MaherDuessel

Board of Supervisors
Codorus Township

We have audited the modified cash basis balance sheet, statement of revenues and expenditures, debt statement, and statements of capital expenditures and employee compensation (Schedules) included in the 2025 Municipal Annual Audit and Financial Report (DCED-CLGS-30) of Codorus Township (Township) for the year ended December 31, 2025. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our conversation with the board member about planning matters on February 23, 2026. Professional standards also require that we communicate to you the following information related to our audit.

Our Responsibility under Auditing Standards Generally Accepted in the United States of America

As stated in our engagement letter dated February 17, 2026, our responsibility, as described by professional standards, is to express an opinion about whether the Schedules prepared by management with your oversight are fairly presented, in all material respects, in conformity with accounting practices and procedures prescribed or permitted by the Pennsylvania Department of Community and Economic Development (DCED), which is a regulatory basis of accounting. Our audit of the Schedules does not relieve you or management of your responsibilities.

In addition, our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the Schedules are free of material misstatement. As part of our audit, we considered the system of internal control of the Township. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control. We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Significant Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Township for presentation of the Schedules correspond with the DCED basis of accounting. No new accounting policies were adopted, and the application of existing policies was not changed during the year ended December 31, 2025.

We noted no transactions entered into during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the Schedules in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the Schedules prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the Schedules and because of the possibility that future events affecting them may differ significantly from those expected. We noted no sensitive estimates affecting the Schedules.

Disclosures

The Schedules were prepared without disclosures as permitted by the DCED.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management.

Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the Schedules taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the Schedules or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 4, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Township's Schedules or a determination of the type of auditor's opinion that may be expressed on those Schedules, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Issues Discussed Prior to Retention of Independent Auditors

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Township's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Audit Findings or Issues

Other Matters

Matters involving internal controls and the Township's operations are detailed in a separately issued management letter.

This information is intended solely for the information and use of the Board of Supervisors and management of the Township, and is not intended to be, and should not, be used by anyone other than these specified parties.

Very truly yours,

Maher Duessel

Harrisburg, Pennsylvania
June 4, 2026

DCED-CLGS-30 (9-09)

Received by DCED: 06/05/2026
Approved by DCED:

Department of Community & Economic Development
Governor's Center for Local Government Services
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225
Ph: 888-223-6837 | fax: 717-783-1402
RA-MuniStats@pa.gov

2025 MUNICIPAL ANNUAL AUDIT AND FINANCIAL REPORT

670095 CODORUS TWP, YORK COUNTY

MaherDuessel

Independent Auditor's Report

Board of Supervisors
Codorus Township

Report on the Audit of the Financial Statements

Opinions

We have audited the Modified Cash Basis Balance Sheet, Statement of Revenues and Expenditures, Debt Statement, and Statements of Capital Expenditures and Employee Compensation – regulatory basis, as of and for the year ended December 31, 2025 included in the Annual Audit and Financial Report (Schedules) of Codorus Township (Township).

Unmodified Opinion on Regulatory Basis of Accounting

In our opinion, the Schedules referred to above present fairly, in all material respects, the regulatory basis financial position of the Township as of December 31, 2025, and the regulatory results of its operations for the year then ended in accordance with the financial reporting provisions described in the instructions provided by Pennsylvania Department of Community and Economic Development (DCED).

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the "Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles" section of our report, the Schedules referred to above do not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the Township as of December 31, 2025, and the results of its operations for the year then ended.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Township and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

To meet the financial reporting requirements of the Commonwealth of Pennsylvania, the Schedules are prepared by the Organization on the basis of the instructions provided by the DCED, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The effects on the Schedules of the variances between the regulatory basis of accounting described above and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material and pervasive.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these Schedules in accordance with the financial reporting provisions as described in the instructions provided by the DCED to meet filing requirements in Pennsylvania. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of Schedules that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing

an opinion on the effectiveness of the Township's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Township's ability to continue as a going concern for a reasonable period of time.

