

SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY
COMPONENT UNIT
COMPARATIVE STATEMENTS OF NET POSITION
DECEMBER 31, 2025 AND DECEMBER 31, 2024

<u>ASSETS</u>	Balance <u>Dec. 31, 2025</u>	Balance <u>Dec. 31, 2024</u>
Unrestricted Assets:		
Cash and Cash Equivalents	\$3,027,345.68	\$2,936,543.93
Interfund - Due from Escrow Accounts	11,394.89	67,803.54
Accounts Receivable	596.50	10,714.00
Total Unrestricted Assets	<u>3,039,337.07</u>	<u>3,015,061.47</u>
Restricted Assets:		
Developer Deposits	160,310.60	268,956.13
Total Restricted Assets	<u>160,310.60</u>	<u>268,956.13</u>
Noncurrent Assets:		
Property Held for Redevelopment	4,045,600.00	4,045,600.00
Total Noncurrent Assets	<u>4,045,600.00</u>	<u>4,045,600.00</u>
TOTAL ASSETS	<u>7,245,247.67</u>	<u>7,329,617.60</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred Outflows Related to Pensions	16,610.00	40,509.00
Total Deferred Outflows of Resources	<u>16,610.00</u>	<u>40,509.00</u>
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$7,261,857.67</u>	<u>\$7,370,126.60</u>

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COMPONENT UNIT
COMPARATIVE STATEMENTS OF NET POSITION
DECEMBER 31, 2025 AND DECEMBER 31, 2024

Exhibit A
Sheet #2

<u>LIABILITIES</u>	Balance <u>Dec. 31, 2025</u>	Balance <u>Dec. 31, 2024</u>
Current Liabilities Payable from Unrestricted Assets:		
Accounts Payable	\$ 10,150.00	\$ 9,675.00
Pensions Payable	<u>15,532.00</u>	<u>16,246.00</u>
Total Current Liabilities Payable from Unrestricted Assets	<u>25,682.00</u>	<u>25,921.00</u>
Current Liabilities Payable from Restricted Assets:		
Interfund - Due to Operating Account	11,394.89	67,803.54
Reserve for Developer's Escrow	<u>148,915.71</u>	<u>173,890.32</u>
Total Current Liabilities Payable from Restricted Assets	<u>160,310.60</u>	<u>241,693.86</u>
Long-Term Liabilities Payable:		
Net Pension Liability	<u>139,772.00</u>	<u>175,879.00</u>
Total Long-Term Liabilities Payable	<u>139,772.00</u>	<u>175,879.00</u>
TOTAL LIABILITIES	<u><u>\$ 325,764.60</u></u>	<u><u>\$ 443,493.86</u></u>
 <u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred Inflows Related to Pensions	<u>\$ 21,839.00</u>	<u>\$ 12,321.00</u>
TOTAL DEFERRED INFLOWS OF RESOURCES	<u><u>\$ 21,839.00</u></u>	<u><u>\$ 12,321.00</u></u>
 NET POSITION:		
Contributed Capital	\$4,045,600.00	\$4,045,600.00
Encumbrances	68,715.86	63,677.11
Unrestricted	<u>2,799,938.21</u>	<u>2,805,034.63</u>
TOTAL NET POSITION	<u><u>\$6,914,254.07</u></u>	<u><u>\$6,914,311.74</u></u>

SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY
COMPONENT UNIT
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2025 AND DECEMBER 31, 2024

	<u>Dec. 31, 2025</u>	<u>Dec. 31, 2024</u>
Operating Expenses:		
Administrative - Budgeted	\$ 519,063.46	\$ 404,315.80
Operating Loss	<u>(519,063.46)</u>	<u>(404,315.80)</u>
Nonoperating Revenues:		
Lease Agreements	146,508.00	102,737.00
Developer's Administration Fee	270,000.00	235,000.00
Miscellaneous	2,350.00	1,400.00
Interest Earned	96,743.79	88,363.61
Pension Expenses - Unbudgeted	<u>3,404.00</u>	<u>6,504.00</u>
Total Nonoperating Revenues	<u>519,005.79</u>	<u>434,004.61</u>
Excess (Deficiency) of Revenues Over/ (Under) Expenditures	(57.67)	29,688.81
Other Financing Sources (Uses):		
Prior Year Escrow Revenue Reclassified as Operating Revenue	<u></u>	<u>15,000.00</u>
Change in Net Position	<u>(57.67)</u>	<u>44,688.81</u>
Unrestricted Net Position, Beginning of Year	2,868,711.74	2,824,022.93
Unrestricted Net Position, End of Year	<u>2,868,654.07</u>	<u>2,868,711.74</u>
Contributed Capital - Net, Beginning of Year	4,045,600.00	22,024,100.00
Capital Additions/(Deletions) for Year - Net	<u></u>	<u>(17,978,500.00)</u>
Contributed Capital - Net, End of Year	<u>4,045,600.00</u>	<u>4,045,600.00</u>
Total Net Position, End of Year	<u><u>\$6,914,254.07</u></u>	<u><u>\$ 6,914,311.74</u></u>

RECOMMENDATION

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