



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS MEETING
AGENDA
DECEMBER 18, 2023
7:00 p.m.

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

- I. CALL TO ORDER Packet Page #
- A. Salute to the Flag
 - B. Moment of Silence
 - C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting
 - D. An Executive Session was held December 12, 2023 re: a real estate matter
- II. APPROVAL OF MINUTES: 3
- November 14, 2023 Board of Supervisors Workshop 6
 - November 20, 2023 Board of Supervisors Meeting
- III. APPROVAL OF PAYMENTS 10
- IV. TREASURER'S REPORT 53
- V. SUPERVISORS' REPORT
- A. Police Liaison Report
 - B. Calendar:
 - December 25, 2023 Office Closed ~ Christmas Day
 - January 1, 2024 Office Closed ~ New Year's Day
 - January 2, 2024 (Tuesday) 7:00 p.m. Board of Supervisors Annual Organization Meeting
 - January 3, 2024 Annual Elected Auditors Organization Meeting
 - January 9, 2024 **5:00** p.m. Board of Supervisors Workshop
 - January 9, 2024 5:30 p.m. Conditional Use Hearing ~ Hankin / 770 Pennsylvania Drive
 - January 15, 2024 Office Closed ~ Martin Luther King, Jr. Day
 - January 16, 2024 (Tuesday) 7:00 p.m. Board of Supervisors Meeting
 - January 17, 2024 7:00 p.m. Zoning Hearing Board ~ 1955 Ticonderoga Blvd. / Keystone Outdoor Advertising Co., Inc.
- Yard Waste / Christmas Tree* Collection Dates: December 20, January 10*, January 24*
- Do not use plastic bags as these materials are composted. Place materials curbside the night before to guarantee collection.
- VI. ADMINISTRATION REPORTS 86
- A. Township Engineer's Report 91
 - B. Building and Codes Department Report --
 - C. Police Chief's Report 93
 - D. Public Works Department Report

VII. LAND DEVELOPMENT

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| A. Preserve at Marsh Creek Phase 3 Construction Escrow, Financial Security Agreements ~ Accept Toll's and Extinguish McKee's | 95 |
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VIII. ADMINISTRATION

- | | |
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| A. Resolutions: consider adoption | Budget 182-335 |
| i. 2024 Budget and Tax Millage | 336 |
| ii. 2024 Pension Plan Contribution – Uniformed Employees | 337 |
| iii. 2024 Pension Plan Contribution – Non-Uniformed Employees | 338 |
| iv. 2024 Fee Schedule | 339 |
| v. 2024 Emergency Services Providers | 353 |

IX. OPEN SESSION

X. ADJOURNMENT



Upper Uwchlan Township
Board of Supervisors, Draft 2024 Budget Workshop
November 14, 2023
4:00 p.m.
Minutes
DRAFT

Attendees:

Sandy D'Amico, Chair
Jenn Baxter, Vice-Chair
Andy Durkin, Member

Tom Jones, Police Chief
Joe Carr, Lieutenant

Tony Scheivert, Township Manager
Gwen Jonik, Township Secretary
Lindsay Yeager, Assistant to the Township Manager
Jill Bukata, Township Treasurer
Rhys Lloyd, Codes Enforcement Officer
Anthony Campbell, Zoning Officer
Mike Esterlis, Public Works Director
Brian Gathercole, Detective-Corporal
Dave Stiteler, Detective
Adam Pozza, Corporal

The Workshop was held at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

Sandy D'Amico called the Workshop to order at 4:08 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the Workshop. There were 2 citizens in attendance.

Mrs. D'Amico would like to amend the Agenda to include consideration of a 2024 tax collection contract. Jenn Baxter moved, seconded by Andy Durkin, to amend the agenda and add the topic as requested. The motion carried unanimously.

Appointments to Park & Recreation Board, Historical Commission

Jenn Baxter moved, seconded by Andy Durkin, to appoint the following residents to the Park & Recreation Board and the Historical Commission. The motion carried unanimously.
Lan Chen to the Park & Recreation Board - her term will expire December 31, 2026;
Tom Kalucki and Corinne Murphy to the Historical Commission - both terms will expire December 31, 2026.

Resolution ~ Statewide Local Share Assessment Grant Application.

Tony Scheivert explained that we'd like to apply for the Local Share Grant for \$300,000 for rehabilitation of Hickory Park. The Grant is administered by the Commonwealth Finance Authority and is funded by casino revenues. The Resolution authorizes Sandy D'Amico and Tony Scheivert to execute documents to apply for the Grant and if awarded, accept the funds. Jenn Baxter moved, seconded by Andy Durkin, to adopt **Resolution # 11-14-23-11**. The motion carried unanimously.

Brandywine Valley SPCA Contract Renewal.

Tony Scheivert advised the 5-year Contract includes a steep increase from last year. The \$5,600/year fee covers an animal control officer retrieving the stray/lost domestic animal and taking it to their shelter. The fee is then \$400/dog and \$200/cat for sheltering. We've researched an alternative for animal control and there isn't anything that includes sheltering. The 2024

Budget includes a line item for the service and additional buffer for several animals' shelter. Jenn Baxter moved, seconded by Andy Durkin, to execute of the 5-Year Contract. The motion carried unanimously.

Draft 2024 Budget.

Tony Scheivert noted the draft General Fund includes lowering the estimated revenue for cable franchise fees as folks are choosing other streaming options; increased earned income tax, real estate tax and real estate transfers; increased expenses for the Police Department with additional staff; increased expenses for Administration (1 P/T employee); increased park and recreation for park improvements, trail studies, and events. The current trash and recycling collection contracts expire July 31, 2024 and we're planning for increased costs with the new contract(s). Construction of Vantage Point Retirement Living (Fieldstone at Chester Springs) should be completed mid-2024 and we anticipate the Porsche project and Celebree School breaking ground in 2024. Also included in the 2024 General Fund is hiring an architect to analyze the Police Department for re-arrangement, expansion or relocation as they've outgrown the space; fitting out 520 Milford Road for a Uwchlan Ambulance substation; 3% salary increases.

The draft Capital Fund includes planning for 2024-2029 for Public Works and the Police department; replacement of the turf at Fellowship Fields; audio/visual system for the schoolhouse; electric vehicles for the Assistant to the Township Manager; replacing carpeting; replacing the multi-function copy machine. For Public Works over the next 5 years, replacement of pickup trucks, mowers and several dump trucks, as well as an excavator. For the Police Department over the next 5 years, replacing 1-2 SUVs each year, body and vehicle camera payments, tasers, vests, reporting software transition from Alert to CentralSquare as Alert won't be supported after this December. We've joined with 9 Municipalities for CentralSquare. West Goshen will host all the equipment. Our I.T. management firm, HelpNow, assisted with the analysis and set up.

We will continue to be conservative by repairing equipment, staff efficiencies, seek grants (DCNR, County and State Grants), equipment replacement plans, etc.

Jenn Baxter had to leave the Workshop.

Water Resource (Stormwater) Fund. We have a DEP grant for the basin retrofit project.

Sewer Fund. This Fund pays its own debt, it isn't a profit center. Matt Brown is retiring at the end of 2024 so we'll look for a part-time administrator or hire an engineering firm. Jay Jackson will also be retiring. His and Matt's expertise and institutional knowledge will be hard to replace.

Act 209 Fund. Tony Scheivert explained this is money received from developments. It is to be used to move traffic better. We may use it when swapping Route 100 and Graphite Mine Road.

Andy Durkin moved, seconded by Sandy D'Amico to authorize advertisement of the draft 2024 Budget. The motion carried unanimously.

Tax Collection for 2024.

Tony Scheivert advised that the County Treasurer's Office has been collecting our real estate taxes for the last three years. Their Contract renewal for 2024 is double the fee. We requested a proposal from Keystone Collections and their fee is half the County's new fee. Jill Bukata and Tony Scheivert recommend changing to Keystone Collections for real estate tax and fire hydrant fee collection in 2024. We will have to educate the public. Keystone also collects the earned income taxes for municipalities in Chester County.

Sandy D'Amico moved, second by Andy Durkin, to execute the Agreement between Upper Uwchlan Township and Kratzenberg and Associates d.b.a. Keystone Collections Group for the collection of Upper Uwchlan Township real estate taxes and designated as Deputy Tax Collector beginning January 1, 2024. The motion carried unanimously.

Open Session

Police Chief Tom Jones congratulated Detective-Corporal Gathercole who earned his Master of Arts Degree in Criminal Justice this year and also completed a 108-hour Crime Scene Investigator Program that lasted about one year. The Chief commended Detective-Corporal Gathercole for completing the rigorous, intense class.

Gerry Stein congratulated Sandy D'Amico on her re-election as Township Supervisor.

Lieutenant Joe Carr commented that planning has been underway for the 2024 Block Party. We're trying to expand the footprint to alleviate congestion by adding a little space on Park Road to the first Dunkin Donuts entrance and on Route 100 north toward Waynebrook Drive. The band will be in Eagle Crossroads Park, food trucks will be on Route 100 north of Park Road.

Adjournment

There being no further business to be brought before the Board, Sandy D'Amico adjourned the Workshop at 5:15 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS MEETING
November 20, 2023
7:00 p.m.
DRAFT

Attending:

Board of Supervisors

Sandra M. D'Amico, Chair
Jennifer F. Baxter, Vice-Chair
Andrew P. Durkin, Member

Township Administration

Tony Scheivert, Township Manager
Gwen Jonik, Township Secretary
Jill Bukata, Township Treasurer
Rhys Lloyd, Director of Code Enforcement
Anthony Campbell, Zoning Officer
Mike Esterlis, Director of Public Works
Tom Jones, Police Chief
Dave Leh, P.E., Township Engineer

Tom Oeste, Esq., Township Solicitor

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs, PA 19425

Mrs. D'Amico called the evening to order at 7:01 p.m., led the Pledge of Allegiance, and offered a moment of silence. Noone planned to record the meeting. There were 5 citizens in attendance.

Mrs. D'Amico announced that there had been a fire early this morning at the Eagle Animal Hospital; the building sustained heavy damage. She also announced that an Executive Session had been held November 14 and this evening regarding legal and personnel matters.

Approval of Minutes

Mrs. Baxter moved, seconded by Mr. Durkin, to approve as presented the minutes of the October 10, 2023 Joint Boards & Commissions Workshop and the October 16, 2023 Board of Supervisors Meeting. The motion carried unanimously.

Approval of Payments

Mrs. Baxter moved, seconded by Mr. Durkin, to approve the payments to all vendors listed November 17, 2023. Mr. Scheivert called attention to the payment to the SPCA for a mom and 4 kittens at \$200/each. The motion carried unanimously.

Treasurer's Report

Jill Bukata reported that the balance sheet remains strong; year-to-date revenues are at 94.1% of the budget; year-to-date expenses are at 83.9% of the budget; earned income tax revenue is \$211,000 higher than the total 2023 Budget.

Supervisor's Report

Emily Cackowski of the Chester County Library System highlighted recent activities and programs. They've received a grant from AT&T and the Public Library Association for the Affordable Connectivity Program (ACP) that helps connect families and households that struggle to afford internet service, so they can get connected and use library services – there's information on their website event calendar; they are on track to have 1,000,000 digital checkouts by the end of the year; they have apps for audio books, digital magazines, and crafts.

There was no Police Liaison report.

Mrs. D'Amico read the following published calendar: November 23-24, 2023 Office Closed ~ Thanksgiving Holiday; November 25, 2023 4:00-7:00 7th Annual Tree Lighting and Fireworks; December 12, 2023 4:00 p.m. Board of Supervisors Workshop; December 18, 2023 7:00 pm Board of Supervisors Meeting; December 25, 2023 Office Closed ~ Christmas Day; yard waste collection dates: November 29, December 6 and December 20.

Administration Reports

Township Engineer's Report

Dave Leh reported that revised plans were reviewed for QBD Ventures/164 Byers Road and final plan approval was recommended by the Planning Commission. The project will be discussed later this evening.

Building and Codes Department Report

Rhys Lloyd reported that 52 building permits were issued last month, totaling \$35,511 in permit fees; 172 scheduled inspections were conducted; 5 new houses settled; there were 8 resales; and 12 zoning complaints were handled. Rhys thanked Anthony Campbell for holding down the department the 10 weeks he was laid up.

Police Chief's Report

Chief Jones reported there were 1,147 calls in October, including 18 criminal investigations and 204 citations. Officers Hess and Raymond have completed CIT training; the department was at the fire on Byers Road this morning, as were Tony Scheivert, Rhys Lloyd, and our fire marshal - Richard Ruth. We're trying to help the owners as much as possible. Chief's safety tip for the holiday season is to break down your boxes when putting them out for recycling/trash so that passersby can't see what you received!

Public Works Department Report

Mike Esterlis reported that 139 work orders received and completed, cleared stormwater inlets throughout the Township, upgraded a walking trail, poured bleacher pad at Fellowship Fields, participated in Trunk or Treat, preparing equipment for the winter season. Mrs. D'Amico commended the Department for the trail upgrade; they did an amazing job.

Land Development

164 Byers Road / QBD Ventures – Preliminary/Final Land Development Plan Approval.

Tom Oeste, Esq., Township Solicitor provided background for this project. The land development had received approval in 2010, however, other than the demolition of several existing buildings, no construction occurred, and the approval expired. The property is in the C1 Village Commercial District. The Plan proposes a 2-story, 4,400 SF office building with associated parking and stormwater management facilities. There is no tenant at this time, therefore the size and design of the building is conceptual. Dave Gibbons of DL Howell is representing the property owner, Peter Rodgers of QBD Ventures. The Plan has been reviewed by the Township consultants and Planning Commission and approval with conditions is recommended. Mr. Oeste read a prepared Motion of approval with 10 conditions, as follows. Mr. Gibbons did not have any concerns with the conditions.

Mrs. Baxter moved, seconded by Mr. Durkin, to grant Preliminary/Final Land Development Plan Approval to the plan known as QBD Ventures as prepared by D.L. Howell & Associates, Inc., dated December 21, 2020, last revised September 28, 2023 subject to the 10 conditions Mr. Oeste read. Gerry Stein questioned Condition #10 relating to the modification or waiving of providing a historic resource impact statement. Mr. Oeste explained that in this case, since the Applicant doesn't have a tenant or user at this time, the design of the building will be reviewed at the time of building permit application. Mr. Stein commented that providing an impact statement would be informational for the developer/builder, so they know what to expect when designing the building. Mr. Gibbons didn't think they'd oppose providing a statement at this time but without a user, it'd be incomplete. The impact would be discussed at building permit time. The Supervisors discussed modifying Condition

November 20, 2023 Board of Supervisors Meeting

#10 to include that the Historical Commission would review a historic impact statement and the building drawing before the building permit submission. Mr. Oeste reminded the Board that if the Plan is not approved tonight, we need to ask the Applicant for another extension. If he doesn't grant an extension, it's a 'deemed approval'.

Mrs. Baxter moved, seconded by Mr. Durkin, to grant Preliminary/Final Land Development Plan Approval to the plan known as QBD Ventures as prepared by D.L. Howell & Associates, Inc., dated December 21, 2020, last revised September 28, 2023 with the 10 conditions previously read and Condition #10 amended during this meeting, as follows. The motion carried unanimously.

1. Prior to the Plans being released for recording, the Plans shall be revised to comply with Gilmore & Associates, Inc. review letter dated September 11, 2023.
2. All Byers Road roadway improvements shall be completed in accordance with the approved PA-DOT Highway Occupancy Permits.
3. A waiver from SALDO Section 162-8.B. is hereby granted to allow this application to be submitted as a Preliminary/Final Application.
4. A waiver from SALDO Section 162-32.F. is hereby granted to permit a 35' curb radius on the southwest corner of the intersection of the proposed driveway and Byers Road.
5. A waiver from SALDO Section 162-55.D.(1) is hereby granted to permit the construction of an inlet, stormwater pipe, paving and part of a retaining wall in alluvial soils to the extent depicted on the Plans.
6. A waiver from SALDO Section 162-57.C.(6)(b) is hereby granted to allow a modified Landscape Plan with regard to building façade plantings, parking and loading landscaping, road frontage and tract boundary plantings. The Landscape Plan which is included as Sheet 12 of the Plans is approved.
7. A waiver from Stormwater Management Ordinance Sections 152-305.A and 152-306.A is hereby granted to allow Applicant to not provide the required stormwater runoff volume reduction due to high groundwater levels on the property.
8. A waiver from Stormwater Management Ordinance Section 152-311.D is hereby granted to allow the proposed foundation drain to be set less than 18" below the foundation.
9. Applicant shall pay a Traffic Impact Fee in the amount of \$11,670. This fee shall be paid prior to a Use and Occupancy Permit being issued.
10. A modification of SALDO Section 162-9.H.(5)(a) which requires a historic resources impact statement (HRIS) to be submitted with the preliminary plan submission is hereby granted to permit and require the HRIS to be submitted by the Applicant and reviewed by the Historical Commission prior to the issuance of a building permit for the new building since the design of the proposed building has not been finalized because no tenant or user has been identified at this time. Additionally, prior to the issuance of a building permit for the new building, Applicant shall demonstrate to the satisfaction of the Board of Supervisors that the proposed building meets the design standards in Zoning Ordinance Section 200-36.B. The Board may request the Historical Commission's recommendation on the proposed architecture and its compliance with the design standards.

ADMINISTRATION

Ordinance ~ Marsh Creek State Park Closure / Parking Restrictions.

The Board is considering an Ordinance amending the traffic code regarding parking on roadways near Marsh Creek State Park when the Park temporarily closes due to parking at capacity. This Ordinance would add that "there shall be no stopping, standing or parking between the hours of 9:00 a.m. and 9:00 p.m. on Saturdays, Sundays and Federal government holidays between the dates of April 15 and October 15 on the following roads: Heron Hill Drive, Watercroft Circle, Stephen Lane and Laura Lane." Residents of those roads would provide proof of residency and be provided with a parking permit to park on the roads during the times referenced in the Ordinance. The Ordinance has been duly advertised. This will provide the Police Department with the authority to fine and/or to tow vehicles that are parked in violation of the Ordinance.

In answer to Mrs. D'Amico's inquiry, Chief Jones noted that there are some problems with parking in Marsh Harbour but they are non-dedicated roads so the Police can't enforce parking violations there; however, the Marsh Harbour HOA has laws in place permitting towing.

Mrs. Baxter moved, seconded by Mr. Durkin, to adopt **Ordinance #2023-05** amending Chapter 176 of the Upper Uwchlan Township Code to prohibit parking on the roads previously noted and to amend the penalty provisions and authorize the Township Police Department to tow vehicles parked in violation of these provisions. The motion carried unanimously.

Resolution ~ Real Estate Tax Collection for 2024.

Tony Scheivert noted the County Treasurer's Office has been collecting the Township's real estate taxes for 3 years but the costs are rising, doubling for 2024. We requested and received a quote from Keystone Collections that is half that of the County Treasurer's Office. The Keystone Collections Agreement designates Keystone as the Deputy Tax Collector beginning January 1, 2024 for a period of 3 years. The current quote locks the price in for 3 years.

Mrs. Baxter moved, seconded by Mr. Durkin, to adopt **Resolution #11-20-23-12** designating Keystone Collections Group as the Township's Deputy Tax Collector beginning January 1, 2024 for a period of 3 years. The motion carried unanimously. The Board also reiterated the authorization to execute the Contract/Agreement with Keystone Collections.

Gwen Jonik introduced a Resolution regarding Keystone Collections' delinquent tax collection attorneys' fees. This Resolution will be considered at the December Supervisors meeting.

McMahon Traffic Study Proposal.

Tony Scheivert advised that PennDOT requested a traffic study of Graphite Mine Road and Route 100 before they'll consider swapping the roadways. McMahon (a Bowman Company) has provided a quote for \$14,000, the cost of which would be paid out of our Act 209 Fund since the intersection is in the Act 209 area. The roadway swap has been of interest to the Township for well over a decade.

Mrs. Baxter moved, seconded by Mr. Durkin, to authorize the expenditure and execute the Contract with McMahon as presented. The motion carried unanimously.

Open Session

Vince McVeigh, Marsh Harbour resident, thanked Tony Scheivert and Chief Jones for recognizing Marsh Harbour HOA's concerns with parking issues.

Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico adjourned the Meeting at 7:48 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids:
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
	11/20/23	UPPER010 UPPER UWCHLAN CAPITAL ACQUISIT	317,500.00	11/30/23	3017
	11/20/23	JBPETTYC JILL BUKATA	271.28	11/30/23	3018
	11/28/23	JBPETTYC JILL BUKATA	284.70		3021
	12/01/23	PHOENIXV THE BOROUGH OF PHOENIXVILLE	1,000.00		3024
	12/18/23	BURKHOLD BURKHOLDER MFG, INC.	8,624.70		3029
	12/18/23	21ST 21st CENTURY MEDIA PHILLY	394.54		3030
	12/18/23	911SAFET 911 SAFETY EQUIPMENT	128.00		3030
	12/18/23	ADVAN010 ADVANCED HORTICULTURAL SOLN	9,595.00		3030
	12/18/23	AQUAP010 AQUA PA	1,263.55		3030
	12/18/23	ARWOODST AR WOODSTONE, LLC	2,831.25		3030
	12/18/23	ATMOBIL AT&T MOBILITY	1,856.25		3030
	12/18/23	BELSON BELSON OUTDOORS	980.72		3030
	12/18/23	BRANDSPC BRANDYWINE VALLEY SPCA	5,649.18		3030
	12/18/23	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	1,570.50		3030
	12/18/23	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	298.00		3030
	12/18/23	BURKHOLD BURKHOLDER MFG, INC.	293.25		3030
	12/18/23	BVAA BRANDYWINE VALLEY ACTIVE AGING	2,000.00		3030
	12/18/23	CAMPBANT CAMPBELL, ANTHONY	75.00		3030
	12/18/23	CCHPN005 CCHPN MEMBERSHIP RENEWAL	100.00		3030
	12/18/23	CCSIG010 CCSIGA	165.00		3030
	12/18/23	CHARLHIG CHARLES A HIGGINS & SONS	2,549.66		3030
	12/18/23	COLLIFL COLLIFLOWER, INC	165.80		3030
	12/18/23	COLON010 COLONIAL ELECTRIC SUPPLY CO.,	544.74		3030
	12/18/23	COMCA010 COMCAST	1,597.51		3030
	12/18/23	CRAFCO CRAFCO, INC	211.25		3030
	12/18/23	CRYST010 CRYSTAL SPRINGS	53.19		3030
	12/18/23	DELA030 DELAWARE VALLEY HEALTH TRUST	62,541.42		3030
	12/18/23	DENROBER DENNIS ROBERTS	200.00		3030
	12/18/23	EAGLHARD EAGLE HARDWARE	253.02		3030
	12/18/23	EASTBRTW EAST BRANDYWINE TOWNSHIP	606.34		3030
	12/18/23	EASTE030 EASTERN IRRIGATION & PUMP COMP	525.00		3030
	12/18/23	FELTROW FELTROW PAINTING	4,090.00		3030
	12/18/23	FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR	56.00		3030
	12/18/23	FRAME010 FRAMES POWER EQUIPMENT	5.84		3030
	12/18/23	GILMO020 GILMORE & ASSOCIATES, INC	4,934.41		3030
	12/18/23	GOVER010 GFOA - .PA RECORD OFFICE	75.00		3030
	12/18/23	HAINS010 LINDSAY YEAGER	82.97		3030
	12/18/23	HEIDELBE HEIDELBERG MATERIALS	430.94		3030
	12/18/23	HELPNOW HELP-NOW, LLC	4,035.88		3030
	12/18/23	HIGHW010 HIGHWAY MATERIALS, INC.	5,279.31		3030
	12/18/23	JOEROSAT JOSEPH ROSATI PLUMBING, INC.	5,257.00		3030
	12/18/23	KEENC010 KEEN COMPRESSED GAS COMPANY	91.98		3030
	12/18/23	KEMME010 PAUL E. KEMME	50.00		3030
	12/18/23	KENCOR KENCOR, LLC	392.46		3030
	12/18/23	KIMBALLW KIMBALL MIDWEST	574.75		3030
	12/18/23	KNOXE010 KNOX EQUIPMENT RENTALS INC	139.70		3030
	12/18/23	LEVEN010 LEVENGOOD SEPTIC SERVICE	256.50		3030
	12/18/23	LTRONCOR L-TRON CORPORATION	428.00		3030
	12/18/23	LUDWIO60 LUDWIG'S CORNER SUPPLY CO.	266.43		3030
	12/18/23	MCPMAH010 BOWMAN CONSULTING GROUP, LTD	1,650.00		3030
	12/18/23	MIDAT010 MID ATLANTIC CONNECTIONS, INC.	190.00		3030

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
12/18/23		MONTE010 MONTESANO BROS.	65.00		3030
12/18/23		NAPA0010 NAPA AUTO PARTS	788.51		3030
12/18/23		NEWHO010 NEW HOLLAND AUTO GROUP	2,578.62		3030
12/18/23		PECO0010 PECO	5,355.93		3030
12/18/23		PENNS030 PA CHIEFS OF POLICE ASSOC	354.95		3030
12/18/23		PITNEYGL PITNEY BOWES GLOBAL FINANCIAL	204.00		3030
12/18/23		PRED0010 PREDOC	142.50		3030
12/18/23		PSATS030 PSATS-CDL PROGRAM	101.00		3030
12/18/23		REAGE010 REAGENT EXPRESS CENTER	151.20		3030
12/18/23		REILLYSI REILLY & SONS INC.	2,261.70		3030
12/18/23		RICHGRUB RICHARD GRUBB & ASSOCIATES	1,420.00		3030
12/18/23		ROHILARI ROHIL ARI	496.43		3030
12/18/23		SEMPERON SEMPERON	1,212.78		3030
12/18/23		SEPA-UAS SEPA-UAS	1,798.00		3030
12/18/23		SHRWILWC THE SHERWIN WILLIAMS CO.	76.06		3030
12/18/23		STAPLADV STAPLES BUSINESS CREDIT	854.67		3030
12/18/23		STRBUSIN STR BUSINESS SOLUTIONS	167.00		3030
12/18/23		STYER010 STYER PROPANE	624.82		3030
12/18/23		SWEETWAT SWEETWATER NATURAL PRODUCTS LL	339.50		3030
12/18/23		TLT THIN LINE THREADS	955.00		3030
12/18/23		TONYSCH TONY SCHEIVERT	100.00		3030
12/18/23		TRAISR TRAISR, LLC	2,699.25		3030
12/18/23		TREASCC1 TREASURER COUNTY OF CHESTER	100.00		3030
12/18/23		TRITECH TRITECH SOFTWARE SYSTEMS	75.21		3030
12/18/23		VERIZ010 VERIZON	454.94		3030
12/18/23		VERIZFIO VERIZON	124.99		3030
12/18/23		WEAVERMU WEAVER MULCH	346.99		3030
12/18/23		WITME010 WITMER PUBLIC SAFETY GROUP, INC	1,227.10		3030
12/18/23		YSM YSM	1,085.00		3030

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	80	0	478,577.17	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	80	0	478,577.17	0.00

December 14, 2023
10:38 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL		to GENERAL		Range of Check Ids:		Check Type: Computer: Y Manual: Y Dir Deposit: Y		
Report Type: All Checks		Report Format: Detail						
Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Ref Num	Ref Seq	Acct
PO #	Item	Description				Contract		
23-01593	11/20/23	UPPER010 UPPER UWCHLAN CAPITAL ACQUISIT				11/30/23	3017	
	1	2019 bond interest & principle	317,500.00	01-492-000-030	Expenditure		1	1
				Transfer to Capital Res				
23-01597	11/20/23	JBPETTYC JILL BUKATA				11/30/23	3018	
	1	misc supplies	10.07	01-401-000-200	Expenditure		1	1
				Supplies				
23-01597	2	parking/travel	10.00	01-401-000-317	Expenditure		2	1
				Parking/Travel				
23-01597	3	pennboc webinar	10.00	01-413-000-316	Expenditure		3	1
				Training/Seminar				
23-01597	4	cc police chiefs association	100.00	01-410-000-420	Expenditure		4	1
				Dues/Subscription/Memb				
23-01597	5	empc meeting	40.53	01-415-000-200	Expenditure		5	1
				Supplies				
23-01597	6	upland	100.68	01-454-005-200	Expenditure		6	1
				Supplies				
			271.28					
23-01620	11/28/23	JBPETTYC JILL BUKATA					3021	
	1	misc items	284.70	01-401-000-200	Expenditure		1	1
				Supplies				
23-01623	12/01/23	PHOENIXV THE BOROUGH OF PHOENIXVILLE					3024	
	1	cyano safe fuming chamber	1,000.00	01-410-000-260	Expenditure		1	1
				Small Tools & Equipment				
23-01640	12/18/23	BURKHOLD BURKHOLDER MFG, INC.					3029	
	1	70% balance for EMPC trailer	8,624.70	01-495-000-000	Expenditure		1	1
				Expense Reclass				
23-01630	12/18/23	21ST 21st CENTURY MEDIA PHILLY					3030	
	1	amend chapter 176	210.94	01-414-001-368	Expenditure		2	1
				Advertising				
23-01630	2	BOS meeting	89.21	01-400-000-341	Expenditure		3	1
				Advertising				
23-01630	3	BOS meeting	94.39	01-400-000-341	Expenditure		4	1
				Advertising				
			394.54					
23-01629	12/18/23	911SAFET 911 SAFETY EQUIPMENT					3030	
	1	pd-reflective lettering-8 sets	128.00	01-410-000-238	Expenditure		1	1
				Clothing/Uniforms				
23-01631	12/18/23	ADVAN010 ADVANCED HORTICULTURAL SOLN					3030	
	1	ff-compost application	1,630.00	01-454-003-450	Expenditure		5	1
				Contracted Services				
23-01631	2	hp-compost application	2,175.00	01-454-002-450	Expenditure		6	1
				Contracted Services				

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PO #	Item	Description					Ref Seq	Acct
ADVANCED HORTICULTURAL SOLN Continued								
23-01631	3	ff-hi p soil balance turf	1,020.00	01-454-003-450 Contracted Services	Expenditure		7	1
23-01631	4	hp-hi p soil balance turf	1,815.00	01-454-002-450 Contracted Services	Expenditure		8	1
23-01631	5	hp-winterizer soil balance	1,883.00	01-454-002-450 Contracted Services	Expenditure		9	1
23-01631	6	ff-winterizer soil balance	1,072.00	01-454-003-450 Contracted Services	Expenditure		10	1
			<u>9,595.00</u>					
12/18/23 AQUAP010 AQUA PA								
23-01633	1	twp	114.56	01-409-003-360 Utilities	Expenditure		12	1
23-01633	2	twp	180.83	01-409-003-360 Utilities	Expenditure		13	1
23-01633	3	upland	251.12	01-454-005-360 Utilities	Expenditure		14	1
23-01633	4	upland	180.52	01-454-005-360 Utilities	Expenditure		15	1
23-01633	5	pw	122.12	01-409-001-360 Utilities	Expenditure		16	1
23-01633	6	milford	22.57	01-409-004-360 Utilities	Expenditure		17	1
23-01633	7	hp	199.21	01-454-002-360 Utilities	Expenditure		18	1
23-01633	8	ff	138.12	01-454-003-360 Utilities	Expenditure		19	1
23-01633	9	upland	54.50	01-454-005-360 Utilities	Expenditure		20	1
			<u>1,263.55</u>					
12/18/23 ARWOODST AR WOODSTONE, LLC								
23-01634	1	refinish farmhouse floors	2,831.25	01-454-005-250 Repairs & Maint	Expenditure		21	1
12/18/23 ATMOBIL AT&T MOBILITY								
23-01728	1	pd	1,583.00	01-410-000-320 Telephone	Expenditure		160	1
23-01728	2	admin	60.21	01-400-000-320 Telephone	Expenditure		161	1
23-01728	3	codes	60.21	01-413-000-320 Telephone	Expenditure		162	1
23-01728	4	pw	128.10	01-438-000-320 Telephone	Expenditure		163	1
23-01728	5	pw ipad	24.73	01-438-000-322 Ipad Expense	Expenditure		164	1
			<u>1,856.25</u>					
12/18/23 BELSON BELSON OUTDOORS								
23-01635	1	geya baseball champs bench	980.72	01-454-002-200 Supplies-Hickory	Expenditure		22	1

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	12/18/23	BRANDSPC BRANDYWINE VALLEY SPCA					3030	
23-01636	1	2024 contract renewal	5,600.00	01-422-000-530	Expenditure		23	1
				Contributions/SPCA				
23-01636	2	activity report-animal bite	49.18	01-422-000-530	Expenditure		24	1
				Contributions/SPCA				
			5,649.18					
	12/18/23	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI					3030	
23-01639	1	twp november services	1,570.50	01-404-000-311	Expenditure		27	1
				Non Reimbursable Legal				
	12/18/23	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI					3030	
23-01708	1	cu application for 770 penna	298.00	01-404-000-305	Expenditure		154	1
				Reimbursable CU Legal				
	12/18/23	BURKHOLD BURKHOLDER MFG, INC.					3030	
23-01641	1	pd - hitch/receiver/coupler	267.30	01-410-000-235	Expenditure		28	1
				Vehicle Maintenance				
23-01641	2	pw - 2" ball coupler	25.95	01-438-001-200	Expenditure		29	1
				Supplies - Facilities				
			293.25					
	12/18/23	BVAA BRANDYWINE VALLEY ACTIVE AGING					3030	
23-01655	1	2023 contribution	2,000.00	01-422-000-603	Expenditure		66	1
				Contributions - Downingtown Senior Ctr				
	12/18/23	CAMPBANT CAMPBELL, ANTHONY					3030	
23-01632	1	pennboc training 12/14/23	75.00	01-413-000-316	Expenditure		11	1
				Training/Seminar				
	12/18/23	CCHPN005 CCHPN MEMBERSHIP RENEWAL					3030	
23-01642	1	2024 membership renewal	100.00	01-401-000-420	Expenditure		30	1
				Dues/Subscriptions/Mem				
	12/18/23	CCSIG010 CCSIGA					3030	
23-01644	1	2024 membership - gwen j	55.00	01-401-000-420	Expenditure		31	1
				Dues/Subscriptions/Mem				
23-01644	2	2024 membership - sandy d	55.00	01-401-000-420	Expenditure		32	1
				Dues/Subscriptions/Mem				
23-01644	3	2024 membership - lindsay y	55.00	01-401-000-420	Expenditure		33	1
				Dues/Subscriptions/Mem				
			165.00					
	12/18/23	CHARLHIG CHARLES A HIGGINS & SONS					3030	
23-01656	1	lt con/park/rt100/station	2,549.66	01-434-000-450	Expenditure		67	1
				Contracted Services				
	12/18/23	COLLIPL COLLIFLOWER, INC					3030	
23-01645	1	twp bldg restroom repair	67.78	01-409-003-250	Expenditure		34	1
				Maintenance & Repairs				

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COLLIFLOWER, INC Continued								
23-01645	2	twp bldg restroom repair	98.02	01-409-003-250	Expenditure		35	1
				Maintenance & Repairs				
			165.80					
12/18/23 COLON010 COLONIAL ELECTRIC SUPPLY CO.,								
23-01726	1	upland-lsi lvxv1-100-50k010v	544.74	01-454-005-250	Expenditure		159	1
				Repairs & Maint				
								3030
12/18/23 COMCA010 COMCAST								
23-01646	1	hp	261.14	01-454-002-450	Expenditure		36	1
				Contracted Services				
23-01646	2	pw	263.39	01-409-001-450	Expenditure		37	1
				Contracted Services				
23-01646	3	twp	666.07	01-409-003-450	Expenditure		38	1
				Contracted Services				
23-01646	4	upland	406.91	01-454-005-450	Expenditure		39	1
				Contracted Services				
			1,597.51					
12/18/23 CRAFCO CRAFCO, INC								
23-01705	1	pw-oil pressure switch	211.25	01-438-000-235	Expenditure		151	1
				Vehicle Maintenance				
								3030
12/18/23 CRYST010 CRYSTAL SPRINGS								
23-01647	1	pw kitchen supplies	53.19	01-409-001-200	Expenditure		40	1
				Township properties - supplies				
12/18/23 DELAW030 DELAWARE VALLEY HEALTH TRUST								
23-01648	1	admin	5,549.38	01-401-000-156	Expenditure		41	1
				Employee Benefit Expens				
23-01648	2	pd	35,027.43	01-410-000-156	Expenditure		42	1
				Employee Benefit Expense				
23-01648	3	codes	4,277.94	01-413-000-156	Expenditure		43	1
				Employee Benefit Expens				
23-01648	4	pw	15,087.33	01-438-000-156	Expenditure		44	1
				Employee Benefit Expense				
23-01648	5	pw facilities	2,599.34	01-438-001-156	Expenditure		45	1
				Employee Benefit Expense				
			62,541.42					
12/18/23 DENROBER DENNIS ROBERTS								
23-01650	1	pd - detail #3208	200.00	01-410-000-235	Expenditure		63	1
				Vehicle Maintenance				
12/18/23 EAGLHARD EAGLE HARDWARE								
23-01649	1	pw - hardware	4.23	01-438-001-200	Expenditure		46	1
				Supplies - Facilities				
23-01649	2	pw - hardware	3.28	01-438-001-200	Expenditure		47	1
				Supplies - Facilities				
23-01649	3	upland - switch locks	2.79	01-454-005-200	Expenditure		48	1
				Supplies				

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Continued								
EAGLE HARDWARE								
23-01649	4	upland - cable ties	17.99	01-454-005-200 Supplies	Expenditure		49	1
23-01649	5	twp - wreath hanger	27.98	01-409-003-200 Supplies	Expenditure		50	1
23-01649	6	upland - cable ties	35.98	01-454-005-200 Supplies	Expenditure		51	1
23-01649	7	upland - hooks/clips	35.98	01-454-005-250 Repairs & Maint	Expenditure		52	1
23-01649	8	upland - knobs	1.99	01-454-005-250 Repairs & Maint	Expenditure		53	1
23-01649	9	upland - rope	47.98	01-454-005-250 Repairs & Maint	Expenditure		54	1
23-01649	10	pd - acetone	13.99	01-410-000-260 Small Tools & Equipment	Expenditure		55	1
23-01649	11	farmhouse - keys	8.97	01-454-005-200 Supplies	Expenditure		56	1
23-01649	12	pw - line level	5.99	01-438-000-260 Small Tools & Equipment	Expenditure		57	1
23-01649	13	pw - hardware	7.33	01-438-001-200 Supplies - Facilities	Expenditure		58	1
23-01649	14	upland - fuses	1.79	01-454-005-250 Repairs & Maint	Expenditure		59	1
23-01649	15	pw - staple gun	29.99	01-438-001-200 Supplies - Facilities	Expenditure		60	1
23-01649	16	pw - coupling	2.29	01-438-000-200 Supplies	Expenditure		61	1
23-01649	18	pw - switchplate	4.47	01-409-001-250 Maint & Repair	Expenditure		62	1
			253.02					
12/18/23		EASTBRTW EAST BRANDYWINE TOWNSHIP					3030	
23-01651	1	2023 workers comp - 3%	606.34	01-411-001-007 Reimbursement - East Brandywine Twp.	Expenditure		64	1
12/18/23		EASTE030 EASTERN IRRIGATION & PUMP COMP					3030	
23-01652	1	ff - winterize irrigation sys	525.00	01-454-003-450 Contracted Services	Expenditure		65	1
12/18/23		FELTROW FELTROW PAINTING					3030	
23-01713	1	upland farmhouse 1st floor	4,090.00	01-454-005-250 Repairs & Maint	Expenditure		158	1
12/18/23		FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR					3030	
23-01657	1	pd - october services	56.00	01-410-000-450 Contracted Services	Expenditure		68	1
12/18/23		FRAME010 FRAMES POWER EQUIPMENT					3030	
23-01658	1	various hardware items	5.84	01-454-001-235 Vehicle Maintenance	Expenditure		69	1

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12/18/23		GILMO020 GILMORE & ASSOCIATES, INC					3030
23-01659	1	struble trail -prj1311046t	37.50	01-408-000-310 Reimbursable Engineer	Expenditure		70 1
23-01659	2	ms4 permit - november	2,939.31	01-408-000-368 MS4 Expenses	Expenditure		71 1
23-01659	3	nov monthly services	1,170.10	01-408-000-313 Non Reimbursable	Expenditure		72 1
23-01707	1	cu application eaglevew lot6	787.50	01-408-000-305 Reimbursable CU	Expenditure		153 1
			<u>4,934.41</u>				
12/18/23		GOVER010 GFOA - PA RECORD OFFICE					3030
23-01712	1	2024 membership- jill bukata	75.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure		157 1
12/18/23		HAINS010 LINDSAY YEAGER					3030
23-01670	1	twp car vehicle maintenance	56.00	01-401-000-235 Vehicle Maintenance	Expenditure		87 1
23-01670	2	holiday party gift bags	26.97	01-401-000-200 Supplies	Expenditure		88 1
			<u>82.97</u>				
12/18/23		HEIDELBE HEIDELBERG MATERIALS					3030
23-01660	1	pw bldg - 2a subbase	430.94	01-409-001-250 Maint & Repair	Expenditure		73 1
12/18/23		HELPNOW HELP-NOW,LLC					3030
23-01661	1	twp - service tickets	1,101.25	01-407-000-450 Contracted Services	Expenditure		74 1
23-01661	2	guardian monthly services	2,934.63	01-407-000-450 Contracted Services	Expenditure		75 1
			<u>4,035.88</u>				
12/18/23		HIGHW010 HIGHWAY MATERIALS, INC.					3030
23-01663	1	oscar way	1,081.48	01-409-001-250 Maint & Repair	Expenditure		76 1
23-01663	2	oscar way	2,513.81	01-409-001-250 Maint & Repair	Expenditure		77 1
23-01663	3	oscar way - shop	1,684.02	01-409-001-250 Maint & Repair	Expenditure		78 1
			<u>5,279.31</u>				
12/18/23		JOEROSAT JOSEPH ROSATI PLUMBING, INC.					3030
23-01664	1	twp/pd toilet repair	618.00	01-409-003-450 Contracted Services	Expenditure		79 1
23-01664	2	pw water lines	4,639.00	01-409-001-450 Contracted Services	Expenditure		80 1
			<u>5,257.00</u>				
12/18/23		KEENC010 KEEN COMPRESSED GAS COMPANY					3030
23-01665	1	pw - wastc70s	44.88	01-438-001-200 Supplies - Facilities	Expenditure		81 1

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23-01665	2	KEEN COMPRESSED GAS COMPANY pw - cylinder rental	47.10	01-438-000-450 Contracted Services	Expenditure		82	1	
			<u>91.98</u>						
23-01677	1	12/18/23 KEMME010 PAUL E. KEMME range fee reimbursement	50.00	01-410-000-316 Training/Seminar	Expenditure		113	1	3030
23-01666	1	12/18/23 KENCOR KENCOR, LLC qtrly elevator maint agreement	392.46	01-409-003-450 Contracted Services	Expenditure		83	1	3030
23-01667	1	12/18/23 KIMBALLW KIMBALL MIDWEST cable ties/washers/screws	574.75	01-438-000-235 Vehicle Maintenance	Expenditure		84	1	3030
23-01668	1	12/18/23 KNOXE010 KNOX EQUIPMENT RENTALS INC air compressor/hammer kit	139.70	01-409-003-250 Maintenance & Repairs	Expenditure		85	1	3030
23-01669	1	12/18/23 LEVEN010 LEVENGOOD SEPTIC SERVICE hp - pumped holding tank	256.50	01-454-002-450 Contracted Services	Expenditure		86	1	3030
23-01735	1	12/18/23 LTRONCOR L-TRON CORPORATION pd-imaging scanner kit	428.00	01-410-000-235 Vehicle Maintenance	Expenditure		166	1	3030
23-01671	1	12/18/23 LUDWIO60 LUDWIG'S CORNER SUPPLY CO. propane tank fill	46.00	01-438-001-200 Supplies - Facilities	Expenditure		89	1	3030
23-01671	2	chains	10.47	01-438-001-200 Supplies - Facilities	Expenditure		90	1	3030
23-01671	3	post driver	32.99	01-438-000-260 Small Tools & Equipment	Expenditure		91	1	3030
23-01671	4	propane tank fill (4)	92.00	01-438-000-245 Highway Supplies	Expenditure		92	1	3030
23-01671	5	barrier fencing/zip ties	66.98	01-454-005-250 Repairs & Maint	Expenditure		93	1	3030
23-01671	6	burlap	17.99	01-438-001-200 Supplies - Facilities	Expenditure		94	1	3030
			<u>266.43</u>						
23-01637	1	12/18/23 MCMAH010 BOWMAN CONSULTING GROUP, LTD 1t conest/park crash documents	742.50	01-408-000-311 Traffic Engineering	Expenditure		25	1	3030
23-01637	2	1t conest/park crash documents	907.50	01-408-000-311 Traffic Engineering	Expenditure		26	1	3030
			<u>1,650.00</u>						

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PO #	Item	Description							
12/18/23		MIDAT010 MID ATLANTIC CONNECTIONS, INC.					3030		
23-01711	1	upland lower garage light	190.00	01-454-005-250 Repairs & Maint	Expenditure		156		1
12/18/23		MONTE010 MONTESANO BROS.					3030		
23-01674	1	comp plan meeting	65.00	01-414-001-200 Supplies	Expenditure		95		1
12/18/23		NAPA0010 NAPA AUTO PARTS					3030		
23-01675	1	batteries/core deposits/f pump	591.87	01-438-000-235 Vehicle Maintenance	Expenditure		96		1
23-01675	2	fuel filter	25.20	01-438-000-245 Highway Supplies	Expenditure		97		1
23-01675	3	codes - oil filter	7.38	01-413-000-235 Vehicle Maintenance	Expenditure		98		1
23-01675	4	battery/core deposit	122.87	01-438-000-245 Highway Supplies	Expenditure		99		1
23-01675	5	double paid invoice 10/17/22	84.99-	01-438-000-200 Supplies	Expenditure		100		1
23-01675	6	core refund	18.00-	01-438-000-235 Vehicle Maintenance	Expenditure		101		1
23-01675	7	cylinder/engine hone stones	64.98	01-438-000-260 Small Tools & Equipment	Expenditure		102		1
23-01675	8	water pump 2009 dodge ram	58.49	01-438-000-235 Vehicle Maintenance	Expenditure		103		1
23-01675	9	fhp belt	20.71	01-438-000-245 Highway Supplies	Expenditure		104		1
			<u>788.51</u>						
12/18/23		NEWHO010 NEW HOLLAND AUTO GROUP					3030		
23-01676	1	aa filters (2) trk#4	210.00	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		105		1
23-01676	2	mirrors,sender pump #329	610.76	01-410-000-235 Vehicle Maintenance	Expenditure		106		1
23-01676	3	keys for #3216	112.95	01-410-000-235 Vehicle Maintenance	Expenditure		107		1
23-01676	4	interior mirror #3213	756.39	01-410-000-235 Vehicle Maintenance	Expenditure		108		1
23-01676	5	pin #322	8.24	01-410-000-235 Vehicle Maintenance	Expenditure		109		1
23-01676	6	screw, spring, deflector #322	318.53	01-410-000-235 Vehicle Maintenance	Expenditure		110		1
23-01676	7	core return trk#3	50.00-	01-438-000-235 Vehicle Maintenance	Expenditure		111		1
23-01676	8	headlight assembly #326	611.75	01-410-000-235 Vehicle Maintenance	Expenditure		112		1
			<u>2,578.62</u>						
12/18/23		PECO0010 PECO					3030		
23-01678	1	upland	723.60	01-454-005-360 Utilities	Expenditure		114		1
23-01678	2	twp	822.97	01-409-003-360 Utilities	Expenditure		115		1

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23-01678	3	PECO twp	88.57	01-409-003-360 Utilities	Expenditure		116	1	
23-01678	4	ff	2,512.10	01-454-003-360 Utilities	Expenditure		117	1	
23-01678	5	ff	196.72	01-454-003-360 Utilities	Expenditure		118	1	
23-01678	6	pw	426.85	01-409-001-360 Utilities	Expenditure		119	1	
23-01678	7	twp	461.94	01-409-003-360 Utilities	Expenditure		120	1	
23-01678	8	milford	47.94	01-409-004-360 Utilities	Expenditure		121	1	
23-01678	9	hp	75.24	01-454-002-360 Utilities	Expenditure		122	1	
			<u>5,355.93</u>						
23-01679	1	12/18/23 PENNS030 PA CHIEFS OF POLICE ASSOC accreditation poster	74.95	01-410-000-342 Police Accreditation	Expenditure		123	1	3030
23-01679	2	2024 dues - chief jones	280.00	01-410-000-420 Dues/Subscription/Memb	Expenditure		124	1	
			<u>354.95</u>						
23-01680	1	12/18/23 PITNEYGL PITNEY BOWES GLOBAL FINANCIAL postage meter lease 9/26-12/25	204.00	01-401-000-215 Postage	Expenditure		125	1	3030
23-01681	1	12/18/23 PREDO010 PREDOC backflow device leak	142.50	01-409-001-250 Maint & Repair	Expenditure		126	1	3030
23-01682	1	12/18/23 PSATS030 PSATS-CDL PROGRAM cdl drug dot/alcohol connolly	101.00	01-438-000-450 Contracted Services	Expenditure		127	1	3030
23-01729	1	12/18/23 REAGE010 REAGENT EXPRESS CENTER letters to santa-tree lighting	151.20	01-454-001-201 Park & Rec Special Events	Expenditure		165	1	3030
23-01706	1	12/18/23 REILLYSI REILLY & SONS INC. b2 bio ultra - 700 gall	2,261.70	01-438-000-230 Gasoline & Oil	Expenditure		152	1	3030
23-01683	1	12/18/23 RICHGRUB RICHARD GRUBB & ASSOCIATES dorlan mill, millers house	1,090.00	01-408-000-313 Non Reimbursable	Expenditure		128	1	3030
23-01683	2	historic resource inventory	330.00	01-408-000-367 General Planning	Expenditure		129	1	
			<u>1,420.00</u>						

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Upper Uwchlan Township
Check Register By Check Id

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
12/18/23		ROHILARI ROHIL ARI					3030
23-01699	1	eagle scout project supplies	496.43	01-454-005-250 Repairs & Maint	Expenditure	150	1
12/18/23		SEMPERON SEMPERON					3030
23-01685	1	twp - 80%	970.22	01-409-003-320 Telephone	Expenditure	131	1
23-01685	2	pw-20%	242.56	01-409-001-320 Telephone	Expenditure	132	1
			<u>1,212.78</u>				
12/18/23		SEPA-UAS SEPA-UAS					3030
23-01684	1	flight trg-stitler/fleming	1,798.00	01-410-000-316 Training/Seminar	Expenditure	130	1
12/18/23		SHRWILWC THE SHERWIN WILLIAMS CO.					3030
23-01710	1	pw - admin office paint	76.06	01-409-001-250 Maint & Repair	Expenditure	155	1
12/18/23		STAPLADV STAPLES BUSINESS CREDIT					3030
23-01686	1	twp office supplies	162.88	01-401-000-200 Supplies	Expenditure	133	1
23-01686	2	pd office supplies	629.97	01-410-000-200 Supplies	Expenditure	134	1
23-01686	3	pw office supplies	61.82	01-438-000-200 Supplies	Expenditure	135	1
			<u>854.67</u>				
12/18/23		STRBUSIN STR BUSINESS SOLUTIONS					3030
23-01687	1	postage machine ink cartridge	167.00	01-401-000-200 Supplies	Expenditure	136	1
12/18/23		STYER010 STYER PROPANE					3030
23-01688	1	pw pole building	195.16	01-409-001-231 Propane & heating - PW bldg	Expenditure	137	1
23-01688	2	upland farm house	367.22	01-454-005-231 Propane & Heating Oil	Expenditure	138	1
23-01688	3	milford	62.44	01-409-004-231 Propane	Expenditure	139	1
			<u>624.82</u>				
12/18/23		SWEETWAT SWEETWATER NATURAL PRODUCTS LL					3030
23-01696	1	rustic red 3/4"(picnic area)	194.00	01-454-005-250 Repairs & Maint	Expenditure	146	1
23-01696	2	rustic red 3/4"(picnic area)	145.50	01-454-005-250 Repairs & Maint	Expenditure	147	1
			<u>339.50</u>				
12/18/23		TLT THIN LINE THREADS					3030
23-01741	1	pw - jacket embroidery	955.00	01-438-001-238 Uniforms - Facilities	Expenditure	169	1

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Check Register By Check Id

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
12/18/23		TONYSCH TONY SCHEIVERT					3030		
23-01689	1	cell phone reimbursement	100.00	01-400-000-320 Telephone	Expenditure		140	1	
12/18/23		TRAISR TRAISR, LLC					3030		
23-01691	1	october monthly services	2,699.25	01-407-000-220 Software	Expenditure		141	1	
12/18/23		TREASCC1 TREASURER COUNTY OF CHESTER					3030		
23-01737	1	pd - care under fire 12/4	100.00	01-410-000-316 Training/Seminar	Expenditure		167	1	
12/18/23		TRITECH TRITECH SOFTWARE SYSTEMS					3030		
23-01738	1	addnl user fee-feb 22 to apr 8	75.21	01-410-000-450 Contracted Services	Expenditure		168	1	
12/18/23		VERIZ010 VERIZON					3030		
23-01692	1	milford	298.36	01-409-004-320 Telephone	Expenditure		142	1	
23-01692	2	pw	156.58	01-409-001-320 Telephone	Expenditure		143	1	
			<u>454.94</u>						
12/18/23		VERIZFIO VERIZON					3030		
23-01693	1	ff	124.99	01-454-003-320 Telephone	Expenditure		144	1	
12/18/23		WEAVERMU WEAVER MULCH					3030		
23-01694	1	upland -topsoil /straw mat	346.99	01-454-005-250 Repairs & Maint	Expenditure		145	1	
12/18/23		WITME010 WITMER PUBLIC SAFETY GROUP, INC					3030		
23-01697	1	ammunition	1,227.10	01-410-000-238 Clothing/Uniforms	Expenditure		148	1	
12/18/23		YSM YSM					3030		
23-01698	1	hp project - 21uut-02	1,085.00	01-454-002-450 Contracted Services	Expenditure		149	1	

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	80	0	478,577.17	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>80</u>	<u>0</u>	<u>478,577.17</u>	<u>0.00</u>

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Check Register By Check Id

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Range of Checking Accts: GENERAL to GENERAL Range of Check Ids:
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
12/18/23		CHARLHIG CHARLES A HIGGINS & SONS	788.94		3036
12/18/23		EAGLE130 EAGLE TERMITE & PEST CONTROL	95.00		3036
12/18/23		MCMAH010 BOWMAN CONSULTING GROUP, LTD	4,382.28		3036

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	5,266.22	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>3</u>	<u>0</u>	<u>5,266.22</u>	<u>0.00</u>

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Upper Uwchlan Township
Check Payment Batch Verification Listing

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Batch Id: BABMAAS Batch Type: C Batch Date: 12/18/23 Checking Account: GENERAL
Generate Direct Deposit: N

G/L Credit: Expenditure G/L Credit

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
23-01743	12/18/23	1 CHARLHIG CHARLES A HIGGINS & SONS 1 lt cones/park-lock & luminaire	788.94	PO BOX 647 01-434-000-450 Contracted Services		Expenditure	Aprv	1	1
			788.94						
23-01745	12/18/23	1 EAGLE130 EAGLE TERMITE & PEST CONTROL quarterly service	95.00	P. O. BOX 325 01-409-003-450 Contracted Services		Expenditure	Aprv	7	1
			95.00						
23-01744	12/18/23	1 MCMAH010 BOWMAN CONSULTING GROUP, LTD 770 pa drive 313877-01-001	1,342.50	P.O. BOX 748548 01-408-000-305 Reimbursable CU		Expenditure	Aprv	2	1
23-01744	12/18/23	2 traffic engineer 311430-01-001	1,337.50	01-408-000-311 Traffic Engineering		Expenditure	Aprv	3	1
23-01744	12/18/23	3 rt100 313876-01-001	1,049.78	01-408-000-313 Non Reimbursable		Expenditure	Aprv	4	1
23-01744	12/18/23	4 traffic engineer 310018-01-001	165.00	01-408-000-311 Traffic Engineering		Expenditure	Aprv	5	1
23-01744	12/18/23	5 tsa grant 313607-01-001	487.50	01-408-000-313 Non Reimbursable		Expenditure	Aprv	6	1
			4,382.28						

Checks:	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
	3	7	5,266.22

There are NO errors or warnings in this listing.

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Upper Uwchlan Township
Check Register By Check Id

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Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids:
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
12/01/23		STANDINS STANDARD INSURANCE COMPANY	3,625.45		3022
12/08/23		BANKAMER BANK OF AMERICA	8,801.96		3023
12/14/23		LOWES020 LOWES BUSINESS ACCOUNT	916.31		3025
12/26/23		AQUAP010 AQUA PA	7,069.77		3026
12/04/23		WEXBANK WEX BANK	9,258.50		3028

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	29,671.99	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	29,671.99	0.00

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Upper Uwchlan Township
Check Register By Check Id

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Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
General Fund	3-01	29,671.99	0.00	0.00	29,671.99
Total Of All Funds:		<u>29,671.99</u>	<u>0.00</u>	<u>0.00</u>	<u>29,671.99</u>

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Upper Uwchlan Township
Check Register By Check Id

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
		BANK OF AMERICA Continued							
23-01622	19	tates bereavement	74.70	01-401-000-200 Supplies	Expenditure		19	1	
23-01622	20	digital check	104.21	01-401-000-200 Supplies	Expenditure		20	1	
23-01622	21	zip recruiter part time admin	332.84	01-401-000-450 Contracted Services	Expenditure		21	1	
23-01622	22	staples kitchen supplies	138.49	01-401-000-200 Supplies	Expenditure		22	1	
23-01622	23	michaels barn decorations	445.88	01-454-005-200 Supplies	Expenditure		23	1	
23-01622	24	walmart barn decorations	52.38	01-454-005-200 Supplies	Expenditure		24	1	
23-01622	25	amazon barn decorations	266.40	01-454-005-200 Supplies	Expenditure		25	1	
23-01622	26	amazon zombie trunk or treat	49.99	01-454-001-201 Park & Rec Special Events	Expenditure		26	1	
23-01622	27	amazon tablecloth trunk/treat	6.99	01-454-001-201 Park & Rec Special Events	Expenditure		27	1	
23-01622	28	adobe	155.88	01-438-000-420 Dues and Subscriptions	Expenditure		28	1	
23-01622	29	amazon bathroom cleaner	3.35	01-454-001-200 Supplies	Expenditure		29	1	
23-01622	30	amazon cfold towels	85.90	01-454-001-200 Supplies	Expenditure		30	1	
23-01622	31	acme	23.84	01-438-000-316 Training/Seminar	Expenditure		31	1	
23-01622	32	best buy printer	269.99	01-438-000-320 Telephone	Expenditure		32	1	
23-01622	33	bjs trunk or treat	76.95	01-454-001-201 Park & Rec Special Events	Expenditure		33	1	
23-01622	34	bjs trunk or treat	178.98	01-454-001-201 Park & Rec Special Events	Expenditure		34	1	
23-01622	35	target trunk or treat	31.80	01-454-001-201 Park & Rec Special Events	Expenditure		35	1	
23-01622	36	primo bereavement	95.09	01-401-000-200 Supplies	Expenditure		36	1	
23-01622	37	acme bereavement	6.35	01-401-000-200 Supplies	Expenditure		37	1	
23-01622	38	toys for tots sponsorship	650.00	01-400-000-460 Meeting & Conferences	Expenditure		38	1	
23-01622	39	acme eac flower bulb bags	16.92	01-455-000-450 EAC - Contracted Services	Expenditure		39	1	
23-01622	40	paypal pelras conference	374.00	01-400-000-460 Meeting & Conferences	Expenditure		40	1	
23-01622	41	cchpn workshop	20.00	01-455-000-450 EAC - Contracted Services	Expenditure		41	1	
			8,801.96						
	12/14/23	LOWES020 LOWES BUSINESS ACCOUNT					3025		
23-01624	1	2x4x8 / filler	51.82	01-409-001-250 Maint & Repair	Expenditure		1	1	

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Upper Uwchlan Township
Check Register By Check Id

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Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids:
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Seq	Ref Num
PO #	Item	Description							Acct
	12/01/23	STANDINS STANDARD INSURANCE COMPANY							3022
23-01621	1	admin	526.15	01-401-000-156	Expenditure			1	1
				Employee Benefit Expens					
23-01621	2	pd	1,990.43	01-410-000-156	Expenditure			2	1
				Employee Benefit Expense					
23-01621	3	codes	279.68	01-413-000-156	Expenditure			3	1
				Employee Benefit Expens					
23-01621	4	pw	678.90	01-438-000-156	Expenditure			4	1
				Employee Benefit Expense					
23-01621	5	pw facilities	150.29	01-438-001-156	Expenditure			5	1
				Employee Benefit Expense					
			3,625.45						
	12/08/23	BANKAMER BANK OF AMERICA							3023
23-01622	1	amazon split key rings (50)	8.75	01-410-000-238	Expenditure			1	1
				Clothing/Uniforms					
23-01622	2	amazon jumper cables/extinguis	198.13	01-410-000-260	Expenditure			2	1
				Small Tools & Equipment					
23-01622	3	public relations event	38.00	01-410-000-340	Expenditure			3	1
				Public Relations					
23-01622	4	amazon garage shelving unit	46.99	01-410-000-260	Expenditure			4	1
				Small Tools & Equipment					
23-01622	5	bjs trunk or treat	84.45	01-410-000-340	Expenditure			5	1
				Public Relations					
23-01622	6	midway usa - gun sights (5)	2,577.20	01-410-000-260	Expenditure			6	1
				Small Tools & Equipment					
23-01622	7	amazon prime	14.99	01-410-000-420	Expenditure			7	1
				Dues/Subscription/Memb					
23-01622	8	google acrobats	8.06	01-410-000-260	Expenditure			8	1
				Small Tools & Equipment					
23-01622	9	amazon batterries	30.75	01-410-000-260	Expenditure			9	1
				Small Tools & Equipment					
23-01622	10	amazon portable tire inflator	118.79	01-410-000-260	Expenditure			10	1
				Small Tools & Equipment					
23-01622	11	amazon first responder bag	151.98	01-410-000-260	Expenditure			11	1
				Small Tools & Equipment					
23-01622	12	msft	836.00	01-407-000-450	Expenditure			12	1
				Contracted Services					
23-01622	13	msft	261.90	01-407-000-450	Expenditure			13	1
				Contracted Services					
23-01622	14	adobe	21.19	01-407-000-220	Expenditure			14	1
				Software					
23-01622	15	adobe	21.19	01-407-000-220	Expenditure			15	1
				Software					
23-01622	16	fmcsa dues	25.00	01-438-000-420	Expenditure			16	1
				Dues and Subscriptions					
23-01622	17	holiday inn empc seminar-byron	217.56	01-415-000-316	Expenditure			17	1
				Training/Seminar					
23-01622	18	godaddy	680.10	01-407-000-450	Expenditure			18	1
				Contracted Services					

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Upper Uwchlan Township
Check Register By Check Id

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
LOWES BUSINESS ACCOUNT Continued									
23-01624	2	lights/ladder/zip ties/towels	440.27	01-454-002-250 Maintenance & Repairs	Expenditure		2	1	
23-01624	3	misc hardware	6.84	01-454-003-250 Maintenance & Repairs	Expenditure		3	1	
23-01624	4	concrete	27.84	01-409-001-250 Maint & Repair	Expenditure		4	1	
23-01624	5	znc fend	19.00	01-454-003-250 Maintenance & Repairs	Expenditure		5	1	
23-01624	6	screw eyes	3.49	01-454-001-201 Park & Rec Special Events	Expenditure		6	1	
23-01624	7	24ft glass led strip	201.30	01-454-001-201 Park & Rec Special Events	Expenditure		7	1	
23-01624	8	misc items	21.05	01-454-001-201 Park & Rec Special Events	Expenditure		8	1	
23-01624	9	batteries/ febreze	78.26	01-454-001-201 Park & Rec Special Events	Expenditure		9	1	
23-01624	10	black paint/primer	66.44	01-409-001-250 Maint & Repair	Expenditure		10	1	
			<u>916.31</u>						
12/26/23 AQUAP010 AQUA PA									
23-01625	1	217 hydrants	6,186.05	01-411-000-451 Hydrant expenses-Aqua	Expenditure		1	1	3026
23-01625	2	31 hydrants	883.72	01-411-000-451 Hydrant expenses-Aqua	Expenditure		2	1	
			<u>7,069.77</u>						
12/04/23 WEXBANK WEX BANK									
23-01627	1	admin	140.63	01-401-000-230 Gasoline & Oil	Expenditure		1	1	3028
23-01627	2	pd	5,227.25	01-410-000-230 Gasoline & Oil	Expenditure		2	1	
23-01627	3	codes	232.70	01-413-000-230 Gasoline & Oil	Expenditure		3	1	
23-01627	4	pw	2,177.14	01-438-000-230 Gasoline & Oil	Expenditure		4	1	
23-01627	5	pw facilities	1,480.78	01-438-001-230 Gasoline & Oil - Facilities	Expenditure		5	1	
			<u>9,258.50</u>						

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	29,671.99	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>5</u>	<u>0</u>	<u>29,671.99</u>	<u>0.00</u>

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
General Fund	3-01	29,671.99	0.00	0.00	29,671.99
Total of All Funds:		29,671.99	0.00	0.00	29,671.99

Range of Checking Accts: LIQUID FUELS to LIQUID FUELS Range of Check Ids:
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
	12/18/23	FOLEYINC FOLEY, INCORPORATED	5,700.00	3031

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	5,700.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>1</u>	<u>0</u>	<u>5,700.00</u>	<u>0.00</u>

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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 12/18/23 Checking Account: LIQUID FUELS G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
23-01653	12/18/23	1 FOLEYINC FOLEY, INCORPORATED	5,700.00	PO BOX 787132	04-438-000-239	Expenditure	Aprv	1	1
		1 backhoe loader hydraulic	5,700.00	Road Project Supplies					

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
Checks:	1	1	5,700.00

There are NO errors or warnings in this listing.

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Upper Uwchlan Township
Check Payment Batch Verification Listing

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Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
Liquid Fuels Fund	3-04	5,700.00	0.00	0.00	5,700.00
Total of All Funds:		<u>5,700.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,700.00</u>

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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: SOLID WASTE to SOLID WASTE Range of Check Ids:
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
12/18/23		AJBLO010 A.J. BLOENSKI	18,408.62	3032
12/18/23		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	364.50	3032
12/18/23		CCSWA010 CCSWA	22,771.34	3032
12/18/23		CHEST070 CHESTER COUNTY HEALTH DEPT	2,332.70	3032
12/18/23		TOTALREC TOTAL RECYCLE	5,019.12	3032
12/18/23		WMCORP WM CORPORATE SERVICES, INC	43,587.72	3032

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	6	0	92,484.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>6</u>	<u>0</u>	<u>92,484.00</u>	<u>0.00</u>

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
Solid Waste Fund	3-05	92,484.00	0.00	0.00	92,484.00
Total of All Funds:		92,484.00	0.00	0.00	92,484.00

December 14, 2023
10:42 AM

Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 12/18/23 Checking Account: SOLID WASTE G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc	Date Item Description		Description					
23-01654	12/18/23	1 sw - december services	18,408.62	A WASTE CONNECTIONS COMPANY	05-427-000-460	Expenditure	Aprv	7	1
			18,408.62	Contracted Services - Recycling					
23-01638	12/18/23	1 delinquent trash rate assessm.	86.00	118 W. MARKET STREET	05-427-000-314	Expenditure	Aprv	1	1
				Legal Fees					
23-01638	12/18/23	2 10day trash collection letters	278.50	Legal Fees	05-427-000-314	Expenditure	Aprv	2	1
			364.50						
23-01643	12/18/23	1 sw - 11/08 - 11/15	5,742.77	P. O. BOX 476	05-427-000-700	Expenditure	Aprv	3	1
				Tipping Fees					
23-01643	12/18/23	2 sw - 11/17 - 11/21	5,152.98	Tipping Fees	05-427-000-700	Expenditure	Aprv	4	1
				Tipping Fees					
23-01643	12/18/23	3 sw - 11/27 - 11/30	6,349.25	Tipping Fees	05-427-000-700	Expenditure	Aprv	5	1
				Tipping Fees					
23-01643	12/18/23	4 sw - 12/04 - 12/06	5,526.34	Tipping Fees	05-427-000-700	Expenditure	Aprv	6	1
			22,771.34						
23-01700	12/18/23	1 2023 hh waste collections	2,332.70	ATTN: TERESA PLEDGER	05-427-000-800	Expenditure	Aprv	9	1
			2,332.70	Recycling Disposal					
23-01690	12/18/23	1 november services 11/02-11/28	5,019.12	PO BOX 7250	05-427-000-725	Expenditure	Aprv	8	1
			5,019.12	Tipping Fees - Recycling					
23-01709	12/18/23	1 november services	43,269.72	AS PAYMENT AGENT	05-427-000-450	Expenditure	Aprv	10	1
				Contracted Services					
23-01709	12/18/23	2 dumpster services	318.00	Contracted Services	05-427-000-450	Expenditure	Aprv	11	1
			43,587.72						

Checks:	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
	6	11	92,484.00

There are NO errors or warnings in this listing.

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
Solid Waste Fund	3-05	92,484.00	0.00	0.00	92,484.00
Total of All Funds:		92,484.00	0.00	0.00	92,484.00

December 14, 2023
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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 3

Totals by Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
Solid Waste Fund	05	92,484.00	0.00	0.00	92,484.00
Total of All Funds:		<u>92,484.00</u>	<u>0.00</u>	<u>0.00</u>	<u>92,484.00</u>

G/L Posting Summary

Account	Description	Debits	Credits
05-100-000-010	Cash - Meridian Bank	0.00	92,484.00
05-200-000-020	Accounts Payable	<u>92,484.00</u>	<u>0.00</u>
	Grand Total:	<u>92,484.00</u>	<u>92,484.00</u>

December 14, 2023
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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: STORM WATER MGT to STORM WATER MGT Range of Check Ids:
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
12/18/23		HIGHW010 HIGHWAY MATERIALS, INC.	753.89		3033
12/18/23		MAINL010 MAIN LINE CONCRETE & SUPPLY IN	462.50		3033
12/18/23		PIPEL020 PIPE LINE PLASTICS, INC	960.00		3033
12/18/23		WEAVERMU WEAVER MULCH	244.00		3033
<hr/>					
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	4	0	2,420.39	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	4	0	2,420.39	0.00

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
Water Resource Protection Fund	3-08	2,420.39	0.00	0.00	2,420.39
Total of All Funds:		2,420.39	0.00	0.00	2,420.39

December 14, 2023
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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 12/18/23 Checking Account: STORM WATER MGT G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
23-01662	12/18/23	1 christine drive repairs	753.89	PO BOX 62879	08-446-000-250	Expenditure	Aprv	1	1
			753.89	Maintenance & repair					
23-01672	12/18/23	1 christine drive repair	462.50	1001 BOOT ROAD	08-446-000-200	Expenditure	Aprv	2	1
			462.50	Supplies					
23-01727	12/18/23	1 font/greenridge project	960.00	901 CAMARO RUN DRIVE	08-446-000-250	Expenditure	Aprv	4	1
			960.00	Maintenance & repair					
23-01695	12/18/23	1 christine drive - topsoil	244.00	3186 STRASBURG ROAD	08-446-000-250	Expenditure	Aprv	3	1
			244.00	Maintenance & repair					

Checks:	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
	4	4	2,420.39

There are NO errors or warnings in this listing.

December 14, 2023
10:44 AM

Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 2

<hr/>					
Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
<hr/>					
Water Resource Protection Fund	3-08	2,420.39	0.00	0.00	2,420.39
Total of All Funds:		<u>2,420.39</u>	<u>0.00</u>	<u>0.00</u>	<u>2,420.39</u>

December 14, 2023
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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: CAPITAL to CAPITAL Range of Check Ids:
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
12/18/23	108	EMERG 10-8 EMERGENCY VEHICLE SERVICE	33,281.13		3034
12/18/23	CHARLHIG	CHARLES A HIGGINS & SONS	99,458.65		3034
12/18/23	MARSH020	MARSH CREEK SIGNS	1,325.00		3034

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	134,064.78	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>3</u>	<u>0</u>	<u>134,064.78</u>	<u>0.00</u>

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
Capital Fund	3-30	134,064.78	0.00	0.00	134,064.78
Total of All Funds:		<u>134,064.78</u>	<u>0.00</u>	<u>0.00</u>	<u>134,064.78</u>

December 14, 2023
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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 12/18/23 Checking Account: CAPITAL G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
23-01628	12/18/23	108EMERG 10-8 EMERGENCY VEHICLE SERVICE		501B EAST MAIN STREET					
23-01628	12/18/23	1 lights/safety equip #3203	16,431.78	30-410-000-700	Expenditure	Aprv	1	1	
				Capital Purchases - Police					
23-01628	12/18/23	2 lights/safety equip #3207	16,849.35	30-410-000-700	Expenditure	Aprv	2	1	
				Capital Purchases - Police					
			33,281.13						
23-01739	12/18/23	CHARLHIG CHARLES A HIGGINS & SONS		PO BOX 647					
23-01739	12/18/23	1 damaged light-ltl conest/park	4,336.18	30-502-434-700	Expenditure	Aprv	4	1	
				Capital-Signals					
23-01739	12/18/23	2 damaged light-ltl conest/park	95,122.47	30-502-434-700	Expenditure	Aprv	5	1	
				Capital-Signals					
			99,458.65						
23-01673	12/18/23	MARSH020 MARSH CREEK SIGNS		P.O. BOX 371					
23-01673	12/18/23	1 pd - graphics for #3216	1,325.00	30-410-000-700	Expenditure	Aprv	3	1	
				Capital Purchases - Police					
			1,325.00						

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
checks:	3	5	134,064.78

There are NO errors or warnings in this listing.

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
Capital Fund	3-30	134,064.78	0.00	0.00	134,064.78
Total of All Funds:		134,064.78	0.00	0.00	134,064.78

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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: DEV ESCROW to DEV ESCROW Range of Check Ids: -
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
12/18/23		ARROC010 ARRO CONSULTING, INC.	8,600.19	3035
12/18/23		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	1,397.50	3035
12/18/23		CHRISFRA CHRISTOPHER FRANTZ	90.00	3035
12/18/23		GILMO020 GILMORE & ASSOCIATES, INC	8,073.85	3035

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	18,161.54	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	18,161.54	0.00

Project Description	Project No.	Project Total
Vantage Point at Chester Spr	248-017	1,384.94
Eagleview Lot 1C	248-025	247.59
THE PRESERVE @ MARSH CREEK SEW	248-035	6,138.84
164 BYERS ROAD QBD	248-039	832.50
100 GREENRIDGE ROAD	248-052	43.00
THE PRESERVE @ MARSH CREEK CON	248-1-035	4,120.89
ENCLAVE at CHESTER SPRINGS sit	248-1-038	605.71
PMC SEWER PHASE III	248-2-035	2,551.35
PMC CONSTRUCTION PHASE III	248-3-035	2,236.72
Total Of All Projects:		<u>18,161.54</u>

December 14, 2023
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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 12/18/23 Checking Account: DEV ESCROW G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
23-01703	12/18/23	1 ARROC010 ARRO CONSULTING, INC.	624.75	108 WEST AIRPORT ROAD	248-2-035	Project	Aprv	11	1
		1 Preserve Toll		PMC SEWER PHASE III					
23-01703	12/18/23	2 Preserve McKee	6,048.84	248-035	Project	Aprv	12	1	
		2 Preserve McKee		THE PRESERVE @ MARSH CREEK SEW					
23-01703	12/18/23	3 Preserve Toll	1,926.60	248-2-035	Project	Aprv	13	1	
		3 Preserve Toll		PMC SEWER PHASE III					
			8,600.19						
23-01701	12/18/23	1 BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	645.00	118 W. MARKET STREET	248-039	Project	Aprv	1	1
		1 QBD 164 Byers Rd		164 BYERS ROAD QBD					
23-01701	12/18/23	2 Preserve McKee	709.50	248-1-035	Project	Aprv	2	1	
		2 Preserve McKee		THE PRESERVE @ MARSH CREEK CON					
23-01701	12/18/23	3 Greenridge	43.00	248-052	Project	Aprv	3	1	
		3 Greenridge		100 GREENRIDGE ROAD					
			1,397.50						
23-01704	12/18/23	1 CHRISFRA CHRISTOPHER FRANTZ	90.00	ATTORNEY AT LAW	248-035	Project	Aprv	14	1
		1 PRESERVE McKee		THE PRESERVE @ MARSH CREEK SEW					
			90.00						
23-01702	12/18/23	1 GILMO020 GILMORE & ASSOCIATES, INC	1,621.66	65 E. BULTER AVENUE, SUITE 100	248-1-035	Project	Aprv	4	1
		1 Preserve McKee		THE PRESERVE @ MARSH CREEK CON					
23-01702	12/18/23	2 Preserve Toll	2,236.72	248-3-035	Project	Aprv	5	1	
		2 Preserve Toll		PMC CONSTRUCTION PHASE III					
23-01702	12/18/23	3 Preserve McKee	1,789.73	248-1-035	Project	Aprv	6	1	
		3 Preserve McKee		THE PRESERVE @ MARSH CREEK CON					
23-01702	12/18/23	4 QBD	187.50	248-039	Project	Aprv	7	1	
		4 QBD		164 BYERS ROAD QBD					
23-01702	12/18/23	5 Eagleview Lot 1C	247.59	248-025	Project	Aprv	8	1	
		5 Eagleview Lot 1C		Eagleview Lot 1C					
23-01702	12/18/23	6 Enclave	605.71	248-1-038	Project	Aprv	9	1	
		6 Enclave		ENCLAVE at CHESTER SPRINGS sit					
23-01702	12/18/23	7 Vantage Point	1,384.94	248-017	Project	Aprv	10	1	
		7 Vantage Point		Vantage Point at Chester Spr					
			8,073.85						

Checks:	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
	4	14	18,161.54

There are NO errors or warnings in this listing.

Project Description	Project No.	Project Total
Vantage Point at Chester Spr	248-017	1,384.94
Eagleview Lot 1C	248-025	247.59
THE PRESERVE @ MARSH CREEK SEW	248-035	6,138.84
164 BYERS ROAD QBD	248-039	832.50
100 GREENRIDGE ROAD	248-052	43.00
THE PRESERVE @ MARSH CREEK CON	248-1-035	4,120.89
ENCLAVE at CHESTER SPRINGS sit	248-1-038	605.71
PMC SEWER PHASE III	248-2-035	2,551.35
PMC CONSTRUCTION PHASE III	248-3-035	2,236.72
Total of All Projects:		<u>18,161.54</u>

G/L Posting Summary

Account	Description	Debits	Credits
40-100-000-100	Cash - Fulton Bank	0.00	18,161.54
40-248-000-017	Due to Developer - Vantage Pt Retirement	1,384.94	0.00
40-248-000-025	Eagleview Lot 1C	247.59	0.00
40-248-000-035	THE PRESERVE @ MARSH CREEK SD	6,138.84	0.00
40-248-000-039	164 BYERS ROAD QBD	832.50	0.00
40-248-000-052	100 Greenridge Road	43.00	0.00
40-248-001-035	THE PRESERVE @ MARSH CREEK CON	4,120.89	0.00
40-248-001-038	ENCLAVE at CHESTER SPRINGS site	605.71	0.00
40-248-002-035	PMC SEWER PHASE III	2,551.35	0.00
40-248-003-035	PMC CONSTRUCTION PHASE III	<u>2,236.72</u>	<u>0.00</u>
Grand Total:		18,161.54	18,161.54

Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS Range of Check Ids:
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
1	12/15/23	AFLAC010 AFLAC	714.38		3027

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	714.38	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	714.38	0.00

December 5, 2023
11:10 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS Range of Check Ids:
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
12/15/23	AFLAC010	AFLAC					3027
23-01626	1	november services	714.38	01-221-000-000	Expenditure		1 1
				Benefit Deduction- Aflac (AFL)			

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	714.38	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>1</u>	<u>0</u>	<u>714.38</u>	<u>0.00</u>



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS
FROM: Jill Bukata, Township Treasurer
RE: Status Update
DATE: December 18, 2023

Finance has worked on the following items during the month

- Received and processed 57 trash and 1,314 sewer payments (11/17/2023 – 12/14/2023)

Highlights of the November 30, 2023 financial statements

- The balance sheet remains strong with cash of over **\$12.2 million** - of that amount **approximately \$5.7 million** is not available for the routine operations of the Township as it is reserved for specific purposes, i.e. Liquid Fuels and Act 209 for highways, Turf Field for replacement of the Turf Field, Capital Projects for capital improvements etc.
- Combined revenue and expense status (General Fund & Solid Waste Fund):
 - Percentage through the year 91.7%
 - YTD revenues \$ 9,736,637 103.7%
 - YTD expenses \$ 7,933,051 93.0%
 - YTD net income \$ 1,803,586 (before transfers)
 - YTD transfers out \$ 1,269,564
 - YTD net income (after transfers) \$ 534,522**
 - Budgeted 2023 net income \$ 853,596 (before transfers)
 - Budgeted 2023 net income (after) \$ 18,596 (after transfers)
- As of December 13, 2023, EIT revenue received is \$435,000 over the current year budget.

Upper Uwchlan Township

Treasurer's Report

Cash Balances As of November 30, 2023

General Fund

Meridian Bank	\$ 4,930,680
Meridian Bank - Payroll	111,435
Meridian Bank - ARPA Funds	620,725
Meridian Bank MMA - restricted	39,503
Meridian Bank-restricted-Meadow Creek	8,057
Fulton Bank	169,995
Fulton Bank - Turf Field	262,572
Petty cash	300
Total General Fund	6,143,267

Certificate of Deposit - 10/2/24 (First Resource)	279,273
Certificate of Deposit - Fulton	256,832
Certificate of Deposit - ARPA	255,426
Certificate of Deposit - Meadow Creek	1,027,329
	1,818,860

Total General Fund \$ 7,962,127

Solid Waste Fund

Meridian Bank - Solid Waste	69,481
Fulton Bank - Solid Waste	740,849
Total Solid Waste Funds	810,330

Total Solid Waste Fund 810,330

Liquid Fuels Fund

Fulton Bank	707,888
Certificate of Deposit -	520,388
	1,228,276

Total Liquid Fuels Fund 1,228,276

Capital Projects Fund

Fulton Bank	342,367
PSDLAF	5,110
Fulton Bank - 2019 Bond Proceeds	-
Fulton Bank - 2019 Bond Proceeds, ICS Sweep	1
	347,477

Total Capital Projects Fund 347,477

Act 209 Impact Fund

Fulton Bank	58,015
Certificate of Deposit - First Resource	1,027,329
	1,085,344

Total Act 209 Impact Fund 1,085,344

Water Resource Protection Fund

Fulton Bank	678,260
	678,260

Total Water Resource Protection Fund 678,260

Sewer Fund

PSDLAF	84
Fulton Bank	108,767
	108,851

Total Sewer Fund 108,851

Total - Upper Uwchlan Township

\$ 12,220,665

Municipal Authority

\$ 8,564,599

Developer's Escrow Fund

\$ 311,860

Amount that is available for general purpose
"restricted"

\$ 6,558,845
\$ 5,661,820

Upper Uwchlan Township
Schedule of Investments

As of November 30, 2023

	Institution	Amount Invested	Type of Investment	Maturity Date	Interest Rate	Market Value
<u>General Fund</u>						
General Fund	First Resource Bank	250,000.00	Certificate of Deposit	10/2/2024	4.500%	250,000.00
		28,410.13	Interest accrued			28,410.13
	Accrued interest - YTD	862.72				862.72
		<u>279,272.85</u>				<u>279,272.85</u>
General Fund	Fulton Bank	250,000.00	Certificate of Deposit	5/19/2024	4.750%	250,000.00
	Accrued interest - YTD	6,832.21	Interest accrued			6,832.21
		<u>256,832.21</u>				<u>256,832.21</u>
General Fund - ARPA	Presence Bank	250,000.00	Certificate of Deposit	6/15/2024	4.510%	250,000.00
	Accrued interest - YTD	5,425.92	Interest accrued			5,425.92
		<u>255,425.92</u>				<u>255,425.92</u>
General Fund - Meadow Creek	First Resource Bank	1,000,000.00	Certificate of Deposit	4/28/2024	4.750%	1,000,000.00
	Accrued interest - YTD	27,328.77	Interest accrued			27,328.77
		<u>1,027,328.77</u>				<u>1,027,328.77</u>
<u>Liquid Fuels Fund</u>						
Liquid Fuels	First Resource Bank	500,000.00	Certificate of Deposit	4/28/2024	4.750%	500,000.00
	Accrued interest - YTD	20,387.68	Interest accrued			20,387.68
		<u>520,387.68</u>				<u>520,387.68</u>
<u>Act 209 Fund</u>						
Act 209	First Resource Bank	1,000,000.00	Certificate of Deposit	4/28/2024	4.750%	1,000,000.00
	Accrued interest - YTD	27,328.77	Interest accrued			27,328.77
		<u>1,027,328.77</u>				<u>1,027,328.77</u>
<u>Sewer Fund - General Obligation Bonds (2014 Bonds)</u>						
Sewer Fund	PSDLAF	2,812,792.62	Collateralized CD Pool		0.100%	2,812,792.62
	Redemptions	(2,812,792.62)				(2,812,792.62)
	PSDLAF	83.59	MAX account (MMF)			83.59
	PSDLAF	-	MAX account (MMF)	-	0.02%	-
		<u>83.59</u>				<u>83.59</u>
<u>Capital Fund</u>						
Capital Fund	PSDLAF	1,500,000.00	Collateralized CD Pool		0.100%	1,500,000.00
	Redemptions	(1,535,000.00)				(1,535,000.00)
	MAX account (MMF)	40,109.71	MAX account (MMF)	-	0.02%	40,109.71
		<u>5,109.71</u>				<u>5,109.71</u>
	Fulton Bank - 2019 Bond Proceeds	5,598,727.66				5,598,727.66
	Used for projects/interest	<u>(5,598,727.11)</u>				<u>(5,598,727.11)</u>
		<u>0.55</u>				<u>0.55</u>
Total Capital Fund		<u>5,110.26</u>				<u>5,110.26</u>

Upper Uwchlan Township
Accounts Receivable
As of November 30, 2023

Engineering and Legal Receivables - 01-145-000-200 and 300

Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 11/30/2023	Total Amount Due 10/31/2023	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Alpha Phylte Fitness	827.55	827.55	-	-	-	827.55	-	827.55
Chester Co./Struble	3,405.22	3,899.97	-	-	-	3,405.22	-	3,405.22
McHugh	-	-	-	-	-	-	-	-
Hankin	3,102.50	3,102.50	-	-	-	3,102.50	-	3,102.50
Montesano	1,774.96	1,774.96	-	-	-	1,774.96	-	1,774.96
Toll Brothers	12,420.57	32,163.42	5,535.00	-	-	6,885.57	-	12,420.57
Natural Lands Trust	15,783.83	15,783.83	-	13,022.58	136.50	2,624.75	-	15,783.83
McKee	874.00	874.00	-	-	-	874.00	-	874.00
Moser	642.50	642.50	-	-	642.50	-	-	642.50
								-
Balance at November 30, 2023	\$ 38,831.13	\$ 59,068.73	\$ 5,535.00	\$ 13,022.58	\$ 779.00	\$ 19,494.55	\$ -	\$ 38,831.13

Upper Uwchlan Township
Accounts Receivable
As of November 30, 2023

Turf and Field Fees Receivable - Account 01-145-000-080 and 085

	Total Amount 11/30/2023	Total Amount 10/31/2023	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Marsh Creek Eagles	-	-	-	-	-	-	-	-
GEYA Soccer	-	-	-	-	-	-	-	-
Brandywine Rugby	-	-	-	-	-	-	-	-
Downingtown Rugby	-	-	-	-	-	-	-	-
Next Level Sports	40.00	40.00	-	-	-	40.00	-	40.00
Downingtown Dawgs Lacrosse	220.00	220.00	-	-	220.00	-	-	220.00
LYA LAX	-	200.00	-	-	-	-	-	-
Freedom LAX	-	-	-	-	-	-	-	-
Balance at November 30, 2023	\$ 260.00	\$ 460.00	\$ -	\$ -	\$ 220.00	\$ 40.00	\$ -	\$ 260.00

Upper Uwchlan Township
Accounts Receivable
As of November 30, 2023

Misc Accounts Receivable - Account 01-145-000-095

	Amount 11/30/2023	Amount 10/31/2023	Aging					Total
			Less than 30 days	30 days	60 days	90 days	180 days & over	
Franchise fees - 3Q	-	48,000.00	-	-	-			-
Duplicate payment - Pa employ taxes	4,266.54		4,266.54					4,266.54
PSATS overpayment - 3Q 2022	1,056.43	1,056.43	-	-		-	1,056.43	1,056.43
								-
Balance at November 30, 2023	<u>\$ 5,322.97</u>	<u>\$ 49,056.43</u>	<u>4,266.54</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,056.43</u>	<u>5,322.97</u>

Upper Uwchlan Township
General Fund
Balance Sheet
As of November 30, 2023

ASSETS

Cash

01-100-000-100	General Checking - Fulton Bank	\$	169,994.60
01-100-000-200	Meridian Bank		4,930,679.76
01-100-000-210	Meridian Bank - Payroll		111,435.17
01-100-000-220	Meridian Bank MMA - restricted		39,503.02
01-100-000-230	Meridian Bank - ARPA		620,725.10
01-100-000-250	Fulton Bank - Turf Field		262,571.50
01-100-000-260	Meridian Bank - Meadow Creek Lane		8,057.45
01-100-000-300	Petty Cash		300.00
	Total Cash		<u>6,143,266.60</u>

Investments

01-120-000-100	Certificate of Deposit - First Resource		279,272.85
01-120-000-110	Certificate of Deposit - Fulton		256,832.21
01-120-000-120	Certificate of Deposit - Meadow Creek		1,027,328.77
01-120-000-130	Certificate of Deposit - ARPA		255,425.92
			<u>1,818,859.75</u>

Accounts Receivable

01-145-000-020	Engineering Fees Receivable		10,675.29
01-145-000-021	Engineering Fees Receivable-CU		617.55
01-145-000-030	Legal Fees Receivable		25,010.29
01-145-000-040	R/E Taxes Receivable		7,579.36
01-145-000-050	Hydrant Tax Receivable		-
01-145-000-060	Domestic Relations Receivable		(5.54)
01-145-000-080	Field Fees Receivables		260.00
01-145-000-085	Turf Field Receivables		-
01-145-000-086	EIT Receivable		32,169.20
01-145-000-090	RE Transfer Tax Receivable		25,842.38
01-145-000-095	Misc accounts receivable		5,322.97
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		-
	Total Accounts Receivable		<u>107,471.50</u>

Other Current Assets

01-130-000-001	Due From Municipal Authority		141,505.82
01-130-000-003	Due From Liquid Fuels		-
01-130-000-004	Due from ACT 209 Fund		-
01-130-000-005	Due From Capital Fund		-
01-130-000-006	Due from Solid Waste Fund		-
01-130-000-007	Due from Water Resource Protection Fund		-
01-130-000-008	Due from the Sewer Fund		-
01-130-000-009	Due from Developer's Escrow Fund		460.00
01-131-000-000	Suspense Account		-
	Total Other Current Assets		<u>141,965.82</u>

Prepaid Expense

01-155-000-000	Prepaid expenses		26,907.45
	Total Prepaid Expense		<u>26,907.45</u>

Total Assets	\$	8,238,471.12
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Upper Uwchlan Township
General Fund
Balance Sheet
As of November 30, 2023

LIABILITIES AND FUND BALANCE

Accounts Payable

01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	912,796.08
	Total Accounts Payable	912,796.08

Other Current Liabilities

01-199-000-000	Suspense Account	-
01-210-000-000	Payroll Liabilities	-
01-210-000-001	Federal Tax Withheld	-
01-211-000-000	FICA Tax Withheld	-
01-212-000-000	Earned Income Tax W/H	8,666.63
01-214-000-000	Non-Uniform Pension	-
01-214-000-100	NU Pension Plan #2	-
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	-
01-218-000-000	Police Association Dues	3,040.00
01-219-000-000	LST Tax Withheld	30.00
01-220-000-000	State Unemployment W/H	482.73
01-221-000-000	Benefit Deduction-Aflac	(1,544.98)
01-221-000-100	Benefit Deduction-Aflac After Tax	724.80
01-222-000-000	457 Contribution Deduction	-
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	-
01-239-000-003	Due To Liquid Fuels	-
01-239-000-004	Due to Act 209 Fund	-
01-239-000-005	Due to Capital Fund	-
01-239-000-006	Due to Solid Waste Fund	-
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	6,241.79
01-258-000-000	Accrued Expenses	6,520.47
	Total Other Current Liabilities	24,161.44

Total Liabilities \$ **936,957.52**

EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	6,115,501.12
	Current Period Net Income (Loss)	373,090.88
	Total Equity	7,301,513.60

Total Fund Balance \$ **7,301,513.60**

Total Liabilities & Fund Balance \$ **8,238,471.12**

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	\$ 1,197,877.33	\$ 1,182,000.00	\$ 15,877.33	101.3%
01-301-000-013	Real Estate Tax Refunds	(352.55)	(3,000.00)	2,647.45	11.8%
01-301-000-030	Delinquent Real Estate Taxes	20,474.44	30,000.00	(9,525.56)	68.2%
01-301-000-071	Hydrant Tax	-	-	-	#DIV/0!
01-301-000-072	Delinquent Hydrant Taxes	-	500.00	(500.00)	0.0%
01-310-000-010	Real Estate Transfer Taxes	646,920.03	675,000.00	(28,079.97)	95.8%
01-310-000-020	Earned Income Taxes	4,756,498.28	4,500,000.00	256,498.28	105.7%
01-310-000-021	EIT commissions paid	(66,789.12)	(61,200.00)	(5,589.12)	109.1%
01-320-000-010	Building Permits	573,770.31	500,000.00	73,770.31	114.8%
01-320-000-011	Building Permits - credit card fees	-	-	-	#DIV/0!
01-320-000-020	Use & Occupancy Permit	11,005.00	12,000.00	(995.00)	91.7%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,900.00	2,000.00	(100.00)	95.0%
01-320-000-050	Refinance Certification Fees	2,350.00	3,000.00	(650.00)	78.3%
01-321-000-080	Cable TV Franchise Fees	146,724.36	200,000.00	(53,275.64)	73.4%
01-331-000-010	Vehicle Codes Violation	68,482.57	50,000.00	18,482.57	137.0%
01-331-000-011	Reports/Fingerprints	1,600.00	2,000.00	(400.00)	80.0%
01-331-000-012	Solicitation Permits	550.00	500.00	50.00	110.0%
01-331-000-050	Reimbursable Police Wages	4,496.88	5,000.00	(503.12)	89.9%
01-341-000-001	Interest Earnings	83,030.97	33,000.00	50,030.97	251.6%
01-342-000-001	Rental Property Income	22,000.00	24,000.00	(2,000.00)	91.7%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	123,367.96	300,000.00	(176,632.04)	41.1%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	6,089.81	6,500.00	(410.19)	93.7%
01-355-000-004	Alcoholic Beverage Tax	1,100.00	800.00	300.00	137.5%
01-355-000-005	State Aid, Police Pension	224,726.52	122,000.00	102,726.52	184.2%
01-355-000-006	State Aid, Non-Uniform Pension	60,840.00	60,000.00	840.00	101.4%
01-355-000-007	Foreign Fire Insurance Tax	113,022.86	95,000.00	18,022.86	119.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	12,320.00	6,000.00	6,320.00	205.3%
01-361-000-032	Fees from Engineering	21,801.88	50,000.00	(28,198.12)	43.6%
01-361-000-033	Admin Fees from Engineering	361.99	4,000.00	(3,638.01)	9.0%
01-361-000-035	Admin Fees from Legal	295.45	1,000.00	(704.55)	29.5%
01-361-000-036	Legal Services Fees	32,334.46	6,000.00	26,334.46	538.9%
01-361-000-038	Sale of Maps & Books	230.00	250.00	(20.00)	92.0%
01-361-000-039	Fire Inspection Fees	775.00	2,000.00	(1,225.00)	38.8%
01-361-000-040	Fees from Engineering - CU	-	20,000.00	(20,000.00)	0.0%
01-361-000-041	Property Inspection Fees	-	8,000.00	(8,000.00)	0.0%
01-361-000-042	Copies	14.50	100.00	(85.50)	14.5%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	350.80	500.00	(149.20)	70.2%
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	50.00	500.00	(450.00)	10.0%
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	31,785.00	30,000.00	1,785.00	106.0%
01-367-000-025	Turf Field Fees	41,060.00	45,000.00	(3,940.00)	91.2%
01-367-000-030	Community Events Donations	19,200.00	15,000.00	4,200.00	128.0%
01-367-000-040	History Book Revenue	75.00	200.00	(125.00)	37.5%
01-367-000-045	Upland Farms Barn Rental Fees	18,975.00	10,000.00	8,975.00	189.8%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	18,909.92	10,000.00	8,909.92	189.1%
01-380-000-010	Insurance Reimbursement	47,348.35	3,000.00	44,348.35	1578.3%
01-392-000-008	Municipal Authority Reimbursement	243,906.68	270,688.00	(26,781.32)	90.1%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
01-392-000-020	Transfer from Capital Fund	-	-	-	#DIV/0!
01-392-000-030	Transfer from Solid Waste Fund	-	-	-	#DIV/0!
01-395-000-000	Refund of Prior Year Expenses	2,838.26		2,838.26	#DIV/0!
	Total Revenue	\$ 8,492,317.94	\$ 8,222,438.00	\$ 269,879.94	103.3%
		8,542,751.03			
	GENERAL GOVERNMENT	50,433.09			
01-400-000-113	Supervisors Wages	\$ 9,750.00	\$ 9,750.00	\$ -	100.0%
01-400-000-150	Payroll Tax Expense	745.92	746.00	(0.08)	100.0%
01-400-000-320	Telephone	1,761.45	2,000.00	(238.55)	88.1%
01-400-000-340	Public Relations	2,602.80	2,000.00	602.80	130.1%
01-400-000-341	Advertising	2,686.92	7,500.00	(4,813.08)	35.8%
01-400-000-342	Printing	10,055.45	5,000.00	5,055.45	201.1%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	3,449.00	2,945.00	504.00	117.1%
01-400-000-352	Insurance-Liability	21,038.40	21,038.00	0.40	100.0%
01-400-000-420	Dues/Subscriptions/Memberships	6,801.00	4,375.00	2,426.00	155.5%
01-400-000-460	Meeting & Conferences	4,086.94	6,000.00	(1,913.06)	68.1%
01-400-000-461	Bank Fees	12,813.51	15,000.00	(2,186.49)	85.4%
01-400-000-463	Misc expenses	35,285.13	2,000.00	33,285.13	1764.3%
01-400-000-464	Wallace Twp. Tax Agreement	12,560.94	5,794.00	6,766.94	216.8%
		123,637.46	86,148.00	37,489.46	143.5%
	EXECUTIVE				
01-401-000-100	Administration Wages	524,559.72	561,178.00	(36,618.28)	93.5%
01-401-000-150	Payroll Tax Expense	40,933.20	42,930.00	(1,996.80)	95.3%
01-401-000-151	PSATS Unemployment Compensation	2,310.00	2,310.00	-	100.0%
01-401-000-156	Employee Benefit Expense	70,404.97	85,631.00	(15,226.03)	82.2%
01-401-000-157	ACA Fees	258.00	240.00	18.00	107.5%
01-401-000-159	Employer HSA Contribution	10,500.00	-	10,500.00	#DIV/0!
01-401-000-160	Non-Uniform Pension	35,922.60	35,923.00	(0.40)	100.0%
01-401-000-165	Employer 457 Match	-	12,000.00	(12,000.00)	0.0%
01-401-000-174	Tuition Reimbursements	589.29	6,300.00	(5,710.71)	9.4%
01-401-000-181	Longevity Pay	5,550.00	6,450.00	(900.00)	86.0%
01-401-000-183	Overtime Wages	8,781.52	5,000.00	3,781.52	175.6%
01-401-000-200	Supplies	22,504.66	15,000.00	7,504.66	150.0%
01-401-000-205	Meals & Meal Allowances	183.70	200.00	(16.30)	91.9%
01-401-000-215	Postage	1,368.00	4,500.00	(3,132.00)	30.4%
01-401-000-230	Gasoline & Oil	1,842.66	2,200.00	(357.34)	83.8%
01-401-000-235	Vehicle Maintenance	-	1,000.00	(1,000.00)	0.0%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	6,236.35	10,000.00	(3,763.65)	62.4%
01-401-000-317	Parking/Travel	392.15	1,200.00	(807.85)	32.7%
01-401-000-322	Ipod Expenses	31.08	600.00	(568.92)	5.2%
01-401-000-352	Insurance - Liability	269.52	270.00	(0.48)	99.8%
01-401-000-353	Insurance-Vehicle	402.72	403.00	(0.28)	99.9%
01-401-000-354	Insurance-Workers Compensation	2,318.20	685.00	1,633.20	338.4%
01-401-000-420	Dues/Subscriptions/Memberships	6,246.00	6,100.00	146.00	102.4%
01-401-000-450	Contracted Services	11,732.57	16,000.00	(4,267.43)	73.3%
		753,336.91	818,120.00	(64,783.09)	92.1%
	AUDIT				
01-402-000-450	Contracted Services	25,800.00	25,700.00	100.00	100.4%
		25,800.00	25,700.00	100.00	100.4%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
TAX COLLECTION					
01-403-000-110	Chester Co. Treasurer Expense	8,114.75	12,500.00	(4,385.25)	64.9%
01-403-000-200	Supplies	-	-	-	#DIV/0!
01-403-000-215	Postage	-	-	-	#DIV/0!
01-403-000-350	Insurance-Bonding	-	-	-	#DIV/0!
01-403-000-450	Contracted Services	-	400.00	(400.00)	0.0%
		8,114.75	12,900.00	(4,785.25)	62.9%
LEGAL					
01-404-000-305	Reimbursable Legal Fees - CU	21,075.46	500.00	20,575.46	4215.1%
01-404-000-310	Reimbursable Legal Fees	24,319.83	9,500.00	14,819.83	256.0%
01-404-000-311	Non Reimbursable Legal	18,799.68	45,000.00	(26,200.32)	41.8%
01-404-000-450	Contracted Services	2,301.00	5,000.00	(2,699.00)	46.0%
		66,495.97	60,000.00	6,495.97	110.8%
MUNICIPAL AUTHORITY ADMINISTRATOR					
01-406-000-100	Administrator Wages	73,348.59	86,400.00	(13,051.41)	84.9%
01-406-000-101	Employee Cost Transferred to MA	(76,989.45)	(93,395.00)	16,405.55	82.4%
01-406-000-150	Payroll Tax Expense	3,255.86	6,610.00	(3,354.14)	49.3%
01-406-000-151	PSATS Unemployment Compensation	385.00	385.00	-	100.0%
		(0.00)	-	(0.00)	#DIV/0!
TECHNOLOGY					
01-407-000-200	Supplies	14.99	2,000.00	(1,985.01)	0.7%
01-407-000-220	Software	57,423.57	76,401.00	(18,977.43)	75.2%
01-407-000-222	Hardware	6,109.97	16,000.00	(9,890.03)	38.2%
01-407-000-240	Web Page	6,679.93	6,000.00	679.93	111.3%
01-407-000-450	Contracted Services	60,624.79	62,720.00	(2,095.21)	96.7%
		130,853.25	163,121.00	(32,267.75)	80.2%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	350.80	25,000.00	(24,649.20)	1.4%
01-408-000-310	Reimbursable Engineering	18,281.19	75,000.00	(56,718.81)	24.4%
01-408-000-311	Traffic Engineering	35,899.85	25,000.00	10,899.85	143.6%
01-408-000-313	Non Reimbursable Engineering	64,998.78	30,000.00	34,998.78	216.7%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	16,017.42	10,000.00	6,017.42	160.2%
01-408-000-368	MS4 Expenses	3,226.25	-	3,226.25	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	-	-	-	#DIV/0!
		138,774.29	169,500.00	(30,725.71)	81.9%
TOWNSHIP PROPERTIES					
<u>Public Works Building</u>					
01-409-001-200	Supplies	627.06	1,000.00	(372.94)	62.7%
01-409-001-231	Propane & heating - PW bldg	285.74	15,000.00	(14,714.26)	1.9%
01-409-001-250	Maint & Repair	20,401.22	20,500.00	(98.78)	99.5%
01-409-001-320	Telephone	4,603.96	4,000.00	603.96	115.1%
01-409-001-351	Insurance - property	20,765.76	20,766.00	(0.24)	100.0%
01-409-001-360	Utilities	5,743.64	10,000.00	(4,256.36)	57.4%
01-409-001-450	Contracted Services	8,589.85	8,000.00	589.85	107.4%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	2,829.80	4,000.00	(1,170.20)	70.7%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	13,007.39	3,000.00	10,007.39	433.6%
01-409-003-320	Telephone	10,787.07	7,000.00	3,787.07	154.1%
01-409-003-351	Insurance Property	24,226.72	24,227.00	(0.28)	100.0%
01-409-003-360	Utilities	17,690.43	25,000.00	(7,309.57)	70.8%
01-409-003-380	Rent	-	-	-	#DIV/0!
01-409-003-385	Relocation Costs	-	-	-	#DIV/0!
01-409-003-450	Contracted Services	27,090.15	39,000.00	(11,909.85)	69.5%
<u>Milford Road</u>					
01-409-004-200	Supplies	814.36	500.00	314.36	162.9%
01-409-004-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-409-004-250	Maintenance & Repairs	390.12	2,000.00	(1,609.88)	19.5%
01-409-004-320	Telephone	3,423.05	3,000.00	423.05	114.1%
01-409-004-351	Insurance - property	3,460.96	3,461.00	(0.04)	100.0%
01-409-004-360	Utilities	1,011.20	1,000.00	11.20	101.1%
01-409-004-450	Contracted Services	1,567.00	500.00	1,067.00	313.4%
		167,315.48	198,954.00	(31,638.52)	84.1%
POLICE EXPENSES					
01-410-000-100	Police Wages	1,578,533.75	1,815,903.00	(237,369.25)	86.9%
01-410-000-110	Police Wages - WC reimbursement	-	-	-	#DIV/0!
01-410-000-150	Payroll Tax Expense	134,391.81	138,917.00	(4,525.19)	96.7%
01-410-000-151	PSATS Unemployment Compensation	6,889.64	7,700.00	(810.36)	89.5%
01-410-000-156	Employee Benefit Expense	395,200.07	413,159.00	(17,958.93)	95.7%
01-410-000-158	Medical Expense Reimbursements	10,909.83	10,000.00	909.83	109.1%
01-410-000-159	Employer HSA Contribution	39,000.00	-	39,000.00	#DIV/0!
01-410-000-160	Pension Expense	252,675.00	252,675.00	-	100.0%
01-410-000-165	Employer 457 Match	-	32,000.00	(32,000.00)	0.0%
01-410-000-174	Tuition Reimbursement	10,722.00	12,000.00	(1,278.00)	89.4%
01-410-000-181	Longevity Pay	25,500.00	32,050.00	(6,550.00)	79.6%
01-410-000-182	Education incentive	4,250.00	3,500.00	750.00	121.4%
01-410-000-183	Overtime - Patrol Functions	46,628.71	4,024.00	42,604.71	1158.8%
01-410-000-184	Overtime - Shift Coverage	37,116.19	15,000.00	22,116.19	247.4%
01-410-000-185	Overtime - Holiday Worked	30,442.31	35,976.00	(5,533.69)	84.6%
01-410-000-187	Courttime Wages	10,439.68	14,000.00	(3,560.32)	74.6%
01-410-000-190	ARPA - COVID Pay	10,750.00	12,000.00	(1,250.00)	89.6%
01-410-000-191	Uniform/Boot Allowances	14,550.00	17,700.00	(3,150.00)	82.2%
01-410-000-200	Supplies	15,539.25	12,000.00	3,539.25	129.5%
01-410-000-215	Postage	769.32	750.00	19.32	102.6%
01-410-000-230	Gasoline & Oil	48,327.49	50,000.00	(1,672.51)	96.7%
01-410-000-235	Vehicle Maintenance	29,016.30	20,000.00	9,016.30	145.1%
01-410-000-238	Clothing/Uniforms	32,783.23	39,282.00	(6,498.77)	83.5%
01-410-000-250	Maintenance & Repairs	1,979.24	-	1,979.24	#DIV/0!
01-410-000-260	Small Tools & Equipment	14,044.56	15,000.00	(955.44)	93.6%
01-410-000-311	Non-Reimbursable-Legal	-	-	-	#DIV/0!
01-410-000-316	Training/Seminar	16,807.54	20,000.00	(3,192.46)	84.0%
01-410-000-317	Parking & travel	740.10	1,000.00	(259.90)	74.0%
01-410-000-320	Telephone	4,909.94	7,000.00	(2,090.06)	70.1%
01-410-000-322	Ipad Expense	-	-	-	#DIV/0!
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	10,644.02	-	10,644.02	#DIV/0!

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
01-410-000-342	Police Accreditation	1,373.95	4,000.00	(2,626.05)	34.3%
01-410-000-352	Insurance - Liability	13,507.00	13,507.00	-	100.0%
01-410-000-353	Insurance - Vehicles	2,012.00	2,012.00	-	100.0%
01-410-000-354	Insurance - Workers Compensation	50,228.12	41,074.00	9,154.12	122.3%
01-410-000-420	Dues/Subscriptions/Memberships	1,472.80	1,000.00	472.80	147.3%
01-410-000-450	Contracted Services	26,681.84	16,700.00	9,981.84	159.8%
01-410-000-740	Computer/Furniture	10,049.17	8,000.00	2,049.17	125.6%
		2,888,884.86	3,068,929.00	(180,044.14)	94.1%
FIRE/AMBULANCE					
01-411-000-354	Insurance - Workers Compensation	-	23,000.00	(23,000.00)	0.0%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	79,616.48	70,000.00	9,616.48	113.7%
01-411-001-001	Ludwigs	99,196.00	99,196.00	-	100.0%
01-411-001-002	Lionville	99,360.00	99,360.00	-	100.0%
01-411-001-003	Lionville Capital	-	-	-	100.0%
01-411-001-004	Glenmoore	11,435.00	11,435.00	-	100.0%
01-411-001-005	E. Brandywine	21,279.00	46,279.00	(25,000.00)	46.0%
01-411-001-006	Reimbursement - Uwchlan Township	7,668.91	2,300.00	5,368.91	333.4%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-530	Contributions-Fire Relief	113,022.86	95,000.00	18,022.86	119.0%
		431,578.25	446,770.00	(15,191.75)	96.6%
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	58,000.00	58,000.00	-	100.0%
01-412-000-544	Uwchlan Ambulance - Capital	10,000.00	-	10,000.00	#DIV/0!
		68,000.00	58,000.00	10,000.00	117.2%
CODES ADMINISTRATION					
01-413-000-100	Code Administrator Wages	255,603.50	285,657.00	(30,053.50)	89.5%
01-413-000-150	Payroll Tax Expenses	20,154.88	21,853.00	(1,698.12)	92.2%
01-413-000-151	PSATS Unemployment Compensation	1,426.90	1,540.00	(113.10)	92.7%
01-413-000-156	Employee Benefit Expense	51,772.14	53,884.00	(2,111.86)	96.1%
01-413-000-159	Employer HSA Contribution	7,500.00	-	7,500.00	#DIV/0!
01-413-000-160	Pension	18,762.08	18,762.00	0.08	100.0%
01-413-000-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-413-000-181	Longevity Pay	2,700.00	5,400.00	(2,700.00)	50.0%
01-413-000-183	Overtime	2,497.11	2,000.00	497.11	124.9%
01-413-000-200	Supplies	2,026.26	2,000.00	26.26	101.3%
01-413-000-230	Gasoline & Oil	2,743.37	3,400.00	(656.63)	80.7%
01-413-000-235	Vehicle Maintenance	1,353.75	1,500.00	(146.25)	90.3%
01-413-000-316	Training/Seminar	881.88	3,000.00	(2,118.12)	29.4%
01-413-000-317	Parking/Travel	15.80	250.00	(234.20)	6.3%
01-413-000-320	Telephone	1,698.95	3,000.00	(1,301.05)	56.6%
01-413-000-322	Ipad Expense	115.17	500.00	(384.83)	23.0%
01-413-000-352	Insurance - Liability	269.52	270.00	(0.48)	99.8%
01-413-000-353	Insurance - Vehicle	402.72	403.00	(0.28)	99.9%
01-413-000-354	Insurance - Workers Compensation	2,318.20	685.00	1,633.20	338.4%
01-413-000-420	Dues/Subscriptions/Memberships	422.00	1,500.00	(1,078.00)	28.1%
01-413-000-450	Contracted Services	5,470.00	5,000.00	470.00	109.4%
01-413-000-460	Meetings & Conferences	-	1,000.00	(1,000.00)	0.0%
		378,134.23	417,604.00	(39,469.77)	90.5%
PLANNING & ZONING					
01-414-001-116	Compensation	-	-	-	#DIV/0!

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
01-414-001-200	Supplies	415.19	500.00	(84.81)	83.0%
01-414-001-301	Court Reporter	692.00	1,500.00	(808.00)	46.1%
01-414-001-315	Legal Fees	7,830.00	3,000.00	4,830.00	261.0%
01-414-001-365	Comp Plan Update	40,058.81	50,000.00	(9,941.19)	80.1%
01-414-001-366	Ordinance Update	-	20,000.00	(20,000.00)	0.0%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	1,187.08	500.00	687.08	237.4%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		50,183.08	78,500.00	(28,316.92)	63.9%
VILLAGE CONCEPT					
01-414-002-367	General Planning	57,412.28	1,000.00	56,412.28	5741.2%
		57,412.28	1,000.00	56,412.28	5741.2%
ZONING					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	1,463.00	2,000.00	(537.00)	73.2%
01-414-003-315	Legal Fees	2,565.00	6,000.00	(3,435.00)	42.8%
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		4,028.00	9,800.00	(5,772.00)	41.1%
EMERGENCY OPERATIONS					
01-415-000-200	Supplies	2,699.01	2,000.00	699.01	135.0%
01-415-000-260	Small Tools & Equipment	14.99	1,000.00	(985.01)	1.5%
01-415-000-316	Training/Seminar	1,024.80	1,200.00	(175.20)	85.4%
01-415-000-317	Parking/Travel	220.05	400.00	(179.95)	55.0%
01-415-000-320	Telephone	-	1,200.00	(1,200.00)	0.0%
01-415-000-330	Other Services/Charges	-	500.00	(500.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	216.00	50.00	166.00	432.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		4,174.85	7,850.00	(3,675.15)	53.2%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	4,458.85	4,776.00	(317.15)	93.4%
01-422-000-601	Contributions - DARC	24,189.00	25,398.00	(1,209.00)	95.2%
01-422-000-603	Downingtown Senior Center	-	2,000.00	(2,000.00)	0.0%
01-422-000-605	Natural Lands Trust	-	20,000.00	(20,000.00)	0.0%
		28,647.85	52,174.00	(23,526.15)	54.9%
SIGNS					
01-433-000-200	Supplies	5,315.75	5,000.00	315.75	106.3%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		5,315.75	6,000.00	(684.25)	88.6%
SIGNALS					
01-434-000-450	Contracted Services	23,267.80	35,200.00	(11,932.20)	66.1%
		23,267.80	35,200.00	(11,932.20)	66.1%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	436,815.16	521,773.00	(84,957.84)	83.7%
01-438-000-101	Employee Cost Allocated	(19,654.03)	(81,283.00)	61,628.97	24.2%
01-438-000-150	Payroll Tax Expense	35,024.22	39,916.00	(4,891.78)	87.7%
01-438-000-151	PSATS Unemployment Compensation	3,169.09	2,695.00	474.09	117.6%
01-438-000-156	Employee Benefit Expense	187,365.27	184,174.00	3,191.27	101.7%
01-438-000-159	Employer HSA Contribution	18,000.00	-	18,000.00	#DIV/0!

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
01-438-000-160	Pension	32,015.00	32,593.00	(578.00)	98.2%
01-438-000-165	Employer 457 Match	-	14,000.00	(14,000.00)	0.0%
01-438-000-181	Longevity	5,400.00	8,850.00	(3,450.00)	61.0%
01-438-000-183	Overtime Wages	5,414.67	26,000.00	(20,585.33)	20.8%
01-438-000-200	Supplies	56,149.98	49,000.00	7,149.98	114.6%
01-438-000-205	Meals & Meal Allowances	143.16	600.00	(456.84)	23.9%
01-438-000-230	Gasoline & Oil	33,433.49	45,000.00	(11,566.51)	74.3%
01-438-000-235	Vehicle Maintenance	27,138.20	20,000.00	7,138.20	135.7%
01-438-000-238	Uniforms	5,666.96	4,500.00	1,166.96	125.9%
01-438-000-245	Highway Supplies	12,383.68	9,600.00	2,783.68	129.0%
01-438-000-260	Small Tools & Equipment	9,597.17	9,600.00	(2.83)	100.0%
01-438-000-316	Training/Seminar	4,367.19	5,300.00	(932.81)	82.4%
01-438-000-317	Parking & travel	136.50	800.00	(663.50)	17.1%
01-438-000-320	Telephone	3,762.99	4,300.00	(537.01)	87.5%
01-438-000-322	Ipad Expense	498.17	1,200.00	(701.83)	41.5%
01-438-000-341	Advertising	1,562.22	-	1,562.22	#DIV/0!
01-438-000-342	Accreditation	336.99	5,000.00	(4,663.01)	6.7%
01-438-000-352	Insurance - Liability	1,439.20	1,439.00	0.20	100.0%
01-438-000-353	Vehicle Insurance	1,610.88	1,611.00	(0.12)	100.0%
01-438-000-354	Insurance - Workers Compensation	12,363.84	13,007.00	(643.16)	95.1%
01-438-000-420	Dues and Subscriptions	370.00	400.00	(30.00)	92.5%
01-438-000-450	Contracted Services	75,748.80	94,500.00	(18,751.20)	80.2%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	-	-	#DIV/0!
		950,258.80	1,014,575.00	(64,316.20)	93.7%
	<u>Public Works - Facilities Division</u>				
01-438-001-100	Wages	209,822.61	247,991.00	(38,168.39)	84.6%
01-438-001-101	Employee Costs Allocated	(156,730.72)	(220,095.00)	63,364.28	71.2%
01-438-001-150	Payroll Tax Expense	17,050.90	18,971.00	(1,920.10)	89.9%
01-438-001-151	PSATS Unemployment Compensation	2,964.62	2,695.00	269.62	110.0%
01-438-001-156	Employee Benefit Expense	36,214.44	48,545.00	(12,330.56)	74.6%
01-438-001-159	Employer HSA Contribution	7,500.00	-	7,500.00	#DIV/0!
01-438-001-160	Pension Expense	10,562.56	10,563.00	(0.44)	100.0%
01-438-001-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	3,450.00	3,450.00	-	100.0%
01-438-001-183	Overtime Wages	4,259.98	8,000.00	(3,740.02)	53.2%
01-438-001-200	Supplies	951.36	2,500.00	(1,548.64)	38.1%
01-438-001-230	Gasoline & Oil	18,547.61	12,000.00	6,547.61	154.6%
01-438-001-235	Vehicle Maintenance	10,662.09	6,500.00	4,162.09	164.0%
01-438-001-238	Uniforms	599.65	1,500.00	(900.35)	40.0%
01-438-001-260	Small Tools & Equipment	271.96	-	271.96	#DIV/0!
01-438-001-316	Training & Seminars	232.62	1,600.00	(1,367.38)	14.5%
01-438-001-352	Insurance - Liability	1,439.20	1,439.00	0.20	100.0%
01-438-001-353	Insurance - Vehicles	1,610.84	1,611.00	(0.16)	100.0%
01-438-001-354	Insurance - Workers Compensation	6,181.92	8,899.00	(2,717.08)	69.5%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		175,591.64	162,169.00	13,422.64	108.3%
	ROAD CONSTRUCTION				
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
PARK & RECREATION					
<i>Parks - General</i>					
01-454-000-150	Scholarships for Youth Groups	-	-	-	#DIV/0!
01-454-001-101	Park wages allocation	156,730.72	220,095.00	(63,364.28)	71.2%
01-454-001-200	Supplies	14,130.29	15,000.00	(869.71)	94.2%
01-454-001-201	Park & Rec Special Events	11,924.41	21,000.00	(9,075.59)	56.8%
01-454-001-202	Community Day	37,874.64	30,000.00	7,874.64	126.2%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	537.19	4,000.00	(3,462.81)	13.4%
01-454-001-250	Maintenance & Repairs	559.44	500.00	59.44	111.9%
01-454-001-260	Small Tools & Equipment	367.98	6,130.00	(5,762.02)	6.0%
01-454-001-316	Training/Seminars	-	1,000.00	(1,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	3,863.72	4,107.00	(243.28)	94.1%
01-454-001-420	Dues/Subscriptions/Memberships	-	300.00	(300.00)	0.0%
01-454-001-427	Waste Disposal	-	1,500.00	(1,500.00)	0.0%
01-454-001-450	Contracted Services	-	-	-	#DIV/0!
		225,988.39	303,632.00	(77,643.61)	74.4%
HICKORY PARK					
01-454-002-200	Supplies-Hickory	9,188.98	3,000.00	6,188.98	306.3%
01-454-002-231	Propane	-	3,000.00	(3,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	4,313.87	8,000.00	(3,686.13)	53.9%
01-454-002-351	Insurance-Property	6,921.92	6,922.00	(0.08)	100.0%
01-454-002-360	Utilities	2,802.74	5,000.00	(2,197.26)	56.1%
01-454-002-450	Contracted Services	51,704.67	20,000.00	31,704.67	258.5%
		74,932.18	45,922.00	29,010.18	163.2%
FELLOWSHIP FIELDS					
01-454-003-200	Supplies	1,146.83	3,000.00	(1,853.17)	38.2%
01-454-003-250	Maintenance & Repairs	5,541.36	10,000.00	(4,458.64)	55.4%
01-454-003-312	Engineering Fees	-	-	-	#DIV/0!
01-454-003-320	Telephone	1,374.89	2,500.00	(1,125.11)	55.0%
01-454-003-351	Insurance Property	6,921.92	6,922.00	(0.08)	100.0%
01-454-003-360	Utilities	9,515.69	12,000.00	(2,484.31)	79.3%
01-454-003-450	Contracted Services	22,084.00	38,000.00	(15,916.00)	58.1%
		46,584.69	72,422.00	(25,837.31)	64.3%
LARKINS FIELD					
01-454-004-200	Supplies-Larkins	21.66	500.00	(478.34)	4.3%
01-454-004-250	Maintenance & Repair	-	500.00	(500.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	3,985.00	3,000.00	985.00	132.8%
		4,006.66	4,000.00	6.66	100.2%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
UPLAND FARMS					
01-454-005-200	Supplies	7,725.20	7,500.00	225.20	103.0%
01-454-005-231	Propane & Heating Oil	22.99	5,000.00	(4,977.01)	0.5%
01-454-005-250	Repairs & Maintenance	34,519.61	50,000.00	(15,480.39)	69.0%
01-454-005-351	Insurance - Building	6,921.92	6,922.00	(0.08)	100.0%
01-454-005-360	Utilities	16,915.05	15,000.00	1,915.05	112.8%
01-454-005-450	Contracted Services	11,297.32	20,000.00	(8,702.68)	56.5%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		77,402.09	104,422.00	(27,019.91)	74.1%
	Total Parks and Recreation	428,914.01	530,398.00	(101,483.99)	80.9%
LIBRARY and EAC					
01-455-000-450	EAC Contracted Services	10,400.93	10,000.00	400.93	104.0%
01-456-000-530	Library Contributions	-	5,000.00	(5,000.00)	0.0%
		10,400.93	15,000.00	(4,599.07)	69.3%
HISTORICAL COMMISSIONS					
01-459-000-200	Supplies	11,980.36	2,500.00	9,480.36	479.2%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	4,062.00	1,500.00	2,562.00	270.8%
		16,042.36	5,000.00	11,042.36	320.8%
	Total Expenditures Before Operating Transfers	6,935,162.80	7,443,412.00	(508,249.20)	93.2%
	Excess of Revenues over Expenses Before Operating Transfers	1,557,155.14	779,026.00	778,129.14	199.9%
OPERATING TRANSFERS					
	Transfer from Turf Field Cash account	-	-	-	#DIV/0!
01-492-000-030	Transfer to Capital Projects Fund	884,064.26	450,000.00	434,064.26	196.5%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	300,000.00	300,000.00	-	100.0%
		1,184,064.26	750,000.00	434,064.26	157.9%
	Total Expenditures after Operating Transfers	8,119,227.06	8,193,412.00	(74,184.94)	99.1%
EXCESS OF REVENUES OVER EXPENSES		\$ 373,090.88	\$ 29,026.00	\$ 344,064.88	1285.4%

Upper Uwchlan Township
Liquid Fuels Fund
Balance Sheet
As of November 30, 2023

ASSETS

Cash		
04-100-000-000	Cash - Fulton Bank	\$ 707,888.23
	Total Cash	<u>707,888.23</u>
Investments		
04-120-000-100	Certificate of Deposit - Presence Bank	520,387.68
	Total Certificates of Deposit	<u>520,387.68</u>
Other Current Assets		
04-130-000-001	Due from General Fund	-
04-130-000-002	Due from Capital Fund	-
	Other Assets	-
	Total Other Current Assets	<u>-</u>
	Total Assets	\$ 1,228,275.91

LIABILITIES AND FUND BALANCE

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
	Other Liabilities	
04-230-000-010	Due To General Fund	-
04-252-000-000	Deferred Revenues	-
	Total Other Current Liabilities	<u>-</u>
	Total Liabilities	-
Equity		
04-272-000-001	Opening Balance Equity	192,790.66
04-272-000-002	Retained Earnings	974,460.81
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	61,024.44
	Total Equity	<u>1,228,275.91</u>
	Total Fund Balance	\$ 1,228,275.91
	Total Liabilities & Fund Balance	\$ 1,228,275.91

Upper Uwchlan Township
Liquid Fuels Fund
Statement of Revenues and Expenditures
For the Period Ending November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
04-341-000-000	Interest Earnings	\$ 52,979.77	\$ 7,000.00	45,979.77	757%
04-355-000-002	Motor Fuel Vehicle Taxes	401,446.69	393,350.00	8,096.69	102%
04-389-000-001	Winter Snow Agreement	692.76	600.00	92.76	115%
04-389-000-002	Turnback Maintenance	14,520.00	14,520.00	-	100%
	Total Revenues	\$ 469,639.22	\$ 415,470.00	\$ 54,169.22	1074%
EXPENDITURES					
Equipment					
04-400-000-074	Equipment Purchases	-	-	-	#DIV/0!
	Total Equipment	-	-	-	#DIV/0!
Snow					
04-432-000-239	Snow & Ice Supplies	19,641.49	75,000.00	(55,358.51)	26%
04-432-000-250	Vehicle Maintenance & Repair	-	4,000.00	(4,000.00)	0%
04-432-000-450	Snow & Ice Contracted Services	2,830.70	24,000.00	(21,169.30)	12%
	Total Snow	22,472.19	103,000.00	(80,527.81)	38%
Road Projects					
04-438-000-239	Road Project Supplies	-	31,000.00	(31,000.00)	0%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	Total Road Projects	-	31,000.00	(31,000.00)	#DIV/0!
Highway Construction					
04-439-001-250	Resurfacing	386,142.59	549,333.00	(163,190.41)	70%
04-439-002-250	Base Repairs - Pa. Drive	-	6,000.00	(6,000.00)	0%
	Total Highway Construction	386,142.59	555,333.00	(169,190.41)	0.70
	Total Expenditures	\$ 408,614.78	\$ 689,333.00	\$ (280,718.22)	59%
	Excess of Revenues over Expenditures	\$ 61,024.44	\$ (273,863.00)	\$ 334,887.44	-22%

Upper Uwchlan Township
Solid Waste Fund
Balance Sheet
As of November 30, 2023

ASSETS

Cash		
05-100-000-010	Meridian Bank	\$ 69,481.08
05-100-000-030	Cash - Fulton Bank	740,848.75
	Total Cash	<u>810,329.83</u>

Accounts Receivable

05-130-000-045	WIPP Receivable from MA	46,884.28
05-145-000-010	Solid Waste Receivable	129,387.67
05-145-000-095	Misc. Receivable	-
		<u>176,271.95</u>

Other Current Assets

05-130-000-010	Due from General Fund	-
05-130-000-020	Due from Capital Fund	-
05-130-000-050	Due from Municipal Authority	6,025.00
05-155-000-010	Prepaid Attorney Fees	-
	Other Assets	-
	Total Other Current Assets	<u>6,025.00</u>

Total Assets	\$	992,626.78
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LIABILITIES AND FUND BALANCE

Accounts Payable

05-200-000-020	Accounts Payable	-
05-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>

Other Current Liabilities

05-239-000-010	Due To General Fund	-
05-239-000-020	Due To Capital Fund	-
05-239-000-030	Due to Liquid Fuels Fund	-
05-239-000-040	Due to Act 209 Fund	-
05-239-000-050	Due to Municipal Authority	140.00
05-239-000-055	Due to Water Resource Protection Fund	-
05-252-000-010	Deferred Revenues	112,898.38
	Total Other Current Liabilities	<u>113,038.38</u>

Total Liabilities	113,038.38
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Equity

05-272-000-001	Opening Balance Equity	984,603.98
05-272-000-004	Unrestricted Net Assets	(266,446.24)
	Current Period Net Income (Loss)	161,430.66
	Total Equity	<u>879,588.40</u>

Total Fund Balance	\$	879,588.40
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Total Liabilities & Fund Balance	\$	992,626.78
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Upper Uwchlan Township
Solid Waste Fund
Statement of Revenues and Expenditures
For the Period Ending November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
05-341-000-000	Interest Earnings	\$ 23,757.85	\$ 1,600.00	22,157.85	1485%
05-364-000-010	Solid Waste Income	1,196,251.57	1,130,973.00	65,278.57	106%
05-364-000-015	Resident Refunds	(2,443.76)	-	(2,443.76)	#DIV/0!
05-364-000-020	Recycling Income	-	5,000.00	(5,000.00)	0%
05-364-000-025	Hazardous Waste Event	1,890.97	2,000.00	(109.03)	95%
05-364-000-030	Leaf Bags Sold	160.00	500.00	(340.00)	32%
05-364-000-035	Scrap Metal Sold	1,156.50	500.00	656.50	231%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	23,545.78	25,000.00	(1,454.22)	94%
05-380-000-000	Misc Income	-	-	-	#DIV/0!
	Total Revenues	\$ 1,244,318.91	\$ 1,165,573.00	\$ 78,745.91	#DIV/0!
EXPENDITURES					
Operations					
05-427-000-101	Employee Cost Allocation	19,654.03	20,535.00	(880.97)	96%
05-427-000-150	Bank Fees	215.00	200.00	15.00	108%
05-427-000-200	Supplies	(39.00)	2,000.00	(2,039.00)	-2%
05-427-000-210	Utility Billing Expenses	4,013.36	5,000.00	(986.64)	80%
05-427-000-220	Postage	2,315.25	2,300.00	15.25	101%
05-427-000-230	Toters	53,543.00	36,069.00	17,474.00	148%
05-427-000-314	Legal Fees	13,041.34	9,000.00	4,041.34	145%
05-427-000-316	Training & Seminars	-	500.00	(500.00)	0%
05-427-000-420	Dues/Subscriptions/Memberships	160.00	125.00	35.00	128%
05-427-000-450	Contracted Services - Solid Waste	420,259.36	457,665.00	(37,405.64)	92%
05-427-000-460	Contracted Services - Recycling	193,736.39	192,609.00	1,127.39	101%
05-427-000-700	Tipping Fees	239,363.18	283,000.00	(43,636.82)	85%
05-427-000-725	Tipping Fees - Recycling	49,310.74	52,000.00	(2,689.26)	95%
05-427-000-800	Recycling Disposal	392.00	9,000.00	(8,608.00)	4%
05-427-000-805	Electronic Waste Event	-	6,000.00	(6,000.00)	0%
05-427-000-810	Hazardous Waste Event	1,923.60	-	1,923.60	#DIV/0!
	Total Operations	997,888.25	1,076,003.00	(78,114.75)	93%
Operating Transfers					
05-492-000-030	Transfer to Capital Fund	85,000.00	85,000.00	-	100%
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	85,000.00	85,000.00	-	#DIV/0!
	Total Expenditures	\$ 1,082,888.25	\$ 1,161,003.00	\$ (78,114.75)	93%
	Excess of Revenues over Expenditures	\$ 161,430.66	\$ 4,570.00	\$ 156,860.66	3532%

Upper Uwchlan Township
Water Resource Protection Fund
Balance Sheet
As of November 30, 2023

ASSETS

Cash		
08-100-000-100	Cash - Fulton Bank	678,260.39
	Total Cash	<u>678,260.39</u>

Other Current Assets

08-130-000-010	Due from General Fund	-
08-130-000-020	Due from Municipal Authority	-
08-130-000-030	Due from Solid Waste Fund	-
08-145-000-095	Misc. Receivable	-
	Total Other Current Assets	<u>-</u>

Total Assets	\$	678,260.39
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LIABILITIES AND FUND BALANCE

Accounts Payable

08-200-000-000	Accounts Payable	-
08-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>

Other Current Liabilities

08-230-000-010	Due To General Fund	-
08-230-000-020	Due to Municipal Authority	-
08-230-000-030	Due to Capital Fund	-
	Deferred Revenues	-
	Total Other Current Liabilities	<u>-</u>

Total Liabilities		-
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Equity

08-272-000-100	Unrestricted Net Assets	419,662.12
08-272-000-200	Restricted Net Assets	-
	Current Period Net Income (Loss)	258,598.27
	Total Equity	<u>678,260.39</u>

Total Fund Balance	\$	678,260.39
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Total Liabilities & Fund Balance	\$	678,260.39
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Upper Uwchlan Township
Water Resource Protection Fund
Statement of Revenues and Expenditures
For the Period Ending November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
08-341-000-010	Interest Earnings	\$ 11,506.18	\$ 600.00	10,906.18	1918%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	-	-	-	#DIV/0!
08-361-000-100	Water Resource Protection Fees	-	-	-	#DIV/0!
08-392-000-010	Transfer from the General Fund	300,000.00	300,000.00	-	100%
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
08-395-000-000	Refund of Prior Year Expenditures	-	-	-	#DIV/0!
	Miscellaneous Revenue	-	-	-	#DIV/0!
	Total Revenues	\$ 311,506.18	\$ 300,600.00	\$ 10,906.18	104%
EXPENDITURES					
Operations					
08-404-000-310	Wage Allocation	-	60,748.00	(60,748.00)	0%
08-404-000-311	Legal Fees	58.00	-	58.00	#DIV/0!
08-406-000-010	Grant Application Fees	-	-	-	#DIV/0!
08-406-000-340	Public Relations	-	-	-	
08-408-000-010	Engineering	-	5,000.00	(5,000.00)	0%
08-408-000-020	Feasibility Studies	-	140,022.00	(140,022.00)	0%
08-420-000-035	Permits	2,500.00	-	2,500.00	#DIV/0!
08-420-000-260	Small Tools & Equipment	2,195.73	1,500.00	695.73	146%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	10,180.08	27,112.00	(16,931.92)	38%
08-446-000-230	Gasoline & Oil	-	2,400.00	(2,400.00)	0%
08-446-000-235	Vehicle maintenance	2,565.23	4,250.00	(1,684.77)	60%
08-446-000-250	Maintenance & Repair	20,091.76	25,600.00	(5,508.24)	78%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	15,317.11	30,000.00	(14,682.89)	51%
08-446-000-600	Construction	-	-	-	#DIV/0!
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Marsh Creek	-	-	-	#DIV/0!
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
	Total Operations	52,907.91	298,632.00	(245,724.09)	18%
Operating Transfers					
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	-	-	#DIV/0!
	Total Expenditures	\$ 52,907.91	\$ 298,632.00	\$ (245,724.09)	18%
	Excess of Revenues over Expenditures	\$ 258,598.27	\$ 1,968.00	\$ 256,630.27	13140%

Upper Uwchlan Township
Act 209 Fund
Balance Sheet
As of November 30, 2023

ASSETS

Cash		
09-100-000-010	Cash - Fulton Bank	\$ 58,014.56
	Total Cash	<u>58,014.56</u>
Investments		
09-120-000-100	Certificate of Deposit	<u>1,027,328.77</u>
	Total Certificates of Deposit	<u>1,027,328.77</u>
Other Current Assets		
09-130-000-000	Due from General Fund	-
09-130-000-001	Due from Capital Fund	-
09-191-000-000	Other Assets	-
	Reserve - Accounts Receivable	<u>-</u>
	Total Other Current Assets	<u>-</u>
Total Assets		\$ 1,085,343.33

LIABILITIES AND FUND BALANCE

Accounts Payable		
09-200-000-000	Accounts Payable	-
09-258-000-000	Accrued Expenses	<u>-</u>
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
09-297-000-000	Other Liabilities	-
09-297-000-001	Due To General Fund	-
09-297-000-002	Due To Capital Fund	<u>-</u>
	Total Other Current Liabilities	<u>-</u>
Total Liabilities		\$ -
Equity		
09-272-000-001	Opening Balance Equity	299,600.19
09-272-000-002	Permanently Restricted Net Assets	-
09-272-000-003	Retained Earnings	496,762.39
09-272-000-004	Temporarily Restricted Net Assets	-
09-272-000-005	Unrestricted Net Assets	251,305.53
	Current Period Net Income (Loss)	<u>37,675.22</u>
	Total Equity	<u>1,085,343.33</u>
Total Fund Balance		\$ 1,085,343.33
Total Liabilities & Fund Balance		\$ 1,085,343.33

Upper Uwchlan Township
Act 209 Fund
Statement of Revenues and Expenditures
For the Period Ended November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 37,850.22	\$ 1,000.00	\$ 36,850.22	3785.0%
09-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
09-354-000-140	Grant Revenue - State (ARLE)	-	-	-	#DIV/0!
09-379-000-010	Transportation Impact Fees	-	-	-	#DIV/0!
09-379-000-020	Transportation Impact Fees - Reserve	-	-	-	#DIV/0!
09-380-000-000	Misc Revenue	-	-	-	#DIV/0!
09-395-000-100	Transfer from General Fund	-	-	-	#DIV/0!
09-395-000-200	Transfer from Capital Fund	-	-	-	#DIV/0!
	Total Revenue	37,850.22	1,000.00	36,850.22	#DIV/0!
09-427-000-150	Bank Fees	175.00			#DIV/0!
09-489-000-000	Arle Grant - Act 209	-	-	-	#DIV/0!
09-489-000-010	Engineering Fees	-	-	-	#DIV/0!
09-489-000-020	Construction	-	-	-	#DIV/0!
09-489-000-045	Contracted Services	-	-	-	#DIV/0!
09-489-000-600	Capital Construction	-	-	-	#DIV/0!
	Total Expenditures	175.00	-	-	#DIV/0!
	Excess of Revenues over Expenditures	\$ 37,675.22	\$ 1,000.00	\$ 36,850.22	#DIV/0!

Upper Uwchlan Township

Sewer Fund

Balance Sheet

As of November 30, 2023

ASSETS

Cash

15-100-000-100	Cash - Fulton Bank	\$	108,766.62
15-100-000-200	Cash - Construction Fund (PSDLAF)		83.59
	Total Cash		108,850.21

Other Current Assets

15-130-000-001	Due from General Fund	-
15-130-000-002	Due from Municipal Authority	-
15-136-000-100	Interest Receivable	-
	Other Assets	-
	Total Other Current Assets	-

Long-Term Assets

15-130-000-005	Due from Municipal Authority - 2019 Bonds	5,205,556.07
15-161-000-100	Sewer Easements	-
15-163-000-100	Capital Assets - Plant	26,377,547.00
15-163-000-110	Construction in Progress	74,706.00
15-163-000-200	Capital Assets - Expansion	116,592.00
15-163-000-500	Accumulated Depreciation	(5,452,719.40)
15-157-000-100	Discount on Bonds - Series of 2019	16,587.35
15-157-000-110	OID Amortization - Series of 2019	(2,883.64)
		26,335,385.38

Total Assets	\$	26,444,235.59
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LIABILITIES AND FUND BALANCE

Current Liabilities

15-200-000-000	Accounts Payable	-
15-230-000-001	Due To General Fund	-
15-230-000-002	Due to Municipal Authority	-
15-258-000-000	Accrued Expenses	-
15-258-000-045	Retainage Payable	-
15-258-000-100	Interest Payable on Bonds - 2014	-
15-258-000-105	Interest Payable on Bonds - 2019	-
15-258-000-110	Interest Payable on Bonds - Series A of 2019	-
	Total Accounts Payable	-

Long Term Liabilities

15-261-000-100	General Obligation Bonds- Series of 2014	-
15-261-000-105	General Obligation Bonds- Series of 2019	5,155,000.00
15-261-000-110	General Obligation Bonds- Series A of 2019	4,235,000.00
15-261-000-200	Premium on Bonds - Series of 2014	86,933.00
15-261-000-210	Premium on Bonds - Series A of 2019	132,902.90
15-261-000-250	Accrued Amortization on Bond Premium - 2014	-
15-261-000-260	Accrued Amortiz on Bond Premium - Series of 2019	(28,241.86)
		9,581,594.04

Total Liabilities	\$	9,581,594.04
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Equity

15-272-000-100	Unrestricted Net Assets	16,585,287.52
	Current Period Net Income (Loss)	277,354.03
	Total Equity	16,862,641.55

Total Fund Balance	\$	16,862,641.55
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Total Liabilities & Fund Balance	\$	26,444,235.59
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Upper Uwchlan Township
Sewer Fund
Statement of Revenues and Expenditures
For the Period Ending November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
15-341-000-000	Interest Earnings	\$ 3,534.16	\$ 1,000.00	2,534.16	353%
15-342-000-100	Operations Mgmt Agreement Fees - 2014 bonds	-	-	-	#DIV/0!
15-342-000-200	Operations Mgmt Agreement Fees - 2019 bonds	234,943.50	235,244.00	(300.50)	100%
15-342-000-300	Operations Mgmt Agreement Fees - Series A of 2019 (MA)	332,515.13	332,700.00	(184.87)	100%
Total Revenues		\$ 570,992.79	\$ 568,944.00	\$ 2,048.79	#DIV/0!
EXPENDITURES					
General					
15-400-000-461	Bank Fees	1,000.00	800.00	200.00	125%
15-400-000-463	Misc Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		1,000.00	1,800.00	(800.00)	1.25
Bond expenses					
15-472-000-100	Bond Interest Expense - Series of 2014	-	-	-	#DIV/0!
15-472-000-105	Bond Interest Expense - Series of 2019	187,839.87	205,244.00	(17,404.13)	92%
15-472-000-110	Bond Interest Expense - Series A of 2019	107,706.78	117,700.00	(9,993.22)	92%
15-472-000-200	Bond Issuance Costs	-	-	-	#DIV/0!
15-472-000-300	Bond Amortization Expense - 2014 Bonds	-	-	-	#DIV/0!
15-472-000-305	Bond Amortization Expense - 2019 Bonds	414.68	829.00	(414.32)	50%
15-472-000-310	Bond Amortization Expense - 2019A Bonds	(3,322.57)	(6,645.00)	3,322.43	50%
Total Debt Expenses		292,638.76	317,128.00	(27,397.35)	#DIV/0!
Other					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Total Expenditures before Transfers		\$ 293,638.76	\$ 318,928.00	\$ (28,197.35)	92%
Transfers					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
Total Transfers		-	-	-	#DIV/0!
Total Expenditures and Transfers		293,638.76	318,928.00	(28,197.35)	#DIV/0!
Excess of Revenues over Expenditures		\$ 277,354.03	\$ 250,016.00	\$ 30,246.14	111%

Upper Uwchlan Township
Capital Projects Fund
Balance Sheet
As of November 30, 2023

ASSETS

Cash			
30-100-000-010	Cash - Fulton Bank	\$	342,367.10
30-100-000-020	PSDLAF		5,109.71
30-110-000-100	Fulton Bank - 2019 Bond Proceeds		
30-110-000-200	Fulton Bank - 2019 Bond Proceeds - ICS		0.55
	Total Cash		<u>347,477.36</u>

Accounts Receivable

30-130-000-001	Due from General Fund		-
30-130-000-002	Due From Municipal Authority		-
30-130-000-003	Due from Escrow Fund		-
30-130-000-004	Due from Solid Waste Fund		-
30-130-000-005	Due From Liquid Fuels Fund		-
30-130-000-006	Due from Act 209 Fund		-
30-130-000-007	Due from Water Resource Protection Fund		-
30-130-000-008	Due from MA Capital Fund		15,100.00
	Total Accounts Receivable		<u>15,100.00</u>

Other Current Asset

30-155-000-000	Prepaid Expenses		17,500.00
30-191-000-000	Other Assets		-
	Total Other Current Asset		<u>17,500.00</u>

Total Assets		\$	380,077.36
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LIABILITIES AND FUND BALANCE

Accounts Payable

30-200-000-000	Accounts Payable		-
30-258-000-000	Accrued Expenses		-
30-258-000-100	Interest Payable - 2019 Bonds		-
30-261-000-100	General Obligation Bonds - Series of 2019		4,730,000.00
30-261-000-150	Premium on GO Bonds - Series of 2019		247,103.30
30-261-000-160	Accrued Amortization - Series of 2019		(49,420.65)
	Total Accounts Payable		<u>4,927,682.65</u>

Long Term Liabilities

30-297-000-000	Other Liabilities		-
	Total Long Term Liabilities		<u>-</u>

Other Current Liabilities

30-230-000-000	Due to General Fund		-
30-230-000-001	Due To Liquid Fuels		-
30-230-000-002	Due to Act 209		-
30-230-000-003	Due to Solid Waste Fund		-
30-230-000-004	Due to Municipal Authority		-
30-230-000-005	Due To Escrow Fund		-
	Total Other Current Liabilities		<u>-</u>

Total Liabilities		\$	4,927,682.65
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Equity

30-272-000-001	Opening Balance Equity		948,398.39
30-272-000-004	Unrestricted Net Assets		(5,173,139.86)
	Current Period Net Income (Loss)		(322,863.82)
	Total Equity		<u>(4,547,605.29)</u>

Total Fund Balance		\$	(4,547,605.29)
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Total Liabilities & Fund Balance		\$	380,077.36
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Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending November 30, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
30-341-000-000	Interest Earnings	\$ 17,103.42	\$ 10,000.00	7,103.42	171%
30-354-000-010	Grant Revenue - County	-	-	-	#DIV/0!
30-354-000-020	Grant Revenue - State	-	100,000.00	(100,000.00)	0%
30-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
30-354-000-040	Grant Revenue - Other	-	5,800.00	(5,800.00)	0%
30-391-000-100	Sale of Fixed Assets	34,381.00	5,000.00	29,381.00	688%
30-392-000-001	Transfer from General Fund	884,064.26	450,000.00	434,064.26	196%
30-392-000-005	Transfer from Solid Waste Fund	85,000.00	85,000.00	-	100%
30-392-000-020	Transfer from Act 209 Fund	-	-	-	#DIV/0!
30-392-000-030	Transfer from the Municipal Authority	-	-	-	#DIV/0!
30-393-000-000	Capital Income	118,544.00	-	118,544.00	#DIV/0!
30-393-000-020	Proceeds from Long Term Debt	-	-	-	#DIV/0!
30-393-000-400	Other financing sources	10,000.00	-	10,000.00	#DIV/0!
		1,149,092.68	655,800.00	493,292.68	175%
Total Revenues		\$ 1,149,092.68	\$ 655,800.00	\$ 493,292.68	175%
CAPITAL EXPENSES					
Township Properties					
30-409-000-700	Capital Purchases-General	-	-	-	#DIV/0!
30-409-001-700	Capital Purchases-Executive	-	-	-	#DIV/0!
30-409-002-600	Capital Construction - Township Bldg	-	-	-	#DIV/0!
30-409-002-610	Township Bldg Expansion 2018-2020	-	-	-	#DIV/0!
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	-	-	-	#DIV/0!
30-409-003-700	Capital Purchases - PW Bldg	7,050.00	-	7,050.00	#DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	#DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	#DIV/0!
	Total Township	7,050.00	-	7,050.00	#DIV/0!
Police					
30-410-000-700	Capital Purchases- Police	320,496.25	182,840.00	137,656.25	175%
	Future Purchase	-	-	-	#DIV/0!
		320,496.25	182,840.00	137,656.25	175%
Codes					
30-413-000-700	Capital Purchases	-	34,000.00	(34,000.00)	0%
		-	34,000.00	(34,000.00)	0%
Emergency Management					
30-415-000-700	Capital Purchases	3,696.30	-	3,696.30	#DIV/0!
		3,696.30	-	3,696.30	#DIV/0!
Public Works					
30-438-000-700	Capital Purchases-Vehicles	-	-	-	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	450,427.64	149,800.00	300,627.64	301%
	Total Public Works	450,427.64	149,800.00	300,627.64	#DIV/0!
Roads					
30-502-434-700	Traffic Signals	136,326.34	-	136,326.34	#DIV/0!
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	-	-	#DIV/0!
		136,326.34	-	136,326.34	#DIV/0!

Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending November 30, 2023

Parks					
<i>All Parks</i>					
30-454-000-700	Capital Purchases - All Parks	814.37	25,198.00	(24,383.63)	3%
<i>Hickory Park</i>					
30-454-001-600	Capital Construction - Hickory	81,276.69	500,000.00	(418,723.31)	16%
30-454-001-700	Capital Purchases - Hickory	-	-	-	#DIV/0!
<i>Fellowship Fields</i>					
30-454-002-600	Capital Construction - Fellowship	37,718.19	-	37,718.19	#DIV/0!
30-454-002-700	Capital Purchases - Fellowship	10,750.00	-	10,750.00	#DIV/0!
<i>Larkins Field</i>					
30-454-003-600	Capital Construction - Larkins	-	-	-	#DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	-	#DIV/0!
<i>Upland Farms</i>					
30-454-004-600	Capital Construction - Upland	239,995.00	200,000.00	39,995.00	120%
30-454-004-610	Fund Raising - Upland	-	-	-	#DIV/0!
30-454-004-700	Capital Purchases - Upland	-	-	-	#DIV/0!
<i>Village of Eagle Pocket Park</i>					
30-506-000-100	Design	-	-	-	
30-506-000-600	Capital Construction	-	-	-	#DIV/0!
30-506-000-700	Capital Purchases	-	-	-	#DIV/0!
	Total Parks Capital	370,554.25	725,198.00	(354,643.75)	51%
Trails					
30-455-000-650	Grant-Trails/Bridge - Struble Trail	20,000.00	50,000.00	(30,000.00)	40%
30-455-000-651	Phase IV-Pk Rd Trail	-	-	-	#DIV/0!
30-455-000-652	Side Path Project	-	-	-	#DIV/0!
	Total Trails	20,000.00	50,000.00	(30,000.00)	40%
Debt Service					
30-472-000-100	Interest Expense - Series of 2019	169,583.30	185,000.00	(15,416.70)	92%
30-472-000-200	Cost of Issuance - Series of 2019	-	-	-	#DIV/0!
30-472-000-300	Bond Amortization Expense - Series of 2019	(6,177.58)	(12,355.00)	6,177.42	50%
30-500-471-003	Capital Lease - Principal	-	-	-	#DIV/0!
30-500-472-003	Capital Lease - Interest	-	-	-	#DIV/0!
	Total Debt Service	163,405.72	172,645.00	(9,239.28)	95%
Village Concept					
30-506-000-100	Design - Village of Eagle	-	-	-	#DIV/0!
30-506-000-600	Construction - Village of Eagle	-	-	-	#DIV/0!
30-507-000-010	Misc Expenses	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Total Expenditures before Operating Transfers		\$ 1,471,956.50	\$ 1,314,483.00	\$ 157,473.50	112%
Operating Transfers					
30-505-000-010	Transfers to the General Fund	-	-	-	#DIV/0!
30-505-000-020	Transfers to the Solid Waste Fund	-	-	-	#DIV/0!
30-505-000-030	Transfers to the Act 209 Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	-	-	#DIV/0!
Excess of Revenues over Expenditures and Operating Transfers		\$ (322,863.82)	\$ (658,683.00)	\$ 335,819.18	49.02%

**Upper Uwchlan Township
Developers Escrow Fund
Balance Sheet
As of November 30, 2023**

ASSETS

Cash		
40-100-000-100	Cash - Fulton Bank	\$ 311,859.79
	Total Cash	311,859.79
Other Current Assets		
40-130-000-010	Due from General Fund	(3,201.93)
40-130-000-020	Due from Solid Waste Fund	-
40-130-000-030	Due from Municipal Authority	-
	Total Other Current Assets	(3,201.93)
Total Assets		\$ 308,657.86

LIABILITIES AND FUND BALANCE

Accounts Payable		
40-200-000-000	Accounts Payable	-
	Total Accounts Payable	-
Other Current Liabilities		
40-230-000-010	Due To General Fund	460.00
40-230-000-020	Due to Solid Waste Fund	-
40-230-000-030	Due to Municipal Authority	13,658.07
	<u>Due to Developers:</u>	
40-248-000-001	Toll Brothers	-
40-248-000-004	Columbia Gas Transmission LLC	8,150.24
40-248-000-005	Chester County - Radio Tower	-
40-248-000-006	Executive Land Holdings	-
40-248-000-007	Park Road Townhomes	-
40-248-000-009	Open Community Corp.	(20,197.91)
40-248-000-010	Sunoco Reed Road	4,147.14
40-248-000-011	McHugh	-
40-248-000-012	Marsh Lea	-
40-248-000-013	Eagle Pointe	-
40-248-000-014	Grashof	-
40-248-000-015	McKee Fettes	-
40-248-000-017	Vantage Point Retirement	2,008.61
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	-
40-248-000-020	Milford Rd. Associates	-
40-248-000-021	Townes at Chester Springs	-
40-248-000-022	Eagle Village Parking	-
40-248-000-023	Fish Eye	17,931.66
40-248-000-024	Jankowski	-
40-248-000-025	Eagleview Lot 1C	(1,728.75)
40-248-000-026	Lot 1B Maintenance Area	198.28
40-248-000-027	122 Oscar Way	-
40-248-000-028	Commercial 5C	-
40-248-000-030	Profound Technologies	-
40-248-000-031	Windsor Baptist Church	4,198.96
40-248-000-032	Eagle Village Parking Expansion	-
40-248-000-033	Chester Springs Crossing	8.81
40-248-000-034	Starbucks @ Eaglepoint Village	-
40-248-000-035	The Preserve at Marsh Creek SD	(17,284.81)
40-248-000-036	McKee Toll Traffic Impact Fee	63.75
40-248-000-500	Gunner Properties Performance	-
40-248-000-038	Enclave at Chester Springs	7,723.34
40-248-000-039	164 Byers Rd QBD	(2,212.85)

**Upper Uwchlan Township
Developers Escrow Fund
Balance Sheet
As of November 30, 2023**

40-248-000-040	Aurora Greenridge	-
40-248-000-041	Aurora Greenridge	-
40-248-000-042	DeWees 363 Byers Road	-
40-248-000-043	Black Horse Farm	(95.23)
40-248-000-044	Aecom Technology	-
40-248-000-045	11 Senn Drive Parking	355.56
40-248-000-046	Byers Station Parcel 5C Lot 2B	2,783.39
40-248-000-047	461 Font Road	-
40-248-000-048	301 Park Road	4,077.55
40-248-000-049	Eagleview Lot 1A	241.81
40-248-000-050	Eagle Animal Hospital	(138.92)
40-248-000-051	Rockhill Real Estate Enterprises	2,132.08
40-248-000-052	100 Greenridge Road	3,128.24
40-248-001-019	Villages Dedication	21,430.91
40-248-001-032	Gunner Parking Exp Construction	-
40-248-001-033	Crossings Dedication	16.86
40-248-001-035	The Preserve at Marsh Creek Sewer	56,033.57
40-248-001-038	Enclave at Chester Springs site	57,656.56
40-248-002-035	PMC Sewer Phase III	(8,309.64)
40-248-002-038	Enclave Station Blvd Improvements	157,473.15
40-248-003-035	PMC Construction Phase III	(5,252.57)

		308,657.86
Total Other Current Liabilities		

40-258-000-000	Accrued Expenses	-
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	Total Liabilities	\$ 308,657.86
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Equity

40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	-
	Total Equity	-

	Total Fund Balance	\$ -
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	Total Liabilities & Fund Balance	\$ 308,657.86
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Upper Uwchlan Township
 Developers Escrow Fund
 Statement of Revenues and Expenditures
 For the Period Ended November 30, 2023

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 4,013.97	\$ -	\$ 4,013.97	-
40-341-000-010	Interest Income - allocated to Developers	(4,013.97)	-	(4,013.97)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
		-	-	-	-
	Total Revenue	-	-	-	-
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
	Total Expenditures	-	-	-	-
	Excess of Revenues over Expenditures	\$ -	\$ -	\$ -	-



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: December 15, 2023

To: Tony Scheivert - Township Manager
Board of Supervisors

From: David Leh, P.E.

The following is an overview of engineering activities for the previous month:

241 Park Road – The applicant has submitted a conditional use / land development application for the construction of a 6,000 SF daycare facility. The plans are currently under review by the consultants for consideration by the Planning Commission at their January 11th meeting.

640 Little Conestoga Road (Wertz Property) – The Pennsylvania Turnpike Commission has submitted a three (3) lot subdivision for this property. The plans are currently under review by the consultants for consideration by the Planning Commission at their January 11th meeting.

Construction continues at the following developments with no significant issues:

- Byers Station (Parcel 6C) (Vantage Point)
- Eagleview (Lot 1C)
- Preserve at Marsh Creek



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: December 15, 2023

To: Board of Supervisors

From: David Leh, P.E.

Bold items have been additions since our last report.

100 Greenridge Road (Toll) – The Board granted approval for the Conditional Use for a 64-home subdivision at their October 11th, 2022, meeting. Toll Brothers has now submitted Preliminary Land Development Plans for the project. Consistent with the conditional use approval, 64 homes are proposed. The Planning Commission accepted the plans at their April 13, 2023 meeting. The plans have been reviewed by the Township Consultants and a review letter has been issued. The Zoning Hearing Board's decision regarding the disturbance of Prohibitive Steep Slopes has been appealed.

241 Park Road – The applicant has submitted a conditional use / land development application for the construction of a 6,000 SF daycare facility. The plans are currently under review by the consultants for consideration by the Planning Commission at their January 11th meeting.

260 Moore Road – The applicant has submitted a Conditional Use Application for adaptive reuse of an existing barn on this property to a facility which will contain office space and a coffee shop. The project was reviewed by the Planning Commission and consultants. A staff meeting was held with the Applicant on October 19th to discuss the project in general, as well as the consultants' comments. The Applicant has issued an extension for the holding of their Conditional Use Hearing while they further consider their proposal. Based on a May 10th, 2022, e-mail from the applicant's attorney to Gwen Jonik, the applicant is considering various options, and it may be some time before they move forward with an application.

301 Park Road (PJ Reilly) - A preliminary land development plan has been submitted by PJ Reilly Contractors for a new 8,400 SF office and equipment storage facility. The plan was reviewed by the consultants and the Planning

Reference: Development Update

File No. 9991080

December 15, 2023

Commission at their December 8th meeting. No action was taken. Revised plans were reviewed by The Planning Commission at their April 13, 2023 meeting, no action was taken. The applicant will be making an application to the Zoning Hearing Board for zoning relief prior to returning to the Planning Commission. A hearing was held on August 30, 2023, regarding the requested zoning relief.

595 Fellowship Road (Spackman)- A two (2) lot Minor Subdivision Application has been submitted for this property. The parcel is bisected by the township line with West Vincent Township and currently contains an existing home. The Applicant proposed to maintain the existing home, which is located in Upper Uwchlan Township, and construct a new home on the newly created lot, which will be located in West Vincent Township. The Board granted Final Approval at their September 19th, 2022, meeting.

Byers Station (Parcel 5C – Lot 2A)- [Enclave at Chester Springs] – This is the 55 Unit Townhouse development being constructed by Toll on Lot 2A of Byers Station. Final paving has been completed. The performance bond was released at the Board of Supervisor's October 16th meeting. The project will not enter the maintenance period until the Station Boulevard crosswalk is completed. **The pedestrian path from Station Boulevard to the trail on the Pickering Valley Elementary School Property has been completed. The signal equipment is still needed for the completion of the crosswalk.**

Byers Station (Parcel 5C – Lot 2B)- [Commercial] – An Amended PRD Application has been submitted for the undeveloped commercial portion of the site. The plan proposes a 10,500 SF daycare facility, an 1,820 SF freestanding eating and drinking establishment, and 13,200 SF of additional retail space. The Board granted Amended Final Plan Approval at their September 19, 2022 meeting. Revised plans have been submitted to the consultants to verify all outstanding comments have been satisfactorily addressed. **We met with the applicant to discuss the potential of phasing the construction of this property. The Applicant will be before the Board in the near future to discuss.**

Byers Station (Lot 6C)- Vantage Point – The Applicant has received Final PRD Approval at the Board of Supervisors April 20th, 2020, meeting for a 36,171 SF, 3 story retirement facility. Construction continues.

Eagleview Lot 1A – Hankin has submitted a Preliminary / Final Land Development Application for a one-story, 60,600 SF Flex Use office / warehouse building to be located along Sierra Drive. The plan was reviewed by the Planning Commission at their March 9th meeting. No action was taken with regard to plan approval;

Reference: Development Update

File No. 9991080

December 15, 2023

however, the Planning Commission did recommend the granting of several waivers. The Board granted the requested waivers at their March 20, 2023 meeting. Revised land development plans have been submitted and reviewed by the consultants. The Board granted Preliminary / Final Approval to the application at their June 19, 2023 meeting. Revised plans have been submitted for review prior to recording.

Eagleview Lot 1C– This project proposes a 113,000 SF Flex Office building. The Board granted Final Land Development Approval at their November 19th, 2018, meeting. Site and building construction had been paused due to loss of tenant but has now once again commenced.

Preserve at Marsh Creek (Fetters Property) - The Board granted Final Land Development Approval at their October 16th, 2017, meeting. Site construction continues in all 3 phases. (i.e.- The entire development) We have received grading permit applications for **261** of the 375 building units to date.

QBD Ventures – This project proposes a two-story 4,400 SF office building on an existing residential parcel along Byers Road just east of Graphite Mine Road. The Board granted Preliminary / Final Approval to the plan for their August 16th, 2010. The Applicant has now submitted an updated plan for re-approval. The plans were reviewed by the Planning Commission at their March 11th, 2021, meeting; however, no action was taken. The Applicant has now obtained their Highway Occupancy Permit from Pa-DOT and submitted revised land development plans to the Township for review. The revised plans were reviewed by the Planning Commission at their September 14th meeting where Preliminary Approval was recommended. Further revised plans were reviewed by the Planning Commission at their October 12th meeting where Final Plan Approval was recommended. The Applicant will attend the Board's November 20th meeting requesting same.

Struble Trail Extension – Chester County has submitted an application to reopen the Conditional Use Hearing as well as land development plans to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission reviewed the application at their June 13th, 2019, and July 11th, 2019, meetings and recommended Conditional Use Approval as well as Preliminary Land Development approval. The County has submitted revised land development plans which have been reviewed by the consultants. The Planning Commission reviewed the application at their June 8th meeting and recommended conditional use as well as Preliminary / Final Land Development Approval. The Board granted conditional Use and land development

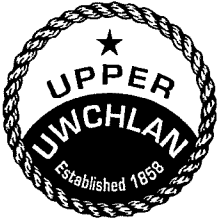
Reference: Development Update

File No. 9991080

December 15, 2023

approval at their July 17th Meeting. The County has now made application to Pa-DOT for a Highway Occupancy Permit for the trail crossing of Dorlans Mill Road.

640 Little Conestoga Road (Wertz Property) – The Pennsylvania Turnpike Commission has submitted a three (3) lot subdivision for this property. The plans are currently under review by the consultants for consideration by the Planning Commission at their January 11th meeting.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath *Kathi*
Administrative Assistant

RE: Building/Codes Department Activity Report

DATE: December 14, 2023

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Attached, please find the Building Department Activity Report for the month of November 2023.

Attachments:
Activity Report

/km

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2020-2023

	2020				2021				2022				2023			
	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
Jan	51	\$98,596.00	51	\$98,596.00	94	\$ 87,742.42	94	\$ 87,742.42	83	\$ 88,198.96	83	\$ 88,198.96	39	\$16,560.04	39	\$16,560.04
Feb	44	\$43,487.50	95	\$142,083.50	67	\$ 38,565.98	161	\$126,308.40	39	\$ 25,249.00	122	\$113,447.96	58	\$115,689.00	97	\$132,249.04
Mar	53	\$ 54,586.50	148	\$196,670.00	86	\$ 44,724.50	247	\$171,032.90	77	\$ 52,822.55	199	\$166,270.51	72	\$ 32,216.00	169	\$164,465.04
Apr	28	\$ 4,846.10	176	\$201,516.10	88	\$ 79,069.01	335	\$250,101.91	84	\$ 63,858.84	283	\$230,129.35	51	\$ 37,396.20	220	\$201,864.24
May	49	\$ 59,079.84	225	\$260,595.94	75	\$ 44,389.44	410	\$294,491.35	65	\$ 44,000.00	348	\$274,129.35	82	\$ 38,301.00	302	\$240,165.24
Jun	86	\$ 55,369.16	311	\$315,965.10	89	\$ 77,793.00	499	\$372,284.35	96	\$ 28,606.00	444	\$302,735.35	66	\$ 26,909.50	368	\$267,074.74
Jul	69	\$ 39,866.44	380	\$355,831.54	99	\$131,055.84	598	\$503,340.19	68	\$ 37,917.72	512	\$340,653.07	77	\$127,398.14	445	\$394,472.88
Aug	76	\$ 78,302.64	456	\$434,134.18	78	\$ 32,545.19	676	\$535,885.38	68	\$112,113.82	580	\$452,766.89	65	\$ 68,299.92	510	\$462,772.80
Sept	130	\$ 87,003.98	586	\$521,138.16	78	\$ 36,528.88	754	\$572,414.26	73	\$ 46,052.92	653	\$498,819.91	52	\$ 20,696.00	562	\$483,468.80
Oct	73	\$222,281.54	663	\$743,419.70	72	\$ 40,825.00	826	\$613,239.26	54	\$ 42,196.00	707	\$541,015.91	59	\$ 35,511.00	621	\$518,979.80
Nov	71	\$ 21,378.92	734	\$764,798.62	58	\$ 41,691.42	884	\$654,930.68	45	\$ 21,304.00	752	\$562,319.91	57	\$ 32,429.00	678	\$551,408.80
Dec	59	\$ 27,730.94	793	\$792,529.56	62	\$ 68,824.63	946	\$723,755.31	47	\$22,295.00	799	\$584,614.91				



NOVEMBER 2023 REPORT UPPER UWCHLAN TOWNSHIP PUBLIC WORKS DEPARTMENT

The following projects were underway since we last met:

Ongoing:

- **Aside from regular routine maintenance, the following work orders were submitted last month.**

Tracking of work orders through Traisr: 129

- **Municipal Authority & PA 1-calls**
 - **48 Work orders completed**
- **Parks**
 - **3 Work orders completed**
- **Public Works**
 - **15 Work orders completed**
- **Solid Waste**
 - **54 Work orders completed**
- **Vehicles and Equipment (All Depts.)**
 - **9 Work orders completed**
- **Decorated the Township Building.**
- **Decorated Upland Farms for the tree lighting and open house on November 25th.**
- **Cleared out trees and brush along the walking trail located off of North Reeds Road.**
- **Installed a new 2" water line at the Public Works Building.**
- **Assisted with the Christmas tree lighting event at Upland Farm.**

- Relocated metal picnic tables at Upland Farm.
- Installed canvas covers on the pavilion at Fellowship Field.
- Plows and salt spreaders were checked and are ready for snow and ice control.
- Minor maintenance issues were handled at the Township Building.
- Tree trimming for sight distance at intersections and along roadways where trees are hanging into the road.
- Sign replacements at various locations.
- Cleared inlets on multiple roadways throughout the Township.
- Toter swaps and deliveries were done as requested.
- Preventive maintenance, repairs, and Pa State Inspections.
- Serviced Police vehicles.
- PA 1-Calls were responded to as they came in.

Workforce

- 3 PW employees attended PA One Call Training.
- Mike Esterlis and Steve Poley attended Leadership Training.

Respectfully submitted,

**Michael Esterlis
Public Works Director
Upper Uwchlan Township**

LAND DEVELOPMENT AGREEMENT

THE PRESERVE AT MARSH CREEK – PHASE 3 **SITE IMPROVEMENTS**

THIS LAND DEVELOPMENT AGREEMENT (together with all modifications and amendments, the “Agreement”) made this _____ day of _____, 2023, by **UPPER UWCHLAN TOWNSHIP**, Chester County, Pennsylvania, a second class Township, with offices at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (the “Township”); and **TOLL MID-ATLANTIC LP COMPANY, INC.**, a Delaware corporation with offices at 1140 Virginia Drive, Fort Washington, Pennsylvania 19034 (the “Developer”).

BACKGROUND:

- A. Developer proposes to develop a 21.424 gross acre piece of property, formerly known as Chester County Tax Parcel No. 32-3-16 situate in Upper Uwchlan Township, Chester County, Pennsylvania, in accordance with a proposed subdivision and land development known as “The Preserve at Marsh Creek” (“Subdivision/Development”).
- B. The Upper Uwchlan Township Board of Supervisors (the “Board”) granted final land development approval of the Subdivision/Development on October 16, 2017. Developer’s predecessor-in-title, The Preserve at Marsh Creek LLC, received final approval of the land development plans for the Subdivision, subject to, among other things entering into a Financial Security Agreement and this Agreement, and posting the Financial Security, as hereinafter defined, to complete the Secured Improvements, as hereinafter defined, in three construction phases, identified as “Stage 1”, “Stage 2” and “Stage 3” on the Plans (defined below).
- C. The Secured Improvements for each construction phase of the Subdivision/Development are subject to the execution of separate Land Development Agreements and Financial Security Agreements which were executed prior to the commencement of construction for each phase.
- D. The Preserve at Marsh Creek LLC and its affiliated entity, McKee Builders LLC, entered into a Land Development Agreement with the Township for Stage 3 of the Subdivision/Development (also referred to hereinafter as “Phase 3”) dated December 20, 2021 (“2021 Land Development Agreement”) and posted financial security for Phase 3 Secured Improvements pursuant to a Financial Security Agreement for Phase 3 of the Subdivision/Land Development also dated December 20, 2021 (“2021 Financial Security Agreement”).

- E. On April 7, 2023, The Preserve at Marsh Creek LLC conveyed Phase 3 of the Subdivision/Land Development to Developer and Developer agreed to assume the rights and obligations with respect to Phase 3 of the Subdivision/Development.
- F. Developer desires to obtain building permits for the construction of the buildings and appurtenant structures identified in Phase 3 of the Subdivision/Development, which includes 105 carriage home (townhouse) dwelling units, together with such other permits as are necessary to undertake and complete all of the Phase 3 Secured Improvements, and Developer desires to post the Phase 3 Financial Security.
- G. The parties desire to set forth their agreement and understanding with respect to the foregoing and such other matters as hereinbelow set forth.

NOW, THEREFORE, the parties hereunto, in consideration of the premises and the mutual promises herein contained and intending to be legally bound hereby, agree as follows:

1. **Definitions; Interpretation.**

- A. For purposes of this Agreement, except where the context clearly indicates otherwise, the following words and phrases (including the singular and plural forms thereof) shall have the following meanings:
 - (1) “Tract” shall mean all that certain 142.733 gross acre tract located at 335 Milford Road, Upper Uwchlan Township, Chester County, Pennsylvania, Chester and which is more fully and further shown and described on the Plans.
 - (2) “Plans” shall mean the land development plan entitled “Final Land Development Plan for The Preserve at Marsh Creek” prepared by Edward B. Walsh & Associates, Inc., dated March 1, 2017, last revised September 13, 2019, consisting of ninety (90) sheets that are specifically numbered, entitled, dated, and last revised as set forth on Exhibit “A” attached hereto and made fully part hereof, including, without limitation, all notes, statements and other information appearing on the plans, and all reports, narratives, studies, profiles, delineations and other materials of whatever nature or kind accompanying or related to the plans.
 - (3) “Subject Land Development” or “Project” shall mean the Phase 3 proposed land development of the Tract as an active adult residential development, together with new streets and roads to serve the same and such other Phase 3 Improvements, as hereinafter defined, proposed or required in, on and/or related to the Subject Land Development, as the same are more fully depicted on the Plans.

- (4) “Improvements” shall mean all those streets, roads, walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, storm drains and sewers, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, buffer or screen plantings, and/or other improvements or common amenities, as the same are more fully shown, identified or otherwise described on and by the Plans. The sanitary sewer improvements shall be subject to separate Land Development and Financial Security Agreements between the Township and Developer.
- (5) “Phase 3 Improvements” shall mean all those streets, roads, walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, storm drains and sewers, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, buffer or screen plantings, and/or other improvements or common amenities, as the same are more fully shown, identified or otherwise described on and by the Plans for Phase 3.
- (6) “Secured Improvements” shall mean all those Improvements for which the Financial Security is provided or to which the Financial Security otherwise relates.
- (7) “Phase 3 Secured Improvements” shall mean all those Phase 3 Improvements for which the Phase 3 Financial Security is provided or to which the Phase 3 Financial Security otherwise relates as set forth on Exhibit “B”.
- (8) “Completion Date” shall mean the date specified in Section 2.D of this Agreement on or before which the Phase 3 Improvements shall be completed.
- (9) “Financial Security” shall mean the financial security provided under and in accordance with the provisions of the MPC and the provisions of the Financial Security Agreement (including any additional financial security made part thereof, any increases and other adjustments thereto, and any financial security substituted therefor) and the funds representative thereof and therein.
- (10) “Phase 3 Financial Security” shall mean the financial security provided under and in accordance with the provisions of the Section 3 of this Agreement and the provisions of the Phase 3 Financial Security Agreement (including any additional financial security made part thereof, any increases and other adjustments thereto, and any financial security substituted therefor) and the

funds representative thereof and therein for the Phase 3 Secured Improvements.

- (11) “Surety” shall mean the bonding company or lending institution chosen by Developer with which the Financial Security has been posted or established and/or which issues the Financial Security to the Township. The Surety shall be authorized to conduct business in the Commonwealth of Pennsylvania.
- (12) “Phase 3 Financial Security Agreement” shall mean that certain Financial Security Agreement, of even date herewith, by and between the Township and Developer, which agreement is fully incorporated into and made part of this Agreement.
- (13) “Subdivision and Land Development Ordinance” shall mean the Upper Uwchlan Township Subdivision and Land Development Ordinance, as such Ordinance has been amended and now exists and as hereafter may be amended, provided that the application of subsequent amendments to the Subject Land Development shall be subject to the provisions of Section 508(4) of the MPC.
- (14) “MPC” shall mean the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, *as reenacted and amended*, 53 P.S. § 10101 *et seq.*, as the same now exists and hereafter may be further amended.
- (15) “Township Engineer” shall mean the professional engineer, licensed as such in the Commonwealth of Pennsylvania, duly appointed and employed as the engineer for the Township or engaged by the Township as a consultant thereto.

- B. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Agreement, which also appear in the Subdivision and Land Development Ordinance or the MPC, shall have the meanings and shall be interpreted herein as under the Subdivision and Land Development Ordinance or the MPC.

2. **Construction and Completion of Phase 3 Improvements.**

- A. Developer, at its sole expense, shall layout, construct, install, and/or otherwise complete the Phase 3 Secured Improvements in a good and workmanlike manner, in full and strict accordance with and pursuant to the following: (i) the Subdivision and Land Development Ordinance; (ii) the Plans; (iii) the provisions of this Agreement; (iv) all applicable requirements of electric, telephone, and other utility companies having

jurisdiction; and (v) all other applicable laws, statutes, ordinances, resolutions, rules, and regulations of the Township and of other applicable or appropriate governmental authorities and/or agencies having jurisdiction. In the event of any inconsistency or conflict between or among the provisions of any of the foregoing, those provisions contained in the Plans shall prevail and control.

- B. Intentionally omitted.
- C. Developer may obtain permits for the buildings which together constitute Phase 3 of the Subdivision/Land Development.
- D. The Phase 3 Secured Improvements shall be completed on or before the date occurring two (2) years from the date of this Agreement. Upon written request of Developer and approval of the Township the Completion Date may be extended from time to time, provided that (i) Developer's written request is received by the Board of Supervisors not less than twenty (20) days prior to the then-current completion date, and (ii) the Financial Security is also extended so that it continues valid and effective for all purposes thereof to a date occurring at least sixty (60) days after the extended completion date. Such times shall be of the essence.
- E. Developer shall be solely responsible, at its sole cost and expense, for the repair and maintenance of all Phase 3 Improvements during and after construction thereof, provided however, that in the case of Phase 3 Improvements which are completed and dedication (or other transfer or assignment) of which is offered to and accepted by the Township, Developer shall have such repair and maintenance responsibility until such time as the acceptance of dedication (or other transfer or assignment) is final and effective, and the maintenance bond or other financial security is deposited with respect to such dedicated (or otherwise transferred or assigned) Phase 3 Improvements as provided under Section 5 below, and in the case of Phase 3 Improvements that are completed and dedication (or other transfer or assignment) of which has been made to the homeowners' association established for the Subdivision/Land Development, Developer shall have such repair and maintenance responsibility until such time as said dedication (or other transfer or assignment) has occurred. For purposes of this subsection, "repair and maintenance of all Phase 3 Improvements" shall mean, without limitation, keeping the Phase 3 Improvements at all times in such condition that the structural integrity and functioning of the same shall be maintained in accordance with the design and specifications thereof as shown on the Plans, and with respect to Phase 3 Improvements consisting of streets or roads, shall further mean, without limitation, keeping the same at all times free of mud, snow, ice and other impediments or other obstructions to motor vehicular traffic

thereon and thereover, and otherwise in a permanently passable condition by and for motor vehicles.

- F. In the event that Developer is in default of any of its repair and maintenance obligations under Subsection E, the Township, shall have the right, but not the obligation, and provided that Developer is first given written notice by the Township specifying the failure of repair or maintenance and opportunity to cure said default pursuant to Section 5.A(8) of the Phase 3 Financial Security Agreement, (which right shall be in addition to such other or further rights and remedies as may be available to the Township under this Agreement, the Phase 3 Financial Security Agreement, the Subdivision and Land Development Ordinance, and/or the MPC, and/or otherwise at law or in equity) to:
- (1) Enter upon the Tract and satisfy any of such defaulted repair and maintenance obligation of Developer (provided that any such entry and/or satisfaction shall not be deemed, in any manner or to any extent whatsoever, as an acceptance by the Township of the dedication, transfer or other assignment of the Phase 3 Improvements subject of the default, and/or as imposing any responsibility upon the Township for the completion, further repair and maintenance, or otherwise, with respect to the Phase 3 Improvements subject of the default); and
 - (2) In order to pay for the reasonable costs, expenses and/or fees incurred by the Township related to the satisfaction of such defaulted obligations, (i) obtain payment to the Township, or its order, of all or any part of the Phase 3 Financial Security for such costs, expenses and fees (notwithstanding that the amount of the Phase 3 Financial Security, but for this Paragraph, is not now or hereafter specifically established to guarantee or otherwise cover the payment of such costs, expenses and/or fees); and/or (ii) institute and prosecute appropriate legal and/or equitable actions or proceedings against Developer to recover such costs, expenses and/or fees, together with attorney fees and costs incurred by the Township for and otherwise related to any such legal and/or equitable action or proceeding.
- G. It shall be the obligation of Developer to arrange in advance with the Township for inspection of the work as the work progresses and the cost of such inspection shall be paid by Developer.
- H. Developer agrees that it will obtain use and occupancy permits as required under the Township's Zoning Ordinance prior to permitting occupancy of any dwelling or any building within the Subdivision/Land Development.

- I. Developer agrees to maintain such barricades, warning lights or fences as are necessary during the course of construction to give reasonable protection to the public.

3. **Guaranty of Completion of Phase 3 Secured Improvements.**

- A. Developer shall deposit with the Township or otherwise establish the Phase 3 Financial Security all in accordance with and pursuant to the terms and conditions of this Section 3 and the Phase 3 Financial Security Agreement. Unless and until the Phase 3 Financial Security is so deposited or otherwise established by Developer, no building or occupancy permit, relating to the erection, placement or occupancy of any of any buildings or other structures in, on and/or related to Phase 3 of the Subject Land Development, shall be issued by the Township.
- B. The Phase 3 Financial Security shall provide for and secure to the public, as represented by the Township, the completion, on or before the Completion Date, of the Phase 3 Secured Improvements in accordance with and pursuant to the Phase 3 Financial Security Agreement. The Phase 3 Financial Security shall be of such type as more fully and further provided in and by the Phase 3 Financial Security Agreement.
- C. The amount of the Phase 3 Financial Security shall be One Million Eight Hundred Forty Thousand Fifty Three and 06/100 Dollars (\$1,840,053.06), which is 110% of the total cost estimate of the Phase 3 Secured Improvements remaining as of the date of this Agreement as set forth in Exhibit "B" attached hereto and made fully part hereof. The amount of the Phase 3 Financial Security shall be subject to such increase, adjustment and reduction as provided in and by the Phase 3 Financial Security Agreement.

4. **Dedication.**

- A. Developer, at its expense, hereby offers to dedicate the following to the Township in Phase 3 of the Subdivision/Land Development and with respect to the same, hereby agrees to tender to the Township, as applicable, deeds of dedication containing such provisions and in such form as shall be approved by the Township:
 - (1) All that certain new street/road, designated on the Plans as: that portion of Mustang Road from centerline Station 20+32.00 to end Station 29+31.87 (length of 899.54 l.f.) to the full ultimate right-of-way width thereof; together with all road and other Improvements (including, without limitation, stormwater management facilities) as shall be constructed, installed, or

otherwise completed in, under, or upon said street or road in accordance with and pursuant to the Plans and this Agreement; and

- (2) Any or all other facilities specified to be dedicated to the Township in Phase 3 as part of the approval of the Plans.

B. The Township shall accept dedication of the items described in Subsection A above, by deed of dedication (or other instrument) or otherwise, when all of the following have been satisfied, at the sole expense of Developer:

- (1) Certification by the Township Engineer that all Phase 3 Improvements which are to be dedicated have been satisfactorily completed fully in accordance with the terms of Section 2 above;
- (2) Deposit of a maintenance bond or other security, as provided under Section 5 below, with respect to each of the Phase 3 Improvements to be accepted for dedication; and
- (3) Advancement and/or reimbursement to the Township of and for all reasonable costs, expenses and fees as provided under and in accordance with Section 7 below.

5. **Maintenance Bond or Other Financial Security.**

The maintenance bond or other financial security, to be deposited by Developer under Section 4.B(2) above as a condition to the Township's acceptance of dedication of any of the Phase 3 Improvements offered for dedication under Section 4.A shall be in accordance with the following:

- (1) The form and provisions of the bond or other financial security shall reasonably be approved by the Township Solicitor;
- (2) The type of the bond or other financial security shall be a type permitted by Section 509 of the MPC;
- (3) The bond or other financial security shall be posted with (1) a bonding company; or (2) lending institution chartered by the Federal Government or the Commonwealth of Pennsylvania, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth of Pennsylvania;
- (4) The bond or other financial security shall provide for and secure to the public, as represented by the Township with respect to each of the dedicated Phase 3 Improvements, the structural integrity and proper functioning of each such dedicated Phase 3 Improvement,

in accordance with the design and specifications thereof as shown on the Plans, for a term of eighteen (18) months from the date when the Township accepts dedication of each such Phase 3 Improvement;

- (5) The amount of the bond or other financial security shall be equal to Fifteen Percent (15%) of the actual costs of installing, constructing or otherwise completing the dedicated Phase 3 Improvements covered by the bond or other financial security;
- (6) The bond or other financial security shall provide that in the event the structural integrity or proper functioning of any of the dedicated Phase 3 Improvements, covered by the bond or other financial security, is not in accordance with the design and specifications of the Plans for the aforesaid 18-month term and provided that written notice and opportunity to cure has first been given to Developer and Developer has failed to cure, the bonding company or lending institution, which issues or holds the bond or other financial security, shall pay to the Township, or its order, from time to time, as the Township shall determine and demand, all or part of the amount of the bond or other financial security; and that such payment shall be made by the bonding company or lending institution to the Township, or its order, at and upon receipt from the Township of a written demand for such payment (in, to or of which demand the consent, joinder, agreement and/or approval of Developer shall not be required). The bond or the financial security shall further provide that the aforesaid right of the Township to payment under the bond or other financial security shall not constitute the exclusive right and/or remedy of the Township, but shall be in addition to such other or further rights and/or remedies as may be available to the Township under this Agreement, at law, in equity, or otherwise, in the event that the structural integrity or proper functioning of any of the dedicated Phase 3 Improvements is not in accordance with the design and specifications as aforesaid; and that the aggregate payments made to the Township, or its order, by the bonding company or lending institution shall not exceed the amount of the bond or other financial security (plus any interest which may be earned on the principal thereof); and
- (7) Final release of Developer under and from the bond or other financial security shall be subject to the advancement and/or reimbursement to the Township of and for all reasonable costs, expenses and fees under and in accordance with Section 7 below.

6. **Failure to Complete; Other Default.**

- A. In the event that any of the Phase 3 Secured Improvements is or are not completed in accordance with the terms, conditions and requirements of Section 2 above, the Township shall have the right, but not the obligation, (which right shall be in addition to such other or further rights and remedies, as may be available to the Township under this Agreement, the Phase 3 Financial Security Agreement, and/or the MPC, and/or otherwise at law or in equity) to: (i) enter upon the Tract and complete all or part of the Phase 3 Improvements in accordance with the terms, conditions and requirements of Section 2; and (ii) with respect to incomplete Phase 3 Secured Improvements, obtain payment to it, or its order, of all or any part of the Phase 3 Financial Security and/or to otherwise enforce the Phase 3 Financial Security in order to pay for the costs of such completion and related costs, expenses and fees. If the proceeds of the Phase 3 Financial Security paid to the Township, or its order, are not sufficient or unavailable to pay the costs of fully completing all the incomplete Phase 3 Improvements, together with related costs, expenses and fees, the Township, at its option, shall have the right to complete part of the Phase 3 Improvements and to institute appropriate legal and/or equitable actions against Developer to recover monies necessary to complete the remainder of the incomplete Phase 3 Improvements and pay related costs, expenses and fees.
- B. In the event that the Township exercises its right, but not obligation, to complete all or part of the incomplete Phase 3 Improvements upon the aforesaid default of Developer, there shall be no requirement for the advertisement of public works or for competitive bidding. Any monies paid to the Township of, from or under the Phase 3 Financial Security and any proceeds resulting from the aforesaid legal and/or equitable actions against Developer shall be not deemed to be public funds for the purpose of any laws relating to public advertising or solicitation of bids. The Township may use any commercially reasonable means to select contractors and/or negotiate prices or costs of material and labor, and Developer hereby ratifies all actions taken by the Township in that regard. The Township shall have the right, but not the obligation, to use its own employees to complete all or part of the Phase 3 Improvements.

7. **Advancement and/or Reimbursement of Expenses.**

- A. Developer shall advance and/or reimburse the Township the following:
- (1) All reasonable costs, expenses and fees incurred by the Township in and for the preparation, review, and enforcement of this Agreement and the Phase 3 Financial Security Agreement. Such costs, expenses and fees shall include, without limitation:

reasonable legal expenses and fees of the Township Solicitor; and reasonable expenses and fees of the Township Engineer, in visiting the site for the purposes of inspection and for the performance of official duties necessarily connected with said inspection purposes.

- (2) All reasonable costs, expenses and fees incurred by the Township of and for necessary legal proceedings in connection with the dedication (or other transfer or assignment) under Section 5 hereof, including, without limitation, reasonable fees of the Township Solicitor and the Township Engineer.
- B. Subject to the dispute provisions of Section 510(g) of the MPC to the extent applicable, the costs, expenses and fees, described in Subsection A above, shall be billed by the Township to Developer, and the amounts of the same shall be due and payable within thirty (30) days of the billing date to the extent that such amounts are not earlier paid to or otherwise recovered by the Township from monies deposited by Developer with and held in escrow by the Township for any such costs, expenses or fees.
- C. The Township, under and in accordance with the Phase 3 Financial Security Agreement, shall have the right to recover, from and under the Phase 3 Financial Security, the costs, expenses and fees, described in Subsection A above, notwithstanding that the amount of the Phase 3 Financial Security Agreement, but for this Subsection D, is not now or hereafter specifically established to guarantee or otherwise cover the payment of such costs, expenses and/or fees. Such right shall be in addition to such other or further rights or remedies as may be now or hereafter available to the Township under this Agreement, the Phase 3 Financial Security Agreement, the Subdivision and Land Development Ordinance, and/or the MPC, and/or otherwise at law or in equity.
- D. It is expressly acknowledged and agreed that the Township shall not be obligated hereunder or otherwise to finally release Developer from and under the Phase 3 Financial Security, the Phase 3 Financial Security Agreement, or any other financial security provided pursuant hereto, and/or to accept dedication (or other transfer or assignment) of any of the items under Section 5 hereof, unless and until all the aforesaid costs, expenses and fees are paid in full.

8. **Indemnification.**

- A. It is understood and agreed that the Township has reviewed the Plans and specifications for the purpose solely of protecting the interests of the public and have not thereby expressly or impliedly warranted the technical suitability of Developer's Plans. Developer warrants that all Plans, designs, installations and specifications have been designed by registered

engineers licensed in the Commonwealth of Pennsylvania and will be installed in a good and workmanlike manner and in accordance with the plans and specifications and sound construction practices. Developer does further warrant that the Phase 3 Improvements installed and each and every part thereof are fit for all purposes for which they are intended. The Township disclaims all liability for design, construction, installation or operational defects.

- B. Developer hereby agrees to indemnify, save harmless and defend the Township, its officials, officers, employees and agents, of, from, and against any liability, claim, suit or demand, of whatever nature or kind, whether founded or unfounded, arising from, out of, or related to the design, laying out, permitting, installation, construction, completion, inspection, testing, functioning, repair and/or maintenance of (or the failure to repair and/or maintain) the Phase 3 Improvements, together with all reasonable cost, fees and expenses (including, but not limited to, attorney's fees and costs, and expert witness fees and costs) as may be incurred by the Township in connection with any such liability, claim, suit or demand, except to the extent caused by the negligence or willful misconduct of the Township.

9. **Notices.**

- A. Any notice, demand or other communication required, authorized or permitted to be given under this Agreement shall be sufficient if given in writing and delivered to the party to whom or which the notice or demand is directed at the respective address of the party first above indicated, or to such other address as the party may give by notice complying with the terms of this section.
- B. Such notice, demand or other communication shall be delivered to the addressee by one of the following means: (i) personal delivery against receipt; (ii) certified United States mail, postage prepaid, return receipt requested; or (iii) nationally recognized express delivery service, postage or delivery charges prepaid. The notice, demand or other communication shall be deemed given and effective as follows: (i) if by personal delivery or by express delivery service, at the time of delivery; or (ii) if by mail, three (3) business days after the date of deposit in the United States mails.

10. **Miscellaneous.**

- A. **Waiver.** Neither the failure nor any delay on the part of the Township to exercise any right, remedy, power, or privilege granted under this Agreement or otherwise provided at law or in equity, shall operate as a waiver thereof; nor shall any single or partial exercise of any such right, remedy, power, or privilege preclude further exercise of the same or of

any other such right, remedy, power or privilege; nor shall any waiver of any such right, remedy, power, or privilege with respect to any occurrence be construed as a waiver of such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective against the Township unless it is in writing signed by a duly authorized representative of the Township.

- B. **Developer.** In the event Developer consists of more than one person or entity, the obligations and liabilities hereunder of each such persons and entities shall be joint and several, and the word “Developer” shall mean all or some or any of them.
- C. **Assignment; Delegation.** Developer shall not assign or delegate any of its rights, powers, privileges, duties, obligations, or liabilities hereunder without the express written consent of the Township, except in conjunction with Developer’s transfer of ownership of the Tract as a whole, in which event, the successor in interest shall execute a new Development Agreement and a new Financial Security Agreement or an assignment of this Agreement. Any such assignment or delegation, without such consent, shall be void.
- D. **Cumulative Rights and Remedies.** Any and all rights, powers, privileges and/or remedies granted or accruing to the Township under or pursuant to this Agreement and/or the Phase 3 Financial Security Agreement shall not be exclusive, but shall be cumulative and in addition to such other rights, powers, privileges, and/or remedies as may be now or hereafter available to the Township under the MPC, and/or otherwise at law or in equity.
- E. **Headings.** The captions or headings preceding the text of the several sections and subsections of this Agreement are inserted solely for convenience of reference; they shall neither constitute a part of this Agreement nor affect its meaning, construction or effect.
- F. **Severability.** If any provision on this Agreement is held to be invalid or unenforceable: (i) the remaining provisions of this Agreement shall not be affected thereby, but shall continue in full force and effect; (ii) this Agreement be and is hereby amended, to the minimum necessary, to remedy such invalidity or unenforceability, and the parties hereto shall adjust their respective rights and obligations hereunder accordingly; and (iii) to the extent that such invalid or unenforceable provisions cannot be rendered valid or enforceable by amendment as aforesaid, the same shall be severed herefrom as though never set forth herein.

- G. **Binding Effect.** Subject to Subsection B above, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.
- H. **Entire Agreement; Amendment.** This Agreement, together with the exhibits attached hereto and made part hereof and the Phase 3 Financial Security Agreement, constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof, and, except as may be otherwise specifically set forth herein, supersedes all prior and contemporaneous agreements and understandings, express or implied, oral or written. Except as may be otherwise specifically provided herein, this Agreement may not be amended, revoked, changed, altered, or modified in any manner whatsoever, other than by written unanimous agreement of and signed by all parties hereto.
- I. **Governing Law.** This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.
- J. **Termination of 2021 Land Development Agreement.** Upon execution and approval of this Agreement by the parties and execution and approval of the Phase 3 Financial Security Agreement and posting of a performance bond in the amount of the Phase 3 Secured Improvements, the 2021 Land Development Agreement shall automatically terminate and shall be of no further force and effect.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereunto have executed this Agreement as of the day and year first above written.

UPPER UWCHLAN TOWNSHIP

Gwen A. Jonik
Secretary

By: _____
Sandra D'Amico, Chairperson

**DEVELOPER
TOLL MID-ATLANTIC LP COMPANY,
INC., a Delaware corporation**

Attest: _____

By: _____
Justin Hunt
Sr. Land Development Manager

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER : **SS.**

WITNESS my hand an official seal the day and year aforesaid.

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER :
SS.

WITNESS my hand and official seal the day and year aforesaid.

My Commission Expires:

EXHIBIT “A”**PLAN SHEETS**

Sheet No.	Drawing No.	Title	Date	Last Revised Date
1	4135	Cover Sheet	3/1/17	9/13/19
2	4135	Overall Title Plan	3/1/17	9/13/19
3	4135	Conditional Use Decision, Waiver Request and Plan Note	3/1/17	9/13/19
4-9	4135	Title Plans	3/1/17	9/13/19
10	4135	Sanitary Sewer Easement Plan	3/1/17	9/13/19
11	4135	Overall Existing Features Plan	3/1/17	9/13/19
12-17	4135	Existing Features Plans	3/1/17	9/13/19
18	4135	Overall Grading and Utilities Plan	3/1/17	9/13/19
19-24	4135	Grading and Utilities Plans	3/1/17	9/13/19
25	4135	Overall Erosion and Sedimentation (E&S) Control Plan	3/1/17	9/13/19
26-31	4135	Erosion and Sedimentation Control Plans	3/1/17	9/13/19
32	4135	Overall Phasing Plan	3/1/17	9/13/19
33	4135	PA Chapter 105 General Permit E&S Plan	3/1/17	9/13/19
34	4135	Overall Post Construction Stormwater Management (Operations and Maintenance) Plan	3/1/17	9/13/19
35-40	4135	Post Construction Stormwater Management (Operations and Maintenance) Plan	3/1/17	9/13/19
41-42	SA-1 – SA-2	Site Analysis Sheet	6/15/17	9/13/19
43	TR-1	Tree Replacement Plan	3/1/17	9/13/19
44	LP-0	Overall Landscape and Lighting Plan	3/1/17	9/13/19
45-50	LP-1 – LP-6	Landscape Plan Sheets	3/1/17	9/13/19
51	LP-7	Landscape Details	3/1/17	9/13/19
52-57	LI-1 – LI-6	Lighting Plan Sheets	3/1/17	9/13/19
58	LI-7	Lighting Detail Sheet	3/1/17	9/13/19
59-60	MP-1 – MP-2	Open Space Management Plan	3/1/17	9/13/19
61-62	BD-1 – BD-2	Bio Retention – Planting Plans	3/1/17	9/13/19

63-64	BD-3 – BD-4	Basin Planting Plans	3/1/17	9/13/19
65-77	4135	Road Profiles	3/1/17	9/13/19
78	4135	Milford Road Intersection Details	3/1/17	9/13/19
79	4135	ADA Accessible Ramp Details	3/1/17	9/13/19
80-81	4135	Sanitary Sewer Details	3/1/17	9/13/19
82	4135	Roadway Details	3/1/17	9/13/19
83-85	4135	Post Construction Stormwater Management Details	3/1/17	9/13/19
86-87	4135	Erosion and Sedimentation Control Details	3/1/17	9/13/19
88-89	4135	Turning Movement Analysis Plan	3/1/17	9/13/19
90	4135	Traffic Signage and Striping, Group Mailbox Location Plan	3/1/17	9/13/19

EXHIBIT “B”

PHASE 3 SECURED IMPROVEMENTS



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 29, 2023

File No. 14-12031T3

Tony Scheivert
Upper Uwchlan Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: The Preserve at Marsh Creek – Phase 3 (Toll)
Escrow Recommendation
Upper Uwchlan Township, Chester County, PA

Dear Tony:

As requested by Toll Brothers, Inc. we have completed a site evaluation for the above to determine an appropriate amount of escrow required to be put in place to serve as security for the project site improvements which remain to be completed. We have determined since the previous escrow release from McKee, (Release No. 1) \$806,876.30 of secured improvements have been completed. Therefore, based on our review, we recommend a suitable form of construction security be established for this portion of the project in the amount of **\$1,840,053.06**.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh

David N. Leh, P.E.
Vice President
Gilmore & Associates, Inc.

Attachment- Escrow Spreadsheet

cc: Kristin Camp, Esq. BBMM, LLC (Via e-mail only)
Justin Hunt, Toll Brothers, Inc. (Via e-mail only)
Alyson Zarro, Esq. RRHC (Via e-mail only)
Gwen Jonik, Upper Uwchlan Township Secretary (Via e-mail only)

BUILDING ON A FOUNDATION OF EXCELLENCE

184 West Main Street | Suite 300 | Trappe, PA 19426
Phone: 610-489-4949 | Fax: 610-489-8447

www.gilmore-assoc.com

ESCROW STATUS REPORT

GILMORE & ASSOCIATES, INC.
184 WEST MAIN STREET
SUITE 300
TRAPPE, PA 19426

PROJECT NAME:	The Preserve at Marsh Creek (Phase 3)- Toll	SUMMARY OF ESCROW ACCOUNT	
PROJECT NUMBER:	14-12031T3	TOTAL CONSTRUCTION (100%) = \$	3,579,250.19
PROJECT SPONSOR:	Toll	TOWNSHIP CONTINGENCY (10%) = \$	357,925.02
MUNICIPALITY:	Upper Uwchlan Township		
GRAND TOTAL ESCROWED = \$ 3,937,175.21			
RELEASE NO.:			
REQUEST DATE: November 29, 2023			

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
A. CLEARING & GRUBBING											
Clearing and Grubbing	LS	1.00	\$ 45,000.00	\$ 45,000.00		\$ -	1	\$ 45,000.00		\$ -	100%
SUBTOTAL ITEM A				\$ 45,000.00		\$ -		\$ 45,000.00		\$ -	100%
B. EROSION & SEDIMENT CONTROLS											
orange construction fence at bio-basin 6A, 6B, 7A	LF	1278	\$ 2.00	\$ 2,556.00		\$ -	1,278	\$ 2,556.00		\$ -	100%
tree protection/LOD fence	LF	2248	\$ 2.00	\$ 4,496.00		\$ -	2,248	\$ 4,496.00		\$ -	100%
24" compost sock	LF	238	\$ 11.50	\$ 2,737.00		\$ -	238	\$ 2,737.00		\$ -	100%
32" compost sock	LF	2575	\$ 15.00	\$ 38,625.00		\$ -	2,575	\$ 38,625.00		\$ -	100%
18" silt fence	LF	1735	\$ 1.50	\$ 2,602.50		\$ -	1,735	\$ 2,602.50		\$ -	
inlet protection / asphalt berm	EA	36	\$ 100.00	\$ 3,600.00		\$ -		\$ -	36	\$ 3,600.00	
S-75 erosion blanket w/seed	SF	121085	\$ 0.20	\$ 24,217.00	60,543	\$ 12,108.50	60,543	\$ 12,108.50	60,543	\$ 12,108.50	50%
C-125 matting in swales 6A, 7A & 8A	SF	1775	\$ 3.25	\$ 5,768.75		\$ -		\$ -	1,775	\$ 5,768.75	
Tire Scrubber	EA	1	\$ 2,750.00	\$ 2,750.00		\$ -	1	\$ 2,750.00		\$ -	100%
SEDIMENT BASIN #6											
Orange construction fence	LF	413	\$ 2.00	\$ 826.00		\$ -	413	\$ 826.00		\$ -	
Basin skimmer	EA	1	\$ 1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00		\$ -	
S-75 erosion blanket w/seed	SF	10056	\$ 0.20	\$ 2,011.20		\$ -	10,056	\$ 2,011.20		\$ -	
strip topsoil	CY	780	\$ 2.00	\$ 1,560.00		\$ -	780	\$ 1,560.00		\$ -	
cut / fill / compact - key trench	CY	156	\$ 4.50	\$ 702.00		\$ -	156	\$ 702.00		\$ -	
cut / fill / compact	CY	506	\$ 3.40	\$ 1,720.40		\$ -	506	\$ 1,720.40		\$ -	
cut to site	CY	1670	\$ 2.00	\$ 3,340.00		\$ -	1,670	\$ 3,340.00		\$ -	
grade basin	SY	2450	\$ 0.35	\$ 857.50		\$ -	2,450	\$ 857.50		\$ -	
respread topsoil to berms	CY	538	\$ 5.25	\$ 2,824.50		\$ -	538	\$ 2,824.50		\$ -	
outlet structure w/4" knife valve	EA	1	\$ 6,000.00	\$ 6,000.00		\$ -	1	\$ 6,000.00		\$ -	
24" RCP outflow- no cradle	LF	152	\$ 65.00	\$ 9,880.00		\$ -	152	\$ 9,880.00		\$ -	
anti-seep collar	EA	3	\$ 1,100.00	\$ 3,300.00		\$ -	3	\$ 3,300.00		\$ -	
4" HDPE with concrete end section	LF	16	\$ 40.00	\$ 640.00		\$ -		\$ -	16	\$ 640.00	
Basin 6 conversion	LS	1	\$ 45,000.00	\$ 45,000.00		\$ -		\$ -	1	\$ 45,000.00	
Mobilization / Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	
SEDIMENT BASIN #7											

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
Orange construction fence	LF	976	\$ 2.00	\$ 1,952.00		\$ -	976	\$ 1,952.00		\$ -	100%
Basin Baffle Wall	LF	740	\$ 15.00	\$ 11,100.00		\$ -	740	\$ 11,100.00		\$ -	100%
Basin skimmer	EA	1	\$ 1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00		\$ -	100%
S-75 erosion blanket w/seed	SF	26837	\$ 0.20	\$ 5,367.40		\$ -	26,837	\$ 5,367.40		\$ -	100%
strip topsoil	CY	2064	\$ 2.00	\$ 4,128.00		\$ -	2,064	\$ 4,128.00		\$ -	100%
cut / fill / compact - key trench	CY	681	\$ 4.50	\$ 3,064.50		\$ -	681	\$ 3,064.50		\$ -	100%
cut / fill / compact	CY	1150	\$ 3.40	\$ 3,910.00		\$ -	1,150	\$ 3,910.00		\$ -	100%
fill / compact from site stockpile	CY	4051	\$ 1.00	\$ 4,051.00		\$ -	4,051	\$ 4,051.00		\$ -	100%
grade basin	SY	6460	\$ 0.35	\$ 2,261.00		\$ -	6,460	\$ 2,261.00		\$ -	100%
respread topsoil to berms	CY	1662	\$ 5.25	\$ 8,725.50		\$ -	1,662	\$ 8,725.50		\$ -	100%
outlet structure	EA	1	\$ 3,000.00	\$ 3,000.00		\$ -	1	\$ 3,000.00		\$ -	100%
15" RCP outflow with concrete cradle	LF	32	\$ 175.00	\$ 5,600.00		\$ -	32	\$ 5,600.00		\$ -	100%
anti-seep collar	EA	1	\$ 1,100.00	\$ 1,100.00		\$ -	1	\$ 1,100.00		\$ -	100%
15" DW end wall	EA	1	\$ 1,450.00	\$ 1,450.00		\$ -	1	\$ 1,450.00		\$ -	100%
4" HDPE w/end caps	LF	133	\$ 15.00	\$ 1,995.00		\$ -		\$ -	133	\$ 1,995.00	
yard inlets with knife drain	EA	2	\$ 2,750.00	\$ 5,500.00		\$ -		\$ -	2	\$ 5,500.00	
R-3 rip-rap level spreader	TN	43	\$ 45.00	\$ 1,935.00		\$ -		\$ -	43	\$ 1,935.00	
curb level spreader - 8 X 36"	LF	60	\$ 145.00	\$ 8,700.00		\$ -		\$ -	60	\$ 8,700.00	
P-300 emergency spillway	SF	2400	\$ 0.60	\$ 1,440.00		\$ -		\$ -	2,400	\$ 1,440.00	
Basin 7 conversion	LS	1	\$ 200,000.00	\$ 200,000.00		\$ -		\$ -	1	\$ 200,000.00	
Mobilization / Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	
SEDIMENT BASIN #8											
										\$ -	
Orange construction fence	LF	368	\$ 2.00	\$ 736.00		\$ -	368	\$ 736.00		\$ -	100%
Basin skimmer	EA	1	\$ 1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00		\$ -	100%
S-75 erosion blanket w/seed	SF	21360	\$ 0.20	\$ 4,272.00		\$ -	21,360	\$ 4,272.00		\$ -	100%
strip topsoil	CY	1259	\$ 2.00	\$ 2,518.00		\$ -	1,259	\$ 2,518.00		\$ -	100%
cut / fill / compact - key trench	CY	430	\$ 4.50	\$ 1,935.00		\$ -	430	\$ 1,935.00		\$ -	100%
cut / fill / compact	CY	1183	\$ 3.40	\$ 4,022.20		\$ -	1,183	\$ 4,022.20		\$ -	100%
cut material to basin	CY	633	\$ 2.50	\$ 1,582.50		\$ -	633	\$ 1,582.50		\$ -	100%
grade basin	SY	3880	\$ 0.35	\$ 1,358.00		\$ -	3,880	\$ 1,358.00		\$ -	100%
respread topsoil to berms	CY	1018	\$ 5.25	\$ 5,344.50		\$ -	1,018	\$ 5,344.50		\$ -	100%
temp. riser with 15" pipe and trash rack	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00		\$ -	100%
outlet structure	EA	1	\$ 2,450.00	\$ 2,450.00		\$ -	1	\$ 2,450.00		\$ -	100%
18" RCP outflow with concrete cradle	LF	36	\$ 185.00	\$ 6,660.00		\$ -	36	\$ 6,660.00		\$ -	100%
anti-seep collar	EA	2	\$ 1,100.00	\$ 2,200.00		\$ -	2	\$ 2,200.00		\$ -	100%
18" DW end wall	EA	1	\$ 1,450.00	\$ 1,450.00		\$ -	1	\$ 1,450.00		\$ -	100%
4" HDPE with concrete end section	LF	17	\$ 35.00	\$ 595.00		\$ -		\$ -	17	\$ 595.00	
yard inlets with knife drain	EA	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -	1	\$ 2,500.00	
R-3 rip-rap level spreader	TN	26	\$ 45.00	\$ 1,170.00		\$ -		\$ -	26	\$ 1,170.00	
curb level spreader - 8 X 36"	LF	70	\$ 145.00	\$ 10,150.00		\$ -		\$ -	70	\$ 10,150.00	
R-4 rip-rap swale	TN	93	\$ 45.00	\$ 4,185.00		\$ -		\$ -	93	\$ 4,185.00	
P-300 emergency spillway	SF	1285	\$ 0.50	\$ 642.50		\$ -		\$ -	1,285	\$ 642.50	
Basin 8 conversion	LS	1	\$ 20,000.00	\$ 20,000.00		\$ -		\$ -	1	\$ 20,000.00	
Mobilization / Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	
						\$ -		\$ -		\$ -	
BIO-RETENTION BASIN # 6-A											
Orange construction fence	LF	376	\$ 2.00	\$ 752.00		\$ -	376	\$ 752.00		\$ -	100%
S-75 erosion blanket w/seed	SF	7342	\$ 0.20	\$ 1,468.40		\$ -	7,342	\$ 1,468.40		\$ -	100%
strip topsoil	CY	225	\$ 2.00	\$ 450.00		\$ -	225	\$ 450.00		\$ -	100%
cut / fill / compact	CY	31	\$ 4.50	\$ 139.50		\$ -	31	\$ 139.50		\$ -	
cut to site	CY	967	\$ 2.00	\$ 1,934.00		\$ -	967	\$ 1,934.00		\$ -	
grade basin	SY	705	\$ 0.35	\$ 246.75		\$ -	705	\$ 246.75		\$ -	
respread topsoil to berms	CY	334	\$ 5.25	\$ 1,753.50		\$ -	334	\$ 1,753.50		\$ -	
outlet structure	EA	1	\$ 3,250.00	\$ 3,250.00		\$ -	1	\$ 3,250.00		\$ -	100%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
15" HDPE outflow pipe	LF	74	\$ 45.00	\$ 3,330.00		\$ -	74	\$ 3,330.00		\$ -	100%
anti-seep collar	EA	2	\$ 1,100.00	\$ 2,200.00		\$ -	2	\$ 2,200.00		\$ -	100%
PAVH - Heavy Metal Switch Grass - plugs	EA	80	\$ 3.85	\$ 308.00		\$ -		\$ -	80	\$ 308.00	
ANV - Broom Sedge - plugs	EA	140	\$ 3.85	\$ 539.00		\$ -		\$ -	140	\$ 539.00	
EUGL - Dwarf Joe Pye Weed - plugs	EA	170	\$ 3.85	\$ 654.50		\$ -		\$ -	170	\$ 654.50	
bio-basin 6-A PEDH - Huskers Red Foxglove Beardtongue - plugs	EA	290	\$ 3.85	\$ 1,116.50		\$ -		\$ -	290	\$ 1,116.50	
CAS - Tussock Sedge - plugs	EA	550	\$ 3.85	\$ 2,117.50		\$ -		\$ -	550	\$ 2,117.50	
mulch bed (5,052 sf at 6" thick)	CY	94	\$ 40.00	\$ 3,742.22		\$ -		\$ -	94	\$ 3,742.22	
river rock inlet berm	EA	1	\$ 1,725.00	\$ 1,725.00		\$ -		\$ -	1	\$ 1,725.00	
bio-basin 6-A conversion	LS	1	\$ 40,000.00	\$ 40,000.00		\$ -		\$ -	1	\$ 40,000.00	
BIO-RETENTION BASIN # 6-B											
Orange construction fence	LF	489	\$ 2.00	\$ 978.00		\$ -	489	\$ 978.00		\$ -	
outlet structure	EA	1	\$ 3,850.00	\$ 3,850.00		\$ -	1	\$ 3,850.00		\$ -	
24" HDPE outflow pipe	LF	118	\$ 65.00	\$ 7,670.00		\$ -	118	\$ 7,670.00		\$ -	
anti-seep collar	EA	3	\$ 1,100.00	\$ 3,300.00		\$ -	3	\$ 3,300.00		\$ -	
cultec system	LS	1	\$ 125,000.00	\$ 125,000.00		\$ -	1	\$ 125,000.00		\$ -	
EUGL - Dwarf Joe Pye Weed - plugs	EA	160	\$ 3.85	\$ 616.00		\$ -		\$ -	160	\$ 616.00	
HIM - Swamp Rose Mallow - plugs	EA	160	\$ 3.85	\$ 616.00		\$ -		\$ -	160	\$ 616.00	
ANGO - Red October Big Bluestem - plugs	EA	190	\$ 3.85	\$ 731.50		\$ -		\$ -	190	\$ 731.50	
PAVH - Heavy Metal Switch Grass - plugs	EA	300	\$ 3.85	\$ 1,155.00		\$ -		\$ -	300	\$ 1,155.00	
CAS - Tussock Sedge - plugs	EA	350	\$ 3.85	\$ 1,347.50		\$ -		\$ -	350	\$ 1,347.50	
JUE - Soft Rush - plugs	EA	600	\$ 3.85	\$ 2,310.00		\$ -		\$ -	600	\$ 2,310.00	
CHL - Northern Sea Oats - plugs	EA	880	\$ 3.85	\$ 3,388.00		\$ -		\$ -	880	\$ 3,388.00	
mulch bed (9,379 sf at 6" thick)	CY	174	\$ 40.00	\$ 6,947.41		\$ -		\$ -	174	\$ 6,947.41	
river rock inlet berm	EA	1	\$ 1,725.00	\$ 1,725.00		\$ -		\$ -	1	\$ 1,725.00	
bio-basin 6-B conversion	LS	1	\$ 7,000.00	\$ 7,000.00		\$ -		\$ -	1	\$ 7,000.00	
BIO-RETENTION BASIN # 7-A											
Orange construction fence	LF	410	\$ 2.00	\$ 820.00		\$ -	410	\$ 820.00		\$ -	
outlet structure	EA	1	\$ 3,450.00	\$ 3,450.00		\$ -	1	\$ 3,450.00		\$ -	
18" HDPE outflow pipe	LF	29	\$ 45.00	\$ 1,305.00		\$ -	29	\$ 1,305.00		\$ -	
anti-seep collar	EA	3	\$ 1,100.00	\$ 3,300.00		\$ -	3	\$ 3,300.00		\$ -	
cultec system	LS	1	\$ 100,000.00	\$ 100,000.00		\$ -	1	\$ 100,000.00		\$ -	
COP - Swamp Tickseed - plugs	EA	190	\$ 3.85	\$ 731.50		\$ -		\$ -	190	\$ 731.50	
IRV - Blue Flag Iris - plugs	EA	290	\$ 3.85	\$ 1,116.50		\$ -		\$ -	290	\$ 1,116.50	
bio-basin 7-A PEDH - Huskers Red Foxglove Beardtongue - plugs	EA	330	\$ 3.85	\$ 1,270.50		\$ -		\$ -	330	\$ 1,270.50	
CHL - Northern Sea Oats - plugs	EA	360	\$ 3.85	\$ 1,386.00		\$ -		\$ -	360	\$ 1,386.00	
ERS - Purple Lovegrass - plugs	EA	370	\$ 3.85	\$ 1,424.50		\$ -		\$ -	370	\$ 1,424.50	
PAVN - Northwind Switch Grass - plugs	EA	410	\$ 3.85	\$ 1,578.50		\$ -		\$ -	410	\$ 1,578.50	
mulch bed (5,210 sf at 6" thick)	CY	96	\$ 40.00	\$ 3,859.26		\$ -		\$ -	96	\$ 3,859.26	
river rock inlet berm	EA	3	\$ 1,725.00	\$ 5,175.00		\$ -		\$ -	3	\$ 5,175.00	
SUBTOTAL ITEM B				\$ 909,341.99		\$ 12,108.50		\$ 460,831.35		\$ 448,510.64	51%
C. EARTHWORK											
strip topsoil - to stockpile	CY	21865	\$ 2.00	\$ 43,730.00		\$ -	21,865	\$ 43,730.00		\$ -	100%
strip topsoil - fill & compact	CY	1038	\$ 3.25	\$ 3,373.50		\$ -	1,038	\$ 3,373.50		\$ -	100%
cut / fill / compact	CY	47226	\$ 3.25	\$ 153,484.50		\$ -	47,226	\$ 153,484.50		\$ -	100%
cut / fill / compact - dirt from phase 2	CY	34095	\$ 3.00	\$ 102,285.00		\$ -	34,095	\$ 102,285.00		\$ -	100%
respread topsoil to open space	CY	7064	\$ 4.25	\$ 30,022.00	7,064	\$ 30,022.00	7,064	\$ 30,022.00		\$ -	100%
permanent seed, mulch and tack open spaces	SF	53676	\$ 0.10	\$ 5,367.60	26,838	\$ 2,683.80	26,838	\$ 2,683.80	26,838	\$ 2,683.80	50%
SUBTOTAL ITEM C				\$ 338,262.60		\$ 32,705.80		\$ 335,578.80		\$ 2,683.80	99%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
D. STORM SEWER											
15" HDPE - temporary run	LF	200	\$ 44.00	\$ 8,800.00	200	\$ 8,800.00	200	\$ 8,800.00		\$ -	100%
15" HDPE - 0 to 8'	LF	1537	\$ 44.00	\$ 67,628.00	1,537	\$ 67,628.00	1,537	\$ 67,628.00		\$ -	100%
18" HDPE - 0 to 8'	LF	693	\$ 48.00	\$ 33,264.00	693	\$ 33,264.00	693	\$ 33,264.00		\$ -	100%
18" HDPE - 8 to 12'	LF	131	\$ 51.00	\$ 6,681.00	131.0	\$ 6,681.00	131	\$ 6,681.00		\$ -	100%
24" HDPE - 0 to 8'	LF	263	\$ 60.00	\$ 15,780.00	263	\$ 15,780.00	263	\$ 15,780.00		\$ -	100%
24" HDPE - 8 to 12'	LF	123	\$ 63.00	\$ 7,749.00	123	\$ 7,749.00	123	\$ 7,749.00		\$ -	100%
24" HDPE 12 to 16'	LF	17	\$ 65.00	\$ 1,105.00	17	\$ 1,105.00	17	\$ 1,105.00		\$ -	100%
type C storm inlet - 24 X 45" - 0 to 8'	EA	34	\$ 2,850.00	\$ 96,900.00	34	\$ 96,900.00	34	\$ 96,900.00		\$ -	100%
type C storm inlet - 24 X 45" - 8 to 12'	EA	1	\$ 3,875.00	\$ 3,875.00	1	\$ 3,875.00	1	\$ 3,875.00		\$ -	100%
type C storm inlet - 42 X 48" - 0 to 8'	EA	1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00	1	\$ 3,000.00		\$ -	100%
type M storm inlet - 24 X 45" - 0 to 8'	EA	4	\$ 2,500.00	\$ 10,000.00	4	\$ 10,000.00	4	\$ 10,000.00		\$ -	100%
type M storm inlet - 24 X 45" - 12 to 16'	EA	1	\$ 4,750.00	\$ 4,750.00	1	\$ 4,750.00	1	\$ 4,750.00		\$ -	100%
15" D. W. end wall - temporary run	EA	2	\$ 1,250.00	\$ 2,500.00	2	\$ 2,500.00	2	\$ 2,500.00		\$ -	100%
15" D. W. end wall	EA	1	\$ 1,250.00	\$ 1,250.00	1	\$ 1,250.00	1	\$ 1,250.00		\$ -	
18" D. W. end wall	EA	5	\$ 1,450.00	\$ 7,250.00	5	\$ 7,250.00	5	\$ 7,250.00		\$ -	
24" D. W. end wall	EA	2	\$ 1,600.00	\$ 3,200.00	2	\$ 3,200.00	2	\$ 3,200.00		\$ -	
R-3 rip-rap aprons - temp storm run	TN	3	\$ 45.00	\$ 135.00	3	\$ 135.00	3	\$ 135.00		\$ -	
R-3 rip-rap aprons	TN	6	\$ 45.00	\$ 270.00	6	\$ 270.00	6	\$ 270.00		\$ -	
R-4 rip-rap aprons	TN	40	\$ 48.00	\$ 1,920.00	40	\$ 1,920.00	40	\$ 1,920.00		\$ -	
R-5 rip-rap aprons	TN	11	\$ 50.00	\$ 550.00	11	\$ 550.00	11	\$ 550.00		\$ -	
R-6 rip-rap aprons	TN	20	\$ 55.00	\$ 1,100.00	20	\$ 1,100.00	20	\$ 1,100.00		\$ -	
R-7 rip-rap aprons	TN	37	\$ 62.00	\$ 2,294.00	37	\$ 2,294.00	37	\$ 2,294.00		\$ -	
stream crossing	LS	1	\$ 5,500.00	\$ 5,500.00		\$ -	1	\$ 5,500.00		\$ -	
footers	LF	88	\$ 600.00	\$ 52,800.00		\$ -	88	\$ 52,800.00		\$ -	
footers	LF	48	\$ 1,500.00	\$ 72,000.00		\$ -	48	\$ 72,000.00		\$ -	
arch culvert	LS	1	\$ 150,000.00	\$ 150,000.00		\$ -	1	\$ 150,000.00		\$ -	
crane to set bridge - estimated at 3 days	LS	1	\$ 28,500.00	\$ 28,500.00		\$ -	1	\$ 28,500.00		\$ -	
block wing walls	LS	1	\$ 25,000.00	\$ 25,000.00		\$ -	1	\$ 25,000.00		\$ -	
										\$ -	
SUBTOTAL ITEM D				\$ 613,801.00		\$ 280,001.00		\$ 613,801.00		\$ -	100%
E. PAVING & CONCRETE WORK											
CONCRETE											
Belgian Block Curb	LF	7472	\$ 19.00	\$ 141,968.00	3,736	\$ 70,984.00	3,736	\$ 70,984.00	3,736	\$ 70,984.00	50%
Curb Seal	LF	7472	\$ 0.50	\$ 3,736.00	3,736	\$ 1,868.00	3,736	\$ 1,868.00	3,736	\$ 1,868.00	50%
Grade & Stone	LF	7472	\$ 4.00	\$ 29,888.00	3,736	\$ 14,944.00	3,736	\$ 14,944.00			
4' Wide Sidewalk (4" Depth)	SF	9820	\$ 5.25	\$ 51,555.00		\$ -		\$ -	9,820	\$ 51,555.00	
Driveway Apron (6" Depth) - Single	EA	14	\$ 1,440.00	\$ 20,160.00		\$ -		\$ -	14	\$ 20,160.00	
Driveway Apron (6" Depth) - Double	EA	10	\$ 3,200.00	\$ 32,000.00		\$ -		\$ -	10	\$ 32,000.00	
Handicap Ramp ADA Matting	EA	9	\$ 450.00	\$ 4,050.00		\$ -		\$ -	9	\$ 4,050.00	
										\$ -	
PAVEMENT										\$ -	
Preparation for Paving	SY	12370	\$ 1.25	\$ 15,462.50	6,185	\$ 7,731.25	6,185	\$ 7,731.25	6,185	\$ 7,731.25	50%
2A Compacted Stone (5" Depth)	SY	12370	\$ 6.75	\$ 83,497.50	6,185	\$ 41,748.75	6,185	\$ 41,748.75	6,185	\$ 41,748.75	50%
25mm Base Course (5" Depth)	SY	12370	\$ 22.50	\$ 278,325.00	6,185	\$ 139,162.50	6,185	\$ 139,162.50	6,185	\$ 139,162.50	50%
19mm Binder Course (3" Depth)	SY	12370	\$ 15.00	\$ 185,550.00	6,185	\$ 92,775.00	6,185	\$ 92,775.00	6,185	\$ 92,775.00	50%
Sweep and Tack for Wearing Course	SY	12370	\$ 0.73	\$ 9,030.10		\$ -		\$ -	12,370	\$ 9,030.10	
9.5mm Wearing Course (1.5" Depth)	SY	12370	\$ 8.50	\$ 105,145.00		\$ -		\$ -	12,370	\$ 105,145.00	
WALKING TRAIL											
Excavate	CY	20	\$ 15.00	\$ 300.00		\$ -		\$ -	20	\$ 300.00	
Fine Grade and Compaction	SY	40	\$ 2.50	\$ 100.00		\$ -		\$ -	40	\$ 100.00	
Class 4 Fabric	SY	40	\$ 4.00	\$ 160.00		\$ -		\$ -	40	\$ 160.00	
2A Modified Base (6" Depth)	SY	40	\$ 10.00	\$ 400.00		\$ -		\$ -	40	\$ 400.00	
19mm Binder Course (2" Depth)	SY	40	\$ 20.00	\$ 800.00		\$ -		\$ -	40	\$ 800.00	

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
9.5mm Wearing Course (1.5" Depth)	SY	40	\$ 21.00	\$ 840.00		\$ -		\$ -	40	\$ 840.00	
Topsoil and Seed Edges of Walking Path	LF	100	\$ 1.50	\$ 150.00		\$ -		\$ -	100	\$ 150.00	
GUIDE RAIL											
Type 31-S guide rail - leading to culvert	LF	125	\$ 45.00	\$ 5,625.00	125	\$ 5,625.00	125	\$ 5,625.00		\$ -	
Type 31-S guide rail - leading out of Prescott	LF	110	\$ 45.00	\$ 4,950.00	110	\$ 4,950.00	110	\$ 4,950.00		\$ -	
										\$ -	
SUBTOTAL ITEM E				\$ 973,692.10		\$ 379,788.50		\$ 379,788.50		\$ 593,903.60	39%
F. SURVEYING											
Contractor Layout	LS	1	\$ 85,000.00	\$ 85,000.00	0.50	\$ 42,500.00	0.75	\$ 63,750.00	0	\$ 21,250.00	75%
Final Basin As-Built	LS	1	\$ 15,000.00	\$ 15,000.00		\$ -		\$ -	1	\$ 15,000.00	
Iron Pins & Monuments	EA	1	\$ 4,500.00	\$ 4,500.00		\$ -		\$ -	1	\$ 4,500.00	
SUBTOTAL ITEM F				\$ 104,500.00		\$ 42,500.00		\$ 63,750.00		\$ 40,750.00	61%
G. LANDSCAPING & LIGHTING											
LIGHTING											
Lumenerea LE3 - 56L - WW	EA	14	\$ 5,000.00	\$ 70,000.00		\$ -		\$ -	14	\$ 70,000.00	
LANDSCAPING											
Shrubs (24" to 30" Height)	EA	456	\$ 50.00	\$ 22,800.00		\$ -		\$ -	456	\$ 22,800.00	
Trees (7' to 8' Height)	EA	282	\$ 350.00	\$ 98,700.00		\$ -		\$ -	282	\$ 98,700.00	
Trees (8' to 10' Height) EVERGREENS	EA	259	\$ 250.00	\$ 64,750.00		\$ -		\$ -	259	\$ 64,750.00	
Deciduous Trees (2.5" to 3" Caliper)	EA	157	\$ 450.00	\$ 70,650.00		\$ -		\$ -	157	\$ 70,650.00	
										\$ -	
SUBTOTAL ITEM G				\$ 326,900.00		\$ -		\$ -		\$ 326,900.00	
H. MISCELLANEOUS											
Line Striping	LS	1	\$ 1,000.00	\$ 1,000.00		\$ -		\$ -	1	\$ 1,000.00	
Signs (Regulatory & Street)	EA	30	\$ 200.00	\$ 6,000.00		\$ -		\$ -	30	\$ 6,000.00	
Mailboxes	EA	7	\$ 1,000.00	\$ 7,000.00		\$ -		\$ -	7	\$ 7,000.00	
Remove Radek Temp. Cul De Sac	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	
Remove end of Prescott	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -	1	\$ 5,000.00	
RETAINING WALLS AND FENCES											
Excavate for Retaining Wall	LF	970	\$ 4.50	\$ 4,365.00	170	\$ 765.00	970	\$ 4,365.00		\$ -	100%
Retaining Walls (TOTAL)	SF	6355	\$ 25.00	\$ 158,875.00	1,355	\$ 33,875.00	6,355	\$ 158,875.00		\$ -	100%
Retaining Wall Fence Sleeves	EA	138	\$ 100.00	\$ 13,800.00	38	\$ 3,800.00	138	\$ 13,800.00		\$ -	100%
Retaining Wall Fence	LF	805	\$ 26.50	\$ 21,332.50	805	\$ 21,332.50	805	\$ 21,332.50		\$ -	100%
10' Double Wide Gate	EA	3	\$ 800.00	\$ 2,400.00		\$ -		\$ -	3	\$ 2,400.00	
3 Rail Fence with Wire (Basin 6)	LF	500	\$ 18.00	\$ 9,000.00		\$ -		\$ -	500	\$ 9,000.00	
3 Rail Fence with Wire (Basin 7)	LF	1000	\$ 18.00	\$ 18,000.00		\$ -		\$ -	1,000	\$ 18,000.00	
3 Rail Fence with Wire (Basin 8)	LF	610	\$ 18.00	\$ 10,980.00		\$ -		\$ -	610	\$ 10,980.00	
										\$ -	
SUBTOTAL ITEM H				\$ 267,752.50		\$ 59,772.50		\$ 198,372.50		\$ 69,380.00	74%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
TOTAL IMPROVEMENTS - ITEMS A-H				\$ 3,579,250.19		\$ 806,876.30		\$ 2,097,122.15		\$ 1,482,128.04	59%
I. RETAINAGE (10%)						\$ (80,687.63)		\$ (209,712.22)		\$ 209,712.22	
J. CONTINGENCY (10%)				\$ 357,925.02		\$ 80,687.63		\$ 209,712.22		\$ 148,212.80	59%
NET CONSTRUCTION RELEASE						\$ 806,876.30		\$ 2,097,122.15		\$ 1,840,053.06	
SURETY AMOUNT				\$ 3,937,175.21		\$ 806,876.30		\$ 2,097,122.15		\$ 1,840,053.06	53%

FINANCIAL SECURITY AGREEMENT

THE PRESERVE AT MARSH CREEK – PHASE 3 **SITE IMPROVEMENTS**

THIS FINANCIAL SECURITY AGREEMENT (together with all modifications and amendments, the “Agreement”) made this _____ day of _____, 2023 by **UPPER UWCHLAN TOWNSHIP**, Chester County, Pennsylvania, a second class Township, with offices at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (the “Township”); and **TOLL MID-ATLANTIC LP COMPANY, INC.**, a Delaware corporation with offices at 1140 Virginia Drive, Fort Washington, Pennsylvania 19034 (the “Developer”).

BACKGROUND:

A. Developer proposes to develop an approximately 21.424 gross acre piece of property, formerly known as Chester County Tax Parcel No. 32-3-16 situate in Upper Uwchlan Township, Chester County, Pennsylvania, in accordance with a proposed subdivision and/or land development known as “The Preserve at Marsh Creek” (“Subdivision/Development”).

B. The Upper Uwchlan Township Board of Supervisors (the “Board”) granted final land development approval of the Subdivision/Development on October 16, 2017. Developer’s predecessor-in-title, The Preserve at Marsh Creek LLC, received final approval of the land development plans for the Subdivision/Development, subject to, among other things entering into this Agreement and the Development Agreement, as hereinafter defined, and posting the Financial Security, as hereinafter defined, to complete the Secured Improvements, as hereinafter defined, in three construction phases, identified as “Stage 1”, “Stage 2” and “Stage 3” on the Plans (defined below).

C. The Secured Improvements for each construction phase of the Subdivision/Development are subject to the execution of separate Land Development Agreements and Financial Security Agreements which were executed prior to the commencement of construction for each phase.

D. The Preserve at Marsh Creek LLC and its affiliated entity, McKee Builders LLC, entered into a Land Development Agreement with the Township for Stage 3 of the Subdivision/Development (also referred to hereinafter as “Phase 3”) dated December 20, 2021 (“2021 Land Development Agreement”) and posted financial security for Phase 3 Secured Improvements pursuant to a Financial Security Agreement for Phase 3 of the Subdivision/Land Development also dated December 20, 2021 (“2021 Financial Security Agreement”).

E. On April 7, 2023, The Preserve at Marsh Creek LLC conveyed Phase 3 of the Subdivision/Land Development to Developer and Developer agreed to assume the rights and obligations with respect to Phase 3 of the Subdivision/Development.

F. Developer desires to obtain building permits for the construction of the buildings and appurtenant structures identified in Phase 3 of the Subdivision/Development, which includes 105 carriage home (townhouse) dwelling units, together with such other permits as are necessary to undertake and complete all of the Phase 3 Secured Improvements.

G. In the Phase 3 Development Agreement, as hereinafter defined, Developer agreed to construct or install the Phase 3 Secured Improvements, as hereinafter defined, and to post Phase 3 Financial Security to guarantee to the Township that the Phase 3 Secured Improvements will be constructed or installed by the date provided for in this Agreement.

H. The parties desire to set forth their agreement and understanding with respect to the said Phase 3 Financial Security and such other matters as hereinbelow set forth.

NOW, THEREFORE, the parties hereunto, in consideration of the premises and the mutual promises herein contained and intending to be legally bound hereby, agree as follows:

1. **Definitions; Interpretation.**

A. For purposes of this Agreement, except where the context clearly indicates otherwise, the following words and phrases (including the singular and plural forms thereof) shall have the following meanings:

(1) "Township Engineer" shall mean the professional engineer, licensed as such in the Commonwealth of Pennsylvania, duly appointed and employed as the engineer for the Township or engaged by the Township as a consultant thereto.

(2) "Tract" shall mean all that certain approximately 142.733 acre tract of property which is situate at 335 Milford Road in the Township, Chester County, Pennsylvania, and which is more fully and further shown and described on the Plans.

(3) "Plans" shall mean that certain final subdivision and/or land development plan set entitled "Final Land Development Plan for The Preserve at Marsh Creek" prepared by Edward B. Walsh and Associates, Inc., dated March 1, 2017, last revised September, 2019, consisting of ninety (90) sheets, as more particularly described in the Development Agreement.

(4) "Subject Land Development" shall mean the Phase 3 proposed land development of the Tract as an active adult residential development, together with new streets and roads to serve the same and such other Phase 3 Improvements proposed or required in, on and/or related to the proposed land development, as the same are more fully and further shown and depicted on and by the Plans.

(5) "Improvements" shall mean the Improvements that are to be located on the Tract as depicted on the Plans, but excluding the sanitary sewer improvements, which are subject to separate Land Development and Financial Security Agreements.

(6) "Phase 3 Improvements" shall mean those Improvements that are to be located in Phase 3 on the Tract as depicted on the Plans.

(7) "Phase 3 Secured Improvements" shall mean all those certain Phase 3 Improvements for which the Phase 3 Financial Security is provided or to which the Phase 3 Financial Security otherwise relates. A list of the Phase 3 Secured Improvements is attached here to as Exhibit "A".

(8) "Completion Date" shall mean the date specified in Section 2.D of the Phase 3 Development Agreement on or before which the Phase 3 Improvements shall be completed.

(9) "Financial Security" shall mean the Phase 3 Financial Security provided under and in accordance with the provisions of Section 2 and other provisions of this Agreement.

(10) "Surety" shall mean the bonding company chosen by Developer with which issues the Phase 3 Financial Security to the Township. The Surety must be authorized to conduct business in the Commonwealth.

(11) "MPC" shall mean the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, *as reenacted and amended*, 53 P.S. § 10101 *et seq.*, as the same now exists and hereafter may be further amended.

(12) "Phase 3 Development Agreement" shall mean the Land Development Agreement entered into by Developer and the Township with respect to the development of Phase 3 of the Subject Land Development which is dated on or about the date hereof.

B. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Agreement which also appear in the MPC shall have the meanings and shall be interpreted herein as under the MPC.

2. Phase 3 Financial Security.

A. Developer, in accordance with and pursuant to the terms of this Agreement and at its sole cost and expense, shall establish and maintain Phase 3 Financial Security in accordance with the one of the following which is checked:

☐ A restrictive loan account or cash escrow account (either such account being hereinafter described as an "Escrow Account") with Financial Institution as escrow holder under and in accordance with the terms and conditions of this Agreement;

☐ An irrevocable, Standby Commercial Letter of Credit, issued by Financial Institution in favor of the Township as beneficiary, in form and content satisfactory to the Township Solicitor and appended hereto as Exhibit "B" (the "Letter of Credit");

☒ An unconditional surety bond, issued by Surety to Developer, in form and content satisfactory to the Township Solicitor.

B. The Phase 3 Financial Security shall be established by Developer upon Developer's execution of this Agreement. The Phase 3 Financial Security shall provide for and secure to the public, as represented by the Township, the completion, on or before the Completion Date, of the Phase 3 Secured Improvements.

C. The amount of the Financial Security shall be One Million Eight Hundred Forty Thousand Fifty Three and 06/100 Dollars (\$1,840,053.06) which amount is 110% of the total of the estimated costs of completing the Phase 3 Secured Improvements remaining as of the date of this Agreement.

D. In addition to the Financial Security being posted to guarantee completion of the Phase 3 Secured Improvements, Developer shall deposit with the Township a sum of money equal to Thirty Six Thousand Eight Hundred One Dollars (\$36,801.00) which sum represents 2% of the estimated cost of construction of the Phase 3 Secured Improvements (the "Inspection Escrow"). The Inspection Escrow shall be held in a non-interest bearing escrow account and shall be used by the Township to pay the costs of its professional consultants and engineer's inspection of the Phase 3 Secured Improvements (the "Inspection Fees"). The Township shall pay the Inspection Fees from the Inspection Escrow. Developer shall be required to replenish the Inspection Escrow such that there is a minimum of 1% of the estimated cost of construction of the Phase 3 Secured Improvements on deposit. The Inspection Escrow shall be used by the Township solely to pay invoices for Inspection Fees. The Township shall provide a copy of all invoices for the Inspection Fees to the Developer.

E. A notation shall appear on the records of the Surety providing that, except as provided in and by this Agreement or as may be otherwise consented to and approved and directed in and by a writing signed by the Township, (i) no withdrawals shall be made from the Phase 3 Financial Security, (ii) the Phase 3 Financial Security shall not be terminated or closed or expire, and (iii) any balance of funds in the Phase 3 Financial Security shall be fully available to the Township for use under and for purposes of this Agreement.

3. Adjustments to Financial Security.

A. Developer agrees that the total amount of the Phase 3 Financial Security and the amount of each of the specific items thereof shall be subject to increase or other adjustment as permitted by and in accordance with the provisions of Section 509 of the MPC. Without limiting the generality of the foregoing:

Developer agrees that, if the Phase 3 Secured Improvements, or any part thereof, are not completed within one (1) year after the date of this Agreement, Developer shall post additional Phase 3 Financial Security in accordance with the provisions of the MPC; and Developer shall continue to provide such additional Phase 3 Financial Security on each one (1)-year anniversary date of this Agreement thereafter if the Phase 3 Secured Improvements, or any part thereof, are not completed (and shall further continue to provide such additional Phase 3 Financial Security on each one (1)-year anniversary date of this Agreement in the event that the Completion Date has expired and the Township has agreed to further extend the time for completion beyond the Completion Date, as the same may have been previously extended).

B. Notice of any such additional Phase 3 Financial Security or of any such increase or other adjustment in the amount of the Phase 3 Financial Security, or any part thereof, shall be given in writing by the Township to Developer, and Developer shall post the amount of the additional Phase 3 Financial Security, increase or other adjustment within thirty (30) days of the date of such notice.

C. Any funds posted or provided under this Section 3 as additional Phase 3 Financial Security or as increases or other adjustments to the Phase 3 Financial Security shall become part of the Phase 3 Financial Security and fully subject to the terms and conditions of this Agreement.

4. Interim Releases of Funds.

A. As the work of the construction of the Phase 3 Secured Improvements satisfactorily proceeds, the Township, from time to time upon written request of Developer prior to final release under Section 7 below, shall authorize the release of funds from the Phase 3 Financial Security in accordance with the provisions of the MPC, in such amounts as directed by the Township in writing, but only by and upon the issuance to and receipt by the Surety of a duly executed Certificate of Completion signed by the Township Engineer, the Chairperson of the Board of Supervisors or the Township Manager. The Certificate of Completion shall be in the form substantially as set forth in Exhibit "B" attached to and made fully part of this Financial Security Agreement.

B. Unless the Township expressly and affirmatively directs otherwise in and by the said duly executed Certificate of Completion, the following shall apply to every release of funds from the Phase 3 Financial Security requested under this Section 4: (i) Ten Percent (10%) of the amount of the funds requested for release shall be retained and not released; and (ii) in no event shall the balance of the Phase 3 Financial Security be reduced below One Hundred Ten percent (110%) of the estimated costs of completing the remaining uncompleted Phase 3 Secured Improvements, as such estimated costs of completion shall be determined or approved by the Township Engineer.

5. Default.

A. If any of the Phase 3 Secured Improvements have not been completed as depicted on the Plans, the Township shall have the right to demand and collect payment from the Surety of the full undrawn amount, after reductions and interim releases, if any, pursuant to this Agreement, of the Phase 3 Financial Security, or any part or lesser amount thereof which the Township in its sole discretion deems necessary to cure any such default as well as to pay for any professional services related to such cure. The following shall apply to such demand and payment:

(1) Developer hereby authorizes the Surety upon such default, without further inquiry being made, to make said payment directly and immediately to the Township or its order, and no further authorization, consent and/or approval of or by Developer to or of said payment shall be required.

(2) The Township may draw amounts from and under the Phase 3 Financial Security prior to the performance of any work by or for the Township in order to complete the Phase 3 Secured Improvements or otherwise cure the default, and/or to pay professional services related thereto, based upon (i) estimates received by the Township for the completion, and/or (ii) bills received by the Township for the professional services.

(3) Developer agrees that it shall have no right or standing to prevent or delay any such payment to and/or collection by the Township.

(4) Developer hereby remises, releases and forever discharges the Surety from any and all liability with respect to honoring any such draws by the Township unless finally adjudicated to have been caused by the gross negligence or willful misconduct of the Surety.

(5) In the event of a dispute between Developer and the Township, Developer nevertheless agrees that the provisions of Subsection (1) above shall continue to apply, and that the provisions of Subsection (1) shall not be satisfied by the Surety's payment into court of the amount demanded by the Township but shall be satisfied only by the Surety's payment of the demanded amount directly and immediately to the Township.

(6) The right of the Township to demand payment and collect less than the full undrawn amount of the Phase 3 Financial Security shall not be exhausted by a single exercise thereof, but may be exercised by the Township from time to time and at any time without limitation on the number of exercises thereof until the amount of the Phase 3 Financial Security has been fully drawn.

(7) If the reasonable costs, expenses and fees, incurred by the Township on account of (i) the foregoing completion of Phase 3 Secured Improvements or otherwise curing the default of Developer and (ii) the professional services related thereto, exceed the amount, if any, received by the Township from and under the Phase 3 Financial Security, Developer, in addition to such other and further obligations and liabilities imposed upon it under this Agreement and otherwise by law, shall be liable to the Township for such excess of such costs, expenses and fees. Developer hereby agrees to pay the full amount of such excess to the Township immediately upon demand.

(8) Except in the event of an emergency or other threat to public health and safety, prior to exercising the remedies available to the Township in the event of default, the Township shall give thirty (30) days advance notice of default to Developer and Surety and Developer and Surety shall have the right to cure such default within the said thirty (30) day period, provided, however, it is acknowledged by the Township and Developer that the Surety has no obligation to cure any event of default under this Agreement.

6. Costs, Expenses and Fees.

A. If Developer fails to advance or reimburse the Township any costs, expenses or fees in accordance with and pursuant to Section 7 of the Phase 3 Development Agreement, Developer shall be in default of this Agreement, and the Township shall be authorized to collect the amount thereof from and under the Phase 3 Financial Security (notwithstanding that the amount of the Phase 3 Financial Security, but for this Subsection A, is

not now or hereafter specifically established to guarantee, secure or otherwise cover the payment of such costs, expenses or fees) in same manner and to the same extent as a default made and provided for under Section 5 of this Agreement.

B. Developer shall provide additional Phase 3 Financial Security, in a form acceptable to the Township and in the amount by which the Phase 3 Financial Security was reduced by any payment made to the Township from the Financial Security under provisions of Subsection A above, within fifteen (15) days after written notice of such reduction in the amount of the Financial Security is sent by the Township to Developer. Developer shall also provide the Township, within such fifteen (15)-day period, written proof of such additional Phase 3 Financial Security. The failure of Developer to provide the Township such additional Phase 3 Financial Security and written proof thereof within such time shall constitute a default or breach under this Agreement, and Developer shall be subject to the provisions governing its default or breach, as set forth in both this Agreement and the Phase 3 Development Agreement and/or as otherwise provided by law, until the default or breach is properly and fully cured. The additional Phase 3 Financial Security shall be and constitute Phase 3 Financial Security fully subject to the terms and conditions of this Agreement.

7. Final Release of Phase 3 Financial Security; Termination of Agreement.

A. After all of the Phase 3 Secured Improvements have been completed in accordance with the Phase 3 Development Agreement, and after all of the provisions of the Phase 3 Development Agreement and this Agreement have been satisfied by Developer (including the payment of all reasonable costs, expenses and fees for which Developer is responsible under both said agreements) and Developer has tendered to the Township all Phase 3 Improvements which are proposed to be dedicated to the Township and posted the necessary maintenance security as provided under Section 509(k) of the MPC, the Township shall authorize the Surety in writing to release the balance of the Phase 3 Financial Security. Such release authorized by the Township shall be the final release of the Phase 3 Financial Security, and shall further release Developer and the Surety from and under the Phase 3 Financial Security and this Agreement.

B. At and upon the aforesaid Township-authorized release of the balance of the Phase 3 Financial Security, this Agreement shall terminate without further action of the parties being required and neither Developer nor the Surety shall have any further liability under this Agreement.

8. Validity and Enforceability of Phase 3 Financial Security.

A. The Phase 3 Financial Security shall be valid, and shall be maintained by Developer valid and in full force and effect at all times following the establishment thereof in accordance with and during continuance of this Agreement.

B. During the continuance of this Agreement, Developer shall, as may be requested by written notice from the Township from time to time or at any time, provide verification and proof to the Township concerning the existence, validity and enforceability of the Phase 3 Financial Security. The verification and proof shall be satisfactory to the Township.

C. Developer agrees and hereby authorizes the Surety, during the continuance of this Agreement, to release to the Township any information as may be requested from time to time or at any time by the Township concerning the financial affairs of Developer relative to this Agreement and the Phase 3 Financial Security.

D. If the Township determines that, upon the information provided or not provided pursuant to Subsections B and/or C above, the Phase 3 Financial Security requirements of this Agreement are not satisfied, or, if Developer otherwise fails to provide and maintain the Phase 3 Financial Security under and in accordance with this Agreement, the Township shall give Developer written notice to provide the required Phase 3 Financial Security within thirty (30) days of the date of the notice.

E. Developer agrees that any and all notices from the Township to the Surety demanding payment of, from and under the Phase 3 Financial Security shall be valid and enforceable, and shall be honored by the Surety if given to the Surety during the continuance of this Agreement.

9. Surety Non-Responsibility.

A. Developer agrees that Surety shall have no duty to inquire as to the truthfulness, acceptability, due execution, due authorization or validity of any document, certificate, statement or notice which purports to have been executed by an official or other representative of the Township.

B. Developer and the Township further agree that Surety shall not have any duty or responsibility with respect to the Phase 3 Financial Security other than to comply with the terms of this Agreement that apply to the actions which the Surety is to take or not take with respect to the Phase 3 Financial Security.

C. Developer and Surety further agree that the obligations of the Surety under this Agreement, and under and with respect the Phase 3 Financial Security, are for the sole benefit of the Township, and shall not be affected, in any way, by any default, action or omission of Developer.

D. The Township and Developer further agree and acknowledge that the Surety assumes no liability for the design, layout, construction, installation, maintenance and/or upkeep of the Phase 3 Improvements or the obligations of the Developer under this Agreement or the Phase 3 Development Agreement.

10. Charges of Surety.

Any and all charges made by the Surety for the establishment, creation, administration or termination of the Phase 3 Financial Security and/or for all other actions of the Surety under, pursuant and/or related to this Agreement are the sole responsibility of Developer and shall be billed to and paid directly by Developer, and no amount of, from or under the Phase 3 Financial Security may be used by or paid to the Surety for such charges. Developer agrees that the Township shall not be liable or otherwise obligated for any of such charges, and

Developer hereby agrees to indemnify, protect and defend the Township from and against any such charges.

11. Interest.

If any interest accrues on account of the Phase 3 Financial Security, such interest shall merge with and become part of the funds represented by the Phase 3 Financial Security and shall be treated as an integral part thereof and applied in accordance with the terms of this Agreement. All such interest shall be reported under and to the taxpayer identification number of Developer, and Developer shall be liable for the payment of any income taxes as may be imposed and due on such interest.

12. Insolvency of Developer.

Developer acknowledges, covenants and agrees that, in case of any bankruptcy, receivership, or voluntary or involuntary assignment for the benefit of creditors by or of Developer, the Phase 3 Financial Security and all interest of Developer in, to or under this Agreement are not and shall not be considered part of the estate of Developer.

13. Payments, Reductions or Releases of Financial Security.

It is expressly and specifically understood, covenanted and agreed by Developer and Surety that no payment, reduction and/or release whatsoever shall be made at any time of, from or under the Phase 3 Financial Security without the express written consent and instructions of the Township in accordance with the terms of this Agreement, and that Developer shall maintain the Phase 3 Financial Security at all times during the continuance of this Agreement in the amounts required herein, less all sums drawn or released therefrom by the Township in accordance with the terms hereof. Any violation of Developer's obligations under this Section shall render Developer liable for all damages to the Township, including, without limitation, all reasonable costs, fees and expenses (including, but not limited to, attorney's fees and costs), which the Township is required to pay in order to cure any default or breach by Developer under this Agreement because the Phase 3 Financial Security is not maintained and/or funds thereunder are not available or paid upon demand to the Township in order to cure such default or breach. Any violation of the Surety's obligations under this Section shall render the Surety liable for all damages to the Township, including, without limitation, all reasonable costs, fees and expenses (including, but not limited to, attorney's fees and costs), which the Township is required to pay in order to cure any default or breach by the Surety for releasing or reducing the Phase 3 Financial Security except in accordance with the terms of this Agreement.

14. Notices.

Except as may be otherwise specifically provided in this Financial Security Agreement:

(1) Any notice, demand or other communication required, authorized or permitted to be given under this Agreement shall be sufficient if given in writing and delivered to

the party to whom or which the notice or demand is directed at the respective address of the party first above indicated, or to such other address as the party may give by notice complying with the terms of this section.

(2) Such notice, demand or other communication shall be delivered to the addressee by one of the following means: (i) personal delivery against receipt; (ii) certified United States mail, postage prepaid, return receipt requested; or (iii) nationally recognized express delivery service, delivery charges prepaid. The notice, demand or other communication shall be deemed given and effective as follows: (i) if by personal delivery or by express delivery service, at the time of delivery; or (ii) if by mail, 3 business days after the date of deposit in the United States mails.

15. **Miscellaneous.**

A. **Waiver.** Neither the failure nor any delay on the part of the Township to exercise any right, remedy, power, or privilege granted under this Agreement or otherwise provided at law or in equity, shall operate as a waiver thereof; nor shall any single or partial exercise of any such right, remedy, power, or privilege preclude further exercise of the same or of any other such right, remedy, power or privilege; nor shall any waiver of any such right, remedy, power, or privilege with respect to any occurrence be construed as a waiver of such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective against the Township unless it is in writing signed by a duly authorized representative of the Township.

B. **Developer.** In the event Developer consists of more than one person or entity, the obligations and liabilities hereunder of each such persons and entities shall be joint and several, and the word “Developer” shall mean all or some or any of them.

C. **Assignment; Delegation.** Developer shall not assign or delegate any of its rights, powers, privileges, duties, obligations, or liabilities hereunder without the express written consent of the Township. Any such assignment or delegation, without such consent, shall be void.

D. **Cumulative Rights and Remedies.** Any and all rights, powers, privileges and/or remedies granted or accruing to the Township under or pursuant to this Agreement shall not be exclusive, but shall be cumulative and in addition to such other rights, powers, privileges, and/or remedies as may be now or hereafter available to the Township at law or in equity.

E. **Headings.** The captions or headings preceding the text of the several sections, subsections, paragraphs and other parts of this Agreement are inserted solely for convenience of reference; they shall neither constitute a part of this Agreement nor affect its meaning, construction or effect.

F. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable: (i) the remaining provisions of this Agreement shall not be affected thereby, but shall continue in full force and effect; (ii) this Agreement be and is hereby amended, to the minimum necessary, to remedy such invalidity or unenforceability, and the parties hereto shall

adjust their respective rights and obligations hereunder accordingly; and (iii) to the extent that such invalid or unenforceable provisions cannot be rendered valid or enforceable by amendment as aforesaid, the same shall be severed herefrom as though never set forth herein.

G. **Binding Effect.** Subject to Subsection B above, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

H. **Entire Agreement; Amendment.** This Agreement, together with the exhibits attached hereto and made part hereof and the Development Agreement, constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof, and, except as may be otherwise specifically set forth herein, supersedes all prior and contemporaneous agreements and understandings, express or implied, oral or written. Except as may be otherwise specifically provided herein, this Agreement may not be amended, revoked, changed, altered, or modified in any manner whatsoever, other than by written unanimous agreement of and signed by all parties hereto.

I. **Governing Law.** This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

J. **Termination of 2021 Financial Security Agreement.** Upon execution and approval of this Agreement by the parties and the Phase 3 Land Development Agreement, the posting of the Financial Security and the establishment of the Inspection Escrow, the 2021 Financial Security Agreement shall automatically terminate and shall be of no further force and effect, and the financial security posted by McKee Builders LLC pursuant to the 2021 Financial Security Agreement shall be immediately returned by the Township to said entity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereunto have executed this Agreement as of the day and year first above written.

UPPER UWCHLAN TOWNSHIP

Attest:

Gwen A. Jonik
Secretary

By: _____
Sandra D'Amico, Chairperson

**DEVELOPER
TOLL MID-ATLANTIC LP COMPANY,
INC., a Delaware corporation**

Witness:

By: _____
Justin Hunt
Sr. Land Development Manager

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF CHESTER :

On this _____ day of _____, 2023, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Sandra D'Amico, who acknowledged herself to be the Chairperson of the Board of Supervisors of Upper Uwchlan Township, and that she, as such official, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Notary Public

My Commission Expires:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
 :SS.
COUNTY OF CHESTER :

On this _____ day of _____, 2023, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Justin Hunt, who acknowledged himself to be Sr. Land Development Manager of TOLL MID-ATLANTIC LP COMPANY, INC., a Delaware corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Notary Public

My Commission Expires:

EXHIBIT “A”

List of Secured Improvements



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 29, 2023

File No. 14-12031T3

Tony Scheivert
Upper Uwchlan Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: The Preserve at Marsh Creek – Phase 3 (Toll)
Escrow Recommendation
Upper Uwchlan Township, Chester County, PA

Dear Tony:

As requested by Toll Brothers, Inc. we have completed a site evaluation for the above to determine an appropriate amount of escrow required to be put in place to serve as security for the project site improvements which remain to be completed. We have determined since the previous escrow release from McKee, (Release No. 1) \$806,876.30 of secured improvements have been completed. Therefore, based on our review, we recommend a suitable form of construction security be established for this portion of the project in the amount of **\$1,840,053.06**.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh

David N. Leh, P.E.
Vice President
Gilmore & Associates, Inc.

Attachment- Escrow Spreadsheet

cc: Kristin Camp, Esq. BBMM, LLC (Via e-mail only)
Justin Hunt, Toll Brothers, Inc. (Via e-mail only)
Alyson Zarro, Esq. RRHC (Via e-mail only)
Gwen Jonik, Upper Uwchlan Township Secretary (Via e-mail only)

BUILDING ON A FOUNDATION OF EXCELLENCE

184 West Main Street | Suite 300 | Trappe, PA 19426
Phone: 610-489-4949 | Fax: 610-489-8447

www.gilmore-assoc.com

ESCROW STATUS REPORT

GILMORE & ASSOCIATES, INC.
184 WEST MAIN STREET
SUITE 300
TRAPPE, PA 19426

PROJECT NAME:	The Preserve at Marsh Creek (Phase 3)- Toll	SUMMARY OF ESCROW ACCOUNT	
PROJECT NUMBER:	14-12031T3	TOTAL CONSTRUCTION (100%) = \$ 3,579,250.19	
PROJECT SPONSOR:	Toll	TOWNSHIP CONTINGENCY (10%) = \$ 357,925.02	
MUNICIPALITY:	Upper Uwchlan Township	GRAND TOTAL ESCROWED = \$ 3,937,175.21	
		RELEASE NO.:	
		REQUEST DATE: November 29, 2023	

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
A. CLEARING & GRUBBING											
Clearing and Grubbing	LS	1.00	\$ 45,000.00	\$ 45,000.00		\$ -	1	\$ 45,000.00		\$ -	100%
SUBTOTAL ITEM A				\$ 45,000.00		\$ -		\$ 45,000.00		\$ -	100%
B. EROSION & SEDIMENT CONTROLS											
orange construction fence at bio-basin 6A, 6B, 7A	LF	1278	\$ 2.00	\$ 2,556.00		\$ -	1,278	\$ 2,556.00		\$ -	100%
tree protection/LOD fence	LF	2248	\$ 2.00	\$ 4,496.00		\$ -	2,248	\$ 4,496.00		\$ -	100%
24" compost sock	LF	238	\$ 11.50	\$ 2,737.00		\$ -	238	\$ 2,737.00		\$ -	100%
32" compost sock	LF	2575	\$ 15.00	\$ 38,625.00		\$ -	2,575	\$ 38,625.00		\$ -	100%
18" silt fence	LF	1735	\$ 1.50	\$ 2,602.50		\$ -	1,735	\$ 2,602.50		\$ -	
inlet protection / asphalt berm	EA	36	\$ 100.00	\$ 3,600.00		\$ -		\$ -	36	\$ 3,600.00	
S-75 erosion blanket w/seed	SF	121085	\$ 0.20	\$ 24,217.00	60,543	\$ 12,108.50	60,543	\$ 12,108.50	60,543	\$ 12,108.50	50%
C-125 matting in swales 6A, 7A & 8A	SF	1775	\$ 3.25	\$ 5,768.75		\$ -		\$ -	1,775	\$ 5,768.75	
Tire Scrubber	EA	1	\$ 2,750.00	\$ 2,750.00		\$ -	1	\$ 2,750.00		\$ -	100%
SEDIMENT BASIN #6											
Orange construction fence	LF	413	\$ 2.00	\$ 826.00		\$ -	413	\$ 826.00		\$ -	
Basin skimmer	EA	1	\$ 1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00		\$ -	
S-75 erosion blanket w/seed	SF	10056	\$ 0.20	\$ 2,011.20		\$ -	10,056	\$ 2,011.20		\$ -	
strip topsoil	CY	780	\$ 2.00	\$ 1,560.00		\$ -	780	\$ 1,560.00		\$ -	
cut / fill / compact - key trench	CY	156	\$ 4.50	\$ 702.00		\$ -	156	\$ 702.00		\$ -	
cut / fill / compact	CY	506	\$ 3.40	\$ 1,720.40		\$ -	506	\$ 1,720.40		\$ -	
cut to site	CY	1670	\$ 2.00	\$ 3,340.00		\$ -	1,670	\$ 3,340.00		\$ -	
grade basin	SY	2450	\$ 0.35	\$ 857.50		\$ -	2,450	\$ 857.50		\$ -	
respread topsoil to berms	CY	538	\$ 5.25	\$ 2,824.50		\$ -	538	\$ 2,824.50		\$ -	
outlet structure w/4" knife valve	EA	1	\$ 6,000.00	\$ 6,000.00		\$ -	1	\$ 6,000.00		\$ -	
24" RCP outflow- no cradle	LF	152	\$ 65.00	\$ 9,880.00		\$ -	152	\$ 9,880.00		\$ -	
anti-seep collar	EA	3	\$ 1,100.00	\$ 3,300.00		\$ -	3	\$ 3,300.00		\$ -	
4" HDPE with concrete end section	LF	16	\$ 40.00	\$ 640.00		\$ -		\$ -	16	\$ 640.00	
Basin 6 conversion	LS	1	\$ 45,000.00	\$ 45,000.00		\$ -		\$ -	1	\$ 45,000.00	
Mobilization / Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	
SEDIMENT BASIN #7											

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
Orange construction fence	LF	976	\$ 2.00	\$ 1,952.00		\$ -	976	\$ 1,952.00		\$ -	100%
Basin Baffle Wall	LF	740	\$ 15.00	\$ 11,100.00		\$ -	740	\$ 11,100.00		\$ -	100%
Basin skimmer	EA	1	\$ 1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00		\$ -	100%
S-75 erosion blanket w/seed	SF	26837	\$ 0.20	\$ 5,367.40		\$ -	26,837	\$ 5,367.40		\$ -	100%
strip topsoil	CY	2064	\$ 2.00	\$ 4,128.00		\$ -	2,064	\$ 4,128.00		\$ -	100%
cut / fill / compact - key trench	CY	681	\$ 4.50	\$ 3,064.50		\$ -	681	\$ 3,064.50		\$ -	100%
cut / fill / compact	CY	1150	\$ 3.40	\$ 3,910.00		\$ -	1,150	\$ 3,910.00		\$ -	100%
fill / compact from site stockpile	CY	4051	\$ 1.00	\$ 4,051.00		\$ -	4,051	\$ 4,051.00		\$ -	100%
grade basin	SY	6460	\$ 0.35	\$ 2,261.00		\$ -	6,460	\$ 2,261.00		\$ -	100%
respread topsoil to berms	CY	1662	\$ 5.25	\$ 8,725.50		\$ -	1,662	\$ 8,725.50		\$ -	100%
outlet structure	EA	1	\$ 3,000.00	\$ 3,000.00		\$ -	1	\$ 3,000.00		\$ -	100%
15" RCP outflow with concrete cradle	LF	32	\$ 175.00	\$ 5,600.00		\$ -	32	\$ 5,600.00		\$ -	100%
anti-seep collar	EA	1	\$ 1,100.00	\$ 1,100.00		\$ -	1	\$ 1,100.00		\$ -	100%
15" DW end wall	EA	1	\$ 1,450.00	\$ 1,450.00		\$ -	1	\$ 1,450.00		\$ -	100%
4" HDPE w/end caps	LF	133	\$ 15.00	\$ 1,995.00		\$ -		\$ -	133	\$ 1,995.00	
yard inlets with knife drain	EA	2	\$ 2,750.00	\$ 5,500.00		\$ -		\$ -	2	\$ 5,500.00	
R-3 rip-rap level spreader	TN	43	\$ 45.00	\$ 1,935.00		\$ -		\$ -	43	\$ 1,935.00	
curb level spreader - 8 X 36"	LF	60	\$ 145.00	\$ 8,700.00		\$ -		\$ -	60	\$ 8,700.00	
P-300 emergency spillway	SF	2400	\$ 0.60	\$ 1,440.00		\$ -		\$ -	2,400	\$ 1,440.00	
Basin 7 conversion	LS	1	\$ 200,000.00	\$ 200,000.00		\$ -		\$ -	1	\$ 200,000.00	
Mobilization / Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	
SEDIMENT BASIN #8											
										\$ -	
Orange construction fence	LF	368	\$ 2.00	\$ 736.00		\$ -	368	\$ 736.00		\$ -	100%
Basin skimmer	EA	1	\$ 1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00		\$ -	100%
S-75 erosion blanket w/seed	SF	21360	\$ 0.20	\$ 4,272.00		\$ -	21,360	\$ 4,272.00		\$ -	100%
strip topsoil	CY	1259	\$ 2.00	\$ 2,518.00		\$ -	1,259	\$ 2,518.00		\$ -	100%
cut / fill / compact - key trench	CY	430	\$ 4.50	\$ 1,935.00		\$ -	430	\$ 1,935.00		\$ -	100%
cut / fill / compact	CY	1183	\$ 3.40	\$ 4,022.20		\$ -	1,183	\$ 4,022.20		\$ -	100%
cut material to basin	CY	633	\$ 2.50	\$ 1,582.50		\$ -	633	\$ 1,582.50		\$ -	100%
grade basin	SY	3880	\$ 0.35	\$ 1,358.00		\$ -	3,880	\$ 1,358.00		\$ -	100%
respread topsoil to berms	CY	1018	\$ 5.25	\$ 5,344.50		\$ -	1,018	\$ 5,344.50		\$ -	100%
temp. riser with 15" pipe and trash rack	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00		\$ -	100%
outlet structure	EA	1	\$ 2,450.00	\$ 2,450.00		\$ -	1	\$ 2,450.00		\$ -	100%
18" RCP outflow with concrete cradle	LF	36	\$ 185.00	\$ 6,660.00		\$ -	36	\$ 6,660.00		\$ -	100%
anti-seep collar	EA	2	\$ 1,100.00	\$ 2,200.00		\$ -	2	\$ 2,200.00		\$ -	100%
18" DW end wall	EA	1	\$ 1,450.00	\$ 1,450.00		\$ -	1	\$ 1,450.00		\$ -	100%
4" HDPE with concrete end section	LF	17	\$ 35.00	\$ 595.00		\$ -		\$ -	17	\$ 595.00	
yard inlets with knife drain	EA	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -	1	\$ 2,500.00	
R-3 rip-rap level spreader	TN	26	\$ 45.00	\$ 1,170.00		\$ -		\$ -	26	\$ 1,170.00	
curb level spreader - 8 X 36"	LF	70	\$ 145.00	\$ 10,150.00		\$ -		\$ -	70	\$ 10,150.00	
R-4 rip-rap swale	TN	93	\$ 45.00	\$ 4,185.00		\$ -		\$ -	93	\$ 4,185.00	
P-300 emergency spillway	SF	1285	\$ 0.50	\$ 642.50		\$ -		\$ -	1,285	\$ 642.50	
Basin 8 conversion	LS	1	\$ 20,000.00	\$ 20,000.00		\$ -		\$ -	1	\$ 20,000.00	
Mobilization / Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	
						\$ -		\$ -		\$ -	
BIO-RETENTION BASIN # 6-A											
Orange construction fence	LF	376	\$ 2.00	\$ 752.00		\$ -	376	\$ 752.00		\$ -	100%
S-75 erosion blanket w/seed	SF	7342	\$ 0.20	\$ 1,468.40		\$ -	7,342	\$ 1,468.40		\$ -	100%
strip topsoil	CY	225	\$ 2.00	\$ 450.00		\$ -	225	\$ 450.00		\$ -	100%
cut / fill / compact	CY	31	\$ 4.50	\$ 139.50		\$ -	31	\$ 139.50		\$ -	
cut to site	CY	967	\$ 2.00	\$ 1,934.00		\$ -	967	\$ 1,934.00		\$ -	
grade basin	SY	705	\$ 0.35	\$ 246.75		\$ -	705	\$ 246.75		\$ -	
respread topsoil to berms	CY	334	\$ 5.25	\$ 1,753.50		\$ -	334	\$ 1,753.50		\$ -	
outlet structure	EA	1	\$ 3,250.00	\$ 3,250.00		\$ -	1	\$ 3,250.00		\$ -	100%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
15" HDPE outflow pipe	LF	74	\$ 45.00	\$ 3,330.00		\$ -	74	\$ 3,330.00		\$ -	100%
anti-seep collar	EA	2	\$ 1,100.00	\$ 2,200.00		\$ -	2	\$ 2,200.00		\$ -	100%
PAVH - Heavy Metal Switch Grass - plugs	EA	80	\$ 3.85	\$ 308.00		\$ -		\$ -	80	\$ 308.00	
ANV - Broom Sedge - plugs	EA	140	\$ 3.85	\$ 539.00		\$ -		\$ -	140	\$ 539.00	
EUGL - Dwarf Joe Pye Weed - plugs	EA	170	\$ 3.85	\$ 654.50		\$ -		\$ -	170	\$ 654.50	
bio-basin 6-A PEDH - Huskers Red Foxglove Beardtongue - plugs	EA	290	\$ 3.85	\$ 1,116.50		\$ -		\$ -	290	\$ 1,116.50	
CAS - Tussock Sedge - plugs	EA	550	\$ 3.85	\$ 2,117.50		\$ -		\$ -	550	\$ 2,117.50	
mulch bed (5,052 sf at 6" thick)	CY	94	\$ 40.00	\$ 3,742.22		\$ -		\$ -	94	\$ 3,742.22	
river rock inlet berm	EA	1	\$ 1,725.00	\$ 1,725.00		\$ -		\$ -	1	\$ 1,725.00	
bio-basin 6-A conversion	LS	1	\$ 40,000.00	\$ 40,000.00		\$ -		\$ -	1	\$ 40,000.00	
BIO-RETENTION BASIN # 6-B											
Orange construction fence	LF	489	\$ 2.00	\$ 978.00		\$ -	489	\$ 978.00		\$ -	
outlet structure	EA	1	\$ 3,850.00	\$ 3,850.00		\$ -	1	\$ 3,850.00		\$ -	
24" HDPE outflow pipe	LF	118	\$ 65.00	\$ 7,670.00		\$ -	118	\$ 7,670.00		\$ -	
anti-seep collar	EA	3	\$ 1,100.00	\$ 3,300.00		\$ -	3	\$ 3,300.00		\$ -	
cultec system	LS	1	\$ 125,000.00	\$ 125,000.00		\$ -	1	\$ 125,000.00		\$ -	
EUGL - Dwarf Joe Pye Weed - plugs	EA	160	\$ 3.85	\$ 616.00		\$ -		\$ -	160	\$ 616.00	
HIM - Swamp Rose Mallow - plugs	EA	160	\$ 3.85	\$ 616.00		\$ -		\$ -	160	\$ 616.00	
ANGO - Red October Big Bluestem - plugs	EA	190	\$ 3.85	\$ 731.50		\$ -		\$ -	190	\$ 731.50	
PAVH - Heavy Metal Switch Grass - plugs	EA	300	\$ 3.85	\$ 1,155.00		\$ -		\$ -	300	\$ 1,155.00	
CAS - Tussock Sedge - plugs	EA	350	\$ 3.85	\$ 1,347.50		\$ -		\$ -	350	\$ 1,347.50	
JUE - Soft Rush - plugs	EA	600	\$ 3.85	\$ 2,310.00		\$ -		\$ -	600	\$ 2,310.00	
CHL - Northern Sea Oats - plugs	EA	880	\$ 3.85	\$ 3,388.00		\$ -		\$ -	880	\$ 3,388.00	
mulch bed (9,379 sf at 6" thick)	CY	174	\$ 40.00	\$ 6,947.41		\$ -		\$ -	174	\$ 6,947.41	
river rock inlet berm	EA	1	\$ 1,725.00	\$ 1,725.00		\$ -		\$ -	1	\$ 1,725.00	
bio-basin 6-B conversion	LS	1	\$ 7,000.00	\$ 7,000.00		\$ -		\$ -	1	\$ 7,000.00	
BIO-RETENTION BASIN # 7-A											
Orange construction fence	LF	410	\$ 2.00	\$ 820.00		\$ -	410	\$ 820.00		\$ -	
outlet structure	EA	1	\$ 3,450.00	\$ 3,450.00		\$ -	1	\$ 3,450.00		\$ -	
18" HDPE outflow pipe	LF	29	\$ 45.00	\$ 1,305.00		\$ -	29	\$ 1,305.00		\$ -	
anti-seep collar	EA	3	\$ 1,100.00	\$ 3,300.00		\$ -	3	\$ 3,300.00		\$ -	
cultec system	LS	1	\$ 100,000.00	\$ 100,000.00		\$ -	1	\$ 100,000.00		\$ -	
COP - Swamp Tickseed - plugs	EA	190	\$ 3.85	\$ 731.50		\$ -		\$ -	190	\$ 731.50	
IRV - Blue Flag Iris - plugs	EA	290	\$ 3.85	\$ 1,116.50		\$ -		\$ -	290	\$ 1,116.50	
bio-basin 7-A PEDH - Huskers Red Foxglove Beardtongue - plugs	EA	330	\$ 3.85	\$ 1,270.50		\$ -		\$ -	330	\$ 1,270.50	
CHL - Northern Sea Oats - plugs	EA	360	\$ 3.85	\$ 1,386.00		\$ -		\$ -	360	\$ 1,386.00	
ERS - Purple Lovegrass - plugs	EA	370	\$ 3.85	\$ 1,424.50		\$ -		\$ -	370	\$ 1,424.50	
PAVN - Northwind Switch Grass - plugs	EA	410	\$ 3.85	\$ 1,578.50		\$ -		\$ -	410	\$ 1,578.50	
mulch bed (5,210 sf at 6" thick)	CY	96	\$ 40.00	\$ 3,859.26		\$ -		\$ -	96	\$ 3,859.26	
river rock inlet berm	EA	3	\$ 1,725.00	\$ 5,175.00		\$ -		\$ -	3	\$ 5,175.00	
SUBTOTAL ITEM B				\$ 909,341.99		\$ 12,108.50		\$ 460,831.35		\$ 448,510.64	51%
C. EARTHWORK											
strip topsoil - to stockpile	CY	21865	\$ 2.00	\$ 43,730.00		\$ -	21,865	\$ 43,730.00		\$ -	100%
strip topsoil - fill & compact	CY	1038	\$ 3.25	\$ 3,373.50		\$ -	1,038	\$ 3,373.50		\$ -	100%
cut / fill / compact	CY	47226	\$ 3.25	\$ 153,484.50		\$ -	47,226	\$ 153,484.50		\$ -	100%
cut / fill / compact - dirt from phase 2	CY	34095	\$ 3.00	\$ 102,285.00		\$ -	34,095	\$ 102,285.00		\$ -	100%
respread topsoil to open space	CY	7064	\$ 4.25	\$ 30,022.00	7,064	\$ 30,022.00	7,064	\$ 30,022.00		\$ -	100%
permanent seed, mulch and tack open spaces	SF	53676	\$ 0.10	\$ 5,367.60	26,838	\$ 2,683.80	26,838	\$ 2,683.80	26,838	\$ 2,683.80	50%
SUBTOTAL ITEM C				\$ 338,262.60		\$ 32,705.80		\$ 335,578.80		\$ 2,683.80	99%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
D. STORM SEWER											
15" HDPE - temporary run	LF	200	\$ 44.00	\$ 8,800.00	200	\$ 8,800.00	200	\$ 8,800.00		\$ -	100%
15" HDPE - 0 to 8'	LF	1537	\$ 44.00	\$ 67,628.00	1,537	\$ 67,628.00	1,537	\$ 67,628.00		\$ -	100%
18" HDPE - 0 to 8'	LF	693	\$ 48.00	\$ 33,264.00	693	\$ 33,264.00	693	\$ 33,264.00		\$ -	100%
18" HDPE - 8 to 12'	LF	131	\$ 51.00	\$ 6,681.00	131.0	\$ 6,681.00	131	\$ 6,681.00		\$ -	100%
24" HDPE - 0 to 8'	LF	263	\$ 60.00	\$ 15,780.00	263	\$ 15,780.00	263	\$ 15,780.00		\$ -	100%
24" HDPE - 8 to 12'	LF	123	\$ 63.00	\$ 7,749.00	123	\$ 7,749.00	123	\$ 7,749.00		\$ -	100%
24" HDPE 12 to 16'	LF	17	\$ 65.00	\$ 1,105.00	17	\$ 1,105.00	17	\$ 1,105.00		\$ -	100%
type C storm inlet - 24 X 45" - 0 to 8'	EA	34	\$ 2,850.00	\$ 96,900.00	34	\$ 96,900.00	34	\$ 96,900.00		\$ -	100%
type C storm inlet - 24 X 45" - 8 to 12'	EA	1	\$ 3,875.00	\$ 3,875.00	1	\$ 3,875.00	1	\$ 3,875.00		\$ -	100%
type C storm inlet - 42 X 48" - 0 to 8'	EA	1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00	1	\$ 3,000.00		\$ -	100%
type M storm inlet - 24 X 45" - 0 to 8'	EA	4	\$ 2,500.00	\$ 10,000.00	4	\$ 10,000.00	4	\$ 10,000.00		\$ -	100%
type M storm inlet - 24 X 45" - 12 to 16'	EA	1	\$ 4,750.00	\$ 4,750.00	1	\$ 4,750.00	1	\$ 4,750.00		\$ -	100%
15" D. W. end wall - temporary run	EA	2	\$ 1,250.00	\$ 2,500.00	2	\$ 2,500.00	2	\$ 2,500.00		\$ -	100%
15" D. W. end wall	EA	1	\$ 1,250.00	\$ 1,250.00	1	\$ 1,250.00	1	\$ 1,250.00		\$ -	
18" D. W. end wall	EA	5	\$ 1,450.00	\$ 7,250.00	5	\$ 7,250.00	5	\$ 7,250.00		\$ -	
24" D. W. end wall	EA	2	\$ 1,600.00	\$ 3,200.00	2	\$ 3,200.00	2	\$ 3,200.00		\$ -	
R-3 rip-rap aprons - temp storm run	TN	3	\$ 45.00	\$ 135.00	3	\$ 135.00	3	\$ 135.00		\$ -	
R-3 rip-rap aprons	TN	6	\$ 45.00	\$ 270.00	6	\$ 270.00	6	\$ 270.00		\$ -	
R-4 rip-rap aprons	TN	40	\$ 48.00	\$ 1,920.00	40	\$ 1,920.00	40	\$ 1,920.00		\$ -	
R-5 rip-rap aprons	TN	11	\$ 50.00	\$ 550.00	11	\$ 550.00	11	\$ 550.00		\$ -	
R-6 rip-rap aprons	TN	20	\$ 55.00	\$ 1,100.00	20	\$ 1,100.00	20	\$ 1,100.00		\$ -	
R-7 rip-rap aprons	TN	37	\$ 62.00	\$ 2,294.00	37	\$ 2,294.00	37	\$ 2,294.00		\$ -	
stream crossing	LS	1	\$ 5,500.00	\$ 5,500.00		\$ -	1	\$ 5,500.00		\$ -	
footers	LF	88	\$ 600.00	\$ 52,800.00		\$ -	88	\$ 52,800.00		\$ -	
footers	LF	48	\$ 1,500.00	\$ 72,000.00		\$ -	48	\$ 72,000.00		\$ -	
arch culvert	LS	1	\$ 150,000.00	\$ 150,000.00		\$ -	1	\$ 150,000.00		\$ -	
crane to set bridge - estimated at 3 days	LS	1	\$ 28,500.00	\$ 28,500.00		\$ -	1	\$ 28,500.00		\$ -	
block wing walls	LS	1	\$ 25,000.00	\$ 25,000.00		\$ -	1	\$ 25,000.00		\$ -	
										\$ -	
SUBTOTAL ITEM D				\$ 613,801.00		\$ 280,001.00		\$ 613,801.00		\$ -	100%
E. PAVING & CONCRETE WORK											
CONCRETE											
Belgian Block Curb	LF	7472	\$ 19.00	\$ 141,968.00	3,736	\$ 70,984.00	3,736	\$ 70,984.00	3,736	\$ 70,984.00	50%
Curb Seal	LF	7472	\$ 0.50	\$ 3,736.00	3,736	\$ 1,868.00	3,736	\$ 1,868.00	3,736	\$ 1,868.00	50%
Grade & Stone	LF	7472	\$ 4.00	\$ 29,888.00	3,736	\$ 14,944.00	3,736	\$ 14,944.00			
4' Wide Sidewalk (4" Depth)	SF	9820	\$ 5.25	\$ 51,555.00		\$ -		\$ -	9,820	\$ 51,555.00	
Driveway Apron (6" Depth) - Single	EA	14	\$ 1,440.00	\$ 20,160.00		\$ -		\$ -	14	\$ 20,160.00	
Driveway Apron (6" Depth) - Double	EA	10	\$ 3,200.00	\$ 32,000.00		\$ -		\$ -	10	\$ 32,000.00	
Handicap Ramp ADA Matting	EA	9	\$ 450.00	\$ 4,050.00		\$ -		\$ -	9	\$ 4,050.00	
										\$ -	
PAVEMENT										\$ -	
Preparation for Paving	SY	12370	\$ 1.25	\$ 15,462.50	6,185	\$ 7,731.25	6,185	\$ 7,731.25	6,185	\$ 7,731.25	50%
2A Compacted Stone (5" Depth)	SY	12370	\$ 6.75	\$ 83,497.50	6,185	\$ 41,748.75	6,185	\$ 41,748.75	6,185	\$ 41,748.75	50%
25mm Base Course (5" Depth)	SY	12370	\$ 22.50	\$ 278,325.00	6,185	\$ 139,162.50	6,185	\$ 139,162.50	6,185	\$ 139,162.50	50%
19mm Binder Course (3" Depth)	SY	12370	\$ 15.00	\$ 185,550.00	6,185	\$ 92,775.00	6,185	\$ 92,775.00	6,185	\$ 92,775.00	50%
Sweep and Tack for Wearing Course	SY	12370	\$ 0.73	\$ 9,030.10		\$ -		\$ -	12,370	\$ 9,030.10	
9.5mm Wearing Course (1.5" Depth)	SY	12370	\$ 8.50	\$ 105,145.00		\$ -		\$ -	12,370	\$ 105,145.00	
WALKING TRAIL											
Excavate	CY	20	\$ 15.00	\$ 300.00		\$ -		\$ -	20	\$ 300.00	
Fine Grade and Compaction	SY	40	\$ 2.50	\$ 100.00		\$ -		\$ -	40	\$ 100.00	
Class 4 Fabric	SY	40	\$ 4.00	\$ 160.00		\$ -		\$ -	40	\$ 160.00	
2A Modified Base (6" Depth)	SY	40	\$ 10.00	\$ 400.00		\$ -		\$ -	40	\$ 400.00	
19mm Binder Course (2" Depth)	SY	40	\$ 20.00	\$ 800.00		\$ -		\$ -	40	\$ 800.00	

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
9.5mm Wearing Course (1.5" Depth)	SY	40	\$ 21.00	\$ 840.00		\$ -		\$ -	40	\$ 840.00	
Topsoil and Seed Edges of Walking Path	LF	100	\$ 1.50	\$ 150.00		\$ -		\$ -	100	\$ 150.00	
GUIDE RAIL											
Type 31-S guide rail - leading to culvert	LF	125	\$ 45.00	\$ 5,625.00	125	\$ 5,625.00	125	\$ 5,625.00		\$ -	
Type 31-S guide rail - leading out of Prescott	LF	110	\$ 45.00	\$ 4,950.00	110	\$ 4,950.00	110	\$ 4,950.00		\$ -	
										\$ -	
SUBTOTAL ITEM E				\$ 973,692.10		\$ 379,788.50		\$ 379,788.50		\$ 593,903.60	39%
F. SURVEYING											
Contractor Layout	LS	1	\$ 85,000.00	\$ 85,000.00	0.50	\$ 42,500.00	0.75	\$ 63,750.00	0	\$ 21,250.00	75%
Final Basin As-Built	LS	1	\$ 15,000.00	\$ 15,000.00		\$ -		\$ -	1	\$ 15,000.00	
Iron Pins & Monuments	EA	1	\$ 4,500.00	\$ 4,500.00		\$ -		\$ -	1	\$ 4,500.00	
SUBTOTAL ITEM F				\$ 104,500.00		\$ 42,500.00		\$ 63,750.00		\$ 40,750.00	61%
G. LANDSCAPING & LIGHTING											
LIGHTING											
Lumenerea LE3 - 56L - WW	EA	14	\$ 5,000.00	\$ 70,000.00		\$ -		\$ -	14	\$ 70,000.00	
LANDSCAPING											
Shrubs (24" to 30" Height)	EA	456	\$ 50.00	\$ 22,800.00		\$ -		\$ -	456	\$ 22,800.00	
Trees (7' to 8' Height)	EA	282	\$ 350.00	\$ 98,700.00		\$ -		\$ -	282	\$ 98,700.00	
Trees (8' to 10' Height) EVERGREENS	EA	259	\$ 250.00	\$ 64,750.00		\$ -		\$ -	259	\$ 64,750.00	
Deciduous Trees (2.5" to 3" Caliper)	EA	157	\$ 450.00	\$ 70,650.00		\$ -		\$ -	157	\$ 70,650.00	
										\$ -	
SUBTOTAL ITEM G				\$ 326,900.00		\$ -		\$ -		\$ 326,900.00	
H. MISCELLANEOUS											
Line Striping	LS	1	\$ 1,000.00	\$ 1,000.00		\$ -		\$ -	1	\$ 1,000.00	
Signs (Regulatory & Street)	EA	30	\$ 200.00	\$ 6,000.00		\$ -		\$ -	30	\$ 6,000.00	
Mailboxes	EA	7	\$ 1,000.00	\$ 7,000.00		\$ -		\$ -	7	\$ 7,000.00	
Remove Radek Temp. Cul De Sac	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	
Remove end of Prescott	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -	1	\$ 5,000.00	
RETAINING WALLS AND FENCES											
Excavate for Retaining Wall	LF	970	\$ 4.50	\$ 4,365.00	170	\$ 765.00	970	\$ 4,365.00		\$ -	100%
Retaining Walls (TOTAL)	SF	6355	\$ 25.00	\$ 158,875.00	1,355	\$ 33,875.00	6,355	\$ 158,875.00		\$ -	100%
Retaining Wall Fence Sleeves	EA	138	\$ 100.00	\$ 13,800.00	38	\$ 3,800.00	138	\$ 13,800.00		\$ -	100%
Retaining Wall Fence	LF	805	\$ 26.50	\$ 21,332.50	805	\$ 21,332.50	805	\$ 21,332.50		\$ -	100%
10' Double Wide Gate	EA	3	\$ 800.00	\$ 2,400.00		\$ -		\$ -	3	\$ 2,400.00	
3 Rail Fence with Wire (Basin 6)	LF	500	\$ 18.00	\$ 9,000.00		\$ -		\$ -	500	\$ 9,000.00	
3 Rail Fence with Wire (Basin 7)	LF	1000	\$ 18.00	\$ 18,000.00		\$ -		\$ -	1,000	\$ 18,000.00	
3 Rail Fence with Wire (Basin 8)	LF	610	\$ 18.00	\$ 10,980.00		\$ -		\$ -	610	\$ 10,980.00	
										\$ -	
SUBTOTAL ITEM H				\$ 267,752.50		\$ 59,772.50		\$ 198,372.50		\$ 69,380.00	74%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
TOTAL IMPROVEMENTS - ITEMS A-H				\$ 3,579,250.19		\$ 806,876.30		\$ 2,097,122.15		\$ 1,482,128.04	59%
I. RETAINAGE (10%)						\$ (80,687.63)		\$ (209,712.22)		\$ 209,712.22	
J. CONTINGENCY (10%)				\$ 357,925.02		\$ 80,687.63		\$ 209,712.22		\$ 148,212.80	59%
NET CONSTRUCTION RELEASE						\$ 806,876.30		\$ 2,097,122.15		\$ 1,840,053.06	
SURETY AMOUNT				\$ 3,937,175.21		\$ 806,876.30		\$ 2,097,122.15		\$ 1,840,053.06	53%

EXHIBIT "B"

**CERTIFICATE OF COMPLETION AND
AUTHORIZATION OF REDUCTION AND RELEASE
NO. _____**

WE, THE UNDERSIGNED, HEREBY:

A. CERTIFY that the work and Improvements, described hereinbelow, completion of which is provided under and by that certain Financial Security Agreement among Upper Uwchlan Township ("Township"), and Toll Mid-Atlantic LP Company. Inc. (the "Developer"), dated _____, 20__, concerning the construction, installation and completion of Phase 3 Improvements in the Preserve at Marsh Creek Development have been completed to the extent of the amount indicated in item I below; and

B. AUTHORIZE Fidelity and Deposit Company of Maryland, pursuant to the Financial Security Agreement, **TO REDUCE** the Phase 3 Financial Security, in the nature of a performance bond, among other things, the completion of said work and Phase 3 Improvements, to the extent of the amount indicated in item III below, and to release said amount of reduction from and under the terms and conditions of the bond.

The reduction and release of the amount of the Financial Security hereby authorized shall not be construed, in any manner or extent, as an acceptance by the Township of the work and Phase 3 Improvements described hereinbelow (or of any other work performed or any Improvements installed or constructed), nor shall this Certificate and Authorization constitute any waiver by the Township of its rights to inspect and approve the work and Phase 3 Improvements described hereinbelow (or any other work performed and Phase 3 Improvements installed and constructed). Township hereby reserves the right to re-inspect the work and Phase 3 Improvements (as well as any other work and Phase 3 Improvements) and to require Developer to correct, repair or demolish and to properly reconstruct any and all defective and deficient work and Phase 3 Improvements not accepted and approved by Township.

THE FOLLOWING WORK AND Phase 3 Improvements are the subject of this Certificate and Authorization: *(See attached letter and invoice.)*

THE REDUCTION AND RELEASE of the Phase 3 Financial Security authorized by this Certificate and Authorization have been determined as follows:

I. COST OF COMPLETED WORK AND Improvements	\$ _____
II. <i>less</i> AMOUNT OF RETAINAGE (10%)	\$ _____
III. AMOUNT OF REDUCTION AND RELEASE	\$ _____

Date

Township Engineer

Date

Chairperson, Board of Supervisors

Date

Manager

LAND DEVELOPMENT AGREEMENT

THE PRESERVE AT MARSH CREEK – PHASE 3 **SANITARY SEWER IMPROVEMENTS**

THIS LAND DEVELOPMENT AGREEMENT (together with all modifications and amendments, the “Agreement”) made this _____ day of _____, 2023, by **UPPER UWCHLAN TOWNSHIP**, Chester County, Pennsylvania, a second class Township, with offices at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (the “Township”); and **TOLL MID-ATLANTIC LP COMPANY, INC.**, a Delaware corporation with offices at 1140 Virginia Drive, Fort Washington, Pennsylvania 19034(the “Developer”).

BACKGROUND:

- A. Developer proposes to develop a 21.424 gross acre piece of property, formerly known as Chester County Tax Parcel No. 32-3-16 situate in Upper Uwchlan Township, Chester County, Pennsylvania, in accordance with a proposed subdivision and land development known as “The Preserve at Marsh Creek” (“Subdivision/Development”).
- B. The Upper Uwchlan Township Board of Supervisors (the “Board”) granted final land development approval of the Subdivision/Development on October 16, 2017. Developer’s predecessor-in-title, The Preserve at Marsh Creek LLC, received final approval of the land development plans for the Subdivision, subject to, among other things entering into a Financial Security Agreement and this Agreement, and posting the Financial Security, as hereinafter defined, to complete the Secured Improvements, as hereinafter defined, in three construction phases, identified as “Stage 1”, “Stage 2” and “Stage 3” on the Plans (defined below).
- C. The Secured Improvements for each construction phase of the Subdivision/Development are subject to the execution of separate Land Development Agreements and Financial Security Agreements which were executed prior to the commencement of construction for each phase.
- D. The Preserve at Marsh Creek LLC and its affiliated entity, McKee Builders LLC, entered into a Land Development Agreement with the Township for Stage 3 of the Subdivision/Development (also referred to hereinafter as “Phase 3”) dated December 20, 2021 (“2021 Land Development Agreement”) and posted financial security for Phase 3 Secured Improvements pursuant to a Financial Security Agreement for Phase 3 of the Subdivision/Land Development also dated December 20, 2021 (“2021 Financial Security Agreement”)

- E. On April 7, 2023, The Preserve at Marsh Creek LLC conveyed Phase 3 of the Subdivision/Land Development to Developer and Developer agreed to assume the rights and obligations with respect to Phase 3 of the Subdivision/Development.
- F. Developer desires to obtain building permits for the construction of the buildings and appurtenant structures identified in Phase 3 of the Subdivision/Development, which includes 105 carriage home (townhouse) dwelling units, together with such other permits as are necessary to undertake and complete all of the Phase 3 Secured Improvements, and Developer desires to post the Phase 3 Financial Security.
- G. The parties desire to set forth their agreement and understanding with respect to the foregoing and such other matters as hereinbelow set forth.

NOW, THEREFORE, the parties hereunto, in consideration of the premises and the mutual promises herein contained and intending to be legally bound hereby, agree as follows:

1. **Definitions; Interpretation.**

- A. For purposes of this Agreement, except where the context clearly indicates otherwise, the following words and phrases (including the singular and plural forms thereof) shall have the following meanings:
 - (1) “Tract” shall mean all that certain 142.733 gross acre tract located at 335 Milford Road, Upper Uwchlan Township, Chester County, Pennsylvania, Chester and which is more fully and further shown and described on the Plans.
 - (2) “Plans” shall mean the land development plan entitled “Final Land Development Plan for The Preserve at Marsh Creek” prepared by Edward B. Walsh & Associates, Inc., dated March 1, 2017, last revised September 13, 2019, consisting of ninety (90) sheets that are specifically numbered, entitled, dated, and last revised as set forth on Exhibit “A” attached hereto and made fully part hereof, including, without limitation, all notes, statements and other information appearing on the plans, and all reports, narratives, studies, profiles, delineations and other materials of whatever nature or kind accompanying or related to the plans.
 - (3) “Subject Land Development” or “Project” shall mean the Phase 3 proposed land development of the Tract as an active adult residential development, together with new streets and roads to serve the same and such other Phase 3 Improvements, as hereinafter defined, proposed or required in, on and/or related to the Subject Land Development, as the same are more fully depicted on the Plans.

- (4) “Improvements” shall mean all those sanitary sewers, as the same are more fully shown, identified or otherwise described on and by the Plans. The other site improvements shall be subject to separate Land Development and Financial Security Agreements between the Township and Developer.
- (5) “Phase 3 Improvements” shall mean all those sanitary sewers, as the same are more fully shown, identified or otherwise described on and by the Plans for Phase 3.
- (6) “Secured Improvements” shall mean all those Improvements for which the Financial Security is provided or to which the Financial Security otherwise relates.
- (7) “Phase 3 Secured Improvements” shall mean all those Phase 3 Improvements for which the Phase 3 Financial Security is provided or to which the Phase 3 Financial Security otherwise relates as set forth on Exhibit “B”.
- (8) “Completion Date” shall mean the date specified in Section 2.D of this Agreement on or before which the Improvements shall be completed.
- (9) “Financial Security” shall mean the financial security provided under and in accordance with the provisions of the MPC and the provisions of the Financial Security Agreement (including any additional financial security made part thereof, any increases and other adjustments thereto, and any financial security substituted therefor) and the funds representative thereof and therein.
- (10) “Phase 3 Financial Security” shall mean the financial security provided under and in accordance with the provisions of the Section 3 of this Agreement and the provisions of the Phase 3 Financial Security Agreement (including any additional financial security made part thereof, any increases and other adjustments thereto, and any financial security substituted therefor) and the funds representative thereof and therein for the Phase 3 Secured Improvements.
- (11) “Surety” shall mean the bonding company or lending institution chosen by Developer with which the Financial Security has been posted or established and/or which issues the Financial Security to the Township. The Surety shall be authorized to conduct business in the Commonwealth of Pennsylvania.

- (12) “Phase 3 Financial Security Agreement” shall mean that certain Financial Security Agreement, of even date herewith, by and between the Township and Developer, which agreement is fully incorporated into and made part of this Agreement.
- (13) “Subdivision and Land Development Ordinance” shall mean the Upper Uwchlan Township Subdivision and Land Development Ordinance, as such Ordinance has been amended and now exists and as hereafter may be amended, provided that the application of subsequent amendments to the Subject Land Development shall be subject to the provisions of Section 508(4) of the MPC.
- (14) “MPC” shall mean the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, *as reenacted and amended*, 53 P.S. § 10101 *et seq.*, as the same now exists and hereafter may be further amended.
- (15) “Township Engineer” shall mean the professional engineer, licensed as such in the Commonwealth of Pennsylvania, duly appointed and employed as the engineer for the Township or engaged by the Township as a consultant thereto.

- B. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Agreement, which also appear in the Subdivision and Land Development Ordinance or the MPC, shall have the meanings and shall be interpreted herein as under the Subdivision and Land Development Ordinance or the MPC.

2. **Construction and Completion of Phase 3 Improvements.**

- A. Developer, at its sole expense, shall layout, construct, install, and/or otherwise complete the Phase 3 Secured Improvements in a good and workmanlike manner, in full and strict accordance with and pursuant to the following: (i) the Subdivision and Land Development Ordinance; (ii) the Plans; (iii) the provisions of this Agreement; (iv) all applicable requirements of electric, telephone, and other utility companies having jurisdiction; and (v) all other applicable laws, statutes, ordinances, resolutions, rules, and regulations of the Township and of other applicable or appropriate governmental authorities and/or agencies having jurisdiction. In the event of any inconsistency or conflict between or among the provisions of any of the foregoing, those provisions contained in the Plans shall prevail and control.
- B. Intentionally omitted.

- C. Developer may obtain permits for the buildings which together constitute Phase 3 of the Subdivision/Land Development.
- D. The Phase 3 Secured Improvements shall be completed on or before the date occurring two years from the date of this Agreement. Upon written request of Developer and approval of the Township the Completion Date may be extended from time to time, provided that (i) Developer's written request is received by the Board of Supervisors not less than twenty (20) days prior to the then-current completion date, and (ii) the Financial Security is also extended so that it continues valid and effective for all purposes thereof to a date occurring at least sixty (60) days after the extended completion date. Such times shall be of the essence.
- E. Developer shall be solely responsible, at its sole cost and expense, for the repair and maintenance of all Phase 3 Improvements during and after construction thereof, provided however, that in the case of Phase 3 Improvements which are completed and dedication (or other transfer or assignment) of which is offered to and accepted by the Township, Developer shall have such repair and maintenance responsibility until such time as the acceptance of dedication (or other transfer or assignment) is final and effective, and the maintenance bond or other financial security is deposited with respect to such dedicated (or otherwise transferred or assigned) Phase 3 Improvements as provided under Section 5 below. For purposes of this subsection, "repair and maintenance of all Phase 3 Improvements" shall mean, without limitation, keeping the Phase 3 Improvements at all times in such condition that the structural integrity and functioning of the same shall be maintained in accordance with the design and specifications thereof as shown on the Plans.
- F. In the event that Developer is in default of any of its repair and maintenance obligations under Subsection E, the Township, shall have the right, but not the obligation, and provided that Developer is first given written notice by the Township specifying the failure of repair or maintenance and opportunity to cure said default pursuant to Section 5.A(8) of the Phase 3 Financial Security Agreement, (which right shall be in addition to such other or further rights and remedies as may be available to the Township under this Agreement, the Phase 3 Financial Security Agreement, the Subdivision and Land Development Ordinance, and/or the MPC, and/or otherwise at law or in equity) to:
 - (1) Enter upon the Tract and satisfy any of such defaulted repair and maintenance obligation of Developer (provided that any such entry and/or satisfaction shall not be deemed, in any manner or to any extent whatsoever, as an acceptance by the Township of the dedication, transfer or other assignment of the Phase 3 Improvements subject of the default, and/or as imposing any

responsibility upon the Township for the completion, further repair and maintenance, or otherwise, with respect to the Phase 3 Improvements subject of the default); and

- (2) In order to pay for the reasonable costs, expenses and/or fees incurred by the Township related to the satisfaction of such defaulted obligations, (i) obtain payment to the Township, or its order, of all or any part of the Phase 3 Financial Security for such costs, expenses and fees (notwithstanding that the amount of the Phase 3 Financial Security, but for this Paragraph, is not now or hereafter specifically established to guarantee or otherwise cover the payment of such costs, expenses and/or fees); and/or (ii) institute and prosecute appropriate legal and/or equitable actions or proceedings against Developer to recover such costs, expenses and/or fees, together with attorney fees and costs incurred by the Township for and otherwise related to any such legal and/or equitable action or proceeding.

- G. It shall be the obligation of Developer to arrange in advance with the Township for inspection of the work as the work progresses and the cost of such inspection shall be paid by Developer.
- H. Developer agrees that it will obtain use and occupancy permits as required under the Township's Zoning Ordinance prior to permitting occupancy of any dwelling or any building within the Subdivision/Land Development.
- I. Developer agrees to maintain such barricades, warning lights or fences as are necessary during the course of construction to give reasonable protection to the public.

3. **Guaranty of Completion of Phase 3 Secured Improvements.**

- A. Developer shall deposit with the Township or otherwise establish the Phase 3 Financial Security all in accordance with and pursuant to the terms and conditions of this Section 3 and the Phase 3 Financial Security Agreement. Unless and until the Phase 3 Financial Security is so deposited or otherwise established by Developer, no building or occupancy permit, relating to the erection, placement or occupancy of any of any buildings or other structures in, on and/or related to Phase 3 of the Subject Land Development, shall be issued by the Township.
- B. The Phase 3 Financial Security shall provide for and secure to the public, as represented by the Township, the completion, on or before the Completion Date, of the Phase 3 Secured Improvements in accordance with and pursuant to the Phase 3 Financial Security Agreement. The Phase

3 Financial Security shall be of such type as more fully and further provided in and by the Phase 3 Financial Security Agreement.

- C. The initial amount of the Phase 3 Financial Security shall be Four Hundred Seven Thousand Five Hundred Forty One and 20/100 Dollars (\$407,541.20), which is 110% of the total cost estimate as set forth in Exhibit "B" attached hereto and made fully part hereof. The amount of the Phase 3 Financial Security shall be subject to such increase, adjustment and reduction as provided in and by the Phase 3 Financial Security Agreement.

4. **Dedication.**

- A. Developer, at its expense, hereby offers to dedicate the following to the Township in Phase 3 of the Subdivision/Land Development and with respect to the same, hereby agrees to tender to the Township, as applicable, deeds of dedication containing such provisions and in such form as shall be approved by the Township:
 - (1) All sanitary sewer easement areas, the sanitary sewer facilities constructed within such easement areas as are shown on the Plans in Phase 3 (and excluding laterals and grinder pumps serving individual dwelling units).
- B. The Township shall accept dedication of the items described in Subsection A above, by deed of dedication (or other instrument) or otherwise, when all of the following have been satisfied, at the sole expense of Developer:
 - (1) Certification by the Township Engineer that all Phase 3 Improvements which are to be dedicated have been satisfactorily completed fully in accordance with the terms of Section 2 above;
 - (2) Deposit of a maintenance bond or other security, as provided under Section 5 below, with respect to each of the Phase 3 Improvements to be accepted for dedication; and
 - (3) Advancement and/or reimbursement to the Township of and for all reasonable costs, expenses and fees as provided under and in accordance with Section 7 below.

5. **Maintenance Bond or Other Financial Security.**

The maintenance bond or other financial security, to be deposited by Developer under Section 4.B(2) above as a condition to the Township's acceptance of dedication of any of the Phase 3 Improvements offered for dedication under Section 4.A shall be in accordance with the following:

- (1) The form and provisions of the bond or other financial security shall reasonably be approved by the Township Solicitor;
- (2) The type of the bond or other financial security shall be a type permitted by Section 509 of the MPC;
- (3) The bond or other financial security shall be posted with (1) a bonding company; or (2) lending institution chartered by the Federal Government or the Commonwealth of Pennsylvania, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth of Pennsylvania;
- (4) The bond or other financial security shall provide for and secure to the public, as represented by the Township with respect to each of the dedicated Phase 3 Improvements, the structural integrity and proper functioning of each such dedicated Phase 3 Improvement, in accordance with the design and specifications thereof as shown on the Plans, for a term of eighteen (18) months from the date when the Township accepts dedication of each such Phase 3 Improvement;
- (5) The amount of the bond or other financial security shall be equal to Fifteen Percent (15%) of the actual costs of installing, constructing or otherwise completing the dedicated Phase 3 Improvements covered by the bond or other financial security;
- (6) The bond or other financial security shall provide that in the event the structural integrity or proper functioning of any of the dedicated Phase 3 Improvements, covered by the bond or other financial security, is not in accordance with the design and specifications of the Plans for the aforesaid 18-month term and provided that written notice and opportunity to cure has first been given to Developer and Developer has failed to cure, the bonding company or lending institution, which issues or holds the bond or other financial security, shall pay to the Township, or its order, from time to time, as the Township shall determine and demand, all or part of the amount of the bond or other financial security; and that such payment shall be made by the bonding company or lending institution to the Township, or its order, at and upon receipt from the Township of a written demand for such payment (in, to or of which demand the consent, joinder, agreement and/or approval of Developer shall not be required). The bond or the financial security shall further provide that the aforesaid right of the Township to payment under the bond or other financial security

shall not constitute the exclusive right and/or remedy of the Township, but shall be in addition to such other or further rights and/or remedies as may be available to the Township under this Agreement, at law, in equity, or otherwise, in the event that the structural integrity or proper functioning of any of the dedicated Phase 3 Improvements is not in accordance with the design and specifications as aforesaid; and that the aggregate payments made to the Township, or its order, by the bonding company or lending institution shall not exceed the amount of the bond or other financial security (plus any interest which may be earned on the principal thereof); and

- (7) Final release of Developer under and from the bond or other financial security shall be subject to the advancement and/or reimbursement to the Township of and for all reasonable costs, expenses and fees under and in accordance with Section 7 below.

6. **Failure to Complete; Other Default.**

- A. In the event that any of the Phase 3 Secured Improvements is or are not completed in accordance with the terms, conditions and requirements of Section 2 above, the Township shall have the right, but not the obligation, (which right shall be in addition to such other or further rights and remedies, as may be available to the Township under this Agreement, the Phase 3 Financial Security Agreement, and/or the MPC, and/or otherwise at law or in equity) to: (i) enter upon the Tract and complete all or part of the Phase 3 Improvements in accordance with the terms, conditions and requirements of Section 2; and (ii) with respect to incomplete Phase 3 Secured Improvements, obtain payment to it, or its order, of all or any part of the Phase 3 Financial Security and/or to otherwise enforce the Phase 3 Financial Security in order to pay for the costs of such completion and related costs, expenses and fees. If the proceeds of the Phase 3 Financial Security paid to the Township, or its order, are not sufficient or unavailable to pay the costs of fully completing all the incomplete Phase 3 Improvements, together with related costs, expenses and fees, the Township, at its option, shall have the right to complete part of the Phase 3 Improvements and to institute appropriate legal and/or equitable actions against Developer to recover monies necessary to complete the remainder of the incomplete Phase 3 Improvements and pay related costs, expenses and fees.
- B. In the event that the Township exercises its right, but not obligation, to complete all or part of the incomplete Phase 3 Improvements upon the aforesaid default of Developer, there shall be no requirement for the advertisement of public works or for competitive bidding. Any monies paid to the Township of, from or under the Phase 3 Financial Security and

any proceeds resulting from the aforesaid legal and/or equitable actions against Developer shall be not deemed to be public funds for the purpose of any laws relating to public advertising or solicitation of bids. The Township may use any commercially reasonable means to select contractors and/or negotiate prices or costs of material and labor, and Developer hereby ratifies all actions taken by the Township in that regard. The Township shall have the right, but not the obligation, to use its own employees to complete all or part of the Phase 3 Improvements.

7. **Advancement and/or Reimbursement of Expenses.**

- A. Developer shall advance and/or reimburse the Township the following:
 - (1) All reasonable costs, expenses and fees incurred by the Township in and for the preparation, review, and enforcement of this Agreement and the Phase 3 Financial Security Agreement. Such costs, expenses and fees shall include, without limitation: reasonable legal expenses and fees of the Township Solicitor; and reasonable expenses and fees of the Township Engineer, in visiting the site for the purposes of inspection and for the performance of official duties necessarily connected with said inspection purposes.
 - (2) All reasonable costs, expenses and fees incurred by the Township of and for necessary legal proceedings in connection with the dedication (or other transfer or assignment) under Section 5 hereof, including, without limitation, reasonable fees of the Township Solicitor and the Township Engineer.
- B. Subject to the dispute provisions of Section 510(g) of the MPC to the extent applicable, the costs, expenses and fees, described in Subsection A above, shall be billed by the Township to Developer, and the amounts of the same shall be due and payable within thirty (30) days of the billing date to the extent that such amounts are not earlier paid to or otherwise recovered by the Township from monies deposited by Developer with and held in escrow by the Township for any such costs, expenses or fees.
- C. The Township, under and in accordance with the Phase 3 Financial Security Agreement, shall have the right to recover, from and under the Financial Security, the costs, expenses and fees, described in Subsection A above, notwithstanding that the amount of the Financial Security Agreement, but for this Subsection D, is not now or hereafter specifically established to guarantee or otherwise cover the payment of such costs, expenses and/or fees. Such right shall be in addition to such other or further rights or remedies as may be now or hereafter available to the Township under this Agreement, the Phase 3 Financial Security

Agreement, the Subdivision and Land Development Ordinance, and/or the MPC, and/or otherwise at law or in equity.

- D. It is expressly acknowledged and agreed that the Township shall not be obligated hereunder or otherwise to finally release Developer from and under the Phase 3 Financial Security, the Phase 3 Financial Security Agreement, or any other financial security provided pursuant hereto, and/or to accept dedication (or other transfer or assignment) of any of the items under Section 5 hereof, unless and until all the aforesaid costs, expenses and fees are paid in full.

8. **Indemnification.**

- A. It is understood and agreed that the Township has reviewed the Plans and specifications for the purpose solely of protecting the interests of the public and have not thereby expressly or impliedly warranted the technical suitability of Developer's Plans. Developer warrants that all Plans, designs, installations and specifications have been designed by registered engineers licensed in the Commonwealth of Pennsylvania and will be installed in a good and workmanlike manner and in accordance with the plans and specifications and sound construction practices. Developer does further warrant that the Phase 3 Improvements installed and each and every part thereof are fit for all purposes for which they are intended. The Township disclaims all liability for design, construction, installation or operational defects.
- B. Developer hereby agrees to indemnify, save harmless and defend the Township, its officials, officers, employees and agents, of, from, and against any liability, claim, suit or demand, of whatever nature or kind, whether founded or unfounded, arising from, out of, or related to the design, laying out, permitting, installation, construction, completion, inspection, testing, functioning, repair and/or maintenance of (or the failure to repair and/or maintain) the Phase 3 Improvements, together with all reasonable cost, fees and expenses (including, but not limited to, attorney's fees and costs, and expert witness fees and costs) as may be incurred by the Township in connection with any such liability, claim, suit or demand, except to the extent caused by the negligence or willful misconduct of the Township.

9. **Notices.**

- A. Any notice, demand or other communication required, authorized or permitted to be given under this Agreement shall be sufficient if given in writing and delivered to the party to whom or which the notice or demand is directed at the respective address of the party first above indicated, or to

such other address as the party may give by notice complying with the terms of this section.

- B. Such notice, demand or other communication shall be delivered to the addressee by one of the following means: (i) personal delivery against receipt; (ii) certified United States mail, postage prepaid, return receipt requested; or (iii) nationally recognized express delivery service, postage or delivery charges prepaid. The notice, demand or other communication shall be deemed given and effective as follows: (i) if by personal delivery or by express delivery service, at the time of delivery; or (ii) if by mail, three (3) business days after the date of deposit in the United States mails.

10. **Miscellaneous.**

- A. **Waiver.** Neither the failure nor any delay on the part of the Township to exercise any right, remedy, power, or privilege granted under this Agreement or otherwise provided at law or in equity, shall operate as a waiver thereof; nor shall any single or partial exercise of any such right, remedy, power, or privilege preclude further exercise of the same or of any other such right, remedy, power or privilege; nor shall any waiver of any such right, remedy, power, or privilege with respect to any occurrence be construed as a waiver of such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective against the Township unless it is in writing signed by a duly authorized representative of the Township.
- B. **Developer.** In the event Developer consists of more than one person or entity, the obligations and liabilities hereunder of each such persons and entities shall be joint and several, and the word “Developer” shall mean all or some or any of them.
- C. **Assignment; Delegation.** Developer shall not assign or delegate any of its rights, powers, privileges, duties, obligations, or liabilities hereunder without the express written consent of the Township, except in conjunction with Developer’s transfer of ownership of the Tract as a whole, in which event, the successor in interest shall execute a new Development Agreement and a new Financial Security Agreement or an assignment of this Agreement. Any such assignment or delegation, without such consent, shall be void.
- D. **Cumulative Rights and Remedies.** Any and all rights, powers, privileges and/or remedies granted or accruing to the Township under or pursuant to this Agreement and/or the Phase 3 Financial Security Agreement shall not be exclusive, but shall be cumulative and in addition to such other rights, powers, privileges, and/or remedies as may be now or

hereafter available to the Township under the MPC, and/or otherwise at law or in equity.

- E. **Headings.** The captions or headings preceding the text of the several sections and subsections of this Agreement are inserted solely for convenience of reference; they shall neither constitute a part of this Agreement nor affect its meaning, construction or effect.
- F. **Severability.** If any provision on this Agreement is held to be invalid or unenforceable: (i) the remaining provisions of this Agreement shall not be affected thereby, but shall continue in full force and effect; (ii) this Agreement be and is hereby amended, to the minimum necessary, to remedy such invalidity or unenforceability, and the parties hereto shall adjust their respective rights and obligations hereunder accordingly; and (iii) to the extent that such invalid or unenforceable provisions cannot be rendered valid or enforceable by amendment as aforesaid, the same shall be severed herefrom as though never set forth herein.
- G. **Binding Effect.** Subject to Subsection B above, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.
- H. **Entire Agreement; Amendment.** This Agreement, together with the exhibits attached hereto and made part hereof and the Phase 3 Financial Security Agreement, constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof, and, except as may be otherwise specifically set forth herein, supersedes all prior and contemporaneous agreements and understandings, express or implied, oral or written. Except as may be otherwise specifically provided herein, this Agreement may not be amended, revoked, changed, altered, or modified in any manner whatsoever, other than by written unanimous agreement of and signed by all parties hereto.
- I. **Governing Law.** This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.
- J. **Termination of 2021 Land Development Agreement.** Upon execution and approval of this Agreement by the parties and execution and approval of the Phase 3 Financial Security Agreement and posting of a performance bond in the amount of the Phase 3 Secured Improvements, the 2021 Land Development Agreement shall automatically terminate and shall be of no further force and effect.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereunto have executed this Agreement as of the day and year first above written.

UPPER UWCHLAN TOWNSHIP

Gwen A. Jonik
Secretary

By: _____
Sandra D'Amico, Chairperson

DEVELOPER

**TOLL MID-ATLANTIC LP COMPANY,
INC.**, a Delaware corporation

Attest: _____

By: _____
Justin Hunt
Sr. Land Development Manager

COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF CHESTER :

WITNESS my hand an official seal the day and year aforesaid.

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER : *SS.*

WITNESS my hand and official seal the day and year aforesaid.

My Commission Expires:

EXHIBIT “A”**PLAN SHEETS**

Sheet No.	Drawing No.	Title	Date	Last Revised Date
1	4135	Cover Sheet	3/1/17	9/13/19
2	4135	Overall Title Plan	3/1/17	9/13/19
3	4135	Conditional Use Decision, Waiver Request and Plan Note	3/1/17	9/13/19
4-9	4135	Title Plans	3/1/17	9/13/19
10	4135	Sanitary Sewer Easement Plan	3/1/17	9/13/19
11	4135	Overall Existing Features Plan	3/1/17	9/13/19
12-17	4135	Existing Features Plans	3/1/17	9/13/19
18	4135	Overall Grading and Utilities Plan	3/1/17	9/13/19
19-24	4135	Grading and Utilities Plans	3/1/17	9/13/19
25	4135	Overall Erosion and Sedimentation (E&S) Control Plan	3/1/17	9/13/19
26-31	4135	Erosion and Sedimentation Control Plans	3/1/17	9/13/19
32	4135	Overall Phasing Plan	3/1/17	9/13/19
33	4135	PA Chapter 105 General Permit E&S Plan	3/1/17	9/13/19
34	4135	Overall Post Construction Stormwater Management (Operations and Maintenance) Plan	3/1/17	9/13/19
35-40	4135	Post Construction Stormwater Management (Operations and Maintenance) Plan	3/1/17	9/13/19
41-42	SA-1 – SA-2	Site Analysis Sheet	6/15/17	9/13/19
43	TR-1	Tree Replacement Plan	3/1/17	9/13/19
44	LP-0	Overall Landscape and Lighting Plan	3/1/17	9/13/19
45-50	LP-1 – LP-6	Landscape Plan Sheets	3/1/17	9/13/19
51	LP-7	Landscape Details	3/1/17	9/13/19
52-57	LI-1 – LI-6	Lighting Plan Sheets	3/1/17	9/13/19
58	LI-7	Lighting Detail Sheet	3/1/17	9/13/19
59-60	MP-1 – MP-2	Open Space Management Plan	3/1/17	9/13/19
61-62	BD-1 – BD-2	Bio Retention – Planting Plans	3/1/17	9/13/19

63-64	BD-3 – BD-4	Basin Planting Plans	3/1/17	9/13/19
65-77	4135	Road Profiles	3/1/17	9/13/19
78	4135	Milford Road Intersection Details	3/1/17	9/13/19
79	4135	ADA Accessible Ramp Details	3/1/17	9/13/19
80-81	4135	Sanitary Sewer Details	3/1/17	9/13/19
82	4135	Roadway Details	3/1/17	9/13/19
83-85	4135	Post Construction Stormwater Management Details	3/1/17	9/13/19
86-87	4135	Erosion and Sedimentation Control Details	3/1/17	9/13/19
88-89	4135	Turning Movement Analysis Plan	3/1/17	9/13/19
90	4135	Traffic Signage and Striping, Group Mailbox Location Plan	3/1/17	9/13/19

EXHIBIT “B”

PHASE 3 SECURED IMPROVEMENTS

Community: The Preserve at Marsh Creek (aka Fetters)						Phase: 3	Lot count: 105								
Budget type: Sanitary Sewer Escrow						Budget date: 10/28/21	105 Triple (Carriage Units) Homes								
						Total cost: \$ 407,541.20									
Escrow Release No. 1									CURRENT		ESCROW RELEASE		ESCROW		% COMPLETE
Release Date:									ESCROW RELEASE		TO DATE (INCL THIS REL)		REMAINING		
									QUANTITY	TOTAL \$	QUANTITY	TOTAL \$	QUANTITY	TOTAL \$	
COST CODE	Category	Description/Scope of Work	Quantity	Unit	Price	Line item total	Budget Total	Comments/Contractor							
055-30	Survey					roll-up	\$ 12,651.00								
		Sanitary Sewer Layout	5,984	I.f.	\$ 1.50	\$ 8,976.00		Brubacher Excavating	0	\$ -	0	\$ -	5,984	\$ 8,976.00	0%
		Sanitary Sewer Laterals Layout	105	each	\$ 35.00	\$ 3,675.00		Brubacher Excavating	0	\$ -	0	\$ -	105	\$ 3,675.00	0%
055-40	As-builts					roll-up	\$ 14,960.00								
		Utility As-builts	5,984	I.f.	\$ 2.50	\$ 14,960.00		Carroll Engineering	0	\$ -	0	\$ -	5,984	\$ 14,960.00	0%
080-20	Sanitary Sewer System					roll-up	\$ 342,881.00								
		Tie Into Existing Structures	1	each	\$ 2,500.00	\$ 2,500.00		Brubacher Excavating	0	\$ -	0	\$ -	1	\$ 2,500.00	0%
		2" SDR-21 Force Main	1,285	I.f.	\$ 26.00	\$ 33,410.00		Brubacher Excavating	0	\$ -	0	\$ -	1,285	\$ 33,410.00	0%
		3" SDR-21 Force Main	705	I.f.	\$ 27.00	\$ 19,035.00		Brubacher Excavating	0	\$ -	0	\$ -	705	\$ 19,035.00	0%
		4" SDR-21 Force Main	1,332	I.f.	\$ 28.00	\$ 37,296.00		Brubacher Excavating	0	\$ -	0	\$ -	1,332	\$ 37,296.00	0%
		2" SDR-21 Fittings	2	each	\$ 185.00	\$ 370.00		Brubacher Excavating	0	\$ -	0	\$ -	2	\$ 370.00	0%
		3" SDR-21 Fittings	3	each	\$ 200.00	\$ 600.00		Brubacher Excavating	0	\$ -	0	\$ -	3	\$ 600.00	0%
		4" SDR-21 Fittings	6	each	\$ 225.00	\$ 1,350.00		Brubacher Excavating	0	\$ -	0	\$ -	6	\$ 1,350.00	0%
		1.5" SDR-21 Lateral Connection	105	each	\$ 1,000.00	\$ 105,000.00		Brubacher Excavating	0	\$ -	0	\$ -	105	\$ 105,000.00	0%
		1.5" SDR-21 Lateral Force Main	2,662	I.f.	\$ 28.00	\$ 74,536.00		Brubacher Excavating	0	\$ -	0	\$ -	2,662	\$ 74,536.00	0%
		Air Release Manhole	1	each	\$ 10,800.00	\$ 10,800.00		Brubacher Excavating	0	\$ -	0	\$ -	1	\$ 10,800.00	0%
		2" Terminal Cleanout Manhole	3	each	\$ 10,000.00	\$ 30,000.00		Brubacher Excavating	0	\$ -	0	\$ -	3	\$ 30,000.00	0%
		4" Type A-1 Junction Cleanout Manhole	1	each	\$ 11,000.00	\$ 11,000.00		Brubacher Excavating	0	\$ -	0	\$ -	1	\$ 11,000.00	0%
		4" Type B Junction Cleanout Manhole	1	each	\$ 11,000.00	\$ 11,000.00		Brubacher Excavating	0	\$ -	0	\$ -	1	\$ 11,000.00	0%
		Pressure Test Lines	5,984	I.f.	\$ 1.00	\$ 5,984.00		Brubacher Excavating	0	\$ -	0	\$ -	5,984	\$ 5,984.00	0%
Sanitary Sewer Sub-Total \$ 370,492.00									\$ -		\$ -		0.00% \$ 370,492.00		
10% Contingency \$ 37,049.20									% Complete						
Sanitary Sewer Escrow Amount \$ 407,541.20															

SUBMITTED:

Dave Watt
McKEE-MILFORD ASSOCIATES, LP (THE McKEE GROUP)

DATE

RECOMMENDED FOR RELEASE:

Jay R. Jackson, P.E.
ARRO CONSULTING, INC.

DATE

APPROVED:

UPPER UWCHLAN TOWNSHIP

DATE

FINANCIAL SECURITY AGREEMENT

THE PRESERVE AT MARSH CREEK – PHASE 3 **SANITARY IMPROVEMENTS**

THIS FINANCIAL SECURITY AGREEMENT (together with all modifications and amendments, the “Agreement”) made this _____ day of _____, 2023 by **UPPER UWCHLAN TOWNSHIP**, Chester County, Pennsylvania, a second class Township, with offices at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (the “Township”); and **TOLL MID-ATLANTIC LP COMPANY, INC.**, a Delaware corporation with offices at 1140 Virginia Drive, Fort Washington, Pennsylvania 19034 (the “Developer”).

BACKGROUND:

A. Developer proposes to develop an approximately 21.424 gross acre piece of property, formerly known as part of Chester County Tax Parcel No. 32-3-16 in Upper Uwchlan Township, Chester County, Pennsylvania, in accordance with a proposed subdivision and/or land development known as “The Preserve at Marsh Creek” (“Subdivision/Development”).

B. The Upper Uwchlan Township Board of Supervisors (the “Board”) granted final land development approval of the Subdivision/Development on October 16, 2017. Developer’s predecessor-in-title, The Preserve at Marsh Creek LLC, received final approval of the land development plans for the Subdivision/Development, subject to, among other things entering into this Agreement and the Development Agreement, as hereinafter defined, and posting the Financial Security, as hereinafter defined, to complete the Secured Improvements, as hereinafter defined, in three construction phases, identified as “Stage 1”, “Stage 2” and “Stage 3” on the Plans (defined below).

C. The Secured Improvements for each construction phase of the Subdivision/Development are subject to the execution of separate Land Development Agreements and Financial Security Agreements which were executed prior to the commencement of construction for each phase.

D. The Preserve at Marsh Creek LLC and its affiliated entity, McKee Builders LLC, entered into a Land Development Agreement with the Township for Stage 3 of the Subdivision/Development (also referred to hereinafter as “Phase 3”) dated December 20, 2021 (“2021 Land Development Agreement”) and posted financial security for Phase 3 Secured Improvements pursuant to a Financial Security Agreement for Phase 3 of the Subdivision/Land Development also dated December 20, 2021 (“2021 Financial Security Agreement”).

E. On April 7, 2023, The Preserve at Marsh Creek LLC conveyed Phase 3 of the Subdivision/Land Development to Developer and Developer agreed to assume the rights and obligations with respect to Phase 3 of the Subdivision/Development.

F. Developer desires to obtain building permits for the construction of the buildings and appurtenant structures identified in Phase 3 of the Subdivision/Development, which includes 105 carriage home (townhouse) dwelling units, together with such other permits as are necessary to undertake and complete all of the Phase 3 Secured Improvements.

G. In the Phase 3 Development Agreement, as hereinafter defined, Developer agreed to construct or install the Phase 3 Secured Improvements, as hereinafter defined, and to post Phase 3 Financial Security to guarantee to the Township that the Phase 3 Secured Improvements will be constructed or installed by the date provided for in this Agreement.

H. The parties desire to set forth their agreement and understanding with respect to the said Phase 3 Financial Security and such other matters as hereinbelow set forth.

NOW, THEREFORE, the parties hereunto, in consideration of the premises and the mutual promises herein contained and intending to be legally bound hereby, agree as follows:

1. **Definitions; Interpretation.**

A. For purposes of this Agreement, except where the context clearly indicates otherwise, the following words and phrases (including the singular and plural forms thereof) shall have the following meanings:

(1) “Township Engineer” shall mean the professional engineer, licensed as such in the Commonwealth of Pennsylvania, duly appointed and employed as the engineer for the Township or engaged by the Township as a consultant thereto.

(2) “Tract” shall mean all that certain approximately 142.733 acre tract of property which is situate at 335 Milford Road in the Township, Chester County, Pennsylvania, and which is more fully and further shown and described on the Plans.

(3) “Plans” shall mean that certain final subdivision and/or land development plan set entitled “Final Land Development Plan for The Preserve at Marsh Creek” prepared by Edward B. Walsh and Associates, Inc., dated March 1, 2017, last revised September 13, 2019, consisting of ninety (90) sheets, as more particularly described in the Development Agreement.

(4) “Subject Land Development” shall mean the Phase 3 proposed land development of the Tract as an active adult residential development, together with new streets and roads to serve the same and such other Phase 3 Improvements proposed or required in, on and/or related to the proposed land development, as the same are more fully and further shown and depicted on and by the Plans.

(5) “Improvements” shall mean the sanitary sewer Improvements that are to be located on the Tract as depicted on the Plans, and excluding the other site improvements, which are subject to separate Land Development and Financial Security Agreements.

(6) “Phase 3 Improvements” shall mean those sanitary sewer Improvements that are to be located in Phase on the Tract as depicted on the Plans.

(7) “Phase 3 Secured Improvements” shall mean all those certain Phase 3 Improvements for which the Phase 3 Financial Security is provided or to which the Phase 3 Financial Security otherwise relates. A list of the Phase Secured Improvements is attached here to as Exhibit “A”.

(8) “Completion Date” shall mean the date specified in Section 2.D of the Phase 3 Development Agreement on or before which the Phase 3 Improvements shall be completed.

(9) “Financial Security” shall mean the Phase 3 Financial Security provided under and in accordance with the provisions of Section 2 and other provisions of this Agreement.

(10) “Surety” shall mean the bonding company chosen by Developer with which issues the Phase 3 Financial Security to the Township. The Surety must be authorized to conduct business in the Commonwealth.

(11) “MPC” shall mean the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, *as reenacted and amended*, 53 P.S. § 10101 *et seq.*, as the same now exists and hereafter may be further amended.

(12) “Phase 3 Development Agreement” shall mean the Land Development Agreement entered into by Developer and the Township with respect to the development of Phase 3 of the Subject Land Development which is dated on or about the date hereof.

B. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Agreement which also appear in the MPC shall have the meanings and shall be interpreted herein as under the MPC.

2. Phase 3 Financial Security.

A. Developer, in accordance with and pursuant to the terms of this Agreement and at its sole cost and expense, shall establish and maintain Phase 3 Financial Security in accordance with the one of the following which is checked:

☐ A restrictive loan account or cash escrow account (either such account being hereinafter described as an “Escrow Account”) with Financial Institution as escrow holder under and in accordance with the terms and conditions of this Agreement;

☐ An irrevocable, Standby Commercial Letter of Credit, issued by Financial Institution in favor of the Township as beneficiary, in form and content satisfactory to the Township Solicitor and appended hereto as Exhibit “B” (the “Letter of Credit”);

☒ An unconditional surety bond, issued by Surety to Developer, in form and content satisfactory to the Township Solicitor.

B. The Phase 3 Financial Security shall be established by Developer upon Developer's execution of this Agreement. The Phase 3 Financial Security shall provide for and secure to the public, as represented by the Township, the completion, on or before the Completion Date, of the Phase 3 Secured Improvements.

C. The initial amount of the Financial Security shall be Four Hundred Seven Thousand Five Hundred Forty One and 20/100 Dollars (\$407,541.20) which amount is 110% of the total of the estimated costs of completing the Phase 3 Secured Improvements.

D. In addition to the Financial Security being posted to guarantee completion of the Phase 3 Secured Improvements, Developer shall deposit with the Township a sum of money equal to Eight Thousand One Hundred Fifty and 82/100 Dollars (\$8,150.82) which sum represents 2% of the estimated cost of construction of the Phase 3 Secured Improvements (the "Inspection Escrow"). The Inspection Escrow shall be held in a non-interest bearing escrow account and shall be used by the Township to pay the costs of its professional consultants and engineer's inspection of the Phase 3 Secured Improvements (the "Inspection Fees"). The Township shall pay the Inspection Fees from the Inspection Escrow. Developer shall be required to replenish the Inspection Escrow such that there is a minimum of 1% of the estimated cost of construction of the Phase 3 Secured Improvements on deposit. The Inspection Escrow shall be used by the Township solely to pay invoices for Inspection Fees. The Township shall provide a copy of all invoices for the Inspection Fees to the Developer.

E. A notation shall appear on the records of the Surety providing that, except as provided in and by this Agreement or as may be otherwise consented to and approved and directed in and by a writing signed by the Township, (i) no withdrawals shall be made from the Phase 3 Financial Security, (ii) the Phase 3 Financial Security shall not be terminated or closed or expire, and (iii) any balance of funds in the Phase 3 Financial Security shall be fully available to the Township for use under and for purposes of this Agreement.

3. Adjustments to Financial Security.

A. Developer agrees that the total amount of the Phase 3 Financial Security and the amount of each of the specific items thereof shall be subject to increase or other adjustment as permitted by and in accordance with the provisions of Section 509 of the MPC. Without limiting the generality of the foregoing:

Developer agrees that, if the Phase 3 Secured Improvements, or any part thereof, are not completed within one (1) year after the date of this Agreement, Developer shall post additional Phase 3 Financial Security in accordance with the provisions of the MPC; and Developer shall continue to provide such additional Phase 3 Financial Security on each one (1)-year anniversary date of this Agreement thereafter if the Phase 3 Secured Improvements, or any part thereof, are not completed (and shall further continue to provide such additional Phase 3 Financial Security on each one (1)-year anniversary date of this Agreement in the event that the Completion Date has expired and the Township has agreed to further extend the time for completion beyond the Completion Date, as the same may have been previously extended).

B. Notice of any such additional Phase 3 Financial Security or of any such increase or other adjustment in the amount of the Phase 3 Financial Security, or any part thereof, shall be given in writing by the Township to Developer, and Developer shall post the amount of the additional Phase 3 Financial Security, increase or other adjustment within thirty (30) days of the date of such notice.

C. Any funds posted or provided under this Section 3 as additional Phase 3 Financial Security or as increases or other adjustments to the Phase 3 Financial Security shall become part of the Phase 3 Financial Security and fully subject to the terms and conditions of this Agreement.

4. Interim Releases of Funds.

A. As the work of the construction of the Phase 3 Secured Improvements satisfactorily proceeds, the Township, from time to time upon written request of Developer prior to final release under Section 7 below, shall authorize the release of funds from the Phase 3 Financial Security in accordance with the provisions of the MPC, in such amounts as directed by the Township in writing, but only by and upon the issuance to and receipt by the Surety of a duly executed Certificate of Completion signed by the Township Engineer, the Chairperson of the Board of Supervisors or the Township Manager. The Certificate of Completion shall be in the form substantially as set forth in Exhibit "B" attached to and made fully part of this Financial Security Agreement.

B. Unless the Township expressly and affirmatively directs otherwise in and by the said duly executed Certificate of Completion, the following shall apply to every release of funds from the Phase 3 Financial Security requested under this Section 4: (i) Ten Percent (10%) of the amount of the funds requested for release shall be retained and not released; and (ii) in no event shall the balance of the Phase 3 Financial Security be reduced below One Hundred Ten percent (110%) of the estimated costs of completing the remaining uncompleted Phase 3 Secured Improvements, as such estimated costs of completion shall be determined or approved by the Township Engineer.

5. Default.

A. If any of the Phase 3 Secured Improvements have not been completed as depicted on the Plans, the Township shall have the right to demand and collect payment from the Surety of the full undrawn amount, after reductions and interim releases, if any, pursuant to this Agreement, of the Phase 3 Financial Security, or any part or lesser amount thereof which the Township in its sole discretion deems necessary to cure any such default as well as to pay for any professional services related to such cure. The following shall apply to such demand and payment:

(1) Developer hereby authorizes the Surety upon such default, without further inquiry being made, to make said payment directly and immediately to the Township or its order, and no further authorization, consent and/or approval of or by Developer to or of said payment shall be required.

(2) The Township may draw amounts from and under the Phase 3 Financial Security prior to the performance of any work by or for the Township in order to complete the Phase 3 Secured Improvements or otherwise cure the default, and/or to pay professional services related thereto, based upon (i) estimates received by the Township for the completion, and/or (ii) bills received by the Township for the professional services.

(3) Developer agrees that it shall have no right or standing to prevent or delay any such payment to and/or collection by the Township.

(4) Developer hereby remises, releases and forever discharges the Surety from any and all liability with respect to honoring any such draws by the Township unless finally adjudicated to have been caused by the gross negligence or willful misconduct of the Surety.

(5) In the event of a dispute between Developer and the Township, Developer nevertheless agrees that the provisions of Subsection (1) above shall continue to apply, and that the provisions of Subsection (1) shall not be satisfied by the Surety's payment into court of the amount demanded by the Township but shall be satisfied only by the Surety's payment of the demanded amount directly and immediately to the Township.

(6) The right of the Township to demand payment and collect less than the full undrawn amount of the Phase 3 Financial Security shall not be exhausted by a single exercise thereof, but may be exercised by the Township from time to time and at any time without limitation on the number of exercises thereof until the amount of the Phase 3 Financial Security has been fully drawn.

(7) If the reasonable costs, expenses and fees, incurred by the Township on account of (i) the foregoing completion of Phase 3 Secured Improvements or otherwise curing the default of Developer and (ii) the professional services related thereto, exceed the amount, if any, received by the Township from and under the Phase 3 Financial Security, Developer, in addition to such other and further obligations and liabilities imposed upon it under this Agreement and otherwise by law, shall be liable to the Township for such excess of such costs, expenses and fees. Developer hereby agrees to pay the full amount of such excess to the Township immediately upon demand.

(8) Except in the event of an emergency or other threat to public health and safety, prior to exercising the remedies available to the Township in the event of default, the Township shall give thirty (30) days advance notice of default to Developer and Surety and Developer and Surety shall have the right to cure such default within the said thirty (30) day period, provided, however, it is acknowledged by the Township and Developer that the Surety has no obligation to cure any event of default under this Agreement.

6. Costs, Expenses and Fees.

A. If Developer fails to advance or reimburse the Township any costs, expenses or fees in accordance with and pursuant to Section 7 of the Phase 3 Development Agreement, Developer shall be in default of this Agreement, and the Township shall be authorized to collect the amount thereof from and under the Phase 3 Financial Security (notwithstanding that the amount of the Phase 3 Financial Security, but for this Subsection A, is

not now or hereafter specifically established to guarantee, secure or otherwise cover the payment of such costs, expenses or fees) in same manner and to the same extent as a default made and provided for under Section 5 of this Agreement.

B. Developer shall provide additional Phase 3 Financial Security, in a form acceptable to the Township and in the amount by which the Phase 3 Financial Security was reduced by any payment made to the Township from the Financial Security under provisions of Subsection A above, within fifteen (15) days after written notice of such reduction in the amount of the Financial Security is sent by the Township to Developer. Developer shall also provide the Township, within such fifteen (15)-day period, written proof of such additional Phase 3 Financial Security. The failure of Developer to provide the Township such additional Phase 3 Financial Security and written proof thereof within such time shall constitute a default or breach under this Agreement, and Developer shall be subject to the provisions governing its default or breach, as set forth in both this Agreement and the Phase 3 Development Agreement and/or as otherwise provided by law, until the default or breach is properly and fully cured. The additional Phase 3 Financial Security shall be and constitute Phase 3 Financial Security fully subject to the terms and conditions of this Agreement.

7. Final Release of Phase 3 Financial Security; Termination of Agreement.

A. After all of the Phase 3 Secured Improvements have been completed in accordance with the Phase 3 Development Agreement, and after all of the provisions of the Phase 3 Development Agreement and this Agreement have been satisfied by Developer (including the payment of all reasonable costs, expenses and fees for which Developer is responsible under both said agreements) and Developer has tendered to the Township all Phase 3 Improvements which are proposed to be dedicated to the Township and posted the necessary maintenance security as provided under Section 509(k) of the MPC, the Township shall authorize the Surety in writing to release the balance of the Phase 3 Financial Security. Such release authorized by the Township shall be the final release of the Phase 3 Financial Security, and shall further release Developer and the Surety from and under the Phase 3 Financial Security and this Agreement.

B. At and upon the aforesaid Township-authorized release of the balance of the Phase 3 Financial Security, this Agreement shall terminate without further action of the parties being required and neither Developer nor the Surety shall have any further liability under this Agreement.

8. Validity and Enforceability of Phase 3 Financial Security.

A. The Phase 3 Financial Security shall be valid, and shall be maintained by Developer valid and in full force and effect at all times following the establishment thereof in accordance with and during continuance of this Agreement.

B. During the continuance of this Agreement, Developer shall, as may be requested by written notice from the Township from time to time or at any time, provide verification and proof to the Township concerning the existence, validity and enforceability of the Phase 3 Financial Security. The verification and proof shall be satisfactory to the Township.

C. Developer agrees and hereby authorizes the Surety, during the continuance of this Agreement, to release to the Township any information as may be requested from time to time or at any time by the Township concerning the financial affairs of Developer relative to this Agreement and the Phase 3 Financial Security.

D. If the Township determines that, upon the information provided or not provided pursuant to Subsections B and/or C above, the Phase 3 Financial Security requirements of this Agreement are not satisfied, or, if Developer otherwise fails to provide and maintain the Phase 3 Financial Security under and in accordance with this Agreement, the Township shall give Developer written notice to provide the required Phase 3 Financial Security within thirty (30) days of the date of the notice.

E. Developer agrees that any and all notices from the Township to the Surety demanding payment of, from and under the Phase 3 Financial Security shall be valid and enforceable, and shall be honored by the Surety if given to the Surety during the continuance of this Agreement.

9. Surety Non-Responsibility.

A. Developer agrees that Surety shall have no duty to inquire as to the truthfulness, acceptability, due execution, due authorization or validity of any document, certificate, statement or notice which purports to have been executed by an official or other representative of the Township.

B. Developer and the Township further agree that Surety shall not have any duty or responsibility with respect to the Phase 3 Financial Security other than to comply with the terms of this Agreement that apply to the actions which the Surety is to take or not take with respect to the Phase 3 Financial Security.

C. Developer and Surety further agree that the obligations of the Surety under this Agreement, and under and with respect the Phase 3 Financial Security, are for the sole benefit of the Township, and shall not be affected, in any way, by any default, action or omission of Developer.

D. The Township and Developer further agree and acknowledge that the Surety assumes no liability for the design, layout, construction, installation, maintenance and/or upkeep of the Phase 3 Improvements or the obligations of the Developer under this Agreement or the Phase 3 Development Agreement.

10. Charges of Surety.

Any and all charges made by the Surety for the establishment, creation, administration or termination of the Phase 3 Financial Security and/or for all other actions of the Surety under, pursuant and/or related to this Agreement are the sole responsibility of Developer and shall be billed to and paid directly by Developer, and no amount of, from or under the Phase 3 Financial Security may be used by or paid to the Surety for such charges. Developer agrees that the Township shall not be liable or otherwise obligated for any of such charges, and

Developer hereby agrees to indemnify, protect and defend the Township from and against any such charges.

11. Interest.

If any interest accrues on account of the Phase 3 Financial Security, such interest shall merge with and become part of the funds represented by the Phase 3 Financial Security and shall be treated as an integral part thereof and applied in accordance with the terms of this Agreement. All such interest shall be reported under and to the taxpayer identification number of Developer, and Developer shall be liable for the payment of any income taxes as may be imposed and due on such interest.

12. Insolvency of Developer.

Developer acknowledges, covenants and agrees that, in case of any bankruptcy, receivership, or voluntary or involuntary assignment for the benefit of creditors by or of Developer, the Phase 3 Financial Security and all interest of Developer in, to or under this Agreement are not and shall not be considered part of the estate of Developer.

13. Payments, Reductions or Releases of Financial Security.

It is expressly and specifically understood, covenanted and agreed by Developer and Surety that no payment, reduction and/or release whatsoever shall be made at any time of, from or under the Phase 3 Financial Security without the express written consent and instructions of the Township in accordance with the terms of this Agreement, and that Developer shall maintain the Phase 3 Financial Security at all times during the continuance of this Agreement in the amounts required herein, less all sums drawn or released therefrom by the Township in accordance with the terms hereof. Any violation of Developer's obligations under this Section shall render Developer liable for all damages to the Township, including, without limitation, all reasonable costs, fees and expenses (including, but not limited to, attorney's fees and costs), which the Township is required to pay in order to cure any default or breach by Developer under this Agreement because the Phase 3 Financial Security is not maintained and/or funds thereunder are not available or paid upon demand to the Township in order to cure such default or breach. Any violation of the Surety's obligations under this Section shall render the Surety liable for all damages to the Township, including, without limitation, all reasonable costs, fees and expenses (including, but not limited to, attorney's fees and costs), which the Township is required to pay in order to cure any default or breach by the Surety for releasing or reducing the Phase 3 Financial Security except in accordance with the terms of this Agreement.

14. Notices.

Except as may be otherwise specifically provided in this Financial Security Agreement:

(1) Any notice, demand or other communication required, authorized or permitted to be given under this Agreement shall be sufficient if given in writing and delivered to

the party to whom or which the notice or demand is directed at the respective address of the party first above indicated, or to such other address as the party may give by notice complying with the terms of this section.

(2) Such notice, demand or other communication shall be delivered to the addressee by one of the following means: (i) personal delivery against receipt; (ii) certified United States mail, postage prepaid, return receipt requested; or (iii) nationally recognized express delivery service, delivery charges prepaid. The notice, demand or other communication shall be deemed given and effective as follows: (i) if by personal delivery or by express delivery service, at the time of delivery; or (ii) if by mail, 3 business days after the date of deposit in the United States mails.

15. **Miscellaneous.**

A. **Waiver.** Neither the failure nor any delay on the part of the Township to exercise any right, remedy, power, or privilege granted under this Agreement or otherwise provided at law or in equity, shall operate as a waiver thereof; nor shall any single or partial exercise of any such right, remedy, power, or privilege preclude further exercise of the same or of any other such right, remedy, power or privilege; nor shall any waiver of any such right, remedy, power, or privilege with respect to any occurrence be construed as a waiver of such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective against the Township unless it is in writing signed by a duly authorized representative of the Township.

B. **Developer.** In the event Developer consists of more than one person or entity, the obligations and liabilities hereunder of each such persons and entities shall be joint and several, and the word “Developer” shall mean all or some or any of them.

C. **Assignment; Delegation.** Developer shall not assign or delegate any of its rights, powers, privileges, duties, obligations, or liabilities hereunder without the express written consent of the Township. Any such assignment or delegation, without such consent, shall be void.

D. **Cumulative Rights and Remedies.** Any and all rights, powers, privileges and/or remedies granted or accruing to the Township under or pursuant to this Agreement shall not be exclusive, but shall be cumulative and in addition to such other rights, powers, privileges, and/or remedies as may be now or hereafter available to the Township at law or in equity.

E. **Headings.** The captions or headings preceding the text of the several sections, subsections, paragraphs and other parts of this Agreement are inserted solely for convenience of reference; they shall neither constitute a part of this Agreement nor affect its meaning, construction or effect.

F. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable: (i) the remaining provisions of this Agreement shall not be affected thereby, but shall continue in full force and effect; (ii) this Agreement be and is hereby amended, to the minimum necessary, to remedy such invalidity or unenforceability, and the parties hereto shall

adjust their respective rights and obligations hereunder accordingly; and (iii) to the extent that such invalid or unenforceable provisions cannot be rendered valid or enforceable by amendment as aforesaid, the same shall be severed herefrom as though never set forth herein.

G. **Binding Effect.** Subject to Subsection B above, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

H. **Entire Agreement; Amendment.** This Agreement, together with the exhibits attached hereto and made part hereof and the Development Agreement, constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof, and, except as may be otherwise specifically set forth herein, supersedes all prior and contemporaneous agreements and understandings, express or implied, oral or written. Except as may be otherwise specifically provided herein, this Agreement may not be amended, revoked, changed, altered, or modified in any manner whatsoever, other than by written unanimous agreement of and signed by all parties hereto.

I. **Governing Law.** This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

J. **Termination of 2021 Financial Security Agreement.** Upon execution and approval of this Agreement by the parties and the Phase 3 Land Development Agreement, the posting of the Financial Security and the establishment of the Inspection Escrow, the 2021 Financial Security Agreement shall automatically terminate and shall be of no further force and effect, and the financial security posted by McKee Builders LLC pursuant to the 2021 Financial Security Agreement shall be immediately returned by the Township to said entity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereunto have executed this Agreement as of the day and year first above written.

UPPER UWCHLAN TOWNSHIP

Attest:

Gwen A. Jonik
Secretary

By: _____
Sandra D'Amico, Chairperson

**DEVELOPER
TOLL MID-ATLANTIC LP COMPANY,
INC., a Delaware corporation**

Attest:

By: _____
Justin Hunt
Sr. Land Development Manager

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF CHESTER :

On this _____ day of _____, 2023, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Sandra D'Amico, who acknowledged herself to be the Chairman of the Board of Supervisors of Upper Uwchlan Township, and that she, as such official, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Notary Public

My Commission Expires:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
 :SS.
COUNTY OF CHESTER :

On this _____ day of _____, 2023, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Justin Hunt, who acknowledged himself to be Sr. Land Development Manager of TOLL MID-ATLANTIC LP COMPANY, INC., a Delaware corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Notary Public

My Commission Expires:

EXHIBIT “A”

List of Secured Improvements

Community: The Preserve at Marsh Creek (aka Fetters)						Phase: 3	Lot count: 105								
Budget type: Sanitary Sewer Escrow						Budget date: 10/28/21	105 Triple (Carriage Units) Homes								
						Total cost: \$ 407,541.20									
Escrow Release No. 1									CURRENT		ESCROW RELEASE		ESCROW		% COMPLETE
Release Date:									ESCROW RELEASE		TO DATE (INCL THIS REL)		REMAINING		
									QUANTITY	TOTAL \$	QUANTITY	TOTAL \$	QUANTITY	TOTAL \$	
COST CODE	Category	Description/Scope of Work	Quantity	Unit	Price	Line item total	Budget Total	Comments/Contractor							
055-30	Survey					roll-up	\$ 12,651.00								
		Sanitary Sewer Layout	5,984	I.f.	\$ 1.50	\$ 8,976.00		Brubacher Excavating	0	\$ -	0	\$ -	5,984	\$ 8,976.00	0%
		Sanitary Sewer Laterals Layout	105	each	\$ 35.00	\$ 3,675.00		Brubacher Excavating	0	\$ -	0	\$ -	105	\$ 3,675.00	0%
055-40	As-builts					roll-up	\$ 14,960.00								
		Utility As-builts	5,984	I.f.	\$ 2.50	\$ 14,960.00		Carroll Engineering	0	\$ -	0	\$ -	5,984	\$ 14,960.00	0%
080-20	Sanitary Sewer System					roll-up	\$ 342,881.00								
		Tie Into Existing Structures	1	each	\$ 2,500.00	\$ 2,500.00		Brubacher Excavating	0	\$ -	0	\$ -	1	\$ 2,500.00	0%
		2" SDR-21 Force Main	1,285	I.f.	\$ 26.00	\$ 33,410.00		Brubacher Excavating	0	\$ -	0	\$ -	1,285	\$ 33,410.00	0%
		3" SDR-21 Force Main	705	I.f.	\$ 27.00	\$ 19,035.00		Brubacher Excavating	0	\$ -	0	\$ -	705	\$ 19,035.00	0%
		4" SDR-21 Force Main	1,332	I.f.	\$ 28.00	\$ 37,296.00		Brubacher Excavating	0	\$ -	0	\$ -	1,332	\$ 37,296.00	0%
		2" SDR-21 Fittings	2	each	\$ 185.00	\$ 370.00		Brubacher Excavating	0	\$ -	0	\$ -	2	\$ 370.00	0%
		3" SDR-21 Fittings	3	each	\$ 200.00	\$ 600.00		Brubacher Excavating	0	\$ -	0	\$ -	3	\$ 600.00	0%
		4" SDR-21 Fittings	6	each	\$ 225.00	\$ 1,350.00		Brubacher Excavating	0	\$ -	0	\$ -	6	\$ 1,350.00	0%
		1.5" SDR-21 Lateral Connection	105	each	\$ 1,000.00	\$ 105,000.00		Brubacher Excavating	0	\$ -	0	\$ -	105	\$ 105,000.00	0%
		1.5" SDR-21 Lateral Force Main	2,662	I.f.	\$ 28.00	\$ 74,536.00		Brubacher Excavating	0	\$ -	0	\$ -	2,662	\$ 74,536.00	0%
		Air Release Manhole	1	each	\$ 10,800.00	\$ 10,800.00		Brubacher Excavating	0	\$ -	0	\$ -	1	\$ 10,800.00	0%
		2" Terminal Cleanout Manhole	3	each	\$ 10,000.00	\$ 30,000.00		Brubacher Excavating	0	\$ -	0	\$ -	3	\$ 30,000.00	0%
		4" Type A-1 Junction Cleanout Manhole	1	each	\$ 11,000.00	\$ 11,000.00		Brubacher Excavating	0	\$ -	0	\$ -	1	\$ 11,000.00	0%
		4" Type B Junction Cleanout Manhole	1	each	\$ 11,000.00	\$ 11,000.00		Brubacher Excavating	0	\$ -	0	\$ -	1	\$ 11,000.00	0%
		Pressure Test Lines	5,984	I.f.	\$ 1.00	\$ 5,984.00		Brubacher Excavating	0	\$ -	0	\$ -	5,984	\$ 5,984.00	0%
Sanitary Sewer Sub-Total \$ 370,492.00									\$ -		\$ -		0.00% \$ 370,492.00		
10% Contingency \$ 37,049.20													% Complete		
Sanitary Sewer Escrow Amount \$ 407,541.20															

SUBMITTED:

Dave Watt
McKEE-MILFORD ASSOCIATES, LP (THE McKEE GROUP)

DATE

RECOMMENDED FOR RELEASE:

Jay R. Jackson, P.E.
ARRO CONSULTING, INC.

DATE

APPROVED:

UPPER UWCHLAN TOWNSHIP

DATE

EXHIBIT "B"

**CERTIFICATE OF COMPLETION AND
AUTHORIZATION OF REDUCTION AND RELEASE
NO. _____**

WE, THE UNDERSIGNED, HEREBY:

A. CERTIFY that the work and Improvements, described hereinbelow, completion of which is provided under and by that certain Financial Security Agreement between Upper Uwchlan Township ("Township") and Toll Mid-Atlantic LP Company, Inc. (the "Developer"), dated _____, 20__, concerning the construction, installation and completion of Phase 3 Improvements in the Preserve at Marsh Creek Development have been completed to the extent of the amount indicated in item I below; and

B. AUTHORIZE Fidelity and Deposit Company of Maryland, pursuant to the Financial Security Agreement, **TO REDUCE** the Phase 3 Financial Security, in the nature of a performance bond, among other things, the completion of said work and Phase 3 Improvements, to the extent of the amount indicated in item III below, and to release said amount of reduction from and under the terms and conditions of the bond.

The reduction and release of the amount of the Financial Security hereby authorized shall not be construed, in any manner or extent, as an acceptance by the Township of the work and Phase 3 Improvements described hereinbelow (or of any other work performed or any Improvements installed or constructed), nor shall this Certificate and Authorization constitute any waiver by the Township of its rights to inspect and approve the work and Phase 3 Improvements described hereinbelow (or any other work performed and Phase 3 Improvements installed and constructed). Township hereby reserves the right to re-inspect the work and Phase 3 Improvements (as well as any other work and Phase 3 Improvements) and to require Developer to correct, repair or demolish and to properly reconstruct any and all defective and deficient work and Phase 3 Improvements not accepted and approved by Township.

THE FOLLOWING WORK AND Phase 3 Improvements are the subject of this Certificate and Authorization: *(See attached letter and invoice.)*

THE REDUCTION AND RELEASE of the Phase 3 Financial Security authorized by this Certificate and Authorization have been determined as follows:

I. COST OF COMPLETED WORK AND Improvements	\$ _____
II. <i>less</i> AMOUNT OF RETAINAGE (10%)	\$ _____
III. AMOUNT OF REDUCTION AND RELEASE	\$ _____

Date

Township Engineer

Date

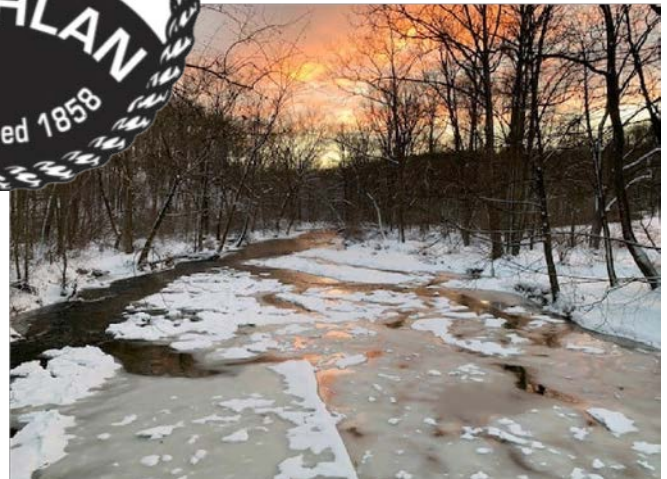
Chairperson, Board of Supervisors

Date

Manager

Upper Uwchlan Township

County of Chester, Commonwealth of Pennsylvania



2024 Budget

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GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**Upper Uwchlan Township
Pennsylvania**

For the Fiscal Year Beginning

January 01, 2023

Christopher P. Morill

Executive Director

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: Board of Supervisors

FROM: Tony Scheivert, Township Manager
Jill Bukata, Township Treasurer

RE: 2024 Budget Message

DATE: December 18, 2023

2024 Budget Message

Introduction

We are pleased to present the Township's 2024 budget. As is our practice, the budget has been prepared based on conservative revenue projections and more aggressive expense estimates while balancing the need to deliver core services to the community such as police, public works, building/codes, solid waste and recycling services, fire/emergency medical services, storm water management, traffic management, parks and recreation and planning and zoning.

Our Finance Department strives to employ GFOA "best practices" in our accounting policies and budgeting. We are proud to have received the GFOA Distinguished Budget Presentation Award for the past nine consecutive years and the GFOA Certificate of Achievement for Excellence in Financial Reporting for the past six consecutive years. These achievements are not the only evidence of the Township's dedication to strong financial and budgetary practices and transparency – Moody's cited it as a reason for upgrading our bond rating to Aa1 for the bonds that were issued in January, 2019. This is the highest rating that a Township of this size can obtain, and a higher rating benefits the Township in lower interest costs. We also have an on-line "dashboard" that can be viewed by the public at any time and shows balances in our accounting records on a real-time basis.

There are numerous factors that were considered in the preparation of the Budget – both short-term and long-term considerations were addressed.

Land approvals granted during 2023 slowed from previous years but we still expect to see more new homes built and occupied during 2024 especially at the Preserve at Marsh Creek over 55 developments. The increase in homes was considered in estimating real estate and earned income tax revenues, transfer taxes, building permit fee and sold waste revenues. Accordingly, expenses for solid waste were increased to accommodate the increase in homes that will be served. Fieldstone at Chester Springs, a assisted living facility, located at the corner of Byers Road and Graphite Mine will open in June of 2024 but we have little effect on services offered by the Township.

All of the short-term considerations were also included in long term projections. As a relatively small municipality, the Township plans about 3 – 5 years into the future. The majority of the Township's long-term goals rely on the availability, and success in being awarded, state or federal grant money to offset the costs of major capital projects. There is very little land left to be developed once current projects are

completed. Other than needed improvements to our parks or other facilities, our projects tend to be those mandated by federal or state regulations. The Township began work on a far-ranging plan for Storm Water Management about 6 years ago. A separate Water Resource Protection Fund was funded in 2014 and consultants were hired to assist us in developing a plan to address this issue which is an unfunded mandate from the federal government to Pa. DEP. The Public Works department spends increasing amounts of time working on inlet repair, and other related projects.

The Year 2023 in Review

At the end of fiscal 2023, it is expected that the Township's General Fund will have an excess of revenues over expenditures of at least \$1,160,000 before transfers to other funds and strong fund balances in all operating funds. Earned income tax revenue will end the year at least \$400,000 over the 2023 budget. Real estate taxes and real estate transfer taxes combined are expected to meet budget.

Two long time department heads retired between late 2022 and in 2023. Thomas Jones was appointed Chief of Police by the Board of Supervisors in January 2023. Chief Jones had previously been a Lieutenant with the Upper Uwchlan Police Department and had been with the Police Department since 1992. Michael Heckman, the Public Works Director for 18 years, retired in September and Michael Esterlis was named to succeed him. Mr. Esterlis has been employed by Upper Uwchlan Township since 2018.

The Township completed the installation of heating and air conditioning at the Upland Farm Barn, started the basin retrofit project at Heather Hill and Aubrey Circle basins, improved the infields and batting cage at Hickory Park, installed a new water line at the Public Works Facility, added three new full time police officers, started a Traffic Safety Unit and expanded our Detective Division of the Police Department to two officers.

Numerous Township staff and volunteers have been working on four important planning documents over the last year and all should be completed in 2024. The plans are as follows, Village Concept Plan, Village Design Guidelines, Active Transportation Plan and the Township Comprehensive Plan.

Township staff members continue to work to offer the best service to the residents of the community at the most cost-effective means possible.

The 2024 Budget Revenue

The major sources of revenue to the Township are the earned income tax (55.2%) and real estate property taxes. Earned income tax revenues in 2023 exceeded the 2023 budget and were increased 10% in the 2024 budget. We believe that we will meet or surpass this increase based on current trends.

Property tax revenues were increased slightly due to the increase in assessed valuation based upon increasing home values and the addition of new residential and commercial properties. The real estate property tax makes up approximately 14.8% of the Township's annual revenue. Other regular revenue sources include the real estate transfer tax of 8.2%, building permit fees of 6.7% and cable franchise fees of 2.3%. Revenue from the real estate transfer tax continues to trend upward on the strength of both re-sales and new residential/commercial development within the Township. Strong re-sale figures and new development in the Township is a testament to the easily recognizable quality of life in the community –

our advantageous geography compared to close employment centers and the excellent Downingtown Area School District.

Operating Budget

The Township's 2024 General Fund operating budget totals **\$8,055,061** before operating transfers used to fund capital projects in the community. This budget includes all operational costs for Township Administration, the Police Department, Public Works Department, Building/Codes Department, Park and Recreation, Fire and Emergency Services, General Planning and Zoning, and the operation of our various Boards and Commissions.

During 2023, the Police Department hired three new police officers; this brought the department up to full status. Under the Collective Bargaining Agreement with the Police Association, less experienced officers are paid at a lower rate than more experienced officers, but they move up quickly through the pay scale. In later years, the police budget will increase due to their longevity and for health insurance as their family status changes. To balance that, the Township will have several officers with more longevity retiring in the next several years who will be replaced with younger officers.

Solid Waste Fund Budget

The 2024 budget totals \$1,499,547. The Township faces its largest challenge in planning for 2024 in the Solid Waste Fund. The Township's contract with both the trash and recycling haulers terminates on July 31, 2024. The industry leaders are having difficulty finding enough employees, and some have changed workplace procedures to limit the hours that employees are permitted to work. Service levels have decreased and other municipalities that have recently re-contracted have seen significant increases in their costs. Because the cost of the new contract is unknown, but expected to be much higher, the Township increased the budget for these costs in 2024 while not increasing the amounts billed to residents. It is very likely that an increase in the solid waste fees will be required in 2025 to compensate for the increased costs.

Liquid Fuels Budget

The 2024 budget totals **\$689,333**. This budget is used for snow/ice control and roadway repair and paving. The Public Works Department has set a goal to repair and re-pave Township roads every 18 years or approximately 2.7 miles of roadway annually. Revenue in the Liquid Fuels Fund is received from the Commonwealth of Pennsylvania based upon the Township's population and roadway miles. Revenues are expected to increase annually based on increases in population, added roadway miles through dedication and increased revenue from the 2014 transportation funding bill. The Township plans to spend \$549,333 on road resurfacing in 2024. Funding will be entirely from the Liquid Fuels Fund cash reserves in 2024; as it was in 2023.

Capital Fund Budget

The 2024 Capital Fund budget is **\$758,621**. There are no major projects planned for 2024. The Township plans to make major renovations to Hickory Park but is waiting to use grant money for that project. The grants are pending; that project will not start until 2025.

Closing

Under the continued direction of our elected officials, and with the dedication of our volunteers, staff and our consultants, the Township continues to actively plan for the future, all the while delivering quality services to our community. The Township is, and will continue to be, financially healthy and sustainable in the long term. It is the goal of all of the dedicated members of Upper Uwchlan Township to continue to provide first rate municipal services while maintaining the long-term financial health of the Township. Continued vigilance and prudent decision making will ensure that this trend continues into the future.

2024 Budget – All Funds

Fund	2024 Budget	2023 Budget	+/- (%)
General Fund	\$8,055,061	\$7,457,217	8.0%
Capital Reserve Fund	\$758,621	\$1,314,483	(40.0%)
Solid Waste Fund	\$1,499,547	\$1,161,003	29.2%
Water Resource Protection Fund	\$548,862	\$298,632	50.0%
Liquid Fuels Fund	\$689,333	\$689,333	-
ACT 209 Traffic Impact Fee Fund	-	-	-
Sewer Fund	\$315,003	\$318,928	(1.2%)

TOP QUESTIONS RESIDENTS ASK

1. How much will my real estate taxes be in 2023?

- The real estate taxes you pay to Upper Uwchlan Township of 1.034 mills will remain unchanged from 2023 and have not been increased since 2006. Chester County's adopted budget for 2023 included a county tax of 4.551 mills. The County has not yet adopted a budget for 2024.
- The Downingtown Area School District increased their taxes for the 2023 – 2024 school year. Their new rate is 29.558 mills. Therefore, total real estate taxes for properties in Upper Uwchlan Township is 35.143 mills.

2. Who is collecting real estate taxes for the Township in 2024?

- The Township authorized Keystone Collections Group to collect the Township's real estate taxes for 2024. Chester County had collected the Township taxes from 2021 through 2023. **Please note the change for 2024.** Township real estate bills will be mailed in early February and contain multiple methods of making payment on the back of the bill. Please check the Township's website for further information.

3. How do I reserve Upland Farms for an event?

- Complete the rental form on the Township website, under "Parks and Facilities".

4. What other community events does the Township host?

- The Park and Recreation Board hosts a variety of community recreation events each year, including "Light Up Upper Uwchlan", which is an annual tree lighting, an Easter Egg event, and summer movie nights. "Trunk or Treat" on October 28 was hugely successful. Events are posted on the calendar at Upperuwchlan-pa.gov/calendar. If you have suggestions for future events, let the Park and Recreation Board know.

5. Is there a place in the Township where we can play cricket?

- The Township does not have a proper cricket field, so some field users have made do playing the game on one of the Township's baseball fields. As potential improvements and renovations to Hickory Park are designed, the Township will explore the possibility of installing a cricket pitch.

6. What does it mean that the Police Department is accredited?

- The guidelines for accreditation are very stringent; it must meet a rigorous set of standards and be reviewed on-site by several members of the accreditation committee of the Police Chief's Association. It means that our Police Department has met these standards in terms of hiring, training, process management, safety, etc. Of the nearly 1,200 law enforcement agencies in the Commonwealth of Pennsylvania only about 110 are accredited.

7. Can I get another trash Toter?

- Yes, but since our focus is on reducing waste in the landfills, we strongly encourage recycling as many items as possible. Please read more in the Solid Waste Fund section. If you still need an additional Toter, there will be an additional \$315.00 annual fee.

ABOUT UPPER UWCHLAN TOWNSHIP.....



**Location of Chester County
shown in red on map of Pennsylvania**

Upper Uwchlan Township is one of 73 municipalities that comprise Chester County, Pennsylvania, located in the northern part of the county. Chester County was one of the three original Pennsylvania counties created by William Penn in 1682. (*Philadelphia and Bucks Counties are the other two*). Chester County is the highest-income county in Pennsylvania.

Historically, the location of Chester County, lying between Philadelphia and the Susquehanna River, attributed to its growth. The first road towards the “west” (meaning Lancaster County) passed through the central part of Chester County. This road became known as Lincoln Highway and later, US Route 30. It is still known today as Lancaster Avenue in most of the Chester County towns it runs through. The first railroad (which became the Pennsylvania Railroad) followed a similar route and the Reading railroad followed the Schuylkill River to Reading. Industry was concentrated along the rail lines. The availability of transportation allowed workers to commute to urban jobs and suburbs sprang up in rural areas.

Chester County has fertile soil; rich loam as deep as twenty-four inches thick together with a temperate climate have made it a major agricultural area. Although development in Chester County has increased, agriculture is still a major part of the county’s economy. The number of horse farms is increasing and mushroom farming is a specialty in the southern portion of the county. Chester County is home to the famous Devon Horse Show and Radnor Hunt.

Upper Uwchlan Township was incorporated as a municipality in 1858. The Township contains 12.12 square miles. The main population center of the Township has grown surrounding the historic Eagle Tavern at the intersection of Route 100 and Little Conestoga Road. This area is known as the “Village of Eagle” and remains unincorporated. It is sometimes referred to as “Uwchland, which is the address of the closest Post Office. The name “Uwchland” was the result of a spelling error made by the Postal Service in the 1970’s when it established the 19480 zip code. Much of the area uses a Chester Springs address which has a zip code of 19425.

Route 100 is the only main state route going through Upper Uwchlan Township; it traverses north to south. Route 401 skims the northeastern edge of the township and meets Route 100 in West Vincent Township. There is easy access to Philadelphia and King of Prussia with the Pennsylvania Turnpike/Interstate 76 which cuts through the township, crossing over Route 100 in the far southern section of the township. The Turnpike interchange is located in Uwchlan Township and is only a few minutes from the Village of Eagle. There is no public transportation within the Township.

ABOUT UPPER UWCHLAN TOWNSHIP.....continued

The 2020 census shows that there are 12,275 residents of the Township vs. 11,227 and 6,850 in the census' of 2010 and 2000, respectively. The Township experienced significant development during the first decade of this century. There are 4,354 residential dwellings in the Township with a median value of \$472,500. This compares to a median value in Chester County of \$384,100 and \$197,300 in the Commonwealth of Pennsylvania.

The median family income in Upper Uwchlan Township in 2021 was \$180,029 compared to \$109,969 and \$67,587 for Chester County and the Commonwealth of Pennsylvania, respectively. Township residents are well educated. High school graduates comprise 97.4% of the Township population; 73.2% have obtained a bachelor's degree or higher.

The ten largest employers in Upper Uwchlan provide over 1,600 jobs. Most businesses within the Township are small retail or professional offices.

Marsh Creek State Park is located in Upper Uwchlan and Wallace Townships. It is the location of the 535 acre man-made Marsh Creek Lake which was created when Marsh Creek was dammed in the early 1970's. It has an average depth of 40 feet (73 feet at its deepest); it is stocked with fish and is a stop for migrating waterfowl. Fishing and non-powered or electric powered boats are permitted. A portion of the Park is open to hunting. There are about 12 miles of trails available for equestrian use, hiking and mountain biking around the lake.

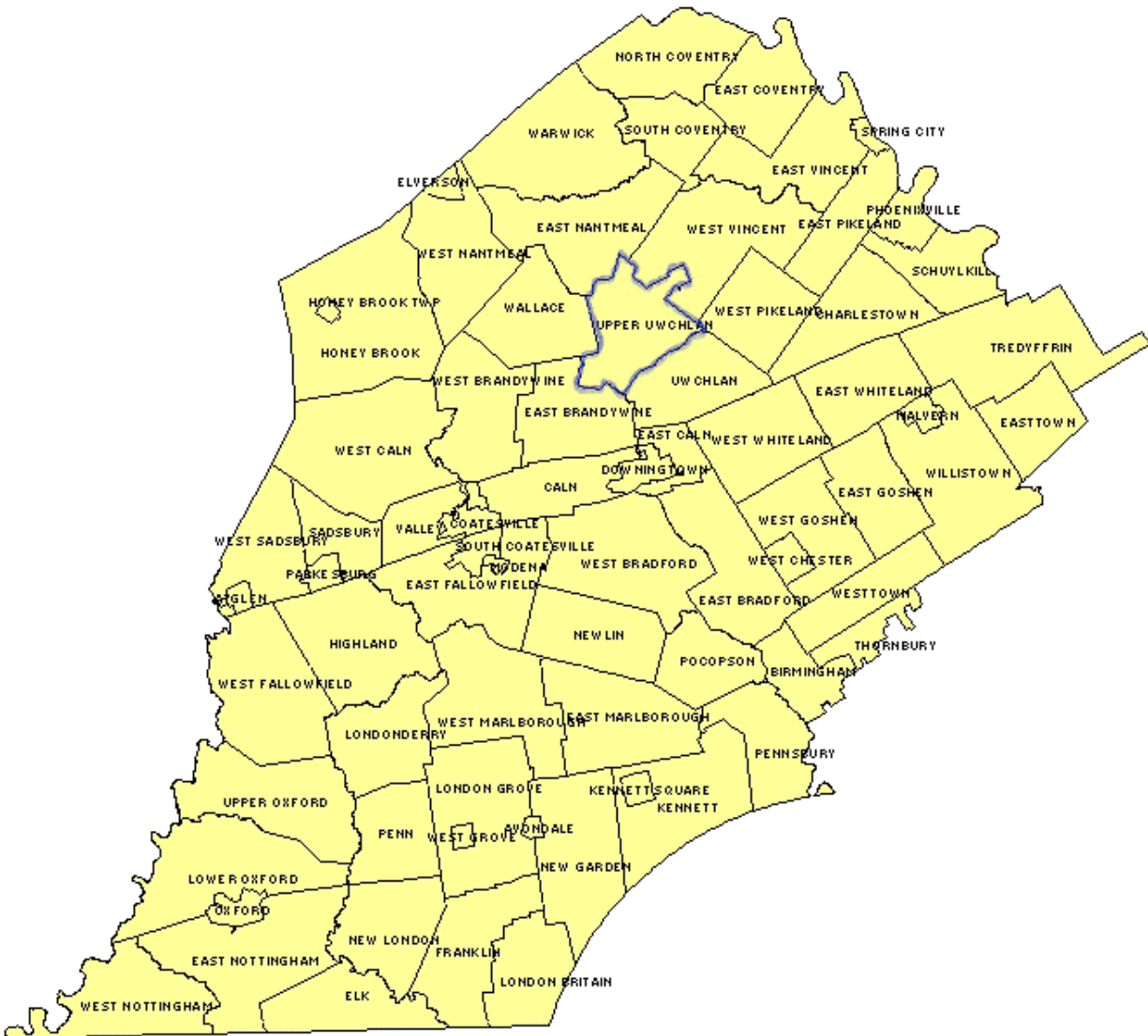
The Township owns over 90 acres of passive and active recreational land in four parks – Upland Farms (56 acres), Hickory Park (32 acres), Fellowship Fields (17 acres) and Larkins Field (7.2 acres). *Refer to the section on "Township Parks" for more information.*

Upper Uwchlan Township has its own police force and is served by four fire companies from surrounding Townships and three EMT organizations.

Each year, on the Saturday before Father's Day, the Township holds a "Block Party" during which a portion of Route 100 is closed to hold the event. Local vendors participate in this street fair and there are many activities for families with young children. Fireworks cap off the evening.

Please refer to the map of Chester County on the next page for the location of Upper Uwchlan Township in the northern central part of the county.

MAP OF CHESTER COUNTY MUNICIPALITIES



UPPER UWCHLAN TOWNSHIP'S STRATEGIC GOALS

Health and Safety

- Provide customer based, proactive, responsive law enforcement by an accredited law enforcement agency
- Maintain and support a high-quality emergency response system
- Continued investment in social and recreational opportunities for our residents
- Maintain the quality of life and the health, safety, and welfare through the administration of all applicable codes, regulations and standards to include, but not limited to: Township codes, building codes, the property management code, and the International Fire Code

Thriving Local Economy

- Invest in, maintain, and manage vehicular and pedestrian networks
- Encourage economic vitality through appropriate zoning, land development, and infrastructure improvement

Protect Natural Resources and Systems – Marsh Creek and Pickering Creek Watersheds

- Continue the public sanitary sewer expansion, as outlined in the Township's approved ACT 537 plan.
- Protect the local watershed by appropriately managing storm water infrastructure via the development and management of a Water Resource Protection program
- Continued collaboration on projects such as the Brandywine Creek Greenway

Governance - Inclusive Government

- Significantly increase citizen understanding, access to and participation in Upper Uwchlan Township local government
- Participation and dissemination of information via various social media outlets
- Become a vision and goal-driven organization that is accountable to the residents of the Township

Effective and Efficient Township Services

- Define levels of service for township services: benchmark services against comparable municipalities and scrutinize the current processes to maximize efficiency
- Become a vision and goal-driven organization that is accountable to the residents of the Township
- Protect and preserve investment in public facilities
- Continue to identify and employ technological advances to promote access, maximize efficiencies and increase productivity of employees

The Strategic Goals noted above were determined through the collaboration of the Board of Supervisors, Township staff and the various Boards and Commissions that represent the residents. Also taken into consideration are the public comments from the monthly Board of Supervisors and Planning Commission meetings.

Upper Uwchlan Township
Budget - 2024

Budget Summary for 2024 - All Funds

	General Fund	Solid Waste Fund	Capital Fund	Act 209 Fund	Liquid Fuels Fund	Water Resource Protection Fund	Sewer Fund	Total
Budgeted Revenues:								
Property taxes	\$ 1,894,500							\$ 1,894,500
Earned income taxes	4,537,440							4,537,440
Licenses and permits	552,100							552,100
Interest, dividends and rents	114,000	\$ 25,000	\$ 10,000	\$ 30,000	\$ 7,000	\$ 12,500	\$ 4,000	202,500
Intergovernmental revenues	574,955	25,000	5,800	-	409,922	275,000	-	1,290,677
Grant revenue	-	-	100,000					100,000
Charges for services/fees	238,550	1,177,800	-	-	-	-	573,819	1,990,169
Miscellaneous revenue/other	304,500	-	5,000	-	-	-	-	309,500
Total Revenues	8,216,045	1,227,800	120,800	30,000	416,922	287,500	577,819	10,876,886
Budgeted Expenditures:								
Current:								
General government	1,599,959	-	103,000	-	-	-	-	1,702,959
Public Safety	4,430,708	-	120,525	-	-	-	-	4,551,233
Health and welfare	41,598	-	-	-	-	-	-	41,598
Public works - highways and streets	1,425,754	-	223,382	-	689,333	548,862	-	2,887,331
Public works - sanitation	-	1,499,547	-	-	-	-	-	1,499,547
Culture and recreation	542,041	-	139,069	-	-	-	-	681,110
Other	15,000	-	(12,355)	-	-	-	(3,816)	(1,171)
Debt service:								-
Principal	-	-	-	-	-	-	-	-
Interest	-	-	185,000	-	-	-	318,819	503,819
Total Expenditures	8,055,061	1,499,547	758,621	-	689,333	548,862	315,003	11,866,426
Excess (Deficiency) of Revenues over (under) Expenditures	160,984	(271,747)	(637,821)	30,000	(272,411)	(261,362)	262,816	(989,540)
Other Financing Sources (Uses)								
Transfers in	-	-	450,000	-	-	186,000	-	636,000
Transfers out	450,000	-	-	-	-	-	-	450,000
Total Other Financing Sources (Uses)	(450,000)	-	450,000	-	-	186,000	-	186,000
Net Change in Fund Balances	(289,016)	(271,747)	(187,821)	30,000	(272,411)	(75,362)	262,816	(803,540)
Fund Balances, Beginning of year (1/1/2024)	7,272,064	1,870,830	1,216,172	1,088,978	850,466	638,865	16,509,084	29,446,458
Fund Balances, End of Year (12/31/2024)	\$ 6,983,048	\$ 1,599,084	\$ 1,028,351	\$ 1,118,978	\$ 578,055	\$ 563,503	\$ 16,771,900	\$ 28,642,918

Upper Uwchlan Township
Budget - 2024

Projected Changes in Fund Balances

	General Fund	Solid Waste Fund	Capital Fund	Act 209 Fund	Liquid Fuels Fund	Water Resource Protection Fund	Sewer Fund	Total
Fund Balance, December 31, 2022	\$ 6,928,606	\$ 718,156	\$ 940,153	\$ 1,047,668	\$ 1,167,251	\$ 419,661	\$ 16,585,287	\$ 27,806,782
Net income through Sept. 30, 2023 <i>(excludes transfers in/out)</i>	1,601,458	349,664	(1,208,981)	29,598	49,250	(23,886)	(76,218)	720,884
<u>Transfers through Sept. 30, 2023:</u>								
To Capital Fund	(518,000)	-	1,500,000	-	-	-	-	982,000
To Water Resource Protection Fund	(300,000)	-	-	-	-	245,000	-	(55,000)
<u>Planned transfers through Dec. 31, 2023</u>								
To Capital Fund	-	(85,000)	-	-	-	-	-	(85,000)
To Capital Fund - debt reduction	-	-	-	-	-	-	-	-
To Water Resource Protection Fund	-	-	-	-	-	-	-	-
To Municipal Authority	-	-	-	-	-	-	-	-
Projected net income (loss) - 4Q 2023	(440,000)	888,010	(15,000)	11,712	(366,035)	(1,910)	15	76,792
Projected Fund Balance, December 31, 2023	\$ 7,272,064	\$ 1,870,830	\$ 1,216,172	\$ 1,088,978	\$ 850,466	\$ 638,865	\$ 16,509,084	\$ 29,446,458
Fund Balance, December 31, 2023	7,272,064	1,870,830	1,216,172	1,088,978	850,466	638,865	16,509,084	29,446,458
Budgeted net income	160,984	(271,747)	(637,821)	30,000	(272,411)	(261,362)	262,816	(989,540)
<u>Transfers budgeted:</u>								
To Capital Fund	(450,000)	-	450,000	-	-	-	-	-
To Water Resource Protection Fund	(186,000)	-	-	-	-	186,000	-	-
To Municipal Authority - construction	-	-	-	-	-	-	-	-
Projected Fund Balance, December 31, 2024	\$ 6,797,048	\$ 1,599,084	\$ 1,028,351	\$ 1,118,978	\$ 578,055	\$ 563,503	\$ 16,771,900	\$ 28,456,918
Projected Change in Fund Balance	\$ (475,016)	\$ (271,747)	\$ (187,821)	\$ 30,000	\$ (272,411)	\$ (75,362)	\$ 262,816	\$ (989,540)
Percentage change in Fund Balance	-6.53%	-14.53%	-15.44%	2.75%	-32.03%	-11.80%	1.59%	-3.36%
<u>Fund Balance Retention:</u>								
General operating expenditures (budgeted) in 2024 (not including transfers)	8,055,061							
Fund balance retention - per policy at 35% <i>(Fund balance must equal or exceed this amount)</i>	\$ 2,819,271							

**UPPER UWCHLAN TOWNSHIP
2024 BUDGET
CASH FLOW PROJECTION**

	Actual 2022	Actual 9/30/2023*	Projected 12/31/2023 (3 months)	2024	2025	2026	2027	2028
General Fund								
Beginning General Fund	\$ 7,577,819	\$ 7,445,639	\$ 8,497,191	\$ 8,057,191	\$ 7,768,175	\$ 7,466,155	\$ 7,194,301	\$ 7,033,082
Accrual adjustment	287,229	312,962	-	-	-	-	-	-
Revenue	8,641,711	7,254,856	1,100,000	8,216,045	8,370,294	8,470,358	8,563,273	8,657,576
Expense	(7,316,120)	(5,653,398)	(1,540,000)	(8,055,061)	(8,172,314)	(8,342,211)	(8,524,492)	(8,712,558)
Transfer to Water Resource Protection Fu	-	(300,000)	-	-	-	-	-	-
Transfer to Capital - Turf Field cash	-	-	-	-	-	-	-	-
Transfer to Capital	(1,745,000)	(562,868)	-	(450,000)	(500,000)	(400,000)	(200,000)	-
Ending General Fund Cash	7,445,639	8,497,191	8,057,191	7,768,175	7,466,155	7,194,301	7,033,082	6,978,101
Solid Waste Fund								
Beginning Solid Waste Cash:	666,372	788,798	889,177	695,187	423,441	(212,334)	(848,626)	(1,485,457)
Accrual adjustment	27,772	(249,285)	-	-	-	-	-	-
Revenue	1,161,121	1,163,808	25,000	1,227,800	1,252,400	1,252,600	1,252,800	1,253,000
Expense	(966,467)	(814,144)	(218,990)	(1,499,547)	(1,888,174)	(1,888,892)	(1,889,631)	(1,890,393)
Reduction of long term debt (4Q)	-	-	-	-	-	-	-	-
Transfer to Capital	(100,000)	-	-	-	-	-	-	-
Ending Solid Waste Fund Cash	788,798	889,177	695,187	423,441	(212,334)	(848,626)	(1,485,457)	(2,122,850)
Liquid Fuels								
Beginning Liquid Fuels Cash:	855,249	1,167,252	1,602,643	1,587,693	1,315,282	1,374,444	1,443,606	1,522,768
Accrual adjustment	(4,875)	386,141	-	-	-	-	-	-
Revenue	404,054	457,571	10,050	416,922	424,162	434,162	444,162	454,162
Expense	(87,176)	(408,321)	(25,000)	(689,333)	(365,000)	(365,000)	(365,000)	(365,000)
Transfer from General Fund	-	-	-	-	-	-	-	-
Ending Liquid Fuels Fund Cash	1,167,252	1,602,643	1,587,693	1,315,282	1,374,444	1,443,606	1,522,768	1,611,930
Act 209 Fund								
Beginning Act 209 Fund Cash:	1,045,390	1,047,668	1,077,266	1,088,978	1,118,978	1,148,978	1,178,978	1,208,978
Accrual adjustment	-	-	-	-	-	-	-	-
Revenue	2,278	29,723	11,712	30,000	30,000	30,000	30,000	30,000
Transfer from Capital Fund	-	-	-	-	-	-	-	-
Expense	-	(125)	-	-	-	-	-	-
Ending Act 209 Fund Balance Cash	1,047,668	1,077,266	1,088,978	1,118,978	1,148,978	1,178,978	1,208,978	1,238,978
Water Resource Protection Fund								
Beginning Storm Water Mgt Fund Cash:	216,941	419,908	310,895	308,985	419,623	609,622	1,173,210	1,733,994
Accrual adjustment	11,268	(85,127)	-	-	-	-	-	-
Revenue	10,282	9,144	90	473,500	377,820	754,140	754,140	754,140
Expense	(63,583)	(33,030)	(2,000)	(548,862)	(187,821)	(190,552)	(193,356)	(196,236)
Transfer from General Fund	245,000	-	-	186,000	-	-	-	-
Transfer from Municipal Authority	-	-	-	-	-	-	-	-
Ending Water Resource Protection Fund	419,908	310,895	308,985	419,623	609,622	1,173,210	1,733,994	2,291,898
Sewer Fund								
Beginning Sewer Fund Cash:	106,507	106,316	107,926	107,431	108,931	110,431	111,931	113,431
Accrual adjustment	(1,237)	81,499	-	-	-	-	-	-
Purchase of capital assets	-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-
Principal pay'ts Bonds-Series of 2019	(30,000)	-	(30,000)	(30,000)	(35,000)	(35,000)	(35,000)	(35,000)
Principal pay'ts Bonds-Series A of 2019	(220,000)	-	(215,000)	(215,000)	(220,000)	(220,000)	(225,000)	(235,000)
Interest income	6,955	2,610	5	2,000	2,000	2,000	2,000	2,000
Interest expense	(328,390)	(245,995)	(163,997)	(322,944)	(318,819)	(314,469)	(309,019)	(303,119)
Revenue - from Municipal Authority	572,981	163,996	408,997	567,944	573,819	569,469	569,019	573,119
Other cash receipts	-	-	-	-	-	-	-	-
Misc. Expense	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)
Transfer from General Fund	-	-	-	-	-	-	-	-
Transfer (to)/from Municipal Authority	-	-	-	-	-	-	-	-
Ending Sewer Fund Balance Cash	106,316	107,926	107,431	108,931	110,431	111,931	113,431	114,931

**UPPER UWCHLAN TOWNSHIP
2024 BUDGET
CASH FLOW PROJECTION**

	Actual	Actual	Projected					
	2022	9/30/2023*	12/31/2023	2024	2025	2026	2027	2028
			(3 months)					

Capital Fund

Beginning Capital Fund Cash:	752,068	970,009	310,894	310,894	195,718	610,718	925,718	1,050,718
Accrual adjustment	(247,317)	(145,575)	-	-	-	-	-	-
Proceeds of GO Bonds - Series of 2019	-	-	-	-	-	-	-	-
Debt issuance costs - 2019 Bonds	(410,042)	-	-	-	-	-	-	-
Other Financing Sources	17,689	-	-	-	-	-	-	-
Transfers from/(to):								
General Fund	1,500,000	562,868	-	450,000	500,000	400,000	200,000	-
General Fund - Turf Field Replacement	-	-	-	-	-	-	-	-
General Fund - Upland Sewer	-	-	-	-	-	-	-	-
Solid Waste	100,000	-	-	-	-	-	-	-
Act 209 Fund	-	-	-	-	-	-	-	-
Sale of fixed assets	44,025	34,381	-	5,000	5,000	5,000	5,000	5,000
Interest	1,677	15,261	-	10,000	10,000	10,000	10,000	10,000
Other income	-	128,544	-	5,800	-	-	-	-
Township properties:								
Township building	(5,990)	-	-	(103,000)	(5,000)	(5,000)	(5,000)	(5,000)
Public Works building	(18,615)	(7,050)	-	-	-	-	-	-
Milford Road property	-	-	-	-	-	-	-	-
Township - general items	-	-	-	-	(5,000)	(5,000)	(5,000)	(5,000)
Police Vehicles	(265,285)	(278,136)	-	(120,525)	(50,000)	(50,000)	(40,000)	(40,000)
Police - Other Capital Purchases	-	-	-	-	-	-	-	-
Purchase Codes Dept. vehicle	(62,817)	-	-	-	-	-	-	-
Public Works Equipment/truck	(195,448)	(450,428)	-	(223,382)	-	-	-	-
Parks:								
General	(2,520)	(814)	-	(14,069)	(15,000)	(15,000)	(15,000)	(15,000)
Hickory Park	(5,208)	(81,277)	-	-	(5,000)	(5,000)	(5,000)	(5,000)
Fellowship Fields	(10,000)	(48,468)	-	-	(15,000)	(15,000)	(15,000)	(15,000)
Upland Farms	(212,303)	(232,095)	-	-	(5,000)	(5,000)	(5,000)	(5,000)
Larkins Field	-	-	-	-	-	-	-	-
Eagle Crossroads	-	-	-	-	-	-	-	-
Trails	-	(20,000)	-	(125,000)	-	-	-	-
Eagle Village Trail Extension	(1,155)	-	-	-	-	-	-	-
Lyndell Road Bridge	-	-	-	-	-	-	-	-
Traffic Signals	(8,750)	(136,326)	-	-	-	-	-	-
Emergency Management	-	-	-	-	-	-	-	-
Principal on GO Bonds-Series of 2019	-	-	(220,000)	(225,000)	(235,000)	(240,000)	(245,000)	(255,000)
Interest on GO Bonds-Series of 2019	-	(138,750)	(47,625)	(185,000)	(178,250)	(171,200)	(164,000)	(154,200)

Ending Capital Fund Cash	970,009	310,894	310,894	195,718	610,718	925,718	1,050,718	975,718
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Beginning Cash UUT	10,896,898	11,419,366	12,377,170	11,739,942	10,821,593	10,387,961	9,893,978	9,330,089
Ending Cash UUT	11,419,366	12,377,170	11,739,942	10,821,593	10,387,961	9,893,978	9,330,089	8,681,877

DESCRIPTION OF THE TOWNSHIP'S FUND STRUCTURE

Upper Uwchlan Township uses several Funds to account for its fiscal transactions. Each Fund is a separate accounting and reporting entity. As such, its assets will equal the total of its liabilities and fund balance (also known as net assets or equity). In governmental accounting, funds are classified as **governmental funds, proprietary funds or fiduciary funds.**

Governmental funds account for the activities of the Township that are not considered proprietary (business-type) or fiduciary. There are two types of proprietary funds – enterprise funds and internal service funds. The Township's proprietary funds are **enterprise funds** - they operate in a manner similar to a private business. Their intent is to recover the costs of providing services to the general public on a continuing basis through user fees. Fiduciary funds account for "other people's money" that the Township is responsible for. The Township does not have any internal service funds at this time.

The budgetary funds and their descriptions are as follows:

GOVERNMENTAL FUNDS

General Fund – The *General Fund* is the Township's main operating fund. The *General Fund* is used to account for and report all financial resources not accounted for and reported in another fund, either by law or Generally Accepted Accounting Principles (GAAP). All of the Township's real estate property taxes and earned income tax revenues are receipted into the *General Fund*. The majority of Township expenditures are made from the General Fund, including salaries and all employment benefits for Township employees.

Solid Waste Fund – The *Solid Waste Fund* is a special revenue fund which is used to account for all revenues and expenses related to the collection of trash and recycling in the Township. This Fund was created on January 1, 2012 and was separated from the General Fund at that time. The main source of revenue consists of solid waste payments made by residents. The primary expenditures are payments made for trash and recycling collection, as well as payments made to the Chester County Solid Waste Authority for tipping fees for disposal of solid waste at its location.

Capital Projects Fund – The *Capital Projects Fund* is a governmental fund that is used to account and report on financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets. The *Capital Projects Fund* receives its revenue from inter-fund transfers from the General Fund and/or Solid Waste Fund or from grants. Payments on the Township's debt are made from the *Capital Projects Fund*.

NON-MAJOR GOVERNMENTAL FUNDS

Liquid Fuels Fund – The *Liquid Fuels Fund* is a special revenue fund which is used to account for all revenues and expenses related to Liquid Fuels receipts from the Commonwealth of Pennsylvania. The *Liquid Fuels Fund* is restricted by statute; it can only be used for specific expenses related to the maintenance of roads within the Township. All revenues, except for interest, are received from the Commonwealth from a formula based on the mileage of Township roads and the population of the Township.

Water Resource Protection Fund – originally named *The Storm Water Management Fund*, this Fund was established in 2014 to account for expenses associated with managing, improving and repairing storm water infrastructure throughout the Township.

Act 209 Fund – The *Act 209 Fund* is a special revenue fund which is used to account for all revenues and expenses relating to traffic flow improvement within the Township. All revenues are received from Act 209 Traffic Impact fees for land development projects and from the Commonwealth of Pennsylvania through applicable grants. Expenditures are made for road and bridge improvements as part of the Traffic Impact Project. This fund is legally restricted.

PROPRIETARY FUNDS

Sewer Fund – The *Sewer Fund* was established in 2014 and reports the resources necessary for the operations of the Upper Uwchlan Township Municipal Authority (“Municipal Authority”). The capital assets used by the Municipal Authority in its business (sewer treatment plants, land, pump stations, etc.) are owned by the Township and are leased to the Sewer Authority. In 2014, Upper Uwchlan Township issued General Obligation bonds to finance the construction of Phase II of the Route 100 Wastewater Treatment Plant. The proceeds of the bond offering and all related liabilities and payments to bond holders are recorded in the Sewer Fund.

Sewer Authority – The *Sewer Authority* accounts for the activities of the Upper Uwchlan Township Municipal Authority which operates the Township’s sewer system. As stated above, the capital assets used to operate the sewer system are owned by Upper Uwchlan Township and are leased to the Municipal Authority. The Municipal Authority has a separate five member Board; members are appointed by the Upper Uwchlan Township Board of Supervisors. The budget for the Municipal Authority is not included in this document as it is a separate, stand-alone organization which issues its own set of annual audited financial statements.

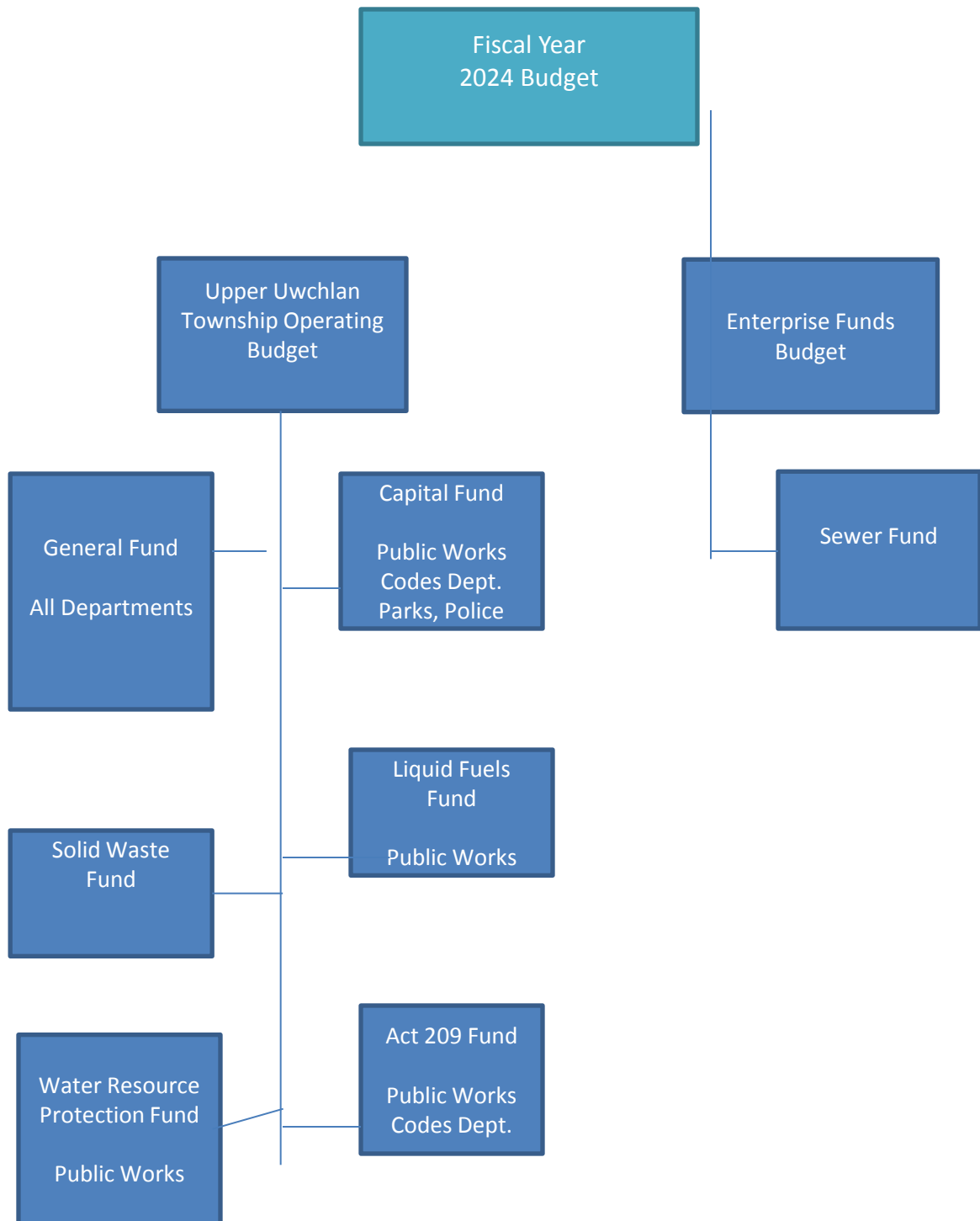
FIDUCIARY FUNDS

Developer's Escrow Fund – For large projects, the Township requires developer's to deposit cash with the Township to pay for costs the Township will incur during the process of approving plans for the development. These costs normally consist of consulting fees for engineers or other experts and attorney fees. At the conclusion of the project, any unused funds on deposit are returned to the developer. The *Developer's Escrow Fund* is not included in this budget document. It is included in the annual audited Upper Uwchlan Township Basic Financial Statements.

The Township also has two fiduciary funds – the **Police Pension Plan** and the **Non-Uniform Pension Plan**. ("the plans"). Both plans are managed by an outside administrator and are in the custody of a bank; both were chosen by the Pension Committee (see note below) and approved by the Board of Supervisors. The plans are audited annually and separate audited financial statements are issued. They are not included in this budget document, but are included in the Upper Uwchlan Township Basic Financial Statements.

Note – The Pension Committee members include: one member of the Board of Supervisors, the Township Manager, Township Treasurer, Chief of Police and two members of the Police Department.

UPPER UWCHLAN TOWNSHIP RELATIONSHIP BETWEEN FUNDS AND DEPARTMENTS



This chart shows the departments that primarily provide services to each of the Township Funds. The General Government and Executive departments are involved with all of them.

BASIS OF ACCOUNTING AND BUDGETING

Basis of Budgeting

All of the funds are budgeted using the modified accrual method of accounting. Modified accrual accounting recognizes revenues when they become measurable and available. **Measurable** means that the dollar amount of the transaction is known. **Available** means that it is collectible within the current period, or soon enough after the end of the current period to pay liabilities of the current period. For this purpose, the Township considers revenues to be available if they are collected within 30 days of the reporting period. Expenditures are generally recorded when a liability is incurred. An exception to this applies to debt service payments and compensated absences which are recorded only when a payment is due.

Accounting Basis

The basis of accounting refers to when revenues and expenditures or expenses are recorded in the accounting records and reported in the financial statements. The Township's basis of accounting is the same as that used for budgeting. Exceptions are as follows:

- Depreciation and amortization, which are considered expenses on the modified accrual basis of accounting are ignored under the budget basis because these items do not require an expenditure of funds. They are not included in the Township's General Fund and all other budgets except the Sewer Fund budget.
- Compensated absences are not budgeted, but will be reflected in the annual financial statements as an expense and liability.
- Principal debt payments are budgeted as an expense in the Capital Fund and are adjusted at year-end against the liability.

BUDGET SCHEDULE

Activity	Recommended Date	Date Required by Statute
Department heads review 2023 actuals in preparation for 2024 budget meetings	August 22, 2023	
Department heads notify Treasurer and Township Manager of any large increases they are submitting in the 2024 Budget (ie – personnel, capital)	August 31, 2023	
Treasurer prepares initial budget worksheet: <ul style="list-style-type: none"> Estimates revenue based on current year actuals and prior year trends Estimates salary and benefits based on current staffing levels 	August 31, 2023	
Department heads submit data for 2023/2024 actual performance measures	September 8, 2023	
Department heads meet with Township Manager and Treasurer to review goals for 2024	September 22, 2023	
Treasurer incorporates requests from department heads into budget and updates minor expense line items	September 29, 2023	
Capital budget items are reviewed	October 6, 2023	
Treasurer prepares and delivers the initial 2024 Budget package to the Board of Supervisors for their review	October 6, 2023	
Initial presentation of the 2024 Budget to the Board of Supervisors for the following departments: <i>Police</i> <i>Codes</i> <i>Public Works</i> <i>Solid Waste Fund</i> <i>Liquid Fuels Fund</i>	October 10, 2023 (public Workshop)	

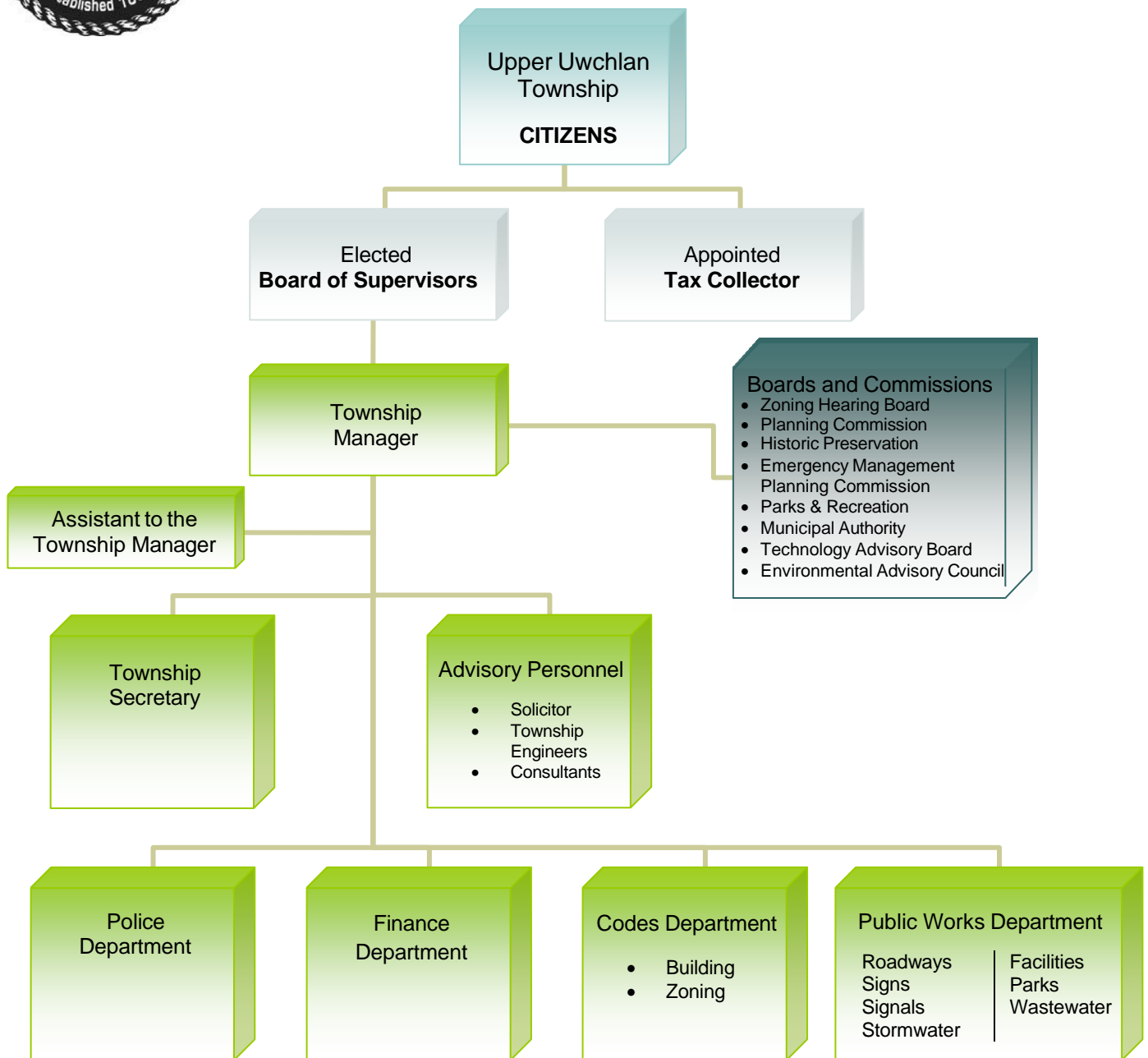
Activity	Recommended Date	Date Required by Statute
The following departments present their budgets to the Board of Supervisors: <i>General Government</i> <i>Executive</i> <i>Audit & Tax</i> <i>Legal and Computer</i> <i>Engineering</i> <i>Township Properties</i> <i>Planning and Zoning</i> <i>Parks</i> <i>Commissions</i> <i>Other Services</i> <i>Long Term Debt</i> <i>Capital Fund</i> <i>Water Resource Protection Fund</i> <i>Sewer Fund</i> <i>Act 209 Fund</i>	November 14, 2023	
Township Manager requests Supervisors to authorize advertising the budget	November 14, 2023 (public workshop)	
Budget is advertised in the Daily Local News as required by Pa. Statute (<i>20 business days prior</i>)	November 17, 2023	November 17, 2023
Supervisors discuss budget, request any final changes (if necessary)	December 12, 2023	
Township Manager presents the final budget to the Supervisors and recommends voting to accept it	December 18, 2023 (public meeting)	December 31, 2023

Process for Budget Amendments

The Second Class Township Code of Pennsylvania permits an Adopted Budget to be re-opened and revised during the month of January following the election of any new member of the Board of Supervisors. The amended Budget must be advertised to provide the public with ten (10) days to inspect and review the new Budget prior to its legal adoption. Any amended budget must be adopted by the Board of Supervisors on or before the fifteenth (15th) day of February. The budget may be amended at any time during the year.



UPPER UWCHLAN TOWNSHIP ORGANIZATIONAL CHART



EMS and Fire services are provided by the following agencies: Uwchlan Ambulance (Station 87), Lionville Fire Department (Station 47), Ludwig's Corner Fire Department (Station 73), East Brandywine Fire Department (Station 49), and the Glenmoore Fire Department (Station 48)

SUMMARY OF STAFF POSITIONS

	2024	2023	2022
Full Time:			
Executive	6	6	6
Codes Department	3	3	3
Police Department	18	17	15
Public Works Department	7	7	7
Public Works – Facilities	3	3	3
Total	37	36	34
Part Time/Seasonal:			
Executive	0	0	0
Codes Department	1	1	0
Police Department	0	1	2
Public Works Department	0	0	0
Public Works – Facilities *	0	0	0
Total	1	2	2

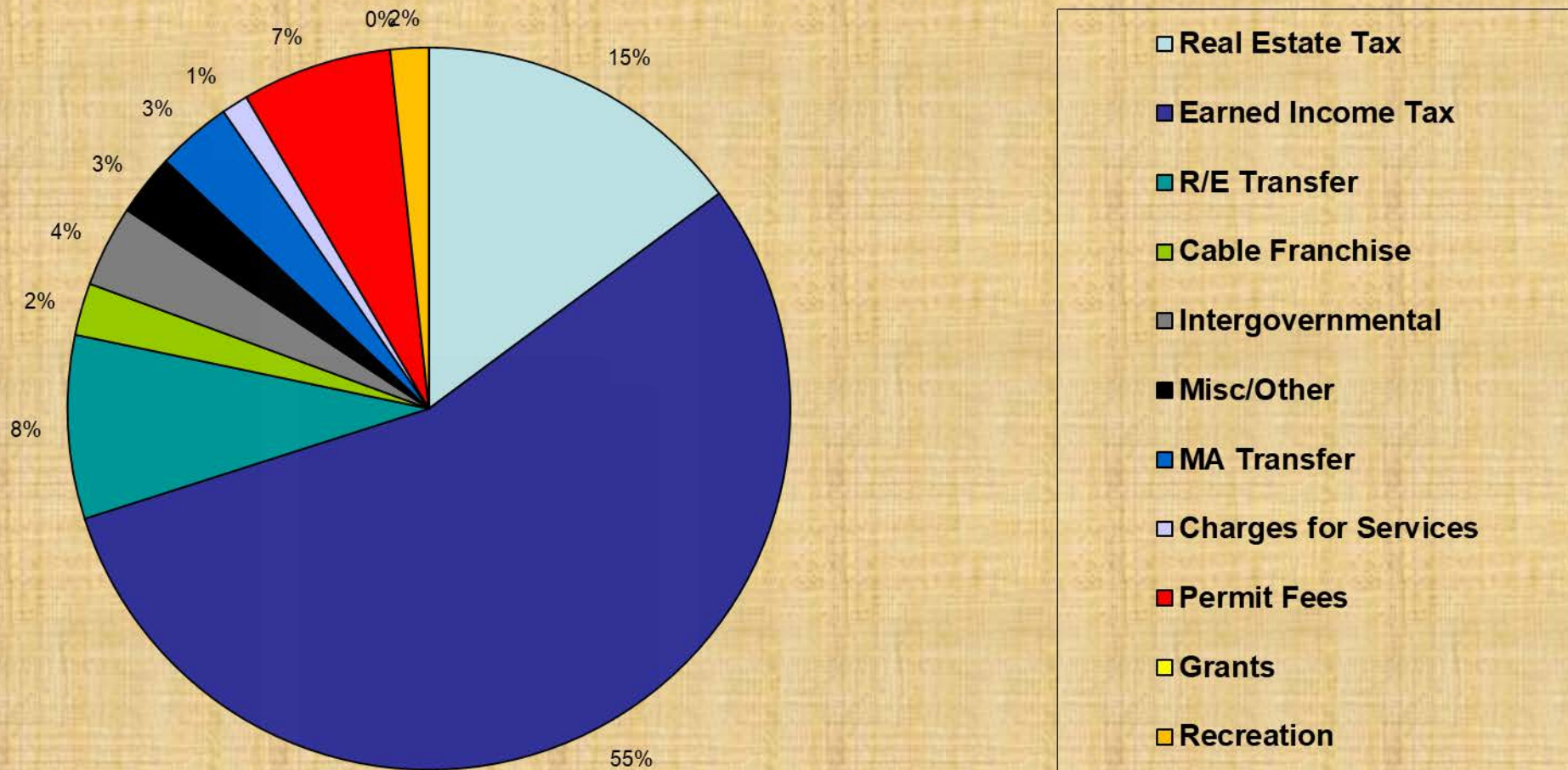
Statistics are as of the end of each year presented. The Public Works Department hires three to four seasonal workers during the summer months – usually May through September - to maintain the grass in the Township parks and near roadways. They are not included in the numbers presented above because they are not employed on December 31.

More detailed information on staffing is provided in each of the above departmental summaries.

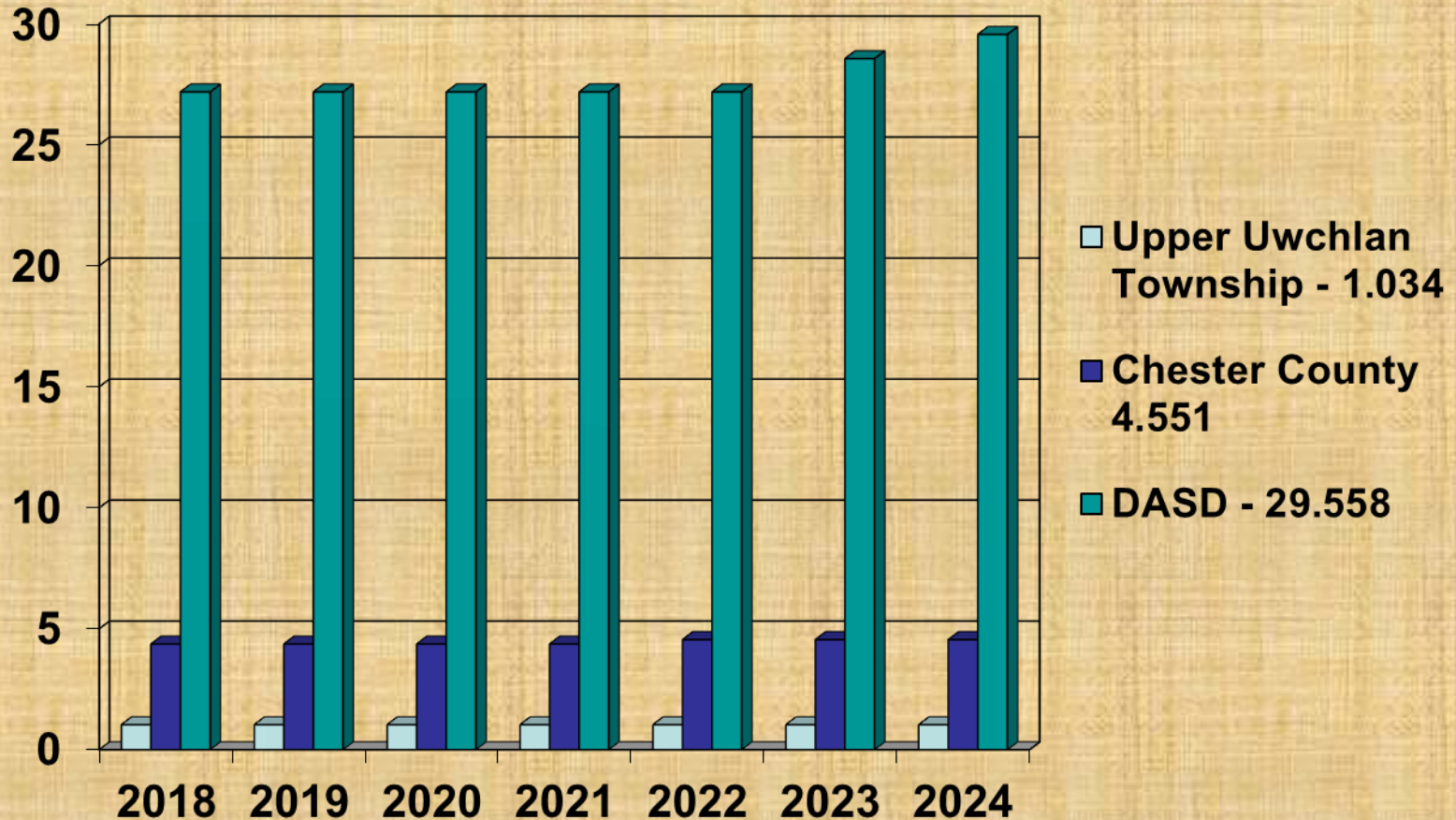
**UPPER UWCHLAN TOWNSHIP
2024 BUDGET SUMMARY - GENERAL FUND**

	Actual	Actual	Budget	Actual YTD	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
	2021	2022	2022	9/30/23	2023	2024	23 Budget	Inc/(Dec)	2025	2026	2027	2028
INCOME												
Total 301 PROPERTY TAXES	1,092,549	1,123,140	1,055,100	1,138,260	1,144,000	1,154,000	10,000	1%	1,119,000	1,129,000	1,129,000	1,129,000
Total 301.7 HYDRANT TAX	67,991	92,214	65,000	65,000	65,500	65,500	-	0%	66,500	66,500	66,500	66,500
Total 310 EARNED INC & TRANSFER TAX	5,912,474	5,603,756	4,694,240	4,315,319	5,113,800	5,212,440	98,640	2%	5,303,189	5,395,753	5,490,168	5,586,471
Total 320 PERMITS	754,467	574,851	517,100	516,598	517,100	552,100	35,000	7%	552,100	552,100	552,100	552,100
Total 321 CABLE FRANCHISE FEES	203,214	199,186	210,000	146,589	200,000	192,000	(8,000)	-4%	190,000	188,000	186,000	184,000
Total 331 FINES/394 POLICE ACTIVITY	66,185	87,406	50,500	55,549	57,500	82,500	25,000	43%	82,500	82,500	82,500	82,500
Total 341 INTEREST EARNNGS	29,128	32,392	33,000	63,210	33,000	90,000	57,000	173%	90,000	90,000	90,000	90,000
Total 342 RENTS & ROYALTIES	24,000	24,000	24,000	18,000	24,000	24,000	-	0%	24,000	24,000	24,000	24,000
Total 354 GRANTS	203,266	11,250	618,752	123,368	300,000	-	(300,000)	-100%	100,000	100,000	100,000	100,000
Total 355/356 INTERGOVERNMENTAL REVENUES	294,513	341,073	282,600	405,280	284,300	299,300	15,000	5%	299,300	299,300	299,300	299,300
Total 361 CHARGES FOR SERVICE/FEES	84,152	78,467	98,850	57,353	98,850	97,850	(1,000)	-1%	97,350	97,350	97,350	97,350
Total 367 CULTURE & RECREATION	87,238	119,044	90,700	95,920	100,700	140,700	40,000	40%	140,700	140,200	140,700	140,700
Total 380 MISC INCOME	43,166	34,750	8,000	52,780	13,000	30,000	17,000	131%	30,000	30,000	30,000	30,000
Total 392 INTERFUND TRANSFER	281,554	328,360	272,707	201,630	270,688	275,655	4,967	2%	275,655	275,655	275,655	275,655
Total Income	9,143,897	8,649,889	8,020,549	7,254,856	8,222,438	8,216,045	(6,393)	0%	8,370,294	8,470,358	8,563,273	8,657,576
EXPENSES												
Total 400 GENERAL GOVERNMENT	389,841	95,729	78,207	67,386	86,148	86,993	845	1%	86,993	86,993	86,993	86,993
Total 401 EXECUTIVE	809,371	821,075	839,941	609,212	818,120	889,082	70,962	9%	915,054	942,543	973,462	1,004,932
Total 402 AUDIT	24,700	24,700	25,700	25,800	25,700	27,100	1,400	5%	28,455	29,878	31,372	32,940
Total 403 TAX COLLECTION	15,265	8,327	12,900	8,115	12,900	11,000	(1,900)	-15%	11,000	11,000	11,000	11,000
Total 404 LEGAL	69,275	94,901	60,000	43,464	60,000	55,000	(5,000)	-8%	55,000	55,000	55,000	55,000
Total 407 COMPUTER	133,642	119,860	160,000	115,184	163,121	174,748	11,627	7%	168,748	168,748	168,748	168,748
Total 408 ENGINEERING	124,723	153,329	788,252	107,765	169,500	169,500	-	0%	194,500	194,500	194,500	194,500
Total 409 TOWNSHIP PROPERTIES	165,229	175,541	186,123	126,375	198,954	241,472	42,518	21%	231,472	231,472	231,472	231,472
Total 410 POLICE EXPENSES	2,462,025	2,829,518	2,779,019	2,365,514	3,083,929	3,453,424	369,495	12%	3,552,054	3,639,097	3,732,550	3,829,722
Total 411-412 FIRE & AMBULANCE	370,618	712,641	613,808	475,439	504,770	507,870	3,100	1%	494,770	494,770	494,770	494,770
Total 413 CODES ADMINISTRATION	341,821	366,348	364,965	309,544	416,409	427,501	11,092	3%	462,216	475,811	489,922	504,506
Total 414 PLANNING & ZONING	16,600	55,291	89,300	92,381	89,300	64,300	(25,000)	-28%	18,300	18,300	18,300	18,300
Total 415/422/456 EMERGENCY OPERATIONS/OTHER	37,736	38,231	64,967	30,874	65,024	60,548	(4,476)	-7%	47,724	48,008	48,301	48,603
Total 433 SIGNS	5,307	13,257	6,000	5,194	6,000	9,000	3,000	50%	9,000	9,000	9,000	9,000
Total 434 SIGNALS	43,656	9,039	35,200	14,938	35,200	35,200	-	0%	25,000	25,000	25,000	25,000
Total 438 PUBLIC WORKS	1,194,165	1,362,419	1,310,754	888,856	1,176,744	1,285,281	108,537	9%	1,323,287	1,363,348	1,405,361	1,448,329
Total 454 PARK & RECREATION	381,424	439,699	491,979	352,633	530,398	542,041	11,643	2%	535,241	535,241	535,241	535,241
Total 459 HISTORICAL COMMISSIONS/EAC	3,435	4,393	5,000	14,725	15,000	15,000	-	0%	13,500	13,500	13,500	13,500
Total Expenses before Operating Transfers	6,588,832	7,324,298	7,912,115	5,653,398	7,457,217	8,055,061	597,844	8%	8,172,314	8,342,211	8,524,492	8,712,558
Net Income before Operating Transfers	2,555,065	1,325,591	108,434	1,601,458	765,221	160,984	(604,237)	-79%	197,980	128,147	38,781	(54,982)
Total Operating Transfers	(1,518,000)	(1,745,000)	(818,000)	(862,868)	(1,145,000)	(450,000)	695,000	-61%	(500,000)	(400,000)	(200,000)	-
Total Expenditures	8,106,832	9,069,298	8,730,115	6,516,266	8,602,217	8,505,061	(97,156)	-1%	8,672,314	8,742,211	8,724,492	8,712,558
Net Income - General Fund	1,037,065	(419,409)	(709,566)	738,590	(379,779)	(289,016)	90,763	-24%	(302,020)	(271,853)	(161,219)	(54,982)
<u>Solid Waste Fund</u>												
Revenues	1,100,261	1,161,120	1,096,444	1,036,284	1,141,331	1,227,800	86,469	8%	1,252,400	1,252,600	1,252,800	1,253,000
Expenses	(933,990)	(966,466)	(914,796)	(708,954)	(1,045,522)	(1,499,547)	(454,025)	43%	(1,888,174)	(1,888,892)	(1,889,631)	(1,890,393)
Operating transfers	(150,000)	(100,000)	(150,000)	-	(100,000)	-	100,000	-100%	-	-	-	-
Net Income - Solid Waste Fund	16,271	94,654	31,648	327,330	(4,191)	(271,747)	(267,556)	6384%	(635,774)	(636,292)	(636,831)	(637,393)
COMBINED NET INCOME	1,053,336	(324,755)	(677,918)	1,065,920	(383,970)	(560,762)	(176,792)	46%	(937,794)	(908,146)	(798,050)	(692,375)

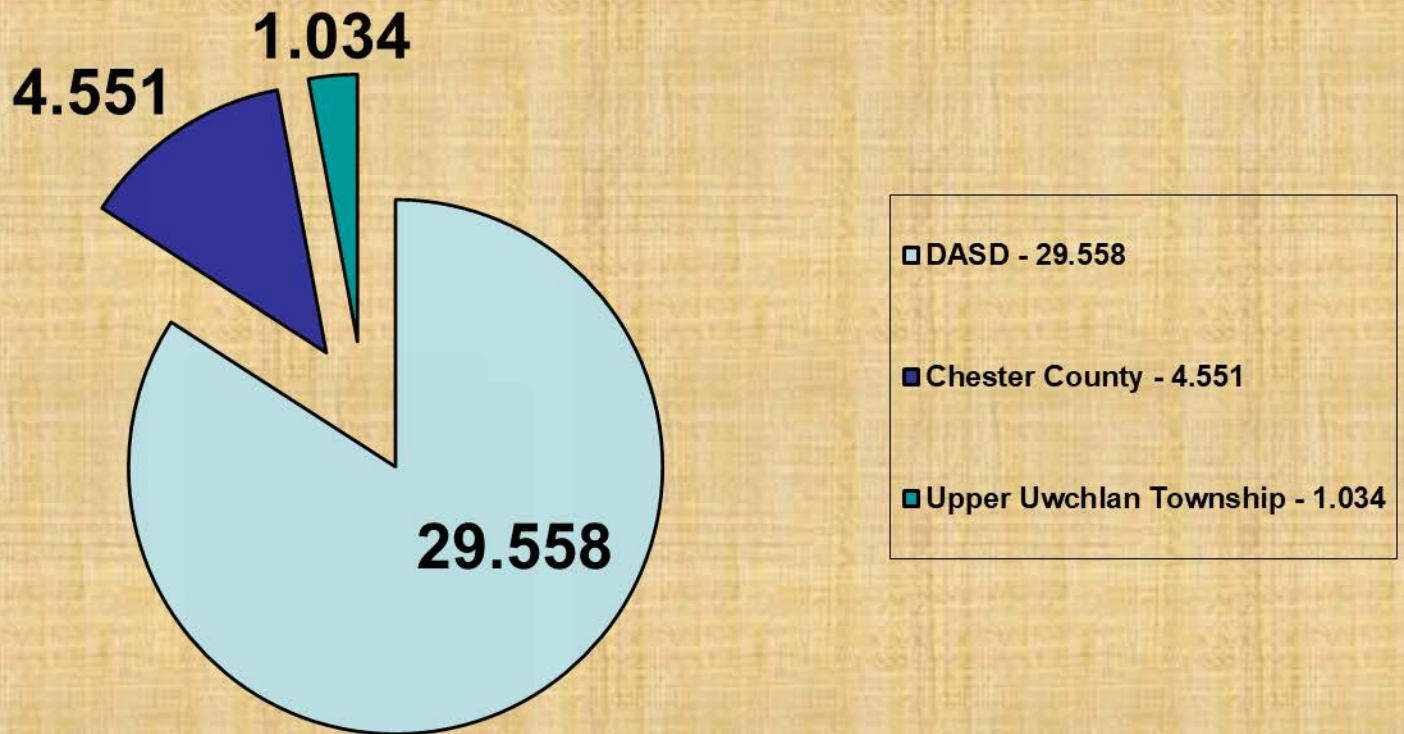
2024 General Fund Revenues



Real Estate Tax Comparison Year to Year



Real Estate Tax Comparison By Entity



FINANCIAL POLICIES

Financial policies provide a framework for making annual budgetary and other financial decisions. The Township has the following accounting and financial policies in place:

- Capitalization Policy
- Maintaining a Balanced Budget
- Fund Balance Policy
- General Cash Receipts Policy
- Utility Billing Policy
- Investment Policy
- Contribution Policy
- Debt Management Policy

CAPITALIZATION POLICY

POLICY PURPOSE

It shall be the policy of Upper Uwchlan Township to apply accounting principles in accordance with generally accepted accounting principles ("GAAP"). GAAP includes all relevant Governmental Accounting Standards Board ("GASB") pronouncements. This policy relates to the capitalization of capital assets and also describes what does not qualify for capitalization.

SCOPE

This policy applies to Upper Uwchlan Township's Governmental and Proprietary Funds.

RESPONSIBILITY

The Treasurer is responsible for maintaining and revising this policy with the review and approval of the Township Manager.

POLICIES AND GOALS

Applicability

This policy is applicable to every capital asset purchased or received by donation that has an initial cost of \$5,000 (\$10,000 in the case of infrastructure assets) or more.

Definition of a Capital Asset

A capital asset has an initial cost of \$5,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost, if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

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

Certain costs can exceed \$5,000 and are not deemed to be capital in nature. Painting a building is one example of a cost that is incurred but which is deemed to be a maintenance expense and not capitalizable. However, if a truck was purchased and the truck was being painted a special color prior to delivery to us, the painting would be capitalized as part of the truck purchase since it occurred at the time of purchase and added to its value.

Depreciation Method

The Township's capital assets are depreciated using the straight line method over the following estimated useful lives:

Land improvements	10 – 30 years
Buildings	40 years
Building improvements	7 - 40 years
Infrastructure	50 years
Machinery and equipment	5 – 20 years
Vehicles	5 – 18 years

The half-year convention is used to record depreciation. Under this convention, half of the normal depreciation is recorded in the first and last year of an asset's estimated useful life.

POLICY FOR MAINTAINING A BALANCED BUDGET

ADOPTED: November 12, 2019

PURPOSE OF THE POLICY

This policy provides guidance and ensures that there is a common understanding among the elected officials, staff and the community concerning what a structurally balanced budget is, and the Township's intent to maintain it from year to year. The intention of the policy is to demonstrate a commitment to long term financial planning and sound fiscal policy.

APPLICABILITY OF THE POLICY

The Balanced Budget policy is applicable to Upper Uwchlan Township's General Fund only.

ACHIEVING AND MAINTAINING A BALANCED BUDGET

A **structurally balanced budget** is one in which recurring revenues exceed or equal recurring expenditures. In other words, where the net income is positive. Incurring a net loss in any year would mean that the budget was not balanced. In Pennsylvania, a budget can be “balanced” by using fund reserves but then it would not be considered structurally balanced. A true structurally balanced budget is one that supports financial sustainability for multiple years into the future.

It is the intention of Upper Uwchlan Township to adopt a structurally balanced budget each year.

Recurring revenues are the portion of the municipality’s revenues that are expected to continue year to year in a predictable manner. Examples are: real estate property taxes, real estate transfer taxes, earned income taxes, building permits, cable franchise fees, and intergovernmental revenues. In preparing each year’s budget, Township staff knows that we will have these recurring revenues but whether they can be expected to increase in the following year – or to decrease – is a matter of judgement. It is necessary to take into account the broader economic view of what is happening in the United States and in our area. Is a recession expected? Are housing prices going up or down? How will that affect recurring tax revenues? What is expected in terms of home building in the Township?

Recurring expenditures include salaries and benefits, pension costs, payroll taxes, vehicle maintenance, insurance, supplies, travel and training etc. Recurring expenditures are those that can reasonably be expected to be consistent year to year (with expected cost of living increases) and which are required to maintain service levels. Governments recognize that they have a greater degree of flexibility in controlling non-recurring expenditures than recurring ones.

Reserves are the portion of fund balance that is set aside as a hedge against future downturns in revenue. The Township has defined the minimum amount of funds that should be held in reserve in the Fund Balance Policy. Maintaining that minimum amount of Fund Balance and growing it each year is an indication of a structurally balanced budget.

The Township has been very successful in taking a conservative approach to budgeting. Such an approach is consistent with good accounting practices – budgeting for expenditures to be higher and revenues lower than might be expected.

REMEDY FOR NON-COMPLIANCE

If circumstances are such that the budget is not structurally balanced in a future period, and it is balanced only because it is using existing fund reserves, there must be a plan put into place to specify how and when the budget will again be structurally balanced. The plan should include the following:

- Cause of the budget imbalance
- Amount of time to return to a structurally balanced budget
- Annual amount of catch-up to return to a balanced position

RESPONSIBILITY FOR THE POLICY

The development and responsibility of the Balanced Budget Policy rests with the Treasurer.

FUND BALANCE POLICY

(In Conformity with GASB Statement No. 54)

ADOPTED: June 16, 2014

PURPOSE OF FUND BALANCE

Upper Uwchlan Township believes in sound fiscal management and understands that keeping adequate working capital is fiscally responsible and advantageous for both the township and the taxpayers. The fund balance is an important measure of economic stability. It is essential that the Township maintain adequate levels of unreserved fund balance to provide the capacity to provide sufficient cash flow for daily financial needs; offset significant economic downturns or revenue shortfalls; secure and protect the bond rating of the Township; and provide funds for unforeseen expenditures related to emergencies.

DEFINITIONS

Fund Balance. Net assets, which is the difference between assets and liabilities in a governmental fund, is considered Fund Balance.

The Governmental Accounting Standards Board (GASB), which establishes financial reporting rules for governments, separates fund balance into five classifications that comprise a hierarchy based primarily on the restrictions placed on the funds.

1. **Non-spendable:** That portion of the fund balance that cannot be spent because they are either in a non-spendable form or legally or contractually required to be maintained intact. Examples include inventories, prepaid items, account receivables and other current assets that are consumed in the course of operations and cannot be converted to cash or are not expected to be available to pay current liabilities.
2. **Restricted:** That portion of the fund balance that is constrained to be used for a specific purpose as per an external party or law. These restrictions include such things as debt covenants' or constraints imposed by legislation or federal and state agencies on the use of intergovernmental revenues, such as grants and contracts.
3. **Committed:** That portion of the balance that is to be used for a specific purpose as per Township resolution or ordinance. These funds may only be spent for the purpose intended by the resolution or ordinance and can only be uncommitted by the same action taken to commit the funds. Action to commit resources should occur prior to the fiscal year end.
4. **Assigned:** That portion of the fund balance that is intended to be used for a specific purpose as established by the Treasurer or Township Manager. Assigned resources do not require formal action of the governing body. Assigned fund balance can reflect the

appropriation of a portion of existing fund balance to eliminate a projected deficit in the subsequent year's budget.

5. **Unassigned:** That portion of the fund balance that represents expendable available financial resources that can be used to meet contingencies and cash flow requirements. It is the residual after the non-spendable, restricted, committed and assigned portions are deducted from the total fund balance.

Considerations. Credit rating agencies and others monitor the levels of fund balance in the general fund as an important indicator of the Township's economic condition. While credit agencies have always analyzed fund balance as part of their evaluation of credit-worthiness, increased attention has been focused on determining sufficient levels due to recent events in the credit markets.

The size of the fund balance is an important, but not the only consideration in the Township's rating. Other important factors are the reliability of a government's revenue sources, economic conditions, employment base, cash position, debt ratios, budget management, and fiscal decisions made by the governing body.

The Government Finance Officer's Association of the US & Canada (GFOA) recommends, *at a minimum*, that general-purpose governments, regardless of size, maintain unreserved fund balance in their general fund of no less than 5 to 15 percent of regular general fund operating revenues, or of no less than one to two months of regular general fund operating expenditures.

FUND BALANCE POLICY

It is the policy of Upper Uwchlan Township to maintain a minimum unassigned fund balance in the general fund equal to 35% of all general operating expenditures (before any transfers to other funds) in the preceding fiscal year measured on a Generally Accepted Accounting Principles (GAAP) basis. In the event that the unassigned general fund balance drops below this minimum level, the Township shall plan to adjust budgeted resources in the subsequent fiscal years to restore the balance. Except in extraordinary circumstances, unassigned fund balance should not be used to fund any portion of the ongoing and routine year-to-year operating expenditures of the Township. It should be used primarily to insure adequate assigned balances, to respond to unforeseen emergencies, to provide cash flow, and to provide overall financial stability.

Amounts in excess of the targeted 35% shall be used for capital improvements or other one-time expenditures as authorized by the Board of Supervisors.

The General Fund assigned and unassigned fund balance shall be used as a revenue source to balance the general operating budget under the following conditions:

- a. It will be used for "one-time" expenditures.
- b. If used to fund reoccurring expenditures of the next fiscal year, future budget decisions will revolve around finding resources to continue funding these expenditures.

Board action must be taken to establish the types of assignments prior to the fiscal year end but will delegate to the Treasurer the determination of the proper amounts that are required.

POLICY ADMINISTRATION

The Treasurer shall be responsible for monitoring and reporting the Township's various assignments. The Township Manager is directed to make recommendations to the Board of Supervisors on the use of unassigned funds both as an element of the annual operating budget submission and from time to time throughout the year as needs may arise.

GENERAL CASH RECEIPTS POLICY

ADOPTED: May 16, 2016

POLICY PURPOSE

It shall be the policy of Upper Uwchlan Township to develop, encourage, and enforce a controlled environment for the receipt and processing of all revenues. The ultimate goal is to ensure that proper controls exist over all receipts in accordance with generally accepted accounting principles (GAAP), local ordinances and state laws. This policy describes the guidelines associated with the receipt of Township revenues.

SCOPE

This policy applies to Upper Uwchlan Township's Governmental and Proprietary Funds.

RESPONSIBILITY

The Treasurer is responsible for maintaining and revising this policy with the review and approval of the Township Manager.

POLICIES AND GOALS

Applicability

This policy is applicable to every Township department involved in handling any Township cash or checks. Employees with any type of cash handling function are required to be familiar with the requirements of this policy.

Segregation of Duties

Cash handling operations must be subject to daily supervisory review and management. To minimize the potential for mistakes or misappropriation of cash, the segregation of cash handling duties is mandatory. The duties of collecting cash, maintaining documentation, preparing deposits and reconciling records should be separated among different individuals. In departments where separation

of duties is not feasible, strict individual accountability and review of the funds by management is required.

Safekeeping

Departments handling cash are responsible for the safekeeping of these Township assets. The following general guidelines should be followed to help maintain the integrity of those areas handling cash and checks:

- Unauthorized persons are not allowed in areas when cash is being handled
- Large sums of cash should be counted and handled out of sight of the general public
- Cash should never be left unattended. If an employee leaves his or her desk, for any reason, cash must be appropriately secured and locked.
- For overnight storage, cash and checks should be locked in the safe located in the Finance Department
- Under no circumstances should an individual keep Township cash with their own personal funds, deposit Township funds in a personal bank account or take Township fund's to one's home for safekeeping

Incoming Revenues

Aside from the separate Policy on Utility Billing Cash Receipts and Collection Policy or Real Estate Tax Collection Policy, Upper Uwchlan Township receives funds for a number of other reasons.

The Township's various departments collect fees for the services they provide. The Codes Department collects fees for permits, refinance certifications, zoning permits and hearings, and usage of the Township's recreational fields. Fees are collected for engineering reviews of subdivision and land development—plan submittals. The Police Department collects fees for accident reports, background checks and motor vehicle and ordinance violations. The Finance Department receives additional sources of revenue which include, but are not limited to, earned income and local service taxes, realty transfer taxes, cable franchise fees, cell tower rentals and intergovernmental revenues.

Collection of Revenues

The Township collects the aforementioned revenues in a variety of ways:

1. Mail delivery to the Township Office
2. Cash or check collections at the Township Office
3. Secure drop box at the exterior of the Township Office
4. Police collection
5. ACH transactions

All mail is opened and checks are recorded in a log at the counter and then forwarded to the Finance Department. A member of the Finance Department retrieves deposits from the secure drop box several times a week. The box is checked on a daily basis immediately after bills are mailed and on days surrounding the time that bills are due. Receipts are given to everyone who brings cash or checks to the

Township Office and they are also recorded in the log book before being turned over to the Finance Department. Receipts must always be given to anyone who is paying in cash.

The Police Department has separate policies concerning the receipt and safekeeping of any cash or checks received by the Department. Any monies collected by the Police Department are turned over to the Finance Department by the next day.

All ACH transactions are recorded in the general ledger by the Treasurer.

Revenue Recognition

It is important that all revenues received are recorded accurately into the township's financial software. The Finance Department has the responsibility for entering all receipts accurately and in a timely manner. The majority of checks are entered via check scanners provided by the two banks that the Township uses as depositories. Checks that will not scan properly, and cash, must be physically deposited at one of the two banks.

Petty Cash

The Township maintains a small amount of petty cash on hand to be used for small cash expenses that may be incurred from time to time. Petty cash is kept in the locked safe. A nominal amount of cash is maintained at the counter to make change and is kept in a locked drawer in the desk. Receipts are turned over to the Finance Department when the amount reaches or exceeds \$50.00 on hand.

UTILITY BILLING CASH RECEIPTS AND COLLECTIONS POLICY

ADOPTED: May 16, 2016

PURPOSE OF THE UTILITY BILLING CASH RECEIPTS AND COLLECTIONS POLICY

The purpose of this policy is to establish guidelines for both the receipt of payments for Solid Waste & Recycling and Sewer services and the timely collection of delinquent accounts resulting from non-payment.

SCOPE

This policy is intended to apply only to billings for Sewer and Solid Waste and Recycling.

RESPONSIBILITY

The Treasurer is responsible for maintaining and revising this policy with the review and approval of the Township Manager.

BILLINGS FOR SERVICES

Solid Waste and Recycling

The Township contracts with an outside contractor to provide Solid Waste and Recycling Services to the Township. The contract with the outside contractor typically has a term of three years and is subject to the bid process outlined in the Second Class Township Code. All **occupied residential properties** as defined in Chapter 148 of the Township Code are provided this service by the Township except for the developments who are providing it through the Homeowner's Association. Those developments are:

- Marsh Harbour
- Mews at Byers Station (condominiums)

The Township invoices the residential properties on an annual basis. The service period extends from February 1 until January 31 of the following year. Invoices for the annual period are mailed at the end of January and are due according to the following schedule:

- | | |
|-----------------------------------|---------------------|
| • Discount of 2% | March 31 |
| • In full, no discount or penalty | September 30 |
| • Penalty of 10% | October 1 and later |

In August, reminder letters are mailed to those residents who have not paid their balances in full. The penalty will be applied to accounts which have a balance on October 1.

Commercial establishments are required to provide and pay for their own Solid Waste and Recycling services. They are subject to the Township's Solid Waste and Recycling ordinances.

Sewer

The Upper Uwchlan Township Municipal Authority is responsible for the operation of the sewer system in Upper Uwchlan Township. It has delegated the responsibility for billing sewer services to Township personnel. Residential customers pay a flat fee. Commercial customers are billed one quarter in arrears based on water usage as metered by the local water company. Sewer bills are mailed on a quarterly basis according to the following schedule:

<u>Service Period</u>	<u>Bills Mailed</u>	<u>Payment Due</u>
January 1 – March 31	End of January	February 28
April 1 – June 30	End of April	May 31
July 1 – September 30	End of July	August 31
October 1 – December 31	End of October	November 30

Due dates may be adjusted so they do not fall on a weekend.

RECEIPT OF PAYMENTS

Payments may be received in three ways: by U.S. mail to the Township building or the post office box at the Uwchlan Post Office; in person at the Township building – at the secure drop box outside or at the Office; or electronically via our website.

While we discourage payments in cash, they will be accepted at the Township Office. A receipt must be given for all payments made in cash at the Township Office window.

PENALTY AND INTEREST

If payment is not received on or before the scheduled deadlines, penalty and/or interest charges will be applied to the account according to the appropriate Township ordinance for the service rendered.

Solid Waste and Recycling

Upper Uwchlan Township's Ordinance #2012-02 amended the Code of Upper Uwchlan Township, Chapter 148, titled "Solid Waste and Recycling" to authorize the collection of interest on delinquent accounts. It specifies the following:

- All collection service charges billed and unpaid on their respective due dates shall incur a ten-percent (10%) penalty on the account balance served by the Township until paid.
- All fees not paid within three months following the month in which the bills were due and payable shall be deemed to be delinquent and shall be subject to interest charges in the amount of 1% per month of the unpaid balance until paid.

Sewer

The Upper Uwchlan Municipal Authority passed Resolution #05-16-12-10 on May 16, 2012 which authorizes the following regarding unpaid sewer account balances:

- All user fees established by Resolution of the Municipal Authority from time to time which remain unpaid on their respective due date shall incur a ten-percent (10%) penalty on the account balance served by the Municipal Authority until paid.
- All user fees not paid within three months following the month in which the bills were due and payable shall be deemed to be delinquent and shall be subject to interest charges in the amount of 1% per month of the unpaid balance until paid.

DELINQUENT ACCOUNTS

Residents who are delinquent will be notified regarding account balances and impending action dates via a series of letters which are mailed according to a pre-determined schedule. There may be differences in the dates depending on whether the delinquency is for Solid Waste and Recycling or Sewer.

The "initial contact" referenced below shall be in the form of a written notice, mailed to the resident's mailing address on file with the Township. The resident then has thirty (30) days to respond to the letter and make mutually satisfactory arrangements to pay the outstanding balance.

If such arrangements are made and honored prior to the initiation of the lien process, the process will be put on “hold” pending receipt of full payment as agreed, in writing, by the resident. If the resident fails to make the payments as agreed, the Township may resume the process towards executing a lien on the property. The next step is for the Township or Authority to forward the matter to our Solicitor. The Solicitor will mail a certified letter to the resident to notify him of the Township’s intention to lien the property for non-payment of a municipal debt. Failure of the resident to accept delivery of the certified letter does not prevent the Township from placing a lien on the property.

Solid Waste and Recycling

Initial contact regarding delinquency
Thirty (30) days after initial contact
Ten days after attorney letter

After balance has been unpaid for **two years**
Solicitor mails certified letter for payment
Attorney executes a lien against the property

Sewer

Initial contact regarding delinquency
Thirty (30) days after initial contact
Ten days after attorney letter

After missing **2nd consecutive quarter payment**
Solicitor mails certified letter for payment
Attorney executes a lien against the property

Payment Terms for Delinquent Accounts

Any payment arrangement with a resident, prior to filing a lien, must adhere to the following:

- Payments must be structured so that the delinquent account will reach a zero balance within twelve (12) months, taking current quarterly or annual charges into account
- Payments must be a minimum of \$125.00 per month

WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM

When a resident is delinquent in an amount greater or equal to the amount specified below, a combination lien is filed against the subject property which encompasses all previous liens and additional charges accrued since the previous lien was filed. This applies to each type of utility delinquency separately.

	<u>Delinquent Amount</u>	
Solid waste and recycling	\$1,300	(equivalent to 4 years non-payment)
Sewer	\$2,300	(equivalent to 3 years non-payment)

A copy of this lien is sent to the property owner with notice that the Township is prepared to file a Writ of Execution for the Sale by Sheriff of the property in its continued effort to collect the unpaid fees. Continued failure to establish or maintain a reasonable payment arrangement results in the filing of a Writ of Scire Facias Sur Municipal Claim. The resident has twenty (20) days after being served the Writ to respond. If no response or defense is entered, the property is sent to Sheriff Sale to recover the debt owed.

INVESTMENT POLICY FOR TOWNSHIP FUNDS

ADOPTED: November 16, 2015

PURPOSE OF INVESTMENT POLICY

The safety of public funds is the foremost objective of Upper Uwchlan Township cash management. It shall be the policy of the Board of Supervisors to optimize its return through investment of cash balances in such a way as to minimize non-invested balances and to maximize the return on investments.

The primary objectives of investment activities, in priority order, shall be:

- Legality – All investments shall be made in accordance with applicable laws of Pennsylvania and the Second Class Township Code.
- Safety – Safety of principal shall be of highest priority. Preservation of capital in the portfolio of investments shall be ensured through the mitigation of credit risk and interest rate risk.
- Liquidity – Investments shall remain sufficiently liquid to meet all operating requirements that are reasonably anticipated. A fiscal year operations anticipated cash flow shall be developed so that investments can be made as early as possible, with maturities concurrent with anticipated cash demands.
- Yield – Investments shall be made with the objective of attaining a market-average rate of return throughout the budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs.

SCOPE

This policy is not intended to cover the Township's pension or other retirement plans which have their own Investment Policy.

AUTHORITY

All investments made by the Treasurer or designee shall be made in accordance with this policy and a Board-approved investment program.

DEFINITIONS

- Short-term – any period of thirteen (13) months or less.
- Long-term – any period exceeding forty-eight (48) months duration.
- Mid-range – any period between short-term and long-term.
- Concentration of credit risk – the risk associated with the consolidation of investments in a single pool, institution or instrument.
- Credit risk – the risk of loss of principal due to the failure of the security issue or backer of the issue.

- Custodial credit risk – the risk of loss associated with consolidation of investments with a single institution where the Township may rely on the institution to hold investments on behalf of the Township or through collateral action when the instruments are not in the Township’s name.
- Interest rate risk – the risk that the market value of securities will fall due to changes in market interest rates.

DELEGATION OF RESPONSIBILITY

The Board shall delegate to the Treasurer or designee the responsibility to manage the Township’s investment program, in accordance with this policy.

The accounting systems will provide regular information concerning cash positions and investment performance.

An annual review of the investments shall be performed by the Treasurer or designee, based upon the anticipated cash flow of all Township funds – e.g. General, Capital Fund and Bonds.

The Treasurer or designee shall report the following to the Board on a monthly basis:

- Amount of funds invested.
- Interest rate.
- Types and amounts of each investment and maturity date.
- Names of the institutions where investments are placed.
- Current market value of the funds invested.

GUIDELINES

The Commonwealth of Pennsylvania’s Second Class Township Code - Section 3204 states certain types of investments in which the Township is permitted to invest. These include:

- United States Treasury Bills.
- Short-term obligations of the United States government or its agencies.
- Savings accounts or time deposits of Pennsylvania institutions insured by the Federal Deposit Insurance Guaranty Corporation or the National Credit Union Share Insurance Fund up to the amount covered by insurance with the remainder covered by approved collateral pledged by the depository.
- Obligations of the United States, Commonwealth of Pennsylvania, any political subdivision of the Commonwealth, and any of their agencies or instrumentalities, backed by their full faith and credit
- Shares of an investment company registered under the Investment Company Act of 1940 (54 Stat. 789, 15 U.S.C. paragraph 77a et seq.), if the only investments of that company are in the authorized investments for Township funds:
 - United States Treasury Bills
 - Short-term obligations of the Federal Government or its agencies or instrumentalities
 - Savings accounts or time deposits of Pennsylvania institutions insured by the Federal Deposit Insurance Guaranty Corporation or the National Credit Union Share Insurance Fund up to the amount covered by insurance with the remainder covered by approved collateral pledged by the depository.

- Obligations of the United States, Commonwealth of Pennsylvania, any political subdivision of the Commonwealth, and any of their agencies or instrumentalities, backed by their full faith and credit
- Certificates of Deposit from institutions having their principal place of business in the Commonwealth and insured and collateralized as noted above.

CUSTODY

All securities shall be purchased in the name of the Township and held at Pennsylvania School District Liquid Asset Fund ("PSDLAF") or in a bank's custody or agent in the Township's name.

All investment advisors or banking institutions shall be required to understand this policy and all applicable statutes related to municipal investments in the Commonwealth of Pennsylvania, and intend to fully comply with these requirements.

The Township shall require all investment advisors or banking institutions to submit their audited financial statements each year.

DISCLOSURE

The Treasurer or designee involved in the Township's investment process shall disclose all personal business activity that would conflict with the proper execution and management of the investment policy or could impair the ability to make impartial decisions.

AUDIT

The Board directs that all investment records be subject to annual audit by the Township's independent auditors. The audit shall include, but not be limited to, independent verification of amounts and records of all transactions, as deemed necessary by the independent auditors.

BOND PROCEEDS

Bond proceeds shall be invested in accordance with the Local Government Unit Debt Act (Act of July 12, 1972 P.L. 78 1, No. 185) and applicable federal and state laws, subject to approval by the solicitor and/or bond counsel and the Township.

Investment transactions arising from bond proceeds shall be reported to the Board monthly in accordance with this policy.

COMPLIANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES ("GAAP")

Township funds shall not be invested in foreign currency and shall not have any related risk that would require disclosure pursuant to GASB Statement 40.

Township investments shall limit exposure to loss of principal due to market changes in interest rates.

Township investments in authorized instruments that are not backed by the “full faith and credit” of the federal or state government shall be limited to those with the highest two (2) credit ratings for such instruments issued by a recognized organization.

If the rating of any instrument is reduced after the purchase and is no longer in compliance with this policy, the individual responsible for Township investments shall replace the investment immediately upon receipt of notice of the rating change and notify the Board of the rating change, action taken and replacement of investment.

When Township funds are invested in any one (1) issuer other than designated depository accounts, the amount of the investment shall be unlimited, but the Board shall be notified of such investment monthly.

POLICY ADMINISTRATION

The Treasurer shall be responsible for monitoring and reporting the Township’s various assignments. The Township Manager is directed to make recommendations to the Board of Supervisors on the use of unassigned funds both as an element of the annual operating budget submission and from time to time throughout the year as needs may arise.

CONTRIBUTION POLICY

ADOPTED: November 12, 2019

PURPOSE OF CONTRIBUTION POLICY

The purpose of the Contribution Policy is to serve as a general guideline for approving or disapproving requests from outside agencies for contributions by the Township, using public funds.

SCOPE

This policy is intended to cover the contributions made by Upper Uwchlan Township to non-profit organizations which serve the residents of the Township. This policy shall not apply to contributions to emergency services agencies, e.g., fire and ambulance companies. This policy shall not apply to any non-profit organization that may be established by Upper Uwchlan Township.

AUTHORITY

All contributions made by the Treasurer or designee shall be made in accordance with this policy and approved by the Board of Supervisors.

The Township reserves the right to suspend all contributions to outside agencies at any time for any reason.

DELEGATION OF RESPONSIBILITY

The Board shall delegate to the Treasurer or designee the responsibility to manage the Township's contributions, in accordance with this policy.

GUIDELINES

Requests for contributions from outside agencies or parties may be approved at the Board's discretion if, at a minimum, they meet the following criteria:

- The requesting agency or party is a municipality within the Commonwealth of Pennsylvania or is a 501c(3) organization under Internal Revenue Service regulations.
- The requesting agency is non-religious.
- The requesting agency does not advocate support of, or opposition to, political campaigns, candidates, or ballot measures.
- The requesting agency does not promote, foster, or perpetuate discrimination on the basis of race, creed, color, age, religion, gender, marital status, or status with regard to public assistance, national origin, physical or mental disability, or sexual orientation.
- The requesting agency demonstrates that it provides services to residents of Upper Uwchlan Township.
- The request for a contribution is made in writing and documents the reasons for the request and the amount of contribution requested.
- The requesting agency provides the Township with a copy of its budget for the year that the request is being made, as well as the most recent audits and/or financial statements of the agency.

DISCLOSURE

The Treasurer or designee involved in the Township's process shall disclose all personal business activity that would conflict with the proper execution and management of the contribution policy or could impair the ability to make impartial decisions.

DEBT MANAGEMENT POLICY

ADOPTED: October 8, 2019

PURPOSE OF A DEBT MANAGEMENT POLICY

A debt management policy provides credibility and transparency and ensures that there is a common understanding among the elected officials, staff and the community regarding policies surrounding the issuance of municipal obligations. The intention of the debt policy is to demonstrate a commitment to long term financial planning. It is the objective of the policy that:

- Financing is obtained only when necessary to purchase capital assets that can not be attained through the Township's available revenues or fund balance
- The most favorable interest rates and related costs are obtained
- Financial flexibility is maintained

APPLICABLE REGULATIONS GOVERNING MUNICIPAL DEBT

The Debt Act

The Local Government Unit Debt Act (the "Debt Act"), administered by Pennsylvania Department of Community and Economic Development (DCED), provides the procedure for Pennsylvania's local government units to issue debt and tax anticipation notes.

Article IX, Section 10 of the Constitution of the Commonwealth of Pennsylvania requires the General Assembly to prescribe the debt limits of units of local governments in the Commonwealth, including the Township, based on a percentage of total revenues of such units over a three-year period immediately preceding the borrowing. Self-liquidating debt and subsidized debt and all debt approved by referendum are excluded from such debt limits. The Debt Act implements Article IX, Section 10 of the Constitution.

Under the Debt Act as presently in effect, there is no limit on the amount of electoral debt (debt incurred with the approval of the voters) which may be incurred or outstanding, but (i) the Township may not incur new non-electoral debt (debt not approved by the voters) if the total amount of such new non-electoral debt plus all other non-electoral debt to remain outstanding upon issuance of such new non-electoral debt, net of the amount of any non-electoral debt that constitutes subsidized debt or self-liquidating debt, will exceed 250% of the borrowing base and (ii) the Township may not incur new **lease rental debt** if the total amount of such new lease rental debt plus all other non-electoral debt and lease rental debt to remain outstanding upon issuance of such new lease rental debt, net of the amount of any non-electoral or lease rental debt that constitutes subsidized debt or self-liquidating debt, will exceed 350% of the Borrowing Base.

Lease rental debt is defined as: debt represented by obligations of an authority or another local government unit to be repaid by the Township pursuant to a lease, subsidy contract, guarantee or other

form of agreement where such debt is or may be payable out of the tax revenues and other general revenues of the Township.

A copy of the Debt Act and the DCED document, “An Introduction to the Local Government Unit Debt Act”, is included as an attachment to this policy.

REFUNDING POLICY

The primary objectives of proceeding with a current refinancing or an advance refunding shall be to benefit the Township in one or more of the following ways:

- Providing net present value savings
- Eliminate burdensome or restrictive covenants imposed by the terms of the bonds to be refunded
- Changing the type of debt instrument

The Township should consider an advance refunding if it meets one of the following guidelines:

- A refunding issue would generate net present value savings as outlined below
- The final maturity of the refunding bonds should be no longer than the final maturity on the refunded bonds
- Refunding issues should be structured to achieve level annual debt service savings

Solely meeting one or more of the minimum guidelines will not necessarily result in the Township executing a refunding issue. All costs and benefits of the refunding will be taken into account and analyzed by the Township and its advisors in determining if the refunding is in the best interest of the Township.

A present value analysis shall be prepared to identify the economic effect of the proposed refunding. To proceed with a refunding, a minimum net present value savings amount, as a percentage of the refunded par amount, should be achieved. Appropriate savings thresholds for the different refunding alternatives, based on the level of risk they pose, are shown below. The savings shall be calculated net of all issuance fees and using a net debt savings approach, which takes into consideration arbitrage rebate requirements.

- Current refunding: a minimum of three percent (3%) net present value savings should generally be achieved. (a current refunding is one in which the closing on the refunded bonds is within 90 days of the call date)
- Advance refunding: a minimum of three percent (3%) net present value savings should be achieved. Prudent analysis should be performed to determine the most efficient method of funding the escrow portfolio. (an advance refunding is one in which the closing is earlier than a current refunding. New tax laws in 2017 made advance refundings taxable therefore they are rarely used)

In evaluating refunding opportunities and applying the above referenced guidelines, the Township should consider the following factors:

- For advance refundings, adjustments to the savings thresholds may be justified based on the length of time before the call and the length of time from the call to maturity. The longer the escrow, the higher the savings threshold should be. Conversely, shorter escrows may justify a lower savings threshold, but should not be lower than the minimum of three (3) percent noted above.
- The couponing and/or callability of the refunding bonds may also justify adjustments to the savings threshold. Non-callable bonds might justify a higher threshold.
- For advance refundings, adjustments to savings thresholds may be justified based on where interest rates are at the time of the refunding relative to historical markets. In low interest rate markets, a lower threshold may be justified while a higher threshold would be justified in high interest rate markets.

COMPONENTS OF THE DEBT MANAGEMENT POLICY

DEBT LIMITS

- The Township will issue debt only for the purposes of constructing or acquiring capital assets and for making major renovations to existing capital assets or when the project is included in the Township's Capital Improvement Program.
- The Township can legally incur non-electoral debt equal to 250% of its borrowing base. The borrowing base is the average of total revenues for the past three (3) years minus certain statutory deductions.
- The Township will not construct or acquire a public facility if it is unable to adequately provide for the subsequent annual operation and maintenance costs of the facility.
- Growth in debt service should be sustainable consistent with the projected growth of revenues.
- In no case will debt maturity exceed the useful life of the project. Where possible, the Township will seek to maximize principal repayment ahead of the scheduled repayment date.
- The Township will use three statistical measures to determine debt capacity and compare these ratios (where possible) to other municipalities of similar size, rating agency standards and its own historical ratios to determine the affordability of the debt:
 1. Debt per capita
 2. Debt to taxable property value
 3. Debt service payments as a percentage of general fund revenues or expenditures

DEBT STRUCTURING PRACTICES

- The Township was given a credit rating of "Aa1" by Moody's in November of 2018. Due to the size and revenue capacity of the Township, it is unlikely that a higher rating can be attained. The Township will strive to maintain this rating and will maintain communication with bond rating agencies as necessary.

- Capital projects financed through the issuance of bonds shall not be financed for longer than the expected useful life of the project.
- The Township will attempt to structure debt issues to maintain level annual debt service payments over time
- Variable rate debt exposes the Township to interest rate risk, which is not a consideration or risk when employing fixed rate debt. Interest rate risk is the risk that interest rates will rise, on a sustained basis, above levels that would have been set if the rate had been fixed. The Township has elected not to issue variable rate debt.
- The Township has elected not to use derivatives as an investment vehicle for any debt

DEBT ISSUANCE PRACTICES

- It is the responsibility of the Finance Director/Treasurer to continually monitor market conditions for opportunities to improve the Township's debt position and to coordinate with financial advisors (as selected by the Township) to coordinate the timing, process and sale of the Township's debt.
- Prior to any debt issuance, an analysis of market conditions and other financing options will be conducted to determine the feasibility and advisability of entering the credit markets at that time
- The process for selecting the financial advisor, bond counsel and underwriters shall be discussed and documented. The Township is permitted to take into account its experience with advisors and bond counsel that it has worked with in previous bond offerings.
- The Township may choose to use short-term bank financing when it is advantageous to do so in the case of smaller borrowings.
- The Township will choose the method of sale of its bonds (competitive, invited or negotiated) in light of financial and market conditions, considering an assessment of the different risks associated with each method. Records shall be maintained to document the decisions for the methods discussed and selected.
 - Competitive sale – the underwriter buys the bonds but does not provide advice or support to the issuer. In Pennsylvania, approximately 20% of sales are competitive.
 - Negotiated sale – the issuer works with the underwriter who can provide advice. A negotiated sale provides more flexibility in determining the appropriate timing of taking the issue to market. In Pa., approximately 80% of bonds are issued in a negotiated sale.

DEBT MANAGEMENT PRACTICES

- The Township will manage debt issuance to comply with the established debt limits and will evaluate those every year and revise them as necessary.
- In order to comply with Federal arbitrage regulation, the Township will not issue obligations until identifiable projects are close to initiation. Debt obligations will be issued as closely as feasible to the time contracts are expected to be awarded.
- Debt service payments:
 - The Township has a fiduciary responsibility to manage its funds in a manner that assures accurate and timely payment of debt service principal and interest.

- The Township will negotiate terms allowing for full investment of funds until the payment due date by utilizing electronic fund transfer
 - The Township requires that its paying agent invoice the Township at least 30 days prior to the due date for payment of principal and/or interest
 - The Township will use electronic fund transfer to assure transfer to the paying agent on or before the payment date. The Township is permitted to pay by check if circumstances make it necessary or prudent to do so.
- Purchase and sale of investments for bond proceeds:
 - The Township shall seek competitive rates for the investment of bond proceeds and shall endeavor to select the provider that can provide the highest rate of interest unless there are other benefits to be considered in the selection.
 - Compliance with all applicable Federal, State and contractual restrictions regarding use and investment of bond proceeds shall be maintained
 - Invested proceeds shall be diversified in order to reduce risk exposure to investment providers, types of investment products and types of securities held.
- Disclosure:
 - All fees resulting from investment services or sale of products should be fully disclosed to ensure there are no conflicts of interest and investments are being purchased at a fair market price. Underwriters of the bonds, but not the Financial or Investment Advisor, may bid on the sale of investment products for the proceeds. The Financial or Investment Advisor shall document the bidding process and results and shall certify in writing that a competitive and fair market price was received.

CONTINUING DISCLOSURE

SEC Rule 15c2-12 requires that underwriters of municipal bonds ensure that the issuer will disclose certain information on an on-going basis and other information, known as “material event notices” within 10 business days of the event’s occurrence. These requirements are included in the Continuing Disclosure Agreement between the underwriter and the issuer.

Annual Disclosure

The Continuing Disclosure Agreements for the General Obligation Bonds, Series of 2019 and Series A of 2019 both require:

- Annual financial report - to be posted within 270 days of the Township’s year end on the EMMA website

Although not specified in the Continuing Disclosure Agreement:

- Annual budget – within 10 days after adoption, we will post to the EMMA website

Material Event Notices

On August 15, 2018, the Securities and Exchange Commission adopted amendments to Rule 15c2-12 of the Securities Exchange Act to include additional material event notices. These changes were effective February 27, 2019. The Rule and its amendment should be reviewed annually for disclosure requirements. The following is an abbreviated list of items that are considered “material events”:

- New material debt obligations, including leases that “operate as a vehicle to borrow money”
- Bankruptcy
- Unscheduled draws on financial reserves, indicating financial difficulties
- Modifications to rights of bondholders, if material
- Adverse tax opinions pertaining to the issue
- Bond calls and tender offers
- Defaults on any existing debt
- Change in ratings on existing bond issues
- Failure to file annual financial reports on time

RESPONSIBILITY FOR THE POLICY

The development and responsibility of the Debt Management Policy rests with the Treasurer/Director of Finance. The primary responsibilities of the Treasurer in regards to Debt Management are as follows:

- Review Capital Improvement Projects on an annual basis to determine financing needs
- Annually, review opportunities for refinancing existing debts at more favorable terms
- Review annual debt ratios to insure compliance
- Ensure compliance with Federal and State continuing disclosure regulations and file all required documents as necessary

Upper Uwchlan Township

**Annual Budget
For the Calendar Year 2024**

SUMMARY OF TOWNSHIP REVENUES

Real Estate Property Taxes

The real estate taxes that a property owner will pay consists of the school tax, county tax and township tax. The Township assesses a modest property tax which totals 1.034 mills. The total millage is multiplied by each property's assessment to determine the amount of tax that is levied.

Upper Uwchlan Township has an elected tax collector as required by Pennsylvania law. However, the Township has retained the services of the Chester County Treasurer's office to prepare and mail the Township tax bills, collect the taxes and report delinquencies to the County Tax Claim Bureau. County and Township taxes are assessed on a calendar year basis and are due by December 31 of each year.

School taxes are based on the fiscal year of the school district and are assessed using a fiscal year of July 1 to June 30 annually. The Downingtown Area School District increased real estate taxes for their fiscal year July 1, 2023 to June 30, 2024 by 1 mill. A property owner in Upper Uwchlan Township will pay the following in real estate tax millage:*

School taxes – Downingtown Area School District (DASD)	29.558
County taxes – Chester County*	4.551
Township taxes – Upper Uwchlan Township	<u>1.034</u>
Total	35.143

The only real estate taxes that are paid to the Township are the Township taxes at a millage rate of 1.034. **There will be no change in the Township tax rate for 2024.** The 2024 budget includes anticipated revenue in the amount of **\$1,154,000** for both current and delinquent taxes. This amount was determined based on current taxes and an estimate for new homes based on permits expected to be issued for upcoming developments.

*Rates are for 2023. The County has not yet adopted a Budget for 2024.

Hydrant taxes are assessed to properties that are within 750 feet of a fire hydrant. The rate is .087 mills and **\$65,500** has been budgeted as revenue for 2024.

Real Estate Transfer Tax

A real estate transfer tax is collected on the transfer of real estate at the time of sale. The tax that is collected is 1% - which is shared equally by the Township and the School District, so that Upper Uwchlan receives revenue in the amount of one-half of one percent (0.50%) on the sale of real estate within the Township. Revenue will fluctuate with the number and sales prices of properties in the Township. For 2024, budgeted revenue of **\$675,000** was based on revenue received in prior years and includes expected new construction in 2024.

Earned Income Taxes

The earned income tax rate is 1% for Upper Uwchlan Township residents and those who work in the Township. This tax is also shared equally between the Township and the Downingtown Area School District, so that the Township receives one-half of one percent (0.50%). The tax is paid on all earned income such as wages, salaries and commissions. The amount budgeted for 2024 is **\$4,600,000** (before commissions to Keystone).

Retired citizens and people who are unemployed due to illness or other factors will typically have no tax liability to the Township. People who live in Townships that have adopted an earned income tax and who work in Upper Uwchlan will have the taxes withheld by their employer transferred to their township of residence.

Keystone Collections Group ("Keystone") was engaged by Chester County to collect all earned income taxes within the County (pursuant to Pennsylvania Act 32). Keystone is compensated at the rate of 1.36% of collections. The budget for commissions to Keystone is **\$62,560** for 2024.

Cable Television Franchise Fees

The Township receives cable television franchise fees from the local cable companies – Comcast and Verizon. The amount received by the Township is dependent on the amount of sales generated annually by the cable television companies. Payment is received from the cable companies on a quarterly basis. The budget is **\$192,000** for 2024 revenue based on current experience, which reflects a decrease in cable usage.

Permits

The Township charges a fee for building permits, use and occupancy permits, contractors' permits and certifications for refinancing. The total amount budgeted for 2024 is **\$552,100** based on new developments that have received construction permits.

Police Fines

The District Justice collects fines for citations issued by the State Police. The Township also receives disbursements from the State of Pennsylvania for the issuance of traffic citations within the Township limits. The Township anticipates receiving revenue in 2024 in the amount of **\$75,000** from these fines.

Interest

The Township invests its funds in interest bearing accounts and instruments. Earnings rates will fluctuate depending upon the interest rates received. The General Fund checking account was earning interest at a rate of two percent (2.00%) in 2023 after the increase in the inflation rate. The certificate of

deposits are earning between 4.51% and 4.75% through October, 2024. With the Federal Reserve increasing interest rates to fight inflation, we estimated that interest income will be **\$90,000** in 2024.

Rents and Royalties

The Township has a lease agreement with Chester County for a cell tower on which is located on Township owned property. The terms of the 20 year lease includes a rental payment of \$2,000 each month to the Township.

Grants

In 2021, the Federal government passed the American Rescue Plan Act of 2021, ("ARPA") which provided funding to State and Local governments. Upper Uwchlan Township was allocated \$1,237,504.10 which was paid over a two year period. The Township received its total allocation during 2021 and 2022; however it was recorded as deferred revenue and will be included in revenue as offsetting expenses are incurred. For the 2024 Budget, the Township expects to use some of ARPA funds towards a project in the Water Resource Protection Fund.

Intergovernmental Revenues

The Commonwealth of Pennsylvania makes payments to the Township for various purposes. We receive annual Public Utility Realty Tax ("PURTA") payments of approximately **\$6,500**. These payments are meant to compensate the Township for foregone tax revenues due to the tax-exempt status of public utility land within the Township. The utilities are exempt from paying real property taxes.

The Township also receives payments from the Commonwealth of Pennsylvania that are restricted in their use. The Foreign Fire Insurance Premium Tax (budgeted at **\$110,000**) is a pass-through to the Firemen's Relief Association and must be paid to the local fire departments by the Township within 60 days of receipt. The State also provides State Pension Aid (budgeted at **\$182,000**) which must be deposited into the defined benefit police and non-uniform pension plans. These revenues have offsetting expenses in the same amount; there is no effect on the budget of these pass-through items.

Charges for Services

Various departments provide services that can be charged to the user. The largest component consists of fees received from engineering and legal services which are budgeted at **\$80,000**. We also charge the resident an administrative fee for processing bills and payments in an amount that does not exceed \$100 per billing. Zoning and land development fees are budgeted at **\$6,000** in 2024.

Culture and Recreation

The Township charges various sports groups for the use of the playing fields at our parks for sporting events and practices. These fees are used for the ongoing maintenance and improvement of the facilities. Turf field fees are segregated in a separate bank account and will be used for replacement of the turf field at the end of its useful life. We budgeted **\$50,000** for the use of the turf field at Fellowship Fields and also **\$35,000** for use of our other fields at Hickory Park. We expect to receive **\$20,000** in donations towards the annual community Block Party that is held in June.

The Upland Farms Community Barn renovations were completed in 2021 and it became available for rent to local organizations or families for private events in 2022. Additional renovations were made during 2023 resulting in the barn being closed for rentals for several months. Expected revenue in 2024 is **\$35,000**. Total revenues budgeted for 2024 are **\$140,700**.

Inter-Fund Transfers

The Township provides various services to the Upper Uwchlan Township Municipal Authority and is reimbursed for those services by the Authority. Those services include the services of Township administrative and financial personnel, and the use of the Public Works department to maintain the grounds and lawns of property surrounding the waste water treatment facilities. The Township processes the quarterly billing of all sewer accounts which has substantially increased the time spent by Township personnel on Authority business. The reimbursement for 2024 is approximately **\$275,655**.

Revenues from the General Fund comprise 76.1% of total budgeted revenues in 2024.

Solid Waste Fund

Trash and Recycling Fees

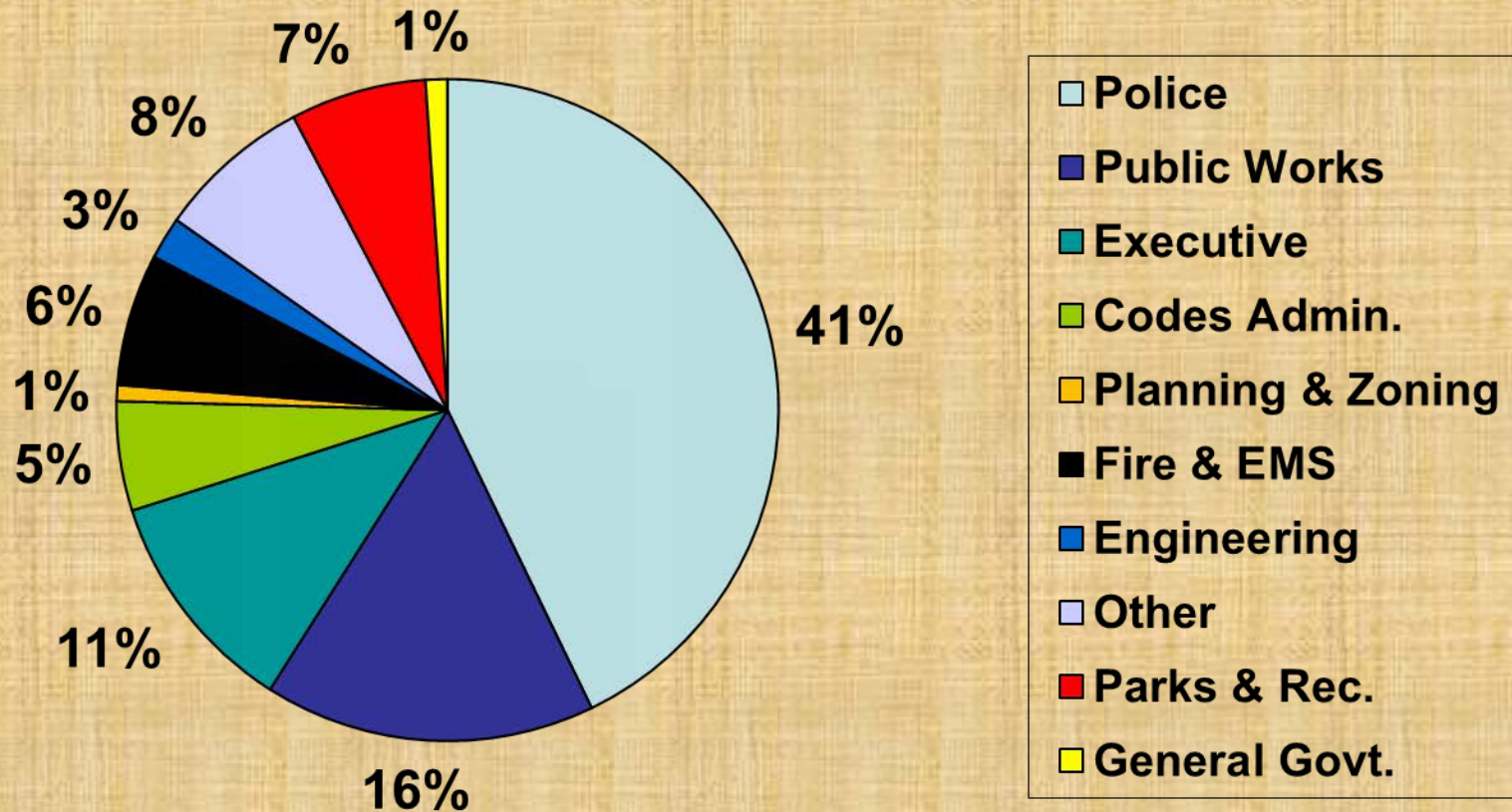
The Township charges a flat fee of \$315.00 annually for residential solid waste and recycling. Bills are mailed in January and are due by March 31 of each year in order to receive a 2% discount (\$6.30). Payments are considered late if they are received after September 30 and will be assessed a 10% penalty. Businesses within the Township must arrange for their own trash and recycling services. The total solid waste fees expected to be collected in 2024 is **\$1,169,800**.

Performance Grant

The Commonwealth of Pennsylvania gives “performance grants” to municipalities who submit reports detailing the amounts of recyclable material that is collected and sent to recycling centers. The amount expected in 2024 is **\$25,000**.

Revenues from the Solid Waste Fund comprise 11.4% of total budgeted revenue in 2024.

2024 General Fund Expenditures by Activity



Upper Uwchlan Township 2024 Budget

		Actual	Actual	Budget	Actual - 9/30/23	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
REVENUES													
300 - REVENUE													
301 PROPERTY TAXES													
01-301-000-010	Current Real Estate Taxes	1,065,909	1,091,307	1,050,100	1,119,001	1,117,000	1,127,000	10,000	1%	1,117,000	1,127,000	1,127,000	1,127,000
01-301-000-013	Real Estate Tax Refunds	(1,397)	(310)	(25,000)	(356)	(3,000)	(3,000)	-	0%	(28,000)	(28,000)	(28,000)	(28,000)
01-301-000-030	Delinquent Real Estate Taxes	28,037	32,143	30,000	19,615	30,000	30,000	-	0%	30,000	30,000	30,000	30,000
Total 301 PROPERTY TAXES		1,092,549	1,123,140	1,055,100	1,138,260	1,144,000	1,154,000	10,000	1%	1,119,000	1,129,000	1,129,000	1,129,000
301.7 HYDRANT TAX													
01-301-000-071	Hydrant Tax	66,649	91,822	65,000	65,000	65,000	65,000	-	0%	66,000	66,000	66,000	66,000
01-301-000-072	Delinquent Hydrant Tax	1,342	392	-	-	500	500	-	0%	500	500	500	500
Total 301.7 HYDRANT TAX		67,991	92,214	65,000	65,000	65,500	65,500	-	0%	66,500	66,500	66,500	66,500
310 EARNED INCOME & TRANSFER TAX													
01-310-000-010	Real Estate Transfer Tax	1,212,712	884,659	650,000	541,601	675,000	675,000	-	0%	675,000	675,000	675,000	675,000
01-310-000-020	Earned Income Tax, current	4,758,247	4,778,028	4,100,000	3,820,191	4,500,000	4,600,000	100,000	2%	4,692,000	4,785,840	4,881,557	4,979,188
01-310-000-021	EIT Commissions Paid	(58,485)	(58,931)	(55,760)	(46,473)	(61,200)	(62,560)	(1,360)	2%	(63,811)	(65,087)	(66,389)	(67,717)
Total 310 EARNED INC & TRANSFER TAX		5,912,474	5,603,756	4,694,240	4,315,319	5,113,800	5,212,440	98,640	2%	5,303,189	5,395,753	5,490,168	5,586,471
320 PERMITS													
01-320-000-010	Building Permits	720,032	557,791	500,000	504,023	500,000	535,000	35,000	7%	535,000	535,000	535,000	535,000
01-320-000-020	Use & Occupancy Permits	24,750	12,310	12,000	9,405	12,000	12,000	-	0%	12,000	12,000	12,000	12,000
01-320-000-030	Sign Permits	-	-	100	-	100	100	-	0%	100	100	100	100
01-320-000-040	Contractors Permits	2,650	2,100	2,000	1,550	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-320-000-050	Refinance Certification Fees	7,035	2,650	3,000	1,620	3,000	3,000	-	0%	3,000	3,000	3,000	3,000
Total 320 PERMITS		754,467	574,851	517,100	516,598	517,100	552,100	35,000	7%	552,100	552,100	552,100	552,100
321 CABLE FRANCHISE FEES													
01-321-000-080	Cable TV Franchise Fees	203,214	199,186	210,000	146,589	200,000	192,000	(8,000)	-4%	190,000	188,000	186,000	184,000
Total 321 CABLE FRANCHISE FEES		203,214	199,186	210,000	146,589	200,000	192,000	(8,000)	-4%	190,000	188,000	186,000	184,000
331 POLICE FINES													
01-331-000-010	Vehicles Code Violations	52,681	77,045	45,000	52,920	50,000	75,000	25,000	50%	75,000	75,000	75,000	75,000
01-331-000-011	Reports/Fingerprints	1,080	1,570	2,000	1,245	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-331-000-012	Solicitation Permits	420	125	500	300	500	500	-	0%	500	500	500	500
01-331-000-050	Reimbursed Police Wages	12,004	8,666	3,000	1,084	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
Total 331 POLICE FINES		66,185	87,406	50,500	55,549	57,500	82,500	25,000	43%	82,500	82,500	82,500	82,500
341 Interest Earnings													
01-341-000-001	Interest Income	29,128	32,392	33,000	63,210	33,000	90,000	57,000	173%	90,000	90,000	90,000	90,000
Total 341 Interest Earnings		29,128	32,392	33,000	63,210	33,000	90,000	57,000	173%	90,000	90,000	90,000	90,000
342 RENTS & ROYALTIES													
01-342-000-001	Rental Property Income	24,000	24,000	24,000	18,000	24,000	24,000	-	0%	24,000	24,000	24,000	24,000
Total 342 RENTS & ROYALTIES		24,000	24,000	24,000	18,000	24,000	24,000	-	0%	24,000	24,000	24,000	24,000
354 GRANTS													
01-351-000-003	Federal Grants	-	11,250	-	-	-	-	-	0%	0%	0%	0%	0%
01-354-000-010	County Grants	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-354-000-020	State Grants	203,266	-	618,752	123,368	300,000	-	(300,000)	-100%	100,000	100,000	100,000	100,000
01-354-000-030	Police Grants	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total 354 GRANTS		203,266	11,250	618,752	123,368	300,000	-	(300,000)	-100%	100,000	100,000	100,000	100,000

**Upper Uwchlan Township
2024 Budget**

		Actual	Actual	Budget	Actual - 9/30/23	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
355/356 INTERGOVERNMENTAL REVENUES													
01-355-000-001	PURTA	5,869	6,800	5,000	6,090	6,500	6,500	-	0%	6,500	6,500	6,500	6,500
01-355-000-004	Alcohol Beverage Tax	600	800	600	600	800	800	-	0%	800	800	800	800
01-355-000-005	State Aid, Police Pension	122,435	124,331	122,000	224,727	122,000	122,000	-	0%	122,000	122,000	122,000	122,000
01-355-000-006	State Aid, Non-Uniform Pension	79,051	98,428	60,000	60,840	60,000	60,000	-	0%	60,000	60,000	60,000	60,000
01-355-000-007	Foreign Fire Insurance Tax	86,558	110,714	95,000	113,023	95,000	110,000	15,000	16%	110,000	110,000	110,000	110,000
Total 355/356 MISCELLANEOUS TAXES		294,513	341,073	282,600	405,280	284,300	299,300	15,000	5%	299,300	299,300	299,300	299,300
361 CHARGES FOR SERVICE/FEES													
01-360-000-010	Vehicle Storage Fees	-	-	1,000	-	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
01-361-000-030	Zoning/Sub Div/Land Develop	11,036	13,197	6,000	7,754	6,000	6,000	-	0%	6,000	6,000	6,000	6,000
01-361-000-032	Fees from Engineering	51,896	25,625	50,000	20,857	50,000	40,000	(10,000)	-20%	40,000	40,000	40,000	40,000
01-361-000-033	Admin Fees from Engineering	520	120	4,000	362	4,000	4,000	-	0%	4,000	4,000	4,000	4,000
01-361-000-035	Admin Fees from Legal	209	100	1,000	295	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
01-361-000-036	Legal Services Fees	4,521	35,427	6,000	26,799	6,000	30,000	24,000	400%	30,000	30,000	30,000	30,000
01-361-000-038	Sale of Maps & Books	115	285	250	160	250	250	-	0%	250	250	250	250
01-361-000-039	Fire Inspection Fees	320	1,075	2,000	775	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-361-000-040	Fees from Engineering - CU	3,967	828	20,000	-	20,000	5,000	(15,000)	-75%	5,000	5,000	5,000	5,000
01-361-000-041	Property Inspection Fees	11,566	-	8,000	-	8,000	8,000	-	0%	8,000	8,000	8,000	8,000
01-361-000-042	Copies	2	4	100	-	100	100	-	0%	100	100	100	100
01-361-000-043	Fees - Traffic Signals	-	-	-	-	-	-	-	0%	-	-	-	-
01-361-000-044	Fees from Advertising Reimbursements	-	1,806	500	351	500	500	-	0%	500	500	500	500
Total 361 CHARGES FOR SERVICE/FEES		84,152	78,467	98,850	57,353	98,850	97,850	(1,000)	3	97,350	97,350	97,350	97,350
367 CULTURE & RECREATION													
01-367-000-010	Recreation Donations	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-367-000-014	Pavillion Rental	-	290	500	50	500	500	-	0%	500	-	500	500
01-367-000-021	Field Programs	39,064	46,209	30,000	26,160	30,000	35,000	5,000	17%	35,000	35,000	35,000	35,000
01-367-000-025	Turf Field Fees	47,674	45,075	45,000	40,810	45,000	50,000	5,000	11%	50,000	50,000	50,000	50,000
01-367-000-030	Community Events Donations	500	18,945	10,000	19,200	15,000	20,000	5,000	33%	20,000	20,000	20,000	20,000
01-367-000-040	History Book Revenue	-	-	200	75	200	200	-	0%	200	200	200	200
01-367-000-045	Upland Farms Barn Rental Fees	-	8,525	5,000	9,625	10,000	35,000	25,000	250%	35,000	35,000	35,000	35,000
01-367-000-089	Donations - Park Equipment	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total 367 CULTURE & RECREATION		87,238	119,044	90,700	95,920	100,700	140,700	40,000	40%	140,700	140,200	140,700	140,700
380 MISC INCOME													
01-301-000-099	Contributions from Private Sector	-	-	-	-	-	-	-	0%	-	-	-	-
01-380-000-001	Misc. Revenue	16,586	32,776	5,000	5,432	10,000	20,000	10,000	100%	20,000	20,000	20,000	20,000
01-380-000-010	Insurance Reimbursement	26,580	1,974	3,000	47,348	3,000	10,000	7,000	233%	10,000	10,000	10,000	10,000
Total 380 MISC REVENUE		43,166	34,750	8,000	52,780	13,000	30,000	17,000	131%	30,000	30,000	30,000	30,000
392 INTERFUND TRANSFER													
01-392-000-008	Municipal Authority Reimbursement	273,417	326,786	272,707	198,792	270,688	275,655	4,967	2%	275,655	275,655	275,655	275,655
01-392-000-020	Transfer from Capital Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-392-000-030	Transfer from Solid Waste Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-395-000-000	Refund of Prior Year Expenses	8,137	1,574	-	2,838	-	-	-	#DIV/0!	-	-	-	-
Total 392 INTERFUND TRANSFER		281,554	328,360	272,707	201,630	270,688	275,655	4,967	2%	275,655	275,655	275,655	275,655
Total 300 - REVENUE		9,143,897	8,649,889	8,020,549	7,254,856	8,222,438	8,216,045	(6,393)	0%	8,370,294	8,470,358	8,563,273	8,657,576
Total Revenue		9,143,897	8,649,889	8,020,549	7,254,856	8,222,438	8,216,045	(6,393)	0%	8,370,294	8,470,358	8,563,273	8,657,576

**Upper Uwchlan Township
2024 Budget**

		Actual	Actual	Budget	Actual -	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	9/30/23	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
400 EXPENDITURES													
400 - General Government													
01-400-000-113	Supervisor's Wages	9,750	9,750	9,750	7,313	9,750	9,750	-	0%	9,750	9,750	9,750	9,750
01-400-000-150	Payroll Tax Expense	746	746	746	559	746	746	(0)	0%	746	746	746	746
01-400-000-320	Telephone	1,922	1,921	2,000	1,441	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-400-000-340	Public Relations	284	3,261	2,500	2,138	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-400-000-341	Advertising	5,934	11,973	7,500	2,428	7,500	7,500	-	0%	7,500	7,500	7,500	7,500
01-400-000-342	Printing	5,789	6,621	5,000	6,187	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
01-400-000-344	Community Notice	-	-	2,000	-	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-400-000-350	Insurance - Bonding	2,486	2,707	2,945	2,807	2,945	2,945	-	0%	2,945	2,945	2,945	2,945
01-400-000-352	Insurance - Liability	17,391	16,591	16,591	15,779	21,038	21,397	359	2%	21,397	21,397	21,397	21,397
01-400-000-420	Dues/Subscriptions/Memberships	2,352	6,859	4,375	5,470	4,375	4,375	-	0%	4,375	4,375	4,375	4,375
01-400-000-460	Meetings & Conferences	1,605	5,835	6,000	4,087	6,000	6,000	-	0%	6,000	6,000	6,000	6,000
01-400-000-461	Bank Fees	14,989	14,483	12,000	10,648	15,000	15,000	-	0%	15,000	15,000	15,000	15,000
01-400-000-463	Misc. Expenses	322,040	8,248	2,000	2,249	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-400-000-464	Wallace Twp. Tax Agreement	4,553	6,734	4,800	6,280	5,794	6,280	486	8%	6,280	6,280	6,280	6,280
Total 400 - General Government		389,841	95,729	78,207	67,386	86,148	86,993	845	1%	86,993	86,993	86,993	86,993
401 EXECUTIVE													
01-401-000-100	Administration Wages	569,993	578,984	582,528	410,281	561,178	609,137	47,959	9%	627,411	646,234	665,621	685,589
01-401-000-150	Payroll Tax Expense	43,586	45,089	44,563	32,498	42,930	46,599	3,669	9%	47,997	49,437	53,219	57,290
01-401-000-151	PSATS Unemployment	1,230	3,745	3,745	2,310	2,310	2,695	385	17%	2,772	2,772	2,879	2,990
01-401-000-156	Employee Benefit Expense	67,938	60,602	83,348	58,254	85,631	80,612	(5,019)	-6%	84,643	88,875	93,319	97,985
01-401-000-157	ACA Fees	200	223	240	258	240	240	-	0%	240	240	240	240
01-401-000-159	Employer HSA Contribution	-	-	-	10,500	-	11,200	11,200	#DIV/0!	11,200	11,200	11,200	11,200
01-401-000-160	Non-Uniform Pension	46,446	38,193	36,467	35,923	35,923	58,086	22,163	62%	59,828	61,623	63,472	65,376
01-401-000-165	Employer 457 Match	9,000	10,000	12,000	-	12,000	12,000	-	100%	12,000	12,000	12,000	12,000
01-401-000-174	Tuition Reimbursement	1,937	(170)	6,300	-	6,300	5,000	(1,300)	-21%	5,000	5,000	5,000	5,000
01-401-000-181	Longevity Pay	5,550	6,900	5,550	5,550	6,450	7,950	1,500	23%	8,400	9,600	10,950	11,700
01-401-000-183	Overtime Wages	5,548	11,899	5,000	7,317	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
01-401-000-200	Supplies	8,857	23,622	15,000	18,721	15,000	15,000	-	0%	15,000	15,000	15,000	15,000
01-401-000-205	Meals and Meal Allowances	-	-	200	-	200	200	-	0%	200	200	200	200
01-401-000-215	Postage	4,521	6,681	4,500	1,368	4,500	4,500	-	0%	4,500	4,500	4,500	4,500
01-401-000-230	Gasoline & Oil	956	1,759	2,200	1,541	2,200	2,200	-	0%	2,200	2,200	2,200	2,200
01-401-000-235	Vehicle Maintenance	547	989	1,000	-	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
01-401-000-252	Repair & Maintenance	-	-	2,000	-	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-401-000-316	Training & Seminars	2,054	6,290	10,000	5,752	10,000	300	(9,700)	-97%	300	300	300	300
01-401-000-317	Parking & Travel	1,435	1,418	1,200	382	1,200	1,200	-	0%	1,200	1,200	1,200	1,200
01-401-000-322	Ipad Expense	153	153	600	31	600	600	-	0%	600	600	600	600
01-401-000-352	Insurance - Liability	367	282	282	202	270	255	(16)	-6%	255	255	255	255
01-401-000-353	Insurance - Vehicle	285	398	398	302	403	455	52	13%	455	455	455	455
01-401-000-354	Insurance - Workers Comp.	978	1,936	720	1,813	685	753	68	10%	753	753	753	753
01-401-000-420	Dues/Subscriptions/Memberships	7,663	2,874	6,100	6,226	6,100	6,100	-	0%	6,100	6,100	6,100	6,100
01-401-000-450	Contracted Services	30,127	19,208	16,000	9,983	16,000	16,000	-	0%	16,000	16,000	16,000	16,000
Total 401 EXECUTIVE		809,371	821,075	839,941	609,212	818,120	889,082	70,962	9%	915,054	942,543	973,462	1,004,932
402 AUDIT													
01-402-000-450	Contracted Services	24,700	24,700	25,700	25,800	25,700	27,100	1,400	5%	28,455	29,878	31,372	32,940
Total 402 AUDIT		24,700	24,700	25,700	25,800	25,700	27,100	1,400	5%	28,455	29,878	31,372	32,940

**Upper Uwchlan Township
2024 Budget**

		Actual	Actual	Budget	Actual -	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	9/30/23	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
403 TAX COLLECTION													
01-403-000-100	Tax Collector Wages	929	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-403-000-110	Deputy Treasurer Expense	13,865	8,327	12,500	8,115	12,500	11,000	(1,500)	-12%	11,000	11,000	11,000	11,000
01-403-000-150	Payroll Tax Expense	71	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-403-000-200	Supplies	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-403-000-215	Postage	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-403-000-350	Insurance - Bonding	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-403-000-450	Contracted Services	400	-	400	-	400	-	(400)	-100%	-	-	-	-
Total 403 TAX COLLECTION		15,265	8,327	12,900	8,115	12,900	11,000	(1,900)	-15%	11,000	11,000	11,000	11,000
404 LEGAL													
01-404-000-305	Legal Fees CU - Reimbursable	-	-	500	13,408	500	500	-	0%	500	500	500	500
01-404-000-310	Legal Fees - Reimbursable	14,765	36,335	9,500	13,258	9,500	9,500	-	0%	9,500	9,500	9,500	9,500
01-404-000-311	Legal Fees - Non-Reimbursable	54,510	58,566	45,000	14,497	45,000	40,000	(5,000)	-11%	40,000	40,000	40,000	40,000
01-404-000-450	Contracted Services	-	-	5,000	2,301	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
Total 404 LEGAL		69,275	94,901	60,000	43,464	60,000	55,000	(5,000)	-8%	55,000	55,000	55,000	55,000
406 SEWER													
01-406-000-100	Wages	-	41,990	-	57,199	86,400	86,400	-	0%	86,400	86,400	86,400	86,400
01-406-000-150	Payroll Tax Expense	-	1,722	-	(60,839)	6,610	6,610	(0)	0%	6,610	6,610	6,610	6,610
01-406-000-151	Unemployment Tax	-	448	-	385	385	385	-	0%	385	385	385	385
01-406-000-101	Allocation to Municipal Authority	-	(44,160)	-	3,255	(93,395)	(93,395)	0	0%	(93,395)	(93,395)	(93,395)	(93,395)
Total 406 SEWER		-	-	-	-	-	-	(0)	#DIV/0!	-	-	-	-
407 TECHNOLOGY													
01-407-000-200	Supplies	119	-	2,000	15	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-407-000-220	Software	73,679	55,516	73,280	51,342	76,401	88,748	12,347	16%	88,748	88,748	88,748	88,748
01-407-000-222	Hardware	7,636	6,483	16,000	6,110	16,000	12,000	(4,000)	-25%	6,000	6,000	6,000	6,000
01-407-000-240	Web Page	6,059	6,362	6,000	6,680	6,000	7,000	1,000	17%	7,000	7,000	7,000	7,000
01-407-000-450	Contracted Services	46,149	51,499	62,720	51,037	62,720	65,000	2,280	4%	65,000	65,000	65,000	65,000
Total 407 COMPUTER		133,642	119,860	160,000	115,184	163,121	174,748	11,627	7%	168,748	168,748	168,748	168,748
408 ENGINEERING													
01-408-000-305	Reimbursable Conditional Use	6,033	-	25,000	351	25,000	25,000	-	0%	25,000	25,000	25,000	25,000
01-408-000-310	Engineering - Reimbursable	31,143	38,699	75,000	18,047	75,000	75,000	-	0%	100,000	100,000	100,000	100,000
01-408-000-311	Traffic Engineering	15,196	31,273	25,000	20,526	25,000	25,000	-	0%	25,000	25,000	25,000	25,000
01-408-000-313	Engineering - Non-Reimbursable	70,844	82,202	30,000	56,291	30,000	30,000	-	0%	30,000	30,000	30,000	30,000
01-408-000-364	Water Resource Protection Fee	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-408-000-366	Ordinance Update	-	-	4,500	-	4,500	4,500	-	0%	4,500	4,500	4,500	4,500
01-408-000-367	General Planning	-	-	10,000	12,340	10,000	10,000	-	0%	10,000	10,000	10,000	10,000
01-408-000-368	MS-4 Expenses	-	-	618,752	210	-	-	-	#DIV/0!	-	-	-	-
01-408-000-369	Reimbursable Traffic Signals	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-408-000-370	Reimbursable Advertising	1,507	1,155	-	-	-	-	-	#DIV/0!	-	-	-	-
Total 408 ENGINEERING		124,723	153,329	788,252	107,765	169,500	169,500	-	0%	194,500	194,500	194,500	194,500

**Upper Uwchlan Township
2024 Budget**

		Actual	Actual	Budget	Actual - 9/30/23	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
409 TOWNSHIP PROPERTIES													
<i>PUBLIC WORKS BUILDING</i>													
01-409-001-200	Supplies	279	414	1,000	394	1,000	2,000	1,000	100%	2,000	2,000	2,000	2,000
01-409-001-231	Propane & Heating	7,609	23,873	15,000	-	15,000	15,000	-	0%	15,000	15,000	15,000	15,000
01-409-001-250	Maintenance & Repairs	17,996	9,449	21,850	7,947	20,500	20,500	-	0%	20,500	20,500	20,500	20,500
01-409-001-320	Telephone	4,889	4,480	4,000	3,802	4,000	4,000	-	0%	4,000	4,000	4,000	4,000
01-409-001-351	Insurance - Property	12,215	15,546	15,546	15,574	20,766	32,774	12,008	58%	32,774	32,774	32,774	32,774
01-409-001-360	Utilities	8,057	6,657	12,000	4,533	10,000	10,000	-	0%	10,000	10,000	10,000	10,000
01-409-001-450	Contracted Services	4,314	2,531	8,000	6,274	8,000	12,000	4,000	50%	12,000	12,000	12,000	12,000
Total 409-001 PUBLIC WORKS BUILDING		55,359	62,950	77,396	38,524	79,266	96,274	17,008	21%	96,274	96,274	96,274	96,274
<i>TOWNSHIP BUILDING</i>													
01-409-003-200	Supplies	968	5,185	2,000	2,614	4,000	4,000	-	0%	4,000	4,000	4,000	4,000
01-409-003-231	Propane & Heating Oil	422	824	5,000	-	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
01-409-003-250	Maintenance & Repairs	4,000	9,019	2,500	12,749	3,000	3,000	-	0%	3,000	3,000	3,000	3,000
01-409-003-320	Telephone	10,403	8,488	7,000	8,806	7,000	7,000	-	0%	7,000	7,000	7,000	7,000
01-409-003-351	Insurance - Property	14,251	18,136	18,136	18,170	24,227	38,236	14,009	58%	38,236	38,236	38,236	38,236
01-409-003-360	Utilities	25,382	22,360	25,000	14,532	25,000	25,000	-	0%	20,000	20,000	20,000	20,000
01-409-003-450	Contracted Services	40,904	29,327	39,000	22,705	39,000	40,000	1,000	3%	40,000	40,000	40,000	40,000
Total 409-003 TOWNSHIP BUILDING		96,330	93,339	98,636	79,576	107,227	122,236	15,009	14%	117,236	117,236	117,236	117,236
<i>MILFORD ROAD BUILDING</i>													
01-409-004-200	Supplies	-	-	500	814	500	500	-	0%	500	500	500	500
01-409-004-231	Propane & Heating Oil	1,419	2,773	2,000	-	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-409-004-250	Maintenance & Repairs	4,713	5,233	500	390	2,000	5,000	3,000	150%	5,000	5,000	5,000	5,000
01-409-004-320	Telephone	4,795	3,396	3,000	2,830	3,000	3,000	-	0%	3,000	3,000	3,000	3,000
01-409-004-351	Insurance - Property	2,036	2,591	2,591	2,596	3,461	5,462	2,001	58%	5,462	5,462	5,462	5,462
01-409-004-360	Utilities	577	939	1,000	795	1,000	2,000	1,000	100%	2,000	2,000	2,000	2,000
01-409-004-450	Contracted Services	-	4,320	500	850	500	5,000	4,500	900%	5,000	5,000	5,000	5,000
Total 409-004 MILFORD ROAD		13,540	19,252	10,091	8,275	12,461	22,962	10,501	84%	17,962	17,962	17,962	17,962
Total 409 TOWNSHIP PROPERTIES TOTAL		165,229	175,541	186,123	126,375	198,954	241,472	42,518	21%	231,472	231,472	231,472	231,472
410 POLICE EXPENSES													
01-410-000-100	Police Wages	1,426,274	1,638,845	1,603,004	1,228,509	1,815,903	1,925,485	109,582	6%	2,000,557	2,060,573	2,122,391	2,186,062
01-410-000-110	Police Wages - WC Reimbursement	(2,583)	-	-	-	-	-	-	0%	-	-	-	-
01-410-000-150	Payroll Tax Expense	116,885	137,007	122,630	106,702	138,917	147,300	8,383	6%	153,043	157,634	162,363	167,234
01-410-000-151	Unemployment Compensation	3,528	9,176	8,765	6,862	7,700	7,315	(385)	-5%	7,315	7,315	7,315	7,315
01-410-000-156	Employee Benefit Expense	308,585	352,609	392,907	321,164	413,159	390,278	(22,881)	-6%	409,792	430,282	451,796	474,386
01-410-000-158	Medical Expense Reimbursement	7,450	10,916	13,000	8,116	10,000	10,000	-	0%	10,000	10,000	10,000	10,000
01-410-000-159	Employer HSA Contribution	-	-	-	39,000	-	49,600	49,600	100%	49,600	49,600	49,600	49,600
01-410-000-160	Pension Expense	257,095	228,221	227,964	252,675	252,675	395,763	143,088	57%	395,841	395,921	396,004	396,090
01-410-000-165	Employer 457 Match	16,500	26,000	30,000	-	32,000	36,000	4,000	13%	36,000	36,000	36,000	36,000
01-410-000-174	Tuition Reimbursement	21,562	14,038	15,000	10,722	12,000	12,000	-	0%	12,000	12,000	12,000	12,000
01-410-000-181	Longevity Pay	28,600	33,400	29,400	25,500	32,050	33,300	1,250	4%	34,100	34,500	38,300	42,700
01-410-000-182	Education Incentive	3,750	4,750	5,750	4,250	3,500	4,250	750	21%	4,250	4,250	4,250	4,250
01-410-000-183	Overtime - Patrol Functions	55,300	48,781	10,000	41,072	4,024	45,000	40,976	1018%	45,000	45,000	45,000	45,000
01-410-000-183	Overtime - Shift Coverage	-	17,630	15,000	32,287	15,000	38,000	23,000	153%	38,000	38,000	38,000	38,000
01-410-000-183	Overtime - Holiday Worked	-	24,692	35,000	28,211	35,976	35,236	(740)	-2%	35,236	35,236	35,236	35,236
01-410-000-187	Court Time Wages	9,561	9,999	12,000	9,021	14,000	14,000	-	0%	14,000	14,000	14,000	14,000
01-410-000-190	COVID Pay	-	11,250	-	10,500	12,000	-	(12,000)	-100%	-	-	-	-
01-410-000-191	Uniform & Boot Allowances	11,600	14,500	14,000	14,550	17,700	16,350	(1,350)	-8%	16,350	16,350	16,350	16,350

**Upper Uwchlan Township
2024 Budget**

		Actual	Actual	Budget	Actual - 9/30/23	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
01-410-000-200	Supplies	7,781	11,444	14,000	14,242	12,000	12,000	-	0%	12,000	12,000	12,000	12,000
01-410-000-215	Postage	750	750	750	750	750	750	-	0%	750	750	750	750
01-410-000-230	Gasoline & Oil	34,256	52,787	43,000	37,282	50,000	50,000	-	0%	50,000	50,000	50,000	50,000
01-410-000-235	Vehicle Maintenance	21,556	19,650	25,000	23,113	20,000	20,000	-	0%	30,000	30,000	30,000	30,000
01-410-000-238	Clothing/Uniforms	11,826	18,469	11,700	29,108	39,282	22,000	(17,282)	-44%	9,000	9,000	9,000	9,000
01-410-000-250	Maintenance & Repairs	1,822	324	2,500	1,837	-	-	-	#DIV/0!	-	-	-	-
01-410-000-260	Small Tools & Equipment	8,190	16,572	10,000	10,023	15,000	20,000	5,000	33%	20,000	20,000	20,000	20,000
01-410-000-311	Non-Reimbursable Legal	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-410-000-316	Training & Seminars	16,330	21,321	15,000	9,656	20,000	15,000	(5,000)	-25%	15,000	15,000	15,000	15,000
01-410-000-317	Parking & Travel	294	94	1,000	740	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
01-410-000-320	Telephone	5,319	5,290	7,000	4,044	7,000	7,000	-	0%	7,000	7,000	7,000	7,000
01-410-000-322	Ipad Expense	-	-	600	-	-	-	-	#DIV/0!	-	-	-	-
01-410-000-327	Radio Equipment M & R	-	-	1,000	-	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
01-410-000-340	Public Relations	13,686	15,720	15,000	8,234	15,000	10,000	(5,000)	-33%	10,000	10,000	10,000	10,000
01-410-000-342	Police Accreditation	1,320	2,633	6,000	1,374	4,000	4,000	-	0%	3,000	3,000	3,000	3,000
01-410-000-352	Insurance - Liability	13,114	12,793	12,793	10,131	13,507	13,542	35	0%	13,542	13,542	13,542	13,542
01-410-000-353	Insurance - Vehicles	2,107	2,106	2,106	1,509	2,012	1,608	(404)	-20%	1,608	1,608	1,608	1,608
01-410-000-354	Insurance - Workers Comp.	40,893	41,945	43,200	39,286	41,074	47,423	6,349	15%	48,846	50,311	51,821	53,375
01-410-000-420	Dues/Subscriptions/Memberships	969	988	1,000	1,343	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
01-410-000-450	Contracted Services	11,520	20,661	29,950	25,312	16,700	59,224	42,524	255%	59,224	59,224	59,224	59,224
01-410-000-740	Computer/Furniture	6,185	4,157	3,000	8,389	8,000	8,000	-	0%	8,000	8,000	8,000	8,000
Total 410 POLICE EXPENSES		2,462,025	2,829,518	2,779,019	2,365,514	3,083,929	3,453,424	369,495	12%	3,552,054	3,639,097	3,732,550	3,829,722
411 - FIRE													
01-411-000-316	Training & Seminars	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-411-000-354	Insurance - Workers Comp.	14,687	8,648	23,000	-	23,000	11,100	(11,900)	-52%	23,000	23,000	23,000	23,000
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-411-000-450	Contracted Services	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-411-000-451	Hydrant Expenses - Aqua	71,736	84,214	60,000	65,477	70,000	70,000	-	0%	70,000	70,000	70,000	70,000
01-411-001-001	Contributions - Ludwig's	74,160	249,196	249,196	99,196	99,196	99,196	-	0%	99,196	99,196	99,196	99,196
01-411-001-002	Contributions - Lionville	74,282	99,360	99,360	99,360	99,360	99,360	-	0%	99,360	99,360	99,360	99,360
01-411-001-003	Contributions - Lionville Capital	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-411-001-004	Contributions - Glenmoore	8,549	61,435	11,435	11,435	11,435	11,435	-	0%	11,435	11,435	11,435	11,435
01-411-001-005	Contributions - E. Brandywine	13,608	46,279	46,279	21,279	46,279	46,279	-	0%	21,279	21,279	21,279	21,279
01-411-001-006	Reimbursement - Uwchlan Twp.	-	-	2,300	7,669	2,300	2,300	-	0%	2,300	2,300	2,300	2,300
01-411-001-007	Reimbursement - E. Brandywine Twp.	-	757	200	-	200	200	-	0%	200	200	200	200
01-411-002-530	Contributions - Fire Relief Funds	86,558	110,714	95,000	113,023	95,000	110,000	15,000	16%	110,000	110,000	110,000	110,000
Total 411 FIRE		343,580	660,603	586,770	417,439	446,770	449,870	3,100	1%	436,770	436,770	436,770	436,770
412 AMBULANCE													
01-412-000-540	Uwchlan Ambulance	27,038	52,038	27,038	58,000	58,000	58,000	-	0%	58,000	58,000	58,000	58,000
01-412-000-544	Minquas Ambulance	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total 412 AMBULANCE		27,038	52,038	27,038	58,000	58,000	58,000	-	0%	58,000	58,000	58,000	58,000
Total 411-412 FIRE and AMBULANCE		370,618	712,641	613,808	475,439	504,770	507,870	3,100	1%	494,770	494,770	494,770	494,770
413 CODES ADMINISTRATION													
01-413-000-100	Code Administrator Wages	231,345	240,958	237,709	201,970	285,657	278,777	(6,880)	-2%	307,000	316,210	325,696	335,467
01-413-000-150	Payroll Tax Expense	18,335	19,574	18,185	16,109	21,853	21,326	(527)	-2%	23,486	24,190	24,916	25,663
01-413-000-151	Unemployment Compensation	695	1,676	1,605	1,311	1,540	1,540	-	0%	1,386	1,328	1,328	1,328
01-413-000-156	Employee Benefit Expense	50,407	51,053	49,529	42,657	53,884	49,641	(4,243)	-8%	52,123	54,729	57,465	60,339
01-413-000-159	Employer HSA Contribution	-	-	-	7,500	-	8,000	8,000	100%	8,000	8,000	8,000	8,000
01-413-000-160	Pension Expense	20,548	16,867	16,687	18,762	18,762	31,805	13,043	70%	32,759	33,742	34,754	35,797
01-413-000-165	Employer 457 Match	4,500	6,000	6,000	-	6,000	6,000	-	0%	6,000	6,000	6,000	6,000
01-413-000-181	Longevity Pay	4,800	5,100	5,100	2,700	5,400	5,700	300	6%	6,750	6,900	7,050	7,200
01-413-000-183	Overtime	1,760	3,764	2,000	2,497	2,000	2,000	-	0%	2,000	2,000	2,000	2,000

**Upper Uwchlan Township
2024 Budget**

		Actual	Actual	Budget	Actual - 9/30/23	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
01-413-000-200	Supplies	1,242	2,501	2,000	2,006	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-413-000-230	Gasoline & Oil	2,921	3,751	3,400	2,262	3,400	3,400	-	0%	3,400	3,400	3,400	3,400
01-413-000-235	Vehicle Maintenance	351	5,453	1,500	1,354	1,500	1,500	-	0%	1,500	1,500	1,500	1,500
01-413-000-316	Training & Seminars	-	1,166	3,000	497	3,000	3,000	-	0%	3,000	3,000	3,000	3,000
01-413-000-317	Parking & Travel	32	368	250	16	250	250	-	0%	250	250	250	250
01-413-000-320	Telephone	769	834	2,000	1,579	3,000	3,000	-	0%	3,000	3,000	3,000	3,000
01-413-000-322	Ipad Expense	543	517	600	115	500	-	(500)	-100%	-	-	-	-
01-413-000-352	Insurance - Liability	367	282	282	202	270	255	(16)	-6%	255	255	255	255
01-413-000-353	Insurance - Vehicles	285	398	398	302	403	455	52	13%	455	455	455	455
01-413-000-354	Insurance - Workers Comp.	978	1,936	720	1,813	685	753	68	10%	753	753	753	753
01-413-000-420	Dues/Subscriptions/Memberships	748	432	3,000	422	1,500	1,500	-	0%	1,500	1,500	1,500	1,500
01-413-000-450	Contracted Services	1,195	3,718	10,000	5,470	3,805	5,600	1,795	47%	5,600	5,600	5,600	5,600
01-413-000-460	Meetings & Conferences	-	-	1,000	-	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
Total 413 CODES ADMINISTRATION		341,821	366,348	364,965	309,544	416,409	427,501	11,092	3%	462,216	475,811	489,922	504,506
414 PLANNING & ZONING													
<u>General Planning</u>													
01-414-001-116	Compensation	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-414-001-200	Supplies	-	609	500	415	500	500	-	0%	500	500	500	500
01-414-001-301	Court Reporter	964	2,385	1,500	692	1,500	1,500	-	0%	1,500	1,500	1,500	1,500
01-414-001-315	Legal Fees	6,273	13,615	3,000	7,830	3,000	3,000	-	0%	3,000	3,000	3,000	3,000
01-414-001-365	Comp Plan Update	-	-	50,000	30,217	50,000	25,000	(25,000)	-50%	-	-	-	-
01-414-001-366	Ordinance Update	8,160	9,382	20,000	-	20,000	20,000	-	0%	3,000	3,000	3,000	3,000
01-414-001-367	General Planning	-	22,578	3,000	-	3,000	3,000	-	0%	3,000	3,000	3,000	3,000
01-414-001-368	Advertising	294	-	500	1,187	500	500	-	0%	500	500	500	500
01-414-001-451	Act 209	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total 414-001 Planning		15,691	48,569	78,500	40,341	78,500	53,500	(25,000)	-32%	11,500	11,500	11,500	11,500
<u>Village Concept</u>													
01-414-002-367	General Planning	-	-	1,000	50,577	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
Total 414-002 Village Concept		-	-	1,000	50,577	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
<u>Zoning</u>													
01-414-003-100	Zoning Board Compensation	-	-	800	-	800	800	-	0%	800	800	800	800
01-414-003-301	Court Reporter	909	6,657	2,000	1,463	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-414-003-315	Legal Fees	-	65	6,000	-	6,000	6,000	-	0%	2,000	2,000	2,000	2,000
01-414-003-450	Contracted Services	-	-	1,000	-	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
Total 414-003 Zoning		909	6,722	9,800	1,463	9,800	9,800	-	0%	5,800	5,800	5,800	5,800
Total 414 PLANNING & ZONING		16,600	55,291	89,300	92,381	89,300	64,300	(25,000)	-28%	18,300	18,300	18,300	18,300
415 EMERGENCY OPERATIONS													
01-415-000-200	Supplies	89	2,906	2,000	2,520	2,000	3,100	1,100	55%	2,000	2,000	2,000	2,000
01-415-000-260	Small Tools & Equipment	-	-	1,000	15	1,000	12,500	11,500	1150%	500	500	500	500
01-415-000-316	Training & Seminars	115	630	1,200	600	1,200	1,250	50	4%	1,250	1,250	1,250	1,250
01-415-000-317	Parking & Travel	-	-	400	-	400	500	100	25%	500	500	500	500
01-415-000-320	Telephone	-	-	1,200	-	1,200	250	(950)	-79%	250	250	250	250
01-415-000-330	Other Services/Charges	-	-	500	-	500	350	(150)	-30%	350	350	350	350
01-415-000-420	Dues/Subscriptions/Memberships	-	-	50	216	50	250	200	400%	250	250	250	250
01-415-000-450	Contracted Services	-	-	500	-	500	500	-	0%	500	500	500	500
01-415-000-740	Computer/Furniture	2,778	-	1,000	-	1,000	250	(750)	-75%	250	250	250	250
Total 415 EMERGENCY OPERATIONS		2,982	3,536	7,850	3,351	7,850	18,950	11,100	141%	5,850	5,850	5,850	5,850

**Upper Uwchlan Township
2024 Budget**

		Actual -											
		Actual	Actual	Budget	9/30/23	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
422 - 456 OTHER SERVICES													
01-422-000-530	SPCA Contract	4,717	3,506	4,776	3,334	4,776	9,200	4,424	93%	9,476	9,760	10,053	10,355
01-422-000-601	DARC	23,037	24,189	25,341	24,189	25,398	25,398	-	0%	25,398	25,398	25,398	25,398
01-422-000-603	Downingtown Senior Center	2,000	2,000	2,000	-	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
01-422-000-605	Natural Lands Trust	-	-	20,000	-	20,000	-	(20,000)	-100%	-	-	-	-
01-456-000-530	Contributions - Library	5,000	5,000	5,000	-	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
		34,754	34,695	57,117	27,523	57,174	41,598	(15,576)	-27%	41,874	42,158	42,451	42,753
Total EMERGENCY & OTHER		37,736	38,231	64,967	30,874	65,024	60,548	(4,476)	-7%	47,724	48,008	48,301	48,603
433 SIGNS													
01-433-000-200	Supplies	4,991	13,257	5,000	5,194	5,000	8,000	3,000	60%	8,000	8,000	8,000	8,000
01-433-000-450	Contracted Services	316	-	1,000	-	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
		5,307	13,257	6,000	5,194	6,000	9,000	3,000	50%	9,000	9,000	9,000	9,000
434 SIGNALS													
01-434-000-450	Contracted Services	43,656	9,039	35,200	14,938	35,200	35,200	-	0%	25,000	25,000	25,000	25,000
		43,656	9,039	35,200	14,938	35,200	35,200	-	0%	25,000	25,000	25,000	25,000
438 PUBLIC WORKS													
01-438-000-100	Public Works Wages	435,923	409,761	451,945	335,254	521,773	528,236	6,463	1%	544,084	560,406	577,218	594,535
01-438-000-101	Employee Cost Allocated	(21,996)	-	(82,665)	(19,654)	(81,283)	(23,228)	58,056	-71%	(23,924)	(24,642)	(25,381)	(26,143)
01-438-000-150	Payroll Tax Expense	35,560	35,502	34,574	27,206	39,916	40,410	494	1%	41,622	42,871	44,157	45,482
01-438-000-151	Unemployment Compensation	1,435	4,280	3,745	2,784	2,695	3,080	385	14%	3,388	3,696	3,850	4,004
01-438-000-156	Employee Benefit Expense	166,291	176,798	187,111	155,833	184,174	157,196	(26,978)	-15%	165,056	173,308	181,974	191,072
01-438-000-159	Employer HSA Contribution	-	-	-	18,000	-	17,600	17,600	#DIV/0!	17,600	17,600	17,600	17,600
01-438-000-160	Pension Expense	38,573	31,726	30,829	32,015	32,593	39,471	6,878	21%	40,655	41,874	43,131	44,424
01-410-000-165	Employer 457 Match	10,500	12,000	14,000	-	14,000	14,000	-	0%	14,000	14,000	14,000	14,000
01-438-000-181	Longevity	8,100	8,850	8,850	5,400	8,850	6,750	(2,100)	-24%	7,350	8,700	10,800	12,450
01-438-000-183	Overtime Wages	16,579	12,566	26,000	4,401	26,000	26,000	-	0%	26,000	26,000	26,000	26,000
01-438-000-200	Supplies	59,295	43,437	49,000	55,198	49,000	40,000	(9,000)	-18%	40,000	40,000	40,000	40,000
01-438-000-205	Meals and Meal Allowances	386	-	600	63	600	600	-	0%	600	600	600	600
01-438-000-230	Gasoline & Oil	22,642	33,403	42,000	26,838	45,000	45,000	-	0%	45,000	45,000	45,000	45,000
01-438-000-235	Vehicle Maintenance	28,621	34,098	18,000	13,764	20,000	22,000	2,000	10%	22,000	22,000	22,000	22,000
01-438-000-238	Uniforms	3,534	2,715	3,050	5,667	4,500	6,000	1,500	33%	6,000	6,000	6,000	6,000
01-438-000-245	Highway Supplies	11,623	23,028	9,600	12,101	9,600	35,000	25,400	265%	35,000	35,000	35,000	35,000
01-438-000-260	Small Tools & Equipment	4,501	7,889	9,750	8,341	9,600	16,000	6,400	67%	16,000	16,000	16,000	16,000
01-438-000-316	Training & Seminars	985	4,677	5,225	3,224	5,300	7,500	2,200	42%	7,500	7,500	7,500	7,500
01-438-000-317	Parking and Travel	1,786	-	800	137	800	800	-	0%	800	800	800	800
01-438-000-320	Telephone	1,962	2,440	3,000	3,526	4,300	4,300	-	0%	4,300	4,300	4,300	4,300
01-438-000-322	Ipad Expense	757	1,558	1,200	448	1,200	1,200	-	0%	1,200	1,200	1,200	1,200
01-438-000-341	Advertising	-	32	-	1,562	-	-	-	0%	-	-	-	-
01-438-000-342	Accreditation	-	103	5,000	337	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
01-438-000-352	Insurance - Liability	1,621	1,486	1,486	1,079	1,439	1,456	17	1%	1,456	1,456	1,456	1,456
01-438-000-353	Insurance - Vehicles	1,141	1,593	1,593	1,208	1,611	1,821	210	13%	1,821	1,821	1,821	1,821
01-438-000-354	Insurance - Workers Comp.	12,241	10,325	13,680	9,670	13,007	13,550	543	4%	13,956	14,375	14,806	15,250
01-438-000-420	Dues/Subscriptions/Memberships	-	240	400	370	400	400	-	0%	400	400	400	400
01-438-000-450	Contracted Services	48,355	54,893	56,500	70,815	94,500	98,600	4,100	4%	98,600	98,600	98,600	98,600
01-438-000-463	Miscellaneous	-	-	-	-	-	-	-	0%	-	-	-	-
01-438-000-720	Road Resurfacing	195,000	274,333	274,333	-	-	-	-	100%	-	-	-	-
		1,085,415	1,187,733	1,169,605	775,588	1,014,575	1,108,742	94,167	9%	1,135,463	1,163,865	1,193,831	1,224,352

**Upper Uwchlan Township
2024 Budget**

		Actual	Actual	Budget	Actual -	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	9/30/23	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
<u>Public Works - Facilities Division</u>													
01-438-001-100	Public Works Wages-Facilities Div.	204,049	221,447	241,115	166,275	247,991	256,815	8,824	4%	264,520	272,455	280,629	289,048
01-438-001-101	PW Facilities Costs Allocated	(204,349)	(174,443)	(225,983)	(156,731)	(220,095)	(233,204)	(13,109)	6%	(233,204)	(233,204)	(233,204)	(233,204)
01-438-001-150	Payroll Tax Expense	16,479	18,052	18,445	13,704	18,971	19,646	675	4%	20,236	20,843	21,468	22,112
01-438-001-151	Unemployment Compensation	1,861	4,135	3,745	1,790	2,695	2,830	135	5%	2,830	2,830	2,830	2,830
01-438-001-156	Employee Benefit Expense	38,932	43,657	42,306	30,715	48,545	44,429	(4,116)	-8%	46,650	48,982	51,432	54,003
01-438-001-159	Employer HSA Contribution	-	-	-	7,500	-	8,000	8,000	#DIV/0!	8,000	8,000	8,000	8,000
01-438-001-160	Pension Expense	3,391	10,862	10,482	10,563	10,563	15,663	5,100	48%	16,133	16,617	17,115	17,629
01-438-000-165	Employer 457 Match	4,500	6,000	6,000	-	6,000	6,000	-	0%	6,000	6,000	6,000	6,000
01-438-001-181	Longevity	2,850	3,150	3,300	3,450	3,450	3,450	-	0%	3,750	4,050	4,350	4,650
01-438-001-183	Overtime Wages	7,463	7,155	8,000	3,911	8,000	8,000	-	0%	8,000	8,000	8,000	8,000
01-438-001-200	Supplies	-	20	-	927	2,500	2,500	-	0%	2,500	2,500	2,500	2,500
01-438-001-230	Gasoline & Oil	20,612	25,593	12,000	15,243	12,000	18,000	6,000	50%	18,000	18,000	18,000	18,000
01-438-001-235	Vehicle Maintenance	-	563	6,500	7,890	6,500	8,500	2,000	31%	8,500	8,500	8,500	8,500
01-438-001-238	Uniforms	1,623	125	1,200	404	1,500	1,500	-	0%	1,500	1,500	1,500	1,500
01-438-001-260	Small Tools & Equipment	-	-	-	272	-	500	500	#DIV/0!	500	500	500	500
01-438-001-316	Training & Seminars	657	-	1,600	233	1,600	1,600	-	0%	1,600	1,600	1,600	1,600
01-438-001-352	Insurance - Liability	1,621	1,486	1,486	1,079	1,439	1,456	17	1%	1,456	1,456	1,456	1,456
01-438-001-353	Insurance - Vehicles	1,141	1,593	1,593	1,208	1,611	1,821	210	13%	1,821	1,821	1,821	1,821
01-438-001-354	Insurance - Workers Comp.	7,920	5,162	9,360	4,835	8,899	9,033	134	2%	9,033	9,033	9,033	9,033
01-438-001-450	Contracted Services	-	129	-	-	-	-	-	0%	-	-	-	-
		108,750	174,686	141,149	113,268	162,169	176,539	14,370	9%	187,824	199,483	211,530	223,978
Total 438 PUBLIC WORKS		1,194,165	1,362,419	1,310,754	888,856	1,176,744	1,285,281	108,537	9%	1,323,287	1,363,348	1,405,361	1,448,329
439 ROAD CONSTRUCTION													
01-439-000-752	East West Link	-	-	-	-	-	-	-	0%	-	-	-	-
		-	-	-	-	-	-	-	0%	-	-	-	-
454 PARK & RECREATION													
<u>Parks - General</u>													
01-454-000-150	Scholarships for Youth Groups	-	-	6,000	-	-	-	-	#DIV/0!	6,000	6,000	6,000	6,000
01-454-001-101	Park Wage Allocation	204,349	174,443	225,983	156,731	220,095	233,204	13,109	6%	233,204	233,204	233,204	233,204
01-454-001-200	Supplies	15,836	18,367	15,000	12,888	15,000	18,000	3,000	20%	18,000	18,000	18,000	18,000
01-454-001-201	Park & Rec Special Events	4,700	12,056	6,000	1,775	21,000	21,000	-	0%	21,000	21,000	21,000	21,000
01-454-001-202	Block Party	10,100	32,928	28,000	37,875	30,000	30,000	-	0%	30,000	30,000	30,000	30,000
01-454-001-230	Gasoline & Oil	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-454-001-235	Vehicle Maintenance	10,038	1,056	6,000	358	4,000	4,000	-	0%	4,000	4,000	4,000	4,000
01-454-001-250	Maintenance & Repairs	-	1,336	500	559	500	1,000	500	100%	1,000	1,000	1,000	1,000
01-454-001-260	Small Tools & Equipment	-	1,712	3,330	368	6,130	6,500	370	6%	6,500	6,500	6,500	6,500
01-454-001-316	Training & Seminars	-	-	1,000	-	1,000	1,000	-	0%	1,000	1,000	1,000	1,000
01-454-001-320	Telephone	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-454-001-340	Public Relations	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
01-454-001-354	Insurance - Workers Comp.	3,857	3,227	4,320	3,022	4,107	3,764	(343)	-8%	3,764	3,764	3,764	3,764
01-454-001-420	Dues/Subscriptions/Memberships	-	-	300	-	300	300	-	0%	-	-	-	-
01-454-001-450	Contracted Services	-	751	500	-	1,500	1,500	-	0%	1,500	1,500	1,500	1,500
		248,880	245,876	296,933	213,576	303,632	320,267	16,635	5%	325,967	325,967	325,967	325,967
<u>Hickory Park</u>													
01-454-002-200	Supplies - Hickory Park	3,714	3,450	3,000	9,158	3,000	6,000	3,000	100%	6,000	6,000	6,000	6,000
01-454-002-231	Propane	1,331	1,262	2,000	-	3,000	3,000	-	0%	3,000	3,000	3,000	3,000
01-454-002-250	Maintenance & Repairs	487	6,541	8,000	4,308	8,000	8,000	-	0%	7,000	7,000	7,000	7,000
01-454-002-351	Insurance - Property	4,072	5,182	5,182	5,191	6,922	10,925	4,003	58%	10,925	10,925	10,925	10,925
01-454-002-360	Utilities	2,612	4,004	5,000	2,284	5,000	5,000	-	0%	5,000	5,000	5,000	5,000

**Upper Uwchlan Township
2024 Budget**

		Actual	Actual	Budget	Actual -	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	9/30/23	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
01-454-002-450	Contracted Services	23,006	31,637	20,000	37,225	20,000	38,000	18,000	90%	38,000	38,000	38,000	38,000
		35,222	52,076	43,182	58,166	45,922	70,925	25,003	54%	69,925	69,925	69,925	69,925

Upper Uwchlan Township
2024 Budget

492 OPERATING TRANSFERS

	Actual	Actual	Budget	Actual -	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
	2021	2022	2022	9/30/23	2023	2024	'23 Budget	Inc/(Dec)	2025	2026	2027	2028
01-492-000-030												
Transfer to Capital Acquisition Fund:												
From Turf Field cash account			-	-	(400,000)	-	400,000	-100%	-	-	-	-
Other	(1,518,000)	(1,500,000)	(518,000)	(562,868)	(500,000)	(450,000)	50,000	-10%	(500,000)	(400,000)	(200,000)	-
01-492-000-036												
Transfer to Water Resource Protection F	-	(245,000)	(300,000)	(300,000)	(245,000)	-	245,000	-100%	-	-	-	-
01-492-000-050												
Transfer to Solid Waste Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Transfer to Developer's Escrow Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Transfer to Act 209 Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
	(1,518,000)	(1,745,000)	(818,000)	(862,868)	(1,145,000)	(450,000)	695,000	-61%	(500,000)	(400,000)	(200,000)	-
Total Expenditures	8,106,832	9,069,298	8,730,115	6,516,266	8,602,217	8,505,061	(97,156)	-1%	8,672,314	8,742,211	8,724,492	8,712,558
Net Ordinary Income	1,037,065	(419,409)	(709,566)	738,590	(379,779)	(289,016)	90,763	-24%	(302,020)	(271,853)	(161,219)	(54,982)

GENERAL FUND

GENERAL GOVERNMENT DEPARTMENT

MISSION

The mission of the Board of Supervisors of Upper Uwchlan Township is to provide effective, efficient and responsive local government to its residents through the establishment of policies that reflect the community's needs and goals. The Board of Supervisors places the health, safety and welfare of the residents above all other priorities.

The Board has appointed a Township Manager who is responsible for the day-to-day operation of the Township's administrative affairs.

DESCRIPTION OF SERVICES PROVIDED

The Township has a three-member Board of Supervisors. One member is elected during the local election, every other year, for a term of six years. The Board of Supervisors is responsible for the appointment of the Township Manager and various boards and commissions. The Supervisors establish municipal policy (in accordance with state law), determine the level of services provided in the Township, adopt an annual budget and set the municipal tax rate for the Township.

The current Board members are as follows:

		<u>Term Expires</u>
Chairperson	Sandra M. D'Amico	12/31/23
Vice-Chairman	Jennifer F. Baxter	12/31/25
Member	Andrew P. Durkin	12/31/27

The Board meets twice each month; the workshop is held on the second Tuesday afternoon at 4:00 PM and the business meeting of the Board is held on the third Monday evening of each month at 7:00 PM.

On November 7, 2023, Sandra D'Amico was elected to a second term as Township Supervisor and her term will expire December 31, 2029.

Public meetings and the semi-annual newsletter are an important part of the communication between the Board of Supervisors and the public. The Township's web site, Facebook and Twitter presence are also an efficient means of communicating events and policies to the residents of the Township. The Supervisors are very supportive of the Township's annual "Block Party" that is held the day before Father's Day every June on Route 100 in front of the Township building.

This department includes the compensation and related expenses for the Board of Supervisors as well as "general" government expenses that are not attributable to any specific department. Under the Second Class Township Code, the maximum annual salary for a supervisor in a township of our population is \$3,250.

Members of the Upper Uwchlan Board of Supervisors also lend their experience and expertise to Chester County and the community, and enhance the Township's influence by their involvement and membership on various Boards:

- The Lord's Pantry, Downingtown (supplemental food program for needy families)
- Marsh Creek Eagles Football, Cheer

Volunteer Groups Serving the Upper Uwchlan Community

The Township has established several commissions that consist of volunteers who serve the community and are supported by members of Township staff or Supervisors. There is always a need for additional members so residents should consider volunteering with one of these groups:

- Emergency Management Planning Commission (EMPC)
- Environmental Advisory Council (EAC)
- Historical Commission (HC)
- Municipal Authority (Authority)
- Park & Recreation Board (P&R)
- Planning Commission (PC)
- Technology Advisory Board (TAB)
- Zoning Hearing Board (ZHB)

ACCOMPLISHMENTS IN 2023

- No tax increase (since 2006)
- Reviewed 7 and adopted the following 3 ordinances and/or amendments:
 - Reviewed: C1, C3 and LI Zoning District ordinances; Alternative Energy System ordinance; Wetland Setback Requirement; Marsh Creek State Park Parking Restrictions
 - Adopted: Chapter 71 Uniform Construction Code violation and penalty section;
 - Eliminated the C2 commercial zoning district and re-zoned a portion of 500 Pottstown Pike to C3 from LI; renewed the Comcast Cable Franchise Agreement
- Reviewed 3 conditional use applications: 260 Sierra Drive LP, Chester County Parks & Facilities Struble Trail Extension, Natural Lands Trust Municipal Use re: Struble Trail Extension
- Reviewed 6 and approved 2 subdivision/land development plans: Eagle Animal Hospital, Struble Trail Extension Phase 2, Eagleview Corporate Center Lot 1A, 301 Park Road/P.J. Reilly Headquarters, 100 Greenridge Road Preliminary Plan, 241 Park Road (sketch)
- Approved 4 land development escrow release requests: Windsor Baptist Church, Vantage Point Senior Living (Fieldstone at Chester Springs), Enclave at Chester Springs (2)
- Accepted dedication of the Enclave at Chester Springs sanitary sewer facilities.
- Approved the 2024 Minimum Municipal Pension Obligation (MMO) for the Police and Non-Uniformed Pension Plans
- Approved/awarded contracts for the following:
 - 2023 Roadway Materials
 - 2023 Milling and Paving
 - 2023 Pavement Marking
 - Upland Farm Barn HVAC improvements

- Upland Farm Barn security camera system
- Marsh Creek watershed protection -basin retrofit
- Solid Waste/Recycling 1-year extension
- Wertz Farm Subdivision Surveying
- Authorized the sale of Township equipment as a result of replacement: 2 police SUVs, 8' snow pusher, (3) zero turn mowers, a trailer, 92) computer server rack cabinets
- The Planning Commission continued the process of updating the Township's Comprehensive Plan and various related Plans – Village Concept Plan, Village Design Guidelines, Active Transportation Plan
- The Township office serves as a drop-off location for the Marine Corps. annual "Toys for Tots" toy drive – an estimated 900 items were donated by Upper Uwchlan Township residents in 2023
- Held the "13th Annual Block Party" on Route 100, which continues to grow each year!
- The Environmental Advisory Council and Park & Recreation Board sponsored successful special events: Recycling Do's and Don'ts, Easter Egg Hunt, Earth Day Celebration, Live Music Summer Concert Series, Trunk-or-Treat, (2) E-Waste Collection / Shredding events, and 7th Annual Tree Lighting Ceremony
- Promoted 6 police officers: Tom Jones to Chief, Joe Carr to Lieutenant, Dave Stiteler to Detective, Adam Pozza, Paul Kemme and Rob Paradis to Corporal
- Hired 4 new police officers: Cara Cortese, Jasmine Hess, Zachary Raymond, Bill Quinn
- The Board of Supervisors liaisons met regularly with the Police and Public Works Departments.
- Defined the Assistant to the Township Manager position and transitioned a current full-time employee to that position.
- Established and outfitted a Uwchlan Ambulance substation at 520 Milford Road
- The Historical Commission hosted a bus tour of 3 farms for the Chester County Town Tour and Village Walk Program ~ theme "Our Agricultural Heritage"

GOALS FOR 2024

- Provide leadership and direction to the Township staff and the community
- Maintain Upper Uwchlan Township's quality of life and provide excellent services in a proactive, cost-efficient manner
- No real estate tax increase
- Continue to link the trail system to surrounding municipalities and within Upper Uwchlan Township
- Continue to enhance communication between residents and all levels of Township staff
- Provide opportunities for commercial expansion within Upper Uwchlan Township via review and updating of Township ordinances

Staffing Statistics – as of the end of the year presented

	2024	2023	2022
Chairman	1	1	1
Vice-Chairman	1	1	1
Member	1	1	1
Total	3	3	3

2023 Budget Summary – General Government

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Personnel and related expenses	\$10,496	\$7,872	\$10,496	\$0	0.0%
Liability and Public Officials Bond	24,797	18,888	24,386	411	1.7%
All other	51,700	40,626	51,267	434	0.8%
Total	\$86,993	\$67,386	\$86,148	\$845	1.0%

Explanation of Major Changes**Liability Insurance**

Insurance premiums increased more than 36% for 2024. The Township is a member of a consortium of local government agencies and premiums are managed to help contain members' costs. Property reinsurance rates to the consortium increased by more than 50%.

The liability premiums are allocated to individual departments on a pro-rata basis.

STATISTICS

	2024	2023*	2022
Township meetings attended	72	41	89
Members attending PSATS	3	3	3
Ordinances passed	4	3	5
Resolutions passed	6	7	13
Land development plan approvals	1	2	5
Conditional Use hearings or special meetings separate from regular meetings	1	5	40
Conditional Use approvals	1	3	2

*As of 9/30/23

GENERAL FUND

EXECUTIVE DEPARTMENT

MISSION

The mission of the Executive department is to carry out the policies established by the Board of Supervisors to ensure that the Township runs smoothly and efficiently.

DESCRIPTION OF SERVICES PROVIDED

The Executive department includes the Township Manager, Assistant to the Township Manager, Township Secretary, and the Finance Department. The Finance Department consists of the Treasurer, an Accounting Associate and an Accounts Payable/Utility Billing Associate. The six staff members of the department work at the Township Building in Chester Springs, Pa. The following services are provided:

Township Manager

- Responsible for the proper and efficient administration of all township affairs
- Acts as the liaison between the residents of the township and the duly elected members of the Board of Supervisors
- Is the liaison with the EAC

Township Secretary

- Maintains the minutes of workshops and meetings of the Board of Supervisors, Planning Commission, Municipal Authority, Historical Commission, and all Township records
- Prepares the monthly meeting agendas and supporting document packets for the Board of Supervisors, Planning Commission, Municipal Authority, and Historical Commission
- Assists with all bid letting activities
- Assists with processes related to the adoption of Township Ordinances and Resolutions and maintenance of the Code of Upper Uwchlan Township
- Assists with Township website content
- Provides Public Notary services
- Open Records Officer, except for Police-related Requests
- Assists with the receipt, distribution, and reviews of conditional use applications and land development applications, coordinating meetings/hearings toward approval of same
- Liaison with the Planning Commission (PC), Municipal Authority (Authority), Historical Commission (HC), and Technology Advisory Board (TAB)
- All other activities as required

Assistant to the Township Manager

- Responsible for Township communications – website, social media, newsletters
- Parks and Recreation – field scheduling and alternate liaison to the Parks and Recreation Board
- Coordinates usage of the Upland Farm Barn event space
- Liaison to the Park and Recreation Board

- All other activities as required

Treasurer/Finance Department

- Performs the Treasury function for the Township
 - Invests available cash at the instruction of the Board of Supervisors and Municipal Authority Board
 - Prepares monthly bank reconciliations
 - Issues real estate tax refunds to residents who have over-paid their taxes
 - Coordinates the collection of real estate taxes with the County Treasurers Office
- Handles all aspects of township utility billing for solid waste/recycling and sewer (for the Municipal Authority)
- Maintains the accounting records for the Township and Municipal Authority
- Receives vendor invoices, reviews for accuracy and prepares checks for signature
- Prepares invoices for field use and developers
- Prepares monthly financial statements for the Board of Supervisors and Authority Board
- Prepares the annual budget for the Township and Municipal Authority
- Prepares year-end financial statements, MD&A and statistical sections of the ACFR
- Functions as the Human Resource department for Township employees
- Maintains relationships with outside auditors and handles all other audits, including Liquid Fuels, pension, and workers compensation
- Member of the Township Pension Committee

ACCOMPLISHMENTS IN 2023

- Continued coordination with the Pennsylvania Turnpike and pipeline companies on work association with the Turnpike widening project
- Assisted with the drafting, review, and adoption of the following ordinance amendments:
 - Alternative Energy Systems Ordinance
 - Ordinance eliminating the C2 district
 - Ordinance updating Chapter 71 – Building Code Violation
- Coordinated the review of (2) subdivision and land development plans
- Coordinated the review of two (3) conditional use applications or PRD amendments
- Coordinated and presented the following contracts to the BOS for consideration:
 - 2023 Milling and Paving
 - 2023 Roadway Materials
 - 2023 Pavement Marking
 - Hickory Park improvement grant application and construction document
- Completed adding HVAC and a camera security system to the Upland Farms Barn
- Received our tenth consecutive Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for the 2023 Budget
- Prepared our eighth Annual Comprehensive Financial Report (ACFR) for the year ended December 31, 2022
- The Treasurer was a speaker at the PICPA Conference on Not-for-Profit and Government Conference in July, 2023

GOALS FOR 2024**Administration**

- Continued coordination with Pennsylvania Turnpike personnel on the Turnpike Widening project
- Complete Active Transportation Plan for the Township
- Evaluate document scanning programs or services for electronic records retention.
- Guide/assist the Planning Commission with tasks to update the Township's Comprehensive Plan
- Evaluate the Solid Waste and Recycling contracts for re-bid in early 2024
- Apply for additional grants for the Hickory Park Rehabilitation Project

Finance

- Continue to obtain additional training as warranted
- Continue to prepare an Annual Comprehensive Financial Report ("ACFR") each year
- Receive the GFOA Certificate of Achievement for Excellence in Financial Reporting for the December 31, 2023 Annual Report (ACFR)
- Receive the GFOA Distinguished Budget Award for the 2024 Budget
- Revise and improve the Accounting Procedures Manual
- Continue to develop and document policies in accordance with the GFOA Best Practices

Staffing Statistics – as of the end of each year presented

	2024	2023	2022
Full time:			
Township Manager	1	1	1
Assistant to Twp Mgr	1	1	-
Assistant Twp. Manager	-	-	1
Township Secretary	1	1	1
Treasurer	1	1	1
A/R and HR Associate	1	1	1
A/P Associate	1	1	1
Total	6.0	6.0	6.0

2024 Budget Summary – Executive

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Personnel and related expenses	\$839,272	\$564,704	\$758,647	\$80,625	10.6%
All other	49,810	44,508	59,473	(9,663)	(16.2%)
Total	\$889,082	\$609,212	\$818,120	\$70,962	8.7%

Explanation of Major Changes**Personnel and related expenses**

All non-uniformed personnel are budgeted for a 3% salary increase in 2024.

The employer matching contribution to the 457 Plan for non-uniform employees will be \$2,000 per eligible employee. The match is available to all full-time employees who contribute a minimum of \$2,000 to the 457 Plan annually.

STATISTICS

	2024	2023*	2022
Township meetings attended	72	79	95
Meeting packages prepared	60	39	62
Conditional Use Applications processed	5	3	3
Subdivision and land development applications processed	3	6	8
Ordinance amendments: Discussed Adopted	6 discussed 4 adopted	8 discussed 3 adopted	8 discussed 5 adopted
Resolutions approved	7	7	13
Right to Know Requests	60	49	62
Bid packages prepared	5	7	6
Certifications issued for settlements (re-sale and refinancing)	150	141	273
Number of utility bills sent – solid waste (includes reminders)	4,650	4,595	4,317
Number of solid waste bills paid through the on-line WIPP	1,300	1,082	1,159
Number of liens collected – solid waste	11	14	12
Number of utility bills sent - sewer	13,000	12,723	12,316

	2024	2023*	2022
Number of sewer bills paid through the on-line WIPP	3,900	3,586	4,358
Number of liens collected - sewer	15	21	19
Utility payment processing - date of receipt to date processed <i>Peak time</i>	2 days	3 days	3 days
Utility payment processing – date of receipt to date processed <i>Off peak</i>	1 day	1 day	1 day
Notary services provided	55	50	60

*As of 9/30/23

PERFORMANCE MEASURES

Township Goals Supported:

- Governance Supports Supervisor's Priority - Governance
 - Significantly increase citizen understanding, access to, and participation in Upper Uwchlan Township local government by communicating with the public
- Financial Operations Supports Supervisor's Priority – Financial Mgmt

The Township shall maintain strong financial operations that is supported by strong, responsible fiscal policy as evidenced by the following results 100 percent of the time:

 - Maintains an Unrestricted Fund Balance in the General Fund of not less than 35% of general operating expenditures (prior to any transfers to other Funds)
 - Maintains the highest possible bond rating for the size of the Township (Aa/AA)
 - Township receives the Government Finance Officers Association (GFOA) Distinguished Budget Award
 - Township receives the Government Finance Officers Association Comprehensive Annual Financial Report award
 - Consistently produce high quality financial records which reduce annual audit costs

Governance

Increasing citizen involvement and communication via the Township's website

	2022 Actual	2023 (9/30/23)	2024 Projected
Total website visits	101,253	237,078	250,000
Year to year increase (%)	6.9%	134.1%	
Total individual page views	195,168	157,711	175,000
Year to year increase (%)	37.6%	(19.2%)	

Financial Operations

Maintaining highest possible municipal bond rating for Township's of our population

	Expected Result	2022 Actual	2023 Actual	2024 Projected
Bond Rating	Aa/AA	Aa/AA	Aa/AA	Aa/AA

Maintaining Unrestricted Fund Balance in the General Fund

	Expected Result	2022 Actual	2023 Estimated	2024 Projected
Unrestricted Fund Balance		\$6,928,606	\$7,272,064	\$6,772,048
General Operating Expenditures		\$7,316,120	6,232,178	8,080,061
Fund balance as a percentage of operating expenses	>35%	94.7%	116.8%	83.8%

GFOA Distinguished Budget Presentation Award

The GFOA issues this award to municipalities whose budgets meet the highest principles of governmental budgeting. The Township first submitted its 2014 Budget to the GFOA and received the award that year and each subsequent year.

	Expected Result	2022 Actual	2023 Actual	2024 Projected
Number of consecutive years receiving the GFOA Budget Presentation Award	100%	100% (9 years)	100% (10 years)	100% (11 years)

Annual Audited Financial Statements

The Township set a goal of improving its annual financial statements by moving from the state-mandated DCED format to full GAAP statements and finally to the highest level of governmental financial reporting, an Annual Comprehensive Financial Report ("ACFR"). The Township files the DCED report with the Commonwealth of Pennsylvania; beginning with December 31, 2016 and in each subsequent year, the Township has also prepared an ACFR.

	Expected Result	2022 Actual	2023 Estimated	2024 Projected
<i>Audit year end:</i>		<i>12/31/22</i>	<i>12/31/23</i>	<i>12/31/24</i>
DCED report	1	1	1	1
Annual Report	1	1	1	1
Receive GFOA award for the Annual Report	100%	TBD 7 th year	8 th year	9 th year

Containment of Audit Costs

This measures the cost of all Township audits (Township, Municipal Authority, two pension plans and the Tax Collector audit) and the ability of the Finance department to contain those costs by preparing high quality financial statements and performing other tasks to assist the auditors.

(Note that the only costs reflected in the General Fund Budget are for the Township and Tax Collector audits

	Expected Result	2022 Actual	2023 Estimated	2024 Projected
<i>Audit year end:</i>	<i>12/31/23</i>	<i>12/31/21</i>	<i>12/31/22</i>	<i>12/31/23</i>
Number of audits performed	4	4	4	4
Total cost	\$44,000	\$40,300	\$42,100	\$44,000
% change from prior year	4.5%	4.5%	4.5%	4.5%

Note – The auditors increase their fees annually.

GENERAL FUND**AUDIT****DESCRIPTION OF SERVICES PROVIDED**

The Township has several elected auditors who, at their option, may review the Township's annual financial statements. The Board of Supervisors annually appoints a firm of certified public accountants to perform an audit of the Township's financial statements. The firm of Barbacane, Thornton & Company LLP has provided audit services to the Township and the Upper Uwchlan Township Municipal Authority since 2009.

ACCOMPLISHMENTS IN 2023

- Audited the Township's financial statements for the year ended December 31, 2022 and assisted the Township in preparing and filing its Annual Comprehensive Financial Report ("ACFR") resulting in the Township receiving its seventh consecutive "Certificate for Excellence in Reporting" award from the GFOA
- Audited the Township's Police and Non-Uniform Pension Plans for the year ended December 31, 2022
- Audited the Upper Uwchlan Township Municipal Authority for the year ended December 31, 2022

GOALS FOR 2024

- Continue to provide audit services to the Township, Municipal Authority and the Township's two pension plans

2024 Budget Summary - Audit

	2024 Budget <i>(12/31/2023)</i>	Actual 2023 (9/30/23)	2023 Budget <i>(12/31/2022)</i>	2024 Increase (Decrease)	Percentage Change
Audits	\$27,100	\$25,800	\$25,700	\$1,400	5.4%
Total	\$27,100	\$25,800	\$25,700	\$1,400	5.4%

Note: The audit fees for the two pension plans are paid by the respective plan; they are not included in the General Fund budget. The amounts shown are for the Township audit and the ACFR.

Explanation of Major Changes

None

GENERAL FUND**TAX COLLECTION****DESCRIPTION OF SERVICES PROVIDED**

Until early 2020, the Township had an elected Tax Collector who collected the township property taxes for Upper Uwchlan Township. The Tax Collector is responsible for mailing the tax bills, collecting the receipts, maintaining records of each property owner's payment status, remitting tax payments to the Township and filing monthly reports of his collections with the Township Treasurer.

On November 20, 2023 the Board of Supervisors unanimously approved appointing Keystone Collections Group as the township's Deputy Tax Collector effective January 1, 2024. They will be fulfilling all the normal duties assigned to the Tax Collector and they also serve in this capacity for other municipalities within Chester County.

ACCOMPLISHMENTS IN 2023

- Provided information to the residents of the Township via the Township newsletter concerning tax collections and frequently asked questions

GOALS FOR 2024

- Monitor the work of the Deputy Treasurer in providing real estate tax collections for our residents

2024 Budget Summary – Tax Collector

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Deputy Treasurer	\$11,000	\$8,115	\$8,500	\$2,500	29.4%
All other	-	-	4,400	(4,400)	(100.0%)
Total	\$11,000	\$8,115	\$12,900	(\$1,900)	(14.7%)

STATISTICS

	2024	2023*	2022
Tax bills mailed (includes interim bills)	4,700	4,675	4,759
Tax bills processed	4,600	4,528	4,647
Liens filed at year end	Not available	Not available	14

*As of 9/30/23

GENERAL FUND**LEGAL****DESCRIPTION OF SERVICES PROVIDED**

The Township has several outside law firms that provide legal services to the Township as needed. Some legal expenses incurred by the Township are reimbursed by the developer or resident that is requesting approval on land development projects.

ACCOMPLISHMENTS IN 2023

- Not applicable

GOALS FOR 2024

- Not applicable

Staffing Statistics – as of the end of each year presented

	2024	2023	2022
None			
Total			

2024 Budget Summary – Legal

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Legal - reimbursable	\$10,000	\$26,666	\$10,000	-	0.0%
Legal – non reimbursable	40,000	14,497	45,000	(\$5,000)	(11.1%)
Contracted services	5,000	2,301	5,000	-	0.0%
Total	\$55,000	\$43,464	\$60,000	(\$5,000)	(8.3%)

Explanation of Major Changes

Contracted services consists of legal services other than that provided by the Township's solicitor.

GENERAL FUND**TECHNOLOGY****DESCRIPTION OF SERVICES PROVIDED**

This department includes the services of outside consultants who provide technical assistance to the Township as well as the firms who host our website and other programs. It also includes purchases to upgrade computers for various departments in the Township. Computers and related equipment are generally expensed since the cost is under the capitalization threshold.

ACCOMPLISHMENTS IN 2023

- Continued technology replacement program
- Made necessary adjustments to the CENTRACS traffic signal server system
- Installed new WIFI system in Upland Farm Barn
- Installed new security cameras at the Upland Farm Barn
- With the assistance of the Technology Advisory Board (TAB), explored audio/visual (A/V) system options to make meeting room functional for robust hybrid meetings.

GOALS FOR 2024

- Continue technology replacement program.
- Ongoing improvements and maintenance to mission critical systems such as the traffic signal server and redundant infrastructure
- Select and install hybrid meeting A/V system
- Continue to use ArchiveSocial software to archive social media platforms

2024 Budget Summary – Computer

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Software & supplies	\$90,748	\$51,357	\$78,401	\$12,347	15.7%
Hardware	12,000	6,110	16,000	(4,000)	(25.0%)
Website	7,000	6,680	6,000	1,000	16.7%
Contracted services	65,000	51,037	62,720	2,280	3.6%
Total	\$174,748	\$115,184	\$163,121	\$11,627	7.1%

Explanation of Major Changes

Changes include standard increases in contracts and anticipated equipment replacements per the schedule. In addition, this fund includes expenditures to continue the contract with ArchiveSocial to archive and store all social media platform data for compliance with retention policies, in anticipation of records requests, and for the purpose of historical recordkeeping.

GENERAL FUND

ENGINEERING

DESCRIPTION OF SERVICES PROVIDED

This department includes the services of outside consultants who provide technical assistance to the Township for engineering and traffic engineering services.

ACCOMPLISHMENTS IN 2023

- Continued coordination with the Pennsylvania Turnpike, PennDOT, and the Chester County Planning Commission (CCPC) on the planned widening of the Turnpike and its potential impacts on the Township's roadway and pedestrian networks
- Ongoing construction inspections in various sub-divisions (Byers Station – Parcel 5C, Preserve at Marsh Creek, Eagleview Lot 1C), and Vantage Point (parcel 6C).
- Assisted with survey and planning for the Hickory Park Renovations
- Reviewed 5 sub-division and/or land development plans
- Reviewed 2 conditional use applications
- Ongoing assistance regarding the Sunoco Mariner II/III gas pipeline expansion and/or upgrade projects
- Continued to update Townships GIS data
- Coordinated MS4 Stormwater Permit renewal
- Review and adoption of updated Act 167 Stormwater Management Ordinance
- Finalized the plans for a pedestrian crossing at the entrance of The Enclave at Chester Springs entrance on Station Blvd.

GOALS FOR 2024

- Monitor and assist with ongoing gas pipeline expansion or repair projects
- Ongoing construction inspections at new residential and commercial construction sites
- Ongoing coordination with McKee, Sunoco, and PennDOT specific to roadway improvements and a traffic signal to be located at Little Conestoga Road and Milford Road
- Coordination of Phase III of the Water Resource Protection Program development
- Design and engineering of stormwater improvements specific to basin naturalization and the installation of a water quality basin at Upland Farms and Heather Hill
- Sub-division and land development reviews, as needed
- Continued compliance measures for MS4 Stormwater Permit

Staffing Statistics – as of the end of each year presented

	2024	2023	2022
None			
Total			

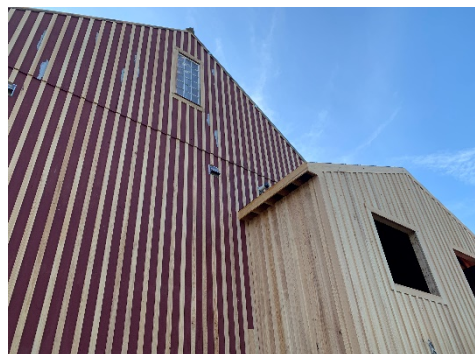
None – outside consultants provide engineering services to the Township

2024 Budget Summary – Engineering

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Engineering – reimbursable Conditional Use	\$25,000	\$351	\$25,000	-	0.0%
Reimbursable Engineering	75,000	18,047	75,000	-	0.0%
Engineering – non reimbursable	30,000	56,291	30,000	-	0.0%
Traffic engineering	25,000	13,005	25,000	-	0.0%
MS-4 Projects	-	210	-	-	0.0%
All other	14,500	12,340	14,500	-	0.0%
Total	\$169,500	\$107,765	\$169,500	\$169,500	78.5%

GENERAL FUND**TOWNSHIP PROPERTIES****DESCRIPTION OF SERVICES PROVIDED**

This department includes the costs of operating and maintaining the four Township owned buildings: the Township Administration and Police Building located at 140 Pottstown Pike; the Public Works garage and office located at 132 Oscar Way, the Milford Road storage building, and the Upland Farm Barn Community Center, all located in Chester Springs, PA.



Renovations to the Barn at Upland Farm include a small addition to the second floor.

ACCOMPLISHMENTS IN 2023

- HVAC was added to the Upland Farms barn
- Ongoing repairs have been made to the Farmhouse at Upland Farm Park. Floor stabilization, retaining wall repair and roof repairs were some of the items completed.
- Farmhouse main rooms painted, new electric and radiators.

GOALS FOR 2024

- Finalize Hickory Park Improvement Plans
- Successful grant applications for Hickory Park
- Continue the ongoing maintenance and upkeep of Township facilities and properties.

Staffing Statistics – as of the end of each year presented

	2024	2023	2022
None			
Total			

The Public Works Department – Facilities Division provides maintenance for buildings and grounds as needed for all Township properties

2024 Budget Summary – Township Properties

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Public Works building	\$96,274	\$38,524	\$79,266	\$17,008	21.5%
Township building	122,236	79,576	107,227	15,009	14.0%
Milford Road building	22,962	8,275	12,461	10,501	84.3%
Total	\$241,472	\$126,375	\$198,954	\$42,518	21.4%

Explanation of Major Changes

None.

GENERAL FUND

POLICE DEPARTMENT



MISSION

The mission of the Police Department is to work in a true partnership with its fellow citizens to enhance the quality of life in our community. By raising the level of public safety through law enforcement, the Police Department reduces the fear and incidence of crime. In accomplishing these goals, service will be our commitment, honor, and integrity our mandate.

DESCRIPTION OF SERVICES PROVIDED

The Police department is headquartered at the Township Building in Chester Springs, Pennsylvania. The following services are provided:

Chief of Police

- The Chief of Police plans, organizes, and administers a public safety program.
- The Chief of Police has the authority and responsibility for management, direction, planning, staffing, performance, and control of the operation and administration of the Township Police Department.
- Directs functions at all Township events. Serves as the Incident Commander at the scene of a significant police related incident.

Lieutenant

- The Lieutenant supervises and coordinates all day-to-day administrative duties including, but not limited to scheduling, pay records, training, vehicle maintenance, officer, and equipment inspections.
- Assists and participates in the development and administration of the Police Department.
- Makes recommendations for future expenditures.
- Supervises and coordinates all ranking levels of the Upper Uwchlan Police Department at the station, in the field, at crime scenes and all emergency scenes.

Corporals

- Corporals are the first line supervisors that perform various police department assignments.
- The Corporals manage subordinate employees to include, but not limited to supervision, policy compliance, work schedules to include special assignments, performance evaluation and improvement.

Detectives

- The Detectives are responsible for furthering or initiating the investigation of any criminal activity.
- The Detectives will provide detailed and complete investigations of any activity assigned.
- The Detectives, when assigned, will follow up on a case by using all investigative techniques and will carry them and reopen if new evidence should develop or suspects be identified.

Police Officers

- A Police Officer performs general police work in the protection of life and property through the enforcement of laws and ordinances and does related work required. These general police work consists of patrol work in assigned areas; investigation and other duties incidental thereto perform in accordance with the Department rules and regulations.

Traffic Safety Officer

- The Traffic Safety Officer seeks to improve, through Education, Engineering, and Enforcement, the highways of our communities and the Commonwealth and ensure they are safe for the motoring public as well as pedestrians and cyclists. Proactive traffic enforcement is one of the primary responsibilities of the officer.

ACCOMPLISHMENTS IN 2023

- Proactive with community-oriented policing
 - Business community
 - Religious community
 - Sports organizations
 - Homeowners' Associations
- Participation in regional services to provide cost effective specialty services
- Prescription drug take-back program
- Vehicle operations training, firearms, use of force, incident command and de-escalation training
- Use of social media (Facebook)
- Working collaboratively with other agencies to evaluate potential Records Management Software Program
- Strong partnership with fire, EMS and the EMPC
- Community Public Safety Programs
- Promoted new Chief, Lieutenant, 3 Corporals and Detective. Transition these new positions in the department
- Expanded Supervisors to every squad with the Corporals promotions
- Expanded the Detective Division by 1 detective
- 24/7 Detective on-call implemented
- Added one hour a day to Administrative Assistant position for the window to be manned 6 hours a day.
- Lieutenant graduated from the Command & Leadership Program, with 3 department graduates to date
- Expanded the Motorcycle Unit by 2 officers
- Add three full-time Police Officers and 1 part-time Officer and had them successfully complete the FTO Program
- Diversified Police Department with 2 additional female police officers
- Replace Car and Body Cameras
- Crisis Intervention Team Training (CIT) with 3 officers graduating from the program
- Implemented a full-time Traffic Safety Officer
- Overcame vehicle supply chain challenges with maintaining an adequate fleet and authorized vehicles are in the various stages or have been received in the acquisition process
- New multi-purpose trailer placed into service
- Purchased a new Traffic Safety vehicle with scales; final preparations are currently underway to be placed into service



Community Policing Programs

GOALS FOR 2024

- Full-Time Administrative Assistant
- The replacement of one administrative vehicle
- New Report Management System
- Architect for building space
- Secure Police Parking lot
- promotions for 2 Sergeants- 1 for patrol & 1 for Detective Unit
- Continue to follow customer service-based services
- Continue with risk management assessments
- Get remaining new officers CIT certified
- Continue to enlist more participants in the Community Assistance Personnel Services Program
- Evaluate community demographics and provide training to township staff
- Continue the use of social media to communicate with residents
- Employee Development Programs (education, physical and mental well-being)
- Continue Public Safety Presentations/Community Outreach Programs
- Continue Accreditation procedures (3-year assessment in Spring of 2025)
- Quality of Life Programs
- Work collaboratively with other agencies to evaluate potential Records Management Software Program
- Review and amend the Police Policy Manual
- Review and research the departments space needs and future solutions
- Review and build out the department's future succession plan for personnel

- Staffing Statistics – at the end of each year presented.

	2024	2023	2022
Full time:			
Police Chief	1	1	1
Lieutenant	1	1	0
Patrol Corporals	4	4	2
Detective Corporal	1	1	0
Detective	1	1	1
Patrol Officers	8	8	10
Traffic Safety Officer	1	1	0
Admin Assistant	1	0	0
Part time:			
Patrol Officers	.5	.5	-
Admin Assistant	0	.5	.5
Total FTE's	18.5	18.0	14.5

2023- Each part-time officer is considered one half FTE. The administrative assistant works approximately thirty hours per week and counts as .5 FTE. The administrative assistant will transition to full time status effective January 1, 2024.



2023 Junior Police Academy





The department is helping to Welcome Back our students to their schools for the New School Year.

2024 Budget Summary – Police Department

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Personnel and related expenses	\$3,207,300	\$2,178,427	\$2,857,677	\$349,622	12.2%
Vehicle costs	70,000	60,395	70,000	-	0.0%
Insurance – liability & property	15,150	11,640	15,519	(369)	(2.4%)
All other	157,074	115,052	140,732	16,342	11.6%
Total	\$3,453,424	\$2,365,514	\$3,083,928	\$369,495	12.0%



The 2024 Budget reflects an increase in expenditures:

- The replacement of one administrative vehicle
- Full-Time Administrative Assistant
- New Report Management System
- Architect for building space
- Secure Police Parking lot
- 2 promotions to sergeants



The Police Department participates with student groups at the high schools.

STATISTICS

Police Incidents

	2024	2023*	2022
Calls for Service	0	9,748	13,907
Radio	0	1,461	2,096
Sight	0	451	620
Person	0	91	146
Headquarters	0	5,448	8,453

*As of 9/30/23



The Police Department's Quality of Life programs involve presentations to community groups and direct citizen contact.

Sworn Full Time Equivalent (FTE) Employees per Population

The ratio of sworn full time equivalent (FTE) employees to each 1,000 residents

	2024	2023	2022
Sworn FTE's	1.35	1.2	1.2

2024- Population 13,077 (per July 1, 2022 census)

2023, 2022- Population 12,275 (per 2020 Census)

Reported Crimes and Arrests

	2024	2023*	2022
Reported Crimes Part 1 & 2	Unknown	156	159
Arrests		70	55
Crimes per 1,000 residents		6.2	6.3

*As of 09/30/23

Traffic Safety - Police Traffic Enforcement

	2024	2023*	2022
Traffic stops	Unknown	1,691	2,577
Verbal & Written Warnings		944	1,478
Citations		1,552	2,039

* As of 09/30/23

Traffic Crashes – Highway traffic accidents

	2024	2023*	2022
Vehicle accidents	Unknown	126	140

* As of 09/30/23





*Officers take every opportunity to reach out to the members of the community
to fulfill the mission of the police department*



The Police Department enjoys a strong working relationship with the business community.

	Expected Result	2024	2023	2022
<i>Years the Police Department has been accredited by the Pennsylvania Police Chief's Association</i>	9	9	8	7
<i>Years the Police Department has used Facebook to share information with residents and others</i>	12	12	11	10
<i>Quality of Life Initiative Programs</i>	9	9	8	7
<i>Community Based Policing Programs</i>	9	9	8	7
<i>Community Crisis/De-escalation initiatives</i>	6	6	5	4
<i>Biased Base Policing Monitoring</i>	9	9	8	7
<i>Community Diversity Training/Initiative</i>	9	9	8	7



GENERAL FUND

CODES DEPARTMENT

MISSION

The mission of the Codes Department is to ensure the safety of Township residents through compliance with the Uniform Construction Code, the Township Property Maintenance Code and the Storm Water Management ordinance.

Zoning ordinances regulate use, densities, and locations of activities in the Township. The Codes Enforcement Officers enforce municipal ordinances and ensures safe building standards. The Codes Department uses the township engineer to inspect and regulate development projects in accordance with the Township Subdivision and Land Development Ordinance and the Municipalities Planning Code (MPC).

DESCRIPTION OF SERVICES PROVIDED

The Building/Codes Department is headquartered at the Township Building in Chester Springs, PA. The following services are provided:

- Residential and commercial building permits – review, inspect and issue approvals as appropriate
- Address zoning issues and attend meetings of the Zoning Hearing Board as necessary
- Participates as a member of the Township Safety Committee
- Coordinate the Annual Block Party (*Administrator*)
- Provides first impression that people have of the Township, greeting visitors, residents, and contractors in person or on the phone (*Administrator*)
- Editor of the Township Bi-Annual Newsletter (*Administrator*)
- Assists Emergency Management Planning Commission (*Administrator*)
- Issues certifications to Lenders on property Sales/Refinance (*Administrator*)
- Notary services for stormwater management (*Administrator*)

ACCOMPLISHMENTS IN 2023

- Maintained Stormwater Management Standards on new projects.
- Assisted with Ordinance revisions to Building Code violation Penalties, Zoning district changes, Alternative Energy, and various definitions.
- Performed preliminary plan reviews for 100 Greenridge, 301 Park Road, 260 Sierra Drive, 241-245 Park Road, Eagleview 1A, and Byers 5C parcel 2A.
- Administered the ongoing construction of several large projects including Preserve at Marsh Creek, Vantage Point, Eagle Point, DSM, and 240 Sierra Drive.
- Assisted in the completion of hundreds of homeowner projects including decks, patios, and finished basements.
- Guided community HOA's with projects including sidewalk replacement (recycled rubber), LED replacement street lighting, permissible uses for open space, street tree replacement, and drainage improvements.

- Managed sanitary pipe installation from Preserve at Marsh Creek through Upland Farms. This included trail closures and restoration.
- Assisted the Marsh Harbor Community in the design and installation of ADA compliant sidewalks and crosswalks, and fall protection at basins.
- Managed the installation of public sewer on Byers Road and the individual business and residential connections that followed.
- Assisted with the implementation of 520 Milford Road ambulance station.
- Assisted with the acquisition and ongoing renovation of the historical farm and spring houses at Preserve at Marsh Creek.
- Administered Pipeline projects including pipe excavation and repairs on Milford Road, and Styer Road survey/ exploratory excavations for future Pa Turnpike Bridge relocation.
- Continued involvement in Upland Farms farmhouse structural analysis and repairs, and improvements to the Barn.
- Managed Dorlan Mills house demolition and artifact collections.
- Reorganization of commercial permit file plans in compliance with record retention requirements.
- Coordinated dedication of Reserve at Chester Springs and Enclave.
- Earned CEUs to maintain UCC licensing and achieved certification from the National Stormwater Center.
- Coordinated and maintained Toys for Tots Holiday collection site.
- Assisted with HOA bike donations.

GOALS FOR 2024

- Continue enforcement of the Property Maintenance Code.
- Continue coordination with Sunoco on Mariner II and Mariner III projects.
- Implement a Fire Inspection program.
- Continue to work with the Storm Water Technical Advisory Committee.
- Coordinate a Water Resource Protection Program.
- Continue to review and revise Township fee schedule relating to permits.
- Continue to utilize the TRAISR program as intended.
- Continue to revise permit applications to make them more user friendly for residents.
- Fee schedule change to allow for a 50% discount on residential accessory projects for Veteran homeowners.
- Continue accruelement of continuing education.

Staffing Statistics – as of the end of each year presented

	2024	2023	2022
<u>Full time:</u>			
Codes Department Administrator	1	1	1
Building Inspector	1	1	1
Administrative Assistant	1	1	1
Part-time admin	-	-	-
Total	3.00	3.40	3.00



The Preserve at Marsh Creek, a 55+ community located along Milford Road, includes multi- and single-family homes by both McKee Builders and Toll Brothers.

2024 Budget Summary - Codes

	2024 Budget	Actual 2023 (9/30/2023)	2023 Budget	2023 Increase (Decrease)	Percentage Change
Personnel and related expenses	\$409,141	\$292,822	\$397,586	\$11,555	2.9%
All other	18,360	16,722	18,823	(463)	(2.5%)
Total	\$427,501	\$309,544	\$416,409	\$11,092	2.7%

Explanation of Major Changes

Personnel and related expenses

All non-uniform personnel are budgeted for a 3% salary increase in 2024.

STATISTICS

	Projected 2024	2023*	Actual 2022
Building permits issued - residential	700	562	741
Building inspections - residential	3,500	3,091	4,075
Building permits issued - commercial	40	43	40
Building inspections - commercial	230	237	220
Re-sale Use & Occupancy permits issued	100	90	131

Re-sale Use & Occupancy inspections	210	135	181
Number of Zoning Hearings conducted	3	4	2

*As of 9/30/2023

PERFORMANCE MEASURES

Township Goals Supported:

- Health and Safety
 - Maintain the quality of life and the health, safety, and welfare through the administration of all applicable codes, regulations, and standards to include, but not limited to: Township codes, building codes, the property management code and the International Fire Code.
- Thriving Local Economy
 - Encourage economic vitality through appropriate zoning, land development and infrastructure improvement

Code Enforcement: Inspector Response to Permits Issued

Average inspections per workday; number of inspections performed (does not include electrical inspections performed by third party electrical underwriters)

	Expected Results	Projected 2024	2023*	Actual 2022
Number of permits issued	640	640	562	741
Average inspections per workday**	7.70	7.70	6.76	8.92
Permits issued per 1,000 residents	52	52	46	60

*As of 9/30/23

** Average inspections per permit = 5.50 inspections

Code Enforcement: Costs per parcel

Direct costs of the Code Department relative to the number of parcels in the Township. (Fringe benefits and pension costs are excluded)

	Expected Results	Projected 2024	2023*	Actual 2022
Codes Department direct costs	\$346,056	\$346,056	\$248,125	\$296,546
Cost per parcel	\$47.24	\$47.24	\$33.91	\$40.54

*As of 9/30/23

Code Enforcement: Contribution to offset Department Costs

The fees charged by the Township help to offset the costs of running the Codes department.

	Expected Results	Projected 2024	2023*	Actual 2022
Building Codes fees received	\$500,000	\$500,000	\$514,978	\$572,201
Average contribution per permit	\$781.25	\$781.25	\$916.33	\$772.20

*As of 9/30/23

GENERAL FUND**PLANNING AND ZONING****DESCRIPTION OF SERVICES PROVIDED**

This department includes the costs of updating the Township's Comprehensive Plan and ordinances, zoning hearing costs (including legal fees and court reporter fees), Act 209 planning costs, and Village Concept Plan expenses.

ACCOMPLISHMENTS IN 2023

- The following ordinances or ordinance amendments were *adopted* (3):
 - Building Code - penalty section added
 - Elimination of the C2 Commercial Zoning District
 - Renewed the Comcast Franchise Agreement
- Four (4) Zoning Hearings conducted
- Continued reviewing and updating the Comprehensive Plan, which includes the review and updating of the Active Transportation Plan, Village Concept Plan, Village Design Guidelines and crafting a Historic Resource Protection Plan

GOALS FOR 2024

- Complete the Active Transportation Plan for Township
- Continue the process of updating the Comprehensive Plan, including the supplemental Plans noted above
- Continue to update Zoning Ordinances to meet the needs of the Township

2024 Budget Summary – Planning and Zoning

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
General Planning	\$53,500	\$40,341	\$78,500	(\$25,000)	(31.8%)
Village Concept	1,000	50,577	1,000	-	0.0%
Zoning	9,800	1,463	9,800	-	0.0%
Total	\$64,300	\$92,381	\$89,300	(\$25,000)	(28.0%)

GENERAL FUND

PUBLIC WORKS DEPARTMENT

MISSION

The mission of the Public Works Department is to serve the residents of Upper Uwchlan Township by maintaining the public roadways and township parks for the safe and efficient use. The Public Works department also maintains the infrastructure and facilities owned and operated by the Upper Uwchlan Township Municipal Authority.

Township expenses associated with the operation of the wastewater system are charged back to the Municipal Authority and are shown as revenue under the description "Municipal Authority Reimbursement".

DESCRIPTION OF SERVICES PROVIDED

The Public Works Department is located at 132 Oscar Way in Chester Springs, about a half mile from the Township building. The department is responsible for the maintenance and repair of the following:

- Roadways
- Stormwater infrastructure
- Traffic signals
- Roadway signage
- Open space parkland
- Athletic facilities
- Wastewater pump stations and treatment plants
- Drip/spray fields
- General township facilities



Laura Lane Inlet Repair - July 2023

ACCOMPLISHMENTS IN 2023

- Performed over 50 road repairs and in-house asphalt repairs, using approx. 382 tons of asphalt
- Paved the upper parking lot at Fellowship Field using approx. 552 tons of asphalt
- Repaired or rebuilt 39 inlets (*as of September 2023*)
- Repaired and resurfaced 1.44 miles of roadway
- Responded to 740 PA One call tickets (*as of September 2023*)
- Replaced a 20' stormwater pipe at 4 Matisse Drive
- Replaced a 29' pipe crossing on Auburn Drive
- Cleaned out pipe crossings throughout the township
- Used the Sweeper truck to vac out clogged inlets and stormwater pipes throughout the township
- Continuously performed roadside mowing throughout the Township – 16.9 miles
- Mowed and maintained all Township owned facilities:
 - Parks; Municipal Authority pump stations, sewer plants, spray and drip fields, manholes and spray heads; Public Works garage; Township Building; covered bridge; and Upland Farms throughout the year, a total of 154.5 acres
- Called out three times for snow and ice removal
- Called out over a dozen times for other storm related issues e.g. flooding and trees blocking the roadway
- Replaced the roof on St. Andrews Sewer Plant
- Replaced the roof on Stonehedge Pump Station
- Re-Paved the driveway of Saybrook Sewer Plant
- Re-Paved the driveway of St. Andrews Sewer Plant.
- Paved a section of the walking trail in the woods at Hickory Park.
- Cut down several dead trees on township owned properties
- Assisted the UUT Police Department with traffic control on multiple occasions
- Cleaned out approximately 2,000 inlets throughout the year
- Performed street sweeping on approximately 238 lane miles
 - This includes street sweeping during the winter months to collect excess cinders to recycle and reuse during future storm events
 - At the completion of the winter season, street sweeping was performed to collect salt, cinders and debris
 - Street sweeping was also performed at various times throughout the year to clean out storm drains and to collect leaves and other miscellaneous debris
 - Approximately 73.6 tons of street sweepings were collected and taken to the landfill between March and May 2023
- Managed trash and recycling toter program
 - Delivered trash and recycling toters to approximately 60 newly constructed homes (*as of September 2023*)
 - Repaired or replaced approximately 50 trash and recycling toters that were damaged (*as of September 2023*)
 - Swapped out approximately twenty 64-gallon Recycling toters with larger 96-gallon and delivered 7 additional recycling toters to increase recycling in the Township (*as of September 2023*)
- Worked with the Township Secretary to prepare bid contracts for road milling and resurfacing, line painting, various road materials and snow removal
- Worked through the interview process for one replacement roadworker employee.

- Helped with set-up, break-down and traffic control at the annual UUT Block Party
- Repaired and replaced 70 signs that were not up to MUTCD standards
- Performed intersection trimming to allow for sight distance
- Tree trimming along streets to accommodate plow vehicles, delivery trucks, school busses, and trash trucks
- Performed 34 State inspections and over 100 repair and maintenance services on Township owned vehicles and equipment



Stanford Road Guardrail Replacement - March 2023

GOALS FOR 2024

- Continue to perform our duties in a professional and effective manner
- Attend training sessions and continuing education courses to help employees refresh and enhance their knowledge
- Repair and resurface 3.0 miles of roadway
- Recycle old asphalt to make pothole patching a permanent fix – to avoid multiple repairs with cold patch
- Respond effectively to PA One call requests
- Continue to respond to emergencies in less than an hour
- Continue Stormwater Management rehabilitation work
- Asset mapping
 - Stormwater basins
 - Signs

Staffing Statistics – as of the end of each year presented

	2024	2023	2022
<u>Full time:</u>			
Director	1	1	1
Road foreman	1	1	1
Skilled road worker	4	4	4
Facilities - Wastewater	1	1	1
Facilities - Parks	2	2	2
Stormwater	1	1	
Administrative Assistant	1	1	1
Seasonal *	5	5	5
<u>Part-time:</u>			
Administrative assistant	-	-	-
Total FTE's	13.0	13.0	12.0

*Seasonal employees are hired for the warmer months – generally from April to October. Although seasonal employees are budgeted for 6 months, the seasonal employees traditionally return to college at the end of August, therefore the actual employment time is frequently less.



Public Works Bright Light Visit – September 2023

2024 Budget Summary – Public Works Department (including Facilities Division)

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2023 Increase (Decrease)	Percentage Change
Personnel and related expenses	\$1,196,931	\$813,653	\$1,116,839	\$80,092	7.2%
Vehicle costs	95,321	64,944	85,111	10,210	12.0%
Insurance – liability & property	4,733	3,367	4,489	244	5.4%
Road resurfacing	-	-	-	-	0.0%
Signs	9,000	5,194	6,000	3,000	50.0%
Signals	35,200	14,938	35,200	-	0.0%
All other	221,500	163,624	190,400	31,100	16.3%
Labor allocation	(233,204)	(156,731)	(220,095)	(13,109)	5.9%
Total	\$ 1,285,281	\$908,988	\$ 1,217,944	\$111,537	9.2%

Explanation of Major Changes

Personnel and related

All non-uniform personnel are budgeted for a 3% salary increase in 2024.

Road Resurfacing

The Township performs road resurfacing each year and spends approximately \$450,000 annually. The costs are generally shared between the General Fund (under the Public Works department) and the Liquid Fuels Fund. In 2023, road resurfacing was financed completely from the Liquid Fuels Fund. The 2024 Budget will also pay for all road resurfacing from the Liquid Fuels Fund.

Allocations of labor to the parks

The Township assigns labor costs to the Parks to show the full cost of operating the five Township parks. It includes all personnel costs: salaries, employer portion of Social Security taxes (FICA), overtime, pension expense, medical and dental insurance and Worker's Compensation insurance.



Base Repairs Red Tail Circle - June 2023

STATISTICS

	2024	2023	2022
Roadways	59.53 miles	59.53 miles	58.93 miles
Storm water mains	35.15+	35.15	34.12 miles
Storm water inlets	1,713	1,713	1,713
Storm water basins	5 (township owned)	5 (township owned)	5 (township owned)
Traffic signals	12	12	12
Parks	5	5	5
Trails maintained	9.83 miles	9.83 miles	9.83 miles
General Township Facilities (Township building, PW building and Milford building)	3	3	3
Drip/spray fields	24	24	24
Acres of drip/spray fields	107.33 acres	107.33 acres	107.33 acres
Treatment plants	8	8	8
Pump stations	15	15	15
Sanitary main	41.42 miles +	41.42 miles +	41.42 miles +
Spray heads	1,452	1,452	1,452
Miles of roadway paved	3.0 miles	3.0 miles	1.44 miles
Roadway signs replaced	50	70	80
Arrows & legends repainted	50	94	30
<u>Roadway painting:</u>			
White line freshened	30 miles	30 miles	27 miles
Double yellow lines freshened	20 miles	20 miles	17 miles
Acres of grass to mow	166.45	166.45	166.45
<u>Inspections conducted:</u>			
Wastewater treatment facilities	390	390	390
Township parks	60	60	60
In-depth roadway	10	10	10



Kiloryn Wynd Roof Replacement – February 2023

PERFORMANCE MEASURES

Township Goals Supported:

- Public Safety Supports Supervisor's Goal – Public Safety
 - Protect and preserve investment in public facilities
- Economy Supports Supervisor's Goal – Economy
 - Maintain vehicular and pedestrian networks

Road Rehabilitation

The cost per lane mile to pave and patch Township roads. (asphalt overlay)

	2024	2023	2022
Total lane miles	Unknown	3.96	2.88
Total cost	Unknown	\$386,143	\$280,159
Cost per lane mile	Unknown	\$97,511	\$97,277

Responsiveness

Responding to emergency calls that affect roads or trails in less than one hour.

	Expected Result	2024 Projected	2023 Actual	2023 Actual
Percentage of time that Public Works personnel responded in less than one hour	90%	100%	100%	100%

Snow and Ice Control

Total miles and per capita cost (includes overtime wages, benefits, contracted labor and snow and ice control supplies) for snow and ice control. This includes State roads that are under a snow agreement with the Township.

	2024	2023	2022
Total snow/ice events	Unknown	3	11
Total lane miles	119.06	119.06	119.06
Total cost	Unknown	\$35,557.74	\$110,426
Tons of snow/ice removal product	Unknown	521.67	1,294.48
Cost per lane mile	Unknown	\$298.65	\$927.48



New Public Works Paver 2023

***GENERAL FUND**

TOWNSHIP PARKS and TRAILS

DESCRIPTION OF SERVICES PROVIDED

Upper Uwchlan Township currently operates and maintains three active recreational parks: Hickory Park, Fellowship Fields, and Larkins Field with a total of ten 10 active recreational fields. Upland Farms, a 56-acre park just north of the Village of Eagle, provides space for passive recreation and both paved and natural trails. Eagle Crossroads, a trailhead and small plaza in the Village of Eagle just north of the Township Building, was added to the park system in 2018. The Township also maintains paved trails throughout that Township that connect many residential areas to Eagle Village and to recreational facilities.

2023 HIGHLIGHTS

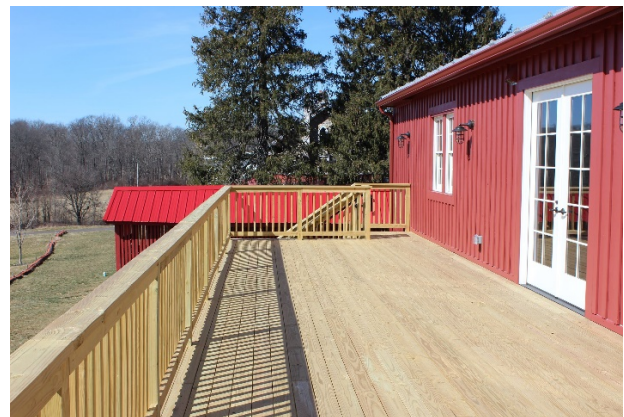
Annual Block Party – The Block Party returned in 2023 and was a great success. Food, music, fun and fireworks. The Park and Recreation Board provided a table with guests to participate in making a sand art craft.

Upland Farm Barn Upgrades – Construction on the barn was completed in April of 2022. The space is now available to the public to rent for their private events. Events and rentals have been ongoing. Identified early on was the need for HVAC. This project was put out to bid in and completed in August 2023, now making it available to use year-round.

With the increase in activity at the park, it was also determined that there was a need for exterior barn surveillance. This project was also completed in the summer of 2023.



Main event space at Upland Barn



Exterior deck off the main event space at Upland Barn

Park and Recreation Board Accomplishments

Support of DARC - The Downingtown Area Recreation Consortium (DARC) offers a variety of recreation events, camps, and programs at a reduced rate for residents of participating municipalities, including Upper Uwchlan Township. One member of the UUT Park and Recreation Board also serves as a member of the DARC Board. With the completion of the barn opening, DARC has now been able to consistently

use this location year-round as a home base for summer camp, and other adult programs like yoga and dance throughout the year.



Officer Fleming and Officer Taylor stopped for a visit with some of our guests.



Our Public Works crew took a moment to rest and visit with the Easter Bunny.

Easter Egg Hunt –

The Park and Recreation Board hosted their annual egg hunt, on April 8, attracting more than 400 attendees. Youngsters enjoyed a hunt for 5,000 candy filled eggs, a visit with the Easter Bunny, and a gift. In addition, the event served as a food drive for the Chester County Food Bank with 286 pounds of food collected.

Concerts at Upland Farm – On September 19, 2022 the first concert was held at Upland Farm. The “Moon Dawgs” performed and over 150 people enjoyed food from Epicurean Garage and great music.

The Park and Recreation Board decided to host a summer concert series in 2023. Four events were scheduled with two being held, the other two were cancelled due to weather conditions. Both events were successful, attracting over 300 people at both. The “Moon Dawgs” kicked off our first concert on June 11, and the The “Holt’s” wrapped it up on August 13. Both events were attended by Epicurean Garage and their food truck.



GEYA Parade – On August 26, the Township sponsored a parade for the GEYA 10U Eastern Regional Champions. The parade started at Pickering Valley Elementary school, made a left onto Station Blvd

crossing Route 100, following Park Road until reaching Hickory Park. Organizations from our local emergency services, and police department participated along with the 10U team. It ended with an ice cream celebration from Scooped at Hickory Park.

Trunk-or-Treat – Partnering with the Upper Uwchlan Police Department, the Parks and Recreation Board participated in the Annual Township sponsored Trunk-or-Treat event. Held at Hickory Park on October 28, this event invited families and local businesses to bring decorated car trunks from which to distribute and collect candy. The event also included outreach by local emergency service organizations, DARC, and Marsh Creek State Park.



6th Annual Tree Lighting and Light Up Upper Uwchlan – The Park and Recreation Board lit the tree at Upland Farms for the sixth consecutive year on the Saturday after Thanksgiving. Music was provided by the “Moon Dawgs”, a visit from Santa and the Lionville Fire Company and ended with fireworks display in the village of eagle. More than 500 area residents attended the event and comments from attendees and on the Township Facebook page indicated that it was highly successful!

ACCOMPLISHMENTS IN 2023

(Performed by Public Works – Facilities Division)

- Continued turf management on the Township’s three active recreational parks - ten (10) fields
- Ongoing maintenance at all park facilities
- Cleaned up the walking trails – throughout the year
- Fence installed at Larkins Field
- Tennis courts modified to allow for expanded Pickleball
- Painted the playground equipment at Hickory Park
- Replaced soccer nets at Fellowship Fields

- Assisted with renovations of infields on all three baseball fields at Hickory Park
- Paved upper parking lots at Fellowship Fields above field 3 & 4
- Painted parking lot space lines at Hickory Park
- Refinished the deck at Upland Barn

GOALS FOR 2024

- Continue the online scheduling of park facilities by local leagues and private residents
- Continue turf management on the Township's three active recreational parks - ten (10) fields
- Ongoing maintenance at all park facilities
- Install court lighting at the basketball and tennis courts at Hickory Park
- Install security cameras at Larkins Field and Hickory Park
- Repair or replace the stone wall at Fellowship Fields
- Pave the upper parking lot at Fellowship Fields
- Replace the pavilion at Hickory Park
- Begin engineering and initial design phase for a trail connection to Windsor Ridge
- Obtain additional grants to fund improvements at Hickory Park

STAFFING

Facilities Division Staffing Statistics – as of the end of each year presented

In 2016, the Township established a Facilities Division within the Public Works Department. The Facilities Division is staffed with three full time employees and supplemented by seasonal employees. One of the full-time employees is dedicated to operations of Municipal Authority facilities, and two employees are dedicated to parks. Facility scheduling is handled by administrative staff.

	2024	2023	2022
Full time (parks)	2	2	2
Seasonal	5	5	5
Total	4.5	4.5	4.5

Personnel are included and budgeted in the Public Works – Facilities department. An allocation of costs for lawn maintenance is transferred from Public Works – Facilities Division to Parks in the budget and the financial statements. Seasonal staff are counted as one-half an FTE; they generally work six months of the year maintaining the Township's parks and grass areas.

2024 BUDGET SUMMARY - PARKS

	2024 Budget	Actual 2023 (9/30/2023)	2023 Budget	2024 Increase (Decrease)	Percentage Change
General Park expenses	\$320,267	\$213,576	\$303,724	\$16,635	5.5%
Hickory Park	70,925	58,166	45,922	25,003	54.4%
Fellowship Fields	58,425	28,115	72,422	(13,997)	(19.3%)
Larkins Field	4,000	3,107	4,000	-	0.0%
Upland Farms	88,425	49,669	104,422	(15,997)	(15.3%)
Total	\$542,041	\$352,633	\$530,489	\$11,643	2.2%

Explanation of Major Changes

None.

PERFORMANCE MEASURES

Township Goals Supported:

- Health and Safety
 - Continued investment in social and recreational opportunities for our residents
- Effective and Efficient Township Services
 - Protect and preserve investment in public facilities
- Thriving Local Economy
 - Invest in, maintain, and manage vehicular and pedestrian networks
- Protect Natural Resources and Systems
 - Continued collaboration on projects such as the Brandywine Creek Greenway

FACILITY USE STATISTICS

	2024 (projected)	2023*	2022	2021
User groups which reserved 20+ hours	15	14	7	14
Total hours reserved by all users	4,500	4,020	2,610	3,904

*Used or reserved as of October 31, 2023. Some cancellations are expected.

GENERAL FUND

FIRE AND AMBULANCE DEPARTMENTS

MISSION

The Township seeks to provide quality fire and ambulance services to its residents and others who visit or work in the Township.

DESCRIPTION OF SERVICES PROVIDED

There are no fire companies or ambulance companies located within the Township. Upper Uwchlan Township has contracted with several organizations that serve Upper Uwchlan Township:

- Lionville Fire Company – Station 47
- Glenmoore Fire Company – Station 48
- Ludwig's Corner Fire Company – Station 73
- East Brandywine Fire Company – Station 49
- Uwchlan Ambulance Corps. – Station 87

The Township supports the Fire companies and the ambulance corps. by making semi-annual contributions towards their operations. The amount of contributions made to each company is based on a number of quantitative factors. They include: the number of fire and QRS calls made, the percentage of Upper Uwchlan population within their fire district and the assessment of property values that are located in their fire district.

The Township also receives Fire Insurance Premium Taxes from the Commonwealth of Pennsylvania that is restricted such that every dollar received must be paid to local fire companies within 60 days of receipt. The offsetting expense associated with that revenue is reflected in this department.

Upper Uwchlan is also required by state law to contribute its pro-rata portion of workers compensation premiums paid by each of its supporting fire companies. Those fire companies submit an invoice to the Township annually for payment of its share of the premiums.

ACCOMPLISHMENTS IN 2023

- Continued to provide professional fire and ambulance services to the Township and its residents.
- Township-provided funding to each of the fire companies was increased

GOALS FOR 2024

- Continue to provide professional fire and ambulance services to the Township and its residents.

2024 Budget Summary – Fire and Ambulance

	2024 Budget	Actual 2023 (9/30/2023)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Township contributions to Fire & Ambulance Co.	\$314,270	\$289,270	\$314,270	-	0.0%
State Aid received and paid to fire companies	110,000	113,023	95,000	\$15,000	15.8%
Reimbursements to other municipalities	2,500	-	2,500	-	0.0%
Hydrant expenses	70,000	65,477	70,000	-	0.0%
Workers compensation insurance	11,100	-	23,000	(11,900)	(51.7%)
Total	\$507,870	\$475,439	\$504,770	(\$109,038)	0.6%

Explanation of Major Changes

None

STATISTICS*

	2024 Projected	2023**	2022**
Total calls:			
Ludwig's Corner	165	164	149
Lionville	100	104	97
Glenmoore	10	10	5
East Brandywine	20	22	17
Uwchlan Ambulance	400	390	319

*The measurement period runs October to September

** For the one year period ended September 30

GENERAL FUND

OTHER SERVICES

MISSION

The Township seeks to provide financial assistance to local charitable organizations that benefit the residents of Upper Uwchlan Township. We are also committed to providing proactive emergency services so that our officials, staff and first responders are prepared in the event of an emergency or disaster. This section also includes the Township's Historical Commission and its activities.

DESCRIPTION OF SERVICES PROVIDED

This department reflects contributions made to various local charitable organizations that provide services to residents of the Township. It includes the Brandywine Valley SPCA (*formerly the Chester County SPCA*), Downingtown Area Recreational Consortium (DARC), and the Henrietta Hankin Library.

The Brandywine Valley SPCA contracts with the municipalities within the County to provide care to stray animals that are found in, or brought to the SPCA, from Upper Uwchlan Township. Without a contract, the SPCA will not accept animals coming from our Township. The contract is for a five year term, from January 1, 2024 to December 31, 2028. The basic contract fee for the 2024 calendar year is **\$5,600**. Annual increases are capped at no more than 4%. Additional charges that will be billed monthly include an animal acquisition fee of \$400 per dog and \$200 per cat, and an activity fee for trips to our Township that do not include acquisition of an animal and an emergency response fee. The total amount budgeted for 2024 is **\$9,200**.

Contributions are made to DARC based on their budget and requested contribution from the Township as long as it is deemed reasonable and appropriate. For 2024, that amount is **\$25,398** and it is based on the number of Upper Uwchlan Township residents who participated in their programs during the prior year.

The Downingtown Area Senior Center received their first contribution of **\$2,000** from the Township in 2019 following a presentation to the Supervisors which described the many services available for seniors in our community.

The Township contributes **\$5,000** annually to the Henrietta Hankin Library which is a local resource for Township residents. The library also offers public computer/Wi-Fi usage, public meeting rooms and various programs for youth and adults. Approximately 25% of Upper Uwchlan residents use the library on some basis.

The Emergency Services department (EMPC) has a total budget of **\$18,950** for 2024. The majority of the budget consists of training; it also includes dedicated phones for EMPC.

The Historical Commission of Upper Uwchlan Township seeks to maintain the historical attributes of the Township. Their budget for 2024 is **\$5,000**.

The Environmental Advisory Council was established in 2021 and has a budget of **\$10,000** for 2024.

ACCOMPLISHMENTS IN 2023

- Residents participating in DARC programs – the second highest average of the 7 participating municipalities.
- Residents using the Henrietta Hankin Library are the second highest percentage of any municipality in Chester County

GOALS FOR 2024

- Increased resident participation in DARC and the Henrietta Hankin library
- Help to promote usage of the senior center located in Downingtown

2024 Budget Summary – Other Services

	2024 Budget	Actual 2023 (9/30/23)	2023 Budget	2024 Increase (Decrease)	Percentage Change
Emergency Services (EMPC)	\$18,950	\$3,351	\$7,850	\$11,100	141.4%
Brandywine Valley SPCA	9,200	3,334	4,776	4,424	92.6%
DARC	25,398	24,189	25,398	-	0.2%
DASC	2,000	-	2,000	-	0.0%
Natural Lands Trust	-	-	20,000	(20,000)	(100.0%)
EAC	10,000	6,563	10,000	-	0.0%
Henrietta Hankin Library	5,000	-	5,000	-	0.0%
Historical commission	5,000	14,725	5,000	-	0.00%
Total	\$75,548	\$52,162	\$80,024	(\$4,476)	(5.6%)

Explanation of Major Changes

The Natural Lands Trust donation was for a specific purpose om 2023 and is not expected to re-occur.

The Brandywine Valley SPCA contract was renewed for effective January 1, 2024 with significant increases in the base contract and for animal acquisition fees. Upper Uwchlan Township experiences a very low incidence of stray animals.

LONG TERM DEBT

Current Debt Outstanding

- General Obligation Bonds, Series of 2019 - issued January 9, 2019 I - \$10,750,000.
 - The bonds were assigned an Aa1 rating by Moody's Investor Services. The bond proceeds are being used by the Township for the expansion of its administration building, capital improvements at Hickory Park and the Upland Farms Community Center and also by the Municipal Authority for various sewer system projects, including the acquisition of land for a drip field.

- General Obligation Bonds, Series A of 2019 - issued September 5, 2019 - \$5,105,000
 - The bonds were used entirely for a current refunding of the Township's General Obligation Bonds, Series of 2014. The 2014 Bonds were used by the Upper Uwchlan Township Municipal Authority for improvements to the Township's sewer system. Moody's Investor Services also assigned a rating of Aa1 to this issue. Their press release stated the following, "Upper Uwchlan Township's (Aa1) very strong financial position will persist in the near-to-mid term given its conservative budgeting practices, formal fund balance policy, and organic property tax revenue growth. While the Township's debt burden will increase in the near term, debt service will remain manageable. Additionally, the township's moderately sized tax base is expected to exhibit continued growth moving forward."

The following is a comparison of the Township's total debt as of December 31, 2023 and 2022:

	2023	2022
General Obligation Bonds, Series of 2019	\$ 9,725,000	\$9,985,000
General Obligation Bonds, Series A of 2019	4,235,000	4,450,000
Total	\$ 13,960,000	\$14,435,000

Of the total 2023 debt shown above, \$4,575,000 is reflected in the Capital Fund and \$9,385,000 is reflected in the Sewer Fund. The Sewer Fund debt is all self-liquidating, and is used to improve sewer facilities and provide service to residents with failing septic systems. The Upper Uwchlan Township Municipal Authority has an Operations and Management Agreement with the Township that provides for semi-annual payments in the amount of the principal and interest payments on the related general obligation bonds.

Please refer to the pages that follow for a detailed description of the Township's general obligation debt.

GENERAL OBLIGATION BONDS, SERIES OF 2019 and SERIES A of 2019

Series of 2019

On December 11, 2018, the Township issued \$10,750,000 of General Obligation Bonds – Series of 2019. RBC Capital Markets served as underwriter for the sale of the Bonds and closing on the bonds occurred on January 9, 2019. The bonds are general obligations of Upper Uwchlan Township and are payable from general revenues. A portion of the bonds are self-liquidating, with interest and principal payments paid to the Township from the operations of the Upper Uwchlan Municipal Authority. Moody's Investor Services assigned a rating of Aa1 to the bonds.

The Capital Program

Proceeds from the sale of the Bonds is being used to expand and renovate the Township's administration building, for capital improvements at Hickory Park and the Upland Farms Community Center, and for sewer system projects. The expansions to the sewer system include the Route 100 Regional Wastewater Treatment Plant, extending the sewer main on Byers Road, the Milford Farms residential area and the acquisition of land for a drip field. The sewer system is owned by the Township and operated by the Upper Uwchlan Township Municipal Authority, which was incorporated in 1990.

The bonds were sold with a premium of \$230,516. The project fund deposits were as follows: \$5,656,037 in connection with the expansion of the Township's administration building and other capital improvements and \$5,205,556 in connection with the sewer system projects.

Series A of 2019

On August 5, 2019, the Township issued \$5,105,000 of General Obligation Bonds – Series A of 2019. RBC Capital Markets served as underwriter for the sale of the Bonds and closing occurred on September 5, 2019. The bonds are the general obligations of Upper Uwchlan Township and are payable from general revenues. The bonds are self-liquidating, with interest and principal payments made to the Township from the operations of the Upper Uwchlan Township Municipal Authority. Moody's Investor Services assigned a rating of Aa1 to the bonds.

Current Refunding

The proceeds from the sale of the Series A of 2019 Bonds were used to pay the principal amounts due to the bondholders of the Series of 2014 bonds. The 2014 Bonds were issued on September 23, 2014 in the amount of \$5,955,000. They were also self-liquidating, with interest and principal payments being remitted to the Township from the operations of the Upper Uwchlan Township Municipal Authority. The proceeds from the 2014 bond offering were used to finance the purchase of sewer capacity in a newly constructed plant and construction of new sewer infrastructure to serve approximately 121 existing homes in three existing subdivisions in the Township.

Debt Limits

Article IX, Section 10 of the Constitution of the Commonwealth of Pennsylvania requires the General Assembly to prescribe the debt limits of units of local governments in the Commonwealth, including the Township, based on a percentage of total revenues of such units over a three-year period immediately preceding the borrowing. Self-liquidating debt and subsidized debt and all debt approved by referendum are excluded from such debt limits. The Debt Act implements Article IX, Section 10 of the Constitution.

Under the Debt Act as presently in effect, there is no limit on the amount of electoral debt which may be incurred or outstanding, but (i) the Township may not incur new non-electoral debt if the total amount of such new non-electoral debt plus all other non-electoral debt to remain outstanding upon issuance of such new non-electoral debt, net of the amount of any non-electoral debt that constitutes subsidized debt or self-liquidating debt, will exceed 250% of the borrowing base and (ii) the Township may not incur new lease rental debt if the total amount of such new lease rental debt plus all other non-electoral debt and lease rental debt to remain outstanding upon issuance of such new lease rental debt, net of the amount of any non-electoral or lease rental debt that constitutes subsidized debt or self-liquidating debt, will exceed 350% of the Borrowing Base.

The borrowing base of the Township is calculated to be \$11,885,137. The gross borrowing capacity of the Township is \$14,412,843 and \$26,297,981, under the net non-electoral debt and net non-electoral and lease rental debt, respectively.

Sources and Uses of Bond Proceeds

<u>Sources of Funds</u>	<u>2019 Bonds</u>	<u>2019 A Bonds</u>
Par amount of Bonds	\$10,750,000	\$5,105,000
Original Issue Premium	230,516	132,903
Total Sources	\$10,980,516	\$5,237,903
<u>Uses of Funds</u>		
Deposit to Project Construction Fund	\$10,850,000	-
Refunding Escrow Deposits	-	\$5,153,346
Costs of Issuance	66,016	53,927
Underwriter's Discount	64,500	30,630
Total Uses	\$10,980,516	\$5,237,903

Interest on the bonds is payable semi-annually on June 1 and December 1 of each year commencing December 1, 2019 (Series of 2019 and Series A of 2019) until the principal amount is paid. The bonds mature in 30 years.

Please refer to subsequent pages for maturity dates, principal amounts, interest rates, yields and prices on both Series of Bonds.

Current Balance	Series of 2019	Series A of 2019
Original Issue	\$10,750,000	\$5,105,000
Principal payments:		
December 1, 2019	(140,000)	(25,000)
December 1, 2020	(185,000)	(205,000)
December 1, 2021	(190,000)	(210,000)
December 1, 2022	(250,000)	(215,000)
December 1, 2023	(255,000)	(215,000)
Amount outstanding, December 31, 2023	\$9,725,000	\$4,235,000

\$10,750,000
TOWNSHIP OF UPPER UWCHLAN
(Chester County, Pennsylvania)
GENERAL OBLIGATION BONDS, SERIES OF 2019

Dated: Date of Delivery
Principal Due: December 1
Denomination: Integral multiples of \$5,000

Interest Payable: June 1 and December 1
First Interest Payment: June 1, 2019
Form: Book-Entry Only

Period Ending	Principal	Coupon	Interest	Debt Service	Fiscal Year Ended 12/31	Annual Debt Service
December 1, 2019 June 1, 2020	\$140,000	2.000%	\$365,531.50	\$505,531.50	2019	\$505,531.50
December 1, 2020 June 1, 2021	185,000	2.500%	405,868.76	\$590,868.76	2020	\$590,868.76
December 1, 2021 June 1, 2022	190,000	2.500%	401,243.76	\$591,243.76	2021	\$591,243.76
December 1, 2022 June 1, 2023	250,000	3.000%	396,493.76	\$646,493.76	2022	\$646,493.76
December 1, 2023 June 1, 2024	255,000	3.000%	390,243.76	\$645,243.76	2023	\$645,243.76
December 1, 2024 June 1, 2025	270,000	4.000%	382,593.76	\$652,593.76	2024	\$652,593.76
December 1, 2025 June 1, 2026	275,000	4.000%	374,493.76	\$649,493.76	2025	\$649,493.76
December 1, 2026 June 1, 2027	280,000	4.000%	366,243.76	\$646,243.76	2026	\$646,243.76
December 1, 2027 June 1, 2028	290,000	4.000%	355,043.76	\$645,043.76	2027	\$645,043.76
December 1, 2028 June 1, 2029	300,000	4.000%	343,443.76	\$643,443.76	2028	\$643,443.76
December 1, 2029 June 1, 2030	315,000	4.000%	331,443.76	\$646,443.76	2029	\$646,443.76
December 1, 2030 June 1, 2031	325,000	4.000%	318,843.76	\$643,843.76	2030	\$643,843.76
December 1, 2031 June 1, 2032	340,000	4.000%	305,843.76	\$645,843.76	2031	\$645,843.76
December 1, 2032 June 1, 2033	350,000	4.000%	292,243.76	\$642,243.76	2032	\$642,243.76
December 1, 2033 June 1, 2034	370,000	4.000%	278,243.76	\$648,243.76	2033	\$648,243.76
December 1, 2034 June 1, 2035	385,000	4.000%	263,443.76	\$648,443.76	2034	\$648,443.76
December 1, 2035 June 1, 2036	400,000	4.000%	248,043.76	\$648,043.76	2035	\$648,043.76
December 1, 2036 June 1, 2037	415,000	4.000%	232,043.76	\$647,043.76	2036	\$647,043.76
December 1, 2037 June 1, 2038	430,000	4.000%	215,443.76	\$645,443.76	2037	\$645,443.76
December 1, 2038 June 1, 2039	445,000	4.000%	198,243.76	\$643,243.76	2038	\$643,243.76
December 1, 2039 June 1, 2040	60,000	3.875%	180,443.76	\$240,443.76	2039	\$240,443.76
December 1, 2040 June 1, 2041	425,000	3.875%	178,118.76	\$603,118.76	2040	\$603,118.76
December 1, 2041 June 1, 2042	440,000	3.875%	161,650.00	\$601,650.00	2041	\$601,650.00
December 1, 2042 June 1, 2043	460,000	4.000%	144,600.00	\$604,600.00	2042	\$604,600.00
December 1, 2043 June 1, 2044	475,000	4.000%	126,200.00	\$601,200.00	2043	\$601,200.00
December 1, 2044 June 1, 2045	495,000	4.000%	107,200.00	\$602,200.00	2044	\$602,200.00
December 1, 2045 June 1, 2046	515,000	4.000%	87,400.00	\$602,400.00	2045	\$602,400.00
December 1, 2046 June 1, 2047	535,000	4.000%	66,800.00	\$601,800.00	2046	\$601,800.00
December 1, 2047 June 1, 2048	555,000	4.000%	45,400.00	\$600,400.00	2047	\$600,400.00
December 1, 2048 June 1, 2049	580,000	4.000%	23,200.00	\$603,200.00	2048	\$603,200.00
Total	\$10,750,000		\$7,586,050.46	\$18,336,050.46		\$18,336,050.46

\$5,105,000
TOWNSHIP OF UPPER UWCHLAN
(Chester County, Pennsylvania)
GENERAL OBLIGATION BONDS, SERIES A OF 2019

Dated: Date of Delivery
Principal Due: December 1
Denomination: Integral multiples of \$5,000

Interest Payable: June 1 and December 1
First Interest Payment: December 1, 2019
Form: Book-Entry Only

<u>Period Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Fiscal Year Ended</u> <u>12/31</u>	<u>Annual Debt Service</u>
December 1, 2019	\$ 25,000	1.100%	\$31,192.92	\$56,192.92	2019	\$56,192.92
June 1, 2020			65,150.00	\$65,150.00		
December 1, 2020	205,000	2.000%	65,150.00	\$270,150.00	2020	\$335,300.00
June 1, 2021			63,100.00	\$63,100.00		
December 1, 2021	210,000	2.000%	63,100.00	\$273,100.00	2021	\$336,200.00
June 1, 2022			61,000.00	\$61,000.00		
December 1, 2022	215,000	2.000%	61,000.00	\$276,000.00	2022	\$337,000.00
June 1, 2023			58,850.00	\$58,850.00		
December 1, 2023	215,000	1.500%	58,850.00	\$273,850.00	2023	\$332,700.00
June 1, 2024			57,237.50	\$57,237.50		
December 1, 2024	220,000	1.500%	57,237.50	\$277,237.50	2024	\$334,475.00
June 1, 2025			55,587.50	\$55,587.50		
December 1, 2025	220,000	2.000%	55,587.50	\$275,587.50	2025	\$331,175.00
June 1, 2026			53,387.50	\$53,387.50		
December 1, 2026	225,000	2.000%	53,387.50	\$278,387.50	2026	\$331,775.00
June 1, 2027			51,137.50	\$51,137.50		
December 1, 2027	235,000	2.500%	51,137.50	\$286,137.50	2027	\$337,275.00
June 1, 2028			48,200.00	\$48,200.00		
December 1, 2028	240,000	2.500%	48,200.00	\$288,200.00	2028	\$336,400.00
June 1, 2029			45,200.00	\$45,200.00		
December 1, 2029	245,000	2.000%	45,200.00	\$290,200.00	2029	\$335,400.00
June 1, 2030			42,750.00	\$42,750.00		
December 1, 2030	250,000	3.000%	42,750.00	\$292,750.00	2030	\$335,500.00
June 1, 2031			39,000.00	\$39,000.00		
December 1, 2031	260,000	3.000%	39,000.00	\$299,000.00	2031	\$338,000.00
June 1, 2032			35,100.00	\$35,100.00		
December 1, 2032	265,000	3.000%	35,100.00	\$300,100.00	2032	\$335,200.00
June 1, 2033			31,125.00	\$31,125.00		
December 1, 2033	270,000	3.000%	31,125.00	\$301,125.00	2033	\$332,250.00
June 1, 2034			27,075.00	\$27,075.00		
December 1, 2034	280,000	3.000%	27,075.00	\$307,075.00	2034	\$334,150.00
June 1, 2035			22,875.00	\$22,875.00		
December 1, 2035	285,000	3.000%	22,875.00	\$307,875.00	2035	\$330,750.00
June 1, 2036			18,600.00	\$18,600.00		
December 1, 2036	300,000	3.000%	18,600.00	\$318,600.00	2036	\$337,200.00
June 1, 2037			14,100.00	\$14,100.00		
December 1, 2037	305,000	3.000%	14,100.00	\$319,100.00	2037	\$333,200.00
June 1, 2038			9,525.00	\$9,525.00		
December 1, 2038	315,000	3.000%	9,525.00	\$324,525.00	2038	\$334,050.00
June 1, 2039			4,800.00	\$4,800.00		
December 1, 2039	320,000	3.000%	4,800.00	\$324,800.00	2039	\$329,600.00
June 1, 2040						
Total	\$5,105,000		\$1,638,792.92	\$6,743,792.92		\$6,743,792.92

SOLID WASTE AND RECYCLING FUND

DESCRIPTION OF SERVICES PROVIDED

The Solid Waste and Recycling Fund is used to manage revenues and expenditures directly related to the Township's Solid Waste and Recycling program. Chapter 148 of the Upper Uwchlan Township Code requires all residential property owners in the Township to dispose of recyclable materials and waste using the municipally contracted hauler. Chapter 148 also requires all commercial establishments to dispose of waste and recyclables in compliance with the code. Upper Uwchlan Township provides residential solid waste and recycling services to approximately 3,725 residential households using a "Toter" system. Each household has been issued one solid waste and one recycling container (or "Toter") 64 or 96 gallons in capacity. Chapter 148 limits residential solid waste collection to no more than 96 gallons/week. Curbside recycling collected is unlimited. One bulk pick-up per month is provided. The Township's program also includes 36 leaf and yard waste collection dates throughout the year and a permanent yard waste dumpster for residential use located adjacent to the Public Works garage. Materials accepted on yard waste collection days include yard debris, leaves, grass clippings, tree branches, Christmas trees, etc.

Contracted haulers continued to collect waste in the Township in 2023. Recyclables are collected by A.J. Blosenski, who was sold to Waste Connections in August 2022. Solid waste and yard waste are collected by Waste Management, which has merged with Advanced Disposal, the name under which the contract was originally signed. This is the 5th year of the contract which is set to expire on July 31, 2024. Costs for Solid Waste and Recycling disposal are expected to increase significantly in the next contract.



Through the Chester County Process and Marketing Contract, recyclables are sorted and banded at the Birdsboro Total Recycle facility.

Upper Uwchlan Township is required to recycle by the Pennsylvania Municipal Waste Planning Recycling and Waste Reduction Act (Act 101). Throughout 2023, the Township continued their efforts to increase recycling and decrease the tons of municipal solid waste (MSW) being sent to the Chester County Solid Waste Authority Landfill. Upper Uwchlan Township is party to the Chester County Process and Marketing contract for recyclables. Through this contract, recyclables are delivered to and processed at the Total Recycle facility in Birdsboro owned by J.P. Mascaro & Sons. From January to September

2023, tipping fees for this contract averaged \$56/ton. The tipping fee is calculated based upon market rate and is updated monthly. Costs for disposing solid waste include contracted hauler costs as well as tipping fees at \$76/ton. Despite the worldwide decrease in value of recyclable materials, recycling still offers the Township a significant savings compared to disposal of MSW.

Enforcement education via the production and use of non-collection stickers was continued in 2023. This program makes residents aware of the proper preparation of recyclables. Each year, recycling education for both residents and commercial entities is conducted through direct mailings and digital outreach on the Township website and social media.

The Environmental Advisory Committee (EAC) was pleased to host an electronic waste recycling event along with a shredding event on May 20, 2023 and will be hosting another electronic waste and shredding event on October 14, 2023. The Township contracted with Captain Junk to provide residents the chance to recycle "Anything with a Plug™." Over 75 residents attended the event and a total of 5,482 lbs. of electronics was collected.

The EAC also hosted their second Earth Day Celebration at Upland Farm Park on April 22, 2023. The event featured great exhibits, demonstrations and products about the importance of recycling and other earth friendly tips. Over 100 residents attended this amazing event.

2023 Electronics Recycling

Saturday, May 20th 9 am—12 noon (Rain or Shine)

Public Works Facility - 132 Oscar Way, Chester Springs

Disposal of household electronic waste including: televisions, monitors, PCs*, laptops*, printers, cables, vacuums, small appliances/electronics, and related equipment.

Upper Uwchlan Township residents ONLY. No commercial entities.

Most items accepted **FREE of charge!** There are fees for the following items. **Cash only.**

CRT & LCD Televisions \$40 each	Wooden Console or Projection TVs \$60
Computer Monitors \$20 each	Dehumidifiers or Air Conditioners \$10 each

*Computer hard drive data will be destroyed.

Questions? Call the Township Office at 610-458-2318.



Public Works Sweeper Truck on display at the Earth Day Celebration at Upland Farm Park

OBJECTIVES FOR 2024

The Township will continue to track, on a monthly basis, tons of garbage collected, tons of recycling collected, tons of yard waste collected, the percent of the waste stream diverted by recycling, and the percent of the waste stream diverted by composting yard waste collected. This data is also collected annually through the compiling of Act 101 Reports. These reports, which are the basis for the Township's 904 Recycling Performance Grant, allow the Township to track yearly totals for all recyclables collected in the Township, both the residential recyclables collected by the Township contracted hauler and commercial recyclables collected by various other haulers. Data collection allows the Township to identify monthly and annual trends and gauge the success of program changes, education, and communication.

Education and public engagement efforts will also continue in 2024. The Township plans to host an electronic waste recycling event and shredding event again in the coming year. The Environmental Advisory Council (EAC) has been tasked with improving the Township's recycling education efforts and will also explore other outreach and education endeavors.

PERFORMANCE MEASURES

	2024 (projected)	2023 (projected)	2022	2021
Recyclables Collected	1,700	1,646	1,429	1,840
Yard Waste Collected	800	700	505	537

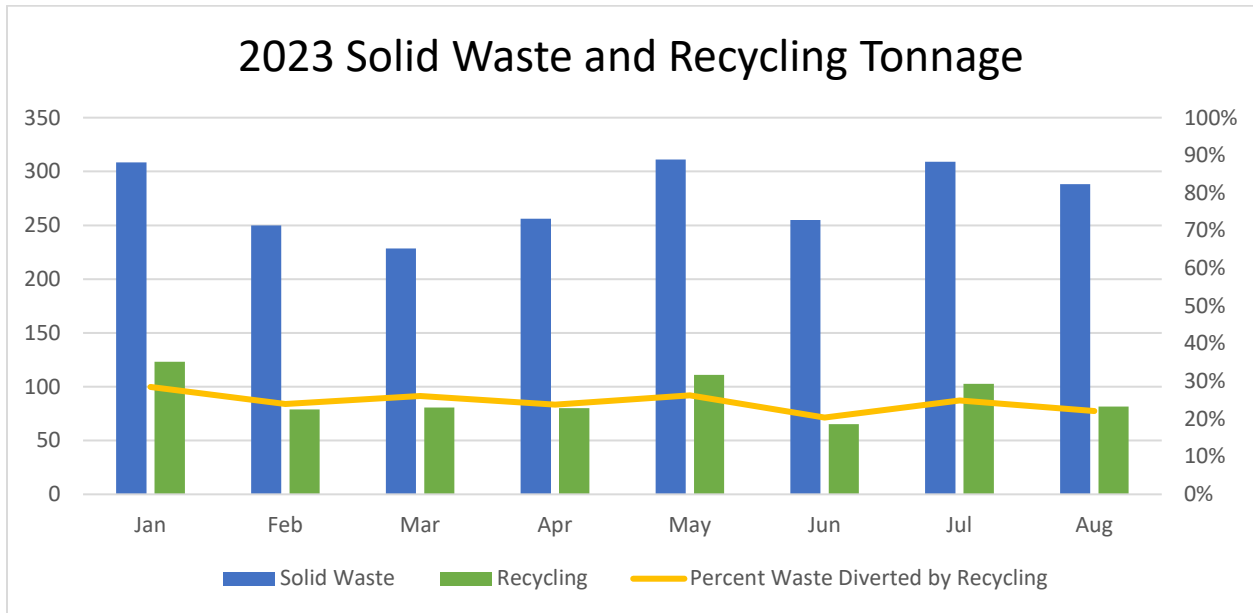
Act 101 Reports are received in February for the previous year.

	2024 (projected)	2023 (projected)	2022	2021
Waste diversion through recycling	28%	26%	26%	25%
Waste diversion through composting	13%	13%	14%	14%

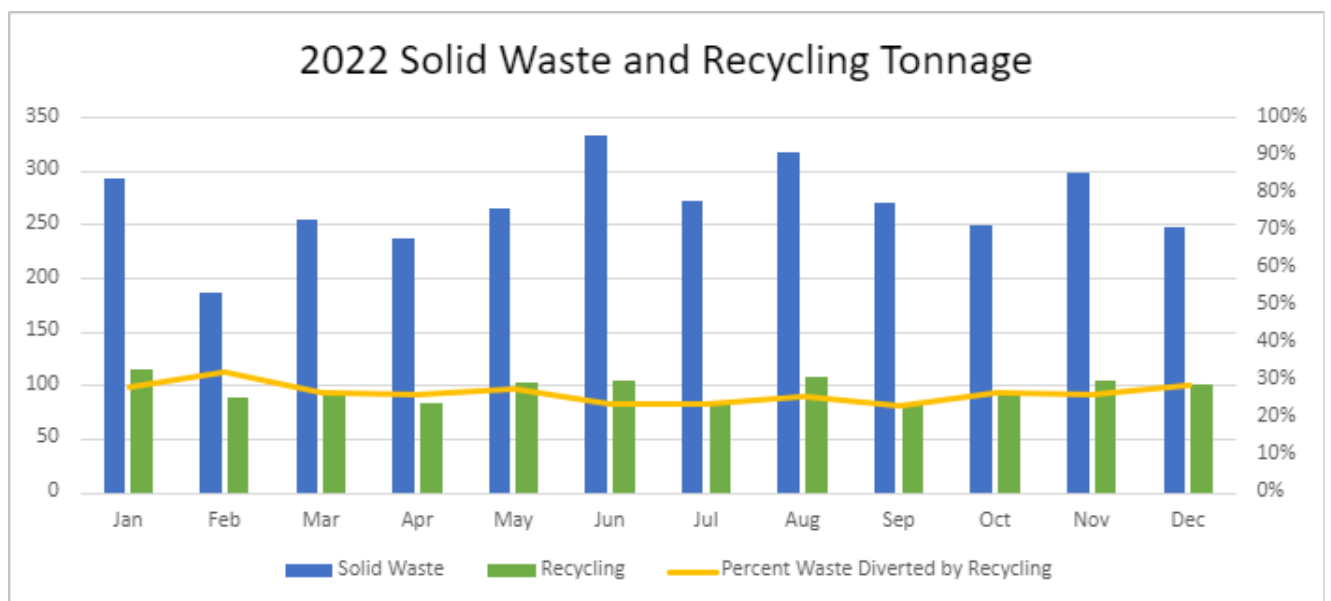
**As of August 31, 2023*

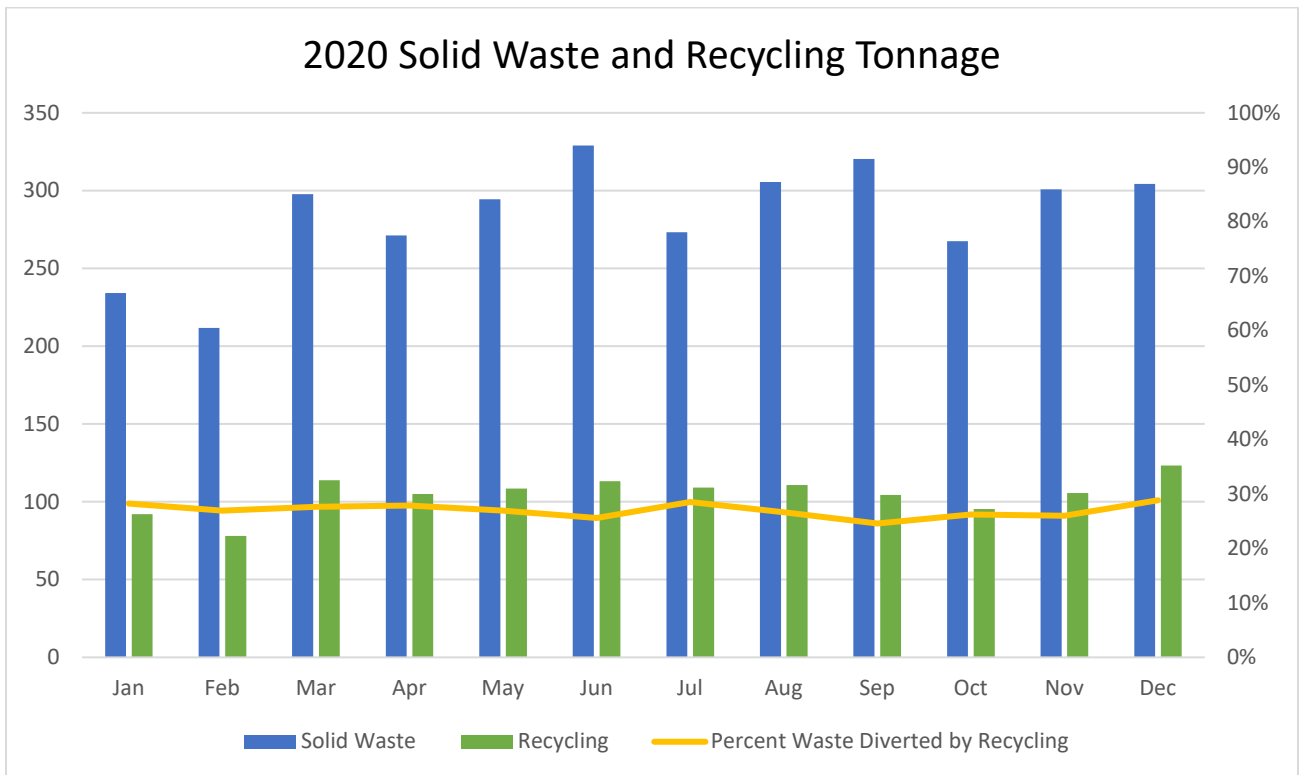
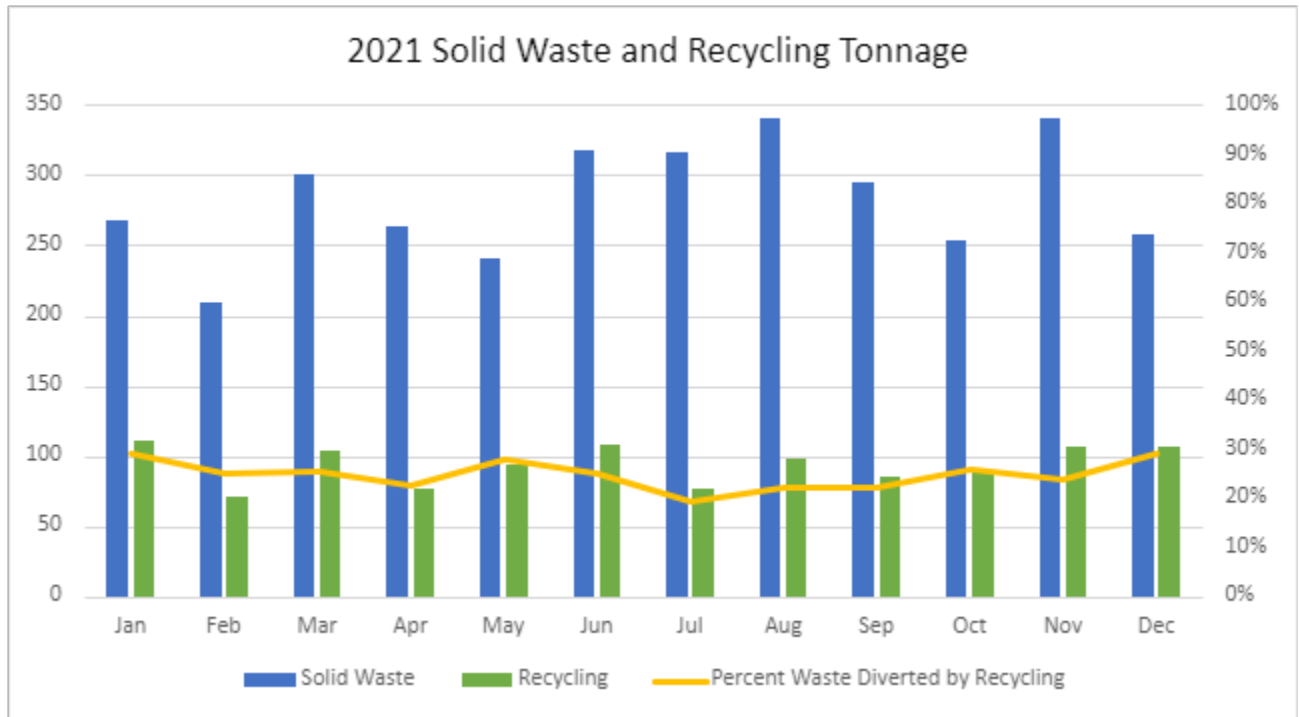
SOLID WASTE AND RECYCLING TONNAGE

The charts below show and compare year over year residential solid waste and recycling collected monthly by the contracted haulers and the percentage of material that is diverted from the landfill by recycling efforts.



**As of August 31, 2023*





**Upper Uwchlan Township
Solid Waste Fund
2024 Budget**

		Actual	Actual	Budget	Actual - 9/30	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Bud	Inc/(Dec)	2025	2026	2027	2028
INCOME													
341 INTEREST													
05-341-000-000	Interest Income	1,582	2,695	2,000	19,436	1,600	25,000	23,400	1463%	25,000	25,000	25,000	25,000
		1,582	2,695	2,000	19,436	1,600	25,000	23,400	1463%	25,000	25,000	25,000	25,000
364 SOLID WASTE REVENUE													
05-364-000-010	Solid Waste Income	1,069,585	1,151,985	1,121,066	1,119,995	1,132,976	1,171,800	38,824	3%	1,171,800	1,171,800	1,171,800	1,171,800
05-364-000-015	Resident Refunds				(1,826)	(2,000)	(2,000)		0%	(2,000)	(2,000)	(2,000)	(2,000)
05-364-000-020	Recycling Income	8,227	4,587	-	-	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
05-364-000-025	Hazardous Waste Event	-	1,434	2,000	1,891	2,000	2,000	-	0%	1,600	1,800	2,000	2,200
05-364-000-030	Leaf Bags Sold	98	190	500	105	500	500	-	0%	500	500	500	500
05-364-000-035	Scrap Metal Sold	1,257	229	500	661	500	500	-	0%	500	500	500	500
	Equipment Purchase Grant (State)	-		-	-	-	-	-	#DIV/0!	-	-	-	-
05-364-000-040	Performance Grant	5,386		25,000	23,546	25,000	25,000	-	0%	50,000	50,000	50,000	50,000
Total 364 SOLID WASTE		1,084,553	1,158,425	1,149,066	1,144,372	1,163,976	1,202,800	38,824	3%	1,227,400	1,227,600	1,227,800	1,228,000
392 INTERFUND TRANSFER													
05-395-000-000	Refund of Prior Year Expenses			-	-	-	-	-	0%	-	-	-	-
	Interfund Transfer - Other	-	-	-	-	-	-	-	0%	-	-	-	-
Total 392 INTERFUND TRANSFER		-	-	-	-	-	-	-	0%	-	-	-	-
Total 300 - INCOME		1,086,135	1,161,120	1,151,066	1,163,808	1,165,576	1,227,800	62,224	0	1,252,400	1,252,600	1,252,800	1,253,000
Total Income		1,086,135	1,161,120	1,151,066	1,163,808	1,165,576	1,227,800	62,224	5%	1,252,400	1,252,600	1,252,800	1,253,000
EXPENSES													
427 SOLID WASTE EXPENSES													
05-427-000-101	Employee cost allocation	21,996	-	21,918	19,654	20,535	23,228	2,693	100%	23,924	24,642	25,381	26,143
05-427-000-150	Bank Fees	125	150	200	175	200	200	-	0%	200	200	200	200
05-427-000-200	Supplies	1,696	2,337	2,000	(39)	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
05-427-000-210	Utility Billing Expenses	5,295	4,497	2,800	4,013	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
05-427-000-220	Postage	2,091	2,004	2,300	2,315	2,300	2,300	-	0%	2,300	2,300	2,300	2,300
05-427-000-230	Toters	20,144	17,225	36,069	53,543	36,069	36,069	-	0%	4,000	4,000	4,000	4,000
05-427-000-314	Legal Expense	1,002	7,344	9,000	10,974	9,000	10,000	1,000	11%	10,000	10,000	10,000	10,000
05-427-000-316	Training & Seminars	-	-	500	-	500	500	-	0%	500	500	500	500
05-427-000-420	Dues/Subscriptions/Memberships	-	-	125	160	125	200	75	60%	200	200	200	200
05-427-000-450	Contracted Services - Solid Waste	457,098	469,950	444,336	351,003	457,665	714,000	256,335	56%	1,008,000	1,008,000	1,008,000	1,008,000
05-427-000-460	Contracted Services - Recycling	188,795	181,216	183,437	139,861	192,609	306,000	113,391	59%	432,000	432,000	432,000	432,000
05-427-000-700	Tipping Fees - Solid Waste	260,686	252,714	275,000	190,511	283,000	317,550	34,550	12%	317,550	317,550	317,550	317,550
05-427-000-725	Tipping Fees - Recycling	7,341	21,747	39,000	40,050	52,000	67,500	15,500	30%	67,500	67,500	67,500	67,500
05-427-000-800	Recycling Disposal	6,369	7,282	9,000	-	9,000	9,000	-	0%	9,000	9,000	9,000	9,000
05-427-000-805	Electronic Waste Event	-	-	6,000	-	6,000	6,000	-	100%	6,000	6,000	6,000	6,000
05-427-000-810	Hazardous Waste Event	-	-	-	1,924	-	2,000	-	100%	2,000	2,000	2,000	2,000
TOTAL EXPENSES		972,638	966,466	1,031,685	814,144	1,076,003	1,499,547	423,544	39%	1,888,174	1,888,892	1,889,631	1,890,393
NET INCOME BEFORE OPERATING TRANSFERS		113,497	194,654	119,381	349,664	89,573	(271,747)	(361,320)	-403%	(635,774)	(636,292)	(636,831)	(637,393)
492 OPERATING TRANSFERS													
05-492-000-030	Transfer to Capital Fund	100,000	100,000	100,000	85,000	85,000	-	(85,000)	-100%	-	-	-	-
	Transfer to Water Resource Protection Fund			-	-	-	-					-	
Total 492 OPERATING TRANSFERS		100,000	100,000	100,000	85,000	85,000	-	(85,000)	-100%	-	-	-	-
Total Expenditures		1,072,638	1,066,466	1,131,685	899,144	1,161,003	1,499,547	338,544	29%	1,888,174	1,888,892	1,889,631	1,890,393
Net Ordinary Income		13,497	94,654	19,381	264,664	4,573	(271,747)	(276,320)	-6042%	(635,774)	(636,292)	(636,831)	(637,393)

CAPITAL FUND

The Capital Fund is used to account for major capital expenditures for the Township. Capital expenditures are expenses which result in the acquisition of a permanent asset. The Township's capitalization policy is to capitalize any asset which costs at least \$5,000. Asset purchases may be included in the Township's Capital Fund and may not be capitalized if they do not qualify.

The Capital Fund's primary source of revenue consists of transfers from the General and Solid Waste Funds or any grants that are received to offset expenditures.

The Township's debt payments (exclusive of the bond payments due to Sewer Authority borrowings) are recorded in the Capital Fund. Payments of principal are reflected as a reduction of long term debt on the balance sheet and thus are not included in the Capital Fund budget, which mirrors the income statement. The principal payments are reflected in the Cash Flow schedule.

During the budget process each year, each department head will submit a request for necessary capital purchases for the upcoming year. These requests are reviewed by the Township Manager and, if approved, are included in the Budget for the Supervisor's review and approval.

The Capital Fund is projected to have a fund balance of approximately \$1,216,000 at December 31, 2023. At the end of 2024, the fund balance is projected to be approximately \$1,028,000 or a decrease of 15.4%. The decrease is caused by expenditures in 2024 exceeding planned transfers.

Although smaller items are budgeted in the Capital Fund, such as the purchase of vehicles or equipment, the Township also has several ongoing projects which may take several years to complete.

Upland Farms – The Township began development of Upland Farms as a 56-acre passive recreational public park in late 2015. Construction included a fifty (50) space asphalt parking lot, 2,800 linear feet of 8' wide asphalt pedestrian trails, natural trails, storm water infrastructure, signage, and benches. The existing barn and farmhouse began major renovations in 2021 and they were completed in early 2022. The Barn was opened for public use and is available for rent.

During 2023, an HVAC system was installed to provide air conditioning for the barn.

On-going operating costs –With only a few months of experience, we project that electricity costs will increase by approximately \$4,000 annually for the HVAC system. Those costs should be offset by revenues from renting the barn during the summer.

The Facilities Division of the Public Works Department provides on-going maintenance services to all buildings and parks in the Township. The total cost allocated to all Township parks in the 2024 General Fund budget is \$233,165.

**Upper Uwchlan Township
Capital Fund
2024 Budget**

		Actual	Actual	Budget	YTD	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Bud	Inc/(Dec)	2025	2026	2027	2028
		(9/30/23)											
INCOME													
30-341-000-000	Interest Earnings	707	1,677	10,000	15,261	10,000	10,000	-	0%	10,000	10,000	10,000	10,000
30-341-000-010	Grant revenue - County	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-341-000-020	Grant revenue - State	-	-	100,000	-	100,000	100,000	-	#DIV/0!	100,000	100,000	100,000	100,000
30-354-000-030	Grant revenue - Federal	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-354-000-040	Grant revenue - other	-	-	5,800	-	5,800	5,800	-	#DIV/0!	-	-	-	-
30-391-000-100	Sale of Fixed Assets	30,409	44,025	5,000	34,381	5,000	5,000	-	0%	5,000	5,000	5,000	5,000
30-393-000-000	Capital income	-	-	-	118,544	-	-	-	0%	-	-	-	-
30-393-000-020	Proceeds from New Debt	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-393-000-030	Proceeds from Premium	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-393-000-400	Other financing sources	-	457	-	10,000	-	-	-	0%	-	-	-	-
Total Income before Operating Transfers		31,116	46,159	120,800	178,186	120,800	120,800	-	0%	115,000	115,000	115,000	115,000
INTERFUND OPERATING TRANSFERS								-					
30-392-000-001	Transfer From General Fund	1,995,344	1,500,000	1,500,000	562,868	450,000	450,000	-	0%	500,000	400,000	200,000	-
30-392-000-005	Transfer From Solid Waste Fund	100,000	100,000	100,000	-	85,000	-	(85,000)	#DIV/0!	-	-	-	-
30-392-000-030	Transfer From Municipal Authority	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total Operating Transfers		2,095,344	1,600,000	1,600,000	562,868	535,000	450,000	(85,000)	-15%	500,000	400,000	200,000	-
TOTAL INCOME		2,126,460	1,646,159	1,720,800	741,054	655,800	570,800	(85,000)	-11%	615,000	515,000	315,000	115,000
EXPENSES													
Township Properties													
30-409-000-700	Capital Purchases - General	-	-	-	-	-	-	-	#DIV/0!	5,000	5,000	5,000	5,000
30-409-001-700	Capital Purchases - Executive	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-409-002-600	Capital Construction - Township Building	-	5,990	3,800	-	-	103,000	103,000	#DIV/0!	-	-	-	-
30-409-002-610	Capital Construction - Township Bldg Expansion	315	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-409-002-700	Capital Purchases - Township Building	-	-	-	-	-	-	-	#DIV/0!	5,000	5,000	5,000	5,000
30-409-003-600	Capital Construction - PW Building	36,102	18,615	-	-	-	-	-	#DIV/0!	-	-	-	-
30-409-003-700	Capital Purchases - PW Building	2,791	-	-	7,050	-	-	-	0%	-	-	-	-
30-409-004-600	Capital Construction - Milford Road	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-409-004-700	Capital Purchases - Milford Road	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
		39,208	24,605	3,800	7,050	-	103,000	103,000	1461%	10,000	10,000	10,000	10,000
Police													
30-410-000-700	Capital Purchases	52,439	265,285	104,000	278,136	182,840	120,525	(62,315)	-22%	50,000	50,000	40,000	40,000
	Future Purchase	-	-	10,000	-	-	-	-	#DIV/0!	-	-	-	-
		52,439	265,285	114,000	278,136	182,840	120,525	(62,315)	-22%	50,000	50,000	40,000	40,000
Codes													
30-413-000-700	Capital Purchases	-	62,817	35,000	-	34,000	-	(34,000)	#DIV/0!	-	-	-	-
		-	62,817	35,000	-	34,000	-	(34,000)	#DIV/0!	-	-	-	-
Public Works													
30-438-000-700	Capital Purchases - Vehicles	139,282	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-438-000-701	Capital Purchases - Equipment	13,000	195,448	202,700	450,428	149,800	223,382	73,582	16%	-	-	-	-
		152,282	195,448	202,700	450,428	149,800	223,382	73,582	16%	-	-	-	-

**Upper Uwchlan Township
Capital Fund
2024 Budget**

	Actual	Actual	Budget	YTD	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
	2021	2022	2022	2023	2023	2024	'23 Bud	Inc/(Dec)	2025	2026	2027	2028
Parks												
All Parks												
30-454-000-700 Capital Purchases - All Parks	19,887	7,769	50,250	814	25,198	14,069	(11,129)	-1367%	15,000	15,000	15,000	15,000
Hickory Park												
30-454-001-600 Capital Construction	-	44,399	385,000	81,277	500,000	-	(500,000)	-615%	5,000	5,000	5,000	5,000
30-454-001-700 Capital Purchases	-						-	#DIV/0!	-	-	-	-
Fellowship Fields												
30-454-002-600 Capital Construction	287,747		29,800	37,718	-	-	-	0%	15,000	15,000	15,000	15,000
30-454-002-700 Capital Purchases	-	10,000	-	10,750	-	-	-	0%	-	-	-	-
Larkins Field												
30-454-003-600 Capital Construction	-		29,100		-	-	-	#DIV/0!	-	-	-	-
30-454-003-700 Capital Purchases	-		-		-	-	-	#DIV/0!	-	-	-	-
Upland Farms												
30-454-004-600 Capital Construction	2,108,616	216,893	-	232,095	200,000	-	(200,000)	-86%	-	-	-	-
30-454-004-610 Fund Raising	-		-		-	-	-	#DIV/0!	-	-	-	-
30-454-004-700 Capital Purchases	-	-	-	-	-	-	-	#DIV/0!	5,000	5,000	5,000	5,000
	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
	2,416,250	279,061	494,150	362,654	725,198	14,069	(711,129)	-196%	40,000	40,000	40,000	40,000
Trails												
30-455-000-650 Grant - Trails/Bridge	-	-	-	20,000	-	-	-	0%	-	-	-	-
30-455-000-651 Trails	540	1,155	-		50,000	125,000	75,000	#DIV/0!	-	-	-	-
30-455-000-652 Eagle Village Trail Extension (Sidepath Project)	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
	540	1,155	-	20,000	50,000	125,000	75,000	375%	-	-	-	-
Roads												
30-502-434-700 Traffic Signals	-	8,750	-	136,327	-	-	-	0%	-	-	-	-
Lyndell Road Bridge (shared w/East Brandywine)	-		43,850	-	-	-	-	#DIV/0!	-	-	-	-
LCR Crosswalk	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
East/West Link - Darrell Drive	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
	-	8,750	43,850	136,327	-	-	-	0%	-	-	-	-
Emergency Management												
30-415-000-700 Capital Purchases	-	-	-	-	-	-	-		-	-	-	-
	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Village of Eagle												
30-506-000-100 Design - Village of Eagle Pocket Park	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-506-000-600 Construction - Village of Eagle	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total Capital Expenditures	2,660,719	837,121	893,500	1,254,595	1,141,838	585,976	(555,862)	-44%	100,000	100,000	90,000	90,000
Debt Service												
30-500-471-001 Principal - 1st Loan - \$1.2M (#880)	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-500-471-003 Principal - Fulton Bank Capital lease	53,956		-	-	-	-	-	#DIV/0!	-	-	-	-
30-471-000-100 Principal - Bonds, Series of 2019	-	220,000	-	-	-	-	-	#DIV/0!	-	-	-	-
30-500-471-003 Interest - Capital Lease	1,502		-	-	-	-	-	#DIV/0!	-	-	-	-
30-472-000-100 Interest - Bonds, Series of 2019	194,167	190,500	195,450	138,750	185,000	185,000	-	0%	178,250	171,200	164,000	154,200
30-472-000-200 Cost of Issuance - Series of 2019	-		-	-	-	-	-	#DIV/0!	-	-	-	-
30-472-000-300 Bond Amortization - Series of 2019	(12,355)		(12,355)	(6,178)	(12,355)	(12,355)	(0)	0%	(12,355)	(12,355)	(12,355)	(12,355)
30-500-472-001 Interest - 1st Loan (1.95%) (#880)	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-500-472-003 Interest - Fulton Bank loan (2.6%)	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total Debt Service	237,270	410,500	183,095	132,572	172,645	172,645	(0)	0%	165,895	158,845	151,645	141,845
Total Capital Expenditures & Debt Service	2,897,989	1,247,621	1,076,595	1,387,167	1,314,483	758,621	(555,862)	-40%	265,895	258,845	241,645	231,845
Net Income Prior to Operating Transfers Out	(771,529)	398,538	644,205	(646,113)	(658,683)	(187,821)	470,862	-73%	349,105	256,155	73,355	(116,845)

Upper Uwchlan Township
Capital Fund
2024 Budget

		Actual	Actual	Budget	YTD	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Bud	Inc/(Dec)	2025	2026	2027	2028
Operating Transfers													
30-505-000-010	To the General Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
30-505-000-020	To the Solid Waste Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
	To the Water Resource Protection Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
	To the Act 209 Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total Operating Transfers		-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Net Income		(771,529)	398,538	644,205	(646,113)	(658,683)	(187,821)	470,862	-73%	349,105	256,155	73,355	(116,845)

Upper Uwchlan Township
Budget - 2024
Capital Purchases

	Total Cost	Amount Charged to Capital Fund in 2024	Amount Charged to MA in 2024	Total 2023 Cost
<u>Township Building</u>				
<u>Township Building</u>				
Police Dept. expansion - architect	\$ 15,000	\$ 15,000		15,000
Police Dept - parking lot fencing	68,000	68,000		68,000
Schoolhouse Audio Visual Improvements	\$ 20,000	20000		20,000
			-	-
Total Township Building	103,000	103,000	-	103,000
<u>Police Department</u>				
Report Management System	42,600	42,600		42,600
(\$10,500 in subsequent years)				
Vehicle - unmarked	65,000	65,000		65,000
Shields - 4	12,925	12,925		12,925
			-	-
Total Police	120,525	120,525	-	120,525
<u>Public Works Department</u>				
<u>General Equipment</u>				
3500 Dodge Diesels -(2) regular cab 8' bed	115,475	115,475		115,475
Felling or Kraftsman Trailer	55,589	55,589		55,589
Stainless Steel Fisher Snowplow - (3)	16,014	16,014		16,014
Truck body for new 3500 Dodge	14,022	14,022		14,022
Galion Stainless Steel Dump Bed	22,282	22,282		22,282
Total General Equipment	223,382	223,382		223,382
Total Public Works	223,382	223,382	-	223,382
<u>Parks</u>				
One Scag Mowers - 72"	14,069	14,069		14,069
	14,069	14,069		14,069
Total Parks	14,069	14,069	-	14,069
<u>Roads, Bridges and Trails</u>				
<u>Trails</u>				
Preserve Trail (Upland to Preserve at Eagle)	125,000	125,000		125,000
	125,000	125,000	-	125,000
Total Trails and Bridges	125,000	125,000	-	125,000
TOTAL CAPITAL PURCHASES	\$ 585,976	\$ 585,976	\$ -	\$ 585,976

LIQUID FUELS FUND

MISSION

The Commonwealth of Pennsylvania requires each municipality that receives Liquid Fuels funding to segregate those monies in a separate Fund and to use them only as prescribed by state statute for the maintenance of public roads.

DESCRIPTION OF SERVICES PROVIDED

The Liquid Fuels Fund was established to manage revenues and expenditures specific to the repair, maintenance, construction and re-construction of public roadways. The amount of a municipality's Liquid Fuels allocation is based on both census population and miles of roadway on their approved Liquid Fuels Inventory. To qualify for Liquid Fuels funding, a roadway must have a minimum right of way of 33'. The "cartway" (drivable surface) must be a minimum width of 16', and the roadway must be a minimum of 250' in length. In order to receive Liquid Fuels funding, the Township is required to submit to the Commonwealth of Pennsylvania a number of forms or reports to include: the MS-965 Actual Use Report, the MS-965P Project and Miscellaneous Receipts, the MS-965S Record of Checks, and the Department of Community and Economic Development's (DCED) Survey of Financial Condition. All Liquid Fuels expenditures must be made in compliance with the Liquid Fuels Tax Act. The Auditor General's Office audits the Township's Liquid Fuels Reports annually.

Liquid Fuels funding comes from the tax on each gallon of liquid fuels sold in the Commonwealth of Pennsylvania - the Oil Franchise Tax and the Oil Company Franchise Tax. Upper Uwchlan Township primarily uses Liquid Fuels funding for the maintenance of qualifying Public Works equipment, snow and ice removal and for the repair and re-paving of public roadways.

The Liquid Fuels Fund is projected to have a fund balance of approximately \$1,236,000 at December 31, 2023. At the end of 2024, the fund balance is projected to be approximately \$964,000, or a decrease of 22.0%. The Township re-paves approximately 2.7 miles of road each year and generally splits the cost between the Liquid Fuels Fund and the General Fund. The cash balance in the Liquid Fuels Fund has increased each year since annual expenses have been lower than the Motor Vehicle Fuel tax payments received from the Commonwealth of Pennsylvania. In 2023 the costs for repaving were paid entirely from the Liquid Fuels Fund. The 2024 Liquid Fuels budget reflects the same.

Budget Year	Population (Census - 2020)	Roadway Mileage	Liquid Fuels Allocation
2024	12,275	59.53	\$394,802 (est.)
2023	12,275	59.53	\$401,447 (actual)
2022	12,275	59.53	\$387,093 (actual)

ACCOMPLISHMENTS IN 2023

- Maintained, repaired, and repaved Upper Uwchlan Township's nearly 60 miles of roadway

GOALS FOR 2024

- Continue the road resurfacing program

Upper Uwchlan Township
Liquid Fuels
2024 Budget

		Actual	Actual	Budget	YTD	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Bud	Inc/(Dec)	2025	2026	2027	2028
(9/30/23)													
Beginning Cash Balance:										#REF!	#REF!	#REF!	#REF!
INCOME													
04-341-000-000	Interest Earnings	518	1,762	7,000	40,911	7,000	7,000	-	0%	14,000	14,000	14,000	14,000
04-389-000-001	Snow Agreement	657	679	600	693	600	600	-	100%	600	600	600	600
04-389-000-002	Turnback Maintenance	14,520	14,520	14,520	14,520	14,520	14,520	-	0%	14,760	14,760	14,760	14,760
04-355-000-002	Motor Fuel Vehicle Taxes	373,168	387,093	362,257	401,447	393,350	394,802	1,452	0%	394,802	404,802	414,802	424,802
Total Income		388,863	404,054	384,377	457,571	415,470	416,922	1,452	100%	424,162	434,162	444,162	454,162
EXPENSES													
04-400-000-074	Equipment Purchase	-	11,260	-	-	-	-	-	0%	-	-	-	-
<u>Expenses</u>													
04-432-000-239	Snow & Ice Supplies	63,852	59,432	75,000	19,641	75,000	75,000	-	0%	50,000	50,000	50,000	50,000
04-432-000-250	Vehicle Maintenance & Repair	3,989	-	4,000	-	4,000	4,000	-	100%	4,000	4,000	4,000	4,000
04-432-000-450	Snow & Ice Contrated Services	4,876	10,744	24,000	2,537	24,000	24,000	-	0%	24,000	24,000	24,000	24,000
04-438-000-239	Road Project Supplies	-	(86)	31,800	-	31,000	31,000	-	#DIV/0!	6,000	6,000	6,000	6,000
04-439-001-250	Resurfacing	213,491	5,826	275,000	386,143	549,333	549,333	-	0%	275,000	275,000	275,000	275,000
04-439-002-250	Base Repairs	-	-	6,000	-	6,000	6,000	-	#DIV/0!	6,000	6,000	6,000	6,000
04-438-000-450	Road Project Contracted Service	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total Expenses		286,208	75,916	415,800	408,321	689,333	689,333	-	0%	365,000	365,000	365,000	365,000
Total Expenses & Equip Purchases		286,208	87,176	415,800	408,321	689,333	689,333	-	0%	365,000	365,000	365,000	365,000
04-472-000-003	Operating Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Net Income		102,655	316,878	(31,423)	49,250	(273,863)	(272,411)	1,452	100%	59,162	69,162	79,162	89,162

WATER RESOURCE PROTECTION FUND

MISSION AND HISTORY

Upper Uwchlan Township contains parts of both the Brandywine Creek and Pickering Creek Watersheds. Contained within the former is the Marsh Creek watershed, which comprises 20 square miles of the Brandywine Creek watershed. The Marsh Creek watershed is of high quality and serves as headwaters for the East Branch of the Brandywine Creek. The Township's water bodies, streams, watersheds, wetlands, floodplains, and riparian buffers have significant value and influence on water supply, water quality, flood control, and wildlife habitats. When properly protected and managed, these interrelated systems can act to filter pollutants, control flows so as not to contribute to or exacerbate downstream flooding conditions, and protect wildlife habitats.



Marsh Creek Lake is an important resource for flood control and water quality, as well as a recreation resource. Marsh Creek State Park attracts nearly 2 million visitors annually.

Upper Uwchlan Township has a National Pollutant Discharge Elimination System (NPDES) permit that sets minimum standards and procedures that the Township must meet around stormwater control, pollutant reduction and prevention, and municipal operations. The Township is mandated by the Environmental Protection Agency (EPA) and the Pennsylvania Department of Environmental Protection (PADEP) to have a Stormwater Management Program which addresses both water quality and quantity.

The Water Resource Protection Fund (*previously known as the Stormwater Management Fund*) was established in July 2014 for the purpose of dedicating resources to protect and preserve our watersheds, reduce pollutants, and control storm water run-off and flooding.

In early 2015, the Township formed a committee to assess what will need to be done to comply with the unfunded Federal mandates under the NPDES Phase II stormwater regulations which are part of the Federal Clean Water Act of 1972. Outside consultants were engaged to assist the Township in reviewing the stormwater projects that will need to be completed – basin restoration, inlet cleaning and maintenance, storm drain cleaning and repair, street sweeping etc. to maintain water quality and prevent or reduce flooding. Funding has not yet been allocated for Phase III of this project, which includes analysis and public outreach regarding the implementation of a stormwater fee.

DESCRIPTION OF SERVICES PROVIDED

Upper Uwchlan Township is a participant in and is complying with all the requirements of the Pennsylvania Department of Environmental Protection's (DEP) Municipal Separate Storm Sewer System (MS4) program. The goals of the MS4 program and Upper Uwchlan Township are to reduce the discharge of pollutants from the Township, to protect water quality, and to satisfy requirements of the Clean Water Act. Stormwater point discharges to waters of the U.S. are regulated using NPDES permits. As an MS4, Upper Uwchlan Township is required to comply with the NPDES program. Under the NPDES stormwater program, permittees must develop a stormwater management plan that provides the

details of how the community will comply with the requirements of the permit. Annual reports on the Township's compliance with the MS4 mandates are completed and submitted by staff and consultants. Permits are based on a framework of six minimum control measures: Public education and outreach, public participation and involvement, illicit discharge detection and elimination, construction site runoff control, post-construction storm water management in new development and redevelopment, and pollution prevention and good housekeeping for municipal operations and maintenance.

2023 HIGHLIGHTS

In 2018, Upper Uwchlan Township was awarded grant funding through the Department of Environmental Protection (DEP) for a stormwater management project. The Township's project, Restoration of the Marsh Creek Watershed, was one of 61 projects selected by the DEP. Work on the project began in early 2021. The project includes the construction of a naturalized detention basin at Upland Farms and the naturalization of Township owned detention basins located off Heather Hill Drive. Working with T&M Associates, the Township completed design, survey, and engineering for the projects in 2021. Project will be bid out in 2024.



Improving stormwater drainage at Upland Farms is one goal of the Marsh Creek Watershed Improvement Program projects.

The Water Resource Protection Fund is projected to have a Fund Balance of approximately \$639,000 at December 31, 2023. At the end of 2024, the projected Fund Balance is expected to be approximately \$564,000 or a decrease of 11.80%.

ACCOMPLISHMENTS IN 2023

- Repaired or rebuilt 44 inlets (*as of October 2023*)
- Replaced a 20' stormwater pipe on the property of 4 Matisse Drive
- Replaced an 84' stormwater pipe on Christine Drive
- Replaced a 29' stormwater pipe on Auburn Drive
- Cleaned out pipe crossings throughout the township
- Cleaned out approximately 2,000 inlets throughout the year
- Performed street sweeping on approximately 238 lane miles
- Mowed the Township's five basins 30 times

GOALS FOR 2024

- Continue maintenance and repair of existing stormwater infrastructure
- Complete the retrofit two (2) Township owned stormwater detention basins
- Complete construction of the naturalized stormwater detention area at Upland Farms
- Dig stormwater swale on E. Township Line Road
- Re-start the program begun in 2015 to address the requirements of the NPDES stormwater regulations

Staffing Statistics – as of the end of each year presented

	2024	2023	2022
Full time:	1	1	-
Total FTE's	1	1	-

Due to the increase in the number of facilities, the frequency of maintenance, the need for a dedicated stormwater management staff member has become apparent. Assigning a new member of the Public Works staff to these projects will allow the existing staff to keep up with other demands of the department. As the Water Resource Protection program is developed, staffing needs will continue to be assessed.

STATISTICS

	2024*	2023	2022
Storm water basins privately owned	95	95	89
Storm water basins Township owned	6	6	5
Storm water inlets	1,785	1,776	1,776
Outlet structures	74	70	70
End-walls	150	145	145
Head-walls	60	56	56
Flared End Sections	37	36	36
Manholes	140	121	121

*Estimates based on construction and developments which may be completed in 2024.

PERFORMANCE MEASURES*Township Goals Supported:*

- Protect Natural Resources and Systems - Marsh Creek and Pickering Valley Watersheds
 - Protect the local watershed by appropriately managing storm water infrastructure via the development and management of a Water Resource Protection program
 - Continued collaboration on projects such as the Brandywine Creek Greenway
- Effective and Efficient Township Services
 - Protect and preserve investment in public facilities
 - Continue to identify and employ technological advances to promote access, maximize efficiencies and increase productivity of employees

**Upper Uwchlan Township
Water Resource Protection Fund
2024 Budget**

		Actual	Actual	Budget	Actual	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	YTD 2023	2023	2024	'23 Bud	Inc/(Dec)	2025	2026	2027	2028
		(9/30/23)											
INCOME													
08-341-000-010	Interest Earnings	47	581	600	9,144	600	12,500	11,900	1983%	1,500	1,500	1,500	1,500
08-361-000-100	Usage Fees	-		-	-	-	-	-	#DIV/0!	376,320	752,640	752,640	752,640
08-354-000-010	County Grants - VPP	-		-	-	-	-	-	#DIV/0!	-	-	-	-
08-354-000-020	State Grants	45,450	9,701	235,482	-	-	275,000	275,000	117%	-	-	-	-
08-392-000-010	Transfer from General Fund	245,000	245,000	245,000	-	300,000	186,000	(114,000)	-47%	-	-	-	-
	Transfer from Capital Fund	-		-	-	-	-		#DIV/0!	-	-	-	-
08-392-000-020	Transfer from Municipal Authority	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
	Miscellaneous Revenue	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total Income		290,497	255,282	481,082	9,144	300,600	473,500	172,900	#DIV/0!	377,820	754,140	754,140	754,140
Expenses													
08-404-000-100	Wage allocation from Public Works	-	-	60,748	-	60,748	-	(60,748)	-100%	106,821	109,552	112,356	115,236
08-404-000-311	Legal Expense	-	2,143	-	58	-	-	-	#DIV/0!	5,000	5,000	5,000	5,000
08-406-000-010	Grant Application Fees	-	-	-	-	-	-	-	#DIV/0!	5,000	5,000	5,000	5,000
08-406-000340	Public Relations	-	-	-	-	-	-						
08-408-000-010	Engineering	-	6,976	-	-	5,000	5,000	-	#DIV/0!	10,000	10,000	10,000	10,000
08-408-000-020	Feasibility Studies	-	1,745	140,022	-	140,022	-	(140,022)	-100%	-	-	-	-
08-420-000-035	Permits	17,969	18,770	-	2,500	-	-	-	#DIV/0!	5,000	5,000	5,000	5,000
08-420-000-260	Small Tools & Equipment	2,415	1,682	600	2,196	1,500	1,500	-	0%	1,000	1,000	1,000	1,000
08-446-000-101	Allocated Wages	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
08-446-000-200	Supplies	15,133	19,972	27,112	10,025	27,112	27,112	-	0%	25,000	25,000	25,000	25,000
08-446-000-230	Gas & Oil	-		2,400	-	2,400	2,400	-	0%	2,000	2,000	2,000	2,000
08-446-000-235	Vehicle Maintenance	-	549	4,250	2,565	4,250	4,250	-	0%	4,000	4,000	4,000	4,000
08-446-000-250	Maintenance & Repair	-	219	11,700	6,369	25,600	25,600	-	0%	2,000	2,000	2,000	2,000
08-446-000-316	Training & Seminars	-		2,000	-	2,000	2,000	-	0%	2,000	2,000	2,000	2,000
08-446-000-450	Contracted Services	9,323	11,527	30,000	9,317	30,000	20,000	(10,000)	-33%	20,000	20,000	20,000	20,000
08-446-001-250	Maintenance & Repair- MA	-		-	-	-	-	-	#DIV/0!	-	-	-	-
08-446-000-400	Construction	-		-	-	-	-	-	#DIV/0!	-	-	-	-
08-446-005-600	Construction - Marsh Creek Watershed	46,950	-	235,482	-	-	461,000	461,000	196%	-	-	-	-
Total Expenses		91,790	63,583	514,314	33,030	298,632	548,862	(150,022)	#DIV/0!	187,821	190,552	193,356	196,236
Total Expenses		91,790	63,583	514,314	33,030	298,632	548,862	(150,022)	#DIV/0!	187,821	190,552	193,356	196,236
Net Income		198,707	191,699	(33,232)	(23,886)	1,968	(75,362)	322,922	#DIV/0!	189,999	563,588	560,784	557,904

SEWER FUND

The Sewer Fund is a proprietary fund used by Upper Uwchlan Township to account for the resources necessary to operate the sewer system that is managed by the *Upper Uwchlan Township Municipal Authority (Sewer Authority or Authority)*. All of the land, sewage treatment plants, pump stations, collection systems etc. used in the operations of the sewer system are owned by Upper Uwchlan Township. The Township established the Sewer Authority and appointed members to its Board to operate the sewer system.

The Sewer Authority has a separate budget and prepares financial statements separately from the Township, although their financial statements are included in the audited annual financial statements of the Township as a component unit of the Township.

General Obligation Bonds – Series of 2019

The Township issued \$10,750,000 of General Obligation Bonds, Series of 2019 on December 11, 2018. The bonds closed on January 9, 2019. The bond proceeds are being used for both Township purposes and to expand the sewer system operated by the Upper Uwchlan Township Municipal Authority. The portion of the debt service that is attributable to the Municipal Authority (\$5,280,000) has been recorded in the Sewer Fund. The portion that is attributable to the Township (\$5,470,000) has been recorded in the Capital Fund.

To facilitate processing of construction payments, the Sewer Authority's portion of the bond proceeds were deposited into the Sewer Authority's bank account. A corresponding liability to the Sewer Fund in that amount was established on the Authority's books. The Sewer Fund has recorded a receivable from the Authority in the same amount.

The Authority has agreed to reimburse the Sewer Fund under an Operations and Management Agreement for the interest and principal payments annually.

General Obligation Bonds – Series of 2014 and Series A of 2019

In August, 2019 market conditions were advantageous for a current refunding of the Township's General Obligation Bonds, Series of 2014. The Township and Authority issued \$5,105,000 of General Obligation Bonds Series A of 2019 which closed on September 5, 2019. The sole purpose of this bond issue was to refund the General Obligation Bonds, Series of 2014. The Township issued the General Obligation Bonds, Series of 2014, five years ago to finance the construction of Phase II of the Route 100 Wastewater Treatment Plant and Collection System. The refunding – or early redemption – of the bonds provided a present value cost savings to the Township of \$567,080 or 11.14% of the refunded principal of \$5,090,000.

Under the Operations Agreement with the Municipal Authority, the Authority has agreed to reimburse the Township for its portion of the debt service on the bonds. The Sewer Fund's primary source of revenue consists of receipts from the Sewer Authority equal to the amount of payments on the bonds.

**Upper Uwchlan Township
Sewer Fund
2024 Budget**

		Actual	Actual	Budget	Actual YTD	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Bud	Inc/(Dec)	2025	2026	2027	2028
		(9/30/23)											
INCOME													
15-341-000-000	Interest Earnings	66	310	1,000	2,610	1,000	4,000	3,000	300%	4,000	4,000	4,000	4,000
15-342-000-100	Operation/Mgmt Agreement - Series of 2014	-	-	-		-	-	-	100%	-	-	-	-
15-342-000-200	Operation/Mgmt Agreement - Series of 2019	236,741	235,984	236,744	102,323	235,244	239,344	4,100	100%	238,294	237,244	237,244	235,844
15-342-000-300	Operation/Mgmt Agreement - Series A of 2019	336,198	336,997	336,200	58,666	332,700	334,475	1,775	100%	334,475	331,175	331,775	337,275
15-387-000-000	Contributions from Private Sector	-	-	-		-	-	-	0%	-	-	-	-
15-387-000-001	Asset Contribution from Private Sector	-	-	-	-	-	-	-	0%	-	-	-	-
15-392-000-000	Transfer from Municipal Authority	-	-	-	-	-	-						
Total Income		573,005	573,291	573,944	163,599	568,944	577,819	8,875	#DIV/0!	576,769	572,419	573,019	577,119
Expenses													
15-400-000-461	Bank Fees	500	500	800	1,000	800	1,000	200	25%	1,000	1,000	1,000	1,000
15-400-000-463	Misc. Expenses	-	-	1,000		1,000	1,000	-	0%	1,000	1,000	1,000	1,000
15-472-000-105	Bond Interest Expense-Series of 2019	206,679	205,922	206,744	153,634	205,244	204,344	(900)	100%	203,294	202,244	200,844	199,444
15-472-000-110	Bond Interest Expense-Series A of 2019	125,848	121,639	126,200	88,091	117,700	114,475	(3,225)	100%	111,175	106,775	102,275	96,400
15-472-000-300	Bond Amortization Expense-Series of 2014	-	-			-	-	-	#DIV/0!	-	-	-	-
15-472-000-305	Bond Amortization Expense-Series of 2019	829	829	829	415	829	829	0	0%	829	829	829	829
15-472-000-310	Bond Amortization Expense-Series A of 2019	(6,645)	(6,645)	(6,645)	(3,323)	(6,645)	(6,645)	(0)	0%	(6,645)	(6,645)	(6,645)	(6,645)
15-493-000-083	Depreciation Expense	469,178	504,075	-	-	-	-	-	0%	-	-	-	-
	Loss on Disposal of Asset			-	-	-	-	-	0%	-	-	-	-
Total Expenses		796,389	826,320	328,928	239,817	318,928	315,003	(3,925)	#DIV/0!	310,653	305,203	299,303	292,028
Transfers													
15-492-000-010	Transfer to Municipal Authority	-	-	-	-	-	-	-	0%	-	-	-	-
		-	-	-	-	-	-	-	0%	-	-	-	-
Total Expenses and Transfers Out		796,389	826,320	328,928	239,817	318,928	315,003	(3,925)	#DIV/0!	310,653	305,203	299,303	292,028
Net Income													
		(223,384)	(253,029)	245,016	(76,218)	250,016	262,816	12,800	#DIV/0!	266,116	267,216	273,716	285,091

ACT 209 FUND

DESCRIPTION OF SERVICES PROVIDED

The ACT 209 Fund was established in order to manage and account for the funds received from the ACT 209 traffic impact fees imposed on new development or re-development that generates increased traffic volumes within the Township. Ordinance #99-01 established the ACT 209 traffic impact fee in compliance with the Pennsylvania Municipalities Planning Code. The purpose of the ACT 209 traffic impact fee is to provide the funds necessary to make transportation capital improvements to support existing traffic volumes and traffic volumes projected to be generated by new growth and development in the Township. The Township's ACT 209 transportation impact fee, as revised and adopted in 2016, is currently \$2,334 per weekday (M-F) peak hour (4:00 PM – 6:00 PM) new trip.

ACT 209 requires certain engineering studies, reviews, and plans in order to substantiate the impact fee to include: the Land Use Assumptions Report (LUAR), the Roadway Sufficiency Analysis (RSA), and the Capital Projects Improvement Plan (CPIP). As part of the Township's efforts to update the Comprehensive Plan, a DRAFT LUAR was completed in 2013, reviewed, updated, and adopted in 2015. The RSA and the CPIP were revised and updated in 2015/2016 and finally adopted in 2016. All planning activity was funded from the General Fund with expenditures from the ACT 209 Fund being used for only activities authorized by ACT 209.

The Act 209 Fund is projected to have a fund balance of approximately \$1,089,000 at December 31, 2023. At the end of 2024, the fund balance is projected to be approximately \$1,119,000 or an increase of 2.75%.

ACCOMPLISHMENTS IN 2023

- All residential and commercial land development activity taking place within the designated ACT 209 Transportation area is charged the Act 209 Transportation Impact Fee. This fee is calculated based on newly generated trips during the evening peak hour period. These reviews are ongoing during the land development process.

GOALS FOR 2024

- Continue to monitor traffic volume and occupancy in and around the Township as it relates to the traffic signal system and future capital construction projects
- Coordinate with developers of land development projects in the review process in order to advance transportation related capital improvements projects required as a result of development growth.
- Finalize design and permitting for a traffic signal to be located at Little Conestoga Road and Milford Road
- Evaluate, on an ongoing basis, grant funding opportunities for capital improvement projects which will increase/improve volume or capacity on the Township roadway network.

Upper Uwchlan Township
ACT 209
2024 Budget

		Actual	Actual	Budget	Actual - 9/30/23	Budget	Budget	\$ Inc/(Dec)	%	Budget	Budget	Budget	Budget
		2021	2022	2022	2023	2023	2024	'23 Bud	Inc/(Dec)	2025	2026	2027	2028
Revenue													
09-354-000-030	Grant Revenue - Federal	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
09-354-100-140	Grant Revenue - State	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
09-341-000-000	Interest Earnings	575	2,278	1,000	29,723	1,000	30,000	29,000	2900%	30,000	30,000	30,000	30,000
09-379-000-010	Transportation Impact Fees	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
09-380-000-000	Misc Revenue	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
09-395-000-200	Transfer from Capital Fund	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total Income		575	2,278	1,000	29,723	1,000	30,000	29,000	#DIV/0!	30,000	30,000	30,000	30,000
Expenses													
09-427-000-150	Bank Fees	-	-	-	125	-	150		#DIV/0!	150	150	150	150
09-489-000-010	Enginnering Fees	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
09-489-000-020	Construction	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
09-489-000-045	Contracted Services	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
09-489-000-600	Capital Construction	-	-	-	-	-	-	-	#DIV/0!	-	-	-	-
Total Expenses		-	-	-	125	-	-	-	#DIV/0!	-	-	-	-
Net Income		575	2,278	1,000	29,598	1,000	30,000	29,000	#DIV/0!	30,000	30,000	30,000	30,000

GLOSSARY

Accrual Basis of Accounting – The basis of accounting in which revenues are recognized when they are earned and expenses are recognized when they are incurred.

Act 209 Transportation Plan – refers to Act 209 of the Pennsylvania Legislature, enacted on July 31, 1968. It provides for traffic impact fees for development or re-development that generates increased traffic volumes within municipalities.

Act 537 Plan – refers to the Pennsylvania Sewage Facilities Act, as amended, enacted on January 24, 1966 to correct existing sewage disposal problems and prevent future problems. The Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible for administering the Act 537 sewage disposal program.

ACFR – abbreviation for Annual Comprehensive Financial Report. The ACFR expands upon full GAAP financial statements by including a large amount of statistical data that is unique to the municipality. Previously referred to as the “Comprehensive Annual Financial Statement”.

Amortization – this is the process of systematically reducing the value of an intangible asset.

Annual Comprehensive Financial Report – The official financial report of a municipal entity. It includes management’s discussion and analysis, financial statements, supporting schedules and required supplementary information and statistics on the municipality.

Assets – Property owned by the Township that has a monetary value.

Audit – See “Financial Statement Audit”.

Balanced Budget – A budget is considered balanced when budgeted revenues equal or exceed budgeted expenditures. (also known as a “structurally balanced budget”)

Bonds – an instrument of indebtedness from the bond issuers to the holders. It is a fixed income investment where the investor (holder) loans money for a fixed period of time to the bond issuer (usually a municipality or corporation) at a stated interest rate.

Capital assets – any tangible or intangible asset that has an initial useful life extending beyond a single reporting period. Assets such as land, easements, buildings, building improvements, vehicles, machinery, equipment, infrastructure, works of art or of historical significance are normally capital assets.

Capital Expenditures – Money expended to purchase capital assets.

Comprehensive Annual Financial Report – The official financial report of a municipal entity. It includes management’s discussion and analysis, financial statements, supporting schedules and required supplementary information and statistics on the municipality.

GLOSSARY, cont'd

DDB – “DDB” is an abbreviation for Dry Detention Basin. A dry detention basins’ outlets have been designed to detain storm water runoff for a minimum period of time (ie. Usually 24 hours) to allow particles and pollutants to settle. Unlike wet ponds, they do not have a permanent pool of water.

Debt Limit – The State-set maximum amount of legally permitted outstanding net debt.

Delaware Valley Insurance Trust (DVIT) – A regional risk sharing pool providing property, liability and/or health coverage to its participating members which consists of municipalities in Southeastern Pennsylvania. The Trust was formed under the authority granted by the Pennsylvania Intergovernmental Cooperation Act and the Pennsylvania Political Subdivision Tort Claims Act.

The Township currently has all of its insurance coverage through DVIT.

Depreciation – the process of systematically reducing the value of a capital asset.

Electoral Debt - Debt incurred with the approval of the voters

Enterprise Funds – Proprietary fund type used to report an activity for which a fee is charged to external users for goods or services.

Fiduciary Fund – a fund whose assets are held in trust. For example, a pension plan.

Financial statement audit – An examination designed to provide independent assurance that financial statements are fairly presented. Typically performed by an independent firm of Certified Public Accountants.

Full-time Equivalent (FTE) – An employee’s scheduled hours divided by the employer’s normal workweek. For example an employee who works 10 hours per week for an employer with a 40 hour workweek would be 0.25 FTE.

Fund – A fiscal and accounting tool with a self-balancing set of accounts to record revenues and expenditures.

Fund Balance – Fund balance is the net position of a governmental fund. It is equal to the difference between assets, liabilities, deferred outflows of resources and deferred inflows of resources. It is the “equity” of a governmental fund.

GAAP - GAAP is an abbreviation for Generally Accepted Accounting Principles which are the standard framework and guidelines used in financial accounting in the United States of America. The Financial Accounting Standards Board is responsible for issuing new accounting pronouncements.

GASB - GASB is an abbreviation for The Government Accounting Standards Board. GASB is the authoritative accounting and financial reporting standard –setting body for state and local governments.

GLOSSARY, cont'd

General Fund - An accounting entity used to account for all revenue and expenditures applicable to the general operations of the departments of the Township, and to record all financial transactions not accounted for in another fund.

GFOA – GFOA is the abbreviation for The Government Finance Officers Association. The GFOA is a national professional organization comprised of people who are working in government finance on a state, local or federal level. The GFOA holds educational training seminars nationally and also provides information on “Best Practices”, as well as other services, to its members. State and local chapters provide local training on a monthly, quarterly, or annual basis.

Governmental Funds – Funds generally used to account for tax supported activities. There are five types of governmental funds: the general fund, special revenue funds, capital projects funds, and permanent funds.

Impervious Coverage - Impervious coverage refers to any man-made surfaces, along with compacted soil, that water cannot penetrate. Examples, are asphalt, concrete, and rooftops.

LUAR – is the abbreviation for a Land Use Assumptions Report.

Major Fund – A governmental fund or enterprise fund reported as a separate column in the basic fund financial statements and subject to a separate opinion in the independent auditor’s report.

Millage or “mills” – the property tax rate that an owner of real property is required to pay to the taxing authority. A “mill” is one thousandth of a currency unit. For example, to obtain the amount of tax, multiply the assessed value of the property times the millage rate and then divide by 1,000.

Modified Accrual Basis of Accounting – an accounting method that combines elements of the two basic accounting methods, cash basis and accrual basis. Revenues are recognized when earned, measurable and available. Expenses are recognized when the liability is incurred.

MS-4 – Under the 1987 Clean Water Act Amendments, the U.S. EPA developed new regulations to address storm water that might impact water quality. These new “Municipal Separate Storm Sewer System” (MS4) regulations were established by the EPA and are administered in Pennsylvania by the Pennsylvania Department of Environmental Protection (“DEP” or “PADEP”).

MUTCD Standards –this refers to the Federal Highway Administration manual on Uniform Traffic Control Devices.

Non-electoral Debt – Debt not approved by the voters.

GLOSSARY, cont'd

Non-Major Funds – Funds that account for the proceeds of specific revenue sources that are restricted or assigned expenditures for specified purposes. They include: the Liquid Fuels Fund, Act 209 Fund, and the Water Resource Protection Fund.

NPDES permit – National Pollutant Discharge Elimination System permit. Permits are issued by PADEP.

PADEP – Pennsylvania Department of Environmental Protection

PEMA – Pennsylvania Emergency Management Agency

Proprietary Fund - A Fund that focuses on the determination of operating income, changes in net position, financial position, and cash flows. There are two types of proprietary funds: enterprise funds and internal service funds.

Scheduled interest - is the amount of interest that would be paid by following the bank's amortization schedule. If the Township pays additional principal amounts during the remaining years of the loan, the actual amount of interest paid will be less.

Second Class Township – a second class township is defined as having a population of less than 300 inhabitants per square mile and in Pennsylvania they are governed by the Second Class Township Code, enacted by the state legislature on May 1, 1933, as amended.

Self-Liquidating Debt – Debt to be paid solely from rents, rates or other charges to the ultimate users of the project to be financed by such debt.

Subsidized Debt – Debt the principal and interest on which will be covered by subsidies or reimbursements to be paid to the Township by the Commonwealth of Pennsylvania or the federal government, or under a subsidy contract with the Township, by another local government unit or an authority.

WWTF – Waste Water Treatment Facility



UPPER UWCHLAN TOWNSHIP

RESOLUTION # _____

WHEREAS, the Board of Supervisors of Upper Uwchlan Township has developed an Operating Budget for calendar year 2024, and

WHEREAS, the Township Board of Supervisors wishes to formally accept and present the Township's Operating Budget to commence January 1, 2024, and end December 31, 2024, and establish the Millage Rate for 2024,

NOW, THEREFORE, be it resolved, Upper Uwchlan Township's 2024 Budget is adopted as follows:

General Fund	\$ 8,055,061
Capital Reserve Fund	\$ 758,621
Solid Waste Fund	\$ 1,499,547
Water Resource Protection Program	\$ 548,862
Liquid Fuels Fund	\$ 689,333
Act 209 Traffic Impact Fund	-
Sewer Fund	\$ 315,003
TOTAL	\$ 11,866,427

NOW, THEREFORE, be it resolved, the Township's 2024 Millage Rate is established at **1.034** mils, consisting of **.784** mils for General Purposes and **.25** mils for Emergency Services; and the Township's 2024 Hydrant Tax is established at **.087** mils.

HEREBY RESOLVED and ADOPTED, this 18th day of December, 2023.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice Chair

ATTEST:

Andrew P. Durkin, Member

Gwen A. Jonik, Township Secretary



UPPER UWCHLAN TOWNSHIP

RESOLUTION # _____

A RESOLUTION ESTABLISHING THE POLICE OFFICERS' CONTRIBUTIONS TO THE UNIFORMED EMPLOYEE PENSION PLAN FOR CALENDAR YEAR 2024

WHEREAS, Upper Uwchlan Township adopted Ordinance #07-04, establishing a Pension Plan ("Plan") for its Uniformed Employees (Police Officers), and

WHEREAS, Upper Uwchlan Township is required to annually define the rate at which members shall contribute to the Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Upper Uwchlan Township Uniformed Employee Pension Plan employee contribution rate for 2024 is defined as five percent (5%) of Salary, with Salary defined in the Plan (Section 1.18) as:

"Earnings including base pay, longevity pay, night differential pay (if any), overtime pay and pick-up contributions (i.e. W-2 wages) pursuant to Section 414(h) of the Internal Revenue Code, but shall exclude reimbursement expenses or payments in lieu of expenses, non-salary compensation including, but not limited to, fringe benefits provided by the Municipality and any other allowances paid by the Municipality, i.e. uniform allowance, medical reimbursement. Salary shall include any elective salary deferrals made by the Member pursuant to Section 457 or 125 of the Internal Revenue Code."

RESOLVED THIS 18th day of December, 2023.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice-Chair

Andrew P. Durkin, Member

ATTEST:

Gwen A. Jonik, Township Secretary



UPPER UWCHLAN TOWNSHIP

RESOLUTION # _____

A RESOLUTION ESTABLISHING THE NON-UNIFORMED EMPLOYEES' CONTRIBUTIONS TO THE NON-UNIFORMED EMPLOYEE PENSION PLAN FOR CALENDAR YEAR 2024

WHEREAS, Upper Uwchlan Township adopted Ordinances #06-02, establishing a Defined Benefit Pension Plan ("Plan") for its full-time non-uniformed employees, and #2010-02, amending definitions within the Plan, and Ordinance #2015-09, establishing a Defined Contribution Plan for all new full-time non-uniformed employees;

WHEREAS, Upper Uwchlan Township is required to annually define the rate at which members shall contribute to these Plans;

NOW, THEREFORE, BE IT RESOLVED, that the Upper Uwchlan Township Non-Uniformed Employee Pension Plan employee contribution rate for 2024 is defined as five percent (5%) of Salary, with Salary defined in the Plan (Section 1.17) as "base pay, longevity pay, overtime pay, pick-up contributions (i.e. W-2 wages) pursuant to Section 414(h) of the Internal Revenue Code, but shall exclude reimbursement expenses or payments in lieu of expenses, non-salary compensation including, but not limited to, fringe benefits provided by the Municipality and any other allowances paid by the Municipality, i.e. uniform allowance, medical reimbursement. Salary shall include any elective salary deferrals made by the Member pursuant to Section 457 or 125 of the Internal Revenue Code."

RESOLVED THIS 18th day of December, 2023.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice-Chair

Attest:

Andrew P. Durkin, Member

Gwen A. Jonik, Township Secretary



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Tony Scheivert, Township Manager
Rhys Lloyd, Director of Code Enforcement
Anthony Campbell, Zoning Officer
Lindsay Yeager, Assistant to the Township Manager

FROM: Gwen Jonik, Township Secretary

RE: 2024 Schedule of Fees ~ Consider Adoption

DATE: December 13, 2023

Attached please find the draft 2024 Schedule of Fees. Revisions include the following:

Increases in permit fees for:

- Residential Additions Zoning Review Fee
- Residential Finished Basements
- Accessory Buildings
- Residential Decks, Patios, Terraces
- Residential Re-Roof
- Swimming Pools, Hot Tubs Zoning Review Fee
- Generator
- Re-Inspections
- Zoning Permits for Fences
- Commercial Re-Roof
- Alternative Energy Systems

Increases in consultants' and attorneys' rates.

Adjustments to The Barn hourly rates for Type 2, Type 3 and Type 6 users.

Additional text regarding The Barn reservations over 6 hours.

Additional text regarding Lighting Fees.

The Board is requested to adopt the attached Revised 2024 Schedule of Fees.



Upper Uwchlan Township
Codes and Zoning Department
140 Pottstown Pike
Chester Springs, PA 19425

Phone: 610-458-9400
Fax: 610-458-0307
Website: www.upperuwchlan-pa.gov

Upper Uwchlan Township 2024 Schedule of Fees (Includes Park & Recreation Fees)

RESOLUTION # _____

THE FOLLOWING ADMINISTRATIVE FEE APPLIES TO ALL BUILDING PERMITS

ADMINISTRATIVE FEE Includes UCC fees as Required by the
Commonwealth of Pennsylvania \$5.00

THE FOLLOWING PROCESSING FEE APPLIES TO ALL BUILDING PERMIT FEES UNDER \$1,000.00 PAID BY CREDIT CARD

No Credit Card Payments Over \$1,000.00 Accepted

Building Permit Fees Up to \$500.00 = \$5.00

Building Permit Fees \$500.01 - \$1,000.00 = \$10.00

RESIDENTIAL PERMITS

RESIDENTIAL SINGLE-FAMILY & TWO-FAMILY DWELLINGS

Calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee\$ 50

MULTI FAMILY BUILDINGS

Calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee\$ 50

RESIDENTIAL ADDITIONS (includes alterations and renovations)

Minimum \$100 (up to first \$1000 cost of Construction, plus \$12 per additional \$1000 of construction
cost or fraction thereof)

Plus Zoning Review Fee\$ 50

RESIDENTIAL FINISHED BASEMENTS

Townhouse without a bathroom\$ 500

Townhouse with a bathroom\$ 550

Single Family detached without a bathroom\$ 600

Single Family detached with a bathroom\$ 650

ACCESSORY BUILDING (such as Carports, Play Structures, Detached Garages, Greenhouses and Sheds)
 Under 500 sq. ft.: **does not** require a building permit. (See Zoning Permits Section, Page 2)
 Over 500 sq. ft.: \$300 for the first 1000 sq.ft., plus \$20 for each additional 100 sq.ft. or fraction thereof
 Plus Zoning Review Fee\$ 20

RESIDENTIAL DECKS, PATIOS, TERRACES
 150 sq.ft. or less.....\$200
 150 sq.ft. or more.....\$300
 Plus Zoning Review Fee\$ 50

RE-ROOF.....\$ 100

SWIMMING POOLS, HOT TUBS..... \$200
 Plus Zoning Review Fee\$ 75

DEMOLITION.....\$250

DEMOLITION-ACCESSORY BUILDING.....\$ 50

FLOOD PLAIN CONSTRUCTION FEE.....\$75

GRADING PERMIT.....\$75

UNDERGROUND TANK REMOVAL.....\$ 75

BASEMENT EGRESS OPENING..... \$100

PLUMBING PERMITS2% of total cost of material & labor (\$50 minimum)

ELECTRICAL PERMITS.....2% of total cost of material & labor (\$50 minimum)
 FILING FOR 3rd PARTY INSPECTION ONLY\$ 25

GENERATOR PERMIT\$100

MECHANICAL (HVAC).....2% of total cost of material & labor (\$50 minimum)

HOT WATER HEATER REPLACEMENT - Fuel Gas Only.....\$75

HEATER CONVERSION or REPLACEMENT (no ductwork changes) \$120

ALTERNATIVE ENERGY SYSTEM PERMITS
 Geothermal \$200; Solar \$200; Wind \$200

ROAD PERMITS.....Driveway (new and widening)... \$100

STORM WATER MANAGEMENT PERMIT.....\$50 for Permit, plus \$750.00 Escrow for Review

USE AND OCCUPANCY
 New Construction.....\$50
 Additions/Alterations/Renovations.....\$25
 Pools.....\$25
 Resale Certificates.....\$100
 Refinance Certificates.....\$30

RE-INSPECTIONS \$75

ZONING PERMITS

Confirmation Letter.....\$50
Zoning Permit.....\$50
Fence.....\$75

ZONING PERMITS (Continued)

The following accessory residential structures, under 200 sq. ft. require a Zoning permit:

Carport.....\$50
Detached Garage.....\$50
Greenhouse.....\$50
Sheds.....\$50
Play Structures\$25

COMMERCIAL PERMITS

NEW COMMERCIAL CONSTRUCTION

All use groups -- calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee\$ 80

ACCESSORY BUILDINGS

All commