

# LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, May 13, 2025, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/82002027793?pwd=86FpJlkB4XSQkl3UGa5ao2mJtrI2jC.1>

Call #: 1-646-876-9923

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## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

### ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of real estate related to open space properties and the public works facility, and potential litigation related to pensions, zoning, and emergency services.

The Lower Gwynedd Township Parks and Recreation Board has revamped the summer concert series in Pen-Ambler Park. There will be one concert each month in May, June, and July, plus food trucks and face painting. Mike Greer will perform at the first concert on Wednesday, May 28<sup>th</sup>. Check the Township website for more information.

Presentation of proclamation to Ginger Baker, Manager at Giant, for her support of the Lower Gwynedd Police Department, and wishing her all the best in her retirement

### PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda  
(Comments on agenda items will be taken when those items are discussed by the Board)

### BUILDING AND ZONING

1. Review Zoning Hearing Board application for 608 N. Bethlehem Pike and determine action to be taken, if any

### GENERAL BUSINESS

1. Presentation of 2024 financial statements by appointed auditor Bob Kaufmann from Withum
2. Consider approval of Wells Fargo's request to paint the leased building a new color
3. Consider appointment to Lower Gwynedd's Park and Recreation Board
4. Discussion about funding for the Wissahickon School District's School Resource Officer
5. Presentation of draft Lower Gwynedd Township Sidewalk and Trails Plan

6. Consider acceptance of trail easement from Gwynedd Mercy University
7. Consider authorization to advertise a public hearing for an Amendment of Conservation Easement for Penllyn Woods Park adding a notice requirement for Wissahickon Trails
8. Consider authorizing seasonal help for the Public Works Department
9. Consider approval of a contract for accounting work
10. Approval of invoice report – May 13, 2025
11. Approval of minutes – April 22, 2025

### **SUPERVISOR LIAISON REPORTS**

Questions about Volunteer Commission Meeting Highlights

### **STAFF UPDATES**

Updates from staff on municipal activities and projects

### **SUPERVISORS COMMENTS**

Comments or questions from the Board of Supervisors

### **Adjournment**

#### **UPCOMING MEETING DATES\***

HUMAN RELATIONS COMMISSION	THURS	06/05/2025	7:00 P.M.
BOARD OF SUPERVISORS	TUES	05/27/2025	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	05/14/2025	7:00 P.M.
ZONING HEARING BOARD	THURS	06/12/2025	6:00 P.M.
PARKS AND RECREATION	TUES	05/28/2025	6:00 P.M.
PLANNING COMMISSION	WED	05/21/2025	7:00 P.M.

\*Please check the Township website to confirm meeting dates and times.



## MEMORANDUM

**ATTN:** Board of Supervisors  
**DATE:** Friday, May 09, 2025  
**FROM:** Jamie P. Worman, Assistant Township Manager  
**SUBJ:** 608 N. Bethlehem Pike

***The BOS should discuss and determine whether they are opposed to the proposed ZHB application. If so, they would need to make a motion to send the Township Solicitor in formal opposition.***

The Township is in receipt of a ZHB application for 608 N. Bethlehem Pike, located in the PO-2 Professional Office District. The applicant is requesting a special exception to permit the sale of “specialty” automobiles. The applicant received ZHB approval in 2017 and was granted a special exception permitting a change from one non-conforming use (auto repair) to a different non-conforming use of auto-sales with 15 conditions. The applicant made improvements to the property without the required permitting and did not complete the required land development process or the other conditions of the 2017 decision. The applicant is requesting the ZHB grant the same relief of the now expired 2017 order including:

- a special exception to permit the use of the property for automobile sales;
- a special exception to expand the existing non-conforming use;
- a variance to expand the nonconforming use of the office building to conduct auto sales;
- a variance to permit a four-car display in the front yard requiring a 10-foot front yard setback where 20 feet is required.

The applicant is agreeable to the original 15 conditions excluding condition #3-that a building shall be improved in accordance with the elevation provided in the original exhibits at the 2017 hearing. The applicant is also offering the condition that the hours of operation will be Mon-Fri from 9am-6pm, Sat from 9am-3pm and closed on Sundays. They also agree to provide any public improvements that would have been required had they got permits when they did work on the property.



**LOWER GWYNEDD TOWNSHIP**  
**Spring House, Pennsylvania**  
**Montgomery County**  
**Financial Statements**  
**December 31, 2024**  
**With Independent Auditor's Report**



**Lower Gwynedd Township**  
**Table of Contents**  
**December 31, 2024**

---

<b>Independent Auditor's Report</b>	1-3
<b>Management's Discussion and Analysis</b>	4-15
<b>Basic Financial Statements</b>	
Statement of Net Position	16
Statement of Activities	17
Balance Sheet – Governmental Funds	18-19
Reconciliation of Governmental Funds Balance Sheet to Net Position of Governmental Activities on the Statement of Net Position	20
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	21
Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to Change in Net Position of Governmental Activities on the Statement of Activities	22
Statement of Net Position – Proprietary Funds	23
Statement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Funds	24
Statement of Cash Flows – Proprietary Funds	25
Statement of Net Position – Fiduciary Funds	26
Statement of Changes in Net Position – Fiduciary Funds	27
Notes to Financial Statements	28-54
<b>Required Supplementary Information</b>	
Budgetary Comparison Schedule – General Fund	55-56
Budgetary Comparison Schedule – Traffic Impact Fund	57
Budgetary Comparison Schedule – Highway Aid Fund	58
Schedule of Changes in Net Pension Liability (Asset)	59
Schedule of Township Pension Contributions	60
Schedule of Changes in Net OPEB Liability	61
Schedule of Township OPEB Contributions	62
Trend Data on Infrastructure Condition	63

**Lower Gwynedd Township**  
**Table of Contents**  
**December 31, 2024**

---

**Combining and Individual Fund Financial Statements**

Combining Balance Sheet – Nonmajor Governmental Funds 66

Combining Statement of Revenues, Expenditures and Changes in Fund Balances –  
Nonmajor Governmental Funds 65

Combining Statement of Net Position – Fiduciary Trust Funds 66

Combining Statement of Changes in Net Position - Fiduciary Trust Funds 67

**Independent Auditor's Report on Internal Control Over Financial Reporting and on  
Compliance and Other Matters Based on an Audit of Financial Statements Performed  
in Accordance with *Government Auditing Standards*** 68-69

Draft

## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors of  
Lower Gwynedd Township:

### **Report on the Audit of the Financial Statements**

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Lower Gwynedd Township, Spring House, Pennsylvania as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise Lower Gwynedd Township's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Lower Gwynedd Township, Spring House, Pennsylvania as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States. 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 Lower Gwynedd Township, Spring House, Pennsylvania, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

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 Lower Gwynedd Township, Spring House, Pennsylvania'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 opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government 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 and Government 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 Lower Gwynedd Township's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Lower Gwynedd Township's ability to continue as a going concern for a reasonable period of time.

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

## **Report on Summarized Comparative Information**

We have previously audited Lower Gwynedd Township's 2023 financial statements, and our report dated June 25, 2024, expressed unmodified audit opinions on those audited financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedule – General Fund, budgetary comparison schedule – Traffic Impact Fund, budgetary comparison schedule – Highway Aid Fund, the schedules changes in net pension liability (asset), schedule of Township pension contributions, schedule of changes in net OPEB liability, schedule of OPEB contributions and the trend data on infrastructure condition on pages 4 through 14 and 55 through 63 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.

### Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Lower Gwynedd Township's basic financial statements. The combining and individual fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

### Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated **DATE** on our consideration of Lower Gwynedd Township's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Lower Gwynedd Township's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Lower Gwynedd Township's internal control over financial reporting and compliance.

**DATE**

## **Lower Gwynedd Township Management's Discussion and Analysis - Unaudited December 31, 2024**

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Management's discussion and analysis ("MD&A") of the financial performance of Lower Gwynedd Township, Spring House, Pennsylvania (the "Township") provides an overview of the Township's financial performance for fiscal year ended December 31, 2024. Readers should also review the basic financial statements and related notes to enhance their understanding of the Township's financial performance.

### **TOWNSHIP PROFILE**

The Township was established in 1891 and operates as a Township of a second class under the Township Code of Pennsylvania which is governed by an elected five-member Board of Supervisors. The Township is located in south central Montgomery County, Pennsylvania. The Township encompasses 9.4 square miles, which includes the geographic areas of Gwynedd, Gwynedd Valley, Penllyn and Spring House. From these villages has grown a community joined in a commitment to provide a safe, productive and prosperous environment in which to reside, raise a family and conduct business. With the City of Philadelphia situated approximately 17 miles to the east and easy access to the Pennsylvania Turnpike, Schuylkill Expressway, Interstate 476 and the Route 202 and Route 422 corridors, Lower Gwynedd Township is truly strategically located for the projected growth into the 21st Century.

### **FINANCIAL HIGHLIGHTS**

- On a government-wide basis the assets and deferred outflows of resources of the Township exceeded liabilities and deferred inflows of resources resulting in total net position at the close of the 2024 fiscal year of \$64,741,546. During the 2024 fiscal year, the Township had an increase in total net position of \$4,460,771. The net position of the governmental activities increased by \$4,653,513 and net position of business-type activities decreased by \$192,742.
- As of the close of the 2024 fiscal year, the Township's governmental funds reported combined ending fund balances of \$24,636,556, an increase of \$7,812,483 in comparison with the prior year.
- The General Fund reported a decrease in fund balance of \$143,266, bringing the cumulative balance to \$7,869,057 or 72.58% of total General Fund expenditures and other financing uses at the conclusion of the 2024 fiscal year.
- General Fund revenues and other financing sources were \$23,652 or 0.22% less than budgeted amounts and General Fund expenditures and other financing uses were \$549,226 or 5.34% more than budgeted amounts resulting in a net negative variance of \$572,878.
- The Township's 2024 total real estate tax rate of 1.223 mills has remained the same since 2012.

### **OVERVIEW OF THE BASIC FINANCIAL STATEMENTS**

The MD&A is intended to serve as an introduction to the Township's basic financial statements. The Township's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

### **GOVERNMENT-WIDE FINANCIAL STATEMENTS**

The government-wide financial statements are designed to provide readers with a broad overview of the Township's finances, in a manner similar to a private-sector business.

## **Lower Gwynedd Township Management's Discussion and Analysis - Unaudited December 31, 2024**

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The Statement of Net Position presents information on all of the Township's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial condition of the Township is improving or deteriorating. To assess the Township's overall health, the reader will need to consider additional nonfinancial factors such as changes in the Township's tax base and the condition of the Township's assets.

The Statement of Activities presents information showing how the Township's net position changed during the most recent fiscal year. All changes in net position are reported as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

The government-wide financial statements distinguish the functions of the Township that are principally supported by taxes and intergovernmental revenues from other functions that are intended to recover all or a significant portion of their costs through user fees and charges.

In the government-wide financial statements, the Township's activities are divided into two categories:

### **Governmental Activities**

Most of the Township's basic services are included here, such as general administration, public safety, health and human services, public works, culture and recreation and community development.

### **Business-type Activities**

The Township's business-type activities charge a fee to customers to help cover all or most of the cost of certain services it provides. The Township's sewer system is reported as business-type activities.

The government-wide financial statements can be found on pages 16 and 17 of this report.

## **FUND FINANCIAL STATEMENTS**

The fund financial statements provide more detailed information about the Township's funds. A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Township, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the Township's funds can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

### **Governmental Funds**

Most of the Township's basic services are included in the governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on short-term inflows and outflows of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Township's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the governmental near-term financing decisions. Both the Balance Sheet – Governmental Funds and Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

## **Lower Gwynedd Township Management's Discussion and Analysis - Unaudited December 31, 2024**

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The Township maintains 10 individual governmental funds. Information is presented separately in the Balance Sheet – Governmental Funds and Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds for each of the five major funds and the nonmajor governmental funds.

The Township adopts an annual appropriated budget for its General, Traffic Impact and Highway Aid Funds. A budgetary comparison schedule has been provided for the General, Traffic Impact and Highway Aid Funds to demonstrate compliance with the budget.

The governmental fund financial statements can be found on pages 18 through 22 of this report.

### **Proprietary Funds**

Township maintains one type of proprietary fund. All of the Township's proprietary funds are enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Township uses enterprise funds to account for the Sewer Operating Fund, Sewer Reserve Fund and the Stormwater Fund.

The proprietary fund financial statements can be found on pages 23 through 25 of this report.

### **Fiduciary Funds**

The Township is the trustee, or fiduciary, for its employees' pension plans, other postemployment benefit plan and escrows funds. Fiduciary funds are not reflected in the government-wide financial statements because the Township cannot use these assets to finance its operations. The Township is responsible for ensuring that the assets reported in these funds are used for their intended purposes. The Township has an Escrow Fund, Other Postemployment Benefits Trust Fund and three pension trust funds (Police, Nonuniform Defined Benefit and Nonuniform Defined Contribution).

The fiduciary fund financial statements can be found on pages 26 and 27 of this report.

### **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.

The notes to the financial statements can be found on pages 28 through 54 of this report.

### **Other Information**

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information which consists of the budgetary comparison schedule for the General Fund, Traffic Impact Fund and Highway Aid Fund and schedules concerning the Township's net pension liability and pension contributions and changes in its net other post-employment benefits liability and OPEB contributions, as well as additional analysis which consists of combining and individual fund financial statements.

The required supplementary information and additional analysis can be found on pages 55 through 63 of this report.

## **GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted above, net position may serve over time as a useful indicator of the Township's financial condition. At the close of the 2024 fiscal year the Township's assets and deferred outflows exceeded liabilities and deferred inflows by \$64,741,546. The following table presents condensed information for the Statement of Net Position of the Township at December 31, 2024 and 2023.



**Lower Gwynedd Township**  
**Management's Discussion and Analysis - Unaudited**  
**December 31, 2024**

	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Totals</b>	
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
<b>Assets</b>						
Current assets	\$ 25,213,368	\$ 18,083,802	\$ 8,954,402	\$ 8,507,788	\$ 34,167,770	\$ 26,591,590
Noncurrent assets	36,398,567	34,014,582	2,408,328	2,514,221	38,806,895	36,528,803
Total assets	61,611,935	52,098,384	11,362,730	11,022,009	72,974,665	63,120,393
<b>Deferred Outflows</b>						
Deferred charges - OPEB	63,411	86,433	-	-	63,411	86,433
Deferred charges - pensions	909,609	2,440,147	-	-	909,609	2,440,147
Total deferred outflows	973,020	2,526,580	-	-	973,020	2,526,580
<b>Liabilities</b>						
Current liabilities	568,451	1,239,926	625,272	91,809	1,193,723	1,331,735
Noncurrent liabilities	6,647,955	2,390,980	-	-	6,647,955	2,390,980
Total liabilities	7,216,406	3,630,906	625,272	91,809	7,841,678	3,722,715
<b>Deferred inflows</b>						
Deferred credits - lease receivable	701,156	760,076	-	-	701,156	760,076
Deferred credits - OPEB	350,422	351,024	-	-	350,422	351,024
Deferred credits - pensions	312,883	532,383	-	-	312,883	532,383
Total deferred outflows	1,364,461	1,643,483	-	-	1,364,461	1,643,483
<b>Net position (deficit)</b>						
Net investment in capital assets	35,524,440	33,254,506	2,379,842	2,477,434	37,904,282	35,731,940
Restricted	2,411,836	2,346,345	-	-	2,411,836	2,346,345
Unrestricted	16,067,812	13,749,724	8,357,616	8,452,766	24,425,428	22,202,490
Total net position (deficit)	\$ 54,004,088	\$ 49,350,575	\$ 10,737,458	\$ 10,930,200	\$ 64,741,546	\$ 60,280,775

The Township's total assets as of December 31, 2024 were \$72,974,665 of which \$33,276,785 or 45.60% consisted of unrestricted cash and \$38,077,253 or 52.18% consisted of the Township's investment in capital assets. The Township's total liabilities as of December 31, 2024 were \$7,841,678 of which \$5,054,481 or 64.46% consisted of general obligation debt and \$1,558,889 or 19.88% consisted of the actuarially determined net pension and OPEB liabilities.

The Township had unrestricted net position of \$24,425,428 on December 31, 2024. The Township's unrestricted net position increased by \$2,222,938 during 2024 primarily due to the results of current year operations.

A portion of the Township's net position reflects its restricted net position which totaled \$2,411,836 as of December 31, 2024. The restricted net position relates to the net position of special revenue funds.

The largest portion of the Township's net position reflects its net investment in capital assets net of accumulated depreciation less any related debt used to acquire those assets that is still outstanding. The Township uses these capital assets to provide services to residents of the Township; consequently, these assets are not available for future spending. Although the Township's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay the debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. For the year ended December 31, 2024, the Township's net investment in capital assets increased by \$2,172,342 due to asset additions being more than depreciation for the year.

The following table presents condensed information for the Statement of Activities of the Township for 2024 and 2023:

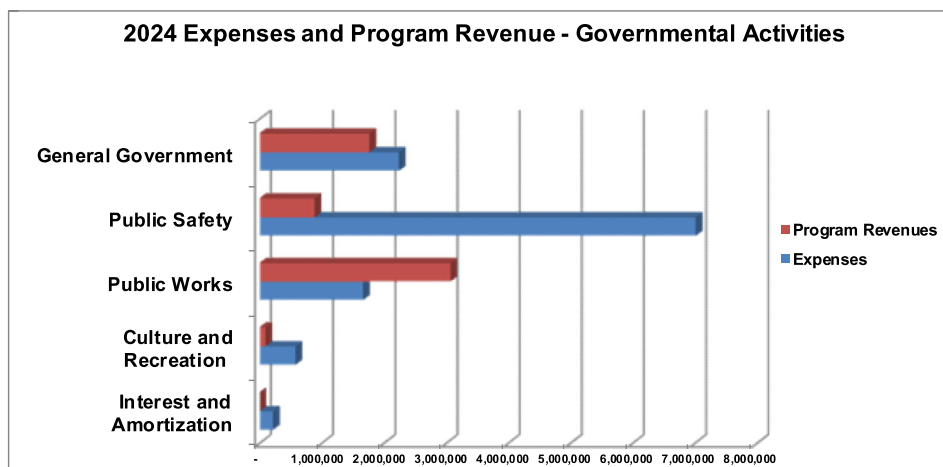
**Lower Gwynedd Township**  
**Management's Discussion and Analysis - Unaudited**  
**December 31, 2024**

	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Totals</b>	
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
<b>Revenues</b>						
Program revenues						
Charges for services	\$ 1,049,268	\$ 1,129,060	\$ 2,928,869	\$ 2,852,393	\$ 3,978,137	\$ 3,981,453
Operating grants and contributions	1,145,022	891,751	64,497	194,200	1,209,519	1,085,951
Capital grants and contributions	3,639,495	776,605	-	-	3,639,495	776,605
General revenues						
Property taxes levied for general purposes	1,744,798	1,726,267	-	-	1,744,798	1,726,267
Earned income taxes levied for general purposes	5,691,265	5,180,565	-	-	5,691,265	5,180,565
Other taxes	1,658,110	1,752,997	-	-	1,658,110	1,752,997
Franchise fees	254,538	265,870	-	-	254,538	265,870
Investment income	1,029,218	787,899	308,311	283,131	1,337,529	1,071,030
Gain (loss) on sale or disposal of assets	149,592	-	-	-	149,592	-
Miscellaneous	10,005	23,625	-	-	10,005	23,625
Total revenues	<u>16,371,311</u>	<u>12,534,639</u>	<u>3,301,677</u>	<u>3,329,724</u>	<u>19,672,988</u>	<u>15,864,363</u>
<b>Expenses</b>						
General government	2,242,693	2,416,330	-	-	2,242,693	2,416,330
Public safety	7,016,503	6,822,571	-	-	7,016,503	6,822,571
Public works - highways and streets	1,670,430	1,733,782	-	-	1,670,430	1,733,782
Culture and recreation	582,112	869,141	-	-	582,112	869,141
Interest and amortization	221,125	-	-	-	221,125	-
Sewer and stormwater	-	-	3,479,354	2,360,252	3,479,354	2,360,252
Total expenses	<u>11,732,863</u>	<u>11,841,824</u>	<u>3,479,354</u>	<u>2,360,252</u>	<u>15,212,217</u>	<u>14,202,076</u>
Change in net position (deficit) before transfers	4,638,448	692,815	(177,677)	969,472	4,460,771	1,662,287
<b>Transfers</b>	<u>15,065</u>	<u>7,877</u>	<u>(15,065)</u>	<u>(7,877)</u>	<u>-</u>	<u>-</u>
Change in net position (deficit)	<u>\$ 4,653,513</u>	<u>\$ 700,692</u>	<u>\$ (192,742)</u>	<u>\$ 961,595</u>	<u>\$ 4,460,771</u>	<u>\$ 1,662,287</u>

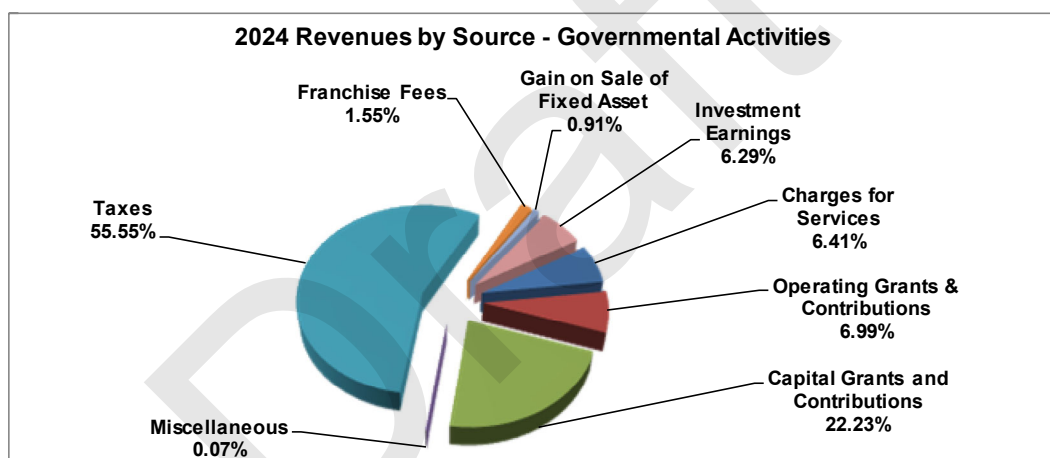
Overall, the Township's financial position has been improving, but challenges such as increased medical costs and pension contributions, rising costs associated with inflation and residential and commercial development and negotiated contracts have a potential to offset these gains in future fiscal years. Management of the Township continues to implement cost efficiencies and revenue-generating strategies to combat these factors.

The Statement of Activities provides detail that focuses on how the Township finances its services. The Statement of Activities compares the costs of the Township functions and programs with the resources those functions and programs generate themselves in the form of program revenues. As demonstrated by the following graph, all of the Township's governmental activities are not self-supporting, raising enough program revenue to cover their costs, as most traditional governmental services are not.

**Lower Gwynedd Township  
Management's Discussion and Analysis - Unaudited  
December 31, 2024**



To the degree that the Township's functions or programs cost more than they raise, the Statement of Activities shows how the Township chose to finance the difference through general revenues. The following chart shows that the Township relies on tax revenues to finance its governmental activities.



The governmental fund financial statements provide detailed information of the Township's major funds. Some funds are required to be established by State statute while other funds are established by the Township to manage monies restricted for a specific purpose. As of December 31, 2024, the Township's governmental funds reported a combined fund balance of \$24,636,556 which is an increase of \$7,812,483 from the prior year. The following table summarizes the Township's total governmental fund balances as of December 31, 2024 and 2023 and the total 2024 change in governmental fund balances.

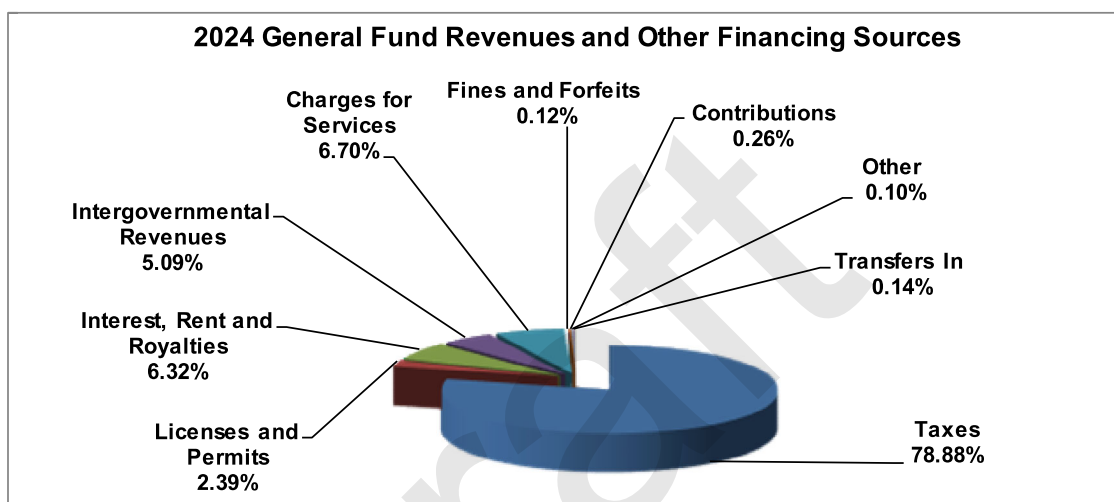
	2024	2023	\$ Change
General fund	\$ 7,869,057	\$ 8,012,323	\$ (143,266)
Open space fund	2,372,250	2,250,871	121,379
Capital reserve fund	11,983,413	4,214,534	7,768,879
Traffic impact fund	1,762,165	1,819,129	(56,964)
Highway aid fund	465,447	400,572	64,875
Nonmajor governmental funds	184,224	126,644	57,580
	<u>\$ 24,636,556</u>	<u>\$ 16,824,073</u>	<u>\$ 7,812,483</u>

**Lower Gwynedd Township  
Management's Discussion and Analysis - Unaudited  
December 31, 2024**

**GENERAL FUND**

The General Fund is the Township's primary operating fund. At the conclusion of the 2024 fiscal year the General Fund fund balance was \$7,869,057 representing a decrease of \$143,266 in relation to the prior year. This decrease was due to an unbudgeted transfer of prior year reserves of \$1,217,814 to the Capital Funds. The following analysis has been provided to assist the reader in understanding the financial activities of the General Fund during the 2024 fiscal year.

The Township's reliance upon tax revenues is demonstrated by the graph below that indicates 78.88% of General Fund revenues are derived from local taxes.



**General Fund Revenues and Other Financing Sources**

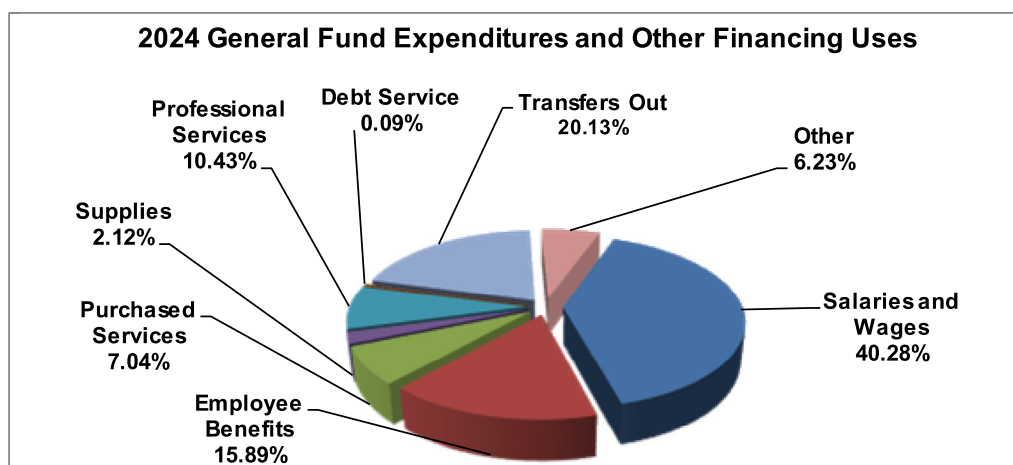
	2024	2023	\$ Change	% Change
Taxes	\$ 8,438,684	\$ 8,009,632	\$ 429,052	5.36%
Licenses and permits	256,158	321,798	(65,640)	-20.40%
Interest, rents and royalties	676,452	582,792	93,660	16.07%
Intergovernmental revenues	544,725	486,864	57,861	11.88%
Charges for services	716,294	721,025	(4,731)	-0.66%
Fines and forfeits	13,210	11,451	1,759	15.36%
Contributions	27,547	16,441	11,106	67.55%
Other	10,005	23,625	(13,620)	-57.65%
Transfers in	15,065	8,209	6,856	83.52%
	<u>\$ 10,698,140</u>	<u>\$ 10,181,837</u>	<u>\$ 516,303</u>	<u>5.07%</u>

Taxes increased by \$429,052 or 5.36% primarily due an increase in earned income tax.

Interest, rents and royalties increased by \$93,660 or 16.07% commensurate with interest rates and amounts available for investment.

As the graph below illustrates, the largest portion of General Fund expenditures is for salaries and benefits. The Township is a service entity and as such is labor intensive.

**Lower Gwynedd Township  
Management's Discussion and Analysis - Unaudited  
December 31, 2024**



**General Fund Expenditures and Other Financing Uses**

	2024	2023	\$ Change	% Change
Salaries and wages	\$ 4,366,852	\$ 4,021,544	\$ 345,308	8.59%
Employee benefits	1,722,424	2,148,619	(426,195)	-19.84%
Supplies	229,340	256,771	(27,431)	-10.68%
Purchased services	763,185	556,938	206,247	37.03%
Professional services	890,825	1,027,689	(136,864)	-13.32%
Other	676,402	175,363	501,039	285.72%
Debt service	9,564	-	9,564	100.00%
Transfers out	2,182,814	1,665,000	517,814	31.10%
	<u>\$ 10,841,406</u>	<u>\$ 9,851,924</u>	<u>\$ 989,482</u>	<u>10.04%</u>

Salaries and wages increased by \$345,309 or 8.59% primarily because of scheduled salary increases within the Township's collective bargaining agreement negotiated with the police and an increase in salaries and wages for non-uniformed employees.

Employee benefit costs decreased by \$426,195 or 19.84% primarily due to the Police moving to a high-deductible health plan as of January 1, 2024.

Transfers out to other funds to subsidize capital projects and other activities decreased in direct correlation with budgeted appropriations.

**CAPITAL PROJECTS FUNDS**

Capital project funds account for financial resources that are restricted, committed or assigned to be used for capital expenditures or for the acquisition, construction of capital facilities, improvements and/or equipment. The Open Space Fund accounts for the purchase of land to maintain open space within the Township. During 2024, the Open Space Fund fund balance increased by \$121,379 for a cumulative balance of \$2,372,250 as of December 31, 2024 which is assigned for the purchase of open space. The Capital Reserve Fund is used to set funds aside for construction projects and purchases of equipment by the Township. During 2024, the Capital Reserve Fund fund balance increased by \$7,768,879 for a cumulative balance of \$11,983,413 as of December 31, 2024, of which \$4,916,095 is restricted and \$7,067,318 is assigned for capital purchases and improvements.

**Lower Gwynedd Township  
Management's Discussion and Analysis - Unaudited  
December 31, 2024**

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**SPECIAL REVENUE FUNDS**

Special revenue funds are maintained to account for the proceeds of specific revenue sources that are to be expended for specified purposes. The Traffic Impact Fund receives traffic impact fees and those funds are used to improve traffic conditions within the Township. During 2024, the Traffic Impact Fund fund balance decreased by \$56,964 for a cumulative balance of \$1,762,165 as of December 31, 2024 which is restricted for future traffic improvement projects. The Highway Aid Fund accounts for appropriations from the state gas tax through the Pennsylvania Department of Transportation to be used for road improvements, snow and ice removal and road related capital projects through the Public Works Department. During 2024, the Highway Aid Fund fund balance increased by \$64,875 for a cumulative balance of \$465,447 as of December 31, 2024 which is restricted for road projects.

**NONMAJOR GOVERNMENTAL FUNDS**

The Nonmajor Governmental Funds consist of special revenue funds and a debt service fund. The nonmajor special revenue funds include the Street Lighting Fund, Fire Protection Fund, Fire Hydrant Fund and Recreation Fund. Major revenue sources for these funds include taxes, intergovernmental revenues and charges for services. During 2024, the Nonmajor Governmental Funds fund balance increased by \$57,580 for a cumulative balance of \$184,224 as of December 31, 2024. More detailed information regarding the Nonmajor Governmental Funds can be found in the combining and individual fund financial statements on pages 64 and 65.

**GENERAL FUND BUDGET INFORMATION**

The Township maintains its financial records and prepares its financial reports on the modified accrual basis of accounting. The Township budgets and expends funds according to procedures mandated by Township code of the Commonwealth of Pennsylvania. An annual operating budget is prepared by management and submitted to the Board of Supervisors for approval prior to the beginning of the fiscal year on January 1 each year. The most significant budgeted fund is the General Fund.

General Fund revenues and other financing sources were \$23,653 or 0.22% less than budgeted amounts and General Fund expenditures and other financing uses were \$549,225 or 5.34% more than budgeted amounts resulting in a net negative variance of \$572,878. Revenues and other financing sources were less than budget primarily due transfer taxes collected being lower than budgeted due to current housing market conditions. Expenditures were more than anticipated primarily due to unbudgeted prior year reserves transfer of \$1,217,814 to the Capital Funds.

More detailed information regarding the General Fund budget can be found in the Budgetary Comparison Schedule – General Fund on pages 55 and 56. The Budgetary Comparison Schedule – General Fund shows the original budget, final budget and actual revenues, expenditures and other financing sources for the fiscal year. There were no differences between the original and final budgets.

**BUSINESS-TYPE ACTIVITIES AND PROPRIETARY FUNDS**

The Township sewer system was constructed by the Lower Gwynedd Township Municipal Authority (the "Authority") at the request of the Board of Supervisors. On December 16, 2015, the Authority's 2003 Sewer Revenue Bonds were redeemed with the intention to dissolve the Authority, which occurred on April 7, 2016. The Township is now directly responsible for the operation, maintenance and repair of the sewer system. All activities associated with the sewer system area accounted for within the Sewer Operating and Reserve Funds. Sewer rates for 2024 were based on metered water consumption at \$88.00 for the first 12,000 gallons and \$5.80 for each gallon thereafter per quarter. Sewer rates were last raised 10 percent beginning January 1, 2017. Prior to the 2017 rate increase, rates remained unchanged since July 2010. In 2020, the Township established a Stormwater Fund to account for stormwater management activities, that are financed primarily through user charges and developer contributions.

**Lower Gwynedd Township  
Management's Discussion and Analysis - Unaudited  
December 31, 2024**

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The net position of the Township's business type activities and proprietary funds decreased by \$192,742 during 2024. The net position of the business-type activities and proprietary funds totaled \$10,737,458 at December 31, 2024.

**CAPITAL ASSETS**

The Township's investment in capital assets as of December 31, 2024 amounted to \$38,077,253, net of accumulated depreciation. This investment in capital assets includes land, infrastructure, buildings and improvements and furniture and equipment. The total net increase in the Township's investment in capital assets for 2024 was \$2,345,313 or 6.56%. Much of this increase was the result of the completion of the Bethlehem Pike and Norristown Road Intersection that was completed and placed in service in 2024.

Current year capital additions were \$4,290,623, depreciation expense was \$1,313,902 and the net book value of disposed of capital assets was \$631,408.

The Township has elected to use the modified approach to record the current costs of preserving infrastructure in lieu of depreciation. The roads and streets are maintained at a high standard, and the related maintenance costs are expensed. Only expenditures that increase capacity or efficiency of the infrastructure are capitalized.

**NONCURRENT LIABILITIES**

During 2024, the Township issued \$4,995,000 of general obligation bonds, Series of 2024, for the purpose of providing funding for the acquisition, development and design of a property for use as the Township's new public works facility and to pay for the cost of issuing the bonds.

At the end of the current fiscal year, the Township had total general obligation debt of \$5,054,481 consisting of \$4,995,000 in bonds payable and bond premiums of \$59,481. The entire amount is backed by the full faith and credit of the Township.

The Township currently has three pension plans which benefit full-time employees; a defined benefit plan for non-uniformed employees hired before 2014, a defined contribution plan for non-uniformed employees hired on or after January 1, 2014, and a defined benefit plan for police officers. The Township also has an OPEB Trust that funds retiree health insurance for police officers.

The Township reports its defined benefit pension liabilities and its net liability for post-employment benefits on its statement of position. The Township's net pension liabilities and net liability for post-employment benefits are actuarially determined liabilities. The Township's net pension liabilities were \$1,535,117 as of December 31, 2024, which decreased by \$786,031 or 33.86% during the current year. The Township's net liability for post-employment benefits is a liability of \$23,772 as of December 31, 2024, which decreased by \$46,060 or 65.96% during the current year. The current year decrease in the net pension liabilities and net liability for post-employment benefits resulted from investment income consistent with market conditions in 2024.

Other noncurrent liabilities consist of the Township's liability for right-to-use leases payable which totaled \$34,585 as of December 31, 2024.

# **Lower Gwynedd Township Management's Discussion and Analysis - Unaudited December 31, 2024**

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## **FACTORS BEARING ON THE TOWNSHIP'S FUTURE**

### **Next Year's Budget**

The Township uses a conservative approach to budgeting which entails budgeting at the lower end of acceptable range for revenues. If revenues exceed expenditures, the excess is transferred to Capital Funds per the Township's fund balance policy. The local economy has thrived over the past few years, and the conservative budgeting approach has resulted in additional cash reserves in the General Fund and Capital Funds. The reserves will help the Township with future economic uncertainties and pay for both anticipated and unanticipated expenditures. The Township also implemented an Investment Policy for its cash reserves

Receipts are monitored closely in order to proactively adjust to economic conditions. The Township had a modest real estate tax increase in 2012 from 1.117 mills to 1.223 mills and no increase since then.

