



Central Market Trust

Financial Statements

June 30, 2025

Your Financial Language...Translated.

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Your Financial Language...Translated.





**CPAs &
Business Advisors**

Your Financial Language...Translated.

Independent Auditor's Report

To the Board of Directors
Central Market Trust
Lancaster, Pennsylvania

Opinion

We have audited the accompanying financial statements of Central Market Trust (a nonprofit organization), which comprise the statement of financial position as of June 30, 2025, and the related statements of activities and other changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Central Market Trust as of June 30, 2025, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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 for the Audit of the Financial Statements section of our report. We are required to be independent of Central Market Trust 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.

Responsibilities of Management for the Financial Statements

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 preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Responsibilities of Management for the Financial Statements (continued)

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 Central Market Trust's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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 auditors' 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 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 Central Market Trust'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 Central Market Trust'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.

EMC CPAs LLC

May 15, 2026
Lancaster, Pennsylvania

Central Market Trust

Statement of Financial Position

See Independent Auditor's Report

June 30,
2025

Assets

Current Assets

Cash	\$ 189,254
Rents receivable, net	3,744
Inventory	7,665
Prepaid expenses	47,628
Security deposits	275

Total Current Assets 248,566

Investments

Investments	<u>164,476</u>
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Property and Equipment, At cost

Equipment	105,976
Less accumulated depreciation	<u>(78,919)</u>

Net Property and Equipment 27,057

Total Assets \$ 440,099

Liabilities and Net Assets

Current Liabilities

Accounts payable	<u>\$ 27,215</u>
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Net Assets

Without donor restrictions	326,353
Without donor restrictions, contractually restricted	<u>7,546</u>

Total without donor restrictions 333,899

With donor restrictions	<u>78,985</u>
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Total Net Assets 412,884

Total Liabilities and Net Assets \$ 440,099

See accompanying notes.

Central Market Trust

Statement of Activities and Other Changes in Net Assets

See Independent Auditor's Report

	Year Ended June 30, 2025		
	Without Donor Restrictions	With Donor Restrictions	Totals
Revenue and Support			
Rent	\$ 476,829	\$ -	\$ 476,829
Contributions	92,434	706	93,140
Merchandise sales, net	(11,508)	-	(11,508)
In-kind contributions	13,500	-	13,500
Investment income	24,439	-	24,439
Other revenue	6,329	-	6,329
Total Revenue and Support	602,023	706	602,729
Expenses			
Program expenses	603,509	-	603,509
Supporting services			
Management and general	100,901	-	100,901
Fundraising	69,490	-	69,490
Total Expenses	773,900	-	773,900
Net Assets Released from Restrictions	68,139	(68,139)	-
Change in Net Assets	\$ (103,738)	\$ (67,433)	\$ (171,171)
Net Assets, Beginning	\$ 437,637	\$ 146,418	\$ 584,055
Change in Net Assets	(103,738)	(67,433)	(171,171)
Net Assets, Ending	\$ 333,899	\$ 78,985	\$ 412,884

See accompanying Notes.

Central Market Trust

Statement of Functional Expenses

See Independent Auditor's Report

	Year Ended June 30, 2025			Totals
	Program	Management and General	Fundraising	
Advertising	\$ 4,687	\$ -	\$ 3,124	\$ 7,811
Bank charges	-	455	8,641	9,096
Contractor fees	52,756	-	-	52,756
Depreciation	7,678	2,560	-	10,238
Dues and subscriptions	-	2,705	-	2,705
Insurance	5,900	1,865	-	7,765
Maintenance	103,268	-	-	103,268
Miscellaneous	15,026	3,933	-	18,959
Office supplies	32,494	-	10,831	43,325
Payroll services	-	2,753	-	2,753
Payroll taxes	14,298	3,396	3,340	21,034
Postage	-	326	-	326
Professional services	1,060	15,400	-	16,460
Renovation expenses	68,204	-	-	68,204
Rent	-	17,592	-	17,592
Salaries	175,237	47,291	41,736	264,264
Security	2,332	-	-	2,332
Special events	-	202	1,818	2,020
Telephone	7,269	2,423	-	9,692
Utilities	113,300	-	-	113,300
Total Expenses	\$ 603,509	\$ 100,901	\$ 69,490	\$ 773,900

See accompanying notes.

