

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, October 14, 2025, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/89579393769?pwd=FTn0raFLgAJ0pJ8l0wsbdq2DeGvJwl.1>

Call #: 1-646-876-9923



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 potential litigation related to code enforcement and matters of real estate related to parks and open space and the public works facility.

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. Consider authorization of removal of historic structure on Gwynedd Estates, with conditions

GENERAL BUSINESS

1. Consider approval of contract with Boyle Construction Management for a not-to-exceed amount of \$165,260 for construction management services for a new Public Works Facility
2. Authorize issuance of RFP for appointed auditor
3. Authorize issuance of RFPs for Township Engineer and for Traffic Engineer
4. Financial report – September 2025
5. Approval of invoice report for October 14, 2025
6. Approval of minutes – September 30, 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	12/04/2025	7:00 P.M.
BOARD OF SUPERVISORS	TUES	10/28/2025	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	11/12/2025	7:00 P.M.
ZONING HEARING BOARD	THURS	11/13/2025	6:00 P.M.
PARKS AND RECREATION	TUES	10/21/2025	6:00 P.M.
PLANNING COMMISSION	WED	10/15/2025	7:00 P.M.

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



MEMORANDUM

ATTN: Board of Supervisors

DATE: October 10, 2025

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

SUBJ: Gwynedd Estates-Homiller House Request

Bernadette Kearney, Esq., will be present at the October 14th BOS meeting on behalf of the Acts Community regarding the Homiller House located on the Gwynedd Estates campus. The Acts Community is requesting to demolish the house as it has deteriorated and fallen into disrepair over time. The cost of repair would be extremely burdensome, especially since they have no intentions of using the structure moving forward.

The Homiller House is an old farmhouse that was once located on a separate parcel owned by Acts. Through a 2002 Land Development approval, Gwynedd Estates was required to consolidate the parcel that contained the farmhouse with their larger parcel, and it was conveyed into single ownership. This consolidation was necessary as a condition of approval to rezone the property to MF-3 to allow apartments to be constructed. The approval resolution #03-14 required that a notation be added to the land development plan stating that any architectural or structural changes to the house would be subject to review and approval by the Board of Supervisors.

The Acts Community has made an offer of donation to the Wissahickon Valley Historical Society (WVHS) in consideration of the removal of the home. The WVHS has indicated an interest in documenting the home for historical record keeping purposes prior to any demolition occurring should the BOS wish to consider granting approval for removal.

Recommended Motion: It is recommended that the BOS approve the request for demolition of the Homiller House conditioned upon an offer of donation satisfactory to the WVHS, that the WVHS be permitted to properly document the historic structure to their satisfaction prior to the issuance of a demolition permit, and that the required demolition permit be obtained from the Township.

HRMM&L

HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, PC

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J. Edmund Mullin
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Mark F. Himsworth
Steven A. Hann
Steven B. Barrett
Christen G. Pionzio
Ethan R. O'Shea
Bernadette A. Kearney
Paul G. Mullin
John J. Iannozzi
William G. Roark
Lisa A. Shearman, LL.M.
Nathan M. Murawsky
Robert J. Iannozzi Jr.
Sean E. Cullen LL.M.
Michael S. Gill
Ron L. Woodman
Kevin M. McGrath LL.M.
Kathleen A. Maloles
Steven J. English
Danielle M. Yacono
Zachary R. Morano
Brittany Ann Kane
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PHILADELPHIA

123 S. Broad Street
Suite 2102
Philadelphia, PA 19109

17834-018

July 16, 2025

VIA EMAIL: mgleason@lowergwynedd.org

Mimi Gleason, Manager
Township Manager
1130 North Bethlehem Pike
Spring House, PA 19477

**Re: Board of Supervisors Meeting Agenda-July 22, 2025
Request from Acts Retirement-Life Communities, Inc. ("Acts")
Gwynedd Estates, 301 Norristown Road ("Property")**

Dear Ms. Gleason:

Please accept this letter as Acts' request to be placed on the July 22, 2025 Board of Supervisors' Agenda in reference to a request to demolish the Homiller Farmhouse ("Farmhouse") located on the Property.

I have attached a copy of the December 2004 recorded plan for Gwynedd Estates, Plan Book 00024, Page 0193 ("Plan"). I have also attached an enlarged copy of the notes on the Plan. Note #10 indicates that the Farmhouse is to be maintained by Acts.

The Farmhouse is not used by Acts, serves no purpose for the Gwynedd Estates' community, and presents a safety concern due to its deteriorating condition. Please see the attached structural assessment letter from DCI Engineers in reference to the Farmhouse and a Petition to remove the Farmhouse signed by numerous Gwynedd Estates' residents. Acts is not aware of any historical designation or significance related to the Farmhouse.

At this time, Acts requests that the Township permit the demolition of the Farmhouse as it serves no useful purpose to the Gwynedd Estates community nor to the Township.


Thank you for your assistance. If you have any questions I can be reached by phone at (215) 661-0400 and email at bkearney@hrmml.com.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: 
BERNADETTE A. KEARNEY

cc: Neil A. Stein, Esquire, *via email*
Vincent Uliano, *via email*
Edward Gleason, *via email*
Robert Sutton, *via email*
Sean Fletcher, *via email*
Marty Eustace, *via email*
Jeffrey A. Schoppe, *via email*



July 16, 2025

Vincent Uliano
Director of Special Projects
ACTs Retirement Life Communities, Inc
Vincent.Uliano@Actslife.org

Re: ACTs Gwynedd Estates OBT – Lower Gwynedd Township, PA
Project Number: 24191-0114
Farmhouse Condition Assessment Letter

Dear Vince:

On July 15th, 2025, DCI Engineers conducted a site visit to review the condition of an existing farmhouse located on the ACTs Gwynedd Estates Campus in Lower Gwynedd Township, Pennsylvania. This letter summarizes our observations and assessment of the structure.

OBSERVATIONS

Review of the existing structure was limited to areas accessible at the time of our visit which included the exterior of the structure and very limited portions of the first floor framing as viewed through a missing basement window. Access inside the structure was not possible as all windows and doors were boarded up. Prior to our visit, ACTs alerted us that the existing floor framing was unsafe to occupy.

The existing structure is a two-story, masonry and wood framed farmhouse with exterior walls consisting of parged brick and stone supported by rubble stone foundation walls. The ground floor framing consists of rough-cut floor joists and wood plank subfloor. It is assumed the 2nd floor and roof framing are of similar construction. A single-story addition is present on the left side of the building as viewed from Tennis Avenue.

Observations of the existing structure are as follows:

- Chimney leaning towards interior of building – *Photo 1*.
- Deterioration of existing parging and mortar – *Photo 1 and Photo 2*.
- Existing ground floor framing – *Photo 3*.
- Deterioration of wood framing / header above window – *Photo 4*.

CONCLUSIONS

Based on our limited observations, it does not appear the stability of the structure is an immediate concern. However, given the age and original occupancy of the building, significant and cost prohibitive renovations would be required to upgrade the building structure and its systems for practical, modern use. Renovations would include

rearrangement of the interior layout to suit a new occupancy, remediation of structural deterioration, potential reinforcement of the floor structure to meet the live loads required by non-residential use, and complete upgrade of the building envelope to comply with current energy code requirements.

We trust this provides the information you need at this time. If you have any questions, please contact our office.

Sincerely,
DCI Engineers



Joseph Briscella, PE
Associate Principal



PHOTO 1
EXTERIOR WALL AND CHIMNEY



PHOTO 2
EXTERIOR WALL



PHOTO 3
GROUND FLOOR FRAMING



PHOTO 4
DETERIORATED WINDOW HEADER

Petition to remove Farmhouse from Gwynedd Estates

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

Date	Signature	Name Printed	Apt. #
5-14-24	Ellen Feldman Lohman	Ellen Feldman Lohman	G-106
5/14/24	Den M Lohman	Denise M. Lohman	G-104
5/14/24	G Ray Funkhouser	G Ray Funkhouser	F212
5/14/24	Judy Funkhouser	Judy Funkhouser	F212
5/14/24	Warren Davis	WARREN DAVIS	B102
5/14/24	Joan Markham	JOAN MARKHAM	C-109
5/14/24	Catherine Simon	CATHERINE SIMON	F107
5/14/24	Elfreda Bailey	ELFREDA BAILLIE	A206
5/14/24	Peggy Slater	Peggy Slater	D201
5/14/24	Sarah T. Wernitz	SARAH T. WERNITZ	D114
5/14/2024	Sheila M Stieritz	Sheila M Stieritz	E202
5/14/24	Linda Kuehl	Linda Kuehl	E-209
5/14/24	Susan B. Peterman	Susan B. Peterman	B-110
5/14/24	Joanne Kyle	Joanne Kyle	C-209
5/15/24	Harry Chapman	HARRY CHAPMAN	A-202
5/15/24	Joanne M. Forrest	Joanne M. Forrest	B-204
5-15-24	Dorothy Carson	Dorothy Carson	C 203
5/15/24	Reynolds R. Pierson	Reynolds R. Pierson	B-107
5/15/24	Elaine Lauff	Elaine Lauff	B-219
5/15/24	Thomas F. Boyle	Thomas F. Boyle	F-103
5/15/24	Carol Ann Spadaro	Carol Spadaro	D 212

Petition to remove Farmhouse from Gwynedd Estates

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Date	Signature	Name Printed	Apt. #
5/15/24	Patricia H. Wolf	Patricia H. Wolf	E-113
5/16/24	Nancy Walsh	NANCY WALSH	E-104
5/16/24	D. Gutekunst	D. Gutekunst	C-103
5/16/24	Kathleen Bocce	KATHLEEN BOCCIA	D 110
5/16/24	Richard J. Forrest	Richard J. Forrest	B-204
5/16/24	Charles Dotger	Charles Dotger	E106
5/16/24	Alyce Klussman	Alyce Klussman	D 207
5/16/24	B. Gutekunst	B. Gutekunst	C 103
5/16/24	Barbara McKinney	Barbara McKinney	OBT 208
5/16	Don A. Hurst	Don A. Hurst	G 102
5/16	Keith E. Beale	Keith Beale	G 108
5/16	Nancy Beale	Nancy Beale	G-108
5/16	Catherine A. Varhelyi	CATHERINE A. VARHELYI	E-218
5/16	Joseph Varhelyi	JOSEPH VARHELYI	E-218
5/16	Samuel T. Logan	SAMUEL T. LOGAN	F-211
5/16	Susan L. Logan	SUSAN L. LOGAN	F-211
5/16	Judith Sciarra	Judith Sciarra	G-204
	Chuck Mossbarger	CHUCK MOSSBARGER	D 204
	M. E. Mossbarger	M. E. MOSSBARGER	D 204
5/16	Susan Rhoads	Susan Rhoads	E115
5/16	Eleanor Stahler	Eleanor Stahler	E-119


Petition to remove Farmhouse from Gwynedd Estates

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

Date	Signature	Name Printed	Apt. #
5/16/24	Linda Pietrinferno	Linda Pietrinferno	D112
5/17/24	John L. Chick	John L. Chick	E105
5/17/24	Mary Ann Chick	Mary Ann Chick	E105
5/17/24	Gloria MacGammell	Gloria MacGammell	F-102
5/17/24	Todd Moxey	TODD MOXEY	F206
5/17/24	Delina Tumolo	Delina Tumolo	B211
5/17/24	Pam Olson	PAM OLSON	C108
5/19/24	Joan Sciarra	JOAN SCIARRA	G204
5/19/24	Madelyn Downing	MADELYN DOWNING	D109
5/20/24	Skema	LAB CORP	
5/20/24	Debbie Malone	Debbie Malone	G109
5/20/24	Caroline + Don Hinson	CAROLINE + DON HINSON	# D-105
	Marcia Dunphy	MARCIA + Jay Dunphy	B-109
5/21/24	Rhoda Gausler	Rhoda Gausler	F-101
5/22/24	Edward Tierney	EDWARD TIERNEY	E-117
5/23/24	Harriet D. Graffius	Harriet D. Graffius	G-208
5/23/24	A Anderson	A Anderson	C202
5/25/24	Sally Ekker	SALLY EKKER	D203
5/25/24	Charles Mossbarger	CHARLES MOSSBARGER	D200
5/25/24	Mary Ellen Mossbarger	Mary Ellen Mossbarger	D200

Petition to remove Farmhouse from Gwynedd Estates

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

Date	Signature	Name Printed	Apt. #
5/16/24		THOMAS C. WARD	E-101
5/29/24	Vivienne Tang	Vivienne Tang	B 205
5/31/24	Paul K Bickel	PAUL K BICKEL	B-13
6/3/24	Edward Tierney	EDWARD TIERNEY	E 117
6/6/24	Joyce Swoyer	JOYCE SWOYER	B 206
6/6/24	Kathleen Brennan	KATHLEEN BRENNAN	G 101
6/12/24	Rosa Ansanelli	ROSA ANSANELLI	B-201
6/12/24	Joseph Ansanelli	JOSEPH ANSANELLI	B-201
6/12/24	Ellen L. Boucher	ELLEN L. BOUCHER	F210
6/12/24	Marilyn Gerawan	MARILYN GERAWAN	C-210
6/12/24	Paul J. McGowan	PAUL J. MCGOWAN	E-112
6-12-2024	Martin J. Eustace, Jr	MARTIN J. EUSTACE, JR	E-121
6-13-24	Patricia Dougherty	PATRICIA DOUGHERTY	F104
6-13/24	Hiroko Manabe	Hiroko Manabe	E 219
6/15/24	Andy Malone	ANDY MALONE	G 109
6/15/24	George W. Wells	George W. Wells	C-201
6/17/24	Connie Carpenter	Connie Carpenter	A-202
6/17/24	Mary McGehee	Mary McGehee	A 209

28

28

[illegible]

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

[illegible]

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

[illegible]

The residents of Gwynedd Estates are in favor of the demolition of the Farmhouse.

[illegible]

2/11/

GENERAL NOTES

1. The Boundary and Topographic information on this plan was prepared by Chambers Associates Inc., and represents the compilation of recorded information and an actual survey by Chambers Associates Inc., in January 1997.
2. The elevations on this plan are based on U.S.G.S. Datum; Benchmark: PA DOT GPS CM-H94-01-91 Disk in concrete, elevation 313.95
3. Record Owner: A.C.T.S. Inc.
375 Morris Road P.O. Box 90
West Point, PA 19486
4. Address: Norristown Road & Tennis Ave
P.O. Box 913
Spring house, PA 19477
5. Taxes: Tax Map Block 19 Unit 100; Parcel no. 39-02955-00-3 Lower Gwynedd Township, Montgomery County, Pennsylvania.
6. Area: Gross 25.00 ac.
Net 24.47 ac.(excludes Ult. r/w of Tennis Ave)
7. The 5 acre open space shown on the plan is owned and maintained by ACTS Retirement-Life Communities Inc.
8. The Homiller Property is to be united in common deed with the existing Gwynedd Estates Property
9. The 15' wide trail easement will be adjusted after the trail is built in the field and will reflect field conditions. Metes and bounds for the easement will be added when this adjustment is complete.
10. ACTS will maintain the existing house in good order and repair and in its current character. ACTS may undertake maintenance of the existing house, including but not limited to painting, without further review by Lower Gwynedd Township, but any architectural alteration to the exterior of the house will be subject to review of the Lower Gwynedd Township.
11. In accordance with conditions of final plan approval 15 additional replacement shade trees will be planted after substantial completion of the project.

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 03- 14

GWYNEDD ESTATES

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL

WHEREAS, ACTS Retirement – Life Communities, Inc. ("**Developer**") is the owner and developer of a certain tract of land situate in Lower Gwynedd Township with frontage on Norristown Road. The property is currently used as a Continuing Care Retirement Community for which Developer proposes the addition of 20 apartments (the "**Development**") more particularly shown on plans prepared by Chambers Associates, consisting of twelve (12) sheets originally dated July 2, 2002, last revised May 29, 2003 (the "**Plans**"), which Plans are expressly being incorporated herein by reference; and

WHEREAS, Developer will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain Preliminary/Final Land Development Approval of the Plans from Lower Gwynedd Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Lower Gwynedd Township hereby grants Preliminary/Final Approval of the Development as shown on the Plans described above, subject, however, to the following conditions:

1. At this time, the Lower Gwynedd Township Board of Supervisors waives strict compliance with the provisions of the Lower Gwynedd Township Subdivision and Land Development Ordinance requiring the replacement of 90 shade trees as follows:

a. Developer is granted partial credit for required shade tree replacement by planting 36 ornamental trees, 18 evergreen trees and 105 shrubs as proposed on Developer's landscaping plans;

b. Developer shall donate 15 evergreen trees to the Township tree bank;

c. Developer shall plant 15 additional replacement shade trees on the property after substantial completion of the project, at locations satisfactory to the Township Engineer and the Lower Gwynedd Township Board of Supervisors as determined during site inspections; and

d. In the event a suitable location cannot be found for some or all of the 15 replacement shade trees, Developer shall donate any unlocated shade trees to the Township tree bank.

2. Developer shall revise the Plans to resolve to the satisfaction of the Lower Gwynedd Township Board of Supervisors and the Township Engineer, all issues raised in the Township Engineer's review letter dated July 14, 2003 and all subsequent review letters (the entire contents of which are incorporated herein by reference) prior to the Township's execution of the Plans.

3. Prior to the recording of the Plans, Developer shall obtain written permission from Transco for the location of two new driveways and new parking facilities to serve the apartment complex within the gas line easement area. The written permission shall be subject to the approval of the Township Solicitor and the Lower Gwynedd Township Board of Supervisors.

4. A note shall be added to the Plans as follows: "Any architectural or structural changes to the Homiller house will be subject to the review and approval of the Township.

5. Prior to the Township's execution of the Plans, Developer agrees to execute a Land Development and Escrow Agreement with Lower Gwynedd Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public

improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

6. A traffic impact fee is payable for this development in an amount to be determined by the Lower Gwynedd Township Traffic Consultant in accordance with Township ordinances. All traffic impact fees must be paid in full prior to issuance of any building permits.

7. Developer shall provide to Township a tree replacement escrow in the amount of Twenty Thousand Dollars (\$20,000.00) as security for the replacement of all improperly removed trees to be preserved.

8. The Development shall be constructed in strict accordance with the content of the revised Plans, Notes on the revised Plans and the Land Development and Escrow Agreement, the entire contents of which are incorporated herein by reference.

9. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the revised Plans, Notes on the revised Plans the Land Development and Escrow Agreement and this Preliminary/Final Approval Resolution, and all other documents shall be borne entirely by the Developer and shall be at no cost to the Township.

10. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

11. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and funding of public improvement escrows must be

accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Lower Gwynedd Township. Until the applicable fees have been paid and the public improvement escrows have been funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid or the escrows have not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

12. All submitted plans are subject to the review of the Lower Gwynedd Township Fire Marshall who shall, in his discretion, require additional fire facilities; the alternate placement of proposed fire hydrants and/or modifications of the proposed placement of fire hydrants in connection with the existing buildings on the tract or the proposed land development.

13. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant.

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on July 22, 2003.

LOWER GWYNEDD TOWNSHIP

By: _____

EDWARD J. BRANDT, Chairman
Board of Supervisors

Attest: _____

LARRY M. COMUNALE, Secretary

LARRY COMUNALE

Francis G. Vitetta
Box 352
Spring House PA 19477

Date: April 3, 2005

To Joseph A. Zadlo
Ed Brandt

RE: Gwynedd Estates
Homiller Rezoning

Thanks for your memorandum of March 28, 2005.

I see where the Country club was notified of the rezoning. I appreciate the verification. I can only assume that someone at the club received it and somehow did not pass it on to the officers of the club.

With respect to the second issue I questioned, I must respectfully disagree with your understanding of the decision. The section 1276.08(c) clearly lists "woods" as a natural feature. To say it's a subjective interpretation of the code when a couple of acres of woodland is being removed is, in my opinion, stretching the issue. I'm sure good planning could have found another way to handle the retention basin without destroying a beautiful stand of trees. However, it is now too late to change.

Can I suggest that the next time a Conditional Use application is being considered by the Supervisors that the Zoning Hearing Board be included in the process. At least the Supervisors would then have the benefit of their input.

One other thing. Since the Board placed a priority on preserving the existing house, someone ought to get the Estates to begin the process of preservation soon. The house is deteriorating rapidly and if nothing is done soon, it will be too late to save it.

Thanks for listening

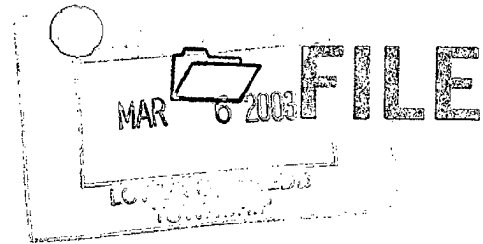

Francis G. Vitetta

CC L.COMUNAL



WISLER, PEARLSTONE, TALONE, CRAIG, GARRITY & POTASH, LLP
ATTORNEYS AT LAW

OFFICE COURT AT WALTON POINT
484 NORRISTOWN ROAD • SUITE 100 • BLUE BELL, PENNSYLVANIA 19422-2326
610.825.8400 • FAX 610.828.4887



CHARLES POTASH	KENNETH A. ROOS	MARIA ETZRODT GIBBONS
MASON AVRIGIAN	JOSEPH M. BAGLEY	JEFFREY P. WALLACK
ANDREW B. CANTOR	MASON AVRIGIAN, JR.	JUSTIN M. O'DONOGHUE
MICHAEL J. O'DONOGHUE	AMY P. DE SHONG	MICHELLE HARIS KICHLINE
MICHAEL J. CLEMENT	KENNETH O. SPANG III	GABRIELLE C. SERENI
WILLIAM L. LANDSBURG	MICHAEL D. KRISTOFKO	CLAUDIA L. HUOT
JAMES J. GARRITY	ANNE LOUISE GRIFFIN	SUZANNE KRIEGER
GEOFFREY L. BEAUCHAMP	MARK A. HOSTERMAN	MATTHEW C. BROWN

March 5, 2003

Larry M. Comunale, Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Spring House, PA 19477

Re: Lower Gwynedd Township – Gwynedd Estates – Homiller Property

Dear Larry:

This morning (March 4th) I remembered that I had wanted to discuss an issue last night with the Board of Supervisors. Specifically, I received a telephone call from Carl Weiner on behalf of Gwynedd Estates with regard to their development of the Homiller property on Tennis Avenue. His concern related to the fact that the Lower Gwynedd Township Planning Commission apparently requested some kind of facade easement over the Homiller property as part of the development of that property.

Gwynedd Estates is more than willing to preserve the Homiller property and has indicated that it will use the property as a kind of guest cottage for people who are visiting the residents of Gwynedd Estates. As a result, there is no problem in getting a recorded document that says that the house will be preserved. He does not want to go so far as to recording a facade easement since normally, such a document requires "permission" for almost any kind of exterior alteration or repair. Even painting the building would require the Township's permission.

Although the Homiller residence is a nice little building, Carl does not believe that it has any historic or architectural significance whatsoever. Can you please circulate this letter to the Board of Supervisors so that I can obtain their reaction as to whether or not it will be necessary for Gwynedd Estates to provide a facade easement in addition to the agreement they have already made to preserve the Homiller residence? Thank you.

Sincerely,

JAMES J. GARRITY

JJG/jbj



WISLER, PEARLSTINE, TALONE, CRAIG, GARRITY & POTASH, LLP
ATTORNEYS AT LAW

OFFICE COURT AT WALTON POINT

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JOSEPH M. BAGLEY
MASON AVRIGIAN, JR.

AMY P. DE SHONG
KENNETH O. SPANG III
MICHAEL D. KRISTOFKO
MARK A. HOSTERMAN
ANNE LOUISE GRIFFIN
MARIA ETZRODT GIBBONS
JEFFREY P. WALLACK
JUSTIN M. O'DONOGHUE
GABRIELLE C. SERENT
CLAUDIA L. HUOT

LAWRENCE D. DODDS
JASON J. HERRON
MEGAN E. SHAFER
MATTHEW C. BROWN
MIN K. LEE
KATRINA O. FILLIAULT
OF COUNSEL
CHARLES POTASH

April 6, 2005

Carl N. Weiner, Esquire
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

RE: Lower Gwynedd Township – Development of Hohmiller Property by Gwynedd Estates

Dear Carl:

The Lower Gwynedd Township Board of Supervisors have asked me to contact you about the condition of the existing house on the Hohmiller property. I am sure you will recall that ACTS agreed to keep that existing house in good condition and repair. In fact, there is a note to that effect right on the approved land development plans.

Unfortunately, a recent Township inspection indicated that, by virtue of neglect, the house is in truly terrible condition and in danger of even further deterioration if its condition is not immediately addressed by ACTS.

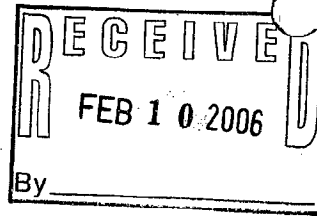
I would appreciate it if you would immediately bring the Township's concern to Jeff Rathfon so that steps may be taken to address all the representations which were made to the Township during this land development process about the preservation of this home. I am afraid that if steps are not taken in the very near future to repair and preserve the house, the Township will have no choice but to take more definitive action to make sure that the home is not damaged by any further neglect. At your convenience, I would appreciate knowing exactly what steps ACTS proposes to take to address its representations to the Township about the existing dwelling on the Hohmiller property. I look forward to hearing from you.

Sincerely,

JAMES J. GARRITY

JJG/jbj

cc: Lower Gwynedd Township Board of Supervisors
Larry M. Comunale, Township Manager



WISLER, PEARLSTINE, TALONE, CRAIG, GARRITY & POTASH, LLP
ATTORNEYS AT LAW

OFFICE COURT AT WALTON POINT
484 NORRISTOWN ROAD • SUITE 100 • BLUE BELL, PENNSYLVANIA 19422-2326
610.825.8400 • FAX 610.828.4887 www.wislerpearlstine.com

MASON AVRIGIAN
ANDREW B. CANTOR
MICHAEL J. O'DONOGHUE
J. PEIRCE ANDERSON
MICHAEL J. CLEMENT
WILLIAM L. LANDSBURG
JAMES J. GARRITY
KENNETH A. ROOS
JOSEPH M. BAGLEY
MASON AVRIGIAN, JR.

AMY P. DE SHONG
KENNETH O. SPANG III
MICHAEL D. KRISTOFKO
MARK A. HOSTERMAN
JEFFREY P. WALLACK
ANNE LOUISE GRIFFIN
JUSTIN M. O'DONOGHUE
CLAUDIA L. HUOT
LAWRENCE D. DODDS
JASON J. HERRON

MEGAN E. SHAFER
MATTHEW C. BROWN
AMY T. BROOKS
S. QUINN MARTIN
OF COUNSEL
CHARLES POTASH

February 8, 2006

Carl N. Weiner, Esquire
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

RE: Lower Gwynedd Township – Development of Hohmiller Property by Gwynedd Estates

Dear Carl:

Please find enclosed a copy of the letter I sent to you back on April 6th of last year regarding the condition of the Hohmiller property which has now been merged into Gwynedd Estates. I am advised by the Lower Gwynedd Township staff that no work was done in response to my letter last April and, in fact, the home is now in even worse condition. I am further advised that ACTS may have determined to simply use the home for storage rather than for the use that was represented to the Lower Gwynedd Township Planning Commission and Board of Supervisors (a guest house for use by visitors to Gwynedd Estates).

I would appreciate it if you would advise your client that the Lower Gwynedd Township Board of Supervisors are very upset about the condition of the Hohmiller property and have asked me to take whatever enforcement actions may be necessary in order to insure that the condition of the property and its proposed use are consistent with the representations made by ACTS at the time the Board of Supervisors agreed to consider the rezoning of that property.

Carl N. Weiner, Esquire
February 8, 2006
Page 2

As soon as you have a minute, please advise me in writing how ACTS intends to address this situation so that the Township may respond accordingly. Thank you very much.

Sincerely,

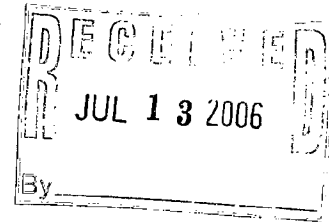


JAMES J. GARRITY

JJG/dmf

Enclosure

cc: Lower Gwynedd Township Board of Supervisors
Larry M. Comunale, Township Manager
David W. Connell, P.E., Township Engineer
Joseph A. Zadlo, AICP, Township Zoning Officer & Planner



#02-06

WISLER, PEARLSTINE, TALONE, CRAIG, GARRITY & POTASH, LLP
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www.wislerpearlstone.com
July 12, 2006

MASON AVRIGIAN
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MICHAEL J. O'DONOGHUE
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MICHAEL J. CLEMENT
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JAMES J. GARRITY
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MEGAN A. GUERNSEY
OF COUNSEL
CHARLES POTASH

Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, LLP
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

RE: Lower Gwynedd Township – ACTS, Inc – Gwynedd Estates – Hohmiller Residence

Dear Carl:

Yesterday, I attended the monthly meeting of the Lower Gwynedd Township Building and Zoning Subcommittee. At the meeting, there was an extended discussion of the fact that there still has not been any progress made on the renovations to the Hohmiller property. As you know, these renovations and improvements have been repeatedly promised, but there has been no evident progress whatsoever.

I have been asked to contact you again for the purpose of relaying to your client the Township's extreme disappointment in ACTS' apparent lack of good faith since ACTS has already received 100% of what it has requested from the Township, but the Township has yet to receive anything promised by ACTS.


At your earliest convenience, I would ask you to have Mr. Rathfon provide the Township with a detailed time schedule for the renovations to the Hohmiller property. He should know that if an acceptable schedule is not received by the Township within ten days from the date of this letter, the Township intends to take stronger action with regard to this matter. Thank you for relaying this message.

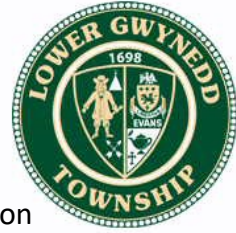
Sincerely,

JAMES J. GARRITY

JJG/kmg

Cc: Lower Gwynedd Township Board of Supervisors
Larry M. Comunale, Township Manager
Joseph A. Zadlo, AICP, Township Zoning Officer and Planner

To: Board of Supervisors
From: John L. Farrell, Project Manager & EMC 
Date: October 14, 2025
Re: Public Works Building – Construction Management Firm Selection



Recommended action: Award a contract for construction management services during the pre-construction phase of the new Public Works facility to Boyle Construction for \$165,260.00.

As LGT prepares to enter the design phase of the new Public Works facility, Township staff have conducted extensive research into ways to ensure the process runs smoothly. One measure that was recommended by several sources is to hire a construction manager (CM) as early as possible in the process.

Engaging a CM firm as the owner's representative during the design phase will help to ensure that the Township's interests are protected from the outset. Initially, a CM firm may be used to help evaluate architectural and engineering proposals. Once design is underway, CM firms bring technical expertise to review design documents for constructability, cost-effectiveness, and compliance with regulatory requirements, helping to prevent costly changes later. They also facilitate coordination between the Township, design professionals, and other stakeholders to keep the project aligned with budget and schedule goals.

Staff recommend hiring a CM firm for the design/pre-construction phase, which will take the project through the procurement process. A second CM contract will then be required for oversight of the construction phase, should the Township determine CM services are still warranted.

Township staff spoke with five CM firms, three of which submitted proposals. The two that did not submit acknowledged that they do not have capacity for a project of this size right now. The quotes for CM services during the design/pre-construction phase ranged from \$145,000 - \$196,092.

Staff recommend awarding the contract to Boyle Construction, whose fee for pre-construction services is (not to exceed) \$165,260.00. Boyle's team has extensive experience managing construction projects for public entities in Pennsylvania (several in Montgomery County) and an excellent reputation among design and engineering firms. They have extensive experience dealing with RACP grant requirements, a very low rate of change orders on their buildings (0.9% vs. an industry average of over 8%), and a project management approach that staff believe will mesh well with LGT operations.



August 6, 2025

John Farrell,
Project Manager & Emergency Management Coordinator
Lower Gwynedd Township
1130 North Bethlehem Pike
Spring House, PA 19477

Dear John,

Thank you for providing Boyle Construction the opportunity to submit our proposal for Public Project Management Services for a new Public Works Facility for Lower Gwynedd Township. I enjoyed talking with you last week to learn more and discuss the Township's goals for the project. Also thank you for sending the link to the study that was prepared by GKO. We are very familiar and excited to see this project move forward, since we were on GKO team for cost estimating.

Boyle has been performing Public Project Management Services since 1996, working on all types of projects for a wide range of public clients. From boroughs and townships to cities, counties and authorities, we have successfully completed new construction, renovations, and additions for facilities of all types and sizes, including services for public works, administration, police and community centers.

Our proven management methods ensure that projects start and finish on time while optimizing the value of every dollar spent. We have an excellent track record with clients who have successfully benefited from these processes. Our approach allows your staff to stay focused on their current responsibilities while executing a major capital improvement.

Specific to Lower Gwynedd, we want to ensure you know our full services including the following:

- As discussed, the Township has RACP funds lined up for this project (and I understand the Township is pursuing more funds with their consultant). Boyle has extensive experience with RACP, and as part of our fee we include managing the RACP requirements during the bid document preparation and during construction. We will also assist the Township and your consultant with all reimbursements. Should the Township need post-award RACP grant services, I have also included an option in the fee section below.
- Additionally, we will assist the Township during the design and bidding process in determining whether there is a direct cost and schedule benefit to utilizing the

Cooperative Purchasing Agreement or bid the project in accordance with the Separations Act. This evaluation is included in our fee.

BOYLE'S DAY 1 APPROACH

Our Day 1 project planning approach starts at project conception and is designed to reduce time, costs, and risk while maximizing the Township's return on investment. Boyle "quarterbacks" the entire team through each phase of the project, acting as your eyes and ears to ensure it is completed safely, on time, within budget, and with outstanding quality. As experts in managing Prime Contractors, we also coordinate the tasks of Township vendors and outside consultants, ensuring all parties are aligned and working toward a successful project outcome.

PRECONSTRUCTION PHASE

Architect Selection

Boyle assists Clients throughout the architect selection process, providing guidance and support to ensure the best fit for their project needs. We will:

- Identify and recommend qualified architectural firms for consideration.
- Develop the Request for Proposal (RFP) and help the Township manage the submission process.
- Assist the Township in evaluating proposals with comparative analysis and insights.
- Support the Township in finalizing the selection, ensuring a strong partnership, and preparing contracts for hire.

Notes:

- *Utilize this same process to assist in hiring other consultants as required, such as Geotechnical, Environmental, Construction Testing, etc.*
- *Boyle can also hold the contracts with the consultants, if the Township prefers.*

Land Development Assistance

Our expert staff works on the land development process every day. As former engineers and architects they have the combined skill set and knowledge to assist you in the approval processes as an added value to reduce time and costs.

- Lead the team of consultants to develop master plan options for the site.
- Assist in obtaining entitlements and finalizing approval conditions with the Township and other local and state agencies.
- Manage the approval process for NPDES permits and other regulatory requirements. Perform on-site analysis offering suggestions to the consultants on building orientation, stormwater management, etc. that may affect the permitting process.
- Oversee preconstruction testing and monitor its implementation.
- Assist with initial utility coordination efforts.

- Provide information on the process for accurate messaging to Boards, neighbors, and other constituents.

Grant Management

We understand Lower Gwynedd is working with a grant consultant to identify and apply for funding for this project. Including in our standard fees and services is the tracking and compiling of all grant compliance documentation. Because RACP and other public grants have specialized requirements for construction, the Boyle Team coordinates and administers the project to comply with these requirements. This includes:

- Compiling and maintaining comprehensive documentation for required bidding, submittals and closeout processes.
- Providing organized records upon project completion to ensure grant compliance (i.e. steel certifications, certified payrolls, etc.)

Optional grant services include grant Post-Award Services, and identification and application assistance. This is done in partnership with Hailstone Economic, a grant consulting firm with an excellent track record in assisting municipalities.

Post-Award Services for RACP include preparation and submission of the Project Management Proposal (PMP), coordination with the state-assigned consultant to finalize the PMP Review Report, ensuring that all Special Conditions of the RACP Agreement are satisfied, and submission of all documentation for Special Conditions and payment request materials via the online ESA Partner Portal.

If the Township chooses to pursue an additional RACP grant, Hailstone Economic can help with Pre-Award Services, which include:

- Working with the Township to confirm the project's eligibility, review grant requirements, and determine that a suitable itemization (site and project type) exists and includes the necessary available funds.
- Preparing and submitting the application ensuring all project details, budget information, and required attachments are uploaded.
- Finalizing and submitting the eRACP using the Electronic Single Application (ESA) website by the published eRACP deadline.

Meetings and Overall Project Coordination

Boyle leads the project team through all phases of the project. We conduct bi-weekly meetings with agendas, meeting minutes, and ongoing follow-up between meetings. The Township is kept fully informed on progress, key milestones, and any arising issues. We will also present at Board of Supervisors meetings.

Transparent communication is fundamental to our process. We provide the Township with access to Procore, our online project management platform, which offers real-time

updates and reporting. This helps clients and stakeholders stay informed and make decisions that keep the project on track.

As a value-added service, Boyle also coordinates with all Township vendors—including equipment, fixtures, security, access control, and furniture—as these items are critical to a fully functioning facility. This coordination occurs throughout every phase of the project, from preconstruction through move-in

We also assist with community engagement, from monthly updates and representation at Board of Supervisors meetings to helping plan project milestone events, like a groundbreaking ceremony or ribbon cutting.

Cost Estimating

Boyle will provide three comprehensive and detailed project cost estimates during the design stages. Our estimates are extremely detailed and accurate, building more key components into each version as the project proceeds.

- Initial estimates are from our own historical project cost data and current use and square footage costs from similar projects within our company and regionally. We have completed a number of projects in the region, so we have very current data to utilize.
- Assist the Township and design team in evaluating alternative building systems, including conventional structural systems, pre-engineered metal buildings, and hybrid options. Evaluations will consider cost, schedule, maintenance, and performance criteria to support Township decision-making.
- As design progresses, Boyle's estimating incorporates input from key vendors and subcontractors (especially mechanical and electrical), and other details from the design documents.
- We utilize the latest technology in our extensive estimating process, and our estimating personnel store unit pricing. We assemble accurate, current estimates based on actual job costs.
- Boyle believes in facilitating communication, aligning the design with the budget, and focusing on long-term value for the Township. To achieve these objectives, we:
 - Lead bi-weekly meetings with representatives from the Township and the Design Consultants to review current project status. We will prepare an agenda and meeting minutes for each meeting.
 - Perform value engineering and constructability reviews at each major budget update and along the entire design process.
 - Provide budget reviews as an ongoing process throughout the design and challenge the design to explore all alternate construction methods.
 - Find the best options for the best value. We provide a complete analysis of initial costs and the ongoing maintenance and life cycle expenses; sometimes the more expensive option may provide better long-term performance and payback. Ensure the following:

- BIM technology is utilized to prevent conflicts between building systems.
- The project can be constructed in a safe, efficient sequence that will minimize operational impacts to the Township facilities and adjacent properties.
- Specified products and systems provide the best value and long-term performance within the available budget.
- Find cost savings that prioritize value while maintaining design integrity.

Scheduling

Our scheduling strategy is crucial to keeping the project on track. We will:

- Pre-Construction Phase: Develop an overall projected schedule including all design and permitting activities as well as all land development approvals, utility coordination, bidding and all Township approvals through construction.
- Critical Path Master Schedule: Create a detailed construction schedule using Outbuild software. This will outline key dates and milestones, identify long lead equipment and building components, and include scheduling contingencies and recovery strategies. This is included in bid documents to hold the prime contractors accountable.
- Prioritization: Analyze project schedule on a macro level to prioritize project phases, permitting, bidding, and design tasks.
- Procurement: Ensure early decisions to prevent long lead delays and costly change orders.

Design Review, Bidding and Procurement

Boyle offers extensive public procurement experience in creating bid packages that provide the best possible project cost. Contractors trust our management style and attention to detail, and we consistently receive a high response rate on our projects with competitive pricing. We will:

- Spend a significant amount of time creating bid packages that are clear and leave minimal questions to the bidder, resulting in a better overall price. Our extensive experience in creating solid bid packages limits questions and changes during construction. This is one of the most important aspects of the entire project delivery.
- Perform a thorough red-line review of the plans to coordinate all plans and look for gaps or missing information prior to release to bidders. By eliminating bid document variables, the bids are lower.
- Prepare site logistics plans for inclusion in the bid packages.
- Coordinate all utility relocations and services to the site.
- We will coordinate with all Township vendors on equipment, fixtures, security, access control, furniture, etc. as the timing of these items is critical and is directly related to the final bid documents. We will solicit pricing, schedules and plans from all vendors, and recommend awards. We will coordinate all vendors work during construction.
- Perform Boyle's internal Quality Control Review of all plans and documents.

- Recommend bid packaging and suggest any alternatives, unit prices, and allowances to be included. Identify and assist in preparing early bid packages such as precast, demolition, subsurface improvements, and site work.
- Provide a Critical Path Master Schedule in the bid documents. Most specifications indicate an overall completion duration of “X” number of calendar days. However, what is often overlooked is that there are several (four to six) independent Prime Contractors all working in their own best interests with no regard for others. Milestone schedules identify any problems or delays early and allow time to react and recover.
- Identify critical schedule juncture points where all Prime Contractors must align, such as rough-in inspections to allow finishes to start.
- Draft Prime Contracts’ scopes of work for both temporary facilities and work summaries to eliminate gaps between Prime Contractors. We draft a written work item narrative in bullet format and describe in detail who is responsible for what work and how the work should be performed. This eliminates gaps in the specifications or drawings and clearly defines which Prime Contractor is responsible for what work.
- Define work starting and stopping points to avoid potential change orders as well as overlap or duplication that may drive up initial bids.
- Assist the Design Consultant with developing QA/QC criteria and testing requirements to be incorporated into the bid specifications.
- Lead the procurement team to solicit and distribute bid packages. Our team will chair pre-bid meetings, distribute the subsequent meeting minutes, receive all requests for information (RFIs) and write and issue all addendums with input from the Project Team’s other professionals.
- Coordinate with the Design Consultant to provide responses to questions throughout the bidding process and assist Township Procurement with developing addenda.
- Notify potential Contractors and Vendors of the solicitation to help generate interest and ensure a competitive bidding environment.
- Conduct the bid opening and review the bids for compliance with the documents and completeness. We work hand in hand with your procurement team to de-scope the bids by receiving, evaluating, and tabulating all bids.
- Prepare recommendations for award letters for all Prime Contractors and prepare and issue the Notice to Proceed documents for all contracts. The Boyle team will fill in any processes not conducted by your team members by creating and writing all AIA contracts, conducting meetings, and shepherding the contract document process to be sure all documents are in place before construction begins.
- Obtain all required municipal building permits (Permit Fees to be paid by Township).

CONSTRUCTION PHASE

During the Construction Phase, Boyle drives the project schedule and coordinates and constantly communicates with the Township, all Project Team members, and all Prime

Contractors. Constant communication is absolutely necessary to ensure there are no delays in each phase, to avoid conflicts between the Prime Contractors, and to avoid additional costs. Our daily interaction with the Contractors, assisting them in scheduling and working hand in hand together, is one of Boyle's strengths.

This is evident from the excellent bidder responses that we get on our construction projects. The Contractors know that we are there to help them successfully complete the project on time, on schedule, safely, and to the highest quality.

We break down the Critical Path Master Schedule to develop Two-Week Look Ahead Schedules that outline deadlines to keep the project on schedule and on budget. This helps determine the entire Project Team's priorities. This detailed plan allows the Prime Contractors to schedule efficiently and not waste any time. When they arrive on site, the site is ready for them to proceed. Boyle's onsite full-time Project Manager/Superintendent will execute the following tasks:

Conduct Weekly Job Meetings:

- Chair the preconstruction and weekly job meetings (Boyle highly recommends weekly). This meeting is held with all design consultants, testing consultants, contractors, and vendors. Boyle sets the meeting agenda and record minutes.
- Meet with the Township before scheduled project meetings to review issues and manage the project's direction.
- Attend other scheduled construction meetings to review progress, resolve issues, and make decisions as needed.
- Lead Communication on the Project Team.
- Assist the Township in retaining additional professional services, such as testing or geotechnical engineering.
- Coordinate inspections with local authorities.
- Boyle will contract directly with a third-party testing agency and include those fees as a pass-through cost.
- Coordinate with design consultants on necessary inspections and reporting, especially Site/Civil Engineer on NPDES permit critical stages.
- Receive and log all submittals, forward them to the architect/engineer for approval, receive the reviewed submittals back from the architect/engineer, and transmit them back to the Prime Contractors.
- Create monthly reports for the Township to use for Board meetings and/or communication with constituents.

Lead Site Safety and Quality Control:

- Coordinate with Prime Contractors to develop a safety plan prior to the start of construction and ensure they are being adhered to during construction.
- Have Boyle Quality Control inspect at critical connection points to ensure quality standards are being met.

Coordinate On Site:

- Review Prime Contractors' Two-Week Look Ahead Schedules.
- Provide full-time onsite coordination among all Prime Contractors. Boyle's Project Manager/Superintendent serves as the project liaison for the Contractors - all communication is through him. He advises based on the contract documents and/or consults with Boyle's office or the architect/engineer, as necessary.
- Interface with Prime Contractors and vendors to coordinate work schedules to avoid delays or teams waiting on others to complete their work.
- Monitor the work to adhere to the project Critical Path Master Schedule and to comply with the contract documents.
- Coordinate with Township-contracted vendors and suppliers (i.e., security system, furniture) and local utility companies.
- Coordinate required utility relocation work with utility companies.

Document and Inspect Daily:

- Inspect and document the Contractors' performance of the work.
- Monitor the project to maintain a clean, safe work site and to adhere to all OSHA regulations.
- Prepare Daily Reports, weekly Photo Logs, Submittal Logs, and RFI Logs. These will include weather conditions, personnel on-site, equipment utilization, site visitors, material and equipment deliveries, safety concerns, and any observed delays or non-conforming work.
- Document the project on as-builts and through photographs.

Oversee Cost Controls and Submissions:

- Receive and log all monthly requisitions for payment and approve requests.
- Review, negotiate, and process all requested change orders.
- Prepare, maintain, and distribute a Cost Event Log that tracks allowance costs and change order costs. Review Contractor change order requests to ensure their validity and accuracy of the proposed costs, negotiating on the Township's behalf.
- Review Contractor pay applications with the Design Consultant to ensure they accurately reflect work completed to date.
- Ensure that Certified Payroll reports align with the hours worked on daily reports and comply with the approved prevailing wage rates.

Minimize Change Orders:

- Boyle has established an excellent system to minimize change orders.
- Immediately after the project kickoff meeting, we begin to plan the bid documents; this is the best defense against change orders during construction, and one of the most important parts of the project delivery.

- Define the details for the Prime Contractors to bid on, contract, and execute. This early planning has saved millions of dollars on our projects and creates a positive bidding and working relationship with the Prime Contractors.
- Establish a review process vetting out any change requests separately from the Prime Contractor to understand the cost and time implications.
- Negotiate with the Prime Contractors on anything outside the contract specifications ensuring fair cost.

The Construction Phase also features more typical tasks, such as receiving and reviewing submittals, RFIs and requests for payment with constant communication with the Township.

Project Close-Out

During the Post-Construction Phase / Close-Out, Boyle's role is to complete the punch list as expeditiously as possible, close out all paperwork, and coordinate and compile all as-built drawings and operations and maintenance manuals. This part of the project is as important as any other. Boyle ensures that the client's systems are up and running and that schedules are met. We will:

- Conduct substantial completion and final inspection with the Township's representative and Design Consultant, develop a punch list, and monitor completion.
- Coordinate building code inspections as required to obtain Certificate of Occupancy.
- Coordinate Township-supplied items and equipment, including coordination with vendors, logistics, delivery, placement, and setup so the facility is ready for move in.
- Gather and submit all As-Built Drawings, equipment operations and maintenance manuals, warranty submittals and all other project submittals to the Township.
- Coordinate training sessions between Prime Contractors and Township personnel.
- Follow up with the Township after project completion to ensure everything is going as designed and planned. Additionally, we will coordinate with the Township on the one-year warranty inspections and coordinate any corrections as required.

Below is an all-inclusive lump sum fee for Boyle's personnel costs. Included in this fee are all reimbursable costs, taxes, insurance, overhead and profit. There are no other costs or mark-ups, fees, or multipliers. Additional details will be provided upon request.

Construction Management Fee Summary			
Phase	Hours	Lump Sum Total Cost	Lump Sum Cost/Month
Preconstruction Services (14 months)	1,108	\$165,260	\$11,804
Construction & Post Construction Services (15 months)	3,399	\$482,690	\$32,179
Total	4,507	\$647,950	

Consultant Contracts (Held by Boyle, if requested by Township)	
Service	Fee
Boyle to contract directly with consultants (architect, engineers, etc.)	Fees billed at cost plus 10% for administration


Grant Services Fee Summary (Optional)	
Service	Fee (Time & Expense, Not-to-Exceed)
Post-Award Services to manage RACP Grants	\$15,000
Pre-Award Services for Additional RACP Application	Included in CM Services
Administer existing and/or future RACP and other funding sources in bid documents and construction	Included in CM Services

PRELIMINARY SCHEDULE

Project Schedule	Months	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Consultant RFP and Contracts	0-2	■																													
Survey, Concept Planning and Preliminary Engineering	2-4		■	■	■																										
Building Design & Bid Docs																															
Schematic Design	4-6				■	■	■																								
Design Development	6-9					■	■	■	■																						
Construction Documents	9-12									■	■	■	■																		
Land Development	4-12			■	■	■	■	■	■	■	■	■	■																		
Bidding, Award and Contracts	12-14												■	■	■																
Construction	14-28															■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Post Construction	28-29																												■	■	

We are excited to work with you and your team to support Lower Gwynedd Township. Thank you again for the opportunity, if you have any questions about this proposal, please call me at 610-417-8138 or email me at tganguzza@boyleconstruction.com.

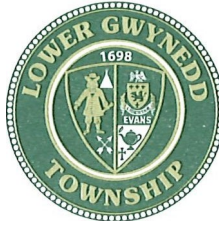
Respectfully,



Tony M. Ganguzza, P.E.
Vice President of Preconstruction
Boyle Construction, Inc.

Attachments:

Lower Gwynedd Township About Boyle



1130 N. BETHLEHEM PIKE • P.O. BOX 625 • SPRING HOUSE, PA 19477-0625 • 215-646-5302 • FAX 215-646-3357

www.lowergwynedd.org

Date: October 9, 2025
To: Board of Supervisors
From: Melinda Haldeman CPA, Finance Director
Re: RFP for Auditor 2025 - 2027

Recommended Motion: Authorize staff to initiate the RFP process for an Auditor for Years 2025 – 2027.

We are asking for authorization to initiate the RFP process for an Auditor/CPA Firm. This timing is ahead of the 5-year schedule which is in accordance with Resolution 2023-20 for professional consultants because the firm appointed in 2022 was sold twice in 2025 before the completion of our Audit for 2024. A new process will allow the Board to affirmatively select which firm will conduct audits for fiscal years ending December 31, 2025, 2026, and 2027.

The RFP has been prepared and is included in the packet for review. If approved, the RFP will be placed on the Township website and emailed to local CPA firms. Proposals would be due on November 20th.

We are requesting the RFP now so that we can be ready for the Board to appoint a new Auditor/CPA Firm at the January 5th Organization Meeting.



LOWER GWYNEDD TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

REQUEST FOR PROPOSALS FOR INDEPENDENT AUDITOR FOR FY 2025-2027

I. GENERAL INFORMATION

Lower Gwynedd Township ("Township") is requesting proposals from certified public accounting firms registered in Pennsylvania to serve as the independent appointed auditor for fiscal years 2025-2027.

Submit proposals and any questions about the RFP to Melinda Haldeman, Finance Director, at mhaldeman@lowergwynedd.org. Questions will be answered in writing and distributed to all respondents.

The proposal must be received no later than Thursday, November 20, 2025, by 4:00pm.

II. BACKGROUND

Lower Gwynedd is a second-class township, governed by a five-member elected Board of Supervisors. The community's 9.4 square miles in central Montgomery County, Pennsylvania are home to just over 12,000 residents. There are currently 27 full-time and 8 part-time non-uniformed employees and 22 police officers.

The Township's 2025 budget is \$13,350,941. For the first time in a number of years, the Township has debt obligations from a 2024 bond issuance. Subsequent bond issuances are anticipated in the next couple of years to fund construction of a planned Public Works Building. The Township's accounting practices conform to generally accepted accounting principles for governmental units and Government Accounting Standards Board (GASB) guidance. The accounting system is composed of a general ledger and various subsidiary ledgers using Munis financial software.

The Finance Director and staff are responsible for providing all financial records and related information to the firm and are responsible for its accuracy. The Township will provide a suitable work area with access to a copier, telephone, and wireless internet for the auditor.

III. SCOPE OF WORK

1. Conduct annual audits and issue reports for the fiscal years ending December 31, 2025, 2026, and 2027. The audit shall be conducted in accordance with United States Generally Accepted Auditing Standards and promulgations of the Government Accounting Standards Board. The auditor shall communicate to management and the Board of Supervisors any significant deficiencies or material weaknesses that became known during the course of the audit. Any suggestions for improvement shall be submitted to the Township Manager by issuance of a Management Letter.
 - A. The auditor shall submit an electronic draft of the annual audit report and the General-Purpose Financial Statements to the Township no later than May 1 and present the draft audit at a public meeting of the Township's Board of Elected Auditors.
 - B. The auditor shall complete the final audit report and the General-Purpose Financial Statements and deliver an electronic copy of Final Audited Financial Statement to the Township no later than June 1 and present the final audit at a public meeting of the Township's Board of Supervisors.
2. Complete the Municipal Annual Audit and Financial Report and file it with the PA Department of Community and Economic Development, PA Department of Transportation, and Montgomery County by the state deadline as required by the PA Second-Class Township Code.
3. Upon completion of the audited financial statement, provide the Concise Financial Statement for total assets, liabilities, and net position and total revenue, expenses, and changes in net position for newspaper publication.
4. Additional Services
 - A. It is expected that the firm will be available throughout the year for routine questions concerning accounting issues, procedures, GASB statements, and other financial matters as appropriate at no additional cost.
 - B. Any other projects, such as a Single Audit (which is not required at this time) or an audit of the records of the elected tax collector when that person leaves office, will be discussed and negotiated separately.

IV. Proposal Elements

The following are required elements to be submitted with all proposals. Supplemental information may also be included if so desired.

1. Transmittal Letter – Include a letter signed by an authorized representative of the firm who may enter into a service agreement on behalf of the firm.
2. Firm Qualifications and Experience - Describe any factors that are relevant to the firm's ability to successfully perform this engagement. At a minimum, include details about the firm's governmental experience, the size of the firm, the size of the firm's governmental auditing staff, affirmation that the proposer is a CPA or firm of CPAs and meets the independence standards of the General Accountability Office's Government Auditing Standards, and affirmation that the firm and all assigned key professional staff are properly licensed to practice in Pennsylvania.
 - Also state if the firm has ever had a contract terminated by any federal, state, or local government or private entity. If any of the previous has occurred, please provide details of such matters with the proposal.
 - Include a copy of the firm's most recent Peer Review report.
3. Audit Team Qualifications and Experience - Identify the audit staff that are to be assigned to this engagement which will include, at a minimum, a partner and a senior accountant, and describe their relevant qualifications and experience. Include a breakdown of the percentage of work that will be performed by each staffing level; (i.e., each for partner, supervisor, director, etc. that will work on the audit), as well as:
 - Specify who will serve as the lead auditor and primary point of contact if the firm is selected.
 - Describe the experience and qualifications of the lead auditor to fulfill the scope of services described above.
 - Confirm all on-site work will be staffed with a senior accountant at a minimum.
 - Describe the experience and qualifications of any other key staff who may work on the audit, including the specific roles that each person would be expected to play.

- Provide detailed resumes for each of the auditors/accountants whose experience is summarized above, including evidence of license to practice as a Certified Public Accountant in Pennsylvania where appropriate.
- Describe the team's approach to service delivery, and an explanation of how tasks and projects are managed to ensure timely response and completion.
- Include any other information about the firm or listed auditors that could be relevant.

4. Relevant Experience

- List the firm's current or recent comparable work with other PA municipalities.
- Provide a list of municipal references with a description of the services provided by the firm for each reference, as well as contact information for individuals who are able to speak knowledgeably about the quality of the firm's work as appointed auditor.

5. Specific Audit Approach - Set forth a work plan for performing the services required in this RFP, including an explanation of the audit methodology to be followed and a schedule indicating when data should be available from Township staff, the audit will be completed and required reports will be submitted.
6. Insurance - Detail the firm's professional liability insurance coverage applicable to the scope of services above and include insurance certificates summarizing such insurance coverage.
7. Indemnification – include an affirmation that the firm will hold Lower Gwynedd Township harmless for any claims, losses or damage arising out of the performance of the work.
8. Price – Include an annual total not-to-exceed price to perform the audit as described above.

V. SELECTION PROCESS

The Board, Township Manager, and Finance Director will evaluate the submitted proposals and, at their discretion, conduct interviews with some or all of the submitting firms. If interviews are conducted, they will take place on Zoom or in person at the Lower Gwynedd Township Building. Candidates will be notified of an interview date as applicable. The Board will make a final selection using criteria judged to be of maximum benefit to the Township as a whole. Note that the lowest price proposal will not necessarily be selected. Technical components will be weighed in addition to costs to ensure the Township is procuring the best value.

The Board's intention is to select an auditor by the end of the year to ensure the appointment can be made at the Board of Supervisors' organization meeting on January 5, 2026. The resulting contract will include this RFP, any clarifications or addenda thereto, the selected firm's proposal, and any changes agreed to by the Board and the firm.

The Township reserves the right to request clarifying information subsequent to submission of any proposal and to waive any minor informality in the RFP. The Township reserves the right to reject any or all proposals if they fail to satisfy the Township that a firm is properly qualified to carry out the scope of work in the RFP.



MEMORANDUM

ATTN: Board of Supervisors

DATE: October 10, 2025

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

SUBJ: Engineering Services RFPs

Recommended Motion: To authorize Township Staff to prepare and issue separate requests for proposals for Township Engineer and for Traffic Engineer

In accordance with Resolution 2023-20, which requires a review and selection process every five years for regularly used professional consultants, staff are requesting authorization from the Board of Supervisors to prepare and issue Requests for Proposals (RFP) for Township Engineer and for Traffic Engineer.

If approved, the RFPs will be posted on the Township website and distributed via email to local firms that provide municipal engineering services. A recommendation for award will be presented to the Board of Supervisors in time for appointment at the January 5th organization meeting.



1130 N. BETHLEHEM PIKE • P.O. BOX 625 • SPRING HOUSE, PA 19477-0625 • 215-646-5302 • FAX 215-646-3357

www.lowergwynedd.org

Finance Memorandum

Date: October 7, 2025
To: Mimi Gleason, Township Manager
From: Melinda Haldeman, CPA Finance Director

RE: September 30, 2025, LGT Financial Packet:

- ❖ Revenue and Expense Graphs as of September 30, 2025
- ❖ Fund Balances as of September 30, 2025
- ❖ Summary of Cash and Investments as of September 30, 2025
- ❖ YTD Budget Report with Prior Years Actuals through September 30, 2025

Items to Note:

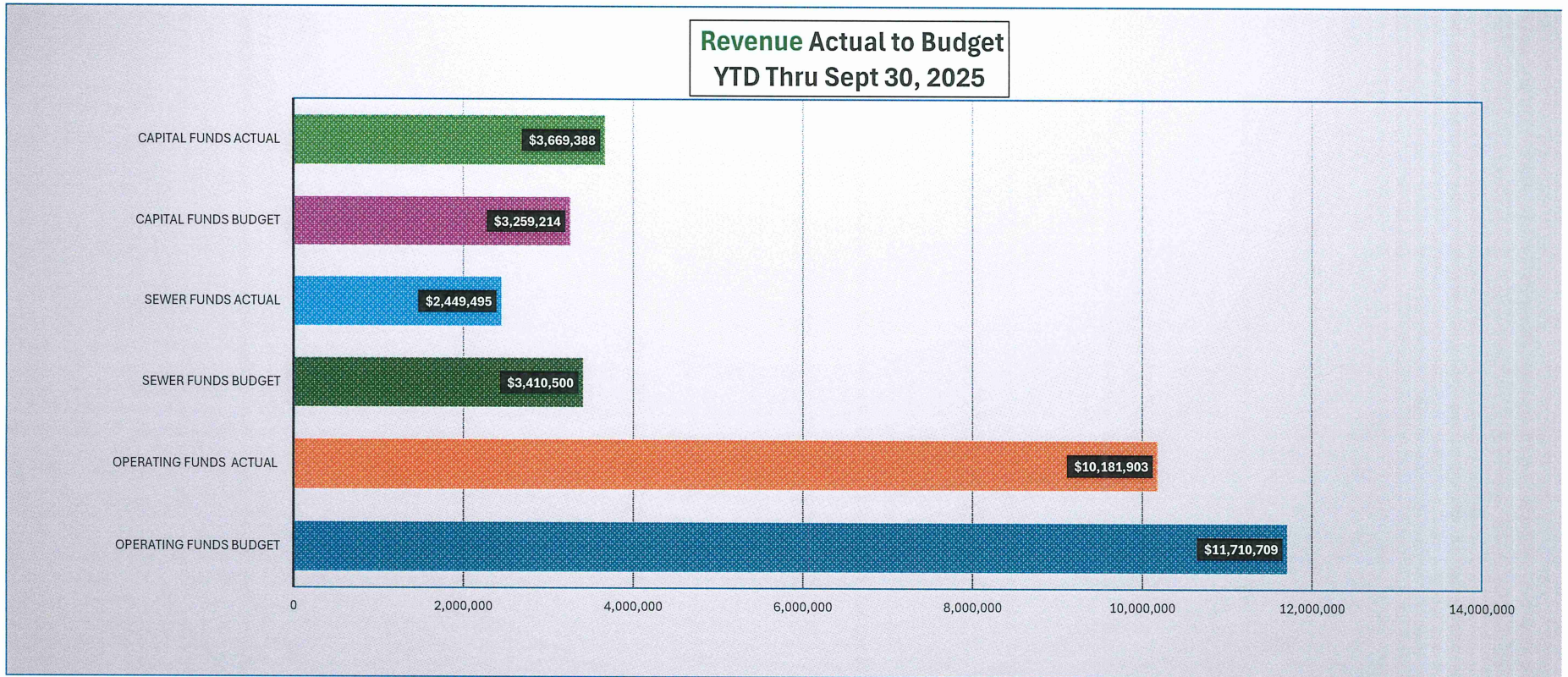
- ❖ All cash account reconciliations are current through September 30, 2025
- ❖ We received the Pension State Aid in September totaling \$419,937. This amount was over the budgeted amount of \$377,493. These monies will go towards the 2025 MMO's for the Police Pension Plan.
- ❖ The Volunteer Fire Relief Aid was also received in September totaling \$141,561. This amount is over the budgeted amount of \$137,086. This amount will be disbursed to the Volunteer Fire Companies in October 2025.
- ❖ Operating, Sewer and Capital Reserve Cash earned interest income in September totaling \$108,619. PLIGIT's current yield for September is 3.97% on Class Checking and 4.23% on Prime Savings. Citadel's current yield for September was 3.35% on Money Market Accounts.

REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS



75 % through the year as of September 30, 2025

Capital Funds Revenue:

Capital Revenue is 112.59 % of Budget. Unbudgeted transfer of 2.4M from Open Space to Capital Fund. PW Land Purchase

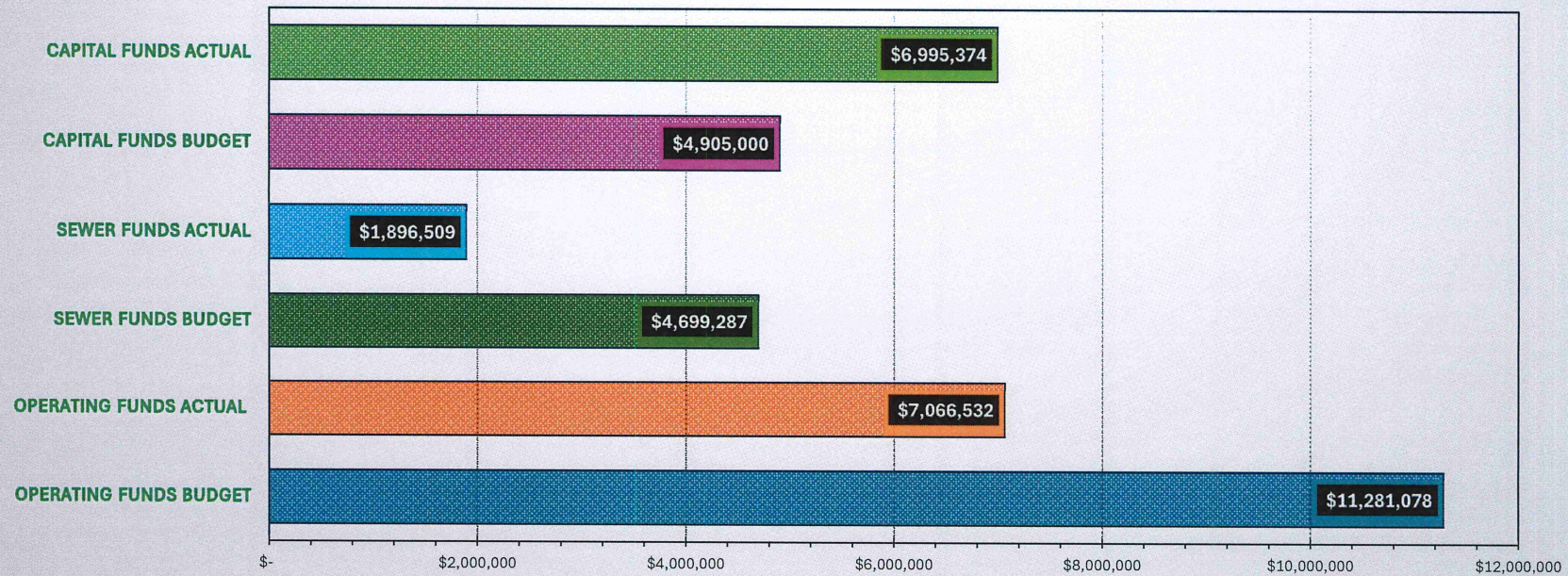
Sewer Funds Revenue:

Sewer Revenue is 71.82% of Budget. On Target

Operating Funds Revenue:

Operating Revenue is 76.95% of Budget. On target. Real Estate Taxes 97.6% collected. BPT collected 237k over annual budget

Expenses Actual to Budget YTD Thru Sept 30, 2025



75% through the year as of September 30, 2025

Capital Funds Expenses:

Expenses are 142.62 %of Budget. Unbudgeted 3.3M land purchase PW Bldng

Sewer Funds Expenses:

Expenses 40.36% of Budget. Ambler Capital Projects is only 21% of budget

Operating Funds Expenses:

Expenses 62.64% of Budget. Code/Fire Official . Pension MMO's made in Fall. Transfers to Captial Funds

FUND BALANCE
AND
SUMMARY OF CASH AND INVESTMENTS

Lower Gwynedd Township
Fund and Cash Balances as of September 30, 2025

FUND #	FUND	FUND BALANCE @ 01/01/2025 FINAL	(INCREASE)DECREASE THRU 09/30/2025	FUND BALANCE @ 09/30/2025
01	GENERAL	-7,869,055.87	-2,822,601.50	-10,691,657.37
02	STREET LIGHT	-38,387.08	-6,252.42	-44,639.50
03	FIRE PROTECTION	-174,128.45	-208,536.09	-382,664.54
04	FIRE HYDRANT	-45,166.37	-10,760.56	-55,926.93
05	RECREATION	73,456.99	-67,221.12	6,235.87
	GENERAL OPERATING FUNDS SURPLUS	-8,053,280.78	-3,115,371.69	-11,168,652.47
08	SEWER OP	-5,500,055.65	-532,028.87	-6,032,084.52
09	SEWER CAPITAL	-4,503,969.89	-20,957.60	-4,524,927.49
	SEWER FUNDS SURPLUS	-10,004,025.54	-552,986.47	-10,557,012.01
16	ACQ OPEN SPACE	-2,372,249.57	2,350,271.39	-21,978.18
30	CAPITAL RESERVE	-11,983,414.61	1,227,619.55	-10,755,795.06
31	STORMWATER MNGMNT	-733,430.74	113,707.61	-619,723.13
33	TRAFFIC IMPACT	-1,762,165.10	-47,858.30	-1,810,023.40
35	HIGHWAY AID	-465,446.90	-317,754.07	-783,200.97
	CAPITAL FUNDS	-17,316,706.92	3,325,986.18	-13,990,720.74
		YTD ALL FUNDS:	-342,371.98	

NEGATIVE BALANCES ARE DEPICTED IN RED

FUND BALANCE: THE FUND BALANCE IS THE CULMINATION OF INCOME NETTED AGAINST EXPENSES FROM THE INCEPTION OF THE FUND. WHEN (REVENUE) EXCEEDS EXPENSES, THE FUND BALANCE WILL BE A (CREDIT).

Summary of Cash and Investments
9/30/2025

		9/30/2025
FUND #		Cash Balance
01	GENERAL	8,724,358.62
02	STREET LIGHT	45,105.26
03	FIRE PROTECTION	514,177.71
04	FIRE HYDRANT	52,731.48
05	RECREATION	36,645.05
	GENERAL OPERATING FUNDS CASH	\$ 9,373,018.12
08	SEWER OP	4,016,596.19
09	SEWER CAPITAL	4,566,285.72
	SEWER FUNDS CASH	\$ 8,582,881.91
16	ACQ OPEN SPACE	21,978.18
30	CAPITAL RESERVE	11,102,843.51
31	STORMWATER MNGMNT	712,954.08
33	TRAFFIC IMPACT	1,810,023.40
35	HIGHWAY AID	783,200.97
	CAPITAL FUNDS CASH	\$ 14,431,000.14
Total Cash		\$ 32,386,900.17

		9/30/2025
Banking Institution		Cash Balance
PLIGIT		28,259,169.73
CITADEL		4,127,730.44
		<u>4,127,730.44</u>
		\$ 32,386,900.17

		Reserves	9/30/2025
Reserves per Fund Balance	Policy	Per Policy 2025	Cash Balance
General Fund Reserves		2,641,989.00	8,724,358.62
Sewer Fund Reserves		1,029,175.00	4,016,596.19
Sewer Capital Reserves		1,000,000.00	4,566,285.72

YTD BUDGET REPORT WITH ACTUALS
2022/2023/2024/2025

10/07/2025
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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU SEPTEMBER 2022/2023/2024/2025
FOR PERIOD 09 OF 2025

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ACCOUNTS FOR:		PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	ANNUAL
01	GENERAL FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
		2022	2023	2024	2025	CY REV BUDGET 2025
REVENUES						
01301	REAL ESTATE TAXES	-1,045,482.03	-1,066,055.05	-1,063,960.69	-1,215,342.24	-1,241,815.00
01310	LOCAL TAX ACT 511	-6,119,275.27	-5,929,983.65	-5,862,787.46	-6,547,910.26	-7,470,000.00
01321	BUSINESS LICENSES & PRMTS	-204,600.87	-201,497.45	-193,194.39	-184,687.68	-237,000.00
01331	FINES	-5,451.20	-7,705.61	-9,398.49	-22,796.60	-10,500.00
01341	INTEREST EARNINGS	-35,172.31	-214,802.95	-299,729.72	-254,637.58	-375,000.00
01342	RENTS & ROYALTIES	-169,826.41	-174,300.72	-177,246.03	-183,985.59	-290,633.00
01351	FEDERAL GRANTS	-15,996.18	.00	.00	.00	.00
01354	STATE GRANTS	.00	-456.95	.00	.00	.00
01355	STATE SHARED REV & ENLMT	-418,221.10	-476,067.25	-516,679.65	-563,298.21	-524,829.00
01358	LOCAL GOVT ENTITLEMENTS	.00	.00	-17,705.38	-20,500.96	-15,000.00
01361	DEPT EARNINGS-GEN GOVT	-430,613.21	-447,211.61	-407,036.96	-366,801.96	-587,000.00
01362	DEPT EARNGS-PUBLIC SAFETY	-163,246.18	-170,648.48	-181,455.49	-106,138.66	-198,675.00
01363	DEPT EARNGS-HIGHWAYS & STS	-3,900.00	-3,990.00	-4,080.00	-4,170.00	-4,170.00
01380	MISCELLANEOUS REVENUE	-47,547.72	-1,681.03	-1,217.36	-11,881.98	-10,000.00
01387	DONATION/CONTRIB/DVIT DIVIDEND	.00	.00	.00	.00	-30,000.00
01392	INTERFUND OPERTING TRANS	-4,164.00	.00	.00	-13,067.00	-13,067.00
EXPENSES						
01400	GEN GOVT-LEGISLATIVE BODY	24,500.00	.00	.00	.00	.00
01401	GEN GOVT-EXECUTIVE	598,553.92	538,746.82	733,474.78	944,266.64	1,267,347.60
01402	GEN GOVT-FINANCIAL ADMIN	178,947.20	298,561.35	229,671.25	256,869.08	422,781.67
01403	GEN GOVT-TAX COLLECTION	85,628.06	84,970.69	86,292.58	87,710.16	111,793.00
01409	GEN GOVT-BUILDNGS & PLANT	205,332.92	179,259.31	206,094.15	185,869.08	320,170.75
01410	GEN GOVT-POLICE	2,763,423.27	3,060,398.70	3,071,666.74	3,213,288.18	4,632,769.22
01411	VOLUNTEER FIRE RELIEF AID	.00	.00	.00	.00	137,086.00
01412	AMBULANCE	.00	30,000.00	30,000.00	30,000.00	30,000.00
01413	GEN GOVT-CODE ENFORCEMENT	12,967.50	5,803.50	.00	.00	.00
01414	GEN GOVT-PLANING & ZONING	406,861.12	412,781.51	525,665.39	504,066.65	799,519.31
01429	PUBLIC WORKS-WASTEWTR COLL	1,341.40	.00	.00	.00	.00
01430	PUB WORKS-HIGHWAY RDS STS	544,578.71	577,752.88	526,148.47	979,834.31	1,354,307.71
01461	CONSERVATION NATURAL RESOURCES	13,789.25	8,698.71	.00	.00	.00
01487	EMPLOYEE BENEFITS	297,466.72	13,251.92	36,808.10	27,370.12	548,838.00
01491	PRIOR YEAR EXPENDITURE	-248.66	.00	.00	.00	.00
01492	INTERFUND OPERATING TRANS	2,490,000.00	600,000.00	1,217,814.04	443,343.00	943,343.00
TOTAL GENERAL FUND		-1,040,355.07	-2,884,175.36	-2,070,856.12	-2,822,601.50	-439,732.74
TOTAL REVENUES		-8,663,496.48	-8,694,400.75	-8,734,491.62	-9,495,218.72	-11,007,689.00
TOTAL EXPENSES		7,623,141.41	5,810,225.39	6,663,635.50	6,672,617.22	10,567,956.26
TOTAL 01 GENERAL FUND		-1,040,355.07	-2,884,175.36	-2,070,856.12	-2,822,601.50	-439,732.74

10/07/2025
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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU SEPTEMBER 2022/2023/2024/2025
FOR PERIOD 09 OF 2025

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ACCOUNTS FOR: 02 STREET LIGHT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
02301 REAL ESTATE TAXES	-16,567.98	-18,220.74	-16,363.57	-9,070.84	-14,000.00
02341 INTEREST EARNINGS	-163.05	-911.77	-1,247.94	-1,331.41	-1,620.00
02434 PUBLIC WORKS-STREET LGHTNG	10,421.51	7,645.42	5,713.39	4,149.83	9,970.00
TOTAL STREET LIGHT FUND	-6,309.52	-11,487.09	-11,898.12	-6,252.42	-5,650.00
TOTAL REVENUES	-16,731.03	-19,132.51	-17,611.51	-10,402.25	-15,620.00
TOTAL EXPENSES	10,421.51	7,645.42	5,713.39	4,149.83	9,970.00
TOTAL 02 STREET LIGHT FUND	-6,309.52	-11,487.09	-11,898.12	-6,252.42	-5,650.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR: 03 FIRE PROTECTION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
03301 REAL ESTATE TAXES	-195,857.35	-201,104.71	-200,724.37	-201,262.75	-203,000.00
03341 INTEREST EARNINGS	-815.14	-4,508.44	-2,822.48	-9,336.45	-3,500.00
03392 INTERFUND OPERATING TRANSFER	-165,000.00	.00	.00	-165,000.00	-165,000.00
03480 INTERGOVERNMENTAL EXPENSE	184,663.46	.00	139,486.33	153,527.24	206,500.00
03489 OTHER EXPENDITURES	15,550.00	141,121.00	14,539.16	13,535.87	165,000.00
TOTAL FIRE PROTECTION FUND	-161,459.03	-64,492.15	-49,521.36	-208,536.09	.00
TOTAL REVENUES	-361,672.49	-205,613.15	-203,546.85	-375,599.20	-371,500.00
TOTAL EXPENSES	200,213.46	141,121.00	154,025.49	167,063.11	371,500.00
TOTAL 03 FIRE PROTECTION FUND	-161,459.03	-64,492.15	-49,521.36	-208,536.09	.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR: 04 FIRE HYDRANT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
04301 REAL ESTATE TAXES	-40,377.44	-39,675.61	-36,957.57	-41,355.57	-39,200.00
04341 INTEREST EARNINGS	-466.36	-2,334.06	-2,455.57	-1,358.86	-3,000.00
04411 GEN GOVT-FIRE	33,401.07	39,160.62	43,706.37	31,953.87	62,000.00
TOTAL FIRE HYDRANT FUND	-7,442.73	-2,849.05	4,293.23	-10,760.56	19,800.00
TOTAL REVENUES	-40,843.80	-42,009.67	-39,413.14	-42,714.43	-42,200.00
TOTAL EXPENSES	33,401.07	39,160.62	43,706.37	31,953.87	62,000.00
TOTAL 04 FIRE HYDRANT FUND	-7,442.73	-2,849.05	4,293.23	-10,760.56	19,800.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR: 05 RECREATION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
05301 REAL ESTATE TAXES	-392,119.68	-392,568.48	-396,297.09	-234,418.54	-242,200.00
05341 INTEREST EARNINGS	-1,419.50	-8,230.55	-530.75	-1,728.56	-2,500.00
05358 LOCAL GOV'T REIMBURSEMENT	.00	.00	.00	-96.76	-1,000.00
05361 DEPT EARNINGS-GEN GOVT	-6,152.50	.00	-16,252.00	.00	.00
05367 CULTURE-RECREATION	-17,712.00	-38,065.00	-23,866.00	-21,725.00	-28,000.00
05387 CONTRIBUTION	-85.93	-25.00	.00	.00	.00
05437 REPAIR TOOLS & MACHINERY	10,913.92	8,896.36	7,229.37	.00	3,500.00
05451 CULTURE-RECREATION ADMIN	147,477.27	170,323.71	171,299.32	143,612.06	210,275.22
05452 SUMMER CAMP	.00	7,030.41	.00	.00	.00
05453 RECREATION EVENTS	11,425.79	9,542.81	16,549.52	28,248.44	30,000.00
05454 PARKS	228,910.43	279,136.51	182,175.57	14,450.14	15,000.00
05486 INSURANCE	3,166.77	10,588.99	23,668.83	.00	.00
05487 EMPLOYEE BENEFIT	10,967.58	12,563.18	14,090.51	4,437.10	10,877.00
TOTAL RECREATION FUND	-4,627.85	59,192.94	-21,932.72	-67,221.12	-4,047.78
TOTAL REVENUES	-417,489.61	-438,889.03	-436,945.84	-257,968.86	-273,700.00
TOTAL EXPENSES	412,861.76	498,081.97	415,013.12	190,747.74	269,652.22
TOTAL 05 RECREATION FUND	-4,627.85	59,192.94	-21,932.72	-67,221.12	-4,047.78

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ACCOUNTS FOR: 08 SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
08341 INTEREST EARNINGS	-10,893.57	-53,476.87	-15,972.22	-71,314.51	-18,000.00
08361 DEPT EARNINGS-GEN GOVT	-186.66	-50.00	.00	.00	.00
08364 DEPT EARNGS-SANITATION	-1,930,078.98	-1,971,039.31	-2,106,129.01	-2,196,368.49	-2,921,500.00
08383 ASSESSMENT CHARGES	.00	-900.00	.00	-22,868.00	-1,000.00
08401 LEGAL	6,188.59	-2,293.26	155.05	185.00	1,500.00
08402 GEN GOVT-FINANCIAL ADMIN	7,947.87	15,673.94	17,404.03	10,878.48	20,000.00
08408 GEN GOVT-ENGINEER	3,841.06	4,000.00	.00	.00	5,000.00
08409 GEN GOVT-BUILDNGS & PLANT	62,350.00	63,600.00	63,600.00	67,500.00	135,000.00
08429 GENERAL EXP -WASTEWTR COLL	1,085,586.97	1,172,972.31	1,495,426.59	1,430,088.41	2,235,213.00
08486 INSURANCE	15,098.13	15,400.64	39,239.46	45,536.27	63,620.51
08487 EMPLOYEE BENEFITS	76,814.17	78,986.15	68,637.08	98,486.97	168,684.27
08492 INTERFUND OPERATNG TRANS	604,164.00	.00	100,000.00	105,847.00	105,847.00
TOTAL SEWER FUND	-79,168.42	-677,126.40	-337,639.02	-532,028.87	-205,635.22
TOTAL REVENUES	-1,941,159.21	-2,025,466.18	-2,122,101.23	-2,290,551.00	-2,940,500.00
TOTAL EXPENSES	1,861,990.79	1,348,339.78	1,784,462.21	1,758,522.13	2,734,864.78
TOTAL 08 SEWER FUND	-79,168.42	-677,126.40	-337,639.02	-532,028.87	-205,635.22

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ACCOUNTS FOR: 09	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
SEWER CAPITAL RESERVE					
09341 INTEREST EARNINGS	-27,571.75	-142,534.09	-181,922.03	-149,653.98	-230,000.00
09354 STATE GRANTS CAPITAL & OP	.00	.00	.00	-9,291.00	-240,000.00
09392 TRANSFER FROM	-600,000.00	.00	-100,000.00	.00	.00
09409 BUILDING AND PLAN	9,149.75	.00	18,174.80	18,782.50	53,000.00
09429 PUBLIC WORKS-WASTEWTR COLL	28,131.99	3,120.00	39,053.55	21,325.10	6,000.00
09439 CONSTRUCTION & REBUILDING	67,956.17	28,538.41	57,472.43	97,879.78	200,000.00
TOTAL SEWER CAPITAL RESERVE	-522,333.84	-110,875.68	-167,221.25	-20,957.60	-211,000.00
TOTAL REVENUES	-627,571.75	-142,534.09	-281,922.03	-158,944.98	-470,000.00
TOTAL EXPENSES	105,237.91	31,658.41	114,700.78	137,987.38	259,000.00
TOTAL 09 SEWER CAPITAL RESERVE	-522,333.84	-110,875.68	-167,221.25	-20,957.60	-211,000.00

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ACCOUNTS FOR: 16	ACQUISITION OF OPEN SPAC	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
16341	INTEREST EARNINGS	-14,718.92	-82,693.23	-92,771.32	-49,728.61	-115,000.00
16342	RENTS & ROYALTIES	-6,500.00	.00	.00	.00	.00
16392	INTERFUND OPERATING TRANS	-700,000.00	.00	.00	.00	.00
16454	IMPROVEMENTS TO OPENSACE	25.00	3,712.98	.00	.00	.00
16492	INTERFUND OPERATING TRANS	.00	.00	.00	2,400,000.00	.00
	TOTAL ACQUISITION OF OPEN SPAC	-721,193.92	-78,980.25	-92,771.32	2,350,271.39	-115,000.00
	TOTAL REVENUES	-721,218.92	-82,693.23	-92,771.32	-49,728.61	-115,000.00
	TOTAL EXPENSES	25.00	3,712.98	.00	2,400,000.00	.00
	TOTAL 16 ACQUISITION OF OPEN SPAC	-721,193.92	-78,980.25	-92,771.32	2,350,271.39	-115,000.00

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ACCOUNTS FOR: 30	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
CAPITAL RESERVE FUND					
30341 INTEREST EARNINGS	-36,497.76	-171,196.94	-310,091.58	-387,220.56	-350,000.00
30351 FEDERAL GRANTS	-603,593.36	-250,000.00	-310,980.00	.00	.00
30354 CAPITAL, OPERATING GRANTS	.00	.00	-867,819.77	-472.50	-1,251,000.00
30391 FIXED ASSETS PROCEEDS	.00	.00	-709,980.00	.00	-90,000.00
30392 INTERFUND OPERATING TRANS	-725,000.00	-600,000.00	-1,217,814.04	-2,771,123.00	-500,000.00
30401 GEN GOVT-EXECUTIVE	.00	.00	341,734.03	.00	.00
30407 DATA PROCESSING	5,926.78	6,426.00	17,069.68	.00	.00
30409 GEN GOVT-BUILDNGS & PLANT	37,849.04	19,244.29	31,237.48	167,310.00	236,000.00
30410 GEN GOVT-POLICE	11,277.26	126,578.00	135,902.90	125,633.22	189,000.00
30411 GEN GOVT-FIRE	300,000.00	.00	.00	.00	.00
30430 PUB WORKS-HIGHWAY RDS STS	.00	3,120.00	119,389.18	21,017.43	231,000.00
30439 CONSTRUCTION & REBUILDING	52,495.15	40,408.33	597,346.26	3,509,908.79	2,031,000.00
30454 PARKS	135,397.08	71,372.22	106,584.14	197,264.51	926,000.00
30471 DEBT PRINCIPAL	.00	.00	.00	235,000.00	.00
30472 BOND INTEREST	.00	.00	.00	130,301.66	.00
30492 INTERFUND OPERATING TRANS	.00	33,655.00	.00	.00	.00
TOTAL CAPITAL RESERVE FUND	-822,145.81	-720,393.10	-2,067,421.72	1,227,619.55	1,422,000.00
TOTAL REVENUES	-1,365,091.12	-1,021,196.94	-3,416,685.39	-3,158,816.06	-2,191,000.00
TOTAL EXPENSES	542,945.31	300,803.84	1,349,263.67	4,386,435.61	3,613,000.00
TOTAL 30 CAPITAL RESERVE FUND	-822,145.81	-720,393.10	-2,067,421.72	1,227,619.55	1,422,000.00

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ACCOUNTS FOR: 31	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
STORMWATER MANAGEMENT					
31341 INTEREST EARNINGS	-2,413.35	-12,463.79	-32,793.68	-23,994.83	-38,000.00
31354 STATE GRANTS	.00	.00	-64,497.00	.00	-345,000.00
31387 CONTRIBUTIONS	-85,769.50	-55,495.00	-34,727.50	.00	-50,000.00
31446 STORMWATER MANAGEMENT	64,092.01	34,415.84	123,446.23	137,702.44	872,000.00
TOTAL STORMWATER MANAGEMENT	-24,090.84	-33,542.95	-8,571.95	113,707.61	439,000.00
TOTAL REVENUES	-88,182.85	-67,958.79	-132,018.18	-23,994.83	-433,000.00
TOTAL EXPENSES	64,092.01	34,415.84	123,446.23	137,702.44	872,000.00
TOTAL 31 STORMWATER MANAGEMENT	-24,090.84	-33,542.95	-8,571.95	113,707.61	439,000.00

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ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
33 TRAFFIC IMPACT FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
33341 INTEREST EARNED	-9,448.63	-59,683.00	-72,817.29	-47,858.30	-84,000.00
33354 GRANTS	2,417.50	.00	-1,004,454.28	.00	.00
33361 GENERAL GOVERNMENT	-79,975.00	.00	.00	.00	-50,000.00
33392 INTERFUND OPERATING TRANSFERS	-900,000.00	.00	.00	.00	.00
33402 GEN GOVT-FINANCIAL ADMIN	492.50	24,388.74	.00	.00	.00
33433 PUBLIC WORKS - TRAFFIC	48,503.52	199,846.51	1,846,197.88	.00	.00
33439 CONSTRUCTION & REBUILDING	.00	10,201.18	4,318.02	.00	.00
TOTAL TRAFFIC IMPACT FUND	-938,010.11	174,753.43	773,244.33	-47,858.30	-134,000.00
TOTAL REVENUES	-987,006.13	-59,683.00	-1,077,271.57	-47,858.30	-134,000.00
TOTAL EXPENSES	48,996.02	234,436.43	1,850,515.90	.00	.00
TOTAL 33 TRAFFIC IMPACT FUND	-938,010.11	174,753.43	773,244.33	-47,858.30	-134,000.00

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ACCOUNTS FOR: 35 HIGHWAY AID FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
35341 INTEREST EARNINGS	-4,685.42	-21,635.34	-20,116.03	-21,664.13	-18,000.00
35355 STATE SHARED REV & ENTLMT	-359,978.98	-368,867.51	-368,213.97	-367,325.97	-368,214.00
35392 TRANSFERS FROM OTHER FUNDS	.00	-33,655.00	.00	.00	.00
35430 PUBLIC WORKS-HIGHWAY/STS	37,144.48	6,527.77	27,200.56	71,236.03	20,000.00
35439 CONSTRUCTION & REBUILDING	.00	296,793.60	301,661.25	.00	400,000.00
TOTAL HIGHWAY AID FUND	-327,519.92	-120,836.48	-59,468.19	-317,754.07	33,786.00
TOTAL REVENUES	-364,664.40	-424,157.85	-388,330.00	-388,990.10	-386,214.00
TOTAL EXPENSES	37,144.48	303,321.37	328,861.81	71,236.03	420,000.00
TOTAL 35 HIGHWAY AID FUND	-327,519.92	-120,836.48	-59,468.19	-317,754.07	33,786.00
GRAND TOTAL	-4,654,657.06	-4,470,480.07	-4,109,764.21	-342,371.98	799,520.26

PAID INVOICES REPORT

WARRANT: 101425

TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL	ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	169972	09/21/25	71746		105104	P	10/14/25	01401	340	LEGAL NOTICES	887.44
	INVOICE: 2757536										
VENDOR TOTALS				28,481.95 YTD INVOICED					31,011.30 YTD PAID		887.44
4144 AJR ENVIRONMENTAL, INC.	170066	09/01/25	71841		105105	P	10/14/25	01430	450	CONTRACTED SERVICES	9,010.00
	INVOICE: 18073										
	170066	09/01/25	71841		105105	P	10/14/25	01430	451	STORMWATER CONTRACTED SER	1,790.00
	INVOICE: 18073										
VENDOR TOTALS				43,200.00 YTD INVOICED					43,200.00 YTD PAID		10,800.00
3799 ALLEN J. FEDEZKO	170006	09/25/25	71781		105106	P	10/14/25	01409	450	CONTRACTED SERVICES	1,750.00
	INVOICE: 148										
VENDOR TOTALS				15,750.00 YTD INVOICED					17,500.00 YTD PAID		1,750.00
3883 AMAZON CAPITAL SERVICES, INC.	170007	10/01/25	71782		105107	P	10/14/25	01409	220	SUPPLIES- ALL BLDNGS	232.78
	INVOICE: 1CML-9YWF-3XVT										
	170007	10/01/25	71782		105107	P	10/14/25	01401	187	STAFF ENGAGEMENT	57.66
	INVOICE: 1CML-9YWF-3XVT										
	170007	10/01/25	71782		105107	P	10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	28.99
	INVOICE: 1CML-9YWF-3XVT										
VENDOR TOTALS				10,097.44 YTD INVOICED					10,593.05 YTD PAID		319.43
2091 ARAMSCO, INC.	170032	09/18/25	71807		105108	P	10/14/25	01409	220	SUPPLIES- ALL BLDNGS	23.49
	INVOICE: S7300190.002										
	170033	09/25/25	71808		105108	P	10/14/25	01409	220	SUPPLIES- ALL BLDNGS	50.63
	INVOICE: S7300190.003										
	170034	09/26/25	71809		105108	P	10/14/25	01409	220	SUPPLIES- ALL BLDNGS	215.85
	INVOICE: S7316414.001										
	170035	09/18/25	71810		105108	P	10/14/25	01409	220	SUPPLIES- ALL BLDNGS	668.41
	INVOICE: S7300190.001										
VENDOR TOTALS				5,205.67 YTD INVOICED					5,385.69 YTD PAID		958.38
2775 ASPHALT CARE EQUIPMENT, INC.	169996	09/11/25	71771		105109	P	10/14/25	01430	370	R&M PW	3,757.10
	INVOICE: 173133										
VENDOR TOTALS				3,757.10 YTD INVOICED					3,757.10 YTD PAID		3,757.10
3435 AVANTI UNLIMITED, INC.	170050	05/13/25	71825		105110	P	10/14/25	01430	370	R&M PW	375.00
	INVOICE: 4233										

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	170051	07/30/25	71826		105110	P		10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	375.00
	INVOICE: 4322											
	170052	07/30/25	71827		105110	P		10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	1,633.66
	INVOICE: 4321											
	VENDOR TOTALS			5,631.46	YTD INVOICED					5,931.77	YTD PAID	2,383.66
4137	CERTUS PUBLIC SAFETY SOLUTIONS, LLC											
	170056	10/03/25	71831		105111	P		10/14/25	01410	450	CONTRACTED SERVICES	3,235.36
	INVOICE: 2											
	VENDOR TOTALS			13,285.36	YTD INVOICED					13,285.36	YTD PAID	3,235.36
4172	COSIMO RICCIOLI & SONS CONCRETE CONTRACTORS, LLC											
	170062	09/08/25	71837		105112	P		10/14/25	30454	600	PARK IMPROVEMENTS	17,485.00
	INVOICE: 09082025											
	VENDOR TOTALS			17,485.00	YTD INVOICED					17,485.00	YTD PAID	17,485.00
3748	D.E. WALKER & SON, INC.											
	170054	09/26/25	71829		105113	P		10/14/25	01409	450	CONTRACTED SERVICES	247.25
	INVOICE: 37588											
	170055	09/26/25	71830		105113	P		10/14/25	01409	450	CONTRACTED SERVICES	593.50
	INVOICE: 37589											
	VENDOR TOTALS			1,759.75	YTD INVOICED					1,759.75	YTD PAID	840.75
3676	DANIEL FANTINI											
	170005	09/25/25	71780		105114	P		10/14/25	01430	238	CLOTHING & UNIFORMS	225.00
	INVOICE: 092525											
	170005	09/25/25	71780		105114	P		10/14/25	08429	238	UNIFORMS	75.00
	INVOICE: 092525											
	VENDOR TOTALS			300.00	YTD INVOICED					300.00	YTD PAID	300.00
1416	DAVIDHEISER'S INC.											
	170030	09/29/25	71805		105115	P		10/14/25	01410	430	TECHNOLOGY	252.00
	INVOICE: 30487											
	VENDOR TOTALS			1,413.00	YTD INVOICED					1,714.00	YTD PAID	252.00
493	DELAWARE VALLEY PROPERTY & LIABILITY TRUST											
	169982	10/01/25	71756		105116	P		10/14/25	01401	350	INSURANCE BONDING	38,271.57
	INVOICE: PREM25-LGWYN4											
	169982	10/01/25	71756		105116	P		10/14/25	08486	350	INSURANCE	12,757.18
	INVOICE: PREM25-LGWYN4											
	VENDOR TOTALS			204,115.00	YTD INVOICED					204,115.00	YTD PAID	51,028.75
691	DELAWARE VALLEY WORKERS'											
	169990	10/01/25	71764		105117	P		10/14/25	01401	350	INSURANCE BONDING	25,299.31

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	INVOICE: WCPREM25-LGWYN4											
	169990	10/01/25	71764		105117	P		10/14/25	08486	350	INSURANCE	2,199.94
	INVOICE: WCPREM25-LGWYN4											
	VENDOR TOTALS			118,308.00	YTD INVOICED					136,493.00	YTD PAID	27,499.25
3885 DENNIS GRAVINESE, JR												
	170067	10/03/25	71842		105118	P		10/14/25	08429	238	UNIFORMS	27.90
	INVOICE: 100325											
	VENDOR TOTALS			157.36	YTD INVOICED					157.36	YTD PAID	27.90
1488 FIRSTLABORATORIES, INC.												
	169994	10/03/25	71769		105119	P		10/14/25	01401	450	CONTRACTED SERVICES	87.35
	INVOICE: FL00687965											
	169994	10/03/25	71769		105119	P		10/14/25	01410	450	CONTRACTED SERVICES	157.29
	INVOICE: FL00687965											
	169994	10/03/25	71769		105119	P		10/14/25	01430	450	CONTRACTED SERVICES	267.30
	INVOICE: FL00687965											
	VENDOR TOTALS			1,421.69	YTD INVOICED					1,421.69	YTD PAID	511.94
515 FISHER & SON CO. INC.												
	170017	09/26/25	71792		105120	P		10/14/25	30454	600	PARK IMPROVEMENTS	826.00
	INVOICE: 0000291780-IN											
	VENDOR TOTALS			21,706.90	YTD INVOICED					21,706.90	YTD PAID	826.00
3922 FISHERS TRUE VALUE HARDWARE INC.												
	170008	09/30/25	71783		105121	P		10/14/25	01430	220	SUPPLIES PW	40.16
	INVOICE: 093025											
	170008	09/30/25	71783		105121	P		10/14/25	01409	370	R&M ALL BLDNGS	40.96
	INVOICE: 093025											
	VENDOR TOTALS			704.07	YTD INVOICED					704.07	YTD PAID	81.12
1191 GEORGE ALLEN PORTABLE TOILETS, INC.												
	170021	06/23/25	71796		105122	P		10/14/25	01430	450	CONTRACTED SERVICES	126.00
	INVOICE: I238596											
	170022	07/21/25	71797		105122	P		10/14/25	01430	450	CONTRACTED SERVICES	126.00
	INVOICE: I239807											
	170025	09/26/25	71800		105122	P		10/14/25	01430	450	CONTRACTED SERVICES	166.00
	INVOICE: I242769											
	170026	09/26/25	71801		105122	P		10/14/25	01430	450	CONTRACTED SERVICES	332.00
	INVOICE: I242770											
	170028	09/26/25	71803		105122	P		10/14/25	01430	450	CONTRACTED SERVICES	166.00
	INVOICE: I242771											
	170029	09/26/25	71804		105122	P		10/14/25	01430	450	CONTRACTED SERVICES	166.00
	INVOICE: I242772											

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL	ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		8,856.00 YTD INVOICED				9,364.00 YTD PAID				1,082.00		
3626 GEORGE DAVID FRITZ	170003	09/18/25	71778		105123	P		10/14/25	01410	262	VEHICLE MAINTENANCE	614.40
INVOICE: 1-GS32707												
VENDOR TOTALS		4,440.80 YTD INVOICED				4,440.80 YTD PAID				614.40		
297 GILL QUARRIES, INC.	169979	09/04/25	71753		105124	P		10/14/25	01430	370	R&M PW	240.00
INVOICE: 1102308												
VENDOR TOTALS		2,088.60 YTD INVOICED				2,088.60 YTD PAID				240.00		
26 GLASGOW, INC	169973	09/06/25	71747		105125	P		10/14/25	01430	370	R&M PW	1,468.95
INVOICE: 283803												
	169974	09/06/25	71748		105125	P		10/14/25	01430	370	R&M PW	1,699.96
INVOICE: 283802												
	170012	09/20/25	71787		105125	P		10/14/25	30454	600	PARK IMPROVEMENTS	744.84
INVOICE: 284876												
	170013	09/27/25	71788		105125	P		10/14/25	08429	370	R&M PUMP STATIONS/SEWER L	224.72
INVOICE: 285411												
VENDOR TOTALS		7,221.53 YTD INVOICED				7,512.67 YTD PAID				4,138.47		
1954 GROFF TRACTOR & EQUIPMENT, INC.	170031	09/24/25	71806		105126	P		10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	742.66
INVOICE: SWO244746-1												
VENDOR TOTALS		4,009.91 YTD INVOICED				4,009.91 YTD PAID				742.66		
3613 HEALTH MATS COMPANY	170053	10/01/25	71828		105127	P		10/14/25	01409	450	CONTRACTED SERVICES	71.35
INVOICE: 42646												
VENDOR TOTALS		713.50 YTD INVOICED				784.85 YTD PAID				71.35		
380 HEIDELBERG MATERIALS US, INC.	169980	09/08/25	71754		105128	P		10/14/25	01430	370	R&M PW	3,967.24
INVOICE: 4731850												
	169981	09/04/25	71755		105128	P		10/14/25	01430	370	R&M PW	1,875.41
INVOICE: 4729831												
	170016	09/23/25	71791		105128	P		10/14/25	01430	370	R&M PW	286.49
INVOICE: 4743996												
VENDOR TOTALS		13,076.58 YTD INVOICED				13,076.58 YTD PAID				6,129.14		
3689 J I BRADLEY	169967	04/04/25	71740		105129	P		10/14/25	01401	187	STAFF ENGAGEMENT	104.99

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TO FISCAL 2025/10 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: 147743-1												
VENDOR TOTALS		556.92 YTD INVOICED			556.92 YTD PAID			104.99				
3358 KEYSTONE MUNICIPAL SERVICES, INC.	170000	09/16/25	71775		105130	P		10/14/25	01414	311	PROF SERV- UCC INSPECTING	7,050.00
INVOICE: 39579												
VENDOR TOTALS		132,900.00 YTD INVOICED			150,387.00 YTD PAID			7,050.00				
3646 MCDONALD UNIFORM COMPANY, INC.	169968	06/11/25	71741		105131	P		10/14/25	01410	238	UNIFORMS	233.99
INVOICE: 246324-1												
169969	06/11/25	71742		105131	P			10/14/25	01410	238	UNIFORMS	242.99
INVOICE: 246293-1												
169970	06/11/25	71743		105131	P			10/14/25	01410	238	UNIFORMS	348.27
INVOICE: 245462-1												
169971	06/03/25	71744		105131	P			10/14/25	01410	238	UNIFORMS	1,519.28
INVOICE: 245241-1												
VENDOR TOTALS		9,326.41 YTD INVOICED			10,885.49 YTD PAID			2,344.53				
140 NORTH WALES WATER AUTHORITY	169976	09/05/25	71750		105133	P		10/14/25	04411	360	RENTAL HYDRANT SERVICE	11,752.50
INVOICE: SALES0002653-3												
170014	09/23/25	71789		105132	P			10/14/25	08429	450	CONTRACTED SERVICES	9.75
INVOICE: SALES0002913												
170015	10/03/25	71790		105132	P			10/14/25	08429	450	CONTRACTED SERVICES	34.00
INVOICE: SALES0002928												
VENDOR TOTALS		52,458.15 YTD INVOICED			56,788.76 YTD PAID			11,796.25				
596 PA ONE CALL SYSTEM, INC.	169983	08/31/25	71757		105134	P		10/14/25	08429	450	CONTRACTED SERVICES	307.06
INVOICE: 0001116997												
170019	09/30/25	71794		105134	P			10/14/25	08429	450	CONTRACTED SERVICES	364.44
INVOICE: 0001120681												
VENDOR TOTALS		1,008.20 YTD INVOICED			1,468.28 YTD PAID			671.50				
4068 PAIGE MENTON	170009	10/01/25	71784		105135	P		10/14/25	01401	460	VOLUNTEER BOARD COMMISSIO	750.00
INVOICE: POLLINATOR PALOOZA												
VENDOR TOTALS		750.00 YTD INVOICED			750.00 YTD PAID			750.00				
665 PAUL B. MOYER & SONS	169984	10/02/25	71758		105136	P		10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	24.40
INVOICE: 23653												
169985	09/22/25	71759		105136	P			10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	101.90
INVOICE: 22856												

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TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL	ACCOUNT	GL ACCOUNT DESCRIPTION	
169986		09/19/25	71760		105136	P	10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	59.54
INVOICE:	22740										
169987		09/22/25	71761		105136	P	10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	52.99
INVOICE:	22857										
169988		09/25/25	71762		105136	P	10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	71.60
INVOICE:	23134										
169989		09/30/25	71763		105136	P	10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	20.52
INVOICE:	23495										
VENDOR TOTALS				2,638.10	YTD INVOICED				2,722.59	YTD PAID	330.95
1339 RAZZI'S RADIATOR & AIR											
169993		10/02/25	71768		105137	P	10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	125.00
INVOICE:	36317										
VENDOR TOTALS				512.75	YTD INVOICED				512.75	YTD PAID	125.00
3514 RELIEF ASSOCIATION OF NORTH PENN VOLUNTEER FIRE CO											
170001		10/01/25	71776		105138	P	10/14/25	01411	000	VOL.FIRE RELIEF AID CONTR	42,468.07
INVOICE:	10012025										
VENDOR TOTALS				42,468.07	YTD INVOICED				42,468.07	YTD PAID	42,468.07
1166 RICHARD H. LUTZ & SONS INC.											
169992		09/29/25	71767		105139	P	10/14/25	30454	600	PARK IMPROVEMENTS	232.00
INVOICE:	114000										
VENDOR TOTALS				555.00	YTD INVOICED				555.00	YTD PAID	232.00
1081 ROBERT E. LITTLE INC.											
169991		09/25/25	71765		105140	P	10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	104.36
INVOICE:	04-1216748										
VENDOR TOTALS				2,910.44	YTD INVOICED				2,910.44	YTD PAID	104.36
2856 SEALMASTER											
170038		09/17/25	71813		105141	P	10/14/25	01430	220	SUPPLIES PW	385.00
INVOICE:	INV2103672										
VENDOR TOTALS				623.18	YTD INVOICED				623.18	YTD PAID	385.00
226 SHERWIN-WILLIAMS COMPANY											
169977		09/04/25	71751		105142	P	10/14/25	01430	220	SUPPLIES PW	22.58
INVOICE:	2212-1										
169978		09/03/25	71752		105142	P	10/14/25	01430	220	SUPPLIES PW	24.57
INVOICE:	2178-4										
VENDOR TOTALS				708.04	YTD INVOICED				708.04	YTD PAID	47.15
4142 SJ FUEL SOUTH COMPANY, INC.											
170010		09/03/25	71785		105143	P	10/14/25	01410	374	FUEL/ GASOLINE/ DIESEL	594.28

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TO FISCAL 2025/10 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:	188151											
170057	09/10/25	71832			105143	P		10/14/25	01410	374	FUEL/ GASOLINE/ DIESEL	1,066.64
INVOICE:	188417											
170058	09/17/25	71833			105143	P		10/14/25	01410	374	FUEL/ GASOLINE/ DIESEL	938.43
INVOICE:	188586											
170059	09/03/25	71834			105143	P		10/14/25	01430	374	FUEL/ GASOLINE/ DIESEL	397.53
INVOICE:	188242											
170060	09/03/25	71835			105143	P		10/14/25	01430	374	FUEL/ GASOLINE/ DIESEL	146.74
INVOICE:	188243											
VENDOR TOTALS				3,143.62 YTD INVOICED						3,143.62 YTD PAID		3,143.62
4153 SNAP ON TOOLS												
170011	09/23/25	71786			105144	P		10/14/25	01430	220	SUPPLIES PW	333.75
INVOICE:	09232553182											
VENDOR TOTALS				459.00 YTD INVOICED						459.00 YTD PAID		333.75
1837 SOUTHEASTERN PENNSYLVANIA												
169995	09/14/25	71770			105145	P		10/14/25	08429	370	R&M PUMP STATIONS/SEWER L	170.00
INVOICE:	146210											
VENDOR TOTALS				1,090.00 YTD INVOICED						1,090.00 YTD PAID		170.00
3641 TRAISR, LLC												
170004	08/31/25	71779			105146	P		10/14/25	01414	430	TECHNOLOGY	960.00
INVOICE:	3821											
170004	08/31/25	71779			105146	P		10/14/25	01430	430	TECHNOLOGY	640.00
INVOICE:	3821											
170064	07/31/25	71839			105146	P		10/14/25	01414	430	TECHNOLOGY	960.00
INVOICE:	3740-1											
170064	07/31/25	71839			105146	P		10/14/25	01430	430	TECHNOLOGY	840.00
INVOICE:	3740-1											
VENDOR TOTALS				13,170.00 YTD INVOICED						17,470.00 YTD PAID		3,400.00
2673 TURF EQUIPMENT AND SUPPLY COMPANY												
170037	09/16/25	71812			105147	P		10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	221.36
INVOICE:	70134967-00											
VENDOR TOTALS				23,661.35 YTD INVOICED						23,661.35 YTD PAID		221.36
2441 TUSTIN GROUP, LLC												
170036	05/06/25	71811			105148	P		10/14/25	01409	450	CONTRACTED SERVICES	1,470.00
INVOICE:	990036813											
VENDOR TOTALS				14,994.18 YTD INVOICED						14,994.18 YTD PAID		1,470.00
4147 U.S. MUNICIPAL SUPPLY, LLC												
170061	09/22/25	71836			105149	P		10/14/25	01430	262	REPAIRS VEHICLES/TOOLS/MA	162.50
INVOICE:	3000718											

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK	DATE	GL	ACCOUNT	GL	ACCOUNT	DESCRIPTION
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TO FISCAL 2025/10 01/01/2025 TO 12/31/2025

COUNT	AMOUNT
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PAID INVOICES REPORT

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TO FISCAL 2025/10 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 50 732,793.92

** END OF REPORT - Generated by Rachael Kang **