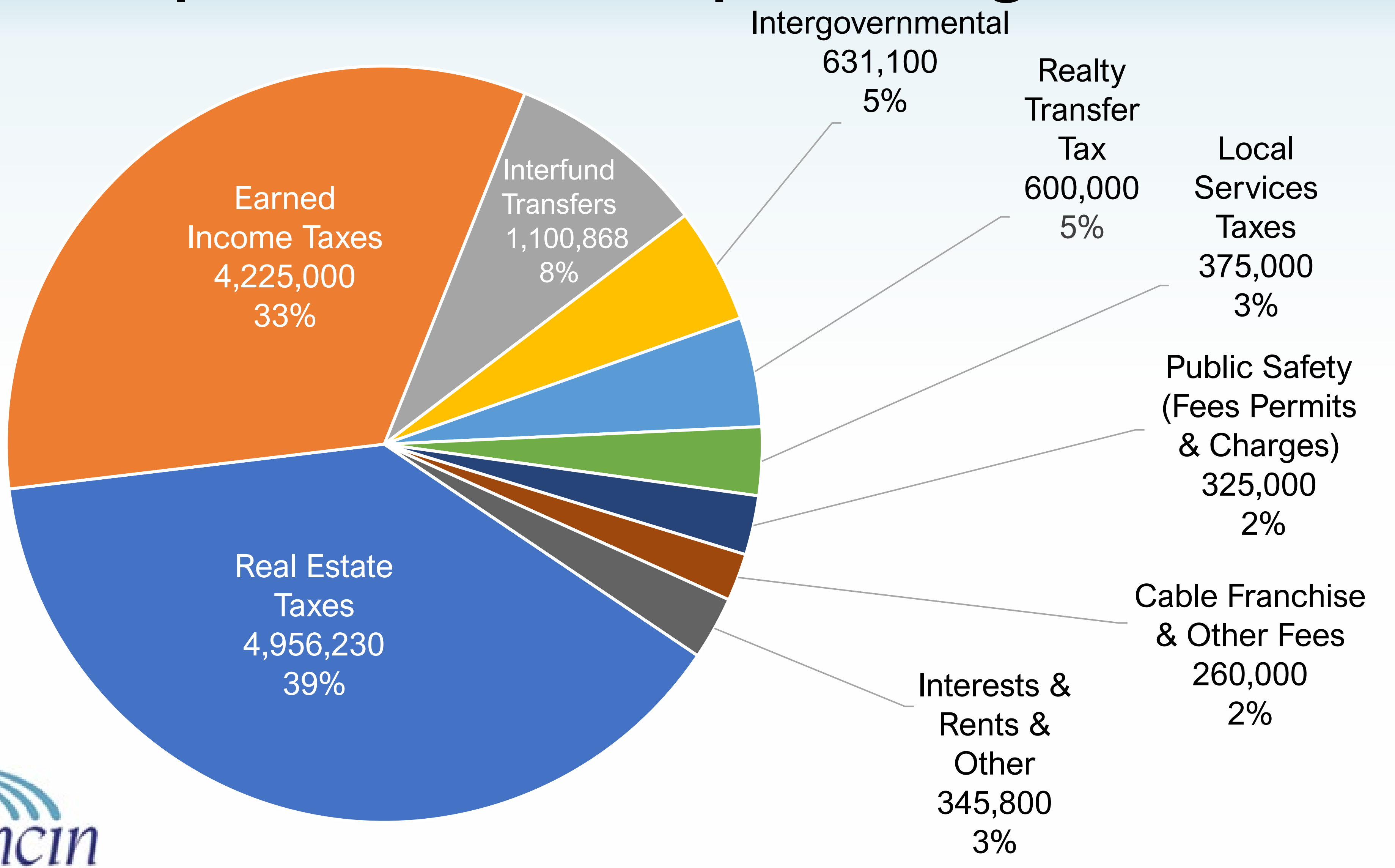
Includes General, Fire, Parks & Rec, Swimming Pool, and Debt Service Funds

Anticipated 2026 Operating Revenues



Includes General, Fire, Parks & Rec, Swimming Pool, and Debt Service Funds

Requested Capital Projects

General Capital	Stormwater/MS4	2,373,000
General Capital	Paving and Road Construction	1,214,000
General Capital	Other Capital / Infrastructure	97,000
General Capital	Building Improvements	299,000
General Capital	Vehicles	245,000
General Capital	Major Equipment	557,487
	32 Total Requests	**4,785,487**
Parks	Bustard Park	35,000
Parks	Butch Clemens Park	112,500
Parks	Green Lane Park	293,000
Parks	Municipal Pool	81,000
Parks	Valley View Way	6,000
Parks	Veterans Park	300,000
Parks	Tennis-Lukens Cemetery	15,000
Parks	Trails	345,000
Parks	Tree Planting	25,000
Parks	Engineering	40,000
	12 Total Requests	**1,252,500**

Fischers Park	**Improvements (2 Requests)**	**32,000**
Sewer Capital	I&I Program	210,000
Sewer Capital	SCI Grant Work	2,575,000
Sewer Capital	Inglewood SS Replacement	1,200,000
Sewer Capital	Towamencin Creek Interceptor Replacement	300,000
Sewer Capital	Engineering	300,000
Sewer Capital	Pumping Stations - TMA	40,000
	Total Sewer Projects	**4,625,000**

Total Capital Requests

$10,694,987

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Capital Funds Balances – with all 2026 requests

Capital	Fischers Park	Park Capital	Public Art	Gen. Capital	Traffic Impact	Liquid Fuels	Capital Equip Rsr	Total Funds
Prim. Beg. Bal (a)	***675,920***	***142,731***	***168,833***	***144,809***	***118,729***	***23,115***	***232,082***	***1,506,219***
Revenue (b)	*249,000*	*1,000*	*5,000*	*850,980*	*2,500*	*500,000*	*6,000*	1,614,480
Expenditures (c)	*284,300*	*1,269,500*	-	*5,506,304*	-	*519,000*	-	7,579,104
Net Rev/Exp (d= b-c)	*(35,300)*	*(1,268,500)*	*5,000*	*(4,655,324)*	*2,500*	*(19,000)*	*6,000*	*(5,964,624)*
Transfers In (e)	-	-	-	700,000	-	-	-	700,000
Transfers Out (f)	*62,100*	-	-	-	-	-	-	62,100
Net Transfers (g = e - f)	*(62,100)*	-	-	*700,000*	-	-	-	*637,900*
Prim. End Bal.(a + d + g)	***578,520***	***(1,125,769)***	***173,833***	***(3,810,515)***	***121,229***	***4,115***	***238,082***	***(3,820,505)***

