



ALLENTOWN NEIGHBORHOOD
IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY

**ALLENTOWN NEIGHBORHOOD IMPROVEMENT
ZONE DEVELOPMENT AUTHORITY
ALLENTOWN, PENNSYLVANIA**

**REPORT ON AUDIT OF BASIC
FINANCIAL STATEMENTS**

DECEMBER 31, 2025 AND 2024

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY
ALLENTOWN, PENNSYLVANIA

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INDEPENDENT AUDITOR'S REPORT

May 26, 2026

To the Authority Board Members
Allentown Neighborhood Improvement
Zone Development Authority
Allentown, Pennsylvania

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Allentown Neighborhood Improvement Zone Development Authority ("ANIZDA"), Allentown, Pennsylvania, as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise ANIZDA's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of ANIZDA as of December 31, 2025 and 2024, and the changes in its financial position and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS"). 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 ANIZDA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

ANIZDA's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the

To the Authority Board Members
Allentown Neighborhood Improvement
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preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about ANIZDA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than 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 GAAS, 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 ANIZDA'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 ANIZDA'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.

To the Authority Board Members
Allentown Neighborhood Improvement
Zone Development Authority

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 8 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Barbacane, Thornton & Company LLP

BARBACANE, THORNTON & COMPANY LLP

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY
DECEMBER 31, 2025 AND 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED

The Allentown Neighborhood Improvement Zone Development Authority ("ANIZDA") is a public instrumentality of the Commonwealth of Pennsylvania ("the Commonwealth"), and a body corporate and politic created by the City of Allentown ("the City"). ANIZDA was incorporated under the Pennsylvania Economic Development Financing Law. A certificate of incorporation was issued to ANIZDA by the Secretary of the Commonwealth on March 23, 2012. ANIZDA's existence will continue for 50 years to March 23, 2062.

ANIZDA offers readers of these financial statements this narrative overview and analysis of the financial activities of ANIZDA for the fiscal year ended December 31, 2025. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. Readers are encouraged to consider the information presented here in conjunction with the financial statements as a whole.

FINANCIAL HIGHLIGHTS

During the fiscal year ended December 31, 2025, ANIZDA:

- Entered into an agreement with the City of Allentown and City Center Investment Corporation to fund construction of streetscape improvements in the public right-of-way in portions of the 100 block of N. 6th Street, 500 block of W. Turner Street, 500 block of W Linden Street, and N. Law Street at an amount not to exceed \$1,800,000.
- Issued \$53,270,000 aggregate principal amount of Tax Revenue Bonds, Series 2025 (City Center Project). The bonds are special limited obligations of ANIZDA. Additional information about ANIZDA's conduit debt is presented in Note 8 to the financial statements.
- Entered into an amendment to the agreement with the City of Allentown and City Center Investment Corporation to fund streetscape improvements in the public right-of-way in the 900, 1000, and 1100 block of W. Hamilton Street to modify the project to include the design, fabrication, acquisition and installation of a sculpture with no increase in funding from ANIZDA beyond the \$6,115,000 previously authorized to fund construction of the streetscape improvements.
- Entered into an agreement with the City of Allentown and City Center Investment Corporation to fund construction of streetscape improvements in the public right-of-way in sections of N. 8th Street and W. Linden Street at an amount not to exceed \$830,000.
- Accrued for \$95,869,016 in Neighborhood Improvement Zone ("NIZ") revenue for calendar year 2025. This accrual is net of \$22,000,000 in preliminary excess NIZ revenue due back to the Commonwealth of Pennsylvania for calendar year 2025. Transferred \$22 million in preliminary excess NIZ revenue for calendar year 2025 to the Commonwealth in April 2026. The amount of NIZ revenue certified and remitted by the Commonwealth to the escrow agent was the highest annual amount since inception of the program.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY
DECEMBER 31, 2025 AND 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED (CONT'D)

- Transferred \$1,888,704 in year end excess NIZ revenue for calendar year 2024 to the Commonwealth and \$99,406 in year end excess NIZ revenue for calendar year 2024 to the City of Allentown.
- Entered into an amendment to the agreement with the City of Allentown and City Center Investment Corporation to fund wayfinding signage on property owned by the City of Allentown to modify the project to include the design, fabrication, acquisition, installation and construction of a Gateway Arch with no increase in funding from ANIZDA beyond the \$350,000 previously authorized for the wayfinding signage project.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to ANIZDA's basic financial statements. ANIZDA's basic financial statements consist of: 1) financial statements and 2) notes to the financial statements. The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

Table 1: Statements of Net Position

	2025	2024	2023
Assets and Deferred Outflows of Resources:			
Current assets	\$115,100,141	\$112,647,748	\$ 96,752,532
Noncurrent assets	185,601,547	176,562,975	194,271,580
Deferred outflows of resources	-	-	118,822
Total Assets and Deferred Outflows of Resources	<u>\$300,701,688</u>	<u>\$289,210,723</u>	<u>\$291,142,934</u>
Liabilities and Deferred Inflows of Resources:			
Current liabilities	\$ 90,611,778	\$ 82,903,927	\$ 70,964,869
Long-term liabilities	166,341,366	173,669,607	180,732,848
Deferred inflows of resources	9,309,731	9,859,066	10,408,400
Total Liabilities and Deferred Inflows of Resources	<u>266,262,875</u>	<u>266,432,600</u>	<u>262,106,117</u>
Net Position:			
Net investment in capital assets	(21,670,193)	(25,346,136)	(26,689,709)
Restricted	28,307,494	30,343,688	28,312,764
Unrestricted	27,801,512	17,780,571	27,413,762
Total Net Position	<u>34,438,813</u>	<u>22,778,123</u>	<u>29,036,817</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$300,701,688</u>	<u>\$289,210,723</u>	<u>\$291,142,934</u>

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY
DECEMBER 31, 2025 AND 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED (CONT'D)

The primary variances in the statement of net position were:

- In 2025, current assets increased by \$2,452,393 compared to 2024 primarily due to increases in cash and accounts receivable offset by a decrease in investments. Comparing 2024 and 2023, current assets increased by \$15,895,216 primarily due to an increase in the year-end investments and accounts receivable.
- In 2025, noncurrent assets increased by \$9,038,572 compared to 2024 due to an increase in investments offset by a decrease in capital assets. In 2024, noncurrent assets decreased by \$17,708,605 compared to 2023 due to a decrease in noncurrent investments.
- In 2025, long-term liabilities decreased by \$7,328,241 compared to 2024 due to payments made on long-term debt. Comparing 2024 to 2023, long-term liabilities decreased by \$7,063,241 compared to 2023 due to payments made on long-term debt.