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

Maher Duessel

Harrisburg, Pennsylvania
June 4, 2026

BALANCE SHEET

CODORUS TWP, YORK County

BALANCE SHEET

December 31, 2025

Code	Assets and Other Debits	Governmental Funds: General Fund	Governmental Funds: Special Revenue (Including State Liquid Fuels)	Governmental Funds: Capital Projects	Governmental Funds: Debt Service	Proprietary Funds: Enterprise	Proprietary Funds: Internal Service	Fid. Fund: Trust and Agency	Account Groups: General Fixed Assets	Account Groups: General Long Term Debt	Total: Memorandum Only
100-120	Cash and Investments	969,845	272,232	13,069				477,842			1,732,988
140-144	Tax Receivable										
121-129, 145-149	Accounts Receivable (excluding taxes)										
130.00	Due From Other Funds										
131-139, 150-159	Other Current Assets										
160-169	Fixed Assets										
180-189	Other Debits										
	Total Assets and Other Debits	969,845	272,232	13,069				477,842			1,732,988

Code	Liabilities and Other Credits	General Fund	Special Revenue (Including State Liquid Fuels)	Capital Projects	Debt Service	Enterprise	Internal Service	Trust and Agency	General Fixed Assets	General Long Term Debt	Memorandum Only
210-229	Payroll Taxes and Other Payroll Withholdings										
200-209, 231-239	All Other Current Liabilities	8,110									8,110
230.00	Due To Other Funds										

CODORUS TWP, YORK County

BALANCE SHEET

December 31, 2025

Code	Item	Governmental Funds: General Fund	Governmental Funds: Special Revenue (Including State Liquid Fuels)	Governmental Funds: Capital Projects	Governmental Funds: Debt Service	Proprietary Funds: Enterprise	Proprietary Funds: Internal Service	Fid. Fund: Trust and Agency	Account Groups: General Fixed Assets	Account Groups: General Long Term Debt	Total: Memorandum Only
Liabilities and Other Credits											
260-269	Long-Term-Liabilities										
240-259	Current Portion of Long-Term Debt and Other Credits										
Total Liabilities and Other Credits		8,110									8,110

Code	Item	General Fund	Special Revenue (Including State Liquid Fuels)	Capital Projects	Debt Service	Enterprise	Internal Service	Trust and Agency	General Fixed Assets	General Long Term Debt	Memorandum Only
Fund and Account Group Equity											
281-284	Contributed Capital										
290.00	Investment in General Fixed Assets										
270-289	Fund Balance / Retained Earnings on 12/31	961,735	272,232	13,069				477,842			1,724,878
291-299	Other Equity										
Total Fund and Account Group Equity		961,735	272,232	13,069				477,842			1,724,878

TOTAL LIABILITIES AND FUND AND ACCOUNT GROUP EQUITY	1,732,988

CODORUS TWP, YORK County

STATEMENT OF REVENUES AND EXPENDITURES

December 31, 2025

REVENUES

Code	Item	Governmental Funds: General Fund	Governmental Funds: Special Revenue (Including State Liquid Fuels)	Governmental Funds: Capital Projects	Governmental Funds: Debt Service	Proprietary Funds: Enterprise	Proprietary Funds: Internal Service	Fiduciary Fund: Trust and Agency	Total: Memorandum Only
	Taxes								
301.00	Real Estate Taxes	175,874							175,874
305.00	Occupation Taxes (levied under municipal code)								
308.00	Residence Taxes (levied by cities of the 3rd Class)								
309.00	Regional Asset District Sales Tax (Allegheny County municipalities only)								
310.00	Per Capita Taxes								
310.10	Real Estate Transfer Taxes	135,415							135,415
310.20	Earned Income Taxes / Wage Taxes	681,091							681,091
310.30	Business Gross Receipts Taxes								
310.40	Occupation Taxes (levied under Act 511)								
310.50	Local Services Tax **								
310.60	Amusement / Admission Taxes								
310.70	Mechanical Device Taxes								
310.90	Other: ______								
	Other: ______								
	Total Taxes	992,380							992,380
	Licenses and Permits								
320-322	All Other Licenses and Permits	200							200
321.80	Cable Television Franchise Fees	10,672							10,672
	Total Licenses and Permits	10,872							10,872
	Fines and Forfeits								
330-332	Fines and Forfeits	1,475							1,475
	Total Fines and Forfeits	1,475							1,475