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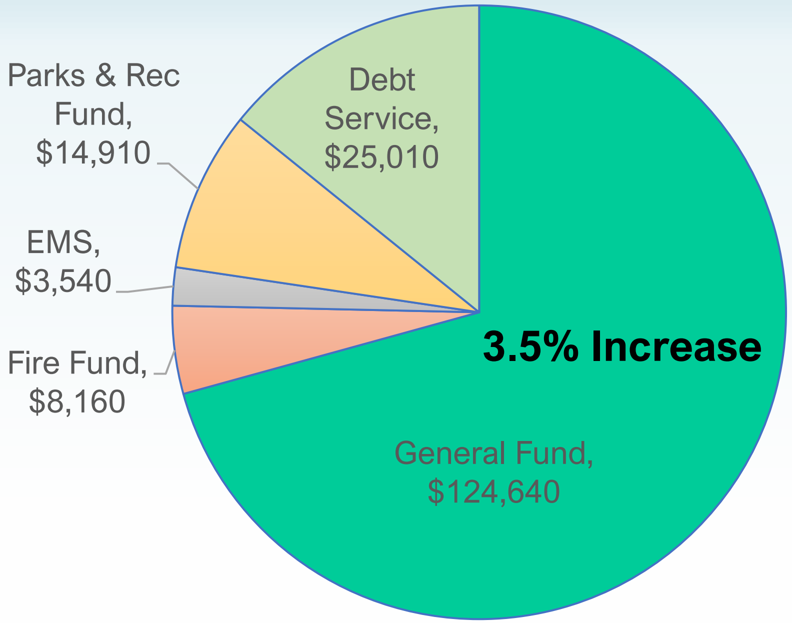
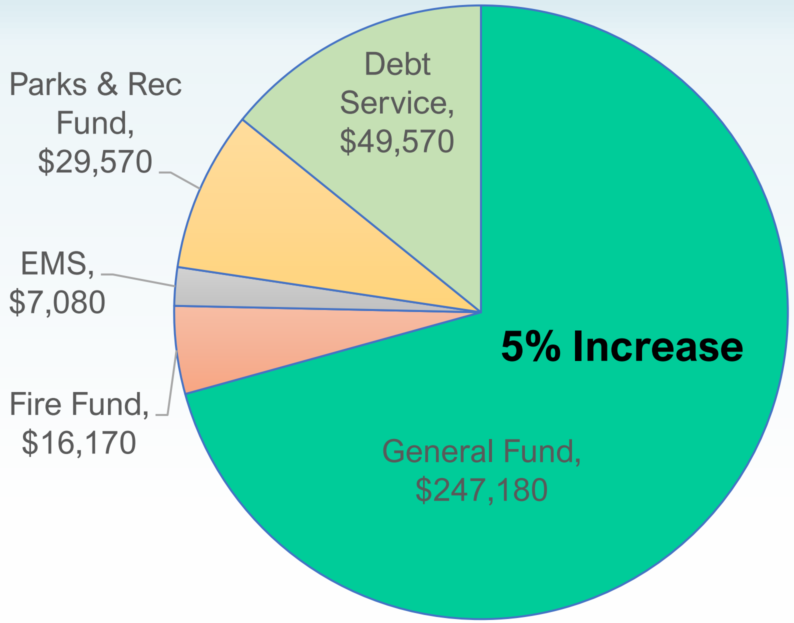
Proposed Tax Increase Scenarios



Estimated Revenue: $176,260

Avg. Taxpayer's Annual increase with Homestead: $22
Without: $32



Estimated Revenue: $250,550

Avg. Taxpayer's Annual increase with Homestead: $31
Without: $46

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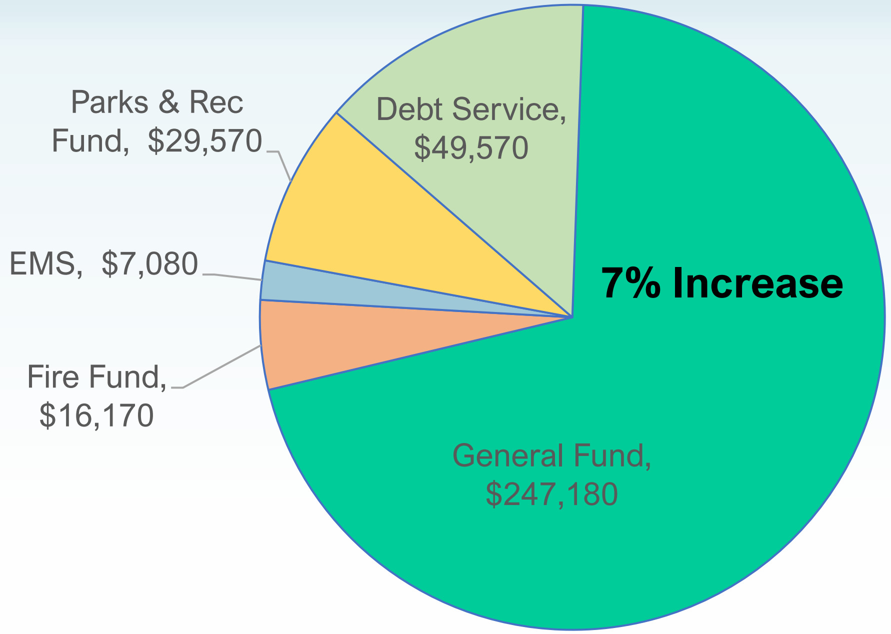
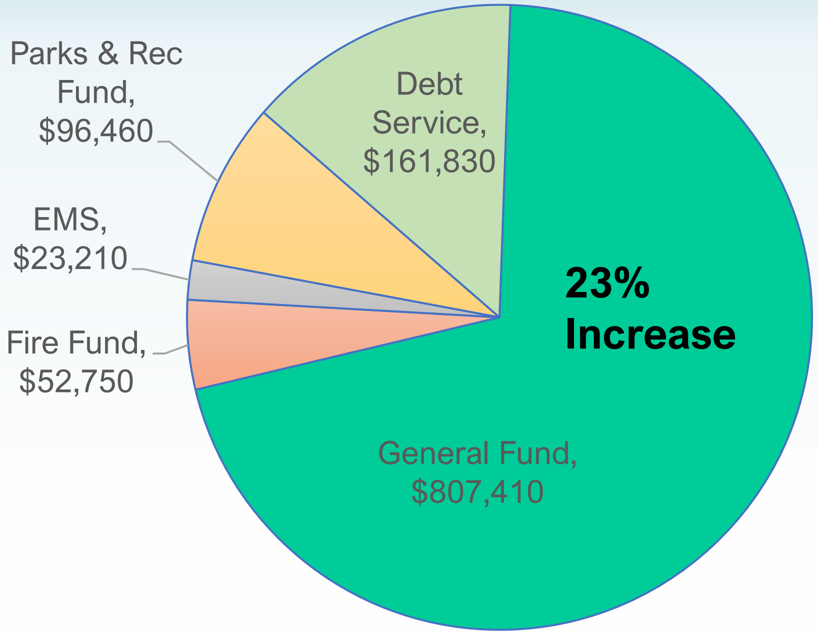
Proposed Tax Increase Scenarios