Table 2: Statements of Revenues, Expenses, and Changes in Net Position

	2025	2024	2023
Operating revenues	\$ 96,525,889	\$ 75,899,048	\$ 80,189,005
Operating expenses	79,668,035	73,805,034	63,124,984
Income from operations	16,857,854	2,094,014	17,064,021
Non-operating revenues (expenses)			
Investment income	2,343,168	2,112,953	1,433,104
Capital grant expense	(2,203,237)	(4,792,977)	(4,213,134)
Interest expense	(5,337,095)	(5,672,684)	(6,036,395)
Non-operating expenses	(5,197,164)	(8,352,708)	(8,816,425)
Change in Net Position	\$ 11,660,690	\$ (6,258,694)	\$ 8,247,596

The primary variances in the statement of revenues, expenses, and changes in net position were as follows:

- In 2025, operating revenues increased by \$20,626,841 compared to 2024 primarily due to an increase in NIZ revenues remitted by the Commonwealth. Comparing 2024 and 2023, operating revenues decreased by \$4,289,957 compared to 2023 primarily due to the timing of returns of excess NIZ revenue to the Commonwealth. In 2024, there was an accrual for the return of 2024 excess NIZ revenues in addition to a return that occurred during the year related to 2023 excess NIZ revenues.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY
DECEMBER 31, 2025 AND 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED (CONT'D)

- Investment income increased by \$230,215 when comparing 2025 and 2024 due to improved market performance in 2025 compared to 2024. In 2024, investment income increased by \$679,849 when compared to 2023 due to improved market performance in 2024 compared to 2023.
- Capital grant expense decreased by \$2,589,740 when comparing 2025 and 2024 due to a decrease in development activity funded through ANIZDA's Public Improvement Investment Program. Comparing 2024 and 2023, capital grant expense increased by \$579,843 due to an increase in development activity funded through ANIZDA's Public Improvement Investment Program.
- In 2025, operating expenses increased by \$5,863,001 primarily due to an increase in NIZ revenues allocated to developer dedicated indebtedness. In 2024, operating expenses increased by \$10,680,050 primarily due to an increase in NIZ revenues allocated to developer dedicated indebtedness.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of December 31, 2025, 2024, and 2023, ANIZDA's investment in capital assets, net of accumulated depreciation was \$156,840,269, \$160,523,946, and \$166,211,171, respectively. This investment in capital assets includes land, buildings, land improvements, leasehold improvements, and equipment.

Table 3: Capital Assets

	2025	2024	2023
Land	\$ 42,483,747	\$ 42,483,747	\$ 42,483,747
Depreciable capital assets:			
Buildings	158,632,640	158,632,640	158,632,640
Land improvements	941,918	941,918	941,918
Equipment	20,233,614	20,233,614	20,233,614
Leasehold improvements	106,691	106,691	106,691
Office equipment	25,910	25,910	25,910
Total depreciable capital assets	179,940,773	179,940,773	179,940,773
Less accumulated depreciation	(65,584,251)	(61,900,574)	(56,213,349)
Net depreciable assets	114,356,522	118,040,199	123,727,424
Total Capital Assets (including land)	\$156,840,269	\$160,523,946	\$166,211,171

Additional information about ANIZDA's capital assets is presented in Note 6 to the financial statements.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY
DECEMBER 31, 2025 AND 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED (CONT'D)

Long-term Debt

As of December 31, 2025, 2024, and 2023, ANIZDA had \$173,669,607, \$180,732,848, and \$187,586,089, respectively, in bonds outstanding.

As of December 31, 2025, 2024, and 2023, ANIZDA had a balance of \$5,687,207, \$5,035,193, and \$4,021,497, respectively, in a revolving credit facility with Peoples Security Bank & Trust.

Additional information about ANIZDA's current long-term debt can be found in Notes 7 and 13 to the financial statements.

FUTURE PLANS

- Based on the level of inquiries and proposals received from prospective developers, additional future development projects are expected within the NIZ.

REQUESTS FOR INFORMATION

This report is designed to provide an overview of ANIZDA's finances for those parties with an interest in further understanding the operations of the entity for the year. Questions concerning any of the information found in this report or requests for additional information should be directed to the Allentown Neighborhood Improvement Zone Development Authority at 5 North Front Street, Allentown, PA, 18102-5303.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY
STATEMENTS OF NET POSITION
DECEMBER 31, 2025 AND 2024

	2025	2024
ASSETS		
ASSETS		
Current Assets:		
Cash and cash equivalents	\$ 16,649,823	\$ 12,090,476
Cash and cash equivalents - restricted	1,824,424	5,909,882
Investments - restricted	-	12,516,853
Accounts receivable - Commonwealth of Pennsylvania	95,869,016	81,569,031
Accounts receivable - other	269,973	482,101
Lease receivable	82,229	79,405
Total Current Assets	114,695,465	112,647,748
Noncurrent Assets:		
Investments - restricted	27,280,717	14,064,932
Lease receivable	1,885,237	1,974,097
Capital Assets:		
Land	42,483,747	42,483,747
Depreciable capital assets, net	114,356,522	118,040,199
Total Capital Assets	156,840,269	160,523,946
Total Noncurrent Assets	186,006,223	176,562,975
TOTAL ASSETS	\$ 300,701,688	\$ 289,210,723
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION		
LIABILITIES		
Current Liabilities:		
Accounts payable and other accrued liabilities	\$ 372,942	\$ 327,215
Unearned revenue	499,170	512,730
Developer Dedicated NIZ Revenue payable	74,724,320	66,571,651
Capital reserve fund escrow	797,647	2,147,979
Accrued payroll and related liabilities	3,168	3,168
Revolving credit facility	5,687,207	5,035,193
Accrued interest payable	1,199,083	1,242,750
Bonds payable, including unamortized premium	7,328,241	7,063,241
Total Current Liabilities	90,611,778	82,903,927
Noncurrent Liabilities:		
Bonds payable, including unamortized premium	166,341,366	173,669,607
Total Noncurrent Liabilities	166,341,366	173,669,607
TOTAL LIABILITIES	256,953,144	256,573,534
DEFERRED INFLOWS OF RESOURCES		
Deferred arena rent	4,468,876	4,721,832
Deferred amount on refunding	4,840,855	5,137,234
TOTAL DEFERRED INFLOWS OF RESOURCES	9,309,731	9,859,066
NET POSITION		
Net investment in capital assets	(21,670,193)	(25,346,136)
Restricted	28,307,494	30,343,688
Unrestricted	27,801,512	17,780,571
TOTAL NET POSITION	34,438,813	22,778,123
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	\$ 300,701,688	\$ 289,210,723