The 2025 fiscal plan includes the following:

- No tax increases
- Approximately 50% of General Fund revenues are derived from earned income taxes. All municipalities have limited taxing options for taxing sources which are established by the Commonwealth. These limited options result in a strong reliance on earned income taxes, which could result in unanticipated shortfalls should there be a downturn in the economy. To lessen the impact of any unforeseen economic downturn, the Township has adopted a fund balance policy which provides for 25 percent of future anticipated expenditures to be reserved as unassigned fund balance.
- A contribution of \$448,011 to the Police Pension Plan is included in the 2025 General Fund budget.
- The 2025 budget includes a \$25,000 contribution to the OPEB Plan.
- The 2025 General Fund budget includes a transfer of \$500,000 from the General Fund to the Capital Funds where the funds will be used to maintain, enhance and replace Township assets and planned improvements per the 5 Year Capital Plan.
- The 2025 General Fund budget includes a transfer of \$278,343 to cover debt service for the Bond Issuance.

### **Economic Factors**

The Township is located in the southeastern section of Montgomery County, 15 miles from Philadelphia. The Township is served by a network of major roads, including state routes 63, 202 and 309 and the Pennsylvania Turnpike, which offers convenient access to the City of Philadelphia, as well as major suburban employment centers in Conshohocken and King of Prussia. The Township is also served by two SEPTA passenger rail stations within its borders, Penllyn and Gwynedd Valley Stations.

Strong local industries and proximity to major employment centers and educational institutions play an important role in the Township's economy. The Township is home to Gwynedd Mercy University; Wissahickon High, Middle, and Elementary Schools; and the prestigious Gwynedd Mercy Academy Elementary and High Schools. Wissahickon High School is ranked 18th of all Pennsylvania high schools in the most recent U.S. News and World Report rankings. The largest employer in the Township is Janssen Pharmaceutical Companies, a subsidiary of Johnson & Johnson, with 2,000 employees. Other noted employers in the Township are Wissahickon School District, Gwynedd Mercy University, Berkadia Mortgage, Acts Retirement Life Community, Foulkeways at Gwynedd and Whole Foods.



**Lower Gwynedd Township  
Management's Discussion and Analysis - Unaudited  
December 31, 2024**

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Spring House Innovation Park, the former Dow Chemical site on Norristown Road, offers 600,000 square feet of workspace and continues to redevelop. The site is owned by Beacon Capital Partners, which has been successful in attracting new companies to the location for life sciences, research and development, financial services, technology and start-up bio-tech companies.

Ambler Yards completed redevelopment of 14 buildings into shared workspaces at the former BASF chemical plant. Their innovative designs and amenities have attracted more than 30 companies, employing over 600 people.

The Township's population grew steadily in decades past, slowing in recent years. According to the U.S. Census Bureau, the population in 1980 was 6,902. In 2010, the Township's population was 11,405. In 2021, the estimated population was 12,066 people. The Montgomery County Planning Commission is projecting that the Township's population will grow to 12,651 by 2045.

In conclusion, the Township's financial position continues to be strong. The 2025 Budget and Fiscal Plan includes the resources to continue to improve services and to meet future needs. The Township continues to adhere to the fund balance policy and has been able to maintain its General Fund fund balance above the prescribed range of 25 percent of anticipated expenditures.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the Township's finances for all those with an interest in the Township's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, Lower Gwynedd Township, P.O. Box 625, Spring House, PA 19477-0625.

**Lower Gwynedd Township**  
**Statement of Net Position**  
**December 31, 2024 With Summarized Comparative Totals for 2023**

	Governmental	Business-Type	Totals	
	Activities	Activities	2024	2023
<b>Assets and Deferred Outflows of Resources</b>				
Current assets				
Cash and cash equivalents	\$ 24,582,870	\$ 8,693,915	\$ 33,276,785	\$ 26,195,351
Accounts receivable	614,518	-	614,518	101,800
Taxes receivable	15,084	-	15,084	58,083
Sewer fees receivable	-	261,383	261,383	236,356
Internal balances	896	(896)	-	-
Total current assets	<u>25,213,368</u>	<u>8,954,402</u>	<u>34,167,770</u>	<u>26,591,590</u>
Noncurrent assets				
Restricted cash held in escrow	-	28,486	28,486	36,787
Lease receivable	701,156	-	701,156	760,076
Capital assets, net	<u>35,697,411</u>	<u>2,379,842</u>	<u>38,077,253</u>	<u>35,731,940</u>
Total noncurrent assets	<u>36,398,567</u>	<u>2,408,328</u>	<u>38,806,895</u>	<u>36,528,803</u>
Total assets	<u>61,611,935</u>	<u>11,362,730</u>	<u>72,974,665</u>	<u>63,120,393</u>
Deferred outflows of resources				
Deferred charges - OPEB	63,411	-	63,411	86,433
Deferred charges - pensions	<u>909,609</u>	<u>-</u>	<u>909,609</u>	<u>2,440,147</u>
Total deferred outflows of resources	<u>973,020</u>	<u>-</u>	<u>973,020</u>	<u>2,526,580</u>
<b>Liabilities, Deferred Inflows of Resources and Net Position</b>				
Current liabilities				
Accounts payable and other current liabilities	566,357	596,786	1,163,143	792,256
Escrow deposits	-	28,486	28,486	36,787
Accrued interest payable	2,094	-	2,094	-
Deferred revenue	<u>-</u>	<u>-</u>	<u>-</u>	<u>502,692</u>
Total current liabilities	<u>568,451</u>	<u>625,272</u>	<u>1,193,723</u>	<u>1,331,735</u>
Noncurrent liabilities				
Due within one year	246,118	-	246,118	-
Due in more than one year	<u>6,401,837</u>	<u>-</u>	<u>6,401,837</u>	<u>2,390,980</u>
Total noncurrent liabilities	<u>6,647,955</u>	<u>-</u>	<u>6,647,955</u>	<u>2,390,980</u>
Total liabilities	<u>7,216,406</u>	<u>625,272</u>	<u>7,841,678</u>	<u>3,722,715</u>
Deferred inflows of resources				
Deferred credits on lease receivable	701,156	-	701,156	760,076
Deferred credits - OPEB	350,422	-	350,422	351,024
Deferred credits - pensions	<u>312,883</u>	<u>-</u>	<u>312,883</u>	<u>532,383</u>
Total deferred inflows of resources	<u>1,364,461</u>	<u>-</u>	<u>1,364,461</u>	<u>1,643,483</u>
Net position				
Net investment in capital assets	35,524,440	2,379,842	37,904,282	35,731,940
Restricted	2,411,836	-	2,411,836	2,346,345
Unrestricted (deficit)	<u>16,067,812</u>	<u>8,357,616</u>	<u>24,425,428</u>	<u>22,202,490</u>
Total net position	<u>\$ 54,004,088</u>	<u>\$ 10,737,458</u>	<u>\$ 64,741,546</u>	<u>\$ 60,280,775</u>

The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Statement of Activities**  
**Year Ended December 31, 2024 With Summarized Comparative Totals for 2023**

	Program Revenues				Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Totals	
							2024	2023
<b>Governmental activities</b>								
General government	\$ 2,242,693	\$ 289,078	\$ 237,687	\$ 1,244,597	\$ (471,331)	\$ -	\$ (471,331)	\$ (2,035,833)
Public safety	7,016,503	707,264	180,557	-	(6,128,682)	-	(6,128,682)	(5,697,683)
Public works - highways and streets	1,670,430	9,030	671,837	2,394,898	1,405,335	-	1,405,335	(527,597)
Culture and recreation	582,112	43,896	54,941	-	(483,275)	-	(483,275)	(783,295)
Interest and amortization expense related to noncurrent liabilities	221,125	-	-	-	(221,125)	-	(221,125)	-
Total governmental activities	11,732,863	1,049,268	1,145,022	3,639,495	(5,899,078)	-	(5,899,078)	(9,044,408)
<b>Business-type activities</b>								
Sewer and stormwater	3,479,354	2,928,869	64,497	-	-	(485,988)	(485,988)	686,341
Total primary government	\$ 15,212,217	\$ 3,978,137	\$ 1,209,519	\$ 3,639,495	(5,899,078)	(485,988)	(6,385,066)	(8,358,067)
<b>General revenues</b>								
Taxes								
Real estate taxes					1,744,798	-	1,744,798	1,726,267
Earned income taxes					5,691,265	-	5,691,265	5,180,565
Realty transfer taxes					485,599	-	485,599	648,045
Local services taxes					424,708	-	424,708	391,091
Business privilege and mercantile taxes					747,803	-	747,803	713,861
Franchise fees					254,538	-	254,538	265,870
Investment earnings					1,029,218	308,311	1,337,529	1,071,030
Gain (loss) on disposal of capital assets					149,592	-	149,592	-
Miscellaneous					10,005	-	10,005	23,625
Total general revenues					10,537,526	308,311	10,845,837	10,020,354
<b>Transfers</b>					15,065	(15,065)	-	-
Change in net position					4,653,513	(192,742)	4,460,771	1,662,287
<b>Net position</b>								
Beginning of year					49,350,575	10,930,200	60,280,775	58,618,488
End of year					\$ 54,004,088	\$ 10,737,458	\$ 64,741,546	\$ 60,280,775

The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Balance Sheet – Governmental Funds**  
**December 31, 2024 With Summarized Comparative Totals for 2023**

	General Fund	Open Space Fund	Capital Reserve Fund	Traffic Impact Fund	Highway Aid Fund	Nonmajor Governmental Funds	Totals	
							2024	2023
<b>Assets</b>								
Cash and cash equivalents	\$ 8,787,832	\$ 2,372,250	\$ 11,981,896	\$ 655,950	\$ 465,447	\$ 319,495	\$ 24,582,870	\$ 18,175,155
Accounts receivable	614,518	-	-	-	-	-	614,518	101,800
Taxes receivable	9,275	-	-	-	-	5,809	15,084	58,083
Lease receivable	701,156	-	-	-	-	-	701,156	760,076
Due from other funds	124,944	-	81,811	1,119,303	-	409	1,326,467	389,812
	<u>124,944</u>	<u>-</u>	<u>81,811</u>	<u>1,119,303</u>	<u>-</u>	<u>409</u>	<u>1,326,467</u>	<u>389,812</u>
Total assets	<u>\$ 10,237,725</u>	<u>\$ 2,372,250</u>	<u>\$ 12,063,707</u>	<u>\$ 1,775,253</u>	<u>\$ 465,447</u>	<u>\$ 325,713</u>	<u>\$ 27,240,095</u>	<u>\$ 19,484,926</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Resources</b>								
<b>Liabilities</b>								
Accounts payable and accrued expenses	\$ 459,475	\$ -	\$ 80,294	\$ 13,088	\$ -	\$ 13,500	\$ 566,357	\$ 737,234
Due to other funds	1,201,523	-	-	-	-	124,048	1,325,571	641,048
Deferred revenues	-	-	-	-	-	-	-	502,692
Total liabilities	<u>1,660,998</u>	<u>-</u>	<u>80,294</u>	<u>13,088</u>	<u>-</u>	<u>137,548</u>	<u>1,891,928</u>	<u>1,880,974</u>
<b>Deferred inflows of resources</b>								
Deferred revenue on lease receivable	701,156	-	-	-	-	-	701,156	760,076
Unavailable revenues - property taxes	6,514	-	-	-	-	3,941	10,455	19,803
Total deferred inflows of resources	<u>707,670</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,941</u>	<u>711,611</u>	<u>779,879</u>

The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Balance Sheet – Governmental Funds**  
**December 31, 2024 With Summarized Comparative Totals for 2023**

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Fund balances

Restricted for

Streets and highways	-	-	-	-	465,447	-	465,447	400,572
Street lighting	-	-	-	-	-	38,387	38,387	29,226
Fire protection	-	-	-	-	-	174,128	174,128	61,793
Fire hydrant	-	-	-	-	-	45,166	45,166	59,526
Recreation	-	-	-	-	-	(73,457)	(73,457)	(23,901)
Traffic impact fees	-	-	-	1,762,165	-	-	1,762,165	1,819,129
Capital projects	-	-	4,916,095	-	-	-	4,916,095	-

Assigned for

Open space	-	2,372,250	-	-	-	-	2,372,250	2,250,871
Capital projects	-	-	7,067,318	-	-	-	7,067,318	4,214,534

Unassigned

	<u>7,869,057</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,869,057</u>	<u>8,012,323</u>
Total fund balances	<u>7,869,057</u>	<u>2,372,250</u>	<u>11,983,413</u>	<u>1,762,165</u>	<u>465,447</u>	<u>184,224</u>	<u>24,636,556</u>	<u>16,824,073</u>

Total liabilities, deferred inflows of resources  
and fund balances

	<u>\$ 10,237,725</u>	<u>\$ 2,372,250</u>	<u>\$ 12,063,707</u>	<u>\$ 1,775,253</u>	<u>\$ 465,447</u>	<u>\$ 325,713</u>	<u>\$ 27,240,095</u>	<u>\$ 19,484,926</u>
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The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Reconciliation of Governmental Funds Balance Sheet to Net Position (Deficit) of**  
**Governmental Activities on the Statement of Net Position (Deficit)**  
**December 31, 2024**

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<b>TOTAL GOVERNMENTAL FUND BALANCES</b>	<b>\$ 24,636,556</b>
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds balance sheet.	35,697,411
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Some of the Township's taxes will be collected after year-end, but are not available soon enough to pay for the current period's expenditures and, therefore, are reported as deferred inflows of resources on the governmental funds balance sheet.	10,455
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Deferred outflows of resources and deferred inflows of resources related to pensions and other post-employment benefits are not reported as assets and liabilities in the governmental funds balance sheet.	309,715
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Accrued interest payable on long-term liabilities is included in the statement of net position, but is excluded from the governmental funds balance sheet until due and payable.	(2,094)
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Noncurrent liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds balance sheet.	<u>(6,647,955)</u>
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<b>NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<b><u>\$ 54,004,088</u></b>
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The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Statement of Revenues, Expenditures and Changes in Fund Balances –**  
**Governmental Funds**  
**Year Ended December 31, 2024 With Summarized Comparative Totals for 2023**

	General Fund	Open Space Fund	Capital Reserve Fund	Traffic Impact Fund	Highway Aid Fund	Nonmajor Governmental Funds	Totals	
							2024	2023
<b>Revenues</b>								
Taxes	\$ 8,438,684	\$ -	\$ -	\$ -	\$ -	\$ 664,838	\$ 9,103,522	\$ 8,664,125
Licenses and permits	256,158	-	-	-	-	-	256,158	321,798
Fines and forfeits	13,210	-	-	-	-	-	13,210	11,451
Interest, rent and royalties	676,452	121,379	383,699	89,224	25,523	11,974	1,308,251	1,063,060
Intergovernmental revenues	544,725	-	1,715,483	2,123,757	368,214	-	4,752,179	1,646,390
Charges for services	716,294	-	-	-	-	43,895	760,189	791,443
Contributions	27,547	-	-	-	-	-	27,547	17,042
Miscellaneous	10,005	-	-	-	-	-	10,005	23,625
Total revenues	10,683,075	121,379	2,099,182	2,212,981	393,737	720,707	16,231,061	12,538,934
<b>Expenditures</b>								
Current								
General government	1,889,599	-	86,166	-	-	-	1,975,765	1,973,913
Public safety	5,834,569	-	172,505	-	-	319,091	6,326,165	5,967,437
Public works - sanitation	-	-	-	-	-	-	-	6,850
Public works - highways and streets	905,966	-	1,584,756	2,269,945	328,862	9,295	5,098,824	2,476,148
Culture and recreation	-	-	165,289	-	-	499,741	665,030	893,389
Debt service	9,564	-	217,455	-	-	-	227,019	-
Total expenditures	8,639,698	-	2,226,171	2,269,945	328,862	828,127	14,292,803	11,317,737
Excess (deficiency) of revenues over (under) expenditures	2,043,377	121,379	(126,989)	(56,964)	64,875	(107,420)	1,938,258	1,221,197
<b>Other financing sources (uses)</b>								
Refunds of prior year expenditures (revenues)	(18,894)	-	-	-	-	-	(18,894)	-
Proceeds from bond issuance	-	-	4,995,000	-	-	-	4,995,000	-
Preium on bond issuance	-	-	59,481	-	-	-	59,481	-
Procees from right to use lease agreement	-	-	42,573	-	-	-	42,573	-
Transfers in	15,065	-	2,017,814	-	-	165,000	2,197,879	1,706,864
Transfers out	(2,182,814)	-	-	-	-	-	(2,182,814)	(1,698,987)
Proceeds from sale of capital assets	-	-	781,000	-	-	-	781,000	-
Total other financing sources (uses)	(2,186,643)	-	7,895,868	-	-	165,000	5,874,225	7,877
Net change in fund balances	(143,266)	121,379	7,768,879	(56,964)	64,875	57,580	7,812,483	1,229,074
<b>Fund balances</b>								
Beginning of year	8,012,323	2,250,871	4,214,534	1,819,129	400,572	126,644	16,824,073	15,594,999
End of year	\$ 7,869,057	\$ 2,372,250	\$ 11,983,413	\$ 1,762,165	\$ 465,447	\$ 184,224	\$ 24,636,556	\$ 16,824,073

The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Reconciliation of Statement of Revenues, Expenditures and Changes in**  
**Fund Balances of Governmental Funds to Change in Net Position (Deficit)**  
**of Governmental Activities on the Statement of Activities**  
**Year Ended December 31, 2024**

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**NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS**

**\$ 7,812,483**

Amounts reported for governmental activities in the statement of activities are different because:

Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense and the net book value of disposed of capital assets in the current period.

Capital outlay expenditures	\$ 4,108,190	
Net book value of disposed capital assets	(631,408)	
Depreciation expense	<u>(1,033,877)</u>	2,442,905

Because some tax will not be collected for several months after the Township's fiscal year ends, they are not considered as "available" revenues in the governmental funds. Deferred inflows of resources decreased by this amount this year.

Deferred inflows of resources December 31, 2023	(19,803)	
Deferred inflows of resources December 31, 2024	<u>10,455</u>	(9,348)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of the governmental funds. Neither transaction, however, has any effect on the change in net position of governmental activities. Also, governmental funds report the effect of premiums, discounts and similar items when long-term debt is issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Issuance of debt	(4,995,000)	
Proceeds from bond premiums	(59,481)	
Issuance of lease	(42,573)	
Repayment of right-to-use lease payable	7,988	<u>(5,089,066)</u>

Some expenses reported in the statement of activities do not require the use of current financial resources, and, therefore, are not reported as expenditures in the governmental funds.

Current year change in accrued interest payable	(2,094)	
Change in net OPEB liability and related deferred inflows and outflows	23,640	
Change in net pension liability and related deferred inflows and outflows	<u>(525,007)</u>	<u>(503,461)</u>

**CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES**

**\$ 4,653,513**

The Notes to Financial Statements are an integral part of this statement.



**Lower Gwynedd Township**  
**Statement of Net Position – Proprietary Funds**  
**December 31, 2024 With Summarized Comparative Totals for 2023**

	<b>Sewer Operating Fund</b>	<b>Sewer Reserve Fund</b>	<b>Stormwater Fund</b>	<b>Totals</b>	
				<b>2024</b>	<b>2023</b>
<b>Current assets</b>					
Cash and cash equivalents	\$ 3,418,804	\$ 4,524,827	\$ 750,284	\$ 8,693,915	\$ 8,020,196
Sewer fees receivable	261,383	-	-	261,383	236,356
Due from other funds	-	-	-	-	379,819
Total current assets	<u>3,680,187</u>	<u>4,524,827</u>	<u>750,284</u>	<u>8,955,298</u>	<u>8,636,371</u>
<b>Restricted assets</b>					
Cash held in escrow	<u>28,486</u>	<u>-</u>	<u>-</u>	<u>28,486</u>	<u>36,787</u>
<b>Noncurrent assets</b>					
Capital assets, net	<u>2,379,842</u>	<u>-</u>	<u>-</u>	<u>2,379,842</u>	<u>2,477,434</u>
Total noncurrent assets	<u>2,379,842</u>	<u>-</u>	<u>-</u>	<u>2,379,842</u>	<u>2,477,434</u>
Total assets	<u>6,088,515</u>	<u>4,524,827</u>	<u>750,284</u>	<u>11,363,626</u>	<u>11,150,592</u>
<b>Liabilities</b>					
Accounts payable and accrued expenses	559,076	20,857	16,853	596,786	55,022
Escrow deposits	28,486	-	-	28,486	36,787
Due to other funds	<u>896</u>	<u>-</u>	<u>-</u>	<u>896</u>	<u>128,583</u>
Total liabilities	<u>588,458</u>	<u>20,857</u>	<u>16,853</u>	<u>626,168</u>	<u>220,392</u>
<b>Net position</b>					
Investment in capital assets	2,379,842	-	-	2,379,842	2,477,434
Unrestricted	<u>3,120,215</u>	<u>4,503,970</u>	<u>733,431</u>	<u>8,357,616</u>	<u>8,452,766</u>
Total net position	<u>\$ 5,500,057</u>	<u>\$ 4,503,970</u>	<u>\$ 733,431</u>	<u>\$ 10,737,458</u>	<u>\$ 10,930,200</u>

The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Statement of Revenues, Expenses and Changes in Net Position – Proprietary Funds**  
**Year Ended December 31, 2024 With Summarized Comparative Totals for 2023**

	<b>Sewer Operating Fund</b>	<b>Sewer Reserve Fund</b>	<b>Stormwater Fund</b>	<b>Totals</b>	
				<b>2024</b>	<b>2023</b>
<b>Operating revenues</b>					
Charges for services	\$ 2,884,273	\$ -	\$ 34,728	\$ 2,919,001	\$ 2,846,296
Other operating revenue	9,868	-	-	9,868	6,097
Total operating revenues	<u>2,894,141</u>	<u>-</u>	<u>34,728</u>	<u>2,928,869</u>	<u>2,852,393</u>
<b>Operating expenses</b>					
Professional fees	18,747	-	-	18,747	22,690
Engineering fees	-	-	204,152	204,152	79,421
Rent	127,200	-	-	127,200	127,200
General operating expenses	686,553	-	-	686,553	512,748
Insurance	147,597	-	-	147,597	130,156
Workmen's compensation	4,209	-	-	4,209	1,685
Depreciation	280,026	-	-	280,026	252,141
Maintenance expense	749,844	21,969	-	771,813	174,898
Treatment expenses	1,239,057	-	-	1,239,057	1,059,313
Total operating expenses	<u>3,253,233</u>	<u>21,969</u>	<u>204,152</u>	<u>3,479,354</u>	<u>2,360,252</u>
Operating income	(359,092)	(21,969)	(169,424)	(550,485)	492,141
<b>Nonoperating revenues</b>					
Intergovernmental revenues	-	-	64,497	64,497	44,200
Contributions	-	-	-	-	150,000
Interest income	28,641	236,917	42,753	308,311	283,131
	<u>28,641</u>	<u>236,917</u>	<u>107,250</u>	<u>372,808</u>	<u>477,331</u>
Income before transfers	(330,451)	214,948	(62,174)	(177,677)	969,472
<b>Transfers in</b>	82,433	-	-	82,433	715,017
<b>Transfers out</b>	<u>(15,065)</u>	<u>(82,433)</u>	<u>-</u>	<u>(97,498)</u>	<u>(722,894)</u>
Change in net position	(263,083)	132,515	(62,174)	(192,742)	961,595
<b>Net position</b>					
Beginning of year	<u>5,763,140</u>	<u>4,371,455</u>	<u>795,605</u>	<u>10,930,200</u>	<u>9,968,605</u>
End of year	<u>\$ 5,500,057</u>	<u>\$ 4,503,970</u>	<u>\$ 733,431</u>	<u>\$ 10,737,458</u>	<u>\$ 10,930,200</u>

The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Statement of Cash Flows – Proprietary Funds**  
**Year Ended December 31, 2024 With Summarized Comparative Totals for 2023**

	<b>Sewer Operating Fund</b>	<b>Sewer Reserve Fund</b>	<b>Stormwater Fund</b>	<b>Totals</b>	
				<b>2024</b>	<b>2023</b>
<b>Operating activities</b>					
Cash received from users	\$ 2,859,246	\$ -	\$ 34,728	\$ 2,893,974	\$ 2,865,599
Other cash receipts	9,868	-	-	9,868	6,097
Payments to and on behalf of employees	(569,056)	-	-	(569,056)	(422,600)
Payments to vendors and others	(1,643,424)	(5,314)	(187,638)	(1,836,376)	(2,376,349)
Receipts (return) of escrow deposits (net)	(8,301)	-	-	(8,301)	(97,841)
Net cash provided by (used in) operating activities	<u>648,333</u>	<u>(5,314)</u>	<u>(152,910)</u>	<u>490,109</u>	<u>(25,094)</u>
<b>Noncapital financing activities</b>					
Transfers out	(15,065)	(82,433)	-	(97,498)	(722,894)
Transfers in	82,433	-	-	82,433	715,017
Intergovernmental revenues	-	-	64,497	64,497	44,200
Contributions	-	-	-	-	150,000
Net cash provided by (used in) noncapital financing activities	<u>67,368</u>	<u>(82,433)</u>	<u>64,497</u>	<u>49,432</u>	<u>186,323</u>
<b>Capital and related financing activities</b>					
Acquisition of capital assets	(182,434)	-	-	(182,434)	(123,301)
Proceeds from sale of capital assets	-	-	-	-	5,379
Net cash used in capital and related financing activities	<u>(182,434)</u>	<u>-</u>	<u>-</u>	<u>(182,434)</u>	<u>(117,922)</u>
<b>Investing activities</b>					
Interest income	<u>28,641</u>	<u>236,917</u>	<u>42,753</u>	<u>308,311</u>	<u>283,131</u>
Net change in cash and restricted cash	561,908	149,170	(45,660)	665,418	326,438
<b>Cash and restricted cash</b>					
Beginning of year	<u>2,885,382</u>	<u>4,375,657</u>	<u>795,944</u>	<u>8,056,983</u>	<u>7,730,545</u>
End of year	<u>\$ 3,447,290</u>	<u>\$ 4,524,827</u>	<u>\$ 750,284</u>	<u>\$ 8,722,401</u>	<u>\$ 8,056,983</u>
<b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities</b>					
Operating income	\$ (359,092)	\$ (21,969.00)	\$ (169,424)	\$ (550,485)	\$ 492,141
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities					
Depreciation	280,026	-	-	280,026	252,141
(Increase) decrease in					
Sewer fees receivable	(25,027)	-	-	(25,027)	19,303
Due from other funds	377,412	-	2,407	379,819	(4,631)
Increase (decrease) in					
Accounts payable and accrued expenses	511,002	16,655	14,107	541,764	(122,108)
Due to other funds	(127,687)	-	-	(127,687)	(564,099)
Escrow deposits	(8,301)	-	-	(8,301)	(97,841)
Net cash provided by (used in) operating activities	<u>\$ 648,333</u>	<u>\$ (5,314)</u>	<u>\$ (152,910)</u>	<u>\$ 490,109</u>	<u>\$ (25,094)</u>
<b>Reconciliation of cash and restricted cash</b>					
Cash and cash equivalents	\$ 3,418,804	\$ 4,524,827	\$ 750,284	\$ 8,693,915	\$ 8,020,196
Cash held in escrow	<u>28,486</u>	<u>-</u>	<u>-</u>	<u>28,486</u>	<u>36,787</u>
Total cash and restricted cash	<u>\$ 3,447,290</u>	<u>\$ 4,524,827</u>	<u>\$ 750,284</u>	<u>\$ 8,722,401</u>	<u>\$ 8,056,983</u>

The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Statement of Net Position – Fiduciary Funds**  
**December 31, 2024 With Summarized Comparative Totals for 2023**

	Custodial Fund		Trust Funds	
	Escrow Fund			
	2024	2023	2024	2023
<b>Assets</b>				
Cash and cash equivalents	\$ 1,763,905	\$ 1,636,138	\$ 647,028	\$ 508,368
Investments	-	-	29,047,066	26,668,261
Accrued income	-	-	2,066	2,073
Total assets	<u>1,763,905</u>	<u>1,636,138</u>	<u>29,696,160</u>	<u>27,178,702</u>
<b>Liabilities and Net Position</b>				
Liabilities	-	-	-	-
Net position				
Restricted for developers	1,763,905	1,636,138	-	-
Held in trust for pension benefits	-	-	28,442,262	26,080,707
Held in trust for other postemployment benefits	-	-	1,253,898	1,097,995
Total net position	<u>\$ 1,763,905</u>	<u>\$ 1,636,138</u>	<u>\$ 29,696,160</u>	<u>\$ 27,178,702</u>

The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Statement of Changes in Net Position – Fiduciary Funds**  
**Year Ended December 31, 2024 With Summarized Comparative Totals for 2023**

	<b>Custodial Fund</b>		<b>Trust Funds</b>	
	<b>Escrow Fund</b>			
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
<b>Additions</b>				
Contributions				
Employer contributions	\$ -	\$ -	\$ 275,104	\$ 419,694
Employee contributions	-	-	448,845	160,239
Developer contributions	725,555	2,018,916	-	-
Total contributions	725,555	2,018,916	723,949	579,933
Investment income				
Net realized and unrealized gain				
on investments	-	-	1,859,498	2,877,673
Interest and dividends, net of expenses	-	-	1,056,128	563,997
Total investment income	-	-	2,915,626	3,441,670
Total additions	725,555	2,018,916	3,639,575	4,021,603
<b>Deductions</b>				
Return of developer contributions	597,788	2,314,510	-	-
Administrative expenses	-	-	-	21,399
Benefits paid	-	-	1,122,117	984,169
Total deductions	597,788	2,314,510	1,122,117	1,005,568
Change in net position	127,767	(295,594)	2,517,458	3,016,035
<b>Net position</b>				
Beginning of year	1,636,138	1,931,732	27,178,702	24,162,667
End of year	\$ 1,763,905	\$ 1,636,138	\$ 29,696,160	\$ 27,178,702

The Notes to Financial Statements are an integral part of this statement.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Lower Gwynedd Township (the "Township"), Montgomery County, Pennsylvania, was established in 1891 and operates as a Township of a second class under the Township code of the Commonwealth of Pennsylvania. The Township is governed by an elected five-member Board of Supervisors and provides the following services: general government; public safety - police, fire, ambulance, codes and planning and zoning; public works – sanitation and highways and streets; and culture and recreation and community development.

The financial statements of the Township have been prepared in accordance with generally accepted accounting principles ("GAAP") as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the authoritative standard-setting body for the establishment of governmental accounting and financial reporting principles. The more significant of these accounting policies are as follows:

**Reporting Entity**

GASB has established the criteria for determining the activities, organizations and functions of government to be included in the financial statements of the reporting entity. In evaluating the Township as a reporting entity, management has addressed all potential component units which may or may not fall within the Township's accountability. The criteria used to evaluate component units for possible inclusion as part of the Township's reporting entity are financial accountability and the nature and significance of the relationship. Based upon the application of these criteria, the following component units are required to be included in the Township's reporting entity.

**Blended Component Units**

The Police Pension Plan and Nonuniform Pension Plan are a single employer defined benefit pension plans that provide pension benefits for all regular full-time employees. The Other Post-Employment Benefits Plan is a single employer plan that provides post-retirement medical benefits to regular full-time police officers. Although the Police Pension Plan, the Nonuniform Pension Plan and the Other Post-Employment Benefits Plan are separate legal entities, they are reported as if they are part of the Township as they are governed by a board comprised of members appointed by the Board of Supervisors or by the Board of Supervisors themselves and the Township is responsible for funding the Police Pension Plan, Nonuniform Pension Plan and the Other Post-Employment Benefits Plan. The activities of the Police Pension Plan, Nonuniform Pension Plan and the Other Post-Employment Benefits Plan are blended as fiduciary funds and do not issue separate financial statements.

**Basis of Presentation**

*Government-Wide Financial Statements*

The statement of net position and the statement of activities display information about the Township as a whole. These statements distinguish between activities that are governmental and those that are considered business-type activities. These statements include the financial activities of the primary government except for fiduciary funds.

The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of timing of related cash flow. This is the same approach used in the preparation of the proprietary fund financial statements but differs from the manner in which governmental fund financial statements are prepared as further defined below. Therefore, governmental fund financial statements include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements of governmental funds.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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The government-wide statement of net position presents the financial position of the Township which is the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is classified 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. The net position of the Township is reported as restricted when constraints placed on net position use is 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 is the net position that does not meet the definition of "net investment in capital assets" or "restricted net position."

The statement of net position includes separate sections for deferred outflows of resources and deferred inflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense) until that time. Deferred inflows of resources represent an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time.

The government-wide statement of activities presents a comparison between expenses and program revenues for each function of the business-type activities of the Township and for each governmental function. Expenses are those that are specifically associated with a service or program and are therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipients of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Revenues which are not classified as program revenues are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each function is self-financing or draws from the general revenues of the Township.

Except for interfund activity and balances between the funds that underlie governmental activities and the funds that underlie business-type activities, which are reported as transfers and internal balances, the effect of interfund activity has been removed from these statements.

***Fund Financial Statements***

During the year, the Township segregates transactions related to certain Township functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements report detailed information about the Township. The focus of governmental and proprietary fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. All other governmental funds are grouped together and presented in a separate column as nonmajor governmental funds. Fiduciary fund financial statements are presented by fund type.

***Governmental Funds***

All governmental funds are accounted for using the modified accrual basis of accounting and the current financial resources measurement focus. Under this basis, revenues are recognized in the accounting period in which they become measurable and available. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable. The Township reports the following major governmental funds:

The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

---

Capital Projects Funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays which include the acquisition or construction of capital facilities and other capital assets, including those financed by general obligation bond proceeds. The Township reports the following major Capital Projects Funds:

The Open Space Fund is used to account for financial resources to be used for the acquisition of open space.

The Capital Reserve Fund is used to account for financial resources to be used for the acquisition or construction of major capital assets (other than those financed by the Open Space Fund and Proprietary Funds).

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are restricted to expenditures for specified purposes. The Township reports the following major Special Revenue Funds:

The Traffic Impact Fund accounts for revenues received from transportation impact fees and similar revenues. Expenditures consist of improvements to the Township's roadways either by major capital installations or minor repairs.

The Highway Aid Fund accounts for revenues received from the Municipal Liquid Fuels Program. Expenditures consist of projects to support construction, reconstruction, maintenance and repair of public roads or streets.

***Revenue Recognition***

In applying the "susceptible to accrual concept" under the modified accrual basis, revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Township considers tax revenue to be available if collected within 60 days of the end of the fiscal period. Deferred inflows of resources are reported in connection with receivables for tax revenues that are not considered to be available to liquidate liabilities of the current period. Revenue from federal, state and other grants designated for payment of specific Township expenditures is recognized when the related expenditures are incurred; accordingly, when such funds are received, they are reported as unearned revenues until earned. Other receipts are recorded as revenue when received in cash because they are generally not measurable until actually received.

***Expenditure Recognition***

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Most expenditures are measurable and are recorded when the related fund liability is incurred. However, debt service expenditures, as well as expenditures related to compensated absences, special termination benefits, other post-employment benefits and claims and judgments are recorded only when payment is due. Allocations of costs, such as depreciation and amortization, are not recognized in the governmental funds.

***Proprietary Funds***

Like the government-wide financial statements, proprietary funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. These funds account for operations that are primarily financed by user charges. The economic resource focus concerns determining costs as a means of maintaining the capital investment and management control. Revenues are recognized when they are earned and expenses are recognized when they are incurred. Allocations of certain costs, such as depreciation, are recorded in proprietary funds. The Township reports the following major proprietary funds:



**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

---

The Sewer Operating Fund is used to account for activities that are financed and operated in a manner similar to private business, with the intent that the costs (expenses, including depreciation) of providing goods or services on a continuing basis be financed or recovered, primarily through user charges.

The Sewer Reserve Fund is used for the accumulation of resources for capital expenditures to the sewer system.

The Stormwater Fund is used to account for stormwater management activities within the Township that are financed primarily through user charges and developer contributions.

These funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the proprietary funds' principal ongoing operations. The principal operating revenues of the Township's proprietary funds are charges for services. Operating expenses for the Township's proprietary funds include the cost of sales and service, administrative and depreciation on capital assets. All revenues or expenses not meeting this definition are reported as nonoperating revenues and expenses.

***Fiduciary Funds***

Fiduciary funds reporting focuses on net assets and changes in net assets. The fiduciary fund category is split into four classifications: pension trust funds, investment trust funds, private-purpose trust funds and custodial funds. Trust funds are used to account for assets held by the Township under a trust agreement for individuals, private organizations, or other governments and are therefore not available to support the Township's own programs. The Township has four trust funds, consisting of a Police Pension Fund, Non-Uniformed Employees' Pension Fund, Other Postemployment Benefits and Defined Contribution Fund. Custodial funds held by the Township are used to account for assets held on behalf of individuals and/or other governmental units. The Township has one custodial fund consisting of an developer escrow fund. The Township reports the following fiduciary funds:

Pension Trust Funds are used to account for assets held by the Township in a trustee capacity and include the Police Pension Fund, Non-Uniformed Employees' Pension Fund, Other Postemployment Benefits and Defined Contribution Fund.

The Custodial Fund accounts for deposits received and held in escrow from developers and other entities to be used for legal, administrative and other fees.

**Cash and Cash Equivalents**

The Township's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

**Investments**

Investments are stated at fair value based upon quoted market prices.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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**Fair Value Measurements of Assets and Liabilities**

GAAP defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. GAAP establishes a fair value hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. Observable inputs are those that market participants would use in pricing the asset or liability based on market data obtained from sources independent of the Township. Unobservable inputs reflect the Township's assumptions about the inputs market participants would use in pricing the asset or liability based on the best information available in the circumstances. The fair value hierarchy is categorized into three levels based on the inputs as follows:

*Level 1* – Valuations based on quoted prices in active markets for identical assets or liabilities that the Township has the ability to access. Since valuations are based on quoted prices that are readily and regularly available in an active market, valuation of these assets and liabilities does not require a significant degree of judgment.

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

*Level 3* – Valuations based on inputs that are unobservable, that is, inputs that reflect the Township's own assumptions.

**Interfund Receivables and Payables**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/due from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans).