Estimated Revenue: $349,570

Avg. Taxpayer's Annual increase
with Homestead: $44
Without: $64



If all Personnel Requests are approved & $3.5M Borrowing

Estimated Revenue: $1,141,660

Avg. Taxpayer's Annual increase
with Homestead: $144
Without: $209

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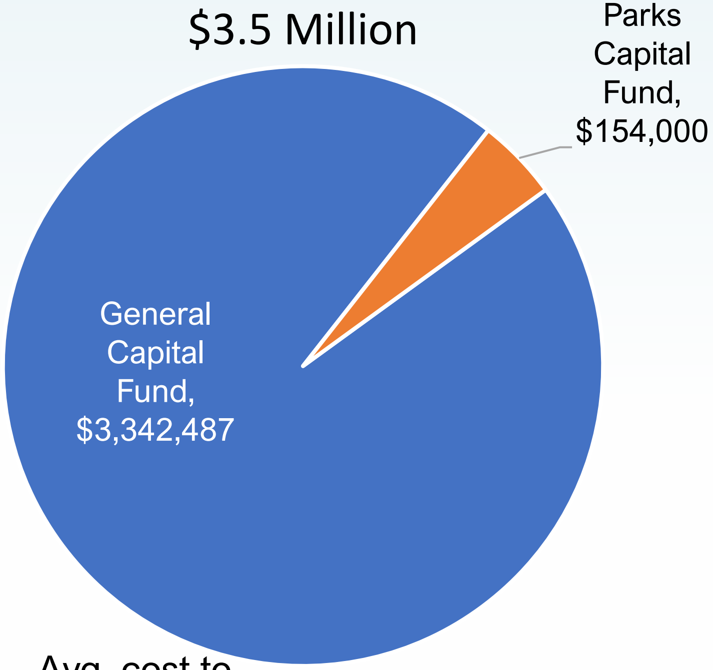
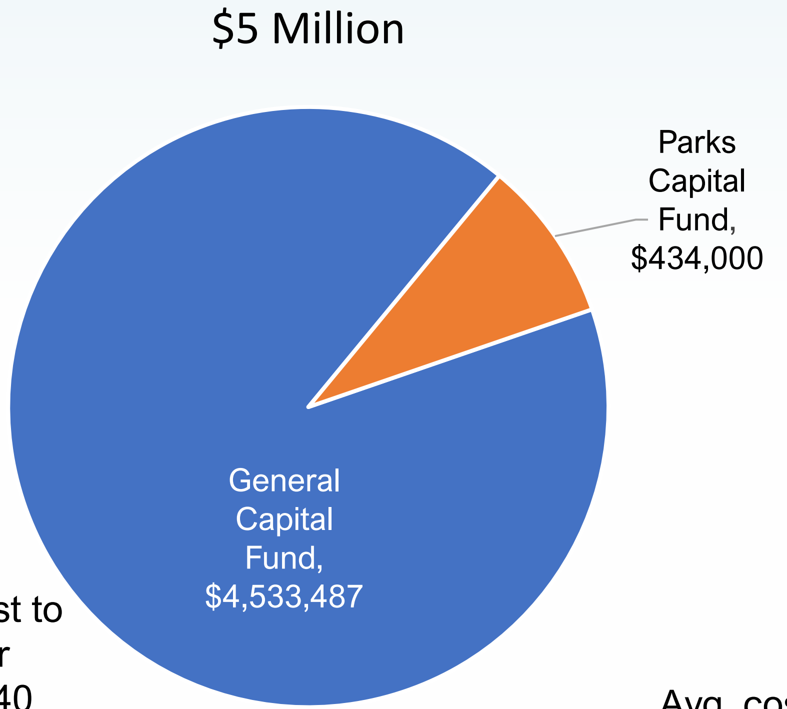
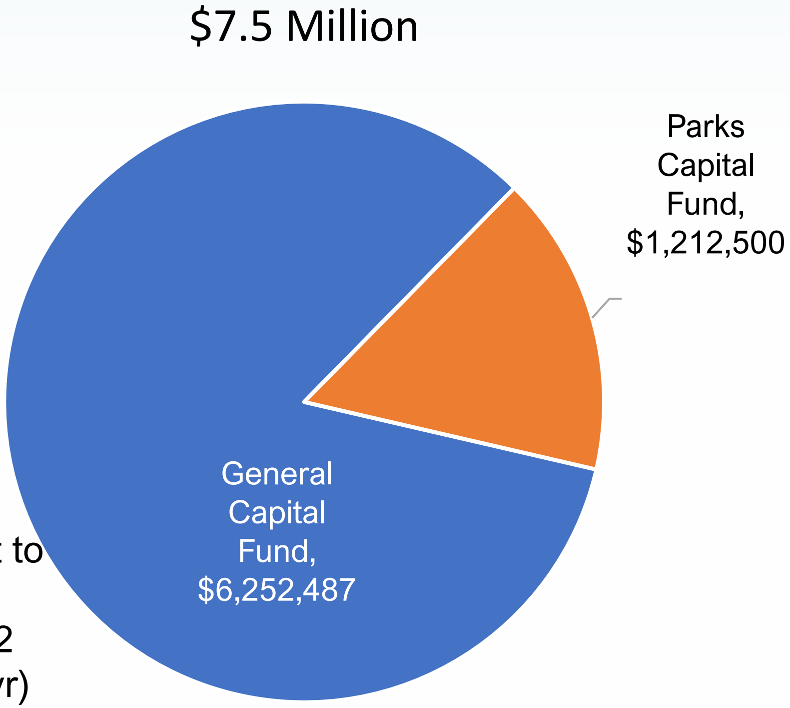
Proposed Borrowing Scenarios



Avg. cost to taxpayer
$761.96
($50.80/yr)



Avg. cost to taxpayer
$1,088.40
($72.56/yr)



Avg. cost to taxpayer
$1,815.72
($90.79/yr)

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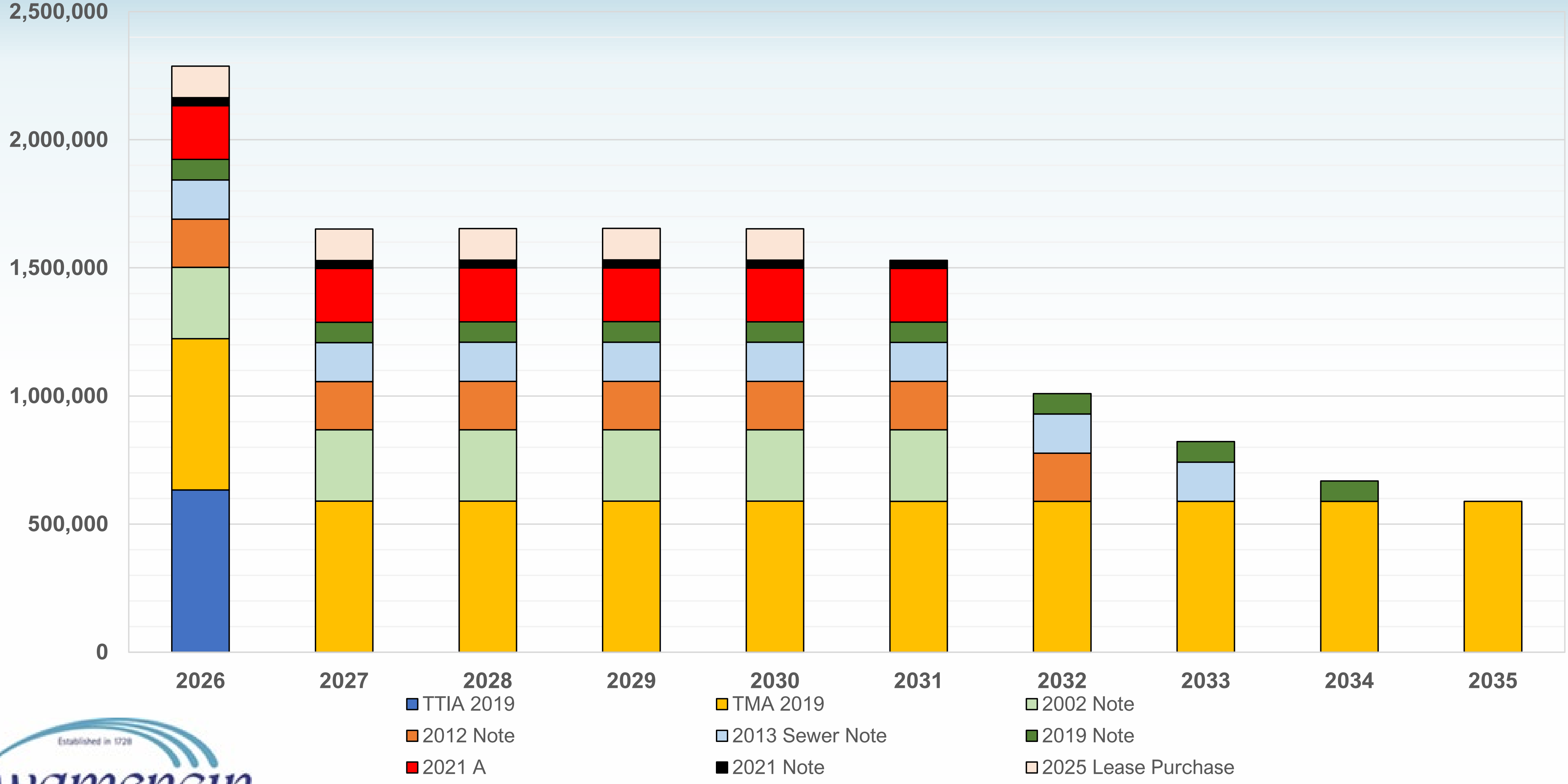
Current Debt Service Schedule



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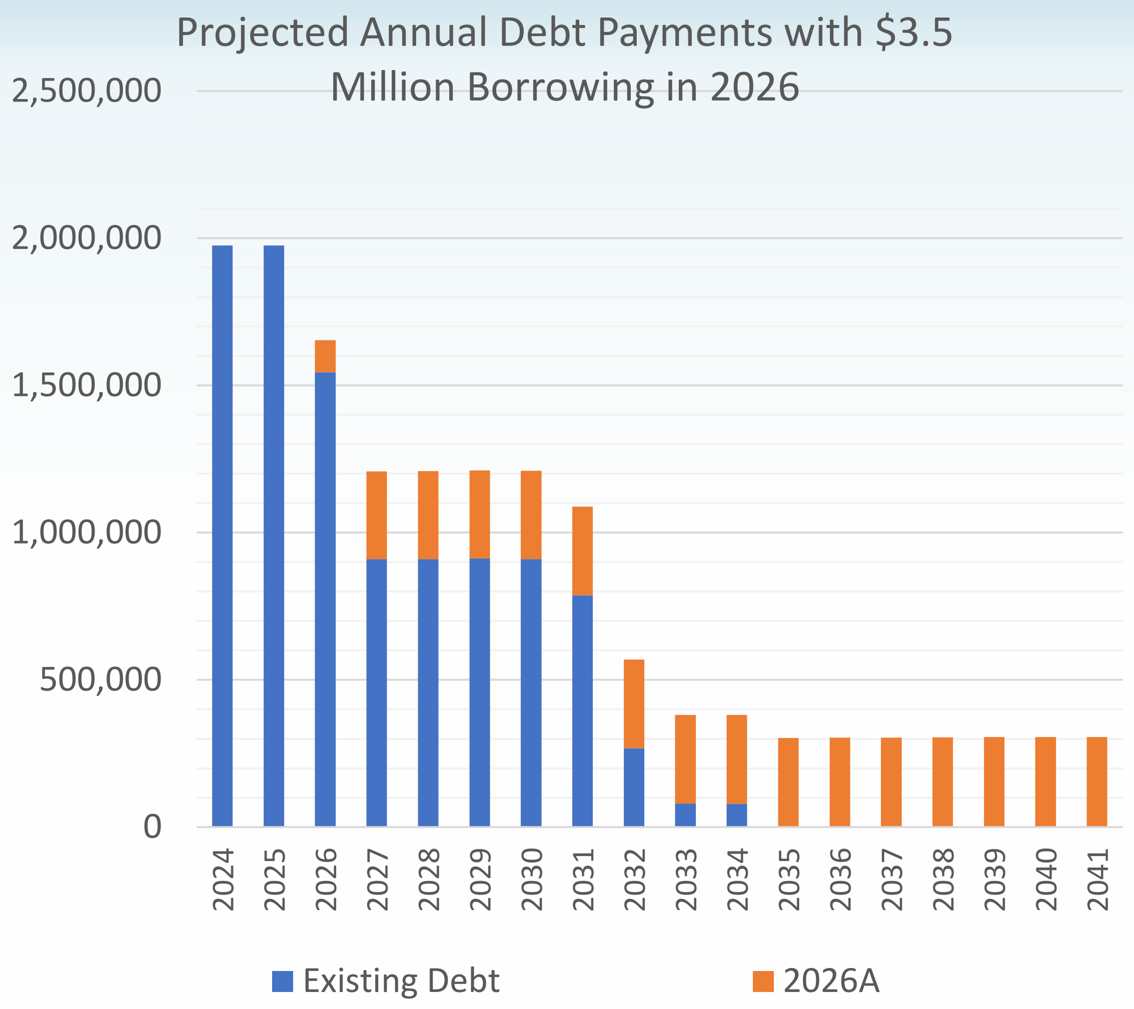