CODORUS TWP, YORK County

STATEMENT OF REVENUES AND EXPENDITURES

December 31, 2025

REVENUES

Code	Interest, Rents and Royalties	General Fund	Special Revenue (Including State Liquid Fuels)	Capital Projects	Debt Service	Enterprise	Internal Service	Trust and Agency	Total Memorandum Only
		Governmental Funds				Proprietary Funds		Fiduciary Fund	Total
341.00	Interest Earnings	33,292	12,400	17				49,478	95,187
342.00	Rents and Royalties	4,200							4,200
	Total Interest, Rents and Royalties	37,492	12,400	17				49,478	99,387

Code	Federal	General Fund	Special Revenue (Including State Liquid Fuels)	Capital Projects	Debt Service	Enterprise	Internal Service	Trust and Agency	Total Memorandum Only
351.03	Highways and Streets								
351.09	Community Development								
351.00	All Other Federal Capital and Operating Grants								
352.01	National Forest								
352.00	All Other Federal Shared Revenue and Entitlements								
353.00	Federal Payments in Lieu of Taxes								
	Total Federal								

Code	State	General Fund	Special Revenue (Including State Liquid Fuels)	Capital Projects	Debt Service	Enterprise	Internal Service	Trust and Agency	Total Memorandum Only
354.03	Highways and Streets								
354.09	Community Development								
354.15	Recycling / Act 101								
354.00	All Other State Capital and Operating Grants								
355.01	Public Utility Realty Tax (PURTA)	882							882
355.02-355.03	Motor Vehicle Fuel Tax (Liquid Fuels Tax) and State Road Turnback		320,838						320,838
355.04	Alcoholic Beverage Licenses	1,000							1,000
355.05	General Municipal Pension System State Aid	26,663							26,663
355.07	Foreign Fire Insurance Tax Distribution	30,246							30,246
355.08	Local Share Assessment/Gaming Proceeds								
355.09	Marcellus Shale Impact Fee Distribution								

CODORUS TWP, YORK County

STATEMENT OF REVENUES AND EXPENDITURES

December 31, 2025

REVENUES

Code	Description	Governmental Funds: General Fund	Governmental Funds: Special Revenue (Including State Liquid Fuels)	Governmental Funds: Capital Projects	Governmental Funds: Debt Service	Proprietary Funds: Enterprise	Proprietary Funds: Internal Service	Fiduciary Fund: Trust and Agency	Total: Memorandum Only
	State								
355.00	All Other State Shared Revenues and Entitlements								
356.00	State Payments in Lieu of Taxes								
	Total State	58,791	320,838						379,629
	Local Government Units								
357.03	Highways and Streets								
357.00	All Other Local Governmental Units Capital and Operating Grants								
358.00	Local Government Unit Shared Payments for Contracted Intergovernmental Services								
359.00	Local Governmental Units and Authorities Payments in Lieu of Taxes								
	Total Local Government Units								
	Charges for Service								
361.00	General Government	11,495							11,495
362.00	Public Safety	26,215							26,215
363.20	Parking	716							716
363.00	All Other Charges for Highway & Street Services								
364.10	Wastewater / Sewage (including connection / tapping fees, sewer usage charges, reserve capacity fee, etc.)								
364.30	Solid Waste Collection and Disposal Charge (trash)	1,042							1,042
364.60	Host Municipality Benefit Fee for Solid Waste Facility								
364.00	All Other Charges for Sanitation Services								
365.00	Health								
366.00	Human Services								
367.00	Culture and Recreation			53,670					53,670
368.00	Airports								

CODORUS TWP, YORK County

STATEMENT OF REVENUES AND EXPENDITURES

December 31, 2025

REVENUES

Code	Item	Governmental Funds: General Fund	Governmental Funds: Special Revenue (Including State Liquid Fuels)	Governmental Funds: Capital Projects	Governmental Funds: Debt Service	Proprietary Funds: Enterprise	Proprietary Funds: Internal Service	Fiduciary Fund: Trust and Agency	Total: Memorandum Only
	Charges for Service								
369.00	Bars								
370.00	Cemeteries								
372.00	Electric System								
373.00	Gas System								
374.00	Housing System								
375.00	Markets								
377.00	Transit Systems								
378.00	Water System								
379.00	All Other Charges for Service								
	Total Charges for Service	39,468		53,670					93,138
	Unclassified Operating Revenues								
383.00	Special Assessments								
386.00	Escheats (sale of personal property)								
387.00	Contributions and Donations from Private Sectors			5,192					5,192
388.00	Fiduciary Fund Pension Contributions							33,743	33,743
389.00	All Other Unclassified Operating Revenues								
	Total Unclassified Operating Revenues			5,192				33,743	38,935
	Other Financing Sources								
391.00	Proceeds of General Fixed Asset Disposition								
392.00	Interfund Operating Transfers	45,818							45,818
393.00	Proceeds of General Long-Term Debt								
394.00	Proceeds of Short Term-Debt								