**Taxes**

Property taxes are levied on March 1 and are payable in the following periods:

March 1 – April 30	-	Discount period, 2% of gross levy
May 1 – June 30	-	Face period
July 1 to collection	-	Penalty period, 10% of gross levy
December 31	-	Lien date

The Montgomery County Board of Assessments determines assessed valuations of property, and the Township's taxes are billed and collected by an elected tax collector. The tax on real estate for fiscal 2024 was 1.223 mills (\$1.223 for \$1,000 of assessed valuation), consisting of 0.877 mills for general purposes, 0.146 mills for fire protection, 0.170 mills for recreation, and 0.030 mills for fire hydrants. The Township experiences very small losses from uncollectible property taxes. Property taxes constitute a lien against real property and usually can be collected in full when title transfers. Only balances that remain after tax sales are written off each year. Accordingly, an allowance for doubtful accounts has not been established by the Township for property taxes receivable.

Other taxes levied in 2024 consisted of the following:

Real estate transfer tax	-	0.50% of gross sales price
Earned income tax	-	0.50% for general purposes
Local services tax	-	\$52.00 per year for everyone working in the Township
Business privilege tax	-	1% of gross receipts
Mercantile tax	-	Based on total retail and wholesale sales

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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**Prepaid Items**

Certain prepayments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the government-wide and fund financial statements.

**Unearned Revenues**

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied.

**Capital Assets**

Capital assets, which include property, plant and equipment, are reported in the government-wide financial statements and the proprietary fund financial statements. Capital assets are defined by the Township as assets with an initial individual cost of \$5,000 or more and an estimated useful life in excess of two years. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed, inclusive of ancillary costs.

Property, plant and equipment (net of salvage value) of the Township is depreciated using the straight-line method over the following estimated useful lives: buildings and improvements – 5-30 years; infrastructure – 5-40 years; and furniture and equipment – 5-30 years; and sewer system and equipment – 5-25 years.

The Township has adopted the modified approach for valuing its road and street infrastructure. The Township completes an annual assessment of conditions and maintains all infrastructure at an overall good or better condition level. As a result, costs have been estimated for the entire road and street infrastructure system. If the yearly assessment maintains this overall condition level, no depreciation will be recorded. Annual maintenance costs for the roads and streets will be expensed.

**Impairment of Long-Lived Assets**

The Township evaluates prominent events or changes in circumstances affecting capital assets to determine whether impairment of a capital asset has occurred. A capital asset is generally considered impaired if both (a) the decline in service utility of the capital asset is large in magnitude and (b) the event or change in circumstances is outside the normal life cycle of the capital asset. If a capital asset is considered to be impaired, the amount of impairment is measured by the method that most reflects the decline in service utility of the capital asset at the lower of carrying value or fair value for impaired capital assets that will no longer be used by the Township. No impairment losses were recognized in the year ended December 31, 2024.

**Long-Term Obligations**

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. In the fund financial statements, the face amount of debt issued is reported as other financing sources and uses. Notes payable are reported net of the applicable premium or discount. Premiums and discounts are deferred and amortized over the life of the notes. Deferred amounts on refunding are recorded as a deferred outflow of resources and amortized over the life of the old debt or the life of the new debt, whichever is shorter. All amounts are amortized using the straight-line method.

**Fund Equity**

As prescribed by GASB, governmental funds report fund balance in classifications based primarily on the extent to which the Township is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. The Township reports the following fund balance classifications:

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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*Nonspendable*

Nonspendable fund balances are amounts that cannot be spent because they are either (a) not in spendable form – such as inventory or prepaid insurance or (b) legally or contractually required to be maintained intact – such as a trust that must be retained in perpetuity.

*Restricted*

Restricted fund balances are restricted when constraints placed on the use of resources are either (a) externally imposed by creditors, grantors, contributors or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.

*Committed*

Committed fund balances are amounts that can only be used for specific purposes determined by a formal action of the Township's highest level of decision-making authority, the Board of Supervisors. Committed amounts cannot be used for any other purpose unless the Board of Supervisors removes those constraints by taking the same type of formal action (e.g., resolution).

*Assigned*

Assigned fund balances are amounts that are constrained by the Township's intent to be used for specific purposes, but are neither restricted nor committed. Intent is expressed by (a) the Township Manager or (b) an appointed body (e.g., finance committee) or (c) an official to which the Township has delegated the authority to assign, modify or rescind amounts to be used for specific purposes.

Assigned fund balance includes (a) all remaining amounts that are reported in governmental funds (other than the General Fund) that are not classified as non-spendable, restricted or committed, and (b) amounts in the General Fund that are intended to be used for a specific purpose. Specific amounts that are not restricted or committed in a special revenue fund or the capital projects fund are assigned for purposes in accordance with the nature of their fund type.

*Unassigned*

Unassigned fund balance is the residual classification for the General Fund. This classification represents General Fund balance that has not been assigned to other funds, and that has not been restricted, committed or assigned to specific purposes within the General Fund.

When both restricted and unrestricted resources are available for use, it is the Township's policy to use externally restricted resources first, then unrestricted resources—committed, assigned or unassigned—in order as needed.

The Board of Supervisors establishes (and modifies or rescinds) fund balance commitments by passage of a resolution. Assigned fund balance is intended to be used by the Township for a specific purposes but does not meet the criteria to be classified as restricted or committed. The Township has a fund balance policy target range of 25 to 35 percent of budgeted expenditures. In the event the General Fund unassigned fund balance shall exceed the maximum target range of 35 percent, the Township Manager will present a plan for consideration by the Board of Supervisors to take action to reduce the unassigned fund balance to within the target range.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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**Comparative Data**

Comparative totals for the prior year have been presented in the accompanying financial statements in order to provide an understanding of changes in the Township's financial position and operations. Certain amounts presented in the prior year have been reclassified in order to be consistent with the current year's presentation. However, presentation of prior year totals by fund and activity type has not been presented in each of the statements since their inclusion would make the statements unduly complex and difficult to read. Summarized comparative information should be read in conjunction with the Township's financial statements for the year ended December 31, 2023, from which the summarized information was derived.

**Reclassifications**

Certain amounts presented in the prior year data have been reclassified in order to be consistent with the current year's presentation.

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Implementation of New Accounting Pronouncements**

GASB Statement No. 100, *Accounting Changes and Error Corrections*, became effective for the Township during the year ended December 31, 2024. GASB Statement No. 100 enhances accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent and comparable information for making decisions or assessing accountability. The implementation did not have a material impact on the Township's financial statements.

**New Accounting Pronouncements**

GASB Statement No. 101, *Compensated Absences*, will be effective for the Township for the year ended December 31, 2025. GASB Statement No. 101 will update the recognition and measurement guidance for compensated absences by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. GASB Statement No. 101 will require that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means.

GASB Statement No. 102, *Certain Risk Disclosures*, will be effective for the Township for the year ended December 31, 2026. The objective of GASB Statement No. 102 is to improve financial reporting by providing users of financial statements with essential information that currently is not often provided. The disclosures will provide users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to substantial impact. As a result, users will have better information with which to understand and anticipate certain risks to a government's financial condition.

GASB Statement No. 103, *Financial Reporting Model Improvements*, will be effective for the Township for the year ended December 31, 2027. The objective of GASB Statement No. 103 is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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GASB Statement No. 104, *Disclosure of Certain Capital Assets*, will be effective for the Township for the year ended December 31, 2026. The objective of GASB Statement No. 104 is to improve financial reporting by providing users of financial statements with essential information about certain types of capital assets in order to make informed decisions and assess accountability. Additionally, the disclosure requirements will improve consistency and comparability between governments.

**2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgetary Information**

Township code of the Commonwealth of Pennsylvania requires that an annual budget for all funds be adopted no later than December 31 for the succeeding fiscal year beginning January 1. The Township is required to publish notice by advertisement at least once in one newspaper of general circulation in the Township, and within 20 days of final action, that the budget has been prepared and is available for public inspection at the Township offices. Notice that public hearings will be held on the proposed budget must be included in the advertisement.

Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

The Township is legally required to maintain budgetary controls at the major function level. Appropriations lapse at the end of the fiscal period. Budgetary information reflected in the financial statements is presented at the level of budgetary control and include the effect of approved budget amendments.

**3. DEPOSITS AND INVESTMENTS**

State statutes authorize the Township to invest in U.S. Treasury bills, time or share accounts of institutions insured by the Federal Deposit Insurance Corporation or in certificates of deposit when they are secured by proper bond or collateral, repurchase agreements, state treasurer's investment pools or mutual funds.

**Custodial Credit Risk - Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. The Township is required by statute to deposit funds in depositories that are either banks, banking institutions or trust companies located in the Commonwealth of Pennsylvania. To the extent that such deposits exceed federal insurance, the depositories must pledge as collateral obligations of the United States, the Commonwealth of Pennsylvania or any political subdivision. Under Act 72 of 1971, as amended, the depositories may meet this collateralization requirement by pooling appropriate securities to cover all public funds on deposit.

At December 31, 2024, the carrying amount of the Township's deposits was \$35,716,204 and the bank balance was \$35,862,171. Of the bank balance, \$811,036 was covered by federal depository insurance and \$5,928,871 was collateralized by the Township's depositories in accordance with Act 72 and the collateral was held by the depositories' agent in pooled public funds. The remaining cash deposits of the Township are 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, 2024, PLGIT was rated AAA by a nationally recognized statistical rating agency.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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**Investments**

As of December 31, 2024, the Township's pension and other post-employment benefits trust funds had the following investments:

<u>Description</u>	<u>Fair Value</u>
Equity mutual funds	\$ 19,284,115
Fixed income mutual funds	9,602,572
Real estate investment trust ("REIT")	160,379
	<u>\$ 29,047,066</u>

Mutual funds were valued using level 1 inputs while REITs were valued using Level 3 inputs.

**Custodial Credit Risk - Investments**

For an investment, this is the risk that, in the event of a failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. The Township's pension trust funds consist of uninsured, unregistered investments held by a counterparty's trust department but not in the Township's name and subject to custodial credit risk.

**Interest Rate Risk**

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Township's investment policy limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. As of December 31, 2024, the fixed income mutual funds are considered to be exposed to interest rate risk.

**Credit Risk**

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill their obligations. The Township limits its type of investments permitted as defined in the state statutes. The Township has no investments subject to credit risk as of December 31, 2024.

**Concentration of Credit Risk**

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. Investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments are excluded from this requirement. As of December 31, 2024, the Township had no investments subject to concentration of credit risk.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

**4. CAPITAL ASSETS**

The Township's capital asset activity for the year ended December 31, 2024 was as follows:

	Balance January 1, 2024	Additions	Deletions	Balance December 31, 2024
<b>Governmental activities</b>				
Capital assets not being depreciated				
Land	\$ 11,813,666	\$ -	\$ 468,989	\$ 11,344,677
Infrastructure	13,287,675	-	-	13,287,675
Construction in progress	518,404	88,554	405,253	201,705
Total capital assets not being depreciated	25,619,745	88,554	874,242	24,834,057
Capital assets being depreciated				
Infrastructure	9,652,468	4,029,924	19,449	13,662,943
Buildings and building improvements	10,071,773	62,626	216,542	9,917,857
Right to use lease asset	-	42,573	-	42,573
Furniture and equipment	3,598,040	289,766	12,505	3,875,301
Total capital assets being depreciated	23,322,281	4,424,889	248,496	27,498,674
Less accumulated depreciation for				
Infrastructure	(5,531,004)	(470,016)	(243)	(6,000,777)
Buildings and building improvements	(7,382,416)	(344,322)	(74,471)	(7,652,267)
Right to use lease asset	-	(8,515)	-	(8,515)
Furniture and equipment	(2,774,100)	(211,024)	(11,363)	(2,973,761)
Total accumulated depreciation	(15,687,520)	(1,033,877)	(86,077)	(16,635,320)
Total capital assets being depreciated, net	7,634,761	3,391,012	162,419	10,863,354
Governmental activities, net	\$ 33,254,506	\$ 3,479,566	\$ 1,036,661	\$ 35,697,411
<b>Business-type activities</b>				
Capital assets being depreciated				
Sewer system and equipment	\$ 22,011,099	\$ 182,433	\$ -	\$ 22,193,532
Less: Accumulated depreciation	(19,533,665)	(280,025)	-	(19,813,690)
Business-type activities, net	\$ 2,477,434	\$ (97,592)	\$ -	\$ 2,379,842

Depreciation expense was charged to functions/programs of the Township as follows:

<b>Governmental activities</b>	
General government	\$ 177,821
Public safety	464,713
Public works	343,148
Culture and recreation	48,195
Total depreciation expense - governmental activities	\$ 1,033,877
<b>Business-type activities</b>	
Sewer	\$ 280,025



**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

**5. INTERNAL RECEIVABLES, PAYABLES AND TRANSFERS**

The composition of interfund balances as of December 31, 2024 is as follows:

<u>Receivable To</u>	<u>Amount</u>	<u>Payable From</u>	<u>Amount</u>
Nonmajor governmental funds	\$ 409	General fund	\$ 409
General fund	896	Sewer fund	896
General fund	124,048	Nonmajor governmental funds	124,048
Capital reserve fund	81,811	General fund	81,811
Traffic impact fund	1,119,303	General fund	1,119,303
	<u>\$ 1,326,467</u>		<u>\$ 1,326,467</u>

Interfund balances between funds represent temporary loans recorded to final allocations of costs. The balances are generally repaid shortly after year-end.

A summary of interfund transfers for the year ended December 31, 2024 is as follows:

<u>Transfers In</u>	<u>Amount</u>	<u>Transfers Out</u>	<u>Amount</u>
General fund	\$ 15,065	Sewer fund	\$ 15,065
Nonmajor governmental fund	165,000	General fund	165,000
Capital reserve fund	2,017,814	General fund	2,017,814
Sewer fund	82,433	Sewer reserve fund	82,433
	<u>\$ 2,280,312</u>		<u>\$ 2,280,312</u>

Interfund transfers primarily represent budgeted appropriations from the General Fund and Sewer Fund to subsidize capital projects and activities within other funds.

**6. LEASE RECEIVABLE**

The Township has entered into a long-term lease agreement as lessor or property which expired March 2024 and was extended through March 2029. An initial lease receivable for the original lease was recorded in the amount of \$703,075 and \$710,393 for the lease extension. The lease receivable for the lease extension has an imputed interest rate of 5% and has a lease term of 5 years. As of December 31, 2024, the value of the lease receivable and deferred inflows of resources was \$701,156. The term of the lease was 5 years as of the contract commencement. Future minimum lease payments under this lease is as follows:

The future minimum lease payments to be received under the leases and the net present value of the future minimum lease payments to be received as of December 31, 2024 are as follows:

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

**Year Ending December 31,**

2025	\$ 155,314
2026	159,197
2027	163,180
2028	167,256
2029	56,209
	<u>701,156</u>
Less: Amount representing interest	<u>(73,125)</u>
Present value of minimum lease payments	<u>\$ 628,031</u>

**7. NONCURRENT LIABILITIES**

The following summarizes the changes in noncurrent liabilities for the year ended December 31, 2024:

	<b>Balance January 1, 2024</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance December 31, 2024</b>	<b>Amount Due Within One Year</b>
<b>Governmental activities</b>					
General obligation debt					
Bonds payable	\$ -	4,995,000	\$ -	4,995,000	\$ 235,000
Bond premiums	-	59,481	-	59,481	2,974
Total general obligation debt	<u>-</u>	<u>5,054,481</u>	<u>-</u>	<u>5,054,481</u>	<u>237,974</u>
Other noncurrent liabilities					
Right to use lease liability	-	42,573	7,988	34,585	8,144
Police net OPEB liability	69,832	-	46,060	23,772	-
Police net pension liability	2,236,582	-	586,227	1,650,355	-
Nonuniform net pension liability (asset)	84,566	-	199,804	(115,238)	-
Total other noncurrent liabilities	<u>2,390,980</u>	<u>42,573</u>	<u>840,079</u>	<u>1,593,474</u>	<u>8,144</u>
Total governmental activities	<u>\$ 2,390,980</u>	<u>\$ 5,097,054</u>	<u>\$ 840,079</u>	<u>\$ 6,647,955</u>	<u>\$ 246,118</u>

**8. GENERAL OBLIGATION DEBT**

General obligation debt is a direct obligation of the Township for which full faith and credit are pledged and is payable from unrestricted sources. The District has not pledged any assets as collateral for general obligation debt. General obligation debt was issued to finance capital expenditures.

General obligation debt outstanding as of December 31, 2024 consisted of the following:

<b>Description</b>	<b>Interest Rate(s)</b>	<b>Original Issue Amount</b>	<b>Final Maturity</b>	<b>Principal Outstanding</b>
<b>General obligation bond</b>				
Series of 2024	4.00% - 5.00%	\$ 4,995,000	8/1/2044	<u>\$ 4,995,000</u>

Annual debt service requirements to maturity on these obligations are as follows:

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

<u>Year Ending June 30,</u>	<u>Principal Maturities</u>	<u>Interest Maturities</u>	<u>Total Maturities</u>
2025	\$ 235,000	\$ 130,302	\$ 365,302
2026	165,000	199,550	364,550
2027	175,000	191,300	366,300
2028	185,000	182,550	367,550
2029	190,000	173,300	363,300
2030-2034	1,095,000	727,000	1,822,000
2035-2039	1,330,000	488,000	1,818,000
2040-2044	1,620,000	199,400	1,819,400
	<u>\$ 4,995,000</u>	<u>\$ 2,291,402</u>	<u>\$ 7,286,402</u>

**Series of 2024 General Obligation Bonds**

In December 2024, the Township issued \$4,995,000 of general obligation bonds, Series of 2024 for the purpose of providing funding for the acquisition, development and design of a property for use as the Township's new public works facility and to pay for the cost of issuing the bonds.

**9. RIGHT-TO USE LEASES PAYABLE**

The Township entered into a long-term lease agreement as lessee for the use of copiers. An initial lease liability was recorded in the amount of \$42,573. As of December 31, 2024, the carrying amount of the lease liability is \$34,584. The lease has an imputed interest rate of 3.93%. The copiers estimated useful life was 5 years as of the contract commencement. The value of the intangible right-to-use asset as of December 31, 2024 is \$34,058, net of accumulated amortization of \$8,515, and is included with noncurrent assets on the statement of net position.

**Year Ending June 30,**

2025	\$ 9,564
2026	9,564
2027	9,564
2028	9,564
Less: Amount representing interest	(3,671)
Present value of minimum lease payments	<u>\$ 34,585</u>

**10. POST EMPLOYMENT RETIREMENT PLAN**

The Lower Gwynedd Township Police Post-Employment Benefits Plan ("OPEB Plan") is a contributory, single-employer postretirement benefits plan that covers all full-time uniformed police officers of the Township. The OPEB Plan provides postretirement medical benefits upon retirement or disability to plan members and their beneficiaries, pursuant to Township ordinances and the collective bargaining agreement between the Township and the police officers. The OPEB Plan can be amended by the Township through its ordinances and union contracts. The OPEB Plan is administered by a plan administrator appointed by the Board of Supervisors of the Township.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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**Plan Membership**

Membership in the OPEB Plan consisted of the following at January 1, 2023:

Active employees	22
Retirees and beneficiaries currently receiving benefits	3
Terminated plan members entitled to but not yet receiving benefits	<u>-</u>
	<u>25</u>

**Funding Policy**

The Township's contributions are funded on a pay-as-you-go basis. The contribution requirements of retirees are established and may be amended by the Board of Supervisors.

**Other Post-Employment Benefits Trust**

*Basis of Accounting*

The OPEB Plan's financial statements are prepared using the accrual basis of accounting. OPEB plan member contributions by retired officers toward their postretirement benefits reduce the employer cost and the resulting liability. Employer contributions are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with terms of the OPEB plan.

*Annual OPEB Cost*

The annual OPEB cost was determined as part of the January 1, 2023 actuarial valuation using the entry age normal actuarial cost method. The actuarial assumptions included (a) a 7.00% percent investment rate of return (net of administrative costs) and (b) 2.50% inflation and 5.50% salary increases. The unfunded actuarial accrued liability is being amortized on the level dollar closed basis.

*Discount Rate*

The discount rate used to measure the total OPEB liability is 7.00% based upon the expected rate of return, net of expected investment expenses. The plan's fiduciary net position is projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The Township's funding policy is to fund the rate subsidies through the General Fund and pay only the actual premiums for retired members from the OPEB trust.

*Rate of Return*

The long-term expected rate of return on OPEB Plan investments was determined using the building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target allocation percentage and by adding expected inflation.

The annual money-weighted rate of return on OPEB Plan investments, net of investment expenses, was 10.92%. The money-weighted rate of return expresses investment performance, net of expenses, adjusted for the changing amounts actually invested.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

A schedule of plan investments by asset class, target allocations, and long-term expected rate of return is as follows:

<b>OPEB - Asset Class</b>	<b>Target Allocation</b>	<b>Long-Term Expected Real Rate of Return</b>
Domestic equity	42.00%	
International equity	23.00%	
Fixed income	35.00%	
	<u>100.00%</u>	<u>7.12%</u>

***Net OPEB Liability***

The Township's net OPEB liability has been measured as of December 31, 2024. The total OPEB liability was determined by an actuarial valuation as of January 1, 2023. No significant events or changes in assumptions occurred between the valuation date and the fiscal year end. The net OPEB liability is \$23,772 measured as the difference between the total OPEB liability of \$1,277,670 and the fiduciary net position of \$1,253,898.

The Township's change in total OPEB liability, plan fiduciary net position, and net OPEB liability (asset) for the year ended December 31, 2024 were as follows:

	<b>Total Pension Liability (A)</b>	<b>Net Pension Plan Fiduciary Position (B)</b>	<b>Liability (Asset) (A) - (B)</b>
<b>Balances as of December 31, 2023</b>	<u>\$ 1,167,827</u>	<u>\$ 1,097,995</u>	<u>\$ 69,832</u>
Changes for the year:			
Service cost	33,348	-	33,348
Interest on total OPEB liability	76,655	-	76,655
Changes in actuarial assumptions	10,246	-	10,246
Differences between expected and actual experience	-	47,828	(47,828)
Employer contributions	-	45,955	(45,955)
Net investment income	-	72,526	(72,526)
Benefit payments	(10,406)	(10,406)	-
Net changes	<u>109,843</u>	<u>155,903</u>	<u>(46,060)</u>
<b>Balances as of December 31, 2024</b>	<u><u>\$ 1,277,670</u></u>	<u><u>\$ 1,253,898</u></u>	<u><u>\$ 23,772</u></u>

***Sensitivity of the Net OPEB Liability (Asset) to Change in Healthcare Cost Trend Rates***

The following presents the net OPEB liability (asset) for December 31, 2024, calculated using current healthcare cost trends as well as what the net OPEB liability would be if healthcare cost trends were 1-percentage point lower or 1-percentage point higher than the current rate:

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

	<u>1% Decrease</u>	<u>Trend Rate</u>	<u>1% Increase</u>
Net OPEB liability (asset)	\$ <u>(103,051)</u>	\$ <u>23,772</u>	\$ <u>168,016</u>

*Sensitivity of the Net OPEB Liability (Asset) to Changes in the Discount Rate*

The following presents the net OPEB liability (asset) of the Township calculated using the discount rate 7.00%, as well as what the net pension liability would be if it were calculated using the discount rate that is one percentage point lower (6.00%) or 1 percentage point higher (8.00%) than the current rate:

	<u>1% Decrease</u>	<u>Current Discount Rate</u>	<u>1% Increase</u>
	<u>6.00%</u>	<u>7.00%</u>	<u>8.00%</u>
Net OPEB liability (asset)	\$ <u>121,772</u>	\$ <u>23,772</u>	\$ <u>(66,477)</u>

*OPEB Expense and Deferred Outflows and Inflows of Resources Related to OPEB*

For the year ended December 31, 2024, the Township recognized OPEB expense of \$22,315. At December 31, 2024, the Township had deferred outflows of resources and deferred inflows of resources related to the OPEB Plan from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 48,753	\$ 197,907
Changes of assumptions	9,132	152,515.00
Net difference between projected and actual earnings on OPEB plan investments	5,526	-
	<u>\$ 63,411</u>	<u>\$ 350,422</u>

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

**Year Ended December 31,**

2025	\$ (30,791)
2026	(15,717)
2027	(62,611)
2028	(48,958)
2029	(40,638)
Thereafter	(88,296)
	<u>\$ (287,011)</u>

*Actuarial Methods and Significant Assumptions*

- Investment return – 7.00% (including inflation)
- Discount rate – 7.00%
- Inflation – 2.50%

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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- Salary increases – 5.50% per year
- Mortality rates – SOA Pub-2010 public safety headcount-weighted mortality margin for mortality improvements: scale MP-2021

**11. EMPLOYEE RETIREMENT PLANS**

**Police Pension Fund**

The Lower Gwynedd Township Police Pension Fund accounts for a contributory, single-employer defined benefit pension plan (the "Police Pension Plan") that covers all full-time uniformed police officers of the Township. The Police Pension Plan provides retirement, disability and death benefits to plan members and their beneficiaries, pursuant to Act 600 of 1956, as amended.

Management of the plan is vested in Investment Advisory Committee, which consists up to eleven member-four Township residents appointed by the Township, two members of the Board of Supervisors, the Township Manager, the Assistant Township Manager, the Finance Director, one non-uniform employee and one police officer. The Investment Advisory Committee is responsible for advising, reviewing, monitoring and making recommendations to the Board of Supervisors of the Township as of the administrative, operation and investment of the plan.

**Plan Membership**

Membership in the Police Pension Plan consisted of the following at December 31, 2024:

Active employees	19
Retirees and beneficiaries currently receiving benefits (including DROP members)	17
Terminated plan members entitled to but not yet receiving benefits	<u>1</u>
	<u>37</u>

**Benefit Provisions**

The Police Pension Plan provides retirement, disability and death benefits to plan members and their beneficiaries. Cost-of-living allowances are provided at the discretion of the Police Pension Plan.

Members are eligible for normal retirement after attainment of age 50 (age 55 for any employee hired on or after January 1, 2013) and 25 years of service and early retirement after 20 years of service. Normal retirement benefits are calculated as 50% of average compensation during the final 36 months of employment plus a service increment of \$400 per month for each completed year of benefit service in excess of 25 years, up to a maximum increment of three years of \$1,200 per year. This benefit will be reduced for early commencement. If a member leaves the employment of the Township or ceases to be a member for any reason, they will be vested in their benefit after 12 years of full-time service and their vested benefit would be equal to 50% of monthly average compensation multiplied by years of service at termination divided by the service they would have had if they worked until normal retirement.

If a member is totally and permanently disabled in the line of duty, they are eligible for disability payments equal to 50% of their salary at the time of disability.

If a member is eligible for retirement at the time of death, a monthly death benefit is payable to their surviving spouse or eligible dependent child, equal to 50% of the normal monthly retirement benefit.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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**Basis of Accounting**

The Police Pension Plan's financial statements are prepared using the accrual basis of accounting. Contributions are recognized in the period when due and benefits and refunds are recognized when due and payable.

**Method Used to Value Investments**

Investments in the Police Pension Plan are reported at fair value. Investments that do not have an established market value are reported at estimated fair value.

**Contributions**

Annual contributions to the Police Pension Plan are based upon the minimum municipal obligation (the "MMO"). The MMO is derived from the Police Pension Plan's biennial actuarial valuation. Members in the Police Pension Plan are required to contribute 5.00% of total compensation. This contribution is established by the Plan's governing ordinance. The Commonwealth of Pennsylvania provides an allocation of funds, which must be used, for pension funding. Any financial requirement established by the MMO which exceeds the state and employee contribution must be funded by the Township.

**Administrative Costs**

Administrative costs, including the investment manager, custodial trustee and actuarial services are charged to the Plan and funded through investment earnings.

**Annual Pension Cost**

The annual required contribution was determined as part of the January 1, 2023 actuarial valuation using the entry age normal actuarial cost method. The actuarial assumptions included (a) a 6.50% percent investment rate of return (net of administrative costs) and (b) 3.00% inflation and 5.50% salary increases. The unfunded actuarial accrued liability is being amortized on the level dollar closed basis.

**Discount Rate**

The discount rate used to measure the total pension liability is 6.50%. The Police Pension Plan's fiduciary net position is projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The employer's funding policy requires the full funding of the entry age normal cost, plus plan expenses, as well as an amortization of the unfunded liability.

**Rate of Return**

The long-term expected rate of return on pension plan investments was determined using the building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target allocation percentage and by adding expected inflation.

The annual money-weighted rate of return on pension plan investments, net of pension plan investment expenses not funded through the MMO was 10.95%. The money-weighted rate of return expresses investment performance, net of expenses, adjusted for the changing amounts actually invested.

A schedule of plan investments by asset class, target allocations, and long-term expected rate of return is as follows:



**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equity	42.00%	
International equity	23.00%	
Fixed income	33.00%	
Cash	2.00%	
	<u>100.00%</u>	7.07%

**Net Pension Liability**

The Township's net pension liability has been measured as of December 31, 2024. The total pension liability was determined by an actuarial valuation as of January 1, 2023, and by rolling forward the liabilities from the January 1, 2023 actuarial valuation through the measurement date. No significant events or changes in assumptions occurred between the valuation date and the fiscal year end. The net pension liability was a liability of \$1,650,355 measured as the difference between the total pension liability of \$22,758,063 and the fiduciary net position of \$21,107,708.

The Township's change in total pension liability, plan fiduciary net position, and net pension liability for the year ended December 31, 2024 were as follows:

	<u>Total Pension Liability (A)</u>	<u>Plan Fiduciary Net Position (B)</u>	<u>Net Pension Liability (Asset) (A) - (B)</u>
<b>Balances as of December 31, 2023</b>	<u>\$ 21,433,655</u>	<u>\$ 19,197,073</u>	<u>\$ 2,236,582</u>
Changes for the year:			
Service cost	703,562	-	703,562
Interest on total pension liability	1,368,877	-	1,368,877
Employer contributions	-	448,845	(448,845)
Member contributions	-	151,577	(151,577)
Net investment income	-	2,058,244	(2,058,244)
Benefit payments	(748,031)	(748,031)	-
Net changes	<u>1,324,408</u>	<u>1,910,635</u>	<u>(586,227)</u>
<b>Balances as of December 31, 2024</b>	<u><u>\$ 22,758,063</u></u>	<u><u>\$ 21,107,708</u></u>	<u><u>\$ 1,650,355</u></u>

**Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate**

The following presents the net pension liability (asset) of the Township calculated using the discount rate 6.50%, as well as what the net pension liability (asset) would be if it were calculated using the discount rate that is one percentage point lower (5.50%) or 1 percentage point higher (7.50%) than the current rate:

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

	<b>1% Decrease</b>	<b>Current Discount Rate</b>	<b>1% Increase</b>
	<b>5.50%</b>	<b>6.50%</b>	<b>7.50%</b>
Net pension liability (asset)	\$ 4,585,407	\$ 1,650,355	\$ (764,590)

**Pension Expense and Deferred Outflows and Inflows of Resources Related to Pension**

For the year ended December 31, 2024, the Township recognized pension expense of \$853,867. At December 31, 2024, the Township reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ -	\$ 312,883
Changes in assumptions	580,650	-
Net difference between projected and actual earnings on pension plan investments	214,214	-
	<u>\$ 794,864</u>	<u>\$ 312,883</u>

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

**Year Ended December 31,**

2025	\$ 428,746
2026	654,040
2027	(435,050)
2028	(165,755)
	<u>\$ 481,981</u>

**Deferred Retirement Option Program**

An active member who has met the eligibility requirements for normal retirement may elect to participate in the Deferred Retirement Option Program ("DROP") for a period of no more than 48 months. The member's monthly pension shall be calculated as of their date of participation in the program and shall be distributed in a lump sum at retirement. The DROP balance at December 31, 2024 was \$139,739.

**Actuarial Methods and Significant Assumptions**

- Investment return – 6.50% as of December 31, 2024
- Discount rate – 6.50% as of December 31, 2024
- Inflation – 3.00%
- Salary increases – 5.50% per year

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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- Mortality rates – Pub-2010 safety amount-weighted mortality table, projected from 2010 mortality improvement scale MP-2021

**Nonuniform Pension Fund**

The Lower Gwynedd Township Nonuniform Pension Fund accounts for a contributory, single-employer defined benefit pension plan (the "Nonuniform Pension Plan") that covers all full-time non-uniformed employees of the Township.

Management of the plan is vested in Investment Advisory Committee, which consists up to eleven member-four Township residents appointed by the Township, two members of the Board of Supervisors, the Township Manager, the Assistant Township Manager, the Finance Director, one non-uniform employee and one police officer. The Investment Advisory Committee is responsible for advising, reviewing, monitoring and making recommendations to the Board of Supervisors of the Township as of the administrative, operation and investment of the plan.

**Plan Membership**

Membership in the Nonuniform Pension Plan consisted of the following at December 31, 2024:

Active employees	7
Retirees and beneficiaries currently receiving benefits	13
Terminated plan members entitled to but not yet receiving benefits	<u>7</u>
	<u>27</u>

**Benefit Provisions**

The Nonuniform Pension Plan provides retirement, disability and death benefits to plan members and their beneficiaries. Cost-of-living allowances are provided at the discretion of the Nonuniform Pension Plan.

Members are eligible for normal retirement after attainment of age 65 and age 60 for early retirement. Normal retirement benefits are calculated as 50% of average compensation during the final 36 months of employment reduced for service less than 25 years. Members will be vested in their benefit after 10 years of full-time service. This benefit will be reduced for early commencement. If a member leaves the employment of the Township or ceases to be a member for any reason, the benefit will be reduced by  $\frac{1}{2}$  of 1% for each month that the early retirement death precedes the normal retirement date.

If a member is eligible for retirement at the time of death, a monthly death benefit is payable to their surviving spouse or eligible dependent child, equal to 50% of the normal monthly retirement benefit.

**Basis of Accounting**

The Nonuniform Pension Plan's financial statements are prepared using the accrual basis of accounting. Contributions are recognized in the period when due and benefits and refunds are recognized when due and payable.

**Method Used to Value Investments**

Investments in the Nonuniform Pension Plan are reported at fair value. Investments that do not have an established market value are reported at estimated fair value.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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**Contributions**

Annual contributions to the Nonuniform Pension Plan are based upon the minimum municipal obligation (the "MMO"). The MMO is derived from the Nonuniform Pension Plan's biennial actuarial valuation. Members in the Nonuniform Pension Plan are not required to make contributions to the Nonuniform Pension Plan. This contribution is established by the Plan's governing ordinance. The Commonwealth of Pennsylvania provides an allocation of funds, which must be used, for pension funding. Any financial requirement established by the MMO which exceeds the state and employee contribution must be funded by the Township.

**Administrative Costs**

Administrative costs, including the investment manager, custodial trustee and actuarial services are charged to the Plan and funded through investment earnings.

**Annual Pension Cost**

The annual required contribution was determined as part of the January 1, 2023 actuarial valuation using the entry age normal actuarial cost method. The actuarial assumptions included (a) a 6.50% percent investment rate of return (net of administrative costs) and (b) 3.00% inflation and 5.00% salary increases. The unfunded actuarial accrued liability is being amortized on the level dollar closed basis.

**Discount Rate**

The discount rate used to measure the total pension liability is 6.50%. The Nonuniform Pension Plan's fiduciary net position is projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The employer's funding policy requires the full funding of the entry age normal cost, plus plan expenses, as well as an amortization of the unfunded liability.

**Rate of Return**

The long-term expected rate of return on pension plan investments was determined using the building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target allocation percentage and by adding expected inflation.

The annual money-weighted rate of return on pension plan investments, net of pension plan investment expenses not funded through the MMO was 10.99%. The money-weighted rate of return expresses investment performance, net of expenses, adjusted for the changing amounts actually invested.

A schedule of plan investments by asset class, target allocations, and long-term expected rate of return is as follows:

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

<b>Asset Class</b>	<b>Target Allocation</b>	<b>Long-Term Expected Real Rate of Return</b>
Domestic equity	42.00%	
International equity	23.00%	
Fixed income	33.00%	
Cash	2.00%	
	<u>100.00%</u>	7.07%

**Net Pension Asset**

The Township's net pension asset has been measured as of December 31, 2024. The total pension liability was determined by an actuarial valuation as of January 1, 2023, and by rolling forward the liabilities from the January 1, 2023 actuarial valuation through the measurement date. No significant events or changes in assumptions occurred between the valuation date and the fiscal year end. The net pension asset was an asset of \$115,238 measured as the difference between the total pension liability of \$6,791,730 and the fiduciary net position of \$6,906,968.

The Township's change in total pension liability (asset), plan fiduciary net position, and net pension liability (asset) for the year ended December 31, 2024 were as follows:

	<b>Total Pension Liability (A)</b>	<b>Plan Fiduciary Net Position (B)</b>	<b>Net Pension Liability (Asset) (A) - (B)</b>
<b>Balances as of December 31, 2023</b>	<u>\$ 6,665,025</u>	<u>\$ 6,580,459</u>	<u>\$ 84,566</u>
Changes for the year:			
Service cost	79,723	-	79,723
Interest on total pension liability	421,069	-	421,069
Employer contributions	-	6,028	(6,028)
Net investment income	-	694,568	(694,568)
Benefit payments	<u>(374,086)</u>	<u>(374,086)</u>	<u>-</u>
Net changes	<u>126,706</u>	<u>326,510</u>	<u>(199,804)</u>
<b>Balances as of December 31, 2024</b>	<u><u>\$ 6,791,731</u></u>	<u><u>\$ 6,906,969</u></u>	<u><u>\$ (115,238)</u></u>

**Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate**

The following presents the net pension liability (asset) of the Township calculated using the discount rate 6.50%, as well as what the net pension liability would be if it were calculated using the discount rate that is one percentage point lower (5.50%) or 1 percentage point higher (7.50%) than the current rate:

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

	<b>1% Decrease</b>	<b>Current Discount</b>	<b>1% Increase</b>
	<b>5.50%</b>	<b>Rate</b>	<b>7.50%</b>
		<b>6.50%</b>	
Net pension liability (asset)	\$ 648,331	\$ (115,238)	\$ (760,723)

**Pension Expense and Deferred Inflows of Resources Related to Pension**

For the year ended December 31, 2024, the Township recognized pension expense of \$126,013. At December 31, 2024, the Township reported deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows</b>	<b>Deferred Inflows</b>
	<b>of Resources</b>	<b>of Resources</b>
Net difference between projected and actual earnings on pension plan investments	\$ 114,745	\$ -
Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:		

**Year Ended December 31,**

2025	\$ 113,597
2026	205,734
2027	(148,792)
2028	(55,794)
	<u>\$ 114,745</u>

**Actuarial Methods and Significant Assumptions**

- Investment return – 6.50% as of December 31, 2024
- Discount rate – 6.50% as of December 31, 2024
- Inflation – 3.00%
- Salary increases – 5.00% per year
- Mortality rates – Pub-2010 general amount-weighted mortality table, projected from 2010 mortality improvement scale MP-2021

**12. NONUNIFORM DEFINED CONTRIBUTION PLAN**

The Township sponsors a defined contribution pension plan (the "Defined Contribution Plan"). The Defined Contribution Plan covers all full-time employees of the Township, except for police officers. The assets of the Defined Contribution Plan, totaled \$427,585 as of December 31, 2024, are invested separately, and the Defined Contribution Plan's assets may be used only for the payment of benefits to the members of the Defined Contribution Plan. Investments are managed by the Defined Contribution Plan's administrator under several different investment options, or combinations thereof.

**Lower Gwynedd Township**  
**Notes to Financial Statements**  
**December 31, 2024**

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**Eligibility**

Full-time non-uniformed employees are eligible to join the Defined Contribution Plan after 6 months of employment.

**Contributions**

The Township contributes 4.00% of compensation after 5 months, 6.00% after 3 years, 8.00% after six years and 10% after 10 years. Employees are not required to contribute to the Non-Uniform Pension Plan. The Township's contributions totaled \$81,950 for 2024.

**Death Benefits**

If a member dies while an active member of the Defined Contribution Plan, his account will be 100% vested and payable to the member's spouse or designated beneficiary or beneficiaries.

**Vesting**

If a member in the Defined Contribution Plan terminates other than by retirement, disability or death, the percentage of his employer contribution account to which he will be entitled depends upon the number of years of credited service. Employees are fully vested after 5 years of continuous service.

**Forfeiture**

When a member terminates before becoming 100% vested, the portion of his account to which he is not entitled is used to reduce future Township contributions to the Defined Contribution Plan. There was a balance of \$27,122 in forfeitures as of December 31, 2024.

**13. DEFERRED COMPENSATION PLAN**

The Township offers its employees a deferred compensation plan in accordance with Internal Revenue Code Section 457. The deferred compensation plan, available to those employees who meet the eligibility requirements set forth in the deferred compensation plan, permits employees to defer a portion of their salary until future years. Assets of the deferred compensation plan totaled \$9,671,654 as of December 31, 2024 are not available to employees until termination, retirement, death, disability or unforeseeable emergency. All amounts of compensation deferred under the deferred compensation plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property or rights are solely the property and rights of the participants. The Township has no liability for losses under the plan. Investments are managed by the plan's administrator under several different investment options or combinations thereof. The choice of the investment option(s) is made by the participants. The Township has no management control over the assets of the deferred compensation plan. Accordingly, the assets of the deferred compensation plan are not included in these financial statements.

**14. CONTINGENCIES AND COMMITMENTS**

**Government Grants and Awards**

The Township receives federal, state and local funding under a number of programs. Payments made by these sources under contractual agreements are provisional and subject to redetermination based on filing of reports and audits of those reports. Final settlements due from or to these sources are recorded in the year in which the related services are performed. Any adjustments resulting from subsequent examinations are recognized in the year in which the results of such examinations become known. Township officials do not expect any significant adjustments as a result of these examinations.

**Litigation**

The Township is a defendant in various matters of litigation and claims. These matters result from the normal course of business. It is not presently possible to determine the ultimate outcome or settlement cost, if any, of these matters.

**15. RISK MANAGEMENT**

**Health Insurance**

The Township participates in a healthcare trust with other governmental entities from Pennsylvania and Delaware. The healthcare trust is a public entity risk pool is designed to provide healthcare coverage for eligible employees, spouses and dependents. The Trust was established for the sole and exclusive benefit of the employees of the member governmental entities. While the healthcare trust is self-funded, each member governmental entity receives a fully-insured equivalent rate which is guaranteed for twelve months and represents a total risk transfer to the healthcare trust. The Township is not responsible for any additional assessments upon termination. The healthcare trust assumes the risk for all claims including large claims and purchases commercial reinsurance for claims over \$1 million.

**Property and Liability**

The Township, with other governmental entities from Pennsylvania and Delaware, participate in a property and liability trust, which is a public entity risk pool currently operating as a common risk management and insurance program. The Township and the other participating members pay an annual premium to the property and liability trust for the purpose of seeking prevention or lessening of casualty losses to participating members from injuries to persons or property which might result in claims being made against participating members and to the property and liability trust's insurance risks, reserves, claims and losses and providing self-insurance and reinsurance thereof. It is the intent of the participating members of the property and liability trust, that the property and liability trust will utilize funds contributed by the participating members to provide self-insurance and reimbursement to the members for certain losses, to defend and protect each participating member of the property and liability trust against certain liabilities and losses, and to purchase excess and aggregate stop-loss insurance. As of December 31, 2024, the Township is not aware of any additional assessments relating to the property and liability trust.

**Workers' Compensation**

The Township and other Pennsylvania municipalities participate in a workers' compensation trust, which is a cooperative voluntary arrangement. The Township and the other participating members pay an annual premium to the workers' compensation trust for the purpose of seeking prevention or lessening of claims due to injuries of employees of the participating members and pooling workers' compensation and occupational disease insurance risks, reserves, claims and losses and providing self-insurance and reinsurance thereof. It is the intent of the participating members of the workers' compensation trust that the workers' compensation trust will utilize funds contributed by the participating members, which shall be held in trust, to provide self-insurance and reimbursement to the members for their obligations to pay compensation as required under the Workers' Compensation Act and the Pennsylvania Occupational Disease Act and to purchase excess and aggregate insurance. As of December 31, 2024, the Township is not aware of any additional assessments relating to the workers' compensation trust.

**Other Risks**

The Township is exposed to other risks of loss, including errors and omissions. The Township has purchased a commercial insurance policy to safeguard its assets from risk of loss due to errors and omissions. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

**16. SUBSEQUENT EVENTS**

Management has evaluated subsequent events through **DATE**, the date on which the financial statements were available to be issued. No material subsequent events have occurred since December 31, 2024 that required recognition or disclosure in the financial statements.



**REQUIRED SUPPLEMENTARY INFORMATION**

**Lower Gwynedd Township**  
**Budgetary Comparison Schedule – General Fund**  
**Year Ended December 31, 2024**

	<b>Original and Final Budget</b>	<b>Actual</b>	<b>with Final Budget Positive (Negative)</b>
<b>Revenues</b>			
Taxes			
Real estate taxes	\$ 1,075,000	\$ 1,089,309	\$ 14,309
Real estate transfer taxes	730,000	485,599	(244,401)
Earned income taxes	5,615,000	5,691,265	76,265
Mercantile taxes	260,000	255,316	(4,684)
Local services taxes	430,000	424,708	(5,292)
Business privilege tax	400,000	492,487	92,487
Total taxes	8,510,000	8,438,684	(71,316)
Licenses and permits	303,700	256,158	(47,542)
Fines and forfeits	11,500	13,210	1,710
Interest, rents and royalties	611,529	676,452	64,923
Intergovernmental revenues	507,617	544,725	37,108
Charges for services	732,053	716,294	(15,759)
Contributions	30,000	27,547	(2,453)
Miscellaneous	5,000	10,005	5,005
Total revenues	10,711,399	10,683,075	(28,324)
<b>Expenditures</b>			
Current			
General government			
Executive	744,203	765,945	(21,742)
Auiting services/financial administration	415,092	323,139	91,953
Tax collection	112,310	106,917	5,393
Solicitor/legal services	160,000	172,575	(12,575)
Other general government administration	89,735	223,280	(133,545)
General government buildings and plants	289,044	297,743	(8,699)
Total general government	1,810,384	1,889,599	(79,215)
Public safety			
Police	5,156,612	4,829,613	326,999
Fire relief	137,473	137,086	387
Ambulance/rescue	30,000	30,000	-
Planning and zoning	826,378	837,870	(11,492)
Total public safety	6,150,463	5,834,569	315,894

See Independent Auditor's Report.

**Lower Gwynedd Township**  
**Budgetary Comparison Schedule – General Fund**  
**Year Ended December 31, 2024**

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Public works - highways & streets			
General services - administration	815,102	811,402	3,700
Winter maintenance - snow removal	44,000	9,909	34,091
Repairs of tools and machinery	83,200	84,655	(1,455)
Total public works - highways & streets	<u>942,302</u>	<u>905,966</u>	<u>36,336</u>
Debt service			
Principal	7,988	7,988	-
Interest	1,576	1,576	-
Total debt service	<u>9,564</u>	<u>9,564</u>	<u>-</u>
Total expenditures	<u>8,912,713</u>	<u>8,639,698</u>	<u>273,015</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,798,686</u>	<u>2,043,377</u>	<u>244,691</u>
<b>Other financing sources (uses)</b>			
Refund of prior year receipts	-	(18,894)	(18,894)
Transfers in	10,394	15,065	4,671
Transfers out	(1,379,468)	(2,182,814)	(803,346)
Total other financing sources (uses)	<u>(1,369,074)</u>	<u>(2,186,643)</u>	<u>(817,569)</u>
Net change in fund balance	<u>\$ 429,612</u>	(143,266)	<u>\$ (572,878)</u>
<b>Fund balance</b>			
Beginning of year		<u>8,012,323</u>	
End of year		<u>\$ 7,869,057</u>	

See Independent Auditor's Report.

**Lower Gwynedd Township**  
**Budgetary Comparison Schedule – Traffic Impact Fund**  
**Year Ended December 31, 2024**

	<u>Original</u>	<u>Final</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>Revenues</b>				
Interest and rents	\$ 81,000	\$ 81,000	\$ 89,224	\$ 8,224
Intergovernmental revenues	2,416,316	2,416,316	2,123,757	(292,559)
Charges for services	50,000	50,000	-	(50,000)
Total revenues	<u>2,547,316</u>	<u>2,547,316</u>	<u>2,212,981</u>	<u>(334,335)</u>
<b>Expenditures</b>				
General government	40,000	40,000	-	40,000
Public works - highways and streets	<u>3,315,000</u>	<u>3,315,000</u>	<u>2,269,945</u>	<u>1,045,055</u>
Total expenditures	<u>3,355,000</u>	<u>3,355,000</u>	<u>2,269,945</u>	<u>1,085,055</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(807,684)</u>	<u>(807,684)</u>	<u>(56,964)</u>	<u>750,720</u>
<b>Other financing sources (uses)</b>				
Transfers in	<u>800,000</u>	<u>800,000</u>	<u>-</u>	<u>(800,000)</u>
Net change in fund balance	<u>\$ (7,684)</u>	<u>\$ (7,684)</u>	<u>(56,964)</u>	<u>\$ (49,280)</u>
<b>Fund balance</b>				
Beginning of year			<u>1,819,129</u>	
End of year			<u>\$ 1,762,165</u>	

See Independent Auditor's Report.

**Lower Gwynedd Township**  
**Budgetary Comparison Schedule – Highway Aid Fund**  
**Year Ended December 31, 2024**

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	<u>Original</u>	<u>Final</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>Revenues</b>				
Interest and rents	\$ 36,000	\$ 36,000	\$ 25,523	\$ (10,477)
Intergovernmental revenues	370,000	370,000	368,214	(1,786)
Total revenues	<u>406,000</u>	<u>406,000</u>	<u>393,737</u>	<u>(12,263)</u>
<b>Expenditures</b>				
Public works - highways and streets	<u>445,000</u>	<u>445,000</u>	<u>328,862</u>	<u>116,138</u>
Total expenditures	<u>445,000</u>	<u>445,000</u>	<u>328,862</u>	<u>116,138</u>
Net change in fund balance	<u>\$ (39,000)</u>	<u>\$ (39,000)</u>	64,875	<u>\$ 103,875</u>
<b>Fund balance</b>				
Beginning of year			<u>400,572</u>	
End of year			<u>\$ 465,447</u>	

See Independent Auditor's Report.

# Lower Gwynedd Township

## Schedule of Changes in Net Pension Liability (Asset)

### Year Ended December 31, 2024

	2024		2023		2022		2021		2020		2019		2018		2017		2016		2015	
	Police Pension Fund	Nonuniform Pension Fund	Police Pension Fund	Nonuniform Pension Fund	Police Pension Fund	Nonuniform Pension Fund	Police Pension Fund	Nonuniform Pension Fund	Police Pension Fund	Nonuniform Pension Fund	Police Pension Fund	Nonuniform Pension Fund	Police Pension Fund	Nonuniform Pension Fund	Police Pension Fund	Nonuniform Pension Fund	Police Pension Fund	Nonuniform Pension Fund	Police Pension Fund	Nonuniform Pension Fund
Total pension liability																				
Service cost	\$ 703,562	\$ 79,723	\$ 666,884	\$ 75,926	\$ 486,546	\$ 110,634	\$ 461,181	\$ 105,365	\$ 499,396	\$ 115,034	\$ 425,522	\$ 98,099	\$ 414,155	\$ 101,256	\$ 392,563	\$ 96,435	\$ 350,814	\$ 145,646	\$ 331,689	\$ 145,184
Interest on total pension liability	1,368,877	421,069	1,286,331	412,991	1,266,098	422,724	1,193,013	406,828	1,054,415	374,928	1,059,256	383,255	1,034,221	355,733	969,430	338,964	924,958	324,467	874,124	296,908
Changes of assumptions	-	-	1,211,794	336,167	-	-	18,861	10,047	923,072	293,367	109,015	175,118	-	-	-	-	-	-	-	-
Differences between expected and actual experience	-	-	(652,975)	(214,303)	-	-	63,749	(115,151)	24,845	14,750	(720,111)	(31,323)	-	-	(171,384)	(89,588)	-	-	(14,569)	66,752
Benefit payments, excluding DROP payments	(748,031)	(374,086)	(618,524)	(355,206)	(599,213)	(325,640)	(621,054)	(244,580)	(587,666)	(229,932)	(502,568)	(240,690)	(497,964)	(224,829)	(509,059)	(202,217)	(510,965)	(171,621)	(514,424)	(110,499)
Net change in total pension liability	1,324,408	126,706	1,893,510	255,575	1,153,431	207,718	1,115,750	162,509	1,914,062	568,147	371,114	384,459	950,412	232,160	681,550	143,594	764,807	298,492	676,820	398,345
Total pension liability, beginning	21,433,655	6,665,024	19,540,145	6,409,449	18,386,714	6,201,731	17,270,964	6,039,222	15,356,902	5,471,075	14,985,788	5,086,616	14,035,376	4,854,456	13,353,826	4,710,862	12,589,019	4,412,370	11,912,199	4,014,025
Total pension liability, ending	\$ 22,758,063	\$ 6,791,730	\$ 21,433,655	\$ 6,665,024	\$ 19,540,145	\$ 6,409,449	\$ 18,386,714	\$ 6,201,731	\$ 17,270,964	\$ 6,039,222	\$ 15,356,902	\$ 5,471,075	\$ 14,985,788	\$ 5,086,616	\$ 14,035,376	\$ 4,854,456	\$ 13,353,826	\$ 4,710,862	\$ 12,589,019	\$ 4,412,370
Plan fiduciary net position																				
Employer contributions	\$ 448,845	\$ 6,028	\$ 315,262	\$ 26,173	\$ 288,801	\$ 33,755	\$ 420,930	\$ 177,229	\$ 511,213	\$ 202,993	\$ 1,106,711	\$ 237,625	\$ 769,672	\$ 178,934	\$ 806,378	\$ 177,765	\$ 764,786	\$ 207,493	\$ 761,497	\$ 260,654
Employee contributions	151,577	-	160,239	-	110,273	-	113,734	-	113,893	-	121,645	-	108,160	-	104,613	-	99,622	-	92,219	-
Net investment income (loss)	2,058,244	694,568	2,434,015	847,750	(3,407,249)	(1,251,104)	2,507,227	930,806	2,415,476	911,706	2,656,624	1,021,166	(686,023)	(257,996)	1,912,527	797,736	716,596	308,276	4,056	3,298
Benefit payments, excluding DROP benefits	(748,031)	(374,086)	(618,524)	(355,206)	(599,213)	(325,640)	(621,054)	(244,580)	(587,666)	(229,932)	(502,568)	(240,690)	(497,964)	(224,829)	(509,059)	(202,217)	(510,965)	(171,621)	(514,424)	(110,499)
Net change in plan fiduciary net position	1,910,635	326,510	2,290,992	518,717	(3,607,388)	(1,542,989)	2,420,837	863,255	2,452,916	884,767	3,382,412	1,018,101	(306,155)	(303,891)	2,314,459	773,284	1,070,039	344,148	343,348	153,453
Fiduciary net position, beginning	19,197,073	6,580,458	16,906,081	6,061,741	20,513,469	7,604,730	18,092,632	6,741,475	15,639,716	5,856,708	12,257,304	4,838,607	12,563,459	5,142,498	10,249,000	4,369,214	9,178,961	4,025,066	8,835,613	3,871,613
Fiduciary net position, ending	\$ 21,107,708	\$ 6,906,968	\$ 19,197,073	\$ 6,580,458	\$ 16,906,081	\$ 6,061,741	\$ 20,513,469	\$ 7,604,730	\$ 18,092,632	\$ 6,741,475	\$ 15,639,716	\$ 5,856,708	\$ 12,257,304	\$ 4,838,607	\$ 12,563,459	\$ 5,142,498	\$ 10,249,000	\$ 4,369,214	\$ 9,178,961	\$ 4,025,066
Net pension liability (asset), ending	\$ 1,650,355	\$ (115,238)	\$ 2,236,582	\$ 84,566	\$ 2,634,064	\$ 347,708	\$ (2,126,755)	\$ (1,402,999)	\$ (821,668)	\$ (702,253)	\$ (282,814)	\$ (385,633)	\$ 2,728,484	\$ 248,009	\$ 1,471,917	\$ (288,042)	\$ 3,104,826	\$ 341,648	\$ 3,410,058	\$ 387,304
Fiduciary net position as a % of total pension liability	92.75%	101.70%	89.57%	98.73%	86.52%	94.58%	111.57%	122.62%	104.76%	111.63%	101.84%	107.05%	81.79%	95.12%	89.51%	105.93%	76.75%	92.75%	72.91%	91.22%
Internal money-weighted rate of return	10.95%	10.99%	14.57%	14.44%	-16.93%	-17.08%	13.94%	13.91%	15.55%	15.68%	21.09%	21.10%	-5.40%	-5.05%	18.31%	18.27%	7.55%	7.54%	0.04%	0.08%
Covered payroll	\$ 2,707,387	\$ 539,533	\$ 2,823,919	\$ 592,011	\$ 2,533,917	\$ 808,886	\$ 2,279,371	\$ 911,540	\$ 2,184,338	\$ 928,617	\$ 2,449,851	\$ 977,952	\$ 2,170,474	\$ 978,917	\$ 2,089,024	\$ 958,383	\$ 2,008,538	\$ 1,004,002	\$ 1,844,364	\$ 1,395,263
Net pension liability (asset) as a % of covered payroll	60.96%	-21.36%	79.20%	14.28%	103.95%	42.99%	-93.30%	-153.92%	-37.62%	-75.62%	-11.54%	-39.43%	125.71%	25.34%	70.46%	-30.05%	154.58%	34.03%	184.89%	27.76%

See Independent Auditor's Report.

**Lower Gwynedd Township**  
**Schedule of Township Pension Contributions**  
**Year Ended December 31, 2024**

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**Police Pension Fund**

<b>Fiscal Year Ended December 31</b>	<b>Actuarially Determined Contribution</b>	<b>Actual Employer Contribution</b>	<b>Contribution Deficiency (Excess)</b>	<b>Covered Payroll</b>	<b>Contribution as a Percentage of Covered Payroll</b>
2015	\$ 711,497	\$ 761,497	\$ (50,000)	\$ 1,844,364	41.29%
2016	764,786	764,786	-	2,008,538	38.08%
2017	787,378	806,378	(19,000)	2,089,024	38.60%
2018	741,647	769,672	(28,025)	2,170,474	35.46%
2019	561,743	1,106,711	(544,968)	2,449,851	45.17%
2020	477,270	511,213	(33,943)	2,184,338	23.40%
2021	420,930	420,930	-	2,279,371	18.47%
2022	243,202	288,801	(45,599)	2,533,917	11.40%
2023	289,369	315,262	(25,893)	2,823,919	11.16%
2024	448,845	448,845	-	2,707,387	16.58%

**Nonuniform Pension Fund**

<b>Fiscal Year Ended December 31</b>	<b>Actuarially Determined Contribution</b>	<b>Actual Employer Contribution</b>	<b>Contribution Deficiency (Excess)</b>	<b>Covered Payroll</b>	<b>Contribution as a Percentage of Covered Payroll</b>
2015	\$ 210,654	\$ 260,654	\$ (50,000)	\$ 1,395,263	18.68%
2016	207,493	207,493	-	1,004,002	20.67%
2017	173,265	177,765	(4,500)	958,383	18.55%
2018	163,365	178,934	(15,569)	978,917	18.28%
2019	170,137	237,625	(67,488)	977,952	24.30%
2020	186,052	202,993	(16,941)	928,617	21.86%
2021	177,229	177,229	-	911,540	19.44%
2022	16,655	33,755	(17,100)	808,886	4.17%
2023	3,792	26,173	(22,381)	592,011	4.42%
2024	-	6,028	(6,028)	539,533	1.12%

See Independent Auditor's Report.

**Lower Gwynedd Township**  
**Schedule of Changes in OPEB Liability**  
**Year Ended December 31, 2024**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Total OPEB liability</b>							
Service cost	\$ 33,348	\$ 32,384	\$ 25,977	\$ 26,218	\$ 25,599	\$ 23,846	\$ 28,734
Interest on total OPEB liability	76,655	83,993	94,091	92,215	86,596	69,397	77,831
Changes in actuarial assumptions	10,246	(144,241)	-	(80,826)	(1,963)	(93,945)	-
Differences between expected and actual experience	-	(239,881)	-	106,969	-	(41,794)	-
Benefit payments	<u>(10,406)</u>	<u>(10,439)</u>	<u>(10,439)</u>	<u>(10,960)</u>	<u>(7,137)</u>	<u>(10,490)</u>	<u>(11,427)</u>
Net change in total OPEB liability	109,843	(278,184)	109,629	133,616	103,095	(52,986)	95,138
Total OPEB liability, beginning	<u>1,167,827</u>	<u>1,446,011</u>	<u>1,336,382</u>	<u>1,202,766</u>	<u>1,099,671</u>	<u>1,152,657</u>	<u>1,057,519</u>
Total OPEB liability, ending	<u>\$ 1,277,670</u>	<u>\$ 1,167,827</u>	<u>\$ 1,446,011</u>	<u>\$ 1,336,382</u>	<u>\$ 1,202,766</u>	<u>\$ 1,099,671</u>	<u>\$ 1,152,657</u>
<b>Plan fiduciary net position</b>							
Net investment income	\$ 120,354	\$ 145,376	\$ (184,865)	\$ 141,429	\$ 135,452	\$ 121,732	\$ (32,950)
Employer contributions	45,955	30,973	25,000	25,000	25,000	225,000	25,000
Administrative expenses	-	(21,399)	-	-	-	-	-
Benefit payments	<u>(10,406)</u>	<u>(10,439)</u>	<u>(10,439)</u>	<u>(10,960)</u>	<u>(7,137)</u>	<u>(10,490)</u>	<u>(11,427)</u>
Net change in plan fiduciary net position	155,903	144,511	(170,304)	155,469	153,315	336,242	(19,377)
Fiduciary net position, beginning	<u>1,097,995</u>	<u>953,484</u>	<u>1,123,788</u>	<u>968,319</u>	<u>815,004</u>	<u>478,762</u>	<u>498,139</u>
Fiduciary net position, ending	<u>\$ 1,253,898</u>	<u>\$ 1,097,995</u>	<u>\$ 953,484</u>	<u>\$ 1,123,788</u>	<u>\$ 968,319</u>	<u>\$ 815,004</u>	<u>\$ 478,762</u>
Net OPEB liability, ending	<u>\$ 23,772</u>	<u>\$ 69,832</u>	<u>\$ 492,527</u>	<u>\$ 212,594</u>	<u>\$ 234,447</u>	<u>\$ 284,667</u>	<u>\$ 673,895</u>
Fiduciary net position as a % of total pension liability	98.14%	94.02%	65.94%	84.09%	80.51%	74.11%	41.54%
Covered payroll	\$ 3,017,936	\$ 3,020,501	\$ 2,442,710	\$ 2,279,371	\$ 2,470,594	\$ 2,449,851	\$ 2,170,474
Net OPEB liability as a % of covered payroll	0.79%	2.31%	20.16%	9.33%	9.49%	11.62%	31.05%

In accordance with GASB Statement No. 75, this schedule has been prepared prospectively. This schedule will accumulate each year until sufficient information to present a ten-year trend is available.

See Independent Auditor's Report.



**Lower Gwynedd Township**  
**Schedule of the Township's OPEB Contributions**  
**Year Ended December 31, 2024**

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<b>Fiscal Year Ended December 31</b>	<b>Actuarially Determined Contribution</b>	<b>Actual Employer Contribution</b>	<b>Contribution Deficiency (Excess)</b>	<b>Covered Payroll</b>	<b>Contribution as a Percentage of Covered Payroll</b>
2015	\$ 144,116	\$ 48,648	\$ 95,468	\$ 1,844,364	2.64%
2016	132,916	25,000	107,916	2,008,538	1.24%
2017	66,113	199,500	(133,387)	2,089,024	9.55%
2018	111,778	25,000	86,778	2,170,474	1.15%
2019	121,268	225,000	(103,732)	2,449,851	9.18%
2020	127,937	25,000	102,937	2,184,338	1.14%
2021	99,381	25,000	74,381	2,279,371	1.10%
2022	104,847	25,000	79,847	2,442,710	1.02%
2023	80,043	30,973	49,070	3,020,501	1.03%
2024	82,105	35,549	46,556	3,017,936	1.18%

See Independent Auditor's Report.

**Lower Gwynedd Township**  
**Trend Data on Infrastructure Condition**  
**December 31, 2024**

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The Township has elected to use the modified approach to account for maintenance of its street system. The Township annually inspects its streets and roads, and the Township Road Master uses an internal system based on the PASER Pavement Evaluation Program. The Road Master evaluates individual streets and roads based on a numbering system of one through ten, where a rating of ten represents a new or revitalized condition, and a rating of one represents a worn/exhausted condition. These condition ratings also reflect the life expectancy before milling and overlay work is needed. The assessment of condition is made by visual test designed to reveal any condition that would reduce highway-user benefits below the required level of service. The Township's policy is to maintain the street condition at a level of five or better. The following reports the average condition as of December 31, 2024 and for the preceding two periods:

<b>Year</b>	<b>Average Condition</b>
2022	7.174
2023	7.588
2024	7.801

The Budgeted expenditures and amounts actually expended for maintenance and preservation for the past five years are as follows:

<b>Year</b>	<b>Budget</b>	<b>Actual</b>
2020	624,594	607,990
2021	350,880	390,067
2022	457,591	444,407
2023	487,000	513,422
2024	715,000	669,904

See Independent Auditor's Report.

## **COMBINING AND INDIVIDUAL FUND FINANCIAL STATEMENTS**

**Lower Gwynedd Township**  
**Combining Balance Sheet - Nonmajor Governmental Funds**  
**December 31, 2024**

	Street Lighting Fund	Fire Protection Fund	Fire Hydrant Fund	Recreation Fund	Total
<b>Assets</b>					
Cash and cash equivalents	\$ 38,875	\$ 173,302	\$ 44,997	\$ 62,321	\$ 319,495
Taxes receivable	198	1,777	365	3,469	5,809
Due from other funds	51	297	61	-	409
	<u>51</u>	<u>297</u>	<u>61</u>	<u>-</u>	<u>409</u>
Total assets	<u>\$ 39,124</u>	<u>\$ 175,376</u>	<u>\$ 45,423</u>	<u>\$ 65,790</u>	<u>\$ 325,713</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>					
<b>Liabilities</b>					
Accounts payable	\$ 737	\$ -	\$ -	\$ 12,763	\$ 13,500
Due to other funds	-	-	-	124,048	124,048
Total liabilities	<u>737</u>	<u>-</u>	<u>-</u>	<u>136,811</u>	<u>137,548</u>
<b>Deferred inflows of resources</b>					
Unavailable revenues - property taxes	-	1,248	257	2,436	3,941
	<u>-</u>	<u>1,248</u>	<u>257</u>	<u>2,436</u>	<u>3,941</u>
<b>Fund balances</b>					
Restricted for					
Street lighting	38,387	-	-	-	38,387
Fire protection	-	174,128	-	-	174,128
Fire hydrant	-	-	45,166	-	45,166
Recreation	-	-	-	(73,457)	(73,457)
Total fund balances	<u>38,387</u>	<u>174,128</u>	<u>45,166</u>	<u>(73,457)</u>	<u>184,224</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 39,124</u>	<u>\$ 175,376</u>	<u>\$ 45,423</u>	<u>\$ 65,790</u>	<u>\$ 325,713</u>

See Independent Auditor's Report.

**Lower Gwynedd Township**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances –**  
**Nonmajor Governmental Funds**  
**Year Ended December 31, 2024**

	Street Lighting Fund	Fire Protection Fund	Fire Hydrant Fund	Recreation Fund	Total
<b>Revenues</b>					
Taxes	\$ 16,717	\$ 205,203	\$ 37,878	\$ 405,040	\$ 664,838
Interest and rents	1,739	5,764	3,221	1,250	11,974
Charges for services	-	-	-	43,895	43,895
Total revenues	<u>18,456</u>	<u>210,967</u>	<u>41,099</u>	<u>450,185</u>	<u>720,707</u>
<b>Expenditures</b>					
Current					
Public safety - fire	-	263,632	55,459	-	319,091
Public works - highways and streets	9,295	-	-	-	9,295
Culture and recreation	-	-	-	499,741	499,741
Total expenditures	<u>9,295</u>	<u>263,632</u>	<u>55,459</u>	<u>499,741</u>	<u>828,127</u>
Excess (deficiency) of revenues over (under) expenditures	<u>9,161</u>	<u>(52,665)</u>	<u>(14,360)</u>	<u>(49,556)</u>	<u>(107,420)</u>
<b>Other financing sources (uses)</b>					
Transfers in	<u>-</u>	<u>165,000</u>	<u>-</u>	<u>-</u>	<u>165,000</u>
Net change in fund balances	9,161	112,335	(14,360)	(49,556)	57,580
<b>Fund balances</b>					
Beginning of year	<u>29,226</u>	<u>61,793</u>	<u>59,526</u>	<u>(23,901)</u>	<u>126,644</u>
End of year	<u>\$ 38,387</u>	<u>\$ 174,128</u>	<u>\$ 45,166</u>	<u>\$ (73,457)</u>	<u>\$ 184,224</u>

See Independent Auditor's Report.

**Lower Gwynedd Township**  
**Combining Statement of Net Position - Fiduciary Trust Funds**  
**December 31, 2024**

	<u>Non- Uniformed Fund</u>	<u>Police Pension Fund</u>	<u>Other Post- Employment Fund</u>	<u>Defined Contribution Fund</u>	<u>Total</u>
<b>Assets</b>					
Cash and cash equivalents	\$ 90,645	\$ 542,215	\$ 14,168	\$ -	\$ 647,028
Investments	6,815,993	20,563,812	1,239,676	427,585	29,047,066
Accrued income	<u>331</u>	<u>1,681</u>	<u>54</u>	<u>-</u>	<u>2,066</u>
Total assets	<u>6,906,969</u>	<u>21,107,708</u>	<u>1,253,898</u>	<u>427,585</u>	<u>29,696,160</u>
<b>Liabilities, Deferred Inflows of Resources and Net Position</b>					
Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net position					
Restricted for pension benefits	6,906,969	21,107,708	-	427,585	28,442,262
Restricted for OPEB	<u>-</u>	<u>-</u>	<u>1,253,898</u>	<u>-</u>	<u>1,253,898</u>
Total net position	<u>\$ 6,906,969</u>	<u>\$ 21,107,708</u>	<u>\$ 1,253,898</u>	<u>\$ 427,585</u>	<u>\$ 29,696,160</u>

See Independent Auditor's Report.

**Lower Gwynedd Township**  
**Combining Statement of Changes in Net Position - Fiduciary Trust Funds**  
**Year Ended December 31, 2024**

	<b>Non- Uniformed Fund</b>	<b>Police Pension Fund</b>	<b>Other Post- Employment Fund</b>	<b>Defined Contribution Fund</b>	<b>Total</b>
<b>Additions</b>					
Contributions					
Employer contributions	\$ 6,028	\$ 151,577	\$ 35,549	\$ 81,950	\$ 275,104
Employee contributions	-	448,845	-	-	448,845
Total contributions	<u>6,028</u>	<u>600,422</u>	<u>35,549</u>	<u>81,950</u>	<u>723,949</u>
Investment income					
Net realized and unrealized gain on investments	164,558	1,561,515	90,966	42,459	1,859,498
Interest and dividends, net of expenses	530,011	496,729	29,388	-	1,056,128
Total investment income	<u>694,569</u>	<u>2,058,244</u>	<u>120,354</u>	<u>42,459</u>	<u>2,915,626</u>
Total additions	<u>700,597</u>	<u>2,658,666</u>	<u>155,903</u>	<u>124,409</u>	<u>3,639,575</u>
<b>Deductions</b>					
Benefits paid	374,086	748,031	-	-	1,122,117
Total deductions	<u>374,086</u>	<u>748,031</u>	<u>-</u>	<u>-</u>	<u>1,122,117</u>
Change in net position	326,511	1,910,635	155,903	124,409	2,517,458
<b>Net position</b>					
Beginning of year	<u>6,580,458</u>	<u>19,197,073</u>	<u>1,097,995</u>	<u>303,176</u>	<u>27,178,702</u>
End of year	<u>\$ 6,906,969</u>	<u>\$ 21,107,708</u>	<u>\$ 1,253,898</u>	<u>\$ 427,585</u>	<u>\$ 29,696,160</u>

See Independent Auditor's Report.

# **INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors of  
Lower Gwynedd Township:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Lower Gwynedd Township, Spring House, Pennsylvania (the "Township"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Township's basic financial statements, and have issued our report thereon dated **DATE**.

## **Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Township's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, we do not express an opinion on the effectiveness of the Township's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Township's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.



### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

**DATE**

Draft



## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** Thursday, May 08, 2025

**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*

**SUBJ:** Wells Fargo

***Recommended action: Motion to approve the proposed exterior updates to the building conditioned upon such improvements being consistent with the renderings presented to the BOS.***

Wells Fargo is requesting to make exterior updates to the building that they lease from the Township at 1140 N. Bethlehem Pike. According to the terms of the lease agreement, prior to making any interior or exterior improvements, Lessee shall first prepare plans and/or specifications in reasonable detail and such plans and/or specifications shall be approved in writing by the Lower Gwynedd Township Board of Supervisors. The proposed renderings, which include painting of the non-stone elements of the building to shades of grey, as well as black on the doors and railings, is attached to this memo for your reference. A representative from Wells Fargo will be present via Zoom to review the proposed improvements and answer any questions the BOS may have regarding the project. The representative's name is Carlos Mireles.