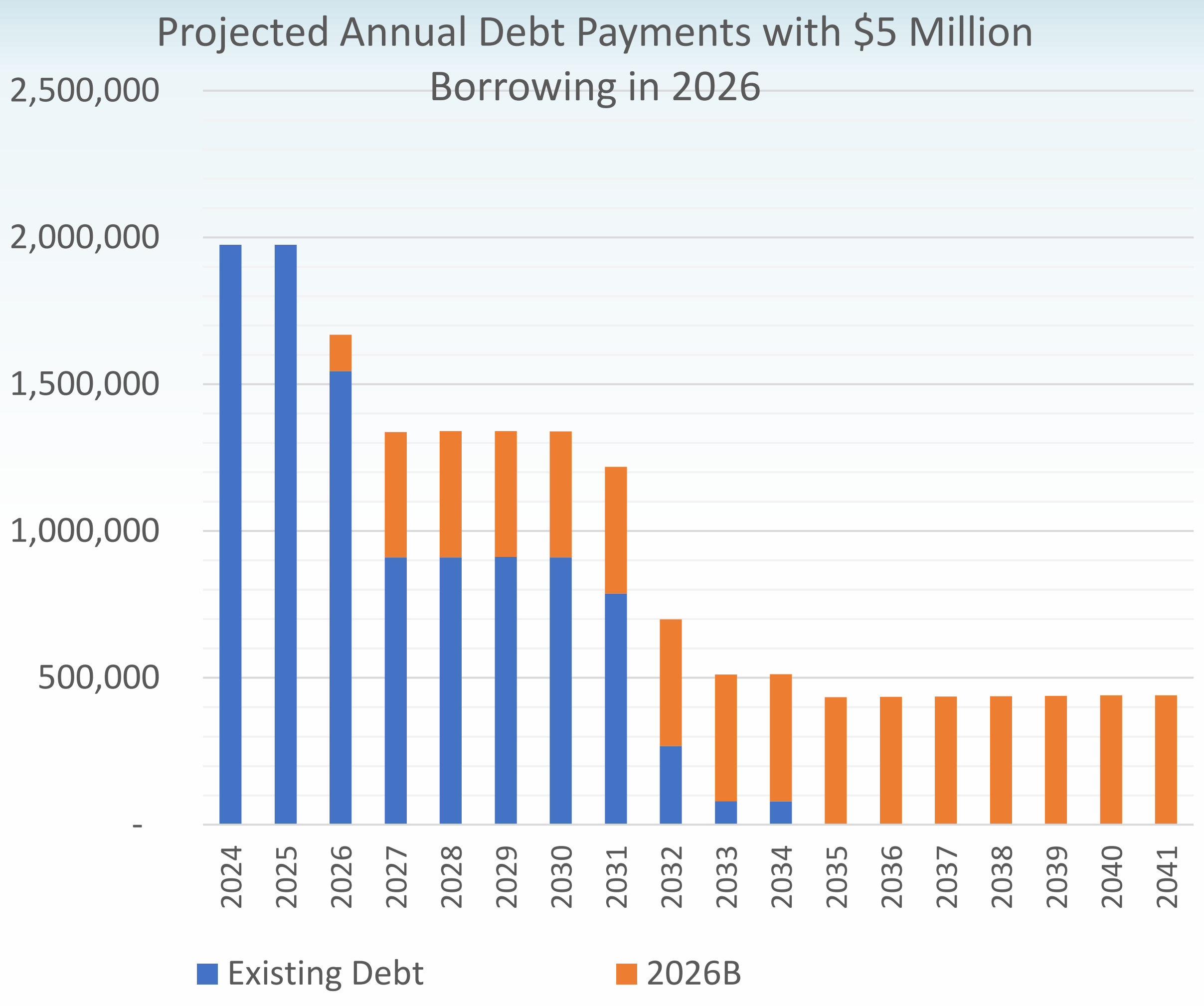

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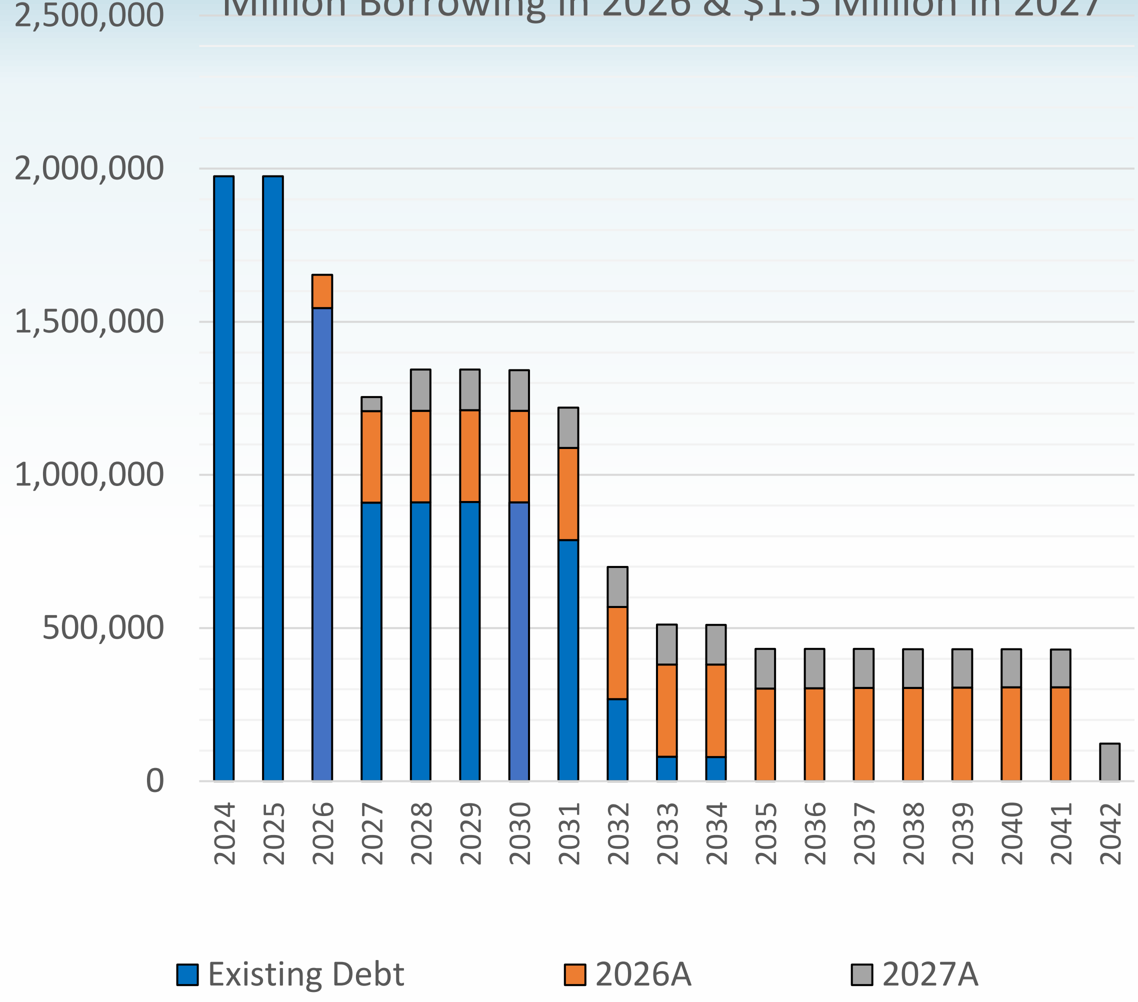
Projected Annual Debt Payments with $3.5 Million Borrowing in 2026 & $1.5 Million in 2027