Central Market Trust

Statement of Cash Flows

See Independent Auditor's Report

	Year Ended June 30, 2025
Cash Flows from Operating Activities	
Change in net assets	\$ (178,717)
Adjustments to reconcile change in net assets to net cash used by operating activities:	
Depreciation	10,238
Gain on investments	(10,504)
(Increase) decrease in:	
Rents receivable, net	(757)
Inventory	8,875
Prepaid expenses	(34,163)
Increase (decrease) in:	
Accounts payable	799
Deferred rental revenue	(36,294)
	<u>(240,523)</u>
Cash Used by Operating Activities	<u>(240,523)</u>
Cash Flows from Investing Activities	
Proceeds from sale of investments	3,281
Purchase of investments	(10,854)
	<u>(7,573)</u>
Cash Used by Investing Activities	<u>(7,573)</u>
Net Decrease in Cash	(248,096)
Cash at Beginning of Year	<u>429,804</u>
Cash at End of Year	<u>\$ 181,708</u>

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 1 - Organization Data

The Central Market Trust (the "Trust") is a not-for-profit corporation which was established in 2006 in Lancaster, Pennsylvania to facilitate the local community's access to fresh foods and produce through operation of the Lancaster Central Market (the "Market") and maintenance and renovation of the market building. In the process, the Trust helps protect the building, which dates back to 1889, as the centerpiece of the historic urban community of Lancaster.

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

The financial statements of the Trust have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Accordingly, revenues are recognized when earned and expenses when incurred.

Financial Statement Presentation

The Trust reports information regarding its financial position and activities according to two classes of net assets as follows:

Net Assets without Donor Restrictions

Net assets without donor restrictions are not subject to donor-imposed restrictions. Net assets without donor restrictions may be designated for specific purposes by action of the Board of Directors or may otherwise be limited by contractual agreements with outside parties.

The Trust holds investments which have been designated by the Board of Directors for the long-term capital needs of the Trust.

Net Assets with Donor Restrictions

Net assets with donor restrictions are subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires; that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 2 - Summary of Significant Accounting Policies (continued)

Use of Estimates

The 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. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash

For purposes of the statement of cash flows, the Trust considers all cash accounts which are not subject to withdrawal restrictions or penalties to be cash.

Rents Receivable

Rents receivable are stated at outstanding balances, less an allowance for doubtful accounts. Accounts deemed to be uncollectible are charged against the allowance and subsequent recoveries, if any, are credited to the allowance. The allowance for doubtful accounts is maintained at a level considered adequate to provide for losses that can be reasonably anticipated. Management's periodic evaluation of the adequacy of the allowance is based on past experience, aging of the receivables, adverse situations that may affect a customer's ability to pay, current economic conditions and other relevant factors. This evaluation is inherently subjective as it requires estimates that may be susceptible to significant change. Unpaid balances remaining after the stated payment terms are considered past due. There was no allowance made for doubtful accounts as of June 30, 2025. No bad debt expense was incurred during the year ended June 30, 2025. Rents receivable, net, as of July 1, 2024, was \$2,987.

Inventory

Inventory consists of items for resale, which are stated at the lower of cost or market. Cost is determined by the invoice amount plus shipping charges. Inventory is relieved using the first in, first out method.

Property and Equipment

Property and equipment are recorded at cost or, if donated for use by the Trust, at the approximate fair value at the date of donation, less accumulated depreciation calculated on the straight-line basis over useful lives of 5 to 15 years. The Trust reviews all items purchased with a unit price of \$1,000 or more for capitalization. Maintenance and repairs are charged to expense as incurred; major renewals and betterments are capitalized.