# BRANCH REFURB 2025

## PA – SPRING HOUSE

BE140350\_AU68056

1140 N BETHLEHEM PIKE, SPRING HOUSE, PA 19477

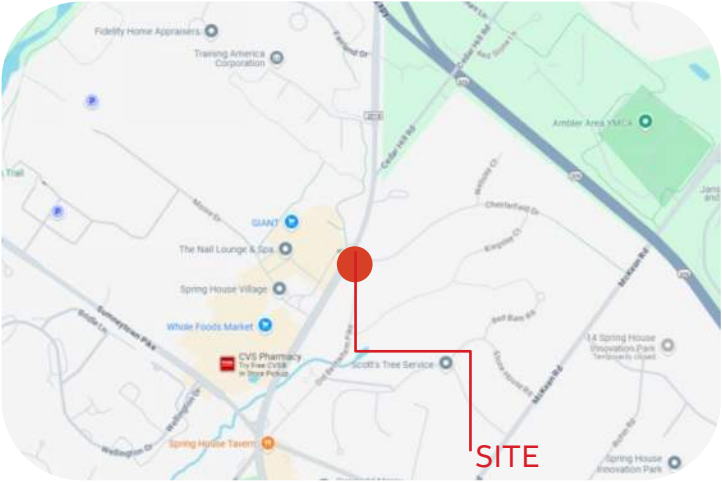
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BCM | Branch Formats Architecture & Design

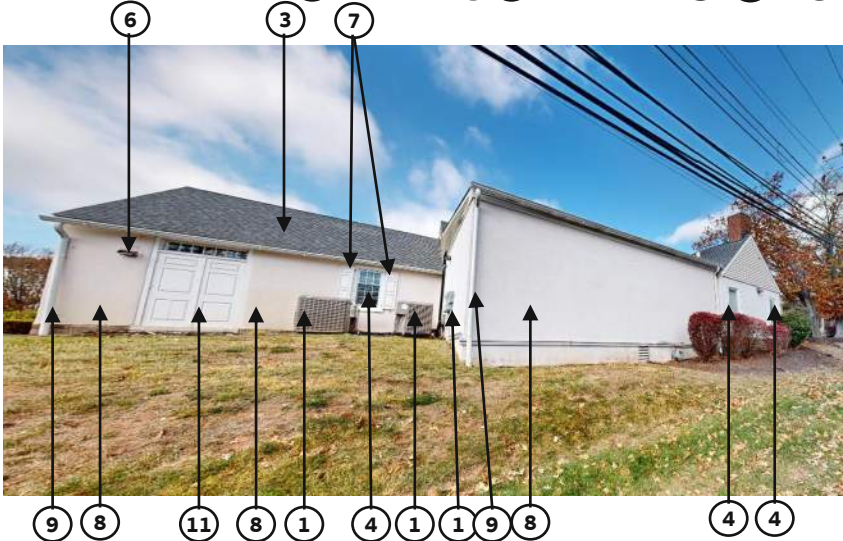
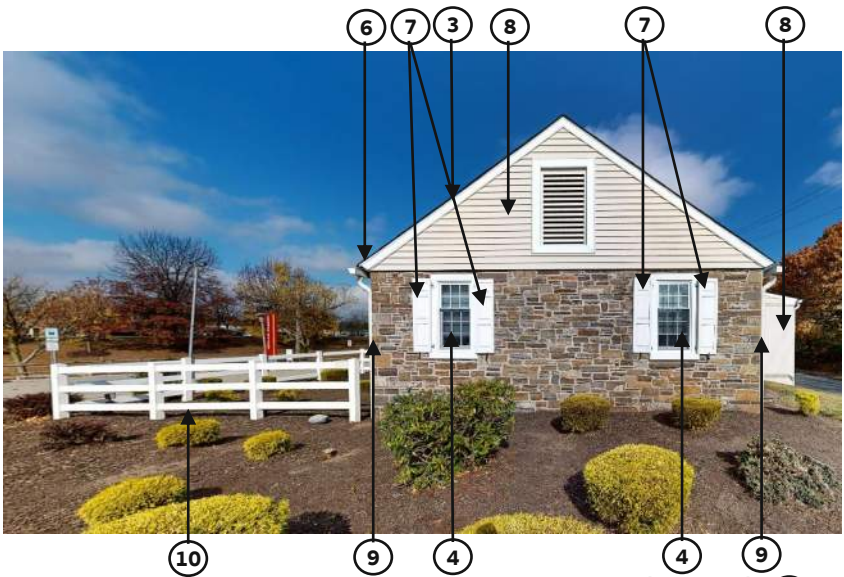
Pre-Schematic Design: 04/17/2025



# Existing Conditions – Exterior Photos



Aerial View



## Key Notes

1. Existing finish to remain.
2. All existing stone to remain as is (including stone at columns and building perimeter). Patch, repair and clean as needed.
3. Existing roof to remain.
4. Paint existing exterior storefront, window glazing systems both interior and exterior (P-5).
5. Paint underside of existing soffits and drive-thru canopy (P-3).
6. Paint existing exterior light fixture (P-4). Verify in field.
7. Paint portion of existing exterior building (P-2).
8. Paint portion of existing exterior building (P-3).
9. Paint existing gutter system and downspouts (P-4).
10. Paint existing fencing (P-5).
11. Paint existing exterior door and frame (P-3).
12. Paint existing exterior columns (P-2).

PA – SPRING HOUSE  
BE140350\_AU68056  
1140 N BETHLEHEM PIKE, SPRING HOUSE, PA 19477



# Existing Exterior Elevation



**East View**



**North View**



**West View**



**South View**



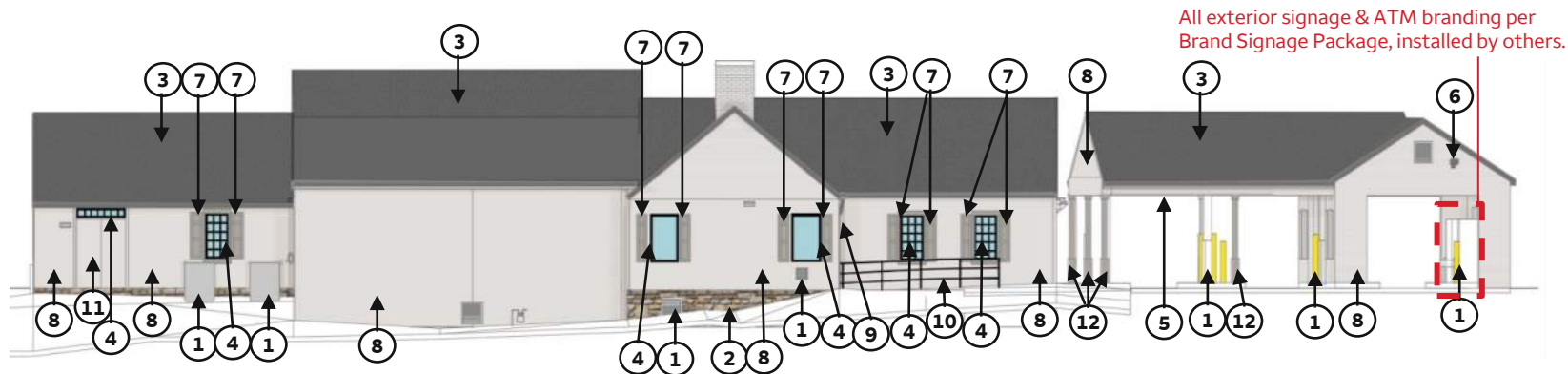
# Proposed Color Exterior Elevation

## Finish Notes

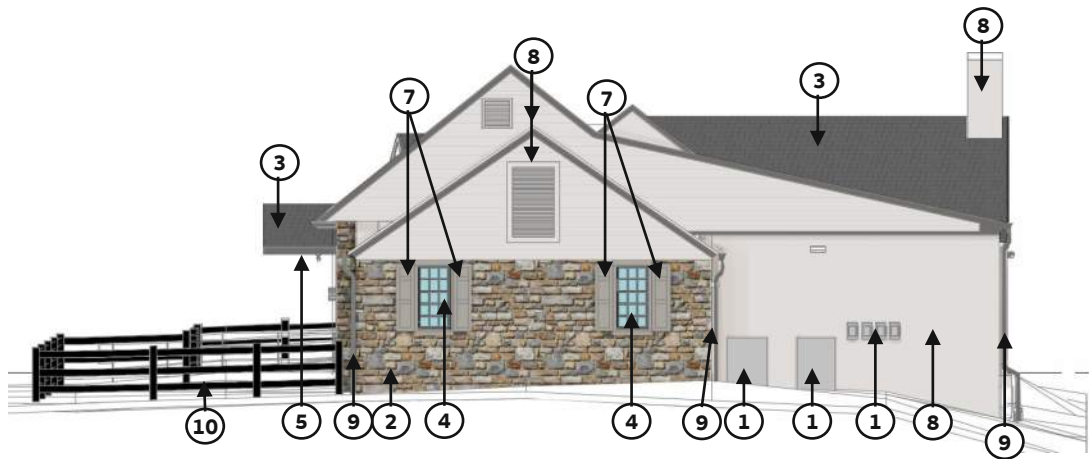
- P-2** Exterior Paint \_ Midtone: Sherwin Williams  
Color: Dorian Gray / SW 7017  
Finish: Satin
- P-3** Exterior Paint \_ Light: Sherwin Williams  
Color: Original White / SW 7077  
Finish: Satin
- P-4** Exterior Paint \_ Very Dark: Sherwin Williams  
Color: Gauntlet Gray / SW 7019  
Finish: Satin
- P-5** Exterior Paint \_ Black : Sherwin Williams  
*storefront glazing mullion, handrail (metal) ONLY*  
Color: Black Magic/ SW 6991  
Finish: Satin

## Key Notes

- Existing finish to remain.
- All existing stone to remain as is (including stone at columns and building perimeter). Patch, repair and clean as needed.
- Existing roof to remain.
- Paint existing exterior storefront, window glazing systems both interior and exterior (P-5).
- Paint underside of existing soffits and drive-thru canopy (P-3).
- Paint existing exterior light fixture (P-4). Verify in field.
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- Paint existing exterior door and frame (P-3).
- Paint existing exterior columns (P-2).



**Proposed Elevation: North View**



**Proposed Elevation: East View**



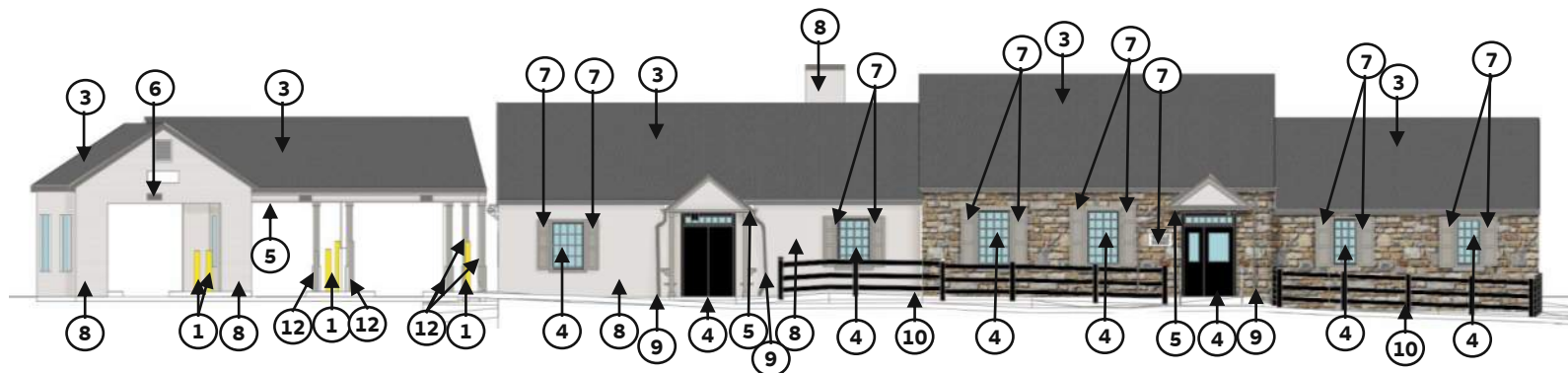
# Proposed Color Exterior Elevation

## Finish Notes

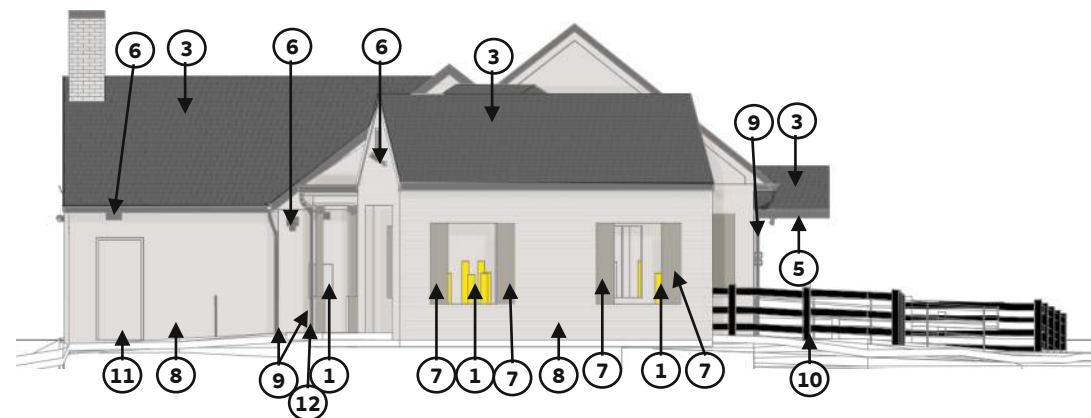
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*storefront glazing mullion, handrail (metal) ONLY*  
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## Key Notes

- Existing finish to remain.
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- Paint existing exterior door and frame (P-3).
- Paint existing exterior columns (P-2).



**Proposed Elevation: South View**



**Proposed Elevation: West View**



# Memo

**To:** Board of Supervisors  
**From:** Mimi Gleason, Township Manager  
**Date:** May 8, 2025  
**Re:** SRO Funding




The Wissahickon School District (WSD) notified the Township that they want to cap their cost for the School Resource Officer (SRO) at \$110,000, which is the cost they expect to pay for a private armed security guard. For the 2025 calendar year, Lower Gwynedd is billing WSD \$160,000 for 75% of the cost of salary and benefits for the SRO. WSD already paid \$80K for the first 6 months. WSD said they are open to paying all of the planned SRO expense for the 2025 calendar year (in other words paying the \$80,000 owed for the 2<sup>nd</sup> half of the year) and then in spring 2026 paying the remaining cost up to \$110,000 for the 2025-26 school year (or \$30,000) to accommodate the municipal budget calendar.

	Current		Proposed
	2025 Cal. Year	2026 Cal. Year	2025-26 School Year
<b>Total SRO</b>	<b>\$214,068.21</b>	<b>\$221,510.01</b>	<b>\$217,789.11</b>
WSD	\$160,551.15	\$166,132.51	\$110,000.00
<u>LGT 25%</u>	<u>\$53,517.05</u>	<u>55,377.50</u>	<u>54,447.28</u>
Funding Gap	\$0.00	\$0.00	53,341.83

Whitpain Township and Ambler Borough are considering a request for the 3 municipalities in WSD to split the cost of the funding gap equally, which would be \$17,781 in 2026 for each municipality.





**To:** Board of Supervisors  
**From:** John L. Farrell, Project Manager & EMC   
**Date:** May 7, 2025  
**Re:** Sidewalks & Trails DRAFT Plan Presentation

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Township staff have been working with Gilmore and Associates and Bowman to put together a comprehensive sidewalk and trail plan for the Township. The goal is to create a plan that will guide decisions related to sidewalk and trail placement in Township projects and land development applications.

As part of this process, the team has collected information and feedback from Township staff, the Planning Commission, the Parks & Recreation Board, the Environmental Advisory Council, the Montgomery County Planning Commission, and members of the public who attended the various board meetings. Recreation Director Sandi Feight-Hicks' contributions were especially critical to the project.

At the May 13, 2025 meeting, the team will present our DRAFT findings, and ask for feedback from the Supervisors. The presentation will include:

- An updated map of existing sidewalks, trails, and other pedestrian easements/access points across the Township. The map includes the locations of mid-block pedestrian crossings that are being evaluated by Bowman for safety. The data collected/updated for this map will be used to update GIS layers in Traisr used by Township staff.
- A new map that highlights routes to be considered as priorities for future pedestrian connections throughout the Township. This map includes recommendations for locations to be considered as future pedestrian crossings.
- Recommendations for updates to the Township's SALDO and Zoning Ordinances. The recommendations may include suggestions for edits to existing code and will consider provisions for how to handle situations where sidewalks/trails may be required for an application, but the property is not located on a high priority route.
- Information about how future routes and connections may be funded.

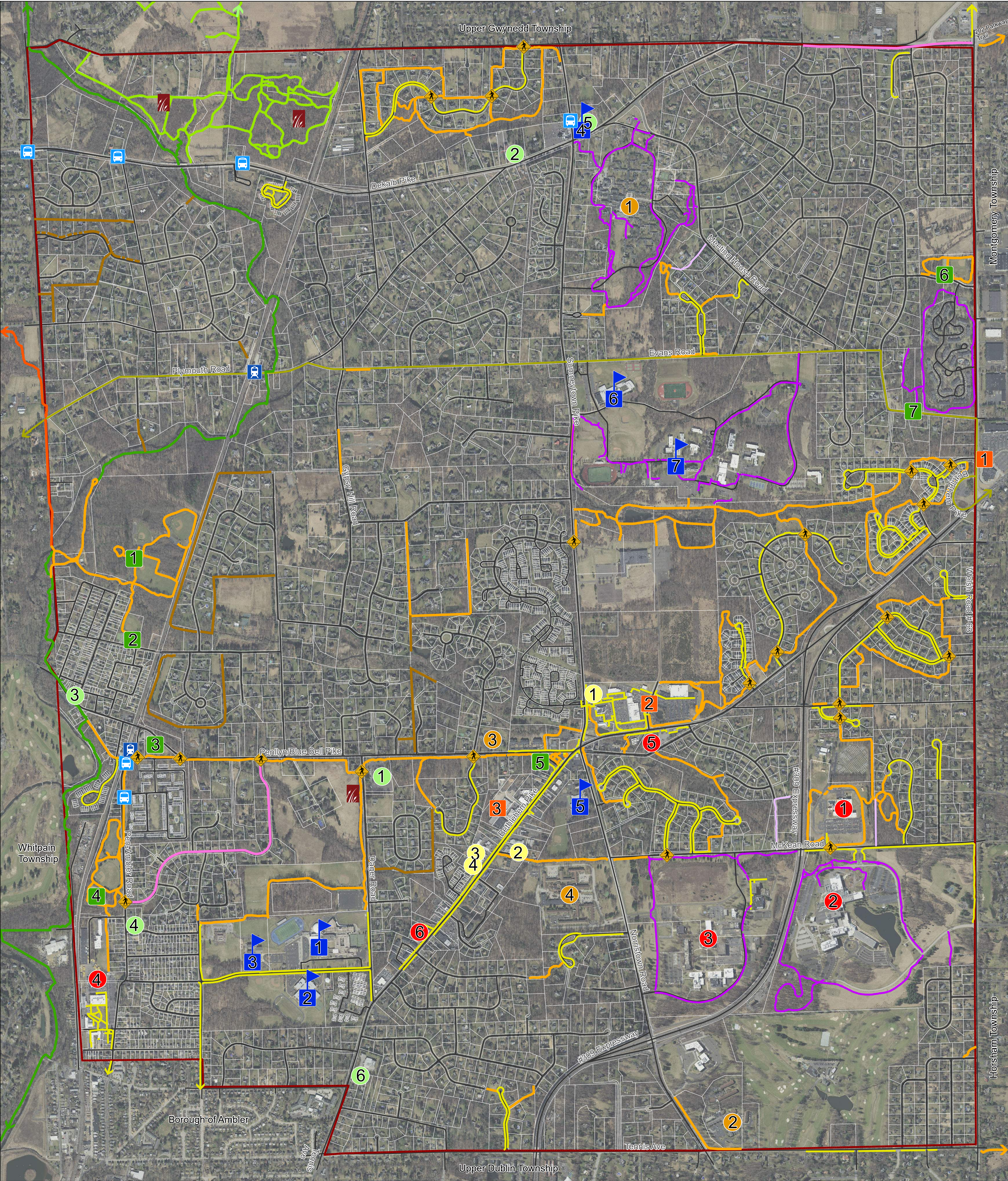
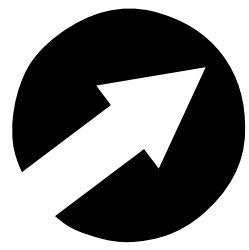
Any feedback received at the 5/13 meeting will be incorporated into the final report, which will then be presented to the Board of Supervisors as a final document for acceptance.

**Recommended action: Provide feedback to be incorporated into the final report.**



# Lower Gwynedd Township

MONTGOMERY COUNTY, PENNSYLVANIA



### Legend

- Train Stations**  
1. Gwynedd Valley Train Station  
2. Penllyn Train Station

**Bus Station**

**Parks**  
1. Penllyn Woods  
2. Penllyn Park  
3. Ingersoll Park  
4. Pen Ambler Park  
5. Veterans Memorial Park  
6. Oxford Park  
7. John C. Parry Bird Sanctuary

**Large Employers**  
1. Ambler Area YMCA  
2. Janssen J&J  
3. Spring House Innovation Park (SHIP)  
4. Ambler Yards
- Religious Facilities**  
1. Bethlehem Baptist Church  
2. Church of the Messiah  
3. China Grace Christian  
4. New Beginnings Community Church of Ambler  
5. Gwynedd Friends Meeting  
6. First Korean Presbyterian Church of Philadelphia

**Retirement Facilities**  
1. Foulkeways at Gwynedd  
2. Gwynedd Estates Oak Bridge Terrace  
3. Silver Stream Road Nursing and Rehabilitation Center  
4. Spring House Estates Oak Bridge Terrace

**Natural Lands Preserve**
- Schools**  
1. Wissahickon Senior High School  
2. Wissahickon Middle School  
3. Lower Gwynedd Elementary  
4. Gwynedd Friends School  
5. Gwynedd Mercy Academy Elementary  
6. Gwynedd Mercy High School  
7. Gwynedd Mercy University (includes Saint Charles Borromeo Seminary)

**Daycare/Learning Facilities**  
1. Mi Casita Preschool Spring House  
2. Goddard School of Spring House  
3. Springhouse Early Learning Daycare & Nursery  
4. KUMON Math and Reading Center of Spring House

**Shopping**  
1. Gwynedd Crossing Shopping Center  
2. Spring House Village  
3. Bethlehem Pike Shopping District
- Existing Crossings Reviewed for Plan**

**BicyclePA Route S**

**Bike Lane**

**Easement/ Emergency Only**

**Equestrian Trail**

**Natural Lands Trail**

**Private Open**

**Sidewalk**

**Trail**

**Wissahickon Trails**  
Crossways Trail  
Green Ribbon Trail

### Existing Sidewalk and Trail Map

Lower Gwynedd Township, Montgomery County, PA



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
65 E. BUTLER AVE. SUITE 100, NEW BRITAIN, PA 18901-5106 • (215) 345-4330  
www.gilmore-assoc.com

JOB NO: 20-2401058

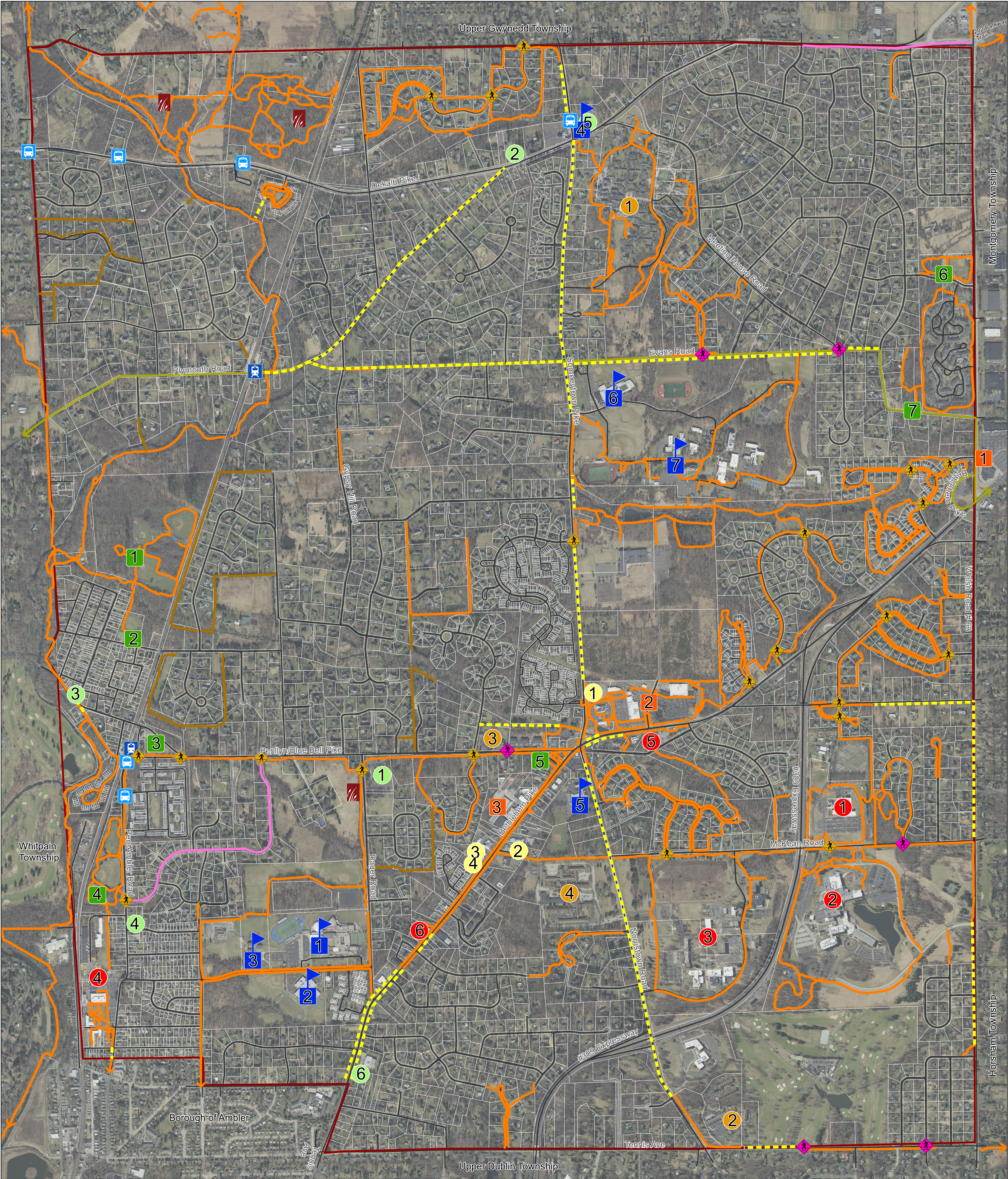
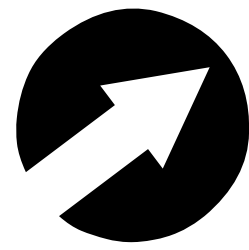
DATE: April 2025

SCALE: 1" = 700'



# Lower Gwynedd Township

MONTGOMERY COUNTY, PENNSYLVANIA



### Legend

- Train Stations**  
1. Gwynedd Valley Train Station  
2. Penlyn Train Station
- Bus Station**
- Parks**  
1. Penlyn Woods  
2. Penlyn Park  
3. Ingersoll Park  
4. Pen Ambler Park  
5. Veterans Memorial Park  
6. Oxford Park  
7. John C. Parry Bird Sanctuary
- Large Employers**  
1. Ambler Area YMCA  
2. Janssen J&J  
3. Spring House Innovation Park (SHIP)  
4. Ambler Yards
- Religious Facilities**  
1. Bethlehem Baptist Church  
2. Church of the Messiah  
3. China Grace Christian  
4. New Beginnings Community Church of Ambler  
5. Gwynedd Friends Meeting  
6. First Korean Presbyterian Church of Philadelphia
- Retirement Facilities**  
1. Foulkeways at Gwynedd  
2. Gwynedd Estates Oak Bridge Terrace  
3. Silver Stream Road Nursing and Rehabilitation Center  
4. Spring House Estates Oak Bridge Terrace
- Natural Lands Preserve**
- Schools**  
1. Wissahickon Senior High School  
2. Wissahickon Middle School  
3. Lower Gwynedd Elementary  
4. Gwynedd Friends School  
5. Gwynedd Mercy Academy Elementary  
6. Gwynedd Mercy High School  
7. Gwynedd Mercy University (includes Saint Charles Borromeo Seminary)
- Daycare/Learning Facilities**  
1. Mi Casita Preschool Spring House  
2. Goddard School of Spring House  
3. Springhouse Early Learning Daycare & Nursery  
4. KUMON Math and Reading Center of Spring House
- Shopping**  
1. Gwynedd Crossing Shopping Center  
2. Spring House Village  
3. Bethlehem Pike Shopping District
- Priority Connections**
- Bike Lane**
- BicyclePA Route S**
- Equestrian Trail**
- Existing Pedestrian Sidewalk/Trails**
- Existing Crossings Reviewed for Plan**
- Future Crossings for Consideration**

### Sidewalk and Trail Priority Connections Map

Lower Gwynedd Township, Montgomery County, PA

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
65 E. BUTLER AVE. SUITE 100, NEW BRITAIN, PA 18901-5106 • (215) 345-4330  
www.gilmore-assoc.com

JOB NO: 20-2401058

DATE: April 2025

SCALE: 1" = 700'





## MEMORANDUM

**ATTN:** Board of Supervisors

**DATE:** Friday, May 09, 2025

**FROM:** Jamie P. Worman, Assistant Township Manager *Jamie Worman*

**SUBJ:** GMU Pedestrian Trail Access Easement

***Recommended action: Motion to accept the GMU Pedestrian Trail Access Easement granting public access to and use of the trails that traverse the university's property.***

In 2023 GMU applied for a MONTCO 2040 Grant to install pedestrian and stormwater management improvements on their site. The BOS supported the grant application but requested that a formalized access easement for the public's general use of the pedestrian trail network through the university property be obtained. GMU signed the access agreement in 2023, but it was not circulated to the Township for execution.

The grant application was not awarded funding, and the execution of the access agreement was inadvertently overlooked until recently when they rediscovered that this item was not complete. Therefore, the pedestrian access easement is listed on the BOS agenda for formal approval. The easement agreement formalizes the public's right to access and utilize the trail network located on the GMU property. A copy of the easement and a plan depicting the trail location is attached to this memo. The trail is located along Sumneytown Pike and continues through the entrance of the campus, weaves through the center of the campus and along University Drive and then continues out to Evans Road.

**Prepared By:** Christen G. Pionzio, Esquire  
**Return to:** Christen G. Pionzio, Esquire  
Hamburg, Rubin, Mullin, Maxwell & Lupin  
375 Morris Road, P.O. Box 1479  
Lansdale, PA 19446-0773  
215-661-0400

**Parcel No. 39-00-03955-00-2**

### **TRAIL EASEMENT AGREEMENT**

**THIS TRAIL EASEMENT AGREEMENT** ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, <sup>2025</sup>~~2023~~, by and between **Gwynedd Mercy University, f/k/a Gwynedd Mercy College**, a Pennsylvania non-profit corporation ("Grantor") and **Lower Gwynedd Township** ("Grantee") (collectively, the "Parties").

### **BACKGROUND**

- A. Grantor is the owner of a certain parcel of ground situate in Lower Gwynedd Township, Montgomery County, Pennsylvania, more specifically identified as Montgomery County Tax Parcel No. 39-00-03955-00-2 ("Grantor's Property").
- B. Grantee is a Second Class Township of Montgomery County, Pennsylvania, with an address at 1130 North Bethlehem Pike, Spring House, PA 19477.
- C. Grantee is desirous of obtaining a trail easement upon, across, through and over Grantor's Property for the purpose of establishing a walking trail traversing portions of Grantor's Property and creating public access to and from said walking trail pursuant to the Recreational Use of Land and Water Act of February 2, 1966, P.L. 1860 § 1 (1966), 68 P.S. § 477-1, *et seq.*

D. Grantor agrees to grant, bargain, sell and convey a certain trail easement upon, across, through and over a portion or portions of the Grantor's Property to serve the Grantee and the general public.

**NOW, THEREFORE,** intending to be legally bound hereby and in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

1. Grantor for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States unto it well and truly paid by the said Grantee, receipt of which is hereby acknowledged, hereby grants, bargains, conveys and sells unto Grantee, for the mutual benefit of Grantee and the general public, their respective agents, employees, invitees, successors, and assigns, the uninterrupted and non-exclusive right, right-of-way, liberty, privilege, easement and authority to enter upon, across, through and over the trails that currently exist or any extension thereof on Grantor's Property ("Trails") for the purpose of providing a trail easement, including the right of ingress to and egress from, passage on and passage over, the above-described Trail Easement ("Trail Easement").

2. Grantor, at Grantor's expense, shall install and construct the Trails, as the case may be, and shall consistently maintain the right to use and occupy the Trails. Regular maintenance shall include the repair, reconstruction, replacement, snow removal and re-grading of the Trail's surface and all trail structures and improvements and the clean-up, including the removal of all litter, trash, or other discarded materials in and along the Trails.

3. The Trail Easement is made available pursuant to the Recreational Use of Land and Water Act of February 2, 1966, P.L. (1985) 1860, 68 P.S. 477-1 et seq.

4. Grantee shall have the right, but not the obligation, to incorporate the Trails into a trail system.



5. Grantee shall have the right, but not the obligation, to limit the use of the Trails and Trail Easement by members of the public by such rules and regulations as Grantee may determine to be reasonably necessary, provided that said rules and regulations shall not violate the terms of this Trail Easement Agreement. Likewise, Grantor shall have the right to limit or temporarily close the Trails in the event of an emergency, pandemic or similar exigent circumstances.

6. No party shall use the Trail Easement in any manner injurious or destructive to the rights granted herein nor shall any party permit the erection of any barrier, fence or other obstruction to the free and unhampered use of the Trail Easement or use the Trail Easement for any purpose inconsistent with the purposes stated in Sections One (1) and Three (3) referenced above.

7. The easement, privileges, and covenants run with the land and shall be perpetual and continue in full force and effect forever and shall be for the benefit of and binding upon Grantor and Grantee, their respective grantees, successors, assigns, tenants, employees, agents, and invitees. Every person, partnership, corporation or other entity who owns, occupies or acquires any right, title, estate or interest, in whole or in part, to the property does and shall be inclusively deemed to have consented herein, whether or not any reference to this Trail Easement is contained in the instrument by which each entity acquired an interest in the property or any portion thereof.

8. This Trail Easement Agreement shall not be changed, amended or terminated, except by written agreement of each party.

9. This Trail Easement Agreement shall be construed in accordance with the Laws of the Commonwealth of Pennsylvania.

10. This Trail Easement Agreement constitutes the entire agreement between the parties and there are no other understandings written or oral.

11. This Trail Easement Agreement shall be recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, and shall be a covenant running with the land.

12. If any provision of this Trail Easement Agreement, or the application thereof to any person, partnership, corporation or other entity, or circumstance shall be held invalid or unenforceable, the remainder of this Trail Access Easement Agreement shall not be affected thereby and each term and provision of this Trail Easement Agreement shall be valid and enforceable to the fullest extent permitted by law.

**IN WITNESS WHEREOF**, the undersigned have executed and delivered this Trail Access Easement Agreement as of the year and date first written above.

**GRANTOR:**  
**Gwynedd Mercy University,**  
**f/k/a Gwynedd Mercy College,**  
**a Pennsylvania non-profit corporation**

By: Deanne H. D'Emilio  
Deanne H. D'Emilio  
President

**GRANTEE:**  
**Lower Gwynedd Township**

By: \_\_\_\_\_  
Mimi Gleason  
~~Interim~~ Township Manager



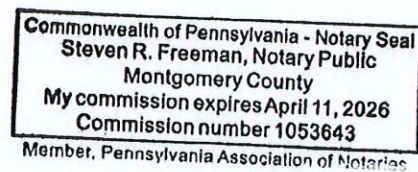
## ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :  
 :  
COUNTY OF MONTGOMERY : SS.

On this 17<sup>th</sup> day of February, 2023, before me, the undersigned officer, personally appeared **Deanne H. D'Emilio**, who acknowledged herself as **President of Gwynedd Mercy University, f/k/a Gwynedd Mercy College, a Pennsylvania non-profit corporation**, and that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

  
Notary Public



## ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :  
 :  
COUNTY OF MONTGOMERY : ss.

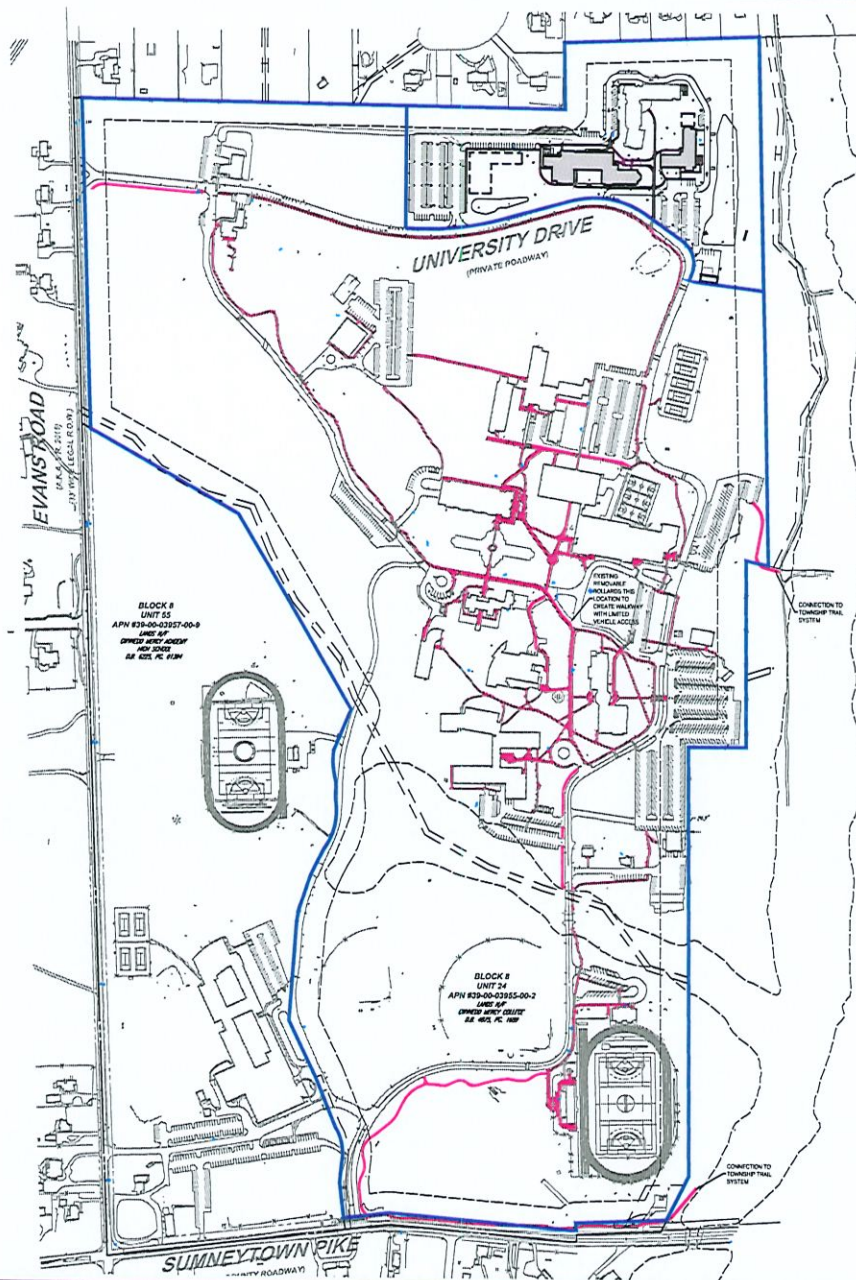
On this \_\_\_\_ day of \_\_\_\_\_, <sup>2025</sup>~~2023~~, before me, the undersigned officer, personally appeared **Mimi Gleason**, who acknowledged herself to be the Interim Township Manager for Lower Gwynedd Township, and that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained, on behalf of Lower Gwynedd Township.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

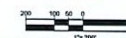
Notary Public

# **EXHIBIT A**

## **Plan and Legal Description**



LEGEND
EXHIBIT
PEDESTRIAN ACCESS PATHS



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY
1	12/07/23	CLIENT COMMENTS	MAJ



FOR EXHIBIT PURPOSES ONLY

PROJECT No.: PMA22003-03  
 DRAWN BY: MAJ  
 CHECKED BY: GJM  
 DATE: 09/14/2023  
 CAL ID: PMA22003-03-MAJ-GJM

PROJECT:

**EXHIBIT PLAN**

FOR

**GWYNEDD MERCY UNIVERSITY**

PROPOSED  
**FRANCIS M. MAGUIRE  
 HEALTHCARE INNOVATION  
 CENTER**

1225 SUMNEYTOWN PIKE  
 LOWER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY, PA

**BOHLER**

1600 MANOR DRIVE, SUITE 200  
 CHALFONT, PA 18814  
 Phone: (717) 966-8100  
 Fax: (717) 966-8102  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**G.J. HARTMAN**

PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. PE000127  
 NEW JERSEY LICENSE NO. JCE000000001

SHEET TITLE:

**PEDESTRIAN ACCESS EXHIBIT**

SHEET NUMBER:

**1**

REVISION 1 - 12/07/23

# Memo

**To:** Board of Supervisors  
**From:** Mimi Gleason, Township Manager  
**Date:** May 7, 2025  
**Re:** Conservation easement public hearing



---

**Recommended action: Motion to authorize advertisement for a public hearing to consider an amendment of the conservation easement for Penllyn Woods Park adding a notice provision**

In 1994, Lower Gwynedd purchased Penllyn Woods Park in part with grant funds from Montgomery County. The grant required that no “change of use” be made to the Park unless approved by the Montgomery County Commissioners. Over the course of several months at public meetings, Township officials explained that certain areas of the Township have limited or no cell coverage, and that the proposed tower will not affect the Park’s scenic or recreational uses. Following a recommendation from the Montgomery County Open Space Board, on April 17, 2025, the Montgomery County Commissioners approved the change of use, with conditions intended to achieve a net conservation benefit.