The accompanying notes are an integral part of these financial statements.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
OPERATING REVENUES:		
Commonwealth of Pennsylvania - NIZ revenue	\$ 118,518,703	\$ 105,195,942
Less: return of excess NIZ revenue 2025	(22,000,000)	-
Less: return of excess NIZ revenue 2024	(1,988,110)	(22,000,000)
Less: return of excess NIZ revenue 2023	-	(9,312,642)
Net Commonwealth of Pennsylvania - NIZ revenue	94,530,593	73,883,300
Local hotel tax - NIZ revenue	372,941	318,488
Developer fees	1,369,399	1,444,304
Arena rents	252,956	252,956
TOTAL OPERATING REVENUES	96,525,889	75,899,048
OPERATING EXPENSES:		
Depreciation	3,683,677	5,687,225
Developer Dedicated NIZ Revenue	74,724,320	66,973,639
Insurance	23,975	24,062
Local hotel tax distribution	372,941	318,488
Other expenses	109,943	43,444
Payroll expenses	346,069	332,936
Professional fees	382,864	402,588
Rent	24,246	22,652
TOTAL OPERATING EXPENSES	79,668,035	73,805,034
OPERATING INCOME (LOSS)	16,857,854	2,094,014
NONOPERATING REVENUES (EXPENSES) :		
Interest income	2,343,168	2,112,953
Capital grant expense	(2,203,237)	(4,792,977)
Interest expense	(5,337,095)	(5,672,684)
TOTAL NONOPERATING REVENUES (EXPENSES)	(5,197,164)	(8,352,708)
CHANGE IN NET POSITION	11,660,690	(6,258,694)
NET POSITION, BEGINNING OF YEAR	22,778,123	29,036,817
NET POSITION, END OF YEAR	\$ 34,438,813	\$ 22,778,123

The accompanying notes are an integral part of these financial statements.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES:		
Commonwealth of Pennsylvania - NIZ revenue received	\$ 80,230,608	\$ 73,286,839
Other cash receipts	2,026,944	1,816,095
Developer Dedicated NIZ Revenue paid	(66,571,651)	(56,291,922)
Other cash payments	(2,564,643)	(1,142,022)
CASH FLOWS PROVIDED (USED) BY OPERATING ACTIVITIES	13,121,258	17,668,990
CASH FLOWS FROM INVESTING ACTIVITIES:		
Investment income received	2,343,168	2,112,953
Purchase of investments	(13,215,784)	(574,878)
Sale of investments	12,516,853	128,812
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	1,644,237	1,666,887
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Revolving credit facility proceeds	5,681,037	5,013,697
Principal payment on revolving credit facility	(5,029,024)	(4,000,000)
Payments to redeem outstanding debt	(5,240,000)	(5,030,000)
Interest paid on debt	(7,500,382)	(7,700,126)
Payment of capital grant	(2,203,237)	(4,792,977)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(14,291,606)	(16,509,406)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	473,889	2,826,471
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	18,000,358	15,173,887
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 18,474,247	\$ 18,000,358
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:		
Operating income (loss)	\$ 16,857,854	\$ 2,094,014
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense	3,683,677	5,687,225
Changes in assets and liabilities:		
(Increase) Decrease in accounts receivable - Commonwealth of Pennsylvania	(14,299,985)	(596,461)
(Increase) Decrease in accounts receivable - other	212,128	(275,426)
(Increase) Decrease in lease receivable	86,036	270,588
(Decrease) Increase in accounts payable and other accrued liabilities	45,727	2,668
(Decrease) Increase in unearned revenue	(13,560)	58,140
(Decrease) Increase in capital reserve fund escrow	(1,350,332)	124
(Decrease) Increase in Developer Dedicated NIZ Revenue payable	8,152,669	10,681,717
(Decrease) Increase in accrued payroll and related liabilities	-	(644)
(Decrease) Increase in deferred inflows of resources - deferred arena rent	(252,956)	(252,955)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ 13,121,258	\$ 17,668,990
Cash and cash equivalents	\$ 16,649,823	\$ 12,090,476
Cash and cash equivalents - restricted	1,824,424	5,909,882
	\$ 18,474,247	\$ 18,000,358
NONCASH INVESTING AND CAPITAL AND RELATED FINANCING ACTIVITIES:		
Amortization of bond premium (component of interest expense)	\$ 1,823,241	\$ 1,823,241
Amortization of deferred amount on refunding (component of interest expense)	\$ (296,379)	\$ (296,379)

The accompanying notes are an integral part of these financial statements.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Allentown Neighborhood Improvement Zone Development Authority ("ANIZDA") is a public instrumentality of the Commonwealth of Pennsylvania ("the Commonwealth"), and a body corporate and politic created by the City of Allentown ("the City"). ANIZDA was incorporated under the Pennsylvania Economic Development Financing Law. A certificate of incorporation was issued to ANIZDA by the Secretary of the Commonwealth on March 23, 2012. ANIZDA's existence will continue for 50 years to March 23, 2062.

The criteria for including organizations within ANIZDA's reporting entity, as set forth in the Governmental Accounting Standards Board *Codification of Governmental Accounting and Financial Reporting Standards* ("GASB Codification"), relate to financial accountability. On the basis of these criteria, ANIZDA has no other entities that are required to be included in its financial statements, nor is ANIZDA includable in the financial statements of any other reporting entity.

ANIZDA was created by the City as a dedicated industrial development authority to implement and administer development and financing of projects in the Neighborhood Improvement Zone ("the NIZ"), as explained below, to manage the unique financing structure of the NIZ, including the financing and development of the Arena Project and related supporting projects.

The provisions of Act 50 of 2009, Act 26 of 2011, Act 87 of 2012, and Act 52 of 2013 as amended in Act 84 of 2016, Act 43 of 2017, and Act 53 of 2022 of the Pennsylvania General Assembly, authorize, among other things, the establishment of the NIZ in an area not greater than 130 acres located in the City of Allentown and the pledge of revenues to ANIZDA derived from the taxes enumerated in the NIZ Act from all taxpayers associated with a qualified business, as defined below, located in the NIZ, distributed, or to be distributed to ANIZDA by the Treasurer of the Commonwealth ("the NIZ revenues") for the payment of debt service on the bonds or obligations issued to finance improvements and developments within the NIZ, including the construction of the Arena Project within the NIZ. The NIZ contains approximately 128 acres.

The NIZ Act defines a "Qualified Business" as an entity authorized to conduct business in the Commonwealth which is located or partially located within the NIZ and engaged in the active conduct of a trade or business for the taxable year.

The NIZ Act provides for the Commonwealth to transfer to ANIZDA the NIZ revenue attributed to the previous calendar year on or about March 11th of each year.

ANIZDA is authorized to acquire, hold, construct, improve, maintain, own, finance, and lease, either in capacity of lessor or lessee, industrial, specialized, or commercial development projects and serve as successor contracting authority to the Allentown Commercial and Industrial Development Authority ("ACIDA") for purposes of administering the NIZ. ANIZDA's

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

powers are limited to development activities within the NIZ. ANIZDA is authorized to assume or issue debt to refinance debt issued by ACIDA for NIZ-related projects and acquire the NIZ-related assets held by ACIDA in the Arena Block.

ACIDA is a separate entity and independent of ANIZDA. ACIDA has served as the City's economic development financing arm since 1983. ACIDA acted as the initial creator of the NIZ and designated the initial boundaries of the NIZ as required by the NIZ Act. In addition, in 2011, ACIDA incurred the initial debt under the NIZ Act to finance certain property acquisitions for the site of the arena and related development projects.