Projected Annual Debt Payments with $7.5 Million Borrowing in 2026

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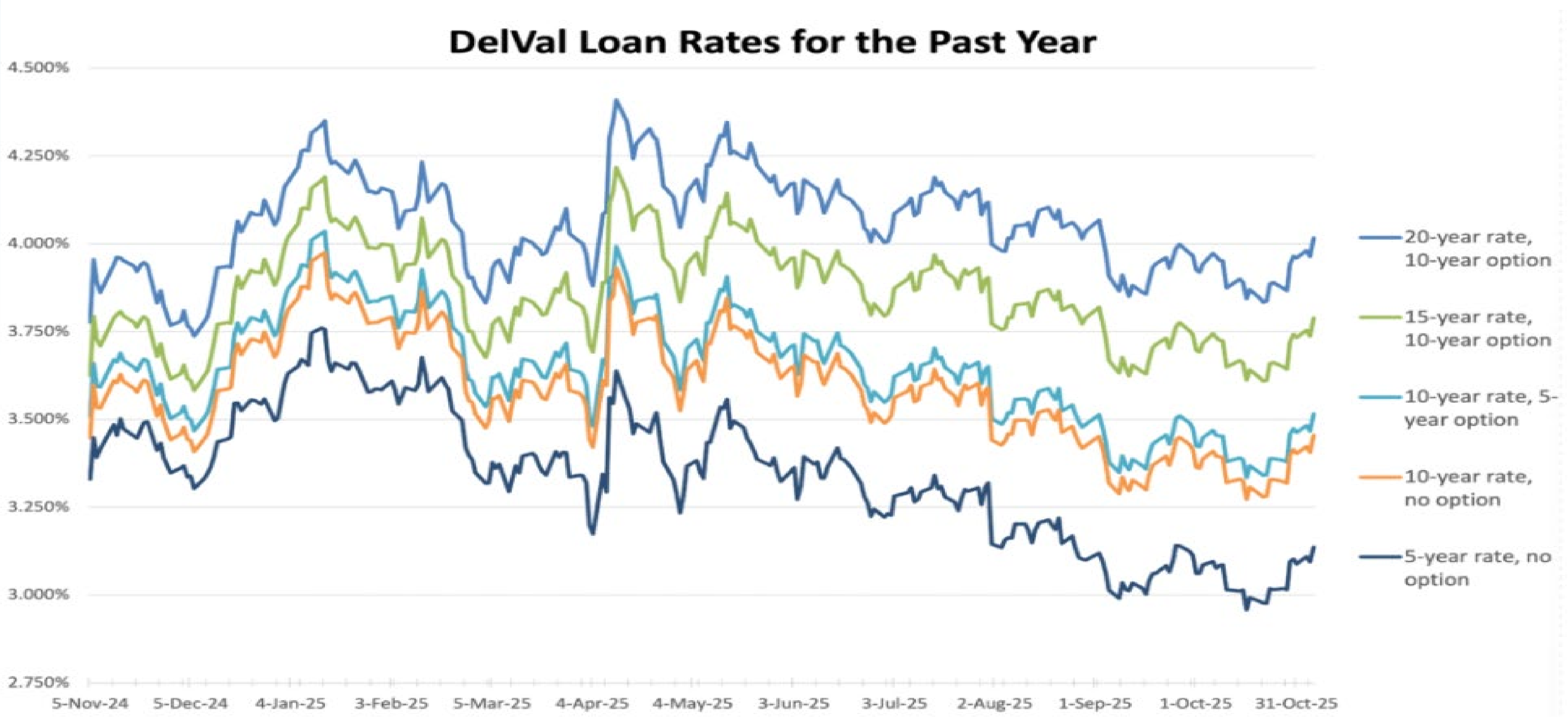
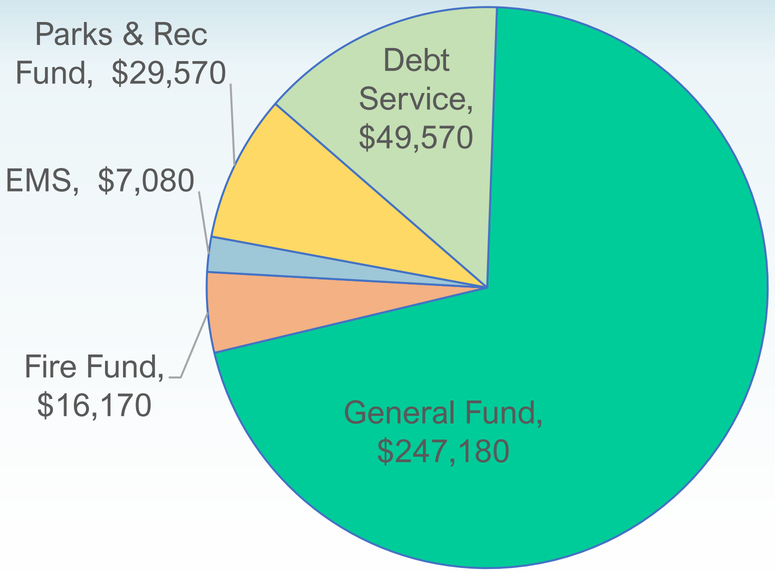
Current Interest Rates