One of the conditions is to amend the Park’s conservation easement to add a provision requiring notice be provided to Wissahickon Trail about proposed future easement amendments. The first step is to schedule a public hearing and comply with the related advertising and notice requirements. A thirty-day notice period is required and therefore the public hearing could be held at the Board’s June 24<sup>th</sup> meeting. In addition to legal notice advertising the public hearing, required notices will be sent to nearby property owners.



**Prepared by &**

**Return to:** Neil Andrew Stein, Esquire  
Kaplin, Stewart, Meloff, Reiter & Stein, PC  
Union Meeting Corporate Center  
910 Harvest Drive, Suite #200  
Blue Bell, PA 19422

**Property:** Montgomery County Tax Parcel #39-00-01570-00-2  
Lower Gwynedd Township

**SECOND AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION EASEMENT**

**THIS SECOND AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION EASEMENT** is made effective this \_\_\_\_ of \_\_\_\_\_, 202\_\_ by **LOWER GWYNEDD TOWNSHIP**, a Township of the second class, organized and existing under the laws of the Commonwealth of Pennsylvania ( "**Township**").

**BACKGROUND**

A. The Township has signed and caused to be recorded in the Office for the Recording of Deeds in Montgomery County, Pennsylvania ("**Recorder's Office**") in Deed Book 5108, Page 6, a Voluntary Declaration of Conservation Easement dated September 19, 1994, and a First Amendment to Voluntary Declaration of Conservation Easement dated November 28, 2023 and recorded in the Recorder's Office in Deed Book 6347, Page 01171 (collectively, the "**Declaration**"). A copy of the Declaration is attached as **Exhibit "A"** and is incorporated by reference.

B. The Declaration was signed and recorded as a part of the conservation of Penllyn Woods, consisting of seventy-seven (77) acres, designated as Montgomery County Tax Parcel #39-00-01570-00-2, as more particularly described in the Declaration ("**Penllyn Woods**").

C. The Declaration creates two zones of protection, referred to as (hereinafter referred to as "**Easement Area 1**" and "**Easement Area 2**" or collectively as the "**Easement Areas**"). The Township desires to amend certain terms and conditions of the Declaration relating to Easement Area 1 as set forth herein (the "**Proposed Amendment**").

D. The Township Board of Supervisors ("**Board**") has held a public hearing to address the Proposed Amendment, in accordance with the procedures set forth in the Declaration (the "**Public Hearing**").

**NOW THEREFORE**, in consideration of the foregoing Background and intending to be legally bound, Township declares and covenants, for the benefit of the citizens and landowners of Lower Gwynedd Township as follows:

1. **AMENDMENT. Paragraph 11** of the Declaration is hereby amended to include a new subparagraph (e) as follows:

“(e) Notwithstanding any other provision of this Declaration, not less than thirty (30) days prior to the publication of any proposed amendment to this Declaration and not less than thirty (30) days prior to any public hearing to consider a proposed amendment to this Declaration, written notice shall be specifically provided to Wissahickon Trails (“**Trails**”), or its successor organization, to such address as Trails shall provide in writing to the Township. Nothing in this paragraph shall be construed to grant Trails any rights of a “Holder” of the Easements contained in this Declaration and shall not imply that Trails has any right of approval or disapproval of any proposed amendment. Further, the failure to provide any required notice to Trails shall not be deemed to render any proposed amendment to be ineffective or void.”

2. **MISCELLANEOUS PROVISIONS.**

(a) This Amendment, and particularly the rights and restrictions granted herein, are intended for the benefit of the landowners and the citizens of Lower Gwynedd Township and are further intended to be enforceable by such persons and entities.

(b) This Agreement shall be recorded in the Office of the Recorder of Deeds in and for the Montgomery County, Pennsylvania.

(c) Except as otherwise set forth herein, the Declaration shall remain in full force and effect and unmodified.

(d) Notwithstanding the date of this Amendment or the date upon which it is signed, this Amendment shall not be effective until thirty (30) days have elapsed from the date of the Public Hearing at which this Amendment is approved.

**IN WITNESS WHEREOF**, the Township has executed this Second Amendment to Declaration of Conservation Easement the day and year first above written.

SIGNATURES.COMMENCE.ON.THE.FOLLOWING.PAGE

**ATTEST:**

**LOWER GWYNEDD TOWNSHIP**

By: Its Board of Supervisors

\_\_\_\_\_  
**MIMI GLEASON, TOWNSHIP SECRETARY  
CHAIRPERSON**

By: \_\_\_\_\_  
**DANIELLE A. DUCKETT,**

**COMMONWEALTH OF PENNSYLVANIA        :**

**: ss**

**COUNTY OF MONTGOMERY                :**

On this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, before the undersigned officer, personally appeared Danielle A. Duckett, known to me or satisfactorily proven to be the Chairperson of the Board of Supervisors of Lower Gwynedd Township, whose name is subscribed to the within instrument and acknowledge that she executed the same on behalf of the Board of Supervisors of Lower Gwynedd Township for the purposes therein contained.

**IN WITNESS WHEREOF,** I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires:



**EXHIBIT "A"**  
**DECLARATION OF CONSERVATION EASEMENT AND FIRST AMENDMENT**  
**ATTACHED**

**Prepared by &**

**Return to:**

Neil Andrew Stein, Esquire  
Kaplin, Stewart, Meloff, Reiter & Stein, PC  
Union Meeting Corporate Center  
910 Harvest Drive, Suite #200  
Blue Bell, PA 19422

**Property:**

Montgomery County Tax Parcel #39-00-01570-00-2  
Lower Gwynedd Township

**FIRST AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION EASEMENT**

THIS FIRST AMENDMENT TO VOLUNTARY DECLARATION OF CONSERVATION EASEMENT is made effective this 28 of November, 2023 by LOWER GWYNEDD TOWNSHIP, a Township of the second class, organized and existing under the laws of the Commonwealth of Pennsylvania ( "**Township**").

**BACKGROUND**

A. The Township has signed and caused to be recorded in the Office for the Recording of Deeds in Montgomery County, Pennsylvania ("**Recorder's Office**") in Deed Book 5108, Page 6, a Voluntary Declaration of Conservation Easement dated September 19, 1994 (the "**Declaration**"). A copy of the Declaration is attached as **Exhibit "A"** and is incorporated by reference.

B. The Declaration was signed and recorded as a part of the conservation of Penllyn Woods, consisting of seventy-seven (77) acres, designated as Montgomery County Tax Parcel #39-00-01570-00-2 ("**Penllyn Woods**"). Penllyn Woods is depicted in **Exhibit "B"** attached hereto.

C. The Declaration creates two zones of protection, referred to as (hereinafter referred to as "**Easement Area 1**" and "**Easement Area 2**" or collectively as the "**Easement Areas**"). The Township desires to amend certain terms and conditions of the Declaration relating to Easement Area 2 as set forth herein (the "**Proposed Amendment**").

D. The Township Board of Supervisors ("**Board**") has held a public hearing to address the Proposed Amendment, in accordance with the procedures set forth in the Declaration (the "**Public Hearing**").

E. Many residents and businesses within the Township have testified that certain parts of the Township suffer from a serious deficiency in cell phone coverage, which results in the disruption of or inability to make personal, business, and emergency service calls. Through a technical analysis provided by Rise Up Towers, a reputable cell tower developer, Penllyn Woods is a necessary location for a cell tower and no other suitable alternative in that area of the Township has been identified (the "**Proposed Tower**").

F. The Proposed Tower is intended to be located within Easement Area 2, in a parking area of Penllyn Woods, in an area presently used by the Township Public Works Department for the storage of materials (the "Proposed Location"). The Proposed Location is depicted in Exhibit "B" attached hereto. The Proposed location will consist of an area of approximately two thousand five hundred (2,500 sf.) within Penllyn Woods and will not result in the intrusion into or the destruction of any trees or other natural features.

F. The Declaration prohibits the construction of the Proposed Tower and therefore, an amendment to the Declaration is required. The Board believes that given the public safety considerations, and the very modest impact on Penllyn Woods, the Proposed Amendment is both necessary and appropriate to protect the public health, safety, and welfare of the Township's residents.

**NOW THEREFORE**, in consideration of the foregoing Background and intending to be legally bound, Township declares and covenants, for the benefit of the citizens and landowners of Lower Gwynedd Township as follows:

1. **AMENDMENT.** Paragraph 9 of the Declaration is hereby amended to include a new subparagraph (c) as follows:

"(c) The construction and operation of a single cell phone tower and appurtenant equipment, in the location adjacent to the parking area and formerly used as a material storage area for the Public Works Department, together with a right of way for ingress and egress over existing roads, in or about the location depicted in Exhibit "C" attached hereto."

2. **MISCELLANEOUS PROVISIONS.**

(a) This Amendment, and particularly the rights and restrictions granted herein, are intended for the benefit of the landowners and the citizens of Lower Gwynedd Township, and are further intended to be enforceable by such persons and entities.

(b) This Agreement shall be recorded in the Office of the Recorder of Deeds in and for the Montgomery County, Pennsylvania.

(c) Except as otherwise set forth herein, the Declaration shall remain in full force and effect and unmodified.

(d) Notwithstanding the date of this Amendment or the date upon which it is signed, this Amendment shall not be effective until thirty (30) days have elapsed from the date of the Public Hearing at which this Amendment is approved.

**IN WITNESS WHEREOF**, the Township has executed this First Amendment to Declaration of Conservation Easement the day and year first above written.

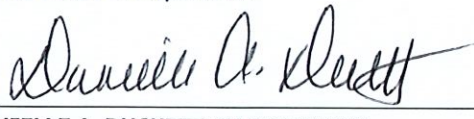
***SIGNATURES COMMENCE ON THE FOLLOWING PAGE***

ATTEST:

  
\_\_\_\_\_  
MIMI GLEASON, TOWNSHIP SECRETARY

LOWER GWYNEDD TOWNSHIP

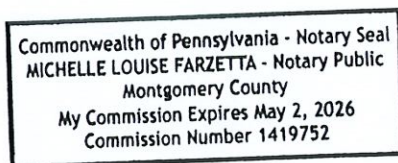
By: Its Board of Supervisors

By:   
\_\_\_\_\_  
DANIELLE A. DUCKETT, CHAIRPERSON

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On this 28 day of November, 2023, before the undersigned officer, personally appeared Danielle A. Duckett, known to me or satisfactorily proven to be the Chairperson of the Board of Supervisors of Lower Gwynedd Township, whose name is subscribed to the within instrument and acknowledge that she executed the same on behalf of the Board of Supervisors of Lower Gwynedd Township for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Michelle Louise Farzetta  
Notary Public  
My Commission Expires: may 2, 2026

**EXHIBIT "A"**  
**DECLARATION OF CONSERVATION EASEMENT**  
**ATTACHED**

003900

RESOLUTION 94-27

VOLUNTARY DECLARATION OF CONSERVATION EASEMENT

THIS DECLARATION is made this 19<sup>th</sup> day of September, 1994 by LOWER GWYNEDD TOWNSHIP, a Township of the second class, organized and existing under the laws of the Commonwealth of Pennsylvania ("Township").

P R E A M B L E

REALTY TRANS TAX PAID	
STATE	
LOCAL	
PER	<i>MP</i>

A. In May, 1992, Township instituted a condemnation action with regard to tract of land situate in the Township containing approximately 77 acres and known generally as "Penllyn Woods". The property is Tax Parcel Number 39-00-01570-00-2 and is more particularly described by metes and bounds on Exhibit "A" attached hereto and expressly made a part hereof (hereinafter referred to as the "Property").

B. Condemnation of the Property was contested by the Condemnee. That litigation has now been settled and the Township has become the full legal owner of the Property entitled to possession.

C. Because the Property was condemned by the Township for park and recreation purposes and for the purpose of preserving substantial portions of the Property in its natural state as a continuing wild life refuge and habitat, the Township has received numerous offers of private donations of funds to assist the Township in the cost of acquiring the Property.

D. Consistent with the concerns and views expressed by many Township citizens, the Township wishes to assure private donors as well

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
39-00-01570-00-2 LOWER GWYNEDD  
401 GWYNEDD AVE  
LOWER GWYNEDD TWP  
B 010 11 013 1

DB5108PG0469

95 MAR 21 PM 2:21

95 MAR 21 PM 2:21

as the public at large and particularly the citizens of Lower Gwynedd Township, that significant portions of the Property will be conserved in their natural state and will remain undisturbed in perpetuity (except as may be set forth herein) so that such areas will continue as acceptable habitat for wildlife and may be used by future generations for passive recreation as well as wildlife and environmental education programs.

#### D E C L A R A T I O N

NOW THEREFORE, in consideration of the foregoing Background and intending to be legally bound, Township declares and covenants, for the benefit of the citizens and landowners of Lower Gwynedd Township, the following restrictions on the use of those portions of the Property indicated as Easement Area 1 and Easement Area 2 on Exhibit "B" attached hereto and made a part hereof (hereinafter referred to as "Easement Area 1" or "Easement Area 2" or collectively as the "Easement Areas".)

##### Easement Area 1

1. Easement Area 1 may be utilized for the following purposes and only those other purposes that are clearly consistent with the goal of retaining Easement Area 1 in its natural state and as a continuing habitat for vegetation and wildlife:

- (a) The construction, improvement or maintenance of public walking, jogging, bicycle, horseback riding and environmental education trails ("The Trail Facilities").



informational or interpretative signs, and signs defining the permitted and prohibited uses within Easement Area 1.

2. No industrial, commercial or residential activity shall be conducted in Easement Area 1.

3. No earth moving, excavation or removal of rocks, minerals, gravel, sand, top soil, or other similar materials shall be conducted in Easement Area 1 except to the extent necessary for:

- (a) Any of the uses set forth in paragraph 1 above.
- (b) The application of sound forestry, and erosion control practices.

4. No cutting of lumber or removal of trees shall be permitted in the Easement Area 1 except for the following purposes:

- (a) the permitted uses set forth in paragraph 1 above;
- (b) to clear and restore forest cover that has been damaged or disturbed;
- (c) to prune and thin trees according to a good forest management practices;
- (d) to remove trees which are diseased or dangerous;

5. No depositing, dumping or abandoning of any solid or liquid waste, debris or junk shall be permitted within the Easement Area 1.

6. No construction of parking lots shall be permitted anywhere within Easement Area 1. No construction of buildings or structures shall be permitted in Easement Area 1 except those erected in connection with the permitted uses set forth in paragraph 1 above.

7. Except as provided in paragraph 1(b) above, no motorized vehicles shall be permitted in Easement Area 1 except for maintenance

and patrol vehicles of the Township or its assignee, and emergency vehicles.

Easement Area 2

8. The restrictions and reservations for Easement Area 1 set forth in paragraphs 2, 3, 4 and 5 above shall apply and be effective as to Easement Area 2 except to the same extent necessary to construct or permit any of the uses set forth in paragraph 9 below.

9. Easement Area 2 may be utilized for any and all of the purposes permitted in Easement Area 1 and additionally for the purposes of constructing:

- (a) playing fields, courts, "tot lots", pavilions, picnic areas, snack bars, comfort stations and active recreation areas of all types including back stops, fences, goals and all other structures normally associated with active recreation playing fields and parks in the municipalities of Montgomery County, Pennsylvania; and
- (b) spectator viewing areas for such playing fields.

Miscellaneous Provisions


10. This covenant, and particularly the rights and restrictions granted herein, are intended for the benefit of the landowners and the citizens of Lower Gwynedd Township and are further intended to be enforceable by such persons and entities.

11. The Preamble to this Declaration shall not be amended. The balance of this Declaration may be amended only after adherence to the following procedure:

- (a) A Public Hearing shall be held before the Board of Supervisors during which it shall be the responsibility of the Township to demonstrate that the proposed amendment will not have a material, negative impact upon the topography, vegetation, wildlife and conservation purposes set forth in the preamble of this document for Easement Area 1 nor a material, negative impact upon the recreational purposes intended for Easement Area 2.
- (b) Notice of the Public Hearing at which the Supervisors will consider the proposed amendment shall be published on at least two occasions in a newspaper of general circulation with the first notice to appear no more than sixty (60) days prior to the proposed Hearing and the second advertisement to appear no less than thirty (30) days prior to the date of the proposed Hearing. Notice shall also be provided by First Class Mail to all persons or entities owning property within 500 feet of any boundary of the Property.
- (c) The Supervisors shall render a decision on the proposed amendment at a Public Meeting and if the proposed amendment is adopted, it shall not be implemented for a period of thirty (30) days after the date the decision by the Board of Supervisors is rendered.
- (d) In the alternative, a Judicial procedure, not altering the substantive provisions of this Declaration, may be established by order of Montgomery County Court of Common Pleas, Orphans' Court Division.

12. This Agreement shall be recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, located in Norristown, Pennsylvania.

IN WITNESS WHEREOF, the Township has executed this Declaration they day and year first above written.

ATTEST:  Edward R. Clifford,  
Acting Secretary

BY: Catherine M. Harper,  
Catherine M. Harper, Chairman

LOWER GWYNEDD TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA

: SS  
COUNTY OF MONTGOMERY

On this 19<sup>th</sup> day of September, 1994, before the undersigned officer, personally appeared Catherine M. Harper known to me or satisfactorily proven to be the Chairman of the Board of Supervisors of Lower Gwynedd Township, whose name is subscribed to the within instrument and acknowledge that she executed the same on behalf of the Board of Supervisors of Lower Gwynedd Township for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



*Magistrate September*

Donald G. Boehs  
NOTARY

Notarial Seal  
Donald G. Boehs, Notary Public  
Lower Gwynedd Twp., Montgomery County  
My Commission Expires May 30, 1998  
Member, Pennsylvania Association of Notaries

JJG:lmg  
071294

IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

GWYNEDD PROPERTIES, INC.,	:	CIVIL ACTION
Plaintiff,	:	
	:	
v.	:	
	:	
LOWER GWYNEDD TOWNSHIP,	:	
CATHERINE M. HARPER,	:	
EDWARD J. BRANDT,	:	
JANET H. KIRCH,	:	
RICHARD LANDIS and	:	
ROBERT McQUADE,	:	
Defendants.	:	NO. 91-CV-6567

CONSENT DECREE

I. BACKGROUND.

On October 21, 1991, plaintiff GWYNEDD PROPERTIES, INC. ("GPI") filed this action against defendant LOWER GWYNEDD TOWNSHIP and its then supervisors CATHERINE M. HARPER, EDWARD J. BRANDT, JANET H. KIRCH, RICHARD LANDIS and ROBERT McQUADE (the "individual defendants"), concerning two parcels of property owned by GPI in Lower Gwynedd Township. Those properties are referred to in this Consent Decree as the "North Side" and the "South Side". Plaintiff's Complaint sought injunctive relief and money damages to redress alleged violations of 42 U.S.C. § 1983 and state law.

Also presently pending in the state courts are the following suits (the "state court suits") between GPI and Lower Gwynedd Township, concerning GPI's attempt to develop the North Side and South Side and Lower Gwynedd Township's attempt to condemn the South Side and related matters:

Lower Gwynedd Township v. Gwynedd Properties, Inc., No. 87-18784 (C.P. Montgomery Co.)

Gwynedd Properties, Inc. v. Lower Gwynedd Township & Board of Supervisors of Lower Gwynedd Township, No. 87-12049 (C.P. Montgomery Co.)

Gwynedd Properties, Inc. v. Board of Supervisors of Lower Gwynedd Township, No. 87-13457 (C.P. Montgomery Co.)

Gwynedd Properties, Inc. v. Joseph Zadlo & Board of Supervisors of Lower Gwynedd Township, No. 91-13548 (C.P. Montgomery Co.)

Lower Gwynedd Township v. Gwynedd Properties, Inc., No. 91-19878 (C.P. Montgomery Co.)

Appeal of Gwynedd Properties, Inc. (North) Polo Club Estates, No. 92-08983 (C.P. Montgomery Co.)

Gwynedd Properties, Inc. v. Lower Gwynedd Township Zoning Hearing Board, No. 92-10417 (C.P. Montgomery Co.)

Appeal of Gwynedd Properties, Inc. (South) Penllyn Woods, No. 92-19791 (C.P. Montgomery Co.)

Lower Gwynedd Township v. Gwynedd Properties, Inc., No. 92-11225 (C.P. Montgomery Co.)

In the Matter of Damages for Temporary Taking Arising from Proceedings by Township of Lower Gwynedd for Condemnation of the Property of Gwynedd Properties, Inc. (77 Acres More or Less) Situate at 401 Gwynedd Avenue, No. 92-22973 (C.P. Montgomery Co.)

In an effort to settle all issues between the parties in this case and in the state court suits, the parties consent to the entry of this Decree; and the individuals who have signed this Decree on behalf of GPI and Lower Gwynedd Township represent to the Court that they have been duly authorized to do so.

The Court has reviewed this Decree and has determined that the terms constitute a fair and equitable settlement of the issues affecting the parties. In reaching this conclusion, the

Court has relied on extensive investigation and assessment done by the Court's specially appointed Settlement Masters, Reaves C. Lukens, Jr. and William F. Conner, who have conducted lengthy negotiations to resolve the parties' disputes, and have reviewed and evaluated the parties' claims and the value of the South Side.

II. DEFINITIONS.

GPI -- "GPI" shall mean Gwynedd Properties, Inc.

The Township -- The "Township" shall mean Lower Gwynedd Township, its Supervisors and all of its agencies, boards, commissions, elected and appointed officials and consultants.

The South Side -- The "South Side" shall mean the property described in the property description in the form of deed attached to this Decree as Exhibit "A".

The North Side -- The "North Side" shall mean the property commonly known as Polo Club Estates, comprising approximately sixty-five (65) acres, more or less, located in Lower Gwynedd Township.

III. EFFECTIVE DATE AND JURISDICTION.

This Decree becomes effective upon its entry by the Court. This Court has jurisdiction over the subject matter of this Decree and over the parties to this Decree, and will continue to retain such jurisdiction to enforce this Decree and to resolve any dispute that may arise with respect to this Decree.

IV. NON-ADMISSION AND NON-DETERMINATION.

By consenting to the entry of this Decree, the parties do not admit that any party has any liability to the other, as alleged in the Complaint in this suit or in any of the state court suits; and the parties continue to deny any liability to each other, as set forth in their pleadings in this case and in the state court suits.

V. PAYMENT.

The Township shall pay to GPI the sum of Three Million Seven Hundred Seventy-five Thousand Dollars (\$3,775,000) in return for the condemnation of the South Side and settlement of all of GPI's personal damage claims. This amount shall be paid as follows:

- (i) Payment No. 1: Eight Hundred Ninety-five Thousand Dollars (\$895,000) shall be paid on or before May 16, 1994; and
- (ii) Payment No. 2: One Million Five Hundred Fifteen Thousand Dollars (\$1,515,000) shall be paid on or before October 17, 1994; and
- (iii) Payment No. 3: One Million Three Hundred Sixty-five Thousand Dollars (\$1,365,000) shall be paid on or before October 17, 1994, subject to the following:
  - (a) Unless funded by some other means, the Township intends to issue a bond to fund this Payment No. 3. The bond to be issued by the Township is contemplated to be a twenty (20) year municipal installment tax-free bond (a "twenty-year bond"). If, on or before June 15, 1994, the Township both issues the bond and makes full payment of this Payment No. 3, the payment amount of Payment No. 3 shall be reduced (or increased) by the present value of the difference between



(1) the amount of interest which would be payable by the Township over the life of a One Million Three Hundred Sixty-five Thousand Dollar (\$1,365,000) twenty-year bond issued on the actual date of the Township bond issue and (2) the amount of interest which would be payable by the Township over the life of a One Million Three Hundred Sixty-five Thousand Dollar (\$1,365,000) twenty-year bond issued on April 15, 1994. If (1) is higher than (2), Payment No. 3 shall be decreased by the present value of the difference between (1) and (2). If (1) is less than (2), Payment No. 3 shall be increased by the present value of the difference between (1) and (2). The maximum increase or decrease in Payment No. 3, however, shall be Twenty-five Thousand Dollars (\$25,000). In other words, if Payment No. 3 is made on or before June 15, 1994, the maximum amount of Payment No. 3 will be One Million Three Hundred Ninety Thousand Dollars (\$1,390,000) and the minimum amount of Payment No. 3 will be One Million Three Hundred Forty Thousand Dollars (\$1,340,000).

- (b) If the Township elects, it may make Payment No. 3 in the full amount of One Million Three Hundred Sixty-five Thousand Dollars (\$1,365,000) after June 15, 1994, but in no event later than October 17, 1994. If the Township elects to make Payment No. 3 after June 15, 1994, the amount of Payment No. 3 shall be One Million Three Hundred Sixty-five Thousand Dollars (\$1,365,000), with no upward (or downward) adjustment and without regard to the bond interest rate for any bonds issued by the Township.

The Township will use its best efforts to make all of the payments required to be made under this Article V as quickly as possible. If the Township receives funds from a bond issue or from third party sources which are received by the Township for the purpose of paying for the Township's acquisition of the South

Side, the Township shall remit those funds to GPI immediately after the Township's receipt of such funds. The Township intends to obtain part of the funds to be paid under this Article V from the Montgomery County Open Space Fund Program and will use its best efforts to secure such funds as soon as possible. Any payment of funds made under this paragraph in an amount in excess of One Hundred Thousand Dollars (\$100,000) shall be paid by wire transfer to the account of GPI, in accordance with instructions to be provided by GPI to the Township. Any other payment of funds made under this paragraph may be paid by such wire transfer or by check delivered to GPI at 839 East Germantown Pike, Norristown, Pennsylvania 19401, at the Township's election.

VI. PRESS RELEASE.

The parties have prepared a joint press release announcing settlement of their disputes, a copy of which is attached to this Decree as Exhibit "B".

VII. NORTH SIDE.

1. GPI, its successors and assigns shall be permitted to develop the North Side in accordance with the existing North Side Subdivision Plan, as amended and conditioned by the items set forth below:

(a) The Township shall cooperate with GPI, as may be reasonably required, in connection with submissions or applications to secure any necessary approvals, for building on Lots 1, 2, 3, 4, 45 and 46 in accordance with the matters set

forth in this Article VII, from other local, state and federal agencies, such as the U.S. Soil Conservation Service ("SCS"), Pennsylvania Department of Environmental Resources ("DER"), the Federal Emergency Management Agency ("FEMA") and the U.S. Army Corps of Engineers ("USACE"); provided that the submissions and applications for those approvals are consistent with the terms of this Decree.

(b) The amendments to the North Side Subdivision Plan, including the lot revisions, set forth in this Article VII shall be subject to the Township's Ordinances which were in effect on June 10, 1986.

(c) The north lot line on Lot 46 shall be adjusted so that Lot 46 does not include the driveway for the Penllyn Club. The building envelope on the adjusted Lot 46 shall remain in the location shown on the existing North Side Subdivision Plan, and the adjusted Lot 46 shall be deemed to comply with all applicable Township requirements.

(d) The lot lines between Lots 1 and 2 and between Lots 3 and 4 shall be revised substantially in accordance with the plan prepared by V. Richard Mariani dated December 9, 1990, last revised April 14, 1994 (the "Mariani Plan"), a copy of which is attached to this Decree as Exhibit "C".

(e) Grading and fill of Lots 1, 2, 3, 4, 45 and 46 shall be substantially in accordance with the Mariani Plan.

(f) Basements may be installed on all lots shown on the Mariani Plan.

(g) The existing detention basin easement on Lot

4 will be eliminated. The entire Lot 4 will be deemed to comply with all applicable Township requirements and will have all Township approvals for building. Further, GPI will be allowed to fill the existing detention basin, resulting in the new drainage pattern shown on the Mariani Plan.

(h) The Township will waive all Township fees, including legal, engineering and filing fees, for the amendment of the North Side Subdivision Plan in accordance with this Article VII.

(i) The Township shall rezone the North Side from "AA" residential zoning to "A" residential zoning; and will take all necessary action to complete this rezoning promptly.

(j) Sprinklers will not be required for any of the structures constructed on the lots shown on the Mariani Plan.

(k) GPI shall prepare the existing Gwynedd Avenue roadway abutting Lots 1 and 2 for blacktop overlay in time for the Township's planned overlay of that roadway. Overlay of that roadway shall be performed by the Township. GPI shall not be required to install any curbing along Gwynedd Avenue nor perform any widening of the cartway.

(l) Seepage pits shall not be required on Lots 1, 2, 3, 4, 45 and 46.

2. GPI shall prepare and submit to the Township Engineer an amended sheet No. 1 of the existing North Side Subdivision Plan, as well as revised grading, erosion control and landscape plans, setting forth the matters described in this Article VII. These plans shall show both the existing 100-year

flood plain line, as shown on the Mariani Plan, and the proposed 100-year flood plain line in accordance with the new HEC 2 study prepared by Pennoni Associates and sent by GPI to the Township Engineer on April 22, 1994. The Township Engineer shall promptly review those plans and, if the plans are in accordance with this Article VII, shall approve them. (The Township Engineer has already reviewed and approved the grading, fill and storm water management as shown on the Mariani Plan and the new HEC 2 study 100-year flood plain line.) If the Township Engineer approves the plans, which approval shall not be unreasonably withheld, the Township will provide GPI with a letter, for submission to SCS, DER, FEMA and USACE, stating that the plans are in accordance with the Township's storm water management ordinance.

3. Upon approval by the Township Engineer and approval (or written confirmation that approval is not required) by SCS, DER, USACE and FEMA, the existing North Side Subdivision Plan, as supplemented and superseded by amended sheet No. 1 and the revised grading, erosion control and landscaping plans, shall constitute the approved amended Subdivision Plan for the North Side. If SCS, DER, USACE or FEMA rejects the plans, GPI and the Township shall cooperate to modify the plans in order to obtain approval from that agency(ies); including, if necessary, modification of the plans to conform to GPI's requested variances which were the subject of the case captioned Appeal of Gwynedd Properties, Inc. (North) Polo Club Estates (C.P. Montgomery Co., No. 92-08983) (the "North Side appeal case"). No such modification shall require greater fill than is shown on the

Mariani Plan. If there is any conflict between the existing North Side Subdivision Plan, on the one hand, and amended sheet No. 1 and the revised grading, erosion control and landscaping plans, on the other hand, the latter shall control. GPI and the Township shall submit amended sheet No. 1 and a copy of this Decree to the Montgomery County Planning Commission ("MCPC"); and after the MCPC has had the opportunity to review those documents, GPI and the Township shall cooperate as may be required to cause the filing with the Montgomery County Recorder of Deeds of amended sheet No. 1 as the approved amended Subdivision Plan for the North Side.

4. GPI and the Township shall execute and file with the Montgomery County Court of Common Pleas in the North Side appeal case the Settlement Stipulation attached to this Decree as Exhibit "D".

5. In the event that an application for a building permit on any of Lots 1, 2, 3, 45 and 46 shows a basement to be constructed within the flood plain below the base flood elevation, the Township may give the applicant the notice described in Section 2008(H) of the Township's 1987 Ordinance.

6. GPI shall file with the Montgomery County Recorder of Deeds, before the sale of any of Lots 1, 2, 3, 45 and 46, a Declaration in the form attached to this Decree as Exhibit "E". The language in the third paragraph of that Declaration shall also be stated on the approved amended Subdivision Plan referred to in Article VII(2) above.

7. For a period of six (6) years from the date of the

last sale by GPI of any of Lots 1, 2, 3, 45 and 46 to original owners only, GPI will maintain general liability insurance coverage which includes those lots, in the minimum amount of One Million Dollars (\$1,000,000), and will cause the Township to be named as an additional insured on the insurance policy. The policy shall be substantially in the form attached to this Decree as Exhibit "F".

VIII. CONVEYANCE OF SOUTH SIDE.

Promptly after the Township has made Payment No. 1 referred to in Article V above, GPI will furnish to the Township a deed for the South Side in the form attached to this Decree as Exhibit "A".

IX. COOPERATION AND IMPLEMENTATION.

The Township and GPI shall cooperate and take all actions, and execute and file all documents, which may be reasonably required in order to implement the matters set forth in this Decree.

X. ENFORCEMENT AND COUNSEL FEES.

This Decree shall be enforced by the filing of an appropriate motion (an "Enforcement Motion") with this Court. In the event that any party to this Decree files an Enforcement Motion, the losing party in connection with that motion shall pay the winning party's counsel fees and expenses, if the Court determines that the losing party acted unreasonably in bringing

or opposing the motion. Except in the case of a compelling emergency, any party who or which intends to file an Enforcement Motion shall provide the respondent party, through their counsel of record, with ten (10) days' written notice of any alleged violation of this Decree, before filing the motion. The moving party and the respondent party shall make a good faith effort to resolve any such dispute, to the extent feasible, before filing an Enforcement Motion. The filing of an Enforcement Motion with this Court shall be the exclusive remedy for any purported violation of this Decree.

Except as set forth in the preceding paragraph, each party to this Decree shall bear her/his/its own counsel fees and expenses in connection with this suit and the state court suits.

XI. RELEASE AND DISMISSAL OF ACTIONS.

GPI, for itself and for its officers, directors and shareholders, and their heirs, executors, administrators, successors and assigns (the "GPI Interests") hereby releases, remises and forever discharges the Township and the individual defendants and their heirs, executors, administrators, successors and assigns (individually and collectively the "Township Interests") of and from any and all claims, actions, causes of action, indebtedness and liabilities of any kind which were asserted by any party in, or are related to or arise out of the claims asserted by any party in, this federal suit and/or the state court suits.


The Township Interests hereby remise, release and



forever discharge the GPI Interests of and from any and all claims, actions, causes of action, indebtedness and liabilities of any kind which were asserted by any party in, or are related to or arise out of the claims asserted by any party in, this federal suit and/or the state court suits.

GPI and the Township agree that the North Side appeal case pending in the Montgomery Court of Common Pleas shall be settled by the prompt filing in that case of the Settlement Stipulation in the form attached to this Decree as Exhibit "D". The parties shall promptly prepare and file appropriate praecipes in the other state court suits marking those suits settled, discontinued and ended with prejudice and withdraw all appeals in those cases.

Dated: 4/29/77

  
ARNOLD P. BORISH (I.D. No. 20705)  
1953 New Hope Street  
Norristown, PA 19401-3114  
(610) 277-1902

HANGLEY CONNOLLY EPSTEIN  
CHICCO FOXMAN & EWING  
By NEIL G. EPSTEIN (I.D. No. 09776)  
CHARLES F. FORER (I.D. No. 32661)  
WILLIAM B. PETERSEN (I.D. No. 58063)  
1515 Market Street, 9th Floor  
Philadelphia, PA 19102-1909  
(215) 851-8400

Attorneys for Plaintiff  
Gwynedd Properties, Inc.

GWYNEDD PROPERTIES, INC.

Dated: 4/29/94

By

Joseph F. Tornetta  
Joseph F. Tornetta, Vice President

Attest

Charles J. Tornetta  
Charles J. Tornetta, Secretary

WISLER, PEARLSTINE, TALONE,  
CRAIG, GARRITY & POTASH

Dated: April 29, 1994

By

James J. Garrity  
JAMES J. GARRITY  
KENNETH A. ROOS  
484 Norristown Road  
Blue Bell, PA 19422  
(610) 825-8400

Attorneys for Defendants  
Lower Gwynedd Township,  
Catherine M. Harper,  
Edward J. Brandt,  
Janet H. Kirch and  
Robert McQuade

MARSHALL, DENNEHEY, WARNER,  
COLEMAN & GOGGIN

Dated: 4/29/94

By

L. Rostaing Tharaud  
L. ROSTAING THARAUD  
1845 Walnut Street  
Philadelphia, PA 19103-4717  
(215) 575-2600

Attorneys for Defendant  
Richard Landis

Dated: April 29, 1994

By

Catherine M. Harper  
CATHERINE M. HARPER

Dated: \_\_\_\_\_

By

Edward J. Brandt  
EDWARD J. BRANDT

4/29/94

Dated: 4-29-94 Janet H. Kirch  
JANET H. KIRCH

Dated: 29 April 94 Richard A. Landis  
RICHARD LANDIS

Dated: 4-29-94 Robert McQuade  
ROBERT MCQUADE

LOWER GWYNEDD TOWNSHIP

Dated: April 29, 1994 By Catherine M. Harper  
CATHERINE M. HARPER, Chairperson

[SEAL]

Attest

Edward Clifford  
Edward Clifford, Acting Secretary

APPROVED and SO ORDERED and DECREED this

\_\_\_\_\_ day of \_\_\_\_\_, 1994:

\_\_\_\_\_  
DALZELL, J.