CODORUS TWP, YORK County

STATEMENT OF REVENUES AND EXPENDITURES

December 31, 2025

Code	Item	Governmental Funds				Proprietary Funds		Fiduciary Fund	Total
		General Fund	Special Revenue (Including State Liquid Fuels)	Capital Projects	Debt Service	Enterprise	Internal Service	Trust and Agency	Memorandum Only
	REVENUES								
	Other Financing Sources								
395.00	Refunds of Prior Year Expenditures	6,332	4,889						11,221
	Total Other Financing Sources	52,150	4,889						57,039
	TOTAL REVENUES	1,192,628	338,127	58,879				83,221	1,672,855
	EXPENDITURES								
	General Government								
400.00	Legislative (Governing) Body	5,304							5,304
401.00	Executive (Manager or Mayor)								
402.00	Auditing Services / Financial Administration	335							335
403.00	Tax Collection	23,774							23,774
404.00	Solicitor / Legal Services	31,647							31,647
405.00	Secretary / Clerk	55,680							55,680
406.00	Other General Government Administration	21,466							21,466
407.00	IT-Networking Services-Data Processing								
408.00	Engineering Services	20,785							20,785
409.00	General Government Buildings and Plant	21,233							21,233
	Total General Government	180,224							180,224
	Public Safety								
410.00	Police								
411.00	Fire	61,926							61,926
412.00	Ambulance / Rescue	2,400							2,400
413.00	UCC and Code Enforcement	14,932							14,932

CODORUS TWP, YORK County

STATEMENT OF REVENUES AND EXPENDITURES

December 31, 2025

EXPENDITURES

Code	Description	Governmental Funds: General Fund	Governmental Funds: Special Revenue (Including State Liquid Fuels)	Governmental Funds: Capital Projects	Governmental Funds: Debt Service	Proprietary Funds: Enterprise	Proprietary Funds: Internal Service	Fiduciary Fund: Trust and Agency	Total: Memorandum Only
	Public Safety								
414.00	Planning and Zoning	19,484							19,484
415.00	Emergency Management and Communications	538							538
416.00	Militia and Armories								
417.00	Examination of Licensed Occupations								
418.00	Public Scales (weights and measures)								
419.00	Other Public Safety	146							146
	Total Public Safety	99,426							99,426
	Health and Human Services								
420.00-425.00	Health and Human Services	3,319							3,319
	Total Health and Human Services	3,319							3,319
	Public Works - Sanitation								
426.00	Recycling Collection and Disposal	8,403							8,403
427.00	Solid Waste Collection and Disposal (garbage)								
428.00	Weed Control								
429.00	Wastewater / Sewage Treatment and Collection	15,507							15,507
	Total Public Works - Sanitation	23,910							23,910
	Public Works - Highways and Streets								
430.00	General Services - Administration	143,509	25,000						168,509
431.00	Cleaning of Streets and Gutters								
432.00	Winter Maintenance – Snow Removal	123,397							123,397
433.00	Traffic Control Devices	6,490							6,490
434.00	Street Lighting								

CODORUS TWP, YORK County

STATEMENT OF REVENUES AND EXPENDITURES

December 31, 2025

EXPENDITURES

		Governmental Funds				Proprietary Funds		Fiduciary Fund	Total
		General Fund	Special Revenue (Including State Liquid Fuels)	Capital Projects	Debt Service	Enterprise	Internal Service	Trust and Agency	Memorandum Only
Public Works - Highways and Streets									
435.00	Sidewalks and Crosswalks								
436.00	Storm Sewers and Drains								
437.00	Repairs of Tools and Machinery	88,244							88,244
438.00	Maintenance and Repairs of Roads and Bridges	278,415	315,798						594,213
439.00	Highway Construction and Rebuilding Projects								
Total Public Works - Highways and Streets		640,055	340,798						980,853
Other Public Works Enterprises									
440.00	Airports								
441.00	Cemeteries								
442.00	Electric System								
443.00	Gas System								
444.00	Markets								
445.00	Parking								
446.00	Storm Water and Flood Control								
447.00	Transit System								
448.00	Water System	4,363							4,363
449.00	Water Transport and Terminals								
Total Other Public Works Enterprises		4,363							4,363
Culture and Recreation									
451.00	Culture-Recreation Administration								
452.00	Participant Recreation			2,750					2,750
453.00	Spectator Recreation								
454.00	Parks	30,611		10,384					40,995