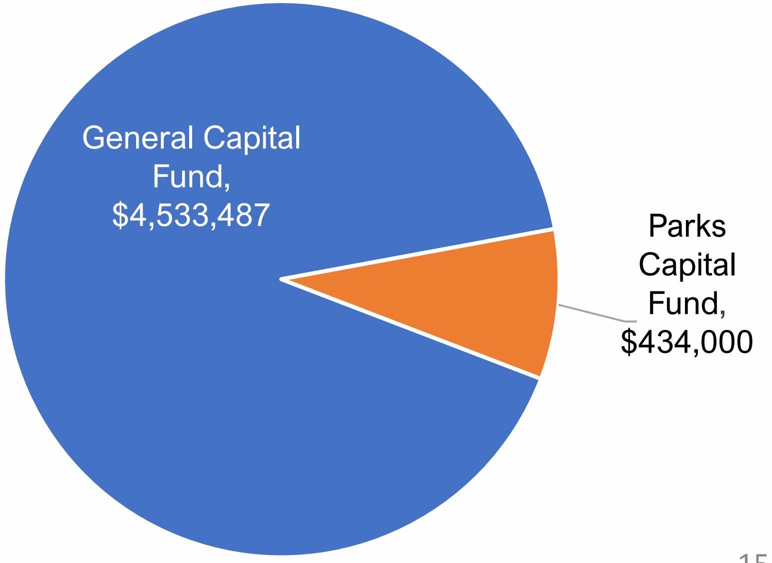


2026 Budget Recommendations

- Real Estate Tax millage increase of 7%
  Avg. taxpayer's annual increase:
  - With Homestead Exemption: $44
  - Without: $64

- Borrowing of $5 million for 15 years to fund capital projects





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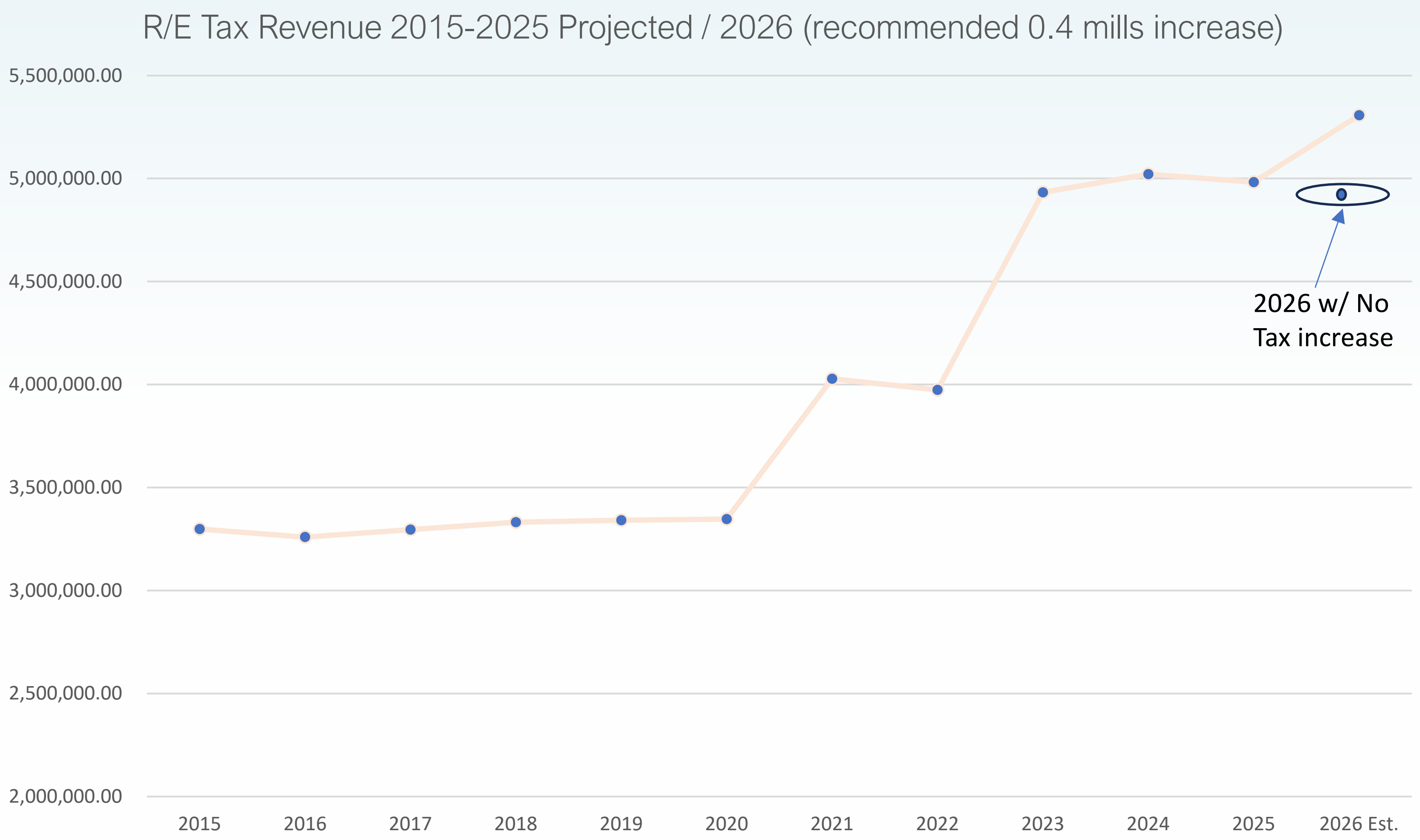
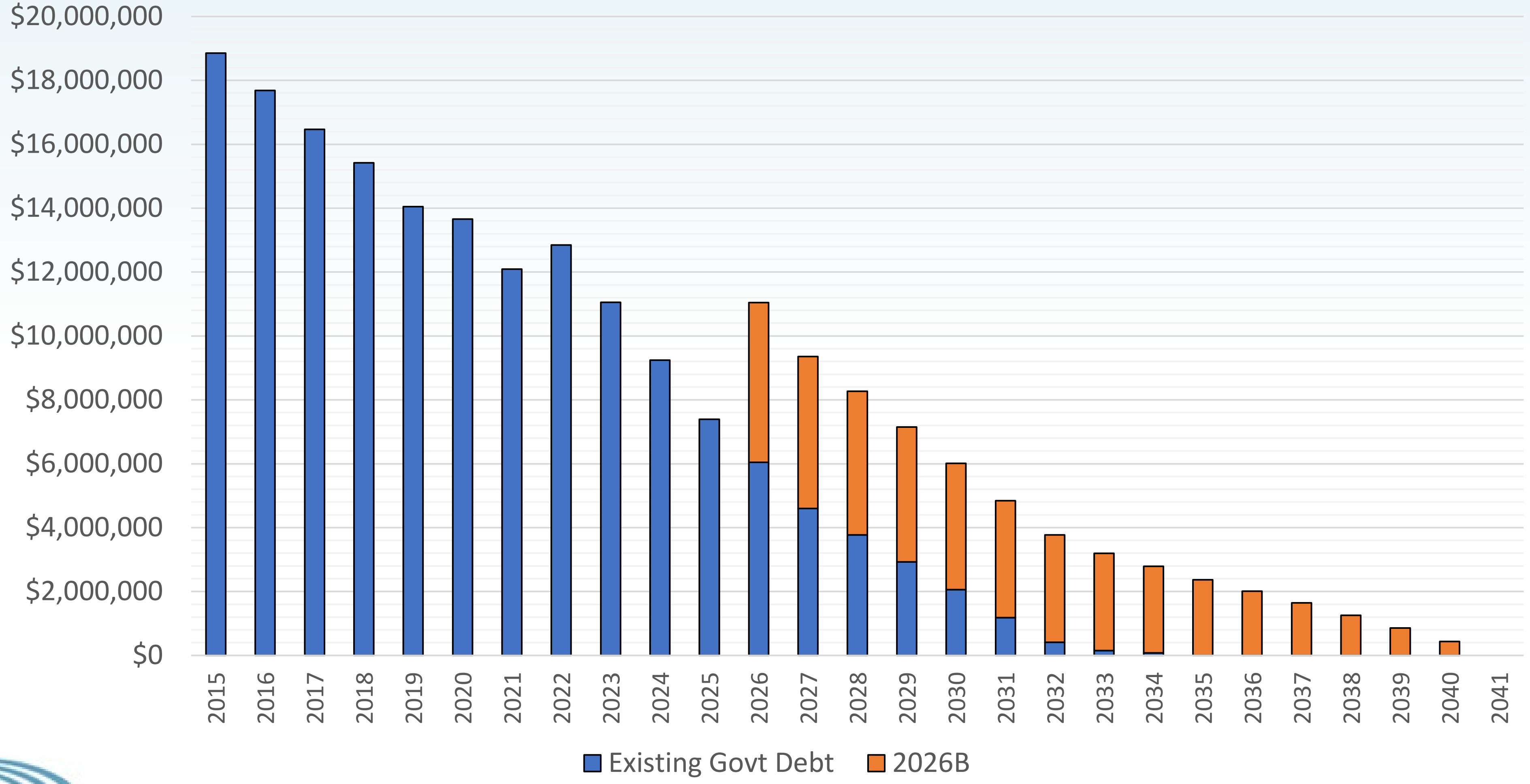
Real Estate Tax Rate History