Dated: 4.27.94

Janet H. Kirch  
JANET H. KIRCH

Dated: 29 April 94

Richard A. Landis  
RICHARD LANDIS

Dated: 4-29-94

Robert McQuade  
ROBERT McQUADE

LOWER GWYNEDD TOWNSHIP

Dated: April 29, 1994

By Catherine M. Harper  
CATHERINE M. HARPER, Chairperson

[SEAL]

Attest Edward Clifford  
Edward Clifford Acting Secretary

APPROVED and SO ORDERED and DECREED this

29<sup>th</sup> day of April, 1994:

Thomas D. Zell  
DALZELL, J.

EXHIBIT "A"

# This Indenture Made the

day of \_\_\_\_\_ in the year of our Lord  
one thousand nine hundred and \_\_\_\_\_

## Between

GWYNEDD PROPERTIES, INC., a Pennsylvania Corporation

(hereinafter called the Grantor),

and

TOWNSHIP OF LOWER GWYNEDD

(hereinafter called the Grantee),

Witnesseth, That in ~~XXXXXXXXXXXX~~ lieu of Condemnation and the sum of One (\$1.00) Dollar and other good and valuable consideration, ~~the Grantee~~ in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee  
heirs and assigns,

ALL THAT CERTAIN tract of land Situate in the Township of Lower Gwynedd, County of Montgomery, Commonwealth of Pennsylvania, according to a Plan of Survey thereof dated November 7, 1974, prepared by TriState Engineers and Land Surveyors, Inc. 801 West Street Road, Feasterville, Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. nail set for a corner of lands of the Philadelphia Electric Company in the centerline of Gwynedd Avenue (45.00 feet wide); thence from the said point of beginning and along the centerline of Gwynedd Avenue, South 46 degrees, 54 minutes, 00 seconds West 157.88 feet to a P.K. nail set for a corner of lands of the Wissahickon School District; thence along said lands, North 33 degrees, 06 minutes, 00 seconds West 505.24 feet to a point a corner; thence continuing along said lands, South 56 degrees, 54 minutes, 00 seconds West 307.59 feet to a point a corner in line of the Final Plan of Farm of John C. Richardson; thence along line of the said Final Plan, North 23 degrees, 53 minutes, 30 seconds West 295.57 feet to an iron pipe (found), a corner of lands of the North Wales Water Authority; thence along said lands, North 23 degrees, 51 minutes, 00 seconds West 168.51 feet to an iron pipe (found), a corner; thence continuing along said lands the five following courses and distances viz: (1) South 67 degrees, 10 minutes, 30 seconds West 381.34 feet to an iron pipe (found), a corner; thence (2) South 61 degrees, 45 minutes, 30 seconds West 52.38 feet to an iron pipe (found), a corner; thence (3) South 59 degrees, 18 minutes, 45 seconds West 210.00 feet to an iron pipe (found), a corner; thence (4) North 50 degrees, 50 minutes, 45 seconds West 1,197.89 feet to an iron pin (found), a corner; thence (5) North 14 degrees, 30 minutes, 45 seconds West 438.69 feet to an iron pipe (found), in the base of a thirty inch diameter tree, a corner of lands of the Township of Lower Gwynedd; thence along said lands and crossing a seventy-five foot wide Transcontinental Gas Pipeline Corporation Right of Way, North 43 degrees, 55 minutes, 55 seconds East 959.20 feet to a natural stone monument (found), a corner; thence continuing along said lands and along lands of Robert Hesse, Jr., North 44 degrees, 15 minutes, 00 seconds East 845.76 feet to a rail monument (found), a corner on the Westerly side of lands of the Bethlehem Branch of the North Pennsylvania Railroad; thence along the Westerly side thereof and recrossing the aforementioned seventy-five foot wide Transcontinental

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corner of lands of the Philadelphia Electric Company, aforesaid; thence along said lands, South 63 degrees, 27 minutes, 00 seconds West 150.02 feet to a concrete monument (found), a corner; thence continuing along said lands and passing over a concrete monument (found) 22.65 feet from the end of this line, South 26 degrees, 31 minutes, 00 seconds East 208.14 feet to the point and place of beginning. CONTAINING 77.4051 Acres of land, be the same, more or less.

BEING known as 401 Gwynedd Avenue.

BEING Parcel No. 39-00-01570-00-2 of the Montgomery County Commissioners Registry.

BEING, inter alia, the same premises, second described, which Provident National Bank and Charles E. Ingersoll, Executors of the estate of R. Sturgis Ingersoll, deceased, by Deed dated August 25, 1975, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4051 page 469 &c., granted and conveyed unto Gwynedd Properties, Inc., a Pennsylvania Corporation, in fee.

And the said Grantor does hereby covenant and agree to and with the said Grantee that it the Grantor and for its successors all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor and against all and every person and persons whomsoever lawfully claiming or to claim the same as any part thereof, by, from or under it, then, each or any of them, shall and will subject to conditions of record specially WARRANT and forever DEFEND.

In the Event that there is more than one party named herein as Grantor or Grantee, the word "Grantor" or "Grantee" wherever occurring herein shall mean the plural. The masculine herein shall refer to and include the feminine as well as the corporate gender.

In Witness Whereof, said Grantor, has hereunto set its corporate hand and seal the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF

GWYNEDD PROPERTIES, INC., a Pennsylvania Corporation

By:

SEAL

Attest:

SEAL

Commonwealth of Pennsylvania

County of

et.

On the day of , 19 before me

the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name within brackets, and acknowledged that he subscribed to the purposes therein contained, and desired the same might be recorded as such.

executed the same for the

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee is  
1130 N. Bethlehem Pike  
Spring House, PA 19477



04/28/94

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Commonwealth of Pennsylvania

County of Montgomery

On this, the day of

19, before me,

personally appeared Augustus J. Tornetta, who acknowledged himself (himself) to be the President of Gwynedd Properties, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (himself) as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

**RECORDED**

COMMONWEALTH OF PENNSYLVANIA

County of \_\_\_\_\_

**Recorded** on this day of

A.D. 19

Deed Book

Vol.

Page

under my hand and the seal of the said office, the date above written.

Recorder

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EXHIBIT "B"

PRESS RELEASE

The Supervisors of Lower Gwynedd Township along with representatives of Gwynedd Properties, Inc., announced today the settlement of all litigation involving the Eminent Domain Action for the acquisition of Penllyn Woods by Lower Gwynedd Township and all lawsuits between the parties.

Under the supervision of United States District Court Judge Stewart Dalzell, along with special settlement masters Reaves C. Lukens Jr., and William F. Conner the parties have agreed that the Township shall acquire a 77+/- acre parcel known as "Penllyn Woods" for recreational and open space purposes.

This settlement brings to a final conclusion all litigation between the parties and involves a number of Zoning Agreements regarding land owned by Gwynedd Properties Inc. in the Township.

The agreed upon settlement was reported to be \$3,775,000. which comprised condemnation of ground, accrued interest and settlement of litigation. The Supervisors of Lower Gwynedd Township commented that the settlement would not have been possible without the promise of funds from the new Montgomery County Open Space Grant Program and a contribution to the settlement of litigation by Scottsdale Insurance Company, the Township's insurance carrier. The Board also contemplates using grants already obtained from Montgomery County and the Wissahickon Valley Watershed Association as well as planned fund-raising over the next six months.

For further information please contact:

Lower Gwynedd Township : Kate Harper, Esquire at 699-8940

Gwynedd Properties, Inc.: Joseph Tornetta at 279-4000

EXHIBIT "C"

EXHIBIT "D"

GWYNEDD PROPERTIES, INC.,	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	OF MONTGOMERY COUNTY, PA.
	:	
v.	:	
	:	
ZONING HEARING BOARD OF	:	
LOWER GWYNEDD TOWNSHIP,	:	
Defendant.	:	NO. 92-08983

STIPULATION OF SETTLEMENT

COMES NOW, GWYNEDD PROPERTIES, INC. (hereinafter referred to as "Owner"), BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP (hereinafter referred to as "Township") and LOWER GWYNEDD TOWNSHIP ZONING HEARING BOARD (hereinafter referred to as "Board") and file herewith a Stipulation of Settlement for approval by the Court.

WHEREAS, Owner was the owner and developer of a certain residential subdivision known as Polo Club Estates comprising forty-six (46) residential lots, situate in Lower Gwynedd Township, Montgomery County, Pennsylvania; and

WHEREAS, a dispute between Owner and Township arose as to whether portions of Lots 1, 2, 3, 4, 45 and 46 (hereinafter referred to as "Lots") were in the Flood Plain Conservation District as defined by Township Ordinances; and

WHEREAS, by reason of said disagreement, Owner presented an appeal to the Board seeking an interpretation of the Ordinances that the Lots were not in the Flood Plain or, alternatively, that the Lots could be safely developed pursuant to variance criteria within the Township Ordinances; and

WHEREAS, the instant appeal was commenced after an adverse decision by the Board, and subsequently the matter was

remanded by the Court to the Board, after which the Owner renewed its appeal; and

WHEREAS, Owner, Township and the Board have been involved in various other litigation in the Common Pleas Court of Montgomery County and the United States District Court for the Eastern District of Pennsylvania; and

WHEREAS, the parties have reached a settlement of all outstanding disputes between them and are desirous of implementing the terms of the settlement by and with Court approval;

NOW, THEREFORE, it is agreed between the parties as follows:

1. Revised Lot Arrangement. A new lot arrangement is agreed upon between the parties that will reconfigure the Lots to permit Lots 1, 2, 3, 4, 45 and 46 substantially in conformance with a plan prepared by V. Richard Mariani, dated December 9, 1990, as last revised on April 14, 1994 (hereinafter referred to as the "Mariani Plan"), a copy of which is attached hereto as Exhibit "A".

2. Grading and Filling/Building Envelopes/Lot Lines. The parties agree to the grading and filling, building envelopes and lot lines substantially as shown on the Mariani Plan. It is further agreed that the requisite variances necessary to permit such grading and filling are deemed to be granted.

3. No Sprinklers/No Seepage Pits. The parties agree that no sprinklers and no seepage pits will be required on Lots 1, 2, 3, 4, 45 or 46 as shown on the Mariani Plan.

4. Incorporation of Consent Decree. The parties agree to the incorporation of all provisions of Article VII of the Consent Decree entered in the matter of Gwynedd Properties, Inc. v. Lower Gwynedd Township et al., No. 91-CV-6567, before the United States District Court for the Eastern District of Pennsylvania, a copy of which is attached to this Stipulation as Exhibit "B", as fully as though the entire text thereof was set forth herein, at length.

5. Binding Effect. The parties agree that this Stipulation of Settlement shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns.

6. Discontinuance. This case shall be marked settled, discontinued and ended with prejudice.

IN WITNESS WHEREOF, the parties hereto have caused this Stipulation of Settlement to be executed this                      day of                      , 1994.

BOARD OF SUPERVISORS  
LOWER GWYNEDD TOWNSHIP

Township Seal                      By \_\_\_\_\_, Chairman  
ATTEST:

\_\_\_\_\_  
James J. Garrity  
Township Solicitor



LOWER GWYNEDD TOWNSHIP  
ZONING HEARING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Thomas M. Del Ricci  
Zoning Board Solicitor

GWYNEDD PROPERTIES, INC.

Corporate Seal

ATTEST:

By \_\_\_\_\_  
Augustus J. Tornetta, President

\_\_\_\_\_  
Charles J. Tornetta, Secretary

\_\_\_\_\_  
J. Peirce Anderson  
Attorney for  
Gwynedd Properties, Inc.

GWYNEDD PROPERTIES, INC.,  
Plaintiff,

v.

ZONING HEARING BOARD OF  
LOWER GWYNEDD TOWNSHIP,  
Defendant.

IN THE COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA.

NO. 92-08983

O R D E R

AND NOW, this                      day of                      , 1994,  
upon consideration of the attached Stipulation of Settlement, the  
Court hereby APPROVES that Stipulation; and this case shall be  
marked settled, discontinued and ended.

BY THE COURT:

\_\_\_\_\_  
J.

EXHIBIT "E"

DECLARATION

This DECLARATION, made this            day of  
1994, by GWYNEDD PROPERTIES, INC. (hereinafter referred to as  
"Declarant") of 839 East Germantown Pike, Norristown,  
Pennsylvania 19401, providing as follows:

W I T N E S S E T H :

WHEREAS, Declarant is the owner in fee of Parcels  
39-00-01574007 ("Lot 1"), 39-00-01574052 ("Lot 2"),  
39-00-02014305 ("Lot 3"), 39-00-02014467 ("Lot 45") and  
39-00-01574106 ("Lot 46") (hereinafter referred to collectively  
as "Parcels"), all situate within a certain residential  
subdivision known as Polo Club Estates in Lower Gwynedd Township,  
Montgomery County, Pennsylvania; and

NOW, THEREFORE, Declarant, on behalf of itself, its  
successors and assigns of the Parcels aforesaid, hereby gives  
notice that the 100-year flood line on Lots 1, 2, 3, 45 and 46  
has been revised in accordance with detailed engineering studies  
performed by Pennoni Associates dated April 22, 1994, so that the  
proposed buildings shown on the approved amended Subdivision Plan  
are no longer in the flood plain.

IN WITNESS WHEREOF, Declarant has caused this  
Declaration to be executed as of the day and year first-above  
written.

GWYNEDD PROPERTIES, INC.

[SEAL]

By \_\_\_\_\_  
Augustus J. Tornetta, President

Attest \_\_\_\_\_  
Charles J. Tornetta, Secretary

### ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF MONTGOMERY

AND NOW, this                      day of                      ,  
1994, before me, the undersigned officer, personally appeared                      and                      of GWYNEDD  
PROPERTIES, INC., and as such representatives of the corporation  
herein named, being duly authorized to do so, executed the within  
instrument on its behalf, for the purposes therein contained by  
signing the name of the corporation by themselves as

and

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC



**EXHIBIT "B"**  
**DEPICTION OF PENLLYN WOODS**  
**ATTACHED**

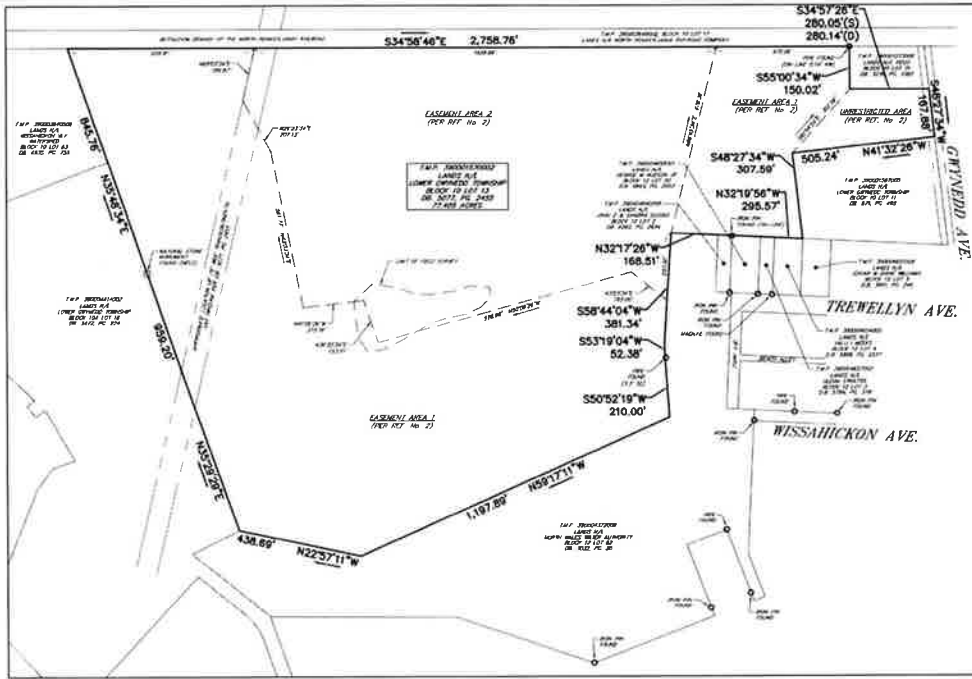
PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA, CALL 1-800-242-1178. PENNSYLVANIA'S 811 SERVICE IS FREE. CALL 811 TO REPORT ANY PROBLEMS WITH THE SYSTEM. CALL 811 TO REPORT ANY PROBLEMS WITH THE SYSTEM.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD SURVEYS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE, ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE VERTICAL DEPTHS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS, ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF PA REG. NO. 207 PASSED ON 10/1/94 AS LAST AMENDED ON APRIL 26, 2018 PENNSYLVANIA ACT 30. GILMORE & ASSOCIATES, INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.



OVERALL SITE BOUNDARY  
SCALE: 1" = 200'



LOCATION MAP  
SCALE: 1" = 2000'

- GENERAL SURVEY NOTES:**
1. PROPERTY BOUNDARIES HAS BEEN ESTABLISHED BY SURVEYING ON THE TAX MAP OF THE TOWNSHIP OF LOWER OYNEWODE COUNTY OF MONTGOMERY COUNTY, PENNSYLVANIA.
  2. CONTAINING 1.317 ACRES OF LAND (PER REC. No. 2).
  3. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN MAY OF 2023 AND THE REFERENCE TO INFORMATION LOCATED HEREON, IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  4. SUBJECT TO ANY RIGHTS, EASEMENTS AND ENCUMBRANCES EITHER WRITTEN OR UNWRITTEN.
  5. VERTICAL DATA HAS BEEN OBTAINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS BY THE SURVEYOR TO THE NEAREST CENTIMETER.
  6. HORIZONTAL DATA IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND IS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE NAD83 UTM ZONE 18N REFERENCE ELLIPSOID SYSTEM.

- REFERENCES:**
1. TAX MAP FOR THE TOWNSHIP OF LOWER OYNEWODE COUNTY OF MONTGOMERY COUNTY, PENNSYLVANIA.
  2. PLAN ENTITLED "TREWELLYN WOODS PREPARED FOR LOWER OYNEWODE TOWNSHIP" DATED DECEMBER 13, 1981, PREPARED BY ROBERT C. BULL, LAND SURVEYOR, PENNSYLVANIA.
  3. PLAN ENTITLED "RECORD OF SUBDIVISION" DATED FEBRUARY 28, 1989, PREPARED BY CHAMBERS & ASSOCIATES CONSULTING ENGINEERS AND SURVEYORS OF BLUE BELL, PENNSYLVANIA, AND RECORDED IN THE MONTGOMERY COUNTY RECORDS OF DEEDS PLAN BOOK 411 PAGE 411.
  4. DEED BOOKS AS NOTED.

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
1000 N. 10TH STREET, SUITE 200  
PHILADELPHIA, PA 19107  
TEL: 215-595-1100  
FAX: 215-595-1101  
WWW.GILMORE-PA.COM



NO.	DATE	REVISION
1		

EXISTING FEATURES PLAN  
**PENILLYN PARK**  
T.M.P. 3600001570002  
LOWER OYNEWODE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



PROJECT NO.: 22-00002  
TAX MAP PARCEL NO.: 3600001570002  
TOTAL AREA: 77.400 AC. TOTAL LOTS: 1  
DATE: 08/11/2023 SCALE: 1"=20'  
DRAWN BY: DOR CHECKED BY: SCS/2024  
SHEET NO.: 1 OF 1



**EXHIBIT "C"**  
**PROPOSED CELL TOWER LOCATION**  
**ATTACHED**

# RISEUP TOWERS

## PENLLYN WOODS PARK TRAIL NEW TELECOMMUNICATION COMPOUND

### 1227 E TWP LINE ROAD PENLLYN, PA 19422

MONOPOLE COORDINATES  
LAT: 40.176409° N  
LONG: -75.254003° W



SAC : ALYSON WARD  
CONST: TOM LADIK  
PM : ALYSON WARD  
A/E : JAKE MINARDI

#### SCHEDULE OF REVISIONS

#	DATE	DESCRIPTION OF CHANGE
1	10/26/2023	PRELIMINARY
2		
3		
4		

DRAWN BY: NCA  
CHECKED BY: MLL  
SCALE: NOTED  
JOB NO: 250023.01  
DRAWING TITLE:

#### TITLE SHEET

DRAWING SHEET:

# LE-1

PENLLYN WOODS PARK TRAIL  
1227 E TWP LINE ROAD  
PENLLYN, PA 19422

SHEET NO. 1 OF 6

JACOB MINARDI, P.E.  
PENNSYLVANIA PROFESSIONAL ENGINEER  
101001410001

DRAWING SHEET	DRAWING TITLE
LE-1	TITLE SHEET
LE-2	OVERALL SITE PLAN
LE-3	EXISTING SITE PLAN
LE-4	PROPOSED SITE PLAN
LE-5	COMPOUND PLAN
LE-6	ELEVATION



#### AREA MAP

PENLLYN, PA

#### DIRECTIONS

FROM BUS 10 PA OFFICE: HEAD NORTHWEST ON PA-70 W/ WEST EXCHANGE AVE  
TURN RIGHT ONTO PENLLYN BLUE BELL PKCE. TURN LEFT ONTO TOWNSHIP LINE RD.  
CONTINUE ONTO PENLLYN WOODS PARK TRAIL. TURN LEFT ONTO TWP LINE RD.  
CONTINUE ONTO PENLLYN WOODS PARK TRAIL. TURN LEFT. SITE IS LOCATED BEHIND  
HUNTERS TRAIL.

FROM BUS 10 PA OFFICE

#	DATE	DESCRIPTION OF CHANGES
1	06/06/2013	PRELIMINARY
2	06/06/2013	DESCRIPTION OF CHANGES

DRAWN BY:	WJL
CHECKED BY:	WJL
SCALE:	NOTED
JOB NO:	235003000
DRAWING TITLE:	

**OVERALL  
SITE PLAN**

DRAWING SHEET:

**LE-2**

PENLLYN WOODS PARK TRAIL  
1227 E TWP LINE ROAD  
PENLLYN, PA 19422

SHEET NO. 2 OF 5

JACOB MINARDI, P.E.  
PENNSYLVANIA PROFESSIONAL ENGINEER  
LICENSE # 133333



1" = 100'  
(SCALE BASED ON FULL SIZE "A" & "M" SHEETS ONLY)  
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

**OVERALL SITE PLAN**  
SCALE: 1" = 200'







5000 RITTER ROAD, SUITE 205  
MECHANICSBURG, PENNSYLVANIA 17055  
PHONE: (717) 815-1765  
FAX: (717) 494-8801  
WWW.NETWORKCONNEX.COM



SAC : ALYSON WARD  
CONST : TOM LADIK  
PM : ALYSON WARD  
AEE : JAKE MINARDI

SCHEDULE OF REVISIONS

#	DATE	DESCRIPTION OF CHANGES
1		
2		
3		
4	04-26-2013	PRELIMINARY

DRAWN BY:	MDA
CHECKED BY:	JAL
SCALE:	NOTED
JOB NO:	2010032101
DRAWING TITLE:	

EXISTING  
SITE PLAN

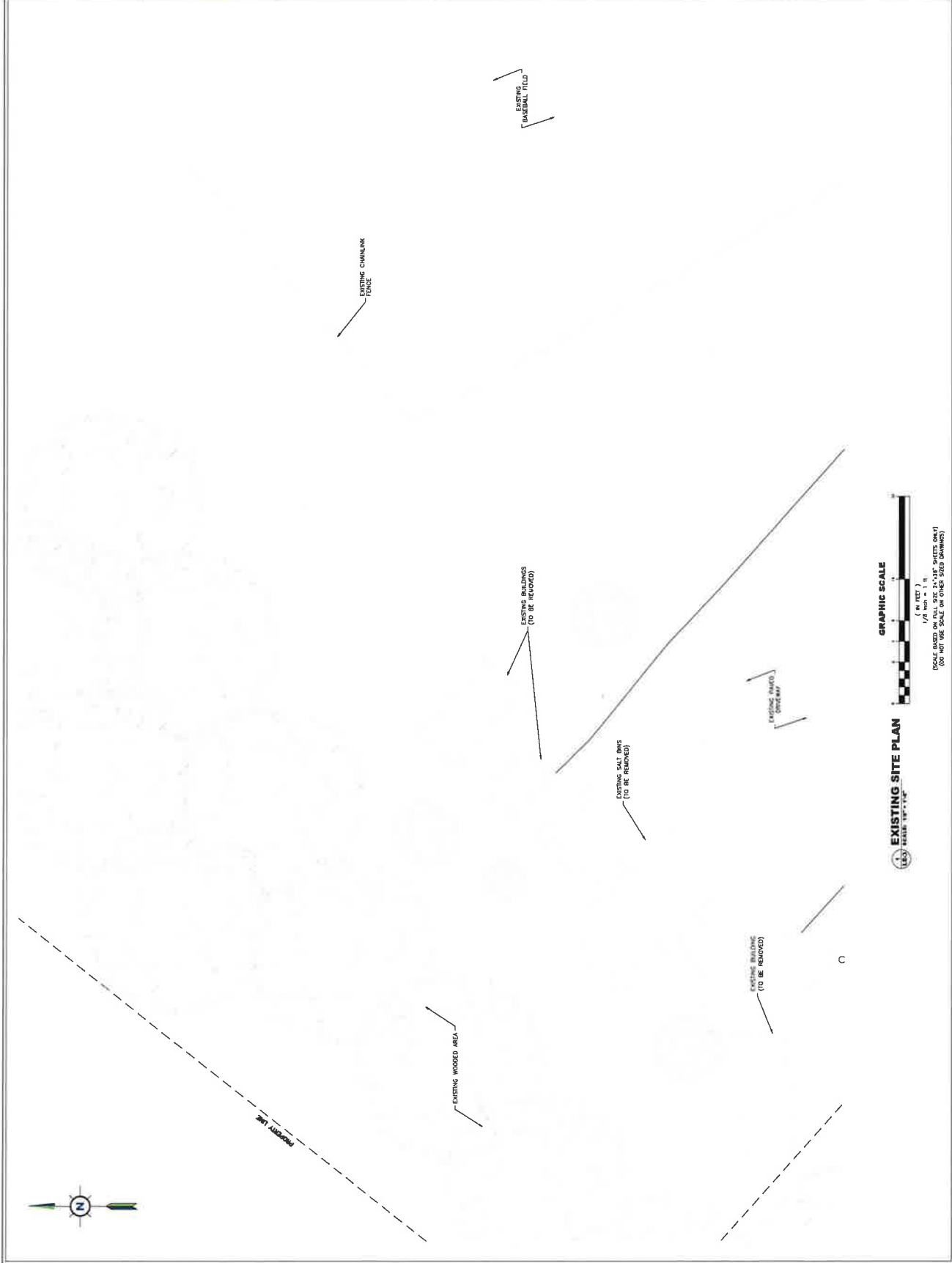
DRAWING SHEET

LE-3

PENLLYN WOODS PARK TRAIL  
1227 E TWP LINE ROAD  
PENLLYN, PA 19422

SHEET NO. 3 OF 6

JACOB MINARDI, P.E.  
PENNSYLVANIA PROFESSIONAL ENGINEER  
LICENSE # 000000000



GRAPHIC SCALE  
0 10 20 30 40 50 60 70 80 90 100  
(IN FEET)  
SCALE BASED ON FULL SIZE 24"X36" SHEETS ONLY!  
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

SAC : ALYSON WARD  
CONST : TOM LADIK  
PM : ALYSON WARD  
AE : JAKE MINARDI

SCHEDULE OF REVISIONS

#	DATE	DESCRIPTION OF CHANGES
1	10-26-2010	PRELIMINARY
2	10-26-2010	DESCRIPTION OF CHANGES

DRAWN BY: MDA  
CHECKED BY: MNL  
SCALE: NOTED  
JOB NO: Z2E002.001  
DRAWING TITLE:

**PROPOSED  
SITE PLAN**

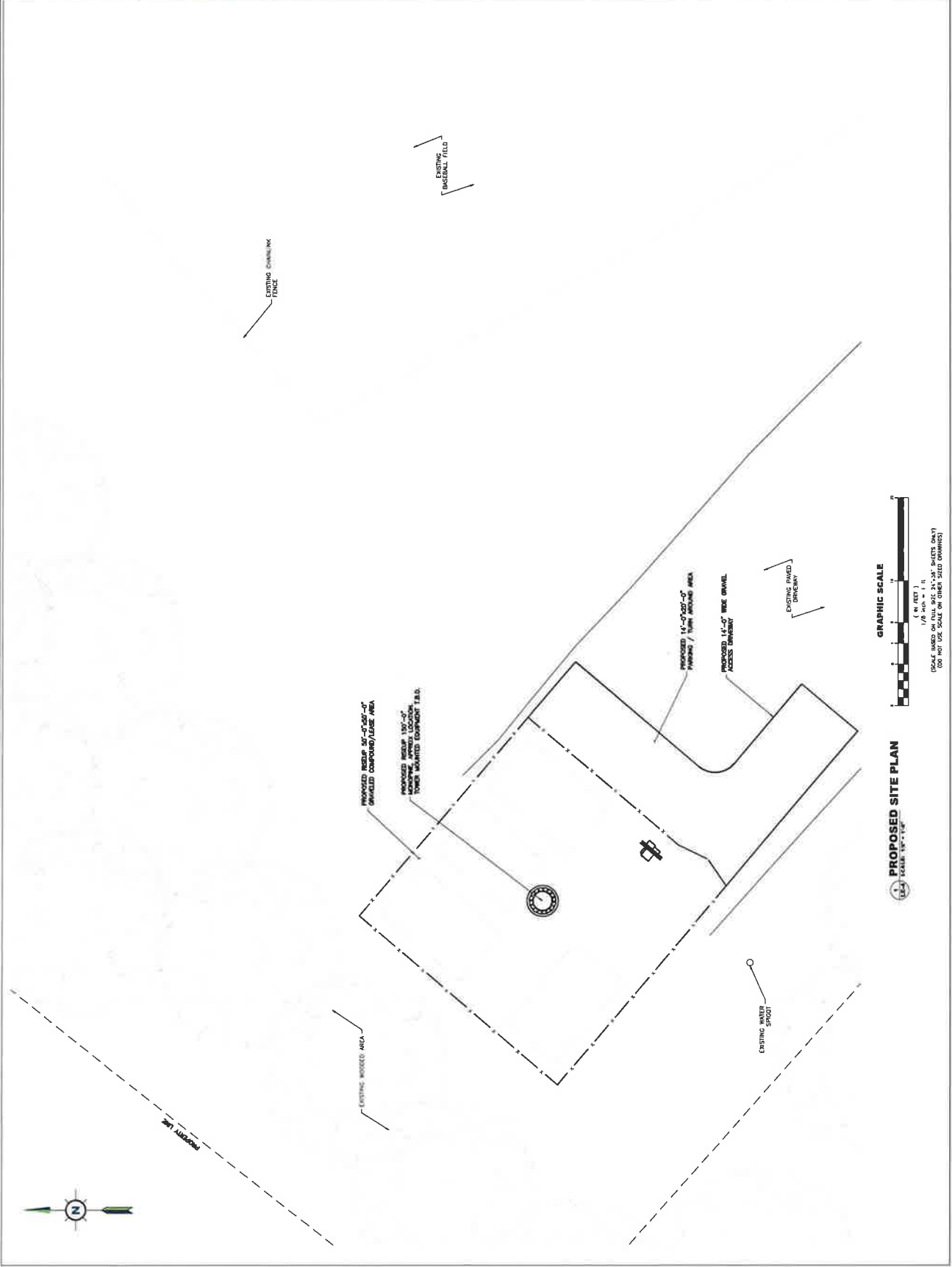
DRAWING SHEET:

**LE-4**

PENLYN WOODS PARK TRAIL  
1227 E TWP LINE ROAD  
PENLYN, PA 19422

SHEET NO. 4 OF 6

JACOB MINARDI, P.E.  
PENLYN WOODS PARK TRAIL, CHARTERS  
10/26/2010





8200 BITTER ROAD, SUITE 205  
MECHANICSBURG, PENNSYLVANIA 17055  
PHONE: (717) 810-1765  
FAX: (717) 458-0801  
[www.outlookonline.com](http://www.outlookonline.com)



SAC : ALYSON WARD  
CONST : TOM LADIK  
PM : ALYSON WARD  
AGG : JAKE MINARDI

NO.	DATE	DESCRIPTION OF CHARGES
1	09-09-2023	PRELIMINARY LE

GRAND BY	NO
CHECKED BY:	MRL
SCALE:	NOTED
JOB NO.	11-1029-101

## COMPOUND PLAN

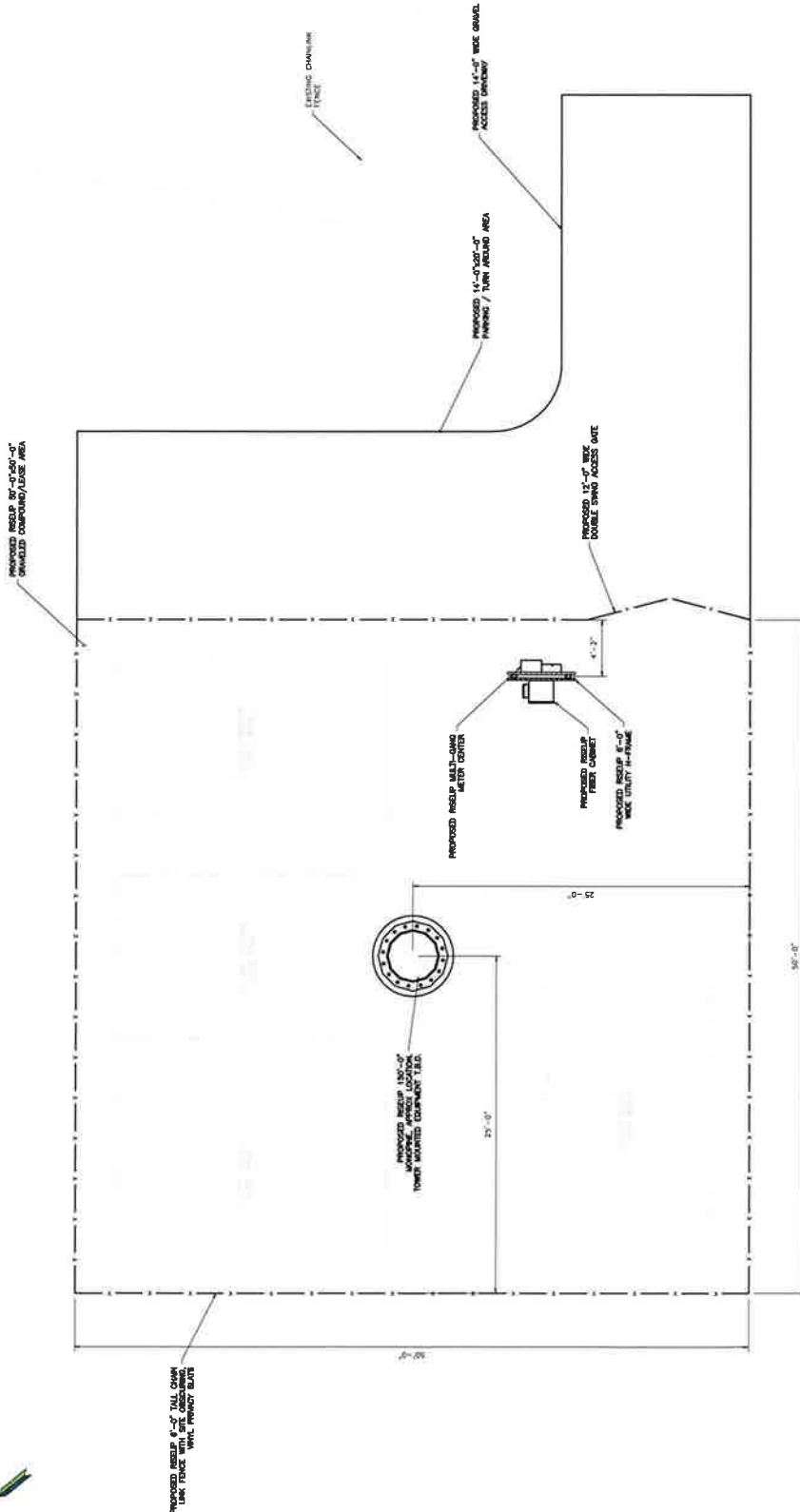
DRAWING SHEET

## LE-5

**PENLLYN WOODS PARK TRAIL**  
**1227 E TWP LINE ROAD**  
**PENLLYN, PA 19422**

SHEET NO. 5 OF 6

**JACOB MINAROL, P.E.**  
JAMES W. VANDERPROFF, INC.  
11000 E. 15TH AVE.  
DENVER, CO 80202



1/4 inch = 1 ft  
SCALE BASED ON FULL SIZE 24"x36" SHEETS ONLY





# Memo

**To:** Board of Supervisors  
**From:** Fred Zollers, Public Works Director  
**Date:** May 9, 2025  
**Re:** Seasonal Employees



---

**Recommended Motion: To approve a budget amendment increasing Public Works wages in account 01-430-140 from \$692,201 to \$737,097 for 2025 to allow for seasonal employees**

I recommend Lower Gwynedd hire 3 seasonal employees for 40 hours per week and one additional seasonal employee for 16 hours per week to supplement our full-time Public Works Employees. This would be in addition to Rich Miles who is already working 12 hours per week. The seasonal employees would assist with grass cutting, trail maintenance, painting, roadway patching and sealing, general park maintenance, and general building maintenance.

The approximate cost of seasonal would break down as follows:

Employee(s)	Pay Rate per hour	Hours per week	Weeks	Cost
Rich Miles	\$25	12	20	\$6,000
3 Seasonal	\$22	40	13	\$34,320
1 Seasonal	\$22	16	13	\$4,576
<b>Total</b>				<b>\$44,896</b>

There are currently open positions in the Township. Although they are not Public Works positions, they would offset the cost of the unbudgeted seasonal employees. The seasonal employees will not work enough to be eligible for non-uniformed employee benefits.

Please let me know if you have any questions and how you would like to proceed.

Thank you.