CODORUS TWP, YORK County

STATEMENT OF REVENUES AND EXPENDITURES

December 31, 2025

EXPENDITURES

		Governmental Funds				Proprietary Funds		Fiduciary Fund	Total
		General Fund	Special Revenue (Including State Liquid Fuels)	Capital Projects	Debt Service	Enterprise	Internal Service	Trust and Agency	Memorandum Only
	Culture and Recreation								
455.00	Shade Trees								
456.00	Libraries	1,400							1,400
457.00	Civil and Military Celebrations								
458.00	Senior Citizens' Centers	1,000							1,000
459.00	All Other Culture and Recreation								
	Total Culture and Recreation	33,011		13,134					46,145
	Community Development								
461.00	Conservation of Natural Resources								
462.00	Community Development and Housing								
463.00	Economic Development								
464.00	Economic Opportunity								
465-469	All Other Community Development								
	Total Community Development								
	Debt Service								
471.00	Debt Principal (short-term and long-term)								
472.00	Debt Interest (short-term and long-term)								
475.00	Fiscal Agent Fees								
	Total Debt Service								
	Employer Paid Benefits and Withholding Items								
481.00	Employer Paid Withholding Taxes and Unemployment Compensation	23,396							23,396
482.00	Judgments and Losses								
483.00	Pension / Retirement Fund Contributions	33,743							33,743

CODORUS TWP, YORK County

STATEMENT OF REVENUES AND EXPENDITURES

December 31, 2025

EXPENDITURES

Code	Item	Governmental Funds: General Fund	Governmental Funds: Special Revenue (Including State Liquid Fuels)	Governmental Funds: Capital Projects	Governmental Funds: Debt Service	Proprietary Funds: Enterprise	Proprietary Funds: Internal Service	Fiduciary Fund: Trust and Agency	Total: Memorandum Only
	Employer Paid Benefits and Withholding Items								
484.00	Worker Compensation Insurance	12,511							12,511
487.00	Other Group Insurance Benefits	41,336							41,336
	Total Employer Paid Benefits and Withholding Items	110,986							110,986
	Insurance								
486.00	Insurance, Casualty, and Surety	30,038							30,038
	Total Insurance	30,038							30,038
	Unclassified Operating Expenditures								
488.00	Fiduciary Fund Benefits and Refunds Paid							51,149	51,149
489.00	All Other Unclassified Expenditures								
	Total Unclassified Operating Expenditures							51,149	51,149
	Other Financing Uses								
491.00	Refund of Prior Year Revenues	668							668
492.00	Interfund Operating Transfers			45,818					45,818
493.00	All Other Financing Uses								
	Total Other Financing Uses	668		45,818					46,486
	TOTAL EXPENDITURES	1,126,000	340,798	58,952				51,149	1,576,899
	EXCESS/DEFICIT OF REVENUES OVER EXPENDITURES	66,628	-2,671	-73				32,072	95,956

CODORUS TWP

December 31, 2025

DEBT STATEMENT

OUTSTANDING BONDS AND NOTES
Listed below are all currently outstanding bond and note issues according to our files, excluding bond issues redeemed or refunded and defeased. Please show the principal payments and make any other necessary corrections and additions.

Purpose	Bond (B) Capital Lease (C) Lease Rental (L) Note (N)	Issue Year (yyyy)	Maturity Year (yyyy)	Original Amount of Issue	Outstanding Beginning of Year (1)	Principal Incurred This Year	Principal Paid This Year	Current Year Accretion on Compound Interest Bonds	Outstanding at Year End (1)	Plus (less) Unamortized Premium (Discount)	Total Balance
General Obligation Bonds and Notes											
Revenue Bonds and Notes											
Lease Rental Debt											
Other											
Equipment Lease - Massey Tractor/Tiger Mower	Lease Rentals	2025	2031	280,248	0	231,636			231,636		231,636

(1) - excludes unamortized premium/discount

Total bonds and notes outstanding	231,636
Capitalized lease obligations	0
Net debt	231,636

CODORUS TWP, YORK County

STATEMENT OF CAPITAL EXPENDITURES

December 31, 2025

Category	Capital Purchases	Capital Construction	Total
Community Development			
Electric			
Fire			
Gas System			
General Government			
Health			
Housing			
Libraries			
Mass Transit			
Parks		10,384	10,384
Police			
Recreation			
Sewer			
Solid Waste			
Streets / Highways	111,837	315,798	427,635
Water			
Other: ______________			
TOTAL CAPITAL EXPENDITURES	111,837	326,182	438,019

EMPLOYEE COMPENSATION

Total salaries, wages, commissions, etc. paid this year (including all employees and elected officials) 278,150

Independent Public Accountant/Certified Public Accountant Submission Page

Opinion page was provided in lieu of signature page.

SIGNATURE AND VERIFICATION

Signed: Maher Duessel Appointed Auditor/CPA

December 31, 2025

NOTES / COMMENTS

Beginning fund balance for the Fiduciary Fund was restated by $445,770 as a prior period adjustment to properly report the Township's single-employer defined contribution Pension Plan (previously excluded from DCED report in error).

Municipal Statistics

2025 Annual Financial Report

CODORUS TWP - 670095
Current Status: PENDING

Balance Sheet | Revenues | Expenditures | Debt Statement | Capital Expenditures | **Final Review**

SUBMISSION DETAILS

Submission Details

Your form has been submitted to DCED on 6/5/2026

The status of your annual financial form is PENDING.

Click here to print a copy of this page for your records.

This satisfies your annual financial form filing requirement with DCED.
This copy of the report is for your records only- there is no need to send DCED a hard copy.

If you have any questions, contact us at Municipal Statistics at 888-223-6837 or via e-mail at RA-MuniStats@pa.gov.

Close | Download PDF

1 of 6

DCED-CLGS-30 (9-09)

Received by DCED: 06/05/2026
Approved by DCED:

Department of Community & Economic Development
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2025 MUNICIPAL ANNUAL AUDIT AND FINANCIAL REPORT

670095 CODORUS TWP, YORK COUNTY

MaherDuessel

Board of Supervisors
Codorus Township

In planning and performing our audit of the modified cash basis Balance Sheet, Statement of Revenues and Expenditures, Debt Statement, and Statements of Capital Expenditures and Employee Compensation – regulatory basis (Schedules) included in the Annual Audit and Financial Report of Codorus Township (Township) as of and for the year ended December 31, 2025, in accordance with the financial reporting provisions as described in the instructions provided by the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) to meet filing requirements in Pennsylvania, we considered the Township's system of internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the Schedules, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, we do not express an opinion on the effectiveness of the Township's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified a certain deficiency in internal control that we consider to be a material weakness and another deficiency that we consider to be a significant deficiency.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Township's Schedules will not be prevented, or detected and corrected, on a timely basis. We consider the following deficiency in internal control to be a material weakness:

Segregation of Duties

Strong internal controls require that duties be segregated so that one person does not control all aspects of an accounting function. When duties are not properly segregated, there is an increased risk that errors or irregularities may occur but not be detected. Due to the small size of the Township and the limited financial personnel, there is an inherent lack of segregation of duties with regard to the cash disbursements, cash receipts, and payroll processes.

Cash Disbursements

With regard to the cash disbursement process, one individual has the ability to record disbursements into the accounting system, process and print checks, mail checks, and prepare bank reconciliations. Although all checks require three live signatures, additional independent review should occur after check signing to ensure no changes are made afterward. At a minimum, someone independent of the disbursement process should mail the checks directly to vendors and should receive unopened bank statements (or review bank activity online) and review for any potential alterations. We also recommend monthly bank reconciliations are reviewed and such review is documented.

Cash Receipts

Regarding cash receipts, the same individual prepares and makes deposits, records deposits in the accounting system, and prepares bank reconciliations. We recommend that the Township consider further ways to segregate these duties with their limited staff size. This could include having someone independent of the cash receipts process prepare a list of cash receipts or reconcile the list of receipts with the deposits and information recorded in the accounting system.

Payroll

Regarding payroll, the same individual processes payroll and records activity in the accounting system without any oversight. We recommend someone independent of the payroll process review payroll registers periodically to ensure amounts and employees appear reasonable.

A significant deficiency is a deficiency or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiency in the Township's internal control to be a significant deficiency:

Lack of Formal Documentation for Long Term Interfund Loan Repayment

During our audit, it was noted that an interfund payment in the amount of $45,818 was made from the Recreation Fund to the General Fund for a parking lot loan initially provided several years ago. It was further noted there was no formal written loan agreement for the parking lot loan, nor was any documentation noted in prior year board meeting minutes. We recommend that the governing body formally approve and document all interfund loans going forward.

In addition, we noted the following other matters during our audit that we would like to bring to your attention:

Budget to Actual Review

During our audit, we noted the Board does not appear to perform reviews of budget-to-actual or detailed revenue/expenditure information throughout the year. We recommend the Board perform such periodic reviews. A regular review of financial results is an important monitoring control. Reviewing budget-to-actual results and current financial activity helps the Board identify unexpected variances, monitor operating trends, and address potential financial concerns in a timely manner.

Pension Investment Statement Review

During our audit, we noted the Township does not review pension investment statements but instead, relies primarily on an annual update from the third-party administrator. We recommend management perform periodic reviews of the pension investment statements going forward. Regular review of pension statements is an important monitoring control. Timely review helps management identify unusual activity, verify contributions and investment activity, and address discrepancies or reporting issues in a timely manner.

Cash Disbursements and Credit Card Purchases

During our testing of cash disbursements and credit card purchases, we noted several instances in which payments were processed without a supporting invoice or other adequate documentation. While the transactions tested appeared reasonable based on Board approval, the Township could not provide sufficient supporting documentation for the related disbursements and credit card charges.

We recommend that the Township ensure all cash disbursements and credit card purchases are supported by invoices or other appropriate written documentation, that such documentation is retained, and that evidence of review and approval is maintained.

Improving Information Technology (IT) Controls

Formal Contract with IT Provider

During our review, we noted the Township does not have a formal written contract with its third-party IT provider. A written agreement is important to clearly define the nature and scope of services to be provided, the responsibilities of each party, and expectations related to access to Township systems and data, security, backups, and other support matters.

We recommend the Township enter into a formal written agreement with its IT provider that clearly outlines the services to be provided, the term of the agreement, roles and responsibilities, security and confidentiality expectations, ownership of data, backup and recovery responsibilities, and termination provisions.

Cybersecurity Training

During our review of information technology processes and procedures, we noted that formal cybersecurity training is not currently provided to employees, covering topics such as phishing and business email compromise scams. We recommend that the Township develop a plan to conduct periodic training on phishing and business email compromise scams.

Disaster Contingency Recovery Plan

There is no written disaster contingency recovery plan for the Township. An information technology disaster recovery plan describes the procedures necessary to recover from an abnormal disruption in computerized operations. The objectives of disaster recovery are to ensure that the Township's personnel are sufficiently prepared and trained in the event of a disaster; to minimize the effects upon the Township's other operations; and to establish an alternate means of restoring normal information operations within a short period of time. The scope of a disaster recovery plan should cover the following issues:

- Identification of critical information technology systems relevant to the daily operations of the Township
- An assessment of the vulnerability and security of each critical information technology system
- Disaster declaration and notification procedures and assignment of responsibilities to personnel
- Procedures for restoration of critical information technology systems
- Back-up and storage procedures for critical information technology systems
- Any required testing of the plan's disaster recovery procedures to ensure that the plan will function as intended
- An inventory of all critical information technology assets
- A list of employee and vendor contacts

Acceptable Usage Policy

The Township does not have a formal written acceptable usage policy that all users who have access to the Township's information technology system must sign. We recommend that the Township develop an acceptable usage policy that users must sign either at employment or periodically that states the rules of usage for information technology, such as the network, email, or internet usage.

Network Security

During our review, we noted the Township has not implemented sufficient controls over network security. Adequate network security controls are important to help safeguard Township systems and data from unauthorized access, disruption, or loss. We recommend the Township evaluate its current network environment and implement appropriate network security controls, including firewall protections, timely system updates and patch management, antivirus or endpoint protection, and periodic monitoring of network activity.

This communication is intended solely for the information and use of management, the Board of Supervisors, and others within the Township, and is not intended to be, and should not be, used by anyone other than these specified parties.

Maher Duessel

Harrisburg, Pennsylvania
June 4, 2026

Codorus Township
Real Estate Tax Collector

Statement of Cash Receipts and
Cash Disbursements

For the Tax Year Ended December 31, 2025
with Independent Auditor's Report

MaherDuessel

CODORUS TOWNSHIP
REAL ESTATE TAX COLLECTOR

FOR THE TAX YEAR ENDED DECEMBER 31, 2025

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Board of Supervisors
Codorus Township

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying statement of cash receipts and cash disbursements (financial statement) of the real estate tax collector for Codorus Township (Township), for the tax year ended December 31, 2025, and the related notes to the financial statement, which collectively comprise the real estate tax collector's financial statement as listed in the table of contents.

In our opinion, the financial statement referred to above presents fairly, in all material respects, the cash receipts and cash disbursements of the real estate tax collector for the Township for the tax year ended December 31, 2025, in accordance with the cash basis of accounting described in the Notes to the financial statements.

Basis for Opinion

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

Emphasis of Matter

The financial statement presents only the cash receipts and cash disbursements of the real estate tax collector related to the Township and is not intended to present fairly the cash receipts and cash disbursements related to the tax office, the Township, or Southern York County School District taken as a whole.

Basis of Accounting

We draw attention to the Notes to the financial statements, which describes the basis of accounting. The financial statement is prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting described in the Notes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statement in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of a financial statement that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

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

Maher Duessel

Harrisburg, Pennsylvania
June 4, 2026

CODORUS TOWNSHIP
REAL ESTATE TAX COLLECTOR

STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS

FOR THE TAX YEAR ENDED DECEMBER 31, 2025

Cash Receipts:	
Real estate taxes:	
Taxes	$ 159,401
Penalties	600
Delinquent	4,229
Total cash receipts	164,230
Cash Disbursements:	
Taxes and penalties remitted to Codorus Township General Fund	164,230
Total cash disbursements	164,230
Excess (Deficiency) of Cash Receipts over Cash Disbursements	$ -

See accompanying notes to statement of cash receipts and cash disbursements.

CODORUS TOWNSHIP
REAL ESTATE TAX COLLECTOR

NOTES TO STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS

FOR THE TAX YEAR ENDED DECEMBER 31, 2025

1. Organization

The Real Estate Tax Collector of Codorus Township (Tax Collector) is responsible for the billing and collection of Codorus Township's (Township) real estate taxes for Township properties. In addition, the Tax Collector is responsible for the billing and collection of the Southern York County School District (School District) real estate taxes for Township properties. The accompanying statement of cash receipts and cash disbursements (financial statement) includes only the tax collection and disbursement activity as it relates to the Township's 2025 real estate tax levy and is not intended to present the cash receipts and disbursements of the tax office, the Township, or the School District taken as a whole. Additionally, the financial statement does not reflect the costs of operating the office.

The Township real estate taxes are based on assessed valuations provided by York County and are levied on February 15. Real estate taxes paid through April 15 are given a 2% discount. Amounts paid after June 16 are assessed a 10% penalty. Other than interim billings, any uncollected balances as of January 1 in the year following the billing are returned to the Township to be forwarded to the delinquent tax collector (York County), who is then responsible for collecting and liening the delinquent real estate taxes on behalf of the Township.

For 2025, Township real estate taxes were levied at the rate of 6.00 mills on an assessed valuation of $287,445,480.

In addition to the millage levied on the total assessed valuation, supplemental taxes are charged to properties that have an addition to their assessed value throughout the year.

2. Summary of Significant Accounting Policies

Basis of Accounting

The accompanying financial statement has been prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Under the cash basis of accounting, amounts are recognized when received rather than when earned, and when paid rather than when the liability is incurred.

Tax Receipts

The real estate tax receipts include face amounts, net of applicable discounts, as well as penalties collected.

3. Delinquent Taxes

Uncollected taxes related to the 2025 tax billing totaling $4,229 for real estate taxes were turned over to the County on January 11, 2026.