Year	Millage Rates	*Millage Increase*	*%*
2003-2009	2.308		
2010-2020	3.808	*1.50*	*65.0%*
2021-2022	4.558	*0.75*	*19.7%*
2023-2025	5.689	*1.13*	*24.8%*
2026 Est.	6.089	*0.40*	*7.0%*



Estimated Outstanding Debt with 2026 $5 Million Borrowing recommendation



2026 Budget Recommendation: Ending Balance Projections

Recommended Operating	01 General	02 Street Light	03 Fire Fund	04 EMS	05 Parks & Rec	06 Swimming Pool	23 Debt Service	94 General Reserve	Total Ops Funds
Prlm. Beg. Bal (a)	***2,060,721***	***6,047***	***40,877***	***841***	***57,566***	***62,256***	***276,683***	***109,876***	***2,614,867***
Revenue (b)	*10,039,740*	*770*	*366,029*	*100,720*	*494,486*	-	*709,685*	*3,000*	11,714,430
Expenditures (c)	*10,101,169*	*770*	*511,942*	*101,550*	*568,600*	*136,300*	*1,544,824*	-	12,965,155
Net Rev/Exp (d= b-c)	***(61,429)***	-	***(145,913)***	***(830)***	***(74,114)***	***(136,300)***	***(835,139)***	**3,000**	***(1,250,725)***
Transfers In (e)	*924,868*	-	*144,822*	-	*370,000*	*85,000*	*702,000*	-	2,226,690
Transfers Out (f)	*1,514,822*	-	-	-	*311,000*	-	-	-	1,825,822
Net Transfers (g = e - f)	***(589,954)***	-	***144,822***	-	***59,000***	***85,000***	***702,000***	-	**400,868**
New Revenue (n1)	*247,180*	-	*16,170*	*7,080*	*29,570*	-	*49,570*	-	349,570
New Expense (n2)	-	-	-	*(7,080)*	-	-	*(124,267)*	-	(131,347)
New Transfers In / (Out) (n3)	*(28,957)*	-	*(16,170)*	-	*(29,570)*	-	*74,697*	-	-
Net Change (N=n1+n2+n3)	***218,223***	-	-	-	-	-	-	-	***218,223***
New End Bal. (a + d + g + N)	***1,627,561***	***6,047***	***39,786***	***11***	***42,452***	***10,956***	***143,544***	***112,876***	***1,983,233***
% Exp (End. Bal / (c))	*16%*								*15%*
Increase / (Decrease)	*(433,160)*	-	*(1,091)*	*(830)*	*(15,114)*	*(51,300)*	*(133,139)*	*3,000*	*(631,634)*

7% Tax Increase

$5 Million Borrowing for Capital Projects

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2026 Capital Recommendation: Ending Balance Projections

Recommended Capital	Fischers Park	Park Capital	Public Art	Gen. Capital	Traffic Impact	Liquid Fuels	Capital Equip Rsr	Total Funds
Prlm. Beg. Bal (a)	***675,920***	***142,731***	***168,833***	***144,809***	***118,729***	***23,115***	***232,082***	***1,506,219***
Revenue (b)	249,000	439,000	5,000	5,495,887	2,500	500,000	6,000	6,697,387
Expenditures (c)	284,300	577,000	-	4,062,700	-	519,000	-	5,443,000
Net Rev/Exp (d= b-c)	(35,300)	(138,000)	5,000	1,433,187	2,500	(19,000)	6,000	1,254,387
Transfers In (e)	-	-	-	700,000	-	-	-	700,000
Transfers Out (f)	62,100	-	-	-	-	-	-	62,100
Net Transfers (g = e - f)	(62,100)	-	-	700,000	-	-	-	637,900
New End Bal.(a + d + g)	***578,520***	***4,731***	***173,833***	***2,277,996***	***121,229***	***4,115***	***238,082***	***3,398,506***

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