# Memo

**To:** Board of Supervisors  
**From:** Mimi Gleason, Township Manager  
Melinda Haldeman, Finance Director  
**Date:** May 8, 2025  
**Re:** Accounting contract



---

**Recommended Motion: To authorize the Township Manager to sign a Professional Services Agreement with DunlapSLK**

The Finance Department is in need of temporary assistance. DunlapSLK has done work for Lower Gwynedd in recent years assisting with financial controls and reconciliations. Staff is requesting that Dunlap be utilized again this summer.

## PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3937 ACCESS LOCK TECHNOLOGIES INC.	168945	05/01/25	70707		104403	P	05/13/25	01409 370	R&M ALL BLDNGS	20.00
	INVOICE: 78386									
VENDOR TOTALS				35.10	YTD INVOICED			35.10	YTD PAID	20.00
837 ALBERT M. COMLY, JR.	168889	05/01/25	70651		104404	P	05/13/25	01414 312	FIRE SAFETY INSPECTOR	600.00
	INVOICE: 050125									
VENDOR TOTALS				3,281.25	YTD INVOICED			4,833.75	YTD PAID	600.00
3799 ALLEN J. FEDEZKO	168956	05/01/25	70718		104405	P	05/13/25	01409 450	CONTRACTED SERVICES	1,487.50
	INVOICE: 143									
	168956	05/01/25	70718		104405	P	05/13/25	08429 450	CONTRACTED SERVICES	262.50
	INVOICE: 143									
VENDOR TOTALS				7,000.00	YTD INVOICED			8,750.00	YTD PAID	1,750.00
3883 AMAZON CAPITAL SERVICES, INC.	168939	05/01/25	70701		104406	P	05/13/25	08429 370	R&M PUMP STATIONS/SEWER L	74.48
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	01401 200	OFFICE SUPPLIES	21.84
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	01410 220	OPERATING SUPPLIES	39.89
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	01410 238	UNIFORMS	53.17
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	01410 262	VEHICLE MAINTENANCE	5.84
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	01409 220	SUPPLIES- ALL BLDNGS	41.78
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	01430 220	SUPPLIES PW	137.69
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	05358 010	DVIT SAFETY GRANT	96.76
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	01410 222	DETECTIVE OPERATING SUPPL	8.54
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	05453 300	EVENTS	11.99
	INVOICE: 1TMG-XVHJ-GR9Q									
	168939	05/01/25	70701		104406	P	05/13/25	01409 370	R&M ALL BLDNGS	162.51
	INVOICE: 1TMG-XVHJ-GR9Q									
VENDOR TOTALS				7,378.12	YTD INVOICED			7,873.73	YTD PAID	654.49
142 AMBLER COAL BUILDING SUPPLY	168872	05/01/25	70634		104407	P	05/13/25	01409 370	R&M ALL BLDNGS	18.00
	INVOICE: 043025									
	168872	05/01/25	70634		104407	P	05/13/25	01430 220	SUPPLIES PW	19.98
	INVOICE: 043025									

## PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	168872	05/01/25	70634		104407	P	05/13/25	08429 370	R&M PUMP STATIONS/SEWER L	126.47
	INVOICE: 043025									
	168872	05/01/25	70634		104407	P	05/13/25	01430 370	R&M PW	156.97
	INVOICE: 043025									
	VENDOR TOTALS			357.40 YTD INVOICED				357.40 YTD PAID		321.42
2091 ARAMSCO, INC.	168902	05/01/25	70664		104408	P	05/13/25	01409 220	SUPPLIES- ALL BLDNGS	434.94
	INVOICE: S7041077.001									
	VENDOR TOTALS			2,149.76 YTD INVOICED				2,329.78 YTD PAID		434.94
2738 ARBOR VALLEY TREE SURGEONS, INC.	168909	05/01/25	70671		104409	P	05/13/25	31446 450	CONTRACTED SERVICES	4,800.00
	INVOICE: 2483									
	VENDOR TOTALS			11,400.00 YTD INVOICED				11,400.00 YTD PAID		4,800.00
3210 ARMOUR & SONS ELECTRIC, INC.	168917	05/01/25	70679		104410	P	05/13/25	01430 370	R&M PW	972.50
	INVOICE: 910043986									
	168918	05/01/25	70680		104410	P	05/13/25	01430 370	R&M PW	1,742.50
	INVOICE: 910043985									
	168919	05/01/25	70681		104410	P	05/13/25	01430 370	R&M PW	1,357.50
	INVOICE: 910043984									
	168920	05/01/25	70682		104410	P	05/13/25	01430 370	R&M PW	202.50
	INVOICE: 910043929									
	168921	05/01/25	70683		104410	P	05/13/25	01430 370	R&M PW	270.00
	INVOICE: 910044038									
	168922	05/01/25	70684		104411	P	05/13/25	30439 000	INFRASTRUCTURE REBUILDING	17,361.00
	INVOICE: PAYMENT APPLICATION									
	VENDOR TOTALS			66,499.51 YTD INVOICED				70,854.51 YTD PAID		21,906.00
500 BERGEY'S, INC.	168880	05/01/25	70642		104412	P	05/13/25	08429 262	R&M EQUIP/VEHICLES	102.80
	INVOICE: 30APR25									
	168880	05/01/25	70642		104412	P	05/13/25	01410 262	VEHICLE MAINTENANCE	22.48
	INVOICE: 30APR25									
	168881	05/01/25	70643		104413	P	05/13/25	08429 262	R&M EQUIP/VEHICLES	2,512.56
	INVOICE: TK743314R									
	VENDOR TOTALS			10,103.70 YTD INVOICED				10,103.70 YTD PAID		2,637.84
4126 BLAIR CORPORATION	168954	05/01/25	70716		104414	P	05/13/25	08429 370	R&M PUMP STATIONS/SEWER L	39,210.00
	INVOICE: 56437									
	VENDOR TOTALS			39,210.00 YTD INVOICED				39,210.00 YTD PAID		39,210.00

# PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
3319 BUCKS COUNTY WATER & SEWER AUTHORITY	168955	05/01/25	70717		104415	P	05/13/25	08429 450	CONTRACTED SERVICES	4,300.00
	INVOICE:	2025-03								
VENDOR TOTALS				30,285.00 YTD INVOICED				34,585.00 YTD PAID		4,300.00
3075 CARGO TRAILER SALES, INC.	168915	05/01/25	70677		104416	P	05/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	52.98
	INVOICE:	215003	041125							
VENDOR TOTALS				72.38 YTD INVOICED				72.38 YTD PAID		52.98
449 CBIZ BENEFITS & INSURANCE SERVICES	168876	05/01/25	70638		104417	P	05/13/25	01402 310	PROFESSIONAL SERVICES	3,657.00
	INVOICE:	10214493								
	168877	05/01/25	70639		104417	P	05/13/25	01402 310	PROFESSIONAL SERVICES	7,155.00
	INVOICE:	10214491								
	168878	05/01/25	70640		104417	P	05/13/25	01402 310	PROFESSIONAL SERVICES	3,657.00
	INVOICE:	10214492								
VENDOR TOTALS				14,469.00 YTD INVOICED				15,741.00 YTD PAID		14,469.00
1999 COMMONWEALTH PRECAST, INC.	168901	05/01/25	70663		104418	P	05/13/25	01430 370	R&M PW	980.00
	INVOICE:	30660								
VENDOR TOTALS				980.00 YTD INVOICED				980.00 YTD PAID		980.00
25 DEL-VAL INTERNATIONAL TRUCKS, INC.	168862	05/01/25	70624		104419	P	05/13/25	08429 262	R&M EQUIP/VEHICLES	151.29
	INVOICE:	13388471								
VENDOR TOTALS				713.06 YTD INVOICED				713.06 YTD PAID		151.29
2402 DELAWARE VALLEY HEALTH TRUST	168903	05/01/25	70665		104420	P	05/13/25	01401 156	HEALTH INSURANCE	15,474.66
	INVOICE:	APRIL 2025								
	168903	05/01/25	70665		104420	P	05/13/25	01402 156	HEALTH INSURANCE	2,892.41
	INVOICE:	APRIL 2025								
	168903	05/01/25	70665		104420	P	05/13/25	01410 156	HEALTH INSURANCE	43,384.04
	INVOICE:	APRIL 2025								
	168903	05/01/25	70665		104420	P	05/13/25	01414 156	HEALTH INSURANCE	3,966.98
	INVOICE:	APRIL 2025								
	168903	05/01/25	70665		104420	P	05/13/25	01430 156	HEALTH INSURANCE	18,675.47
	INVOICE:	APRIL 2025								
	168903	05/01/25	70665		104420	P	05/13/25	05451 156	HEALTH INSURANCE	2,977.05
	INVOICE:	APRIL 2025								
	168903	05/01/25	70665		104420	P	05/13/25	05451 156	HEALTH INSURANCE	9,528.19
	INVOICE:	APRIL 2025								

## PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		476,411.02 YTD INVOICED			476,411.02 YTD PAID			96,898.80		
3048 ELLIOTT AUTO SUPPLY CO., INC.	168914	05/01/25	70676		104421	P	05/13/25	01410 262	VEHICLE MAINTENANCE	552.02
	INVOICE: 043025									
	168914	05/01/25	70676		104421	P	05/13/25	01430 220	SUPPLIES PW	195.40
	INVOICE: 043025									
	168914	05/01/25	70676		104421	P	05/13/25	08429 262	R&M EQUIP/VEHICLES	111.27
	INVOICE: 043025									
VENDOR TOTALS		2,517.50 YTD INVOICED			2,517.50 YTD PAID			858.69		
1488 FIRSTLABORATORIES, INC.	168897	05/01/25	70659		104422	P	05/13/25	01401 450	CONTRACTED SERVICES	85.70
	INVOICE: FL00669011									
	168897	05/01/25	70659		104422	P	05/13/25	01410 450	CONTRACTED SERVICES	128.55
	INVOICE: FL00669011									
VENDOR TOTALS		715.48 YTD INVOICED			715.48 YTD PAID			214.25		
66 FLETCHER MOTORS, INC.	168869	05/01/25	70631		104423	P	05/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	69.17
	INVOICE: 8446									
	168870	05/01/25	70632		104423	P	05/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	65.00
	INVOICE: 8439									
	168871	05/01/25	70633		104423	P	05/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	70.22
	INVOICE: 8443									
VENDOR TOTALS		204.39 YTD INVOICED			204.39 YTD PAID			204.39		
3175 FLOUNDERS COMMUNICATIONS	168916	05/01/25	70678		104424	P	05/13/25	01409 320	COMMUNICATIONS	132.94
	INVOICE: 692945									
VENDOR TOTALS		1,363.50 YTD INVOICED			1,363.50 YTD PAID			132.94		
548 GARY O'CONNOR	168883	05/01/25	70645		104425	P	05/13/25	01410 158	POST-RETIREMENT HEALTH BE	200.00
	INVOICE: 050125									
VENDOR TOTALS		1,000.00 YTD INVOICED			1,000.00 YTD PAID			200.00		
26 GLASGOW, INC	168863	05/01/25	70625		104426	P	05/13/25	08429 370	R&M PUMP STATIONS/SEWER L	120.78
	INVOICE: 273275									
	168864	05/01/25	70626		104426	P	05/13/25	08429 370	R&M PUMP STATIONS/SEWER L	863.56
	INVOICE: 271952									
VENDOR TOTALS		1,171.65 YTD INVOICED			1,462.79 YTD PAID			984.34		

# PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
4006 GODSHALL KANE O'ROURKE ARCHITECTS, LLC	168948	05/01/25	70710		104427	P		05/13/25	30454 600	PARK IMPROVEMENTS	1,500.00
	INVOICE: 4180										
VENDOR TOTALS				5,500.00	YTD INVOICED				5,500.00	YTD PAID	1,500.00
292 GRANTURK EQUIPMENT CO.	168874	05/01/25	70636		104428	P		05/13/25	08429 262	R&M EQUIP/VEHICLES	1,658.28
	INVOICE: 1159082-01										
VENDOR TOTALS				1,658.28	YTD INVOICED				1,658.28	YTD PAID	1,658.28
1954 GROFF TRACTOR & EQUIPMENT, INC.	168900	05/01/25	70662		104429	P		05/13/25	08429 262	R&M EQUIP/VEHICLES	106.13
	INVOICE: PS0584583-1										
VENDOR TOTALS				650.82	YTD INVOICED				650.82	YTD PAID	106.13
542 HAJOCA CORPORATION	168882	05/01/25	70644		104430	P		05/13/25	01430 370	R&M PW	85.00
	INVOICE: S035635150.001										
VENDOR TOTALS				85.00	YTD INVOICED				85.00	YTD PAID	85.00
3613 HEALTH MATS COMPANY	168929	05/01/25	70691		104431	P		05/13/25	01409 370	R&M ALL BLDNGS	71.35
	INVOICE: 33024										
VENDOR TOTALS				285.40	YTD INVOICED				356.75	YTD PAID	71.35
380 HEIDELBERG MATERIALS US, INC.	168875	05/01/25	70637		104432	P		05/13/25	01430 370	R&M PW	160.37
	INVOICE: 4632963										
VENDOR TOTALS				1,294.97	YTD INVOICED				1,294.97	YTD PAID	160.37
1431 HOME DEPOT CREDIT SERVICES	168896	05/01/25	70658		104433	P		05/13/25	01409 370	R&M ALL BLDNGS	106.76
	INVOICE: 043025										
	168896	05/01/25	70658		104433	P		05/13/25	01430 220	SUPPLIES PW	407.19
	INVOICE: 043025										
	168896	05/01/25	70658		104433	P		05/13/25	08429 370	R&M PUMP STATIONS/SEWER L	103.99
	INVOICE: 043025										
VENDOR TOTALS				2,029.55	YTD INVOICED				2,289.45	YTD PAID	617.94
1005 INDIAN VALLEY APPRAISAL COMPANY	168890	05/01/25	70652		104434	P		05/13/25	30439 725	PUBLIC WORKS PROJECT	3,750.00
	INVOICE: 2025-201										

## PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS										
				7,500.00	YTD INVOICED			7,500.00		YTD PAID
									3,750.00	
3358	KEYSTONE MUNICIPAL SERVICES, INC.									
168924	05/01/25	70686			104435	P	05/13/25	01414	311	PROF SERV- UCC INSPECTING
INVOICE:	38950									
168925	05/01/25	70687			104435	P	05/13/25	01414	311	PROF SERV- UCC INSPECTING
INVOICE:	38886									
VENDOR TOTALS										
				60,337.50	YTD INVOICED			77,824.50		YTD PAID
									15,150.00	
1287	KONICA MINOLTA BUSINESS SOLUTIONS USA, INC.									
168892	05/01/25	70654			104436	P	05/13/25	01401	430	TECHNOLOGY
INVOICE:	1121451									
168892	05/01/25	70654			104436	P	05/13/25	08429	430	TECHNOLOGY
INVOICE:	1121451									
168892	05/01/25	70654			104436	P	05/13/25	01410	430	TECHNOLOGY
INVOICE:	1121451									
VENDOR TOTALS										
				55,303.18	YTD INVOICED			55,303.18		YTD PAID
									6,089.90	
4000	MARK MANJARDI									
168946	05/01/25	70708			104437	P	05/13/25	01414	314	PROF SERV- LEGAL (ZHB)
INVOICE:	042725									
168947	05/01/25	70709			104437	P	05/13/25	01414	314	PROF SERV- LEGAL (ZHB)
INVOICE:	021825									
VENDOR TOTALS										
				3,195.00	YTD INVOICED			3,515.00		YTD PAID
									1,335.00	
3873	MARTELLI COMPANIES, LLC									
168938	05/01/25	70700			104438	P	05/13/25	01430	262	REPAIRS VEHICLES/TOOLS/MA
INVOICE:	#INV97396									
VENDOR TOTALS										
				1,060.00	YTD INVOICED			1,510.00		YTD PAID
									400.00	
3646	MCDONALD UNIFORM COMPANY, INC.									
168930	05/01/25	70692			104439	P	05/13/25	01410	238	UNIFORMS
INVOICE:	221786									
168931	05/01/25	70693			104439	P	05/13/25	01410	238	UNIFORMS
INVOICE:	242677									
VENDOR TOTALS										
				5,286.38	YTD INVOICED			6,845.46		YTD PAID
									2,695.11	
1294	MCPWA									
168893	05/01/25	70655			104440	P	05/13/25	01430	420	TRAINING/DUES/SUBS
INVOICE:	050125									
VENDOR TOTALS										
				385.00	YTD INVOICED			385.00		YTD PAID
									385.00	
1409	MICHAEL ROGGE									
168895	05/01/25	70657			104441	P	05/13/25	01410	158	POST-RETIREMENT HEALTH BE

# PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 050125										
VENDOR TOTALS		1,701.60 YTD INVOICED			1,701.60 YTD PAID			340.32		
140 NORTH WALES WATER AUTHORITY	168879	05/01/25	70641		104442	P	05/13/25	08429 450	CONTRACTED SERVICES	43.75
		INVOICE: SALES0002778								
VENDOR TOTALS		16,578.72 YTD INVOICED			20,909.33 YTD PAID			43.75		
665 PAUL B. MOYER & SONS	168885	05/01/25	70647		104443	P	05/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	29.69
		INVOICE: 8443								
168886	05/01/25	70648		104443	P	05/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	60.00	
		INVOICE: 6777								
168887	05/01/25	70649		104443	P	05/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	60.30	
		INVOICE: 6782								
168888	05/01/25	70650		104443	P	05/13/25	01430 262	REPAIRS VEHICLES/TOOLS/MA	34.30	
		INVOICE: 6987								
VENDOR TOTALS		869.11 YTD INVOICED			953.60 YTD PAID			184.29		
5 PECO - PAYMENT PROCESSING	168840	05/01/25	70602		104444	P	05/13/25	02434 383	R/M WISTER WOOD DISTRICT	6.60
		INVOICE: 3397391222 050125								
168841	05/01/25	70603		104444	P	05/13/25	01430 360	UTILITIES	9.82	
		INVOICE: 2793920100 041825								
168843	05/01/25	70605		104444	P	05/13/25	02434 374	R/M WOODED POND DISTRICT	8.76	
		INVOICE: 2658111222 050225								
168844	05/01/25	70606		104444	P	05/13/25	02434 382	R/M GWYNN OAKS DISTRICT	8.77	
		INVOICE: 6075873000 041025								
168845	05/01/25	70607		104444	P	05/13/25	01430 360	UTILITIES	29.78	
		INVOICE: 8230313000 050225								
168846	05/01/25	70608		104444	P	05/13/25	02434 381	R/M WALNUT FARMS DISTRICT	31.41	
		INVOICE: 0457866000 041025								
168847	05/01/25	70609		104444	P	05/13/25	05454 360	UTILITIES	34.55	
		INVOICE: 8666762000 050225								
168848	05/01/25	70610		104444	P	05/13/25	02434 376	R/M POLO CLUB DISTRICT	35.19	
		INVOICE: 3840077000 050225								
168849	05/01/25	70611		104444	P	05/13/25	02434 375	R/M FOXFIELD RESERVE DIST	39.08	
		INVOICE: 4934981222 050225								
168850	05/01/25	70612		104444	P	05/13/25	08429 360	UTILITIES	40.36	
		INVOICE: 33772985000 041525								
168851	05/01/25	70613		104444	P	05/13/25	02434 378	R/M CEDAR HILL EST DISTRI	44.86	
		INVOICE: 0671309000 041025								
168852	05/01/25	70614		104444	P	05/13/25	05454 360	UTILITIES	46.69	
		INVOICE: 3978998000 041825								
168853	05/01/25	70615		104444	P	05/13/25	02434 373	R/M TREWELLYN ESTATE DIST	56.82	
		INVOICE: 5486784000 050225								
168854	05/01/25	70616		104444	P	05/13/25	01409 360	UTILITIES	58.72	
		INVOICE: 2971145000 041825								



# PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
168855	05/01/25 70617				104444	P	05/13/25	02434 377	R/M BETHLEHEM DISTRICT	185.30
INVOICE:	9909383000 050225									
168856	05/01/25 70618				104444	P	05/13/25	01430 360	UTILITIES	185.69
INVOICE:	3931524000 050225									
168857	05/01/25 70619				104444	P	05/13/25	05454 360	UTILITIES	243.68
INVOICE:	5759811222 041825									
168858	05/01/25 70620				104444	P	05/13/25	01430 360	UTILITIES	244.11
INVOICE:	8029443000 050225									
168859	05/01/25 70621				104444	P	05/13/25	01430 360	UTILITIES	273.34
INVOICE:	5028407000 041025									
168860	05/01/25 70622				104444	P	05/13/25	08429 360	UTILITIES	418.56
INVOICE:	0251100100 041725									
VENDOR TOTALS	33,367.36 YTD INVOICED				41,674.35 YTD PAID					2,002.09
2855 PETROCHOICE										
168910	05/01/25 70672				104445	P	05/13/25	01430 220	SUPPLIES PW	625.50
INVOICE:	51877843									
VENDOR TOTALS	1,300.60 YTD INVOICED				1,300.60 YTD PAID					625.50
4072 PILOT THOMAS LOGISTICS, LLC										
168949	05/01/25 70711				104446	P	05/13/25	01410 374	FUEL/ GASOLINE/ DIESEL	742.72
INVOICE:	1233036-IN									
168949	05/01/25 70711				104446	P	05/13/25	01430 374	FUEL/ GASOLINE/ DIESEL	161.41
INVOICE:	1233036-IN									
168950	05/01/25 70712				104446	P	05/13/25	01430 374	FUEL/ GASOLINE/ DIESEL	1,176.59
INVOICE:	1200744-IN									
168950	05/01/25 70712				104446	P	05/13/25	01410 374	FUEL/ GASOLINE/ DIESEL	322.08
INVOICE:	1200744-IN									
168951	05/01/25 70713				104446	P	05/13/25	01410 374	FUEL/ GASOLINE/ DIESEL	779.65
INVOICE:	1222772-IN									
168951	05/01/25 70713				104446	P	05/13/25	01430 374	FUEL/ GASOLINE/ DIESEL	202.30
INVOICE:	1222772-IN									
168952	05/01/25 70714				104446	P	05/13/25	01410 374	FUEL/ GASOLINE/ DIESEL	976.80
INVOICE:	1243585-IN									
168952	05/01/25 70714				104446	P	05/13/25	01430 374	FUEL/ GASOLINE/ DIESEL	336.65
INVOICE:	1243585-IN									
168953	05/01/25 70715				104446	P	05/13/25	01410 374	FUEL/ GASOLINE/ DIESEL	876.60
INVOICE:	1211754-IN									
VENDOR TOTALS	24,130.57 YTD INVOICED				26,369.37 YTD PAID					5,574.80
1339 RAZZI'S RADIATOR & AIR										
168894	05/01/25 70656				104447	P	05/13/25	01410 262	VEHICLE MAINTENANCE	387.75
INVOICE:	5748									
VENDOR TOTALS	387.75 YTD INVOICED				387.75 YTD PAID					387.75
3458 REMCO, INC.										
168927	05/01/25 70689				104448	P	05/13/25	01409 370	R&M ALL BLDNGS	338.00

PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 797652										
VENDOR TOTALS				8,108.71	YTD INVOICED			20,634.08	YTD PAID	338.00
172 REX WILKINSON	168873	05/01/25	70635		104449	P	05/13/25	01410 158	POST-RETIREMENT HEALTH BE	452.45
INVOICE: 050125										
VENDOR TOTALS				2,262.25	YTD INVOICED			2,262.25	YTD PAID	452.45
1166 RICHARD H. LUTZ & SONS INC.	168891	05/01/25	70653		104450	P	05/13/25	30454 600	PARK IMPROVEMENTS	128.00
INVOICE: 111031										
VENDOR TOTALS				128.00	YTD INVOICED			128.00	YTD PAID	128.00
2607 RICOH USA INC	168906	05/01/25	70668		104451	P	05/13/25	01430 450	CONTRACTED SERVICES	67.38
INVOICE: 590019230										
168906	05/01/25	70668		104451	P	05/13/25	08429 450	CONTRACTED SERVICES	67.37	
INVOICE: 590019230										
168907	05/01/25	70669		104451	P	05/13/25	01414 430	TECHNOLOGY	176.57	
INVOICE: 590013150										
VENDOR TOTALS				4,623.87	YTD INVOICED			4,623.87	YTD PAID	311.32
2460 SANG CHUL LEE	168904	05/01/25	70666		104452	P	05/13/25	01410 238	UNIFORMS	91.00
INVOICE: 2881										
VENDOR TOTALS				411.75	YTD INVOICED			699.75	YTD PAID	91.00
3660 SIGNARAMA LANSDALE	168932	05/01/25	70694		104453	P	05/13/25	05453 300	EVENTS	305.80
INVOICE: INV-33875										
VENDOR TOTALS				305.80	YTD INVOICED			305.80	YTD PAID	305.80
1837 SOUTHEASTERN PENNSYLVANIA	168899	05/01/25	70661		104454	P	05/13/25	08429 370	R&M PUMP STATIONS/SEWER L	170.00
INVOICE: 145422										
VENDOR TOTALS				170.00	YTD INVOICED			170.00	YTD PAID	170.00
573 STANDARD INSURANCE COMPANY	168884	05/01/25	70646		104455	P	05/13/25	01401 153	DISABILITY & LIFE INS.	648.83
INVOICE: APRIL 2025										
168884	05/01/25	70646		104455	P	05/13/25	01402 153	DISABILITY & LIFE INS.	260.97	
INVOICE: APRIL 2025										
168884	05/01/25	70646		104455	P	05/13/25	01409 153	DISABILITY & LIFE INS.	77.07	
INVOICE: APRIL 2025										

## PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
168884		05/01/25	70646		104455	P	05/13/25	01410 153	DISABILITY & LIFE INS.	3,714.98
INVOICE:	APRIL 2025									
168884		05/01/25	70646		104455	P	05/13/25	01414 153	DISABILITY & LIFE INS.	276.77
INVOICE:	APRIL 2025									
168884		05/01/25	70646		104455	P	05/13/25	01430 153	DISABILITY & LIFE INS.	995.61
INVOICE:	APRIL 2025									
168884		05/01/25	70646		104455	P	05/13/25	05451 153	DISABILITY & LIFE INS.	175.62
INVOICE:	APRIL 2025									
168884		05/01/25	70646		104455	P	05/13/25	08487 153	DISABILITY & LIFE INS.	740.01
INVOICE:	APRIL 2025									
VENDOR TOTALS			34,449.30	YTD INVOICED				34,449.30	YTD PAID	6,889.86
3733 STAPLES										
168933		05/01/25	70695		104456	P	05/13/25	01401 200	OFFICE SUPPLIES	121.46
INVOICE:	7004903368									
168934		05/01/25	70696		104456	P	05/13/25	01401 200	OFFICE SUPPLIES	73.41
INVOICE:	7004980615									
168935		05/01/25	70697		104456	P	05/13/25	01401 200	OFFICE SUPPLIES	57.98
INVOICE:	7005091042									
VENDOR TOTALS			707.79	YTD INVOICED				1,008.01	YTD PAID	252.85
3739 SUPERIOR TURF & LANDSCAPE, INC.										
168936		05/01/25	70698		104457	P	05/13/25	30454 600	PARK IMPROVEMENTS	540.00
INVOICE:	043025									
VENDOR TOTALS			540.00	YTD INVOICED				540.00	YTD PAID	540.00
3408 THOMAS R. ARENA INC.										
168926		05/01/25	70688		104458	P	05/13/25	01430 450	CONTRACTED SERVICES	6,366.03
INVOICE:	2796									
VENDOR TOTALS			12,318.31	YTD INVOICED				12,318.31	YTD PAID	6,366.03
2673 TURF EQUIPMENT AND SUPPLY COMPANY										
168908		05/01/25	70670		104459	P	05/13/25	30430 700	CAPITAL PURCHASE, HIGHWAY	12,166.18
INVOICE:	17007-00									
VENDOR TOTALS			22,585.69	YTD INVOICED				22,585.69	YTD PAID	12,166.18
1546 TYLER TECHNOLOGIES INC.										
168898		05/01/25	70660		104460	P	05/13/25	01402 430	TECHNOLOGY	2,500.00
INVOICE:	045-513525									
VENDOR TOTALS			15,745.34	YTD INVOICED				15,745.34	YTD PAID	2,500.00
2906 US BANK										
168911		05/01/25	70673		104461	P	05/13/25	01402 310	PROFESSIONAL SERVICES	164.18
INVOICE:	14742787									
168912		05/01/25	70674		104461	P	05/13/25	01410 311	PROF. SERVICES - PENSION,	460.86

## PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 14746530										
168913	05/01/25	70675			104461	P	05/13/25	01410 311	PROF. SERVICES - PENSION,	109.45
INVOICE: 14745389										
VENDOR TOTALS			2,241.10	YTD INVOICED				4,404.40	YTD PAID	734.49
40 VERIZON										
168865	05/01/25	70627			104462	P	05/13/25	08429 320	COMMUNICATIONS	33.39
INVOICE: 2156430661	041725									
168867	05/01/25	70629			104462	P	05/13/25	08429 320	COMMUNICATIONS	34.23
INVOICE: 2153282913	041225									
VENDOR TOTALS			3,875.38	YTD INVOICED				3,944.58	YTD PAID	67.62
3932 VIQ SOLUTIONS, INC.										
168941	05/01/25	70703			104463	P	05/13/25	01410 222	DETECTIVE OPERATING SUPPL	103.63
INVOICE: #VIQU6436										
168942	05/01/25	70704			104463	P	05/13/25	01410 222	DETECTIVE OPERATING SUPPL	65.07
INVOICE: #VIQU6102										
168943	05/01/25	70705			104463	P	05/13/25	01410 222	DETECTIVE OPERATING SUPPL	62.66
INVOICE: #VIQU6973										
168944	05/01/25	70706			104463	P	05/13/25	01410 222	DETECTIVE OPERATING SUPPL	161.47
INVOICE: #VIQU6854										
VENDOR TOTALS			392.83	YTD INVOICED				508.51	YTD PAID	392.83
3565 W.B. MASON COMPANY										
168928	05/01/25	70690			104464	P	05/13/25	01409 220	SUPPLIES- ALL BLDNGS	95.57
INVOICE: 253938231										
VENDOR TOTALS			2,459.58	YTD INVOICED				2,690.22	YTD PAID	95.57
2511 WEST PUBLISHING CORPORATION										
168905	05/01/25	70667			104465	P	05/13/25	30410 705	POLICE PCCD GRANT EXP	157.50
INVOICE: 851907632										
VENDOR TOTALS			787.50	YTD INVOICED				787.50	YTD PAID	157.50
3896 WITHUMSMITH & BROWN, PC										
168940	05/01/25	70702			104466	P	05/13/25	01402 310	PROFESSIONAL SERVICES	5,100.00
INVOICE: 1417374										
168940	05/01/25	70702			104466	P	05/13/25	08402 310	FINANCIAL SERVICES	3,400.00
INVOICE: 1417374										
VENDOR TOTALS			16,000.00	YTD INVOICED				16,000.00	YTD PAID	8,500.00
REPORT TOTALS										275,403.45
COUNT										AMOUNT



PAID INVOICES REPORT

WARRANT: 051325

TO FISCAL 2025/05 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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TOTAL PRINTED CHECKS 64 275,403.45

\*\* END OF REPORT - Generated by Mary Trocino \*\*



3044

## Statement

*pull 315125*  
*year # 509*

Account Name:	BILLING ACCOUNT 030522	Card Number:	xxxx-xxxx-xxxx-0522
Company Name:	LOWER GWYNEDD TOWNSHIP	Account Limit:	\$ 20,000.00
Employee ID:	772190000032397	Available Credit:	\$ 8,738.76
Statement Date (MM/DD/YYYY):	02/27/2025	Currency:	U.S. DOLLAR
Payment Due Date (MM/DD/YYYY):	03/26/2025		

### Statement Summary:

Report any items which do not agree with your records within 30 days of the statement date.

Previous Balance:	\$ 15,314.71
Payments:	\$ -15,314.71
Adjustments:	\$ 0.00
Net Purchases:	\$ 11,261.24
Cash Advance:	\$ 0.00
Fees:	\$ 0.00
Other Charges:	\$ 0.00
New Account Balance:	<u>\$ 11,261.24</u>

### Transaction Summary:

Trans Date	Posting Date	Description	Pre-Tax Amount	Auth #	Total Tax	Trans Amount
	Trans ID					

#### Card Number xxxx-xxxx-xxxx-0522 BILLING ACCOUNT 030522

02/04	02/04	AUTOMATIC PYMT RECEIVED	\$ -15,314.71		\$ 0.00	\$ -15,314.71
	573873533					

TOTAL CREDITS xxxx-xxxx-xxxx-0522 \$ -15,314.71  
TOTAL DEBITS xxxx-xxxx-xxxx-0522 \$ 0.00

#### Card Number xxxx-xxxx-xxxx-6350 FEIGHT-HICKS, SANDI L

02/24	02/26	RENTAL WORLD-LANSDALE LANSDALE PA	\$ 136.79		\$ 8.21 (e)	\$ 145.00
	577643537			051239		

TOTAL CREDITS xxxx-xxxx-xxxx-6350 \$ 0.00  
TOTAL DEBITS xxxx-xxxx-xxxx-6350 \$ 145.00

#### Card Number xxxx-xxxx-xxxx-2252 KENNY, PAUL D

01/28	01/29	WRISTBANDBROS.COM PAWTUCKET RI	\$ 580.00		\$ 0.00	\$ 580.00 ✓
	572977821			089875		

01/29	01/30	MDM WENDYS ABERDEEN MD	\$ 13.35		\$ 0.00	\$ 13.35
	573189805	<i>ford / Quinn turnabout</i>		066364		

01/29	01/31	SHELL OIL 57543990204 FAIRFAX VA	\$ 36.79		\$ 2.21	\$ 39.00 ✓
	573333290			044974		

02/03	02/04	21CM PA2 NEWSPAPERS CI WEST CHESTER PA	\$ 18.00		\$ 0.00	\$ 18.00 ✓
	573987556	<i>Record</i>		037714		

02/07	02/10	4IMPRIINT, INC 4IMPRIINT.COM WI	\$ 5,945.72		\$ 0.00	\$ 5,945.72 ✓
	574979525			056700		

02/21	02/24	MOTOROLA SOLUTIONS ONL SCHAUMBURG IL	\$ 1,317.90	\$ 0.00	Page 2 of 4 \$ 1,317.90 ✓
	577242282		071577		

01410.238

TOTAL CREDITS	xxxx-xxxx-xxxx-2252	\$ 0.00
TOTAL DEBITS	xxxx-xxxx-xxxx-2252	\$ 7,913.97

Card Number xxxx-xxxx-xxxx-6926 WORMAN, JAMIE P.

01/27	01/28	UNIFORM CONSTRUCTION U HARRISBURG PA	\$ 742.50	\$ 0.00	\$ 742.50 ✓
	572787628		080906		
					01235.000
01/28	01/30	YEARLI.COM GRAND RAPIDS MI	\$ 385.71	\$ 23.14 (e)	\$ 408.85 ✓
	573189806		017470		
					01401.200
02/03	02/04	OTTER.AI MOUNTAIN VIEW CA	\$ 99.99	\$ 6.00	\$ 105.99 ✓
	573987626		032914		
					01401.430
02/21	02/24	EIG CONSTANTCONTACT.C WALTHAM MA	\$ 88.00	\$ 0.00	\$ 88.00 ✓
	577242283		054764		
					01401.450
02/24	02/25	KNOX COMPANY INC PHOENIX AZ	\$ 523.00	\$ 0.00	\$ 523.00 ✓
	577454026		043719		
					01409.370
02/25	02/27	IL GIARDINO PIZZA CAFE SPRING HOUSE PA	\$ 54.75	\$ 3.29 (e)	\$ 58.04 ✓
	577716215		091362		
					01401.460

TOTAL CREDITS	xxxx-xxxx-xxxx-6926	\$ 0.00
TOTAL DEBITS	xxxx-xxxx-xxxx-6926	\$ 1,926.38

Card Number xxxx-xxxx-xxxx-3833 ZOLLERS, FRED

01/28	01/29	MR APPLIANCE KING OF P NORRISTOWN PA	\$ 141.51	\$ 8.49	\$ 150.00 ✓
	572977822		041431		
					01409.370
01/30	01/31	MR APPLIANCE KING OF P NORRISTOWN PA	\$ 758.41	\$ 45.51	\$ 803.92 ✓
	573333364		032441		
					01409.370
02/10	02/11	GIANT 6510 SPRING HOUSE PA	\$ 13.27	\$ 0.80 (e)	\$ 14.07 ✓
	575188223		003416		
					01409.220
02/12	02/13	ANDYS DINER PUB CONSHOCKEN PA	\$ 290.47	\$ 17.43 (e)	\$ 307.90 ✓
	575581167		070737		
					01430.220

TOTAL CREDITS	xxxx-xxxx-xxxx-3833	\$ 0.00
TOTAL DEBITS	xxxx-xxxx-xxxx-3833	\$ 1,275.89

VENDOR #	NAME	ADDRESS	CITY	ST	ZIP
4114	SHAMROCK ENVIRONMENTAL	DEPARTMENT #330	CHARLOTTE	NC	28201
4115	GEISSELE AUTOMATICS, LLC	800 NORTH WALES ROAD	NORTH WALES	PA	19454
4116	GENERATOR TECHNICAL SERVICES, INC.	P.O. BOX 384	HARLEYSVILLE	PA	19438
4117	BRIAN COOMBS				
4118	HUNT SEAT ASSOCIATES, LLC				
4119	GILBERT STEVEN REX				
4120	FOXLANE CUSTOM HOMES, LLC				
4121	G.P. CUSTOM HOMES, LLC				
4122	SISTERS OF MERCY OF THE AMERICAS				
4123	MICHAEL JOHN GREER	642 EAST BROAD STREET	QUAKERTOWN	PA	18951
4124	KATHERINE M. MILLER	39 AMSTERDAM AVENUE	HOLLAND	PA	18966
4125	RAVEN PRODUCTIONS, INC.	1516 BIRCHWOOD AVENUE	ABINGTON	PA	19001
4126	BLAIR CORPORATION	95 LOUISE DRIVE	SPRING HOUSE	PA	19477