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 2 - Summary of Significant Accounting Policies (continued)

Property and Equipment (continued)

The Trust operates the Central Market Building in Lancaster, Pennsylvania under the management agreement with the City of Lancaster (the "City"), described in Note 7. However, it does not own or lease the property as the building is owned by the City.

Investments

The Trust holds investments in an investment account and records those investments at their fair value in the statement of financial position, with the exception of "Beneficial interest in assets held by LCCF" (Note 4). Interest, dividends, and realized and unrealized gains or losses are included in investment income on the accompanying statement of activities and other changes in net assets.

Revenue Recognition

The Trust's revenue is derived from rents and utility usage fees charged to stand holders in the Market under annual leases. Lease amounts are calculated based on stand square footage and remitted to the Trust quarterly. There were approximately 67 stands under annual leases as of June 30, 2025. Total estimated minimum future rental revenue as of June 30, 2025, is \$293,610. Revenue is recorded when these charges become due and are recorded as deferred rental revenue when paid to the Trust in advance.

The Trust records revenues from sales of merchandise at the point in time that title for the merchandise passes to the customer. The Trust records revenues from ATM fees at the point in time that such revenues are due and remitted to the Trust by the ATM owner.

Contributions are recorded as support without or with donor restrictions, depending on the existence and/or nature of any donor restrictions. Support that is restricted by donor is reported as an increase in net assets without donor restrictions if the restriction expires in the reporting period in which the support is recognized. When a restriction expires (that is, when a stipulated time restriction ends or purpose of the restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities and other changes in net assets as net assets released from restrictions. Restricted gains and investment income are treated in a similar fashion.

Contributed Services

The Trust receives contributed services from unpaid volunteers and the Board of Directors. No amounts have been recognized for contributed services on the accompanying statement of activities and other changes in net assets.

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 2 - Summary of Significant Accounting Policies (continued)

Donations In-Kind

The City provides water and sewer utilities for the market building at no cost to the Trust. The Trust records the fair value of the donated utilities as in-kind contributions with a corresponding utility expense. The Trust also receives donations of professional services. The Trust records the fair value of the donated services as in-kind contributions with a corresponding professional services expense. All miscellaneous in-kind contributions are recorded at fair value with a corresponding expense. Fair value amounts were determined from vendor invoices specifying the in-kind amounts. In-kind contributions for the years ended June 30 were as follows:

	2025
Donated utilities	\$ 6,500
Professional services	
Accounting services	7,000
In-kind contributions, total	\$ 13,500

Deferred Rental Revenue

At times, the Trust receives payments of rent and utility fees from stand holders prior to issuing invoices or in excess of invoiced balances. The Trust records these payments as deferred revenue until it has issued invoices to the stand holders. At that time, the deferred revenue is recognized as revenue. Deferred rental revenue as of July 1, 2024, was \$36,294.

Expense Allocation

Direct expenses are assigned to the functional reporting classifications to which they apply. Management, overhead and general and administrative costs which are not identifiable with a single program or fund-raising activity but are indispensable to the conduct of those activities and to the Trust's existence are allocated to all program and supporting services which benefit from the expenses. Salaries and wages are allocated on the basis of time spent on various functions. Other expenses are allocated based on personnel time or other reasonable estimates.

Income Taxes

Central Market Trust is a not-for-profit entity as described in Section 501(c)(3) of the Internal Revenue Code and is exempt from income taxes on related activities pursuant to Section 509(a) of the Code. The Trust has evaluated its tax filings for the open tax years for uncertain tax positions. Tax returns are open for examination by the Internal Revenue Service for three years from the due date of the returns. Returns filed with the State of Pennsylvania are subject to examination for an unlimited number of years.

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 2 - Summary of Significant Accounting Policies (continued)

Advertising

The Trust expenses advertising costs as they are incurred. Advertising expense was \$7,811 for the year ended June 30, 2025.

Compensated Absences

The Trust has a formal vacation policy allowing for paid time off for full-time employees. Paid time off may be carried over at the discretion of the Board. There were no accrued time off balances for the year ended June 30, 2025.

Management's Evaluation of Subsequent Events

Events that occurred subsequent to June 30, 2025, have been evaluated by the Trust's management through May 15, 2026, which is the date the financial statements were available to be issued.

Note 3 - Concentrations

Cash balances are insured by the Federal Deposit Insurance Corporation (FDIC) which provides up to \$250,000 for interest and non-interest bearing accounts. At June 30, 2025, the Trust had no uninsured cash balances.

During the year ended June 30, 2025, one donor provided 26.84% of all contributions.

Note 4 - Beneficial Interest in Assets Held by LCCF

The Trust has transferred assets to the Lancaster County Community Foundation (the "Foundation") which is holding them as an endowed fund (the "Fund") for the benefit of the Trust. The Trust has granted the Foundation variance power which gives the Foundation's Board of Trustees the power to use the Fund for other purposes in certain circumstances. The Fund is subject to the Foundation's investment and spending policies.

Note 5 - Fair Value

The fair value of a financial instrument represents the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced sale or liquidation. Fair value estimates are made at a specific point in time, based on relevant market information about the financial instrument. These estimates are subjective in nature and involve uncertainties and matters of significant judgment, and cannot be determined with precision. The assumptions used have a significant effect on the estimated amounts reported.

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 5 - Fair Value (continued)

The following are the major categories of assets measured at fair value on a recurring basis during the year ended June 30, 2025, using quoted prices in active markets for identical assets (Level 1); significant other observable inputs (Level 2); and significant unobservable inputs (Level 3):

	Level 1: Quoted Prices in Active Markets for Identical Assets	Level 2: Significant Other Observable Inputs	Level 3: Significant Unobservable Inputs	Total
Investments	\$ 164,476	\$ -	\$ -	\$ 164,476

Investment income as reported on the statement of activities and other changes in net assets is summarized as follows:

	2025
Dividends and interest	\$ 15,877
Realized and unrealized gains	10,504
Investment fees	(1,942)
Investment income	\$ 24,439

Note 6 - Line of Credit

The Trust has entered into a line of credit agreement with Fulton Bank in connection with major renovations performed at the Market. The line of credit, which matures on September 30, 2025, and is considered for renewal annually, is secured by the Trust's receivables, inventory, equipment and furnishings and has a limit of \$150,000. The interest is based on the bank's prime rate, subject to a floor of 4.5%. The applicable interest rate in effect was 7.50% at June 30, 2025. No amounts were borrowed against the line of credit during the year ending June 30, 2025; correspondingly, interest expense was \$0.

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 7 - Management Agreement

In November 2015, the Trust and the City amended their management agreement for a five-year period. This initial term may be extended for additional five year terms. In November 2020, the management agreement was renewed for an additional five-year period. The Trust does not pay rent for the market site, which is housed in a building owned by the City.

The agreement stipulates the following allocation of excess operating revenues over operating expenses from the Market House for each profitable year:

1. The Trust shall retain 50% of the excess for the ongoing support of ordinary and usual day-to-day business and affairs relating to the operation of the Market.
2. The remaining 50% balance shall be retained in a self-compounding "Maintenance Reserve Fund for Perpetual Market Support." Expenditures from this fund require the approval of both the Trust and the City.

In accordance with the management agreement, the Trust performed an annual calculation to determine if a contribution was required to be made to the Maintenance Reserve Fund for Perpetual Market Support. The contributions are recorded as net assets without donor restrictions since the contributions are contractually limited, rather than donor-restricted. As of June 30, 2025, no amount was due from the Trust to the Maintenance Reserve Fund for Perpetual Market Support.

Effective December 5, 2025, the Trust and the City entered into a new management agreement. The agreement provides that the Trust shall contribute \$10,000 at the end of each fiscal year into a Capital Improvement Fund. Disbursements from the Capital Improvement Fund require the approval of the Trust and the City. Additionally, the Trust must transfer any donations for capital improvement projects to the Capital Improvement Fund at least quarterly.

Note 8 - Related Parties

As described in Note 7, the Trust has a management agreement with the City. During the year ended June 30, 2025, the Trust incurred no expenses related to its profit-sharing arrangement with the City. Additionally, no amount was due from the Trust to the Maintenance Reserve Fund for Perpetual Market Support as of June 30, 2025.

Note 9 - Operating Leases

Since October 14, 2017, the Trust has maintained a lease for office space, which has been renewed on an annual basis for a one-year term. Monthly rent for the office space plus additional storage space was \$1,029 for the lease period ending September 30, 2025.

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 9 - Operating Leases (continued)

In July 2016, the Trust entered into a month-to-month lease for parking spaces with the Lancaster Parking Authority. The rate was \$75 per month for each parking space for the year ended June 30, 2025.

Total rent expense for the year ended June 30, 2025, was \$17,592. The approximate remaining annual minimum lease payments under non-cancellable operating leases for the years ending June 30 are as follows:

2026	\$	9,675
2027		3,225
Total	\$	12,900

The Trust has elected to recognize the expense for short-term rentals of twelve months or less on a straight-line basis over the lease term.

Note 10 - Liquidity

The Trust's current financial assets as of June 30 are as follows:

	2025
Cash	\$ 189,254
Rents receivable, net	3,744
Investments	164,476
Financial assets, at year-end	\$ 357,474

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 10 - Liquidity (continued)

The following reflects the Trust's financial assets as of June 30, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of June 30:

	2025
Financial assets, at year-end	\$ 357,474
Less those unavailable for general expenditures within one year, due to:	
Contractual limitations	(7,546)
Board designation	(164,476)
Donor purpose restrictions	(78,985)
Financial assets available to meet cash needs for <u>general expenditures within one year</u>	\$ 106,467

The Trust is substantially supported by stand holder rents and public support. As part of the Trust's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. In the event of unanticipated liquidity need, the Trust also could draw upon its \$150,000 available line of credit as further discussed in Note 6.

As stated in Notes 2 and 7, the Trust operates the Central Market Building under the management agreement with the City of Lancaster. The agreement stipulates the allocations that must be made for each profitable year. In accordance with the management agreement, the Trust performs an annual calculation to determine if a contribution should be made to the Maintenance Reserve Fund for Perpetual Market Support. The contributions are recorded as net assets without donor restrictions since the contributions are contractually restricted. \$7,546 of net assets without donor restrictions were contractually restricted as of June 30, 2025.

Central Market Trust

Notes to Financial Statements

June 30, 2025

See Independent Auditor's Report

Note 11 - Net Assets with Donor Restrictions

Capital Maintenance Fund

The capital maintenance fund, formerly the "Raise the Roof Fund", is a fund that consists of donor restricted contributions to replace the Central Market Building doors as well as ongoing capital maintenance projects. After receiving the contributions, the Trust remits the funds to the City to pay for contractor fees. As stated in Note 2 and Note 7, the Trust does not own the market building and the City is responsible for the upkeep costs of the building. Net assets released from donor restrictions by incurring expenses that satisfied the restricted purposes specified by donors were \$68,139 for the year ended June 30, 2025. Total net assets with donor restrictions for the capital maintenance fund amounted to \$78,279 at June 30, 2025.

1730 Fund

The 1730 fund is a fund that consists of donor restricted contributions to fund purchases of investments. The Trust received donor restricted contributions for the 1730 fund in the amount of \$706 during the year ended June 30, 2025. There were no net assets released from restrictions for the 1730 fund during the year ended June 30, 2025. Net assets with donor restrictions for the 1730 fund at June 30, 2025 were \$706.