On October 2, 2012, ANIZDA and ACIDA entered into an asset purchase agreement whereby all NIZ-related assets were acquired by ANIZDA. In addition, ANIZDA assumed all liabilities relating to the ownership of the real property and all contracts entered into by ACIDA.

Basis of Accounting

The term "basis of accounting" is used to determine when a transaction or event is recognized on ANIZDA's operating statement. ANIZDA uses the accrual basis of accounting. Under this basis, revenues are recorded when earned and expenses are recorded when incurred, even though actual payment or receipt may not occur until after the period ends.

ANIZDA applies all relevant principles as identified in the GASB Codification. GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles and accounting principles generally accepted in the United States of America.

Basis of Presentation

ANIZDA's accounts are organized as an enterprise fund. The operations are accounted for with a set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues, and expenses. Enterprise funds are used to account for operations that provide a service to the public financed by charges to users of that service and activities where the periodic measurement of net income is deemed appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Use of Estimates in the Preparation of Financial Statements

Preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

Cash Equivalents

Cash equivalents include all deposit accounts and highly liquid investments in money market mutual funds.

Investments

Investments are recorded at fair value.

In establishing the fair value of investments, ANIZDA uses the following hierarchy. The lowest level of valuation available is used for all investments.

Level 1 – Valuations based on quoted market prices in active markets for identical assets or liabilities that the entity has the ability to access.

Level 2 – Valuations based on quoted prices of similar products in active markets or identical products in markets that are not active or for which all significant inputs are observable, directly or indirectly.

Level 3 – Valuations based on inputs that are unobservable and significant to the overall fair value measurement.

Net Position

The financial statements report net position in one of three components. Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of borrowing attributable to acquiring, constructing, or improving those assets. Net position is reported as restricted when constraints placed on net position use are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation. Unrestricted net position consists of net position that does not meet the definition of "net investment in capital assets" or "restricted."

Use of Restricted/Unrestricted Net Position

When an expense is incurred for purposes for which both restricted and unrestricted net position is available, ANIZDA's policy is to apply restricted net position first.

Restricted net position consists of NIZ revenues restricted for the payment of debt service on the bonds or obligations issued to finance improvements and developments within the NIZ per the NIZ Act.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

Accounts Receivable

Accounts receivable are stated at net realizable value. Receivables are considered impaired if full principal payments are not received in accordance with the contractual terms.

Management's estimate of the allowance for uncollectible accounts receivable is based on historical collection rates and an analysis of the collectability of individual receivables. The allowance for uncollectible accounts was \$0 as of December 31, 2025 and 2024.

Capital Assets

ANIZDA defines capital assets as assets with an initial, individual cost of more than \$2,000 and an estimated useful life in excess of one year.

Capital assets of ANIZDA are recorded at their actual cost. Donated assets are valued at their estimated fair value on the date donated. Depreciation of all exhaustible capital assets is charged as an expense against their operations. Depreciation is computed using the straight-line method over estimated asset lives as follows:

Buildings	40 years
Land improvements	15 - 40 years
Equipment	5 - 15 years
Leasehold improvements	10 - 40 years
Office equipment	5 - 7 years

Major additions and betterments are capitalized while expenses for maintenance and repairs that do not add value to the asset or materially extend asset lives are charged to operations as incurred.

Bonds Payable

In the financial statements, bonds payable are reported as liabilities. The bond premium is deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are expensed when incurred.

Deferred Inflows and Outflows of Resources

In addition to assets and liabilities, the statement of net position will sometimes report separate sections for deferred inflows and deferred outflows of resources. These separate financial statement elements represent acquisition or use of net position that applies to a future period(s) and so will not be recognized as an inflow or outflow of resources (revenue or expense) until that time. ANIZDA currently has two items that qualify for reporting in this category. Cumulative rents received from the arena lease in excess of the cumulative amount recognized as

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

revenue using the straight-line method over the life of the lease are reflected as deferred inflows of resources on the statement of net position. In addition, deferred amounts on the refunding of bonds are reflected as deferred inflows and outflows of resources on the statement of net position.

Revenues and Expenses

Revenues and expenses are distinguished between operating and nonoperating items. Operating revenues generally result from providing services in connection with ANIZDA's principal ongoing operations. The principal operating revenues of ANIZDA include NIZ Revenue, developer fees, and arena rents. Operating expenses include Developer Dedicated NIZ Revenue, parking management and maintenance fees, depreciation expense, and other administrative costs. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses.

NOTE 2 DEPOSITS AND INVESTMENTS

ANIZDA is allowed to invest in certain qualified investments as defined by the Amended and Restated Master Trust Indenture for its bonds. Subject to certain limitations and credit ratings, qualified investments include:

- Cash deposits (insured at all times by the Federal Deposit Insurance Corporation or otherwise collateralized with direct obligations of the United States of America).
- Direct obligations of the United States of America.
- Obligations of federal agencies backed by the full faith and credit of the United States of America.
- Obligations of federal agencies not fully guaranteed by the full faith and credit of the United States of America.
- U.S. dollar denominated deposit accounts, federal funds, and bankers' acceptances.
- Domestic commercial paper.
- Domestic money market mutual funds.
- Demand deposits, including interest-bearing money market accounts, time deposits, trust funds, trust accounts, overnight bank deposits, interest-bearing deposits, and certificates of deposit or bankers acceptances.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 2 DEPOSITS AND INVESTMENTS (cont'd)

- General obligations of states.
- Shares in the Pennsylvania Local Government Investment Trust ("PLGIT").

Deposits

At December 31, 2025, the carrying amount of ANIZDA's deposits was \$18,878,923, and the bank balance was \$18,878,942. Of the bank balance, \$250,000 was insured by federal depository insurance, and \$10,172,969 was collateralized by pooled securities in accordance with Act 72 of 1971 ("Act 72"). At December 31, 2024, the carrying amount of ANIZDA's deposits was \$18,000,358, and the bank balance was \$18,437,125. Of the bank balance, \$250,000 was insured by federal depository insurance, and \$7,324,852 was collateralized by pooled securities in accordance with Act 72 of 1971 ("Act 72"). To the extent that deposits exceed federal insurance, the depositories must pledge as collateral obligations of the United States of America, the Commonwealth of Pennsylvania, or any political subdivision of the Commonwealth. Under Act 72, as amended, the depositories may meet this collateralization requirement by pooling appropriate securities to cover all public funds on deposit. The deposits collateralized in accordance with Act 72 were exposed to custodial credit risk because they were uninsured, and the collateral held by the depository's agent was not in ANIZDA's name.

As of December 31, 2025 and 2024, \$8,274,947 and \$7,953,932, respectively, of ANIZDA's deposits were in the Pennsylvania Local Government Investment Trust ("PLGIT"). Although not registered with the Securities and Exchange Commission and not subject to regulatory oversight, PLGIT acts like a money market mutual fund in that its objective is to maintain a stable net asset value of \$1 per share, is rated by a nationally recognized statistical rating organization, and is subject to an independent annual audit. As of December 31, 2025 and 2024, PLGIT was rated as AAAM by a nationally recognized statistical rating agency.

As of December 31, 2025 and 2024, \$181,026 and \$2,908,341, respectively, of ANIZDA's deposits were invested in a domestic money market mutual fund managed by Goldman Sachs. Goldman Sachs is registered with the Securities and Exchange Commission and subject to regulatory oversight. The objective of the fund is to maintain a stable net asset value of \$1 per share. In addition, the fund is rated by nationally recognized rating organizations (Moody's Investors Service rating of Aaa-mf and Standard & Poor's rating of AAAM as of December 31, 2025 and 2024) and is subject to an independent annual audit.

Investments

As of December 31, 2025 and 2024, ANIZDA held investments in the amount of \$27,280,717 and \$26,581,785, respectively.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 2 DEPOSITS AND INVESTMENTS (cont'd)

The investments and maturities as of December 31, 2025 are summarized in the following chart:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Level 1</u>	<u>Maturities</u>	
			<u>Less Than One year</u>	<u>One to Five Years</u>
U.S. Treasury notes	<u>\$27,280,717</u>	<u>\$27,280,717</u>	\$ -	<u>\$27,280,717</u>
TOTAL	<u>\$27,280,717</u>	<u>\$27,280,717</u>	\$ -	<u>\$27,280,717</u>

The investments and maturities as of December 31, 2024 are summarized in the following chart:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Level 1</u>	<u>Maturities</u>	
			<u>Less Than One year</u>	<u>One to Five Years</u>
U.S. Treasury notes	<u>\$15,497,330</u>	<u>\$15,497,330</u>	\$ 1,432,398	<u>\$14,064,932</u>
U.S. Agency notes	<u>11,084,455</u>	<u>11,084,455</u>	<u>11,084,455</u>	-
TOTAL	<u>\$26,581,785</u>	<u>\$26,581,785</u>	<u>\$12,516,853</u>	<u>\$14,064,932</u>

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, ANIZDA will not be able to recover the value of its investments or collateral security that are in the possession of an outside party. As of December 31, 2025 and 2024, none of ANIZDA's investments were subject to custodial credit risk.

Interest Rate Risk

The Master Trust Indenture and Amended and Restated Master Trust Indenture do not limit the maturity dates of investments. As of December 31, 2025 and 2024, all of ANIZDA's investments mature at various times through 2029.

Credit Risk

The Master Trust Indenture and Amended and Restated Master Trust Indenture do not limit the credit ratings of investments.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 2 DEPOSITS AND INVESTMENTS (cont'd)

As of December 31, 2025 and 2024, ANIZDA's investments in U.S. Treasury notes and U.S. Agency notes (Federal Home Loan Banks, Federal Home Loans Mortgage Corp) are rated Aaa by Moody's Investors Service and AA+ by Standard & Poor's.

NOTE 3 DEVELOPMENT OF THE ARENA BLOCK

City Center Investment Corporation ("CCIC"), Hammes Company Sports Development, Inc., the City, ANIZDA (successor to ACIDA by assignment), and City Center Wholesale LLC have entered into an Amended and Restated Arena Block Master Development Agreement, dated October 1, 2012, effective as of June 15, 2012, as amended. This agreement sets forth the terms amongst the parties for the purpose of coordinating various development, planning, permitting, and financing activities necessary to construct a mixed-use facility on a portion of the Arena Block, including the Arena Project. The Arena Block is located within the NIZ as defined in Note 1.

The Arena Project was the first phase of the development on the Arena Block, which was completed during 2014. The Arena Project includes a multipurpose arena (8,500 seats for hockey, with up to 10,000 seats for concerts), parking facilities, land acquisitions, site improvements, and the development of supporting infrastructure.

ANIZDA declared the Arena Block to be a condominium form of ownership, and the property was converted into nine separate units, all individually owned. The Condominium Instrument provides for the units to be numbered as Unit One ("the Arena Building"), Unit Two ("the Office Building"), Unit Three ("the Hotel"), Unit Four ("the North Parking Deck"), Unit Five ("the South Parking Structure"), Unit Six ("the Commercial Unit"), Unit Seven ("the Retail Unit"), Unit Eight ("the Arena Side Commercial Unit"), and Unit Nine ("the Streetside Commercial Unit").

ANIZDA retains ownership of the Arena Building, the North Parking Deck, the South Parking Structure, the Retail Unit, and the Arena Side Commercial Unit, which were completed in 2014. The Office Building, the Hotel, the Commercial Unit, and the Streetside Commercial Unit are owned by CCIC. CCIC financed these projects separately.

NOTE 4 ARENA LEASE

ANIZDA (successor to ACIDA by assignment) has entered into an agreement with BDH Development LLC ("the Arena Operator") for the lease of the arena and all installed equipment. The lease, which was amended in 2014, commenced on September 1, 2014 for an initial lease period of 29 years with two 10-year renewal options. The Arena Operator has an option to purchase the arena at the end of the lease term at a purchase price of 120% of the total arena development costs or fair market value, whichever is greater.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 4 ARENA LEASE (cont'd)

Under the terms of the agreement, the Arena Operator shall use and operate the arena for hosting all American Hockey League ("AHL") home games for the Phantoms, other AHL events, concerts, trade shows, and other events. All costs, charges, and expenses relating to the use, occupancy, repair, and maintenance of the arena, including but not limited to assessments for improvements, utilities and services, insurance, operation, maintenance, and repairs shall be paid by the Arena Operator. The Arena Operator is entitled to receive and retain all revenues (net of applicable taxes) from all events except for community events. The Arena Operator will also receive all revenues from sponsorship, naming rights and signage on or inside the arena.

ANIZDA shall establish a capital reserve fund as a segregated fund separate and apart from other funds received from the Operator. The Arena Operator will make deposits to the fund annually for qualified capital repairs and capital improvements, and non-routine maintenance or repairs.

As of December 31, 2025, the minimum rental payments under the leasing arrangement to be received are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 82,229	\$ 67,771	\$ 150,000
2027	85,153	64,847	150,000
2028	88,004	61,996	150,000
2029	91,312	58,688	150,000
2030	94,560	55,440	150,000
2031 - 2035	525,548	224,452	750,000
2036 - 2040	625,890	124,110	750,000
2041 - 2043	374,770	25,230	400,000
	<u>\$ 1,967,466</u>	<u>\$ 682,534</u>	<u>\$ 2,650,000</u>

Revenue recognized under this lease for the years ended December 31, 2025 and 2024 was \$252,956 for both years. In addition, as of December 31, 2025 and 2024, a deferred inflow of resources in the amount of \$4,468,876 and \$4,721,832, respectively, was recognized for cumulative rents received in excess of the cumulative amount recognized as revenue under the straight-line method.

NOTE 5 PARKING FACILITY

ANIZDA has entered into an agreement with the Office and Hotel Developers for shared use with the Arena Operator of the parking facilities owned by ANIZDA. An exception is during

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 5 PARKING FACILITY (cont'd)

arena events where the Arena Operator has sole use of a limited number of spaces in the parking facility. Under the terms of the agreement, ANIZDA will be responsible for the operation of the parking facilities and all repairs and maintenance.

ANIZDA will be compensated with a monthly management fee which will be equal to the direct operating costs and expenses of the parking facilities. This agreement commenced on September 1, 2014, shall continue for a period of 30 years, and shall automatically renew for additional three-year terms unless otherwise terminated by ANIZDA or the Office and Hotel Developers.

On December 31, 2021, to be effective as of January 1, 2022, ANIZDA entered into an agreement with Global Spectrum, L.P., d/b/a Spectra Venue Management ("Spectra"), as agent on behalf of BDH Development LLC for the management and maintenance of the parking facilities. The agreement term is for five years ending January 1, 2027. Per the terms of the agreement, ANIZDA will compensate Spectra with a monthly maintenance fee of \$4,635 for the services provided in the first year of the agreement. Oak View Group acquired Spectra on November 19, 2021. In each subsequent year, the maintenance fee shall increase by 3% over the prior year. In addition, ANIZDA shall compensate Spectra with a monthly management fee of \$3,167 during the first year of the agreement and in each subsequent year, the management fee shall increase by 3% over the prior year.

NOTE 6 CAPITAL ASSETS

A summary of changes in ANIZDA's capital assets is as follows:

	2025			Balance 12/31/25
	Balance 01/01/25	Additions	Deletions	
Assets not being depreciated:				
Land	\$ 42,483,747	\$ -	\$ -	\$ 42,483,747
Total assets not being depreciated	<u>42,483,747</u>	<u>-</u>	<u>-</u>	<u>42,483,747</u>
Assets being depreciated:				
Buildings	158,632,640	-	-	158,632,640
Land improvements	941,918	-	-	941,918
Equipment	20,233,614	-	-	20,233,614
Leasehold improvements	106,691	-	-	106,691
Office equipment	25,910	-	-	25,910
Total assets being depreciated	<u>179,940,773</u>	<u>-</u>	<u>-</u>	<u>179,940,773</u>
Accumulated depreciation	<u>(61,900,574)</u>	<u>(3,683,677)</u>	<u>-</u>	<u>(65,584,251)</u>
Total assets being depreciated, net	<u>118,040,199</u>	<u>(3,683,677)</u>	<u>-</u>	<u>114,356,522</u>
CAPITAL ASSETS, NET	<u>\$160,523,946</u>	<u>\$(3,683,677)</u>	<u>\$ -</u>	<u>\$156,840,269</u>

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 6 CAPITAL ASSETS (cont'd)

	2024			Balance 12/31/24
	Balance 1/1/24	Additions	Deletions	
Assets not being depreciated:				
Land	\$ 42,483,747	\$ -	\$ -	\$ 42,483,747
Total assets not being depreciated	<u>42,483,747</u>	<u>-</u>	<u>-</u>	<u>42,483,747</u>
Assets being depreciated:				
Buildings	158,632,640	-	-	158,632,640
Land improvements	941,918	-	-	941,918
Equipment	20,233,614	-	-	20,233,614
Leasehold improvements	106,691	-	-	106,691
Office equipment	25,910	-	-	25,910
Total assets being depreciated	<u>179,940,773</u>	<u>-</u>	<u>-</u>	<u>179,940,773</u>
Accumulated depreciation	<u>(56,213,349)</u>	<u>(5,687,225)</u>	<u>-</u>	<u>(61,900,574)</u>
Total assets being depreciated, net	<u>123,727,424</u>	<u>(5,687,225)</u>	<u>-</u>	<u>118,040,199</u>
CAPITAL ASSETS, NET	<u>\$ 166,211,171</u>	<u>\$ (5,687,225)</u>	<u>\$ -</u>	<u>\$ 160,523,946</u>

NOTE 7 BONDS PAYABLE

On October 2, 2012, ANIZDA issued Tax Revenue Bonds Series of 2012A and 2012B in the aggregate of \$224,380,000 (Series of 2012A - \$183,955,000 non-taxable and Series of 2012B - \$40,425,000 taxable), collectively referred to as "the bonds." The bonds were issued for the purpose of providing funds to develop the Arena Project. The bonds mature through May 1, 2042 and require semi-annual interest payments on May 1 and November 1 of each year, and annual principal payments on May 1 of each year. Interest rates on the bonds ranged from 4.12% to 5.67%. The bonds were secured by the NIZ revenues and rent payments made by the Arena Operator as described in Note 4. The Tax Revenue Bonds Series of 2012A and 2012B were refunded in fiscal 2022 and 2021, respectively.

In August 2021, ANIZDA executed a bond purchase agreement approving the terms and provisions of its Tax Revenue Refunding Bonds, Series of 2022 (Forward Delivery) to allow for the issuance of Series 2022 Bonds to currently refund all the outstanding Tax Revenue Bonds Series of 2012A and to pay the costs of issuing the bonds. In February 2022, ANIZDA issued the Tax Revenue Refunding Bonds, Series of 2022 in the amount of \$151,000,000. The bonds mature through May 1, 2042 and require semi-annual interest payments on May 1 and November 1 of each year, and annual principal payments on May 1 of each year. The interest rates of the Tax Revenue Refunding Bonds, Series of 2022 is 5.000%. The bonds are secured by the NIZ revenues.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 7 BONDS PAYABLE (cont'd)

A schedule of the changes in the bonds payable for the year ended December 31, 2025 is as follows:

	Outstanding 01/01/25	Additions	Deletions	Outstanding 12/31/25	Amount Due in One Year
Bonds payable	\$ 149,130,000	\$ -	\$ 5,240,000	\$ 143,890,000	\$ 5,505,000
Bond premium	31,602,848	-	1,823,241	29,779,607	1,823,241
Total	<u>\$ 180,732,848</u>	<u>\$ -</u>	<u>\$ 7,063,241</u>	<u>\$ 173,669,607</u>	<u>\$ 7,328,241</u>

A schedule of the changes in the bonds payable for the year ended December 31, 2024 is as follows:

	Outstanding 01/01/24	Additions	Deletions	Outstanding 12/31/24	Amount Due in One Year
Bonds payable	\$ 154,160,000	\$ -	\$ 5,030,000	\$ 149,130,000	\$ 5,240,000
Bond premium	33,426,089	-	1,823,241	31,602,848	1,823,241
Total	<u>\$ 187,586,089</u>	<u>\$ -</u>	<u>\$ 6,853,241</u>	<u>\$ 180,732,848</u>	<u>\$ 7,063,241</u>

The bonds mature as follows:

December 31,	Principal	Interest	Total
2026	\$ 5,505,000	\$ 7,056,875	\$ 12,561,875
2027	5,790,000	6,774,500	12,564,500
2028	6,085,000	6,477,625	12,562,625
2029	6,400,000	6,165,500	12,565,500
2030	6,725,000	5,837,375	12,562,375
2031 - 2035	39,170,000	23,645,500	62,815,500
2036 - 2040	50,300,000	12,517,500	62,817,500
2041 - 2042	23,915,000	1,210,625	25,125,625
Totals	<u>\$ 143,890,000</u>	<u>\$ 69,685,500</u>	<u>\$ 213,575,500</u>

NOTE 8 CONDUIT DEBT

On February 24, 2020, ANIZDA entered into a loan agreement with ESSA Bank & Trust in the amount of \$16,753,997 for the purpose of refinancing two existing loans for EPC Allentown, LLC (a construction loan dated January 31, 2013 with an original principal amount of up

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 8 CONDUIT DEBT

to \$10,000,000 and a construction loan dated May 25, 2016 with an original principal amount of up \$13,515,000, both payable to BB&T). In December 2022, a loan modification was entered into, and the loan increased by \$2,500,000. ANIZDA also entered into promissory notes providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. This loan is non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$16,180,444 and \$16,746,584, respectively.

On February 13, 2013, ANIZDA entered into a construction loan agreement with BB&T (formerly National Penn Bank) in the amount of \$135,000,000 for the purpose of assisting with the financing needs of CCIC. The loan was increased to \$185,000,000 in October 2014 and to \$325,000,000 in August 2016 and reduced to \$125,000,000 in July 2017. In November 2021, the Accordion 1 to the agreement was exercised, and the loan increased by \$25,000,000. In June 2022, the Accordion 2 to the agreement was exercised, and the loan increased by \$25,000,000. In April 2023, the Accordion 2 to the agreement was exercised, and the loan increased by \$25,000,000. Again, in December 2023, the Accordion 2 to the agreement was exercised, and the loan increased by an additional \$25,000,000. ANIZDA also entered into promissory notes providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. During 2018, this debt was purchased by M&T Bank from BB&T. On November 18, 2025 this debt was purchased by People's Security Bank and Trust Company from M&T Bank, whereupon ANIZDA entered into an Amended and Restated NIZ Master Facility Loan Agreement and an amended and restated promissory note with People's Security Bank and Trust Company. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. This loan is a non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$15,671,339 and \$30,128,497, respectively.

On October 11, 2013, ANIZDA entered into a construction loan agreement with BB&T (formerly National Penn Bank) in the amount of \$7,400,000 for the purpose of assisting with the financing needs of Schoens Allentown, LLC. During 2020, this debt was refinanced with Peoples Security Bank and Trust Company. ANIZDA also entered into promissory notes providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. This loan is a non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$4,469,120 and \$4,659,838, respectively.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 8 CONDUIT DEBT (cont'd)

On December 19, 2016, ANIZDA entered into a construction loan agreement with ESSA Bank and Trust in the amount of \$5,300,000 for the purpose of assisting with the financing needs of the Allentown Parking Authority. ANIZDA also entered into promissory notes providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. This loan is non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$2,155,348 and \$2,524,624, respectively.

On June 15, 2017, ANIZDA issued Tax Revenue Bonds Series of 2017 in the amount of \$210,165,000 for the purpose of refunding certain indebtedness previously issued by ANIZDA to fund improvements within the NIZ relating to projects developed by CCIC. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this bond other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this bond is not reported as a liability in ANIZDA's financial statements. This bond is non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this bond was \$165,620,000 and \$178,475,000, respectively.

On December 22, 2017, ANIZDA entered into a construction loan agreement with Peoples Security Bank & Trust in the amount of \$2,478,223 for the purpose of assisting with the financing needs of the Trust Building, Inc. and Vault 634, LLC. ANIZDA also entered into promissory notes providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. This loan is non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$1,958,406 and \$2,047,566, respectively.

On April 18, 2018, ANIZDA issued Tax Revenue Bonds Series of 2018 in the amount of \$99,690,000 for the purpose of refunding certain indebtedness previously issued by ANIZDA to fund improvements within the NIZ relating to projects developed by CCIC. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for these bonds other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, these bonds are not reported as a liability in ANIZDA's financial statements. These bonds are non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of these bonds was \$80,330,000 and \$86,570,000, respectively.

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 8 CONDUIT DEBT (cont'd)

On June 19, 2018, ANIZDA entered into a construction loan agreement with First Keystone Community Bank in the amount of \$9,000,000 for the purpose of assisting with the financing needs of Americus Investors, LP and Americus Hotel, LLC. ANIZDA also entered into promissory notes providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. This loan is non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$7,695,838 and \$8,050,489, respectively.

On December 28, 2018, ANIZDA issued Subordinate Tax Revenue Bonds Series of 2018 in the amount of \$147,995,000 for the purpose of refunding certain indebtedness previously issued by ANIZDA to fund improvements within the NIZ relating to projects developed by CCIC. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for these bonds other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, these bonds are not reported as a liability in ANIZDA's financial statements. These bonds are non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of these bonds was \$124,370,000 and \$128,815,000, respectively.

On January 25, 2021, ANIZDA issued \$61,455,000 in Senior Tax Revenue Bonds, Series of 2021 (615 Waterfront Project) for the purpose of assisting the financing needs of The Waterfront Development Company. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. These bonds are non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of these bonds was \$53,425,000 and \$55,335,000, respectively.

On June 7, 2022, ANIZDA issued Subordinate Tax Revenue Bonds Series of 2022 in the amount of \$116,000,000 for the purpose of financing and refinancing projects developed by CCIC within the NIZ. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for these bonds other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, these bonds are not reported as a liability in ANIZDA's financial statements. These bonds are non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of these bonds was \$103,485,000 and \$111,320,000, respectively.

On December 14, 2022, ANIZDA entered into a loan agreement with Fulton Bank in the amount of \$11,950,000 for the purpose of assisting with the financing needs of the DaVinci Science

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 8 CONDUIT DEBT (cont'd)

Center. The loan agreement provides the terms of the pass through of gaming funds for the purpose of paying down the loan. ANIZDA will have no liability for this loan. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. This loan is non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$7,165,000 and \$8,746,000, respectively.

On December 14, 2022, ANIZDA entered into a loan agreement with Fulton Bank in the amount of \$5,500,000 for the purpose of assisting with the financing needs of the DaVinci Science Center. ANIZDA also entered into promissory notes providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. This loan is non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$4,545,000 and \$4,641,000, respectively.

On December 13, 2023, ANIZDA issued Tax Revenue Bonds Series of 2023 in the amount of \$25,935,000 for the purpose of assisting with the financing needs of the Neuweiler Lofts Project. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. These bonds are non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$25,935,000.

On January 30, 2024, ANIZDA issued Tax Revenue Bonds Series of 2024 in the amount of \$78,915,000 for the purpose of assisting with the financing and refinancing of projects developed by CCIC within the NIZ. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this bond other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. These bonds are non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$73,230,000 and \$78,915,000, respectively.

On July 1, 2024, ANIZDA issued Senior Tax Revenue Bonds Series of 2024A (Waterfront-30 E. Allen Street Project) in the amount of \$25,955,000 for the purpose of assisting with the financing needs of The Waterfront Development Company. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this bond other than the allocation of

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NOTES TO FINANCIAL STATEMENTS

NOTE 8 CONDUIT DEBT (cont'd)

the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. These bonds are non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$24,800,000 and \$25,955,000, respectively.

On July 1, 2024, ANIZDA issued Subordinate Tax Revenue Bonds Series of 2024B (Waterfront-30 E. Allen Street Project) in the amount of \$36,660,000 for the purpose of assisting with the financing needs of The Waterfront Development Company. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this bond other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. These bonds are non-recourse debt to ANIZDA. As of December 31, 2025 and 2024, the balance of this loan was \$34,770,000 and \$36,660,000, respectively.

On September 9, 2025, ANIZDA issued Tax Revenue Bonds Series of 2025 in the amount of \$53,270,000 for the purpose of assisting with the financing and refinancing projects developed by CCIC within the NIZ. ANIZDA also entered into an Indenture providing for withdrawal of funds from the escrow account created under the Amended and Restated Escrow Agreement which provides an allocation of NIZ revenues for the purpose of paying down the loan. ANIZDA will have no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue. Accordingly, this loan is not reported as a liability in ANIZDA's financial statements. These bonds are non-recourse debt to ANIZDA. As of December 31, 2025, the balance of this loan was \$53,270,000.

NOTE 9 NIZ REVENUES AND DEVELOPER DEDICATED NIZ REVENUE

The Commonwealth transfers NIZ revenues attributed to the previous calendar year to ANIZDA each March. In addition, as disclosed in Note 8, ANIZDA provides an allocation of NIZ revenues ("Developer Dedicated NIZ Revenue") to lenders and bondholders of private developers for the purpose of paying down their loans and bonds on approved capital projects in the NIZ. The purpose of this subsidy is to encourage development in the NIZ.

As of December 31, 2025, ANIZDA was due \$95,869,016 (net of \$22,000,000 due back to the Commonwealth based on the determination of excess NIZ revenue for calendar year 2025, as defined by the Amended and Restated Master Trust Indenture) from the Commonwealth for the 2025 calendar tax year. The \$22,000,000 in excess NIZ revenue for calendar year 2025 was paid to the Commonwealth in April 2026 and accrued in the 2025 financial statements.

As of December 31, 2024, ANIZDA was due \$81,569,031 (net of \$22,000,000 due back to the Commonwealth based on the determination of excess NIZ revenue for calendar year 2024, as defined by the Amended and Restated Master Trust Indenture) from the Commonwealth for the 2024 calendar tax year. The \$22,000,000 in excess NIZ revenue for calendar year 2024

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NOTES TO FINANCIAL STATEMENTS

NOTE 9 NIZ REVENUES AND DEVELOPER DEDICATED NIZ REVENUE (cont'd)

was paid to the Commonwealth in May 2025 and accrued in the 2024 financial statements. An additional \$1,888,704 in year-end excess NIZ revenue was remitted to the Commonwealth and \$99,406 to the City of Allentown related to calendar year 2024. The remittances of these funds occurred in 2025 and are reflected in the 2025 financial statements.

Calendar year 2025 Developer Dedicated NIZ Revenue amounted to \$74,724,320, and calendar year 2024 Developer Dedicated NIZ Revenue amounted to \$66,571,651. Both amounts have been reflected as liabilities called Developer Dedicated NIZ Revenue payable in ANIZDA's statement of net position as of December 31, 2025 and 2024, respectively.

In calendar year 2024, an additional \$401,988 in Developer Dedicated NIZ Revenue related to calendar year 2023 was remitted to developers. The remittances of these funds occurred in 2024 and are reflected in the 2024 financial statements.

NOTE 10 RESTRICTED ASSETS

As of December 31, 2025 and 2024, restricted cash equivalents and investments in the amount of \$29,105,141 and \$32,491,667, respectively, are restricted for the repayment of debt in accordance with the Master Trust Indenture and the Amended and Restated Master Trust Indenture, respectively, and specific projects within the Neighborhood Improvement Zone.

NOTE 11 NET INVESTMENT IN CAPITAL ASSETS

A schedule of net investment in capital assets as of December 31, 2025 is as follows:

Total capital assets, net	\$ 156,840,269
Less: bonds payable, net	(173,669,607)
Less: deferred inflows of resources (debt refunding)	<u>(4,840,855)</u>
Total Net Investment in Capital Assets	<u>\$ (21,670,193)</u>

A schedule of net investment in capital assets as of December 31, 2024 is as follows:

Total capital assets, net	\$ 160,523,946
Less: bonds payable, net	(180,732,848)
Less: deferred inflows of resources (debt refunding)	<u>(5,137,234)</u>
Total Net Investment in Capital Assets	<u>\$ (25,346,136)</u>

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

NOTE 12 PUBLIC IMPROVEMENT INVESTMENT PROGRAM

ANIZDA has entered into agreements with project sponsors and public property owners under the ANIZDA Public Improvement Investment Program. Under these agreements, ANIZDA will provide funding for public improvement projects. During the years ended December 31, 2025 and 2024, ANIZDA incurred expenses amounting to \$2,203,237 and \$4,792,977, respectively, related to public improvement projects. These expenses have not been capitalized as ANIZDA only acts as a funding agent for the cost of construction and will have no responsibility for maintenance or upkeep after completion of the projects.

NOTE 13 REVOLVING CREDIT FACILITY

On December 29, 2017, ANIZDA opened a revolving credit facility in the amount of \$10,000,000 with Peoples Security Bank & Trust secured by ANIZDA's capital projects fund with a maturity date of May 31, 2020. The revolving credit facility was established to fund the Public Improvement Investment Program. During 2024, the terms of the credit facility were modified, extending the maturity date to August 15, 2028. Outstanding amounts bear interest at a rate equal to the SOFR (3.78% at December 31, 2025) plus 2.75% per annum. However, the interest rate charged shall in no event be less than 3.25%. The annual payment on the credit facility shall be an amount equal to the lesser of the outstanding facility proceeds, or \$2,000,000 plus, if ANIZDA shall so request at its discretion, an amount equal to any shortfall in payment in any prior year which is still outstanding including fees and charges.

The outstanding balance on this credit facility was \$5,687,207 and \$5,035,193 at December 31, 2025 and 2024, respectively.

NOTE 14 CONTINGENCY

ANIZDA is subject to various disputes and legal proceedings which arise in the normal course of its operations. In the opinion of management, the amount of ultimate liability with respect to these activities will not be material to ANIZDA's financial condition. At December 31, 2025, there were no contingencies reported.

NOTE 15 SUBSEQUENT EVENTS

ANIZDA has evaluated all subsequent events through May 26, 2026, the date the financial statements were available to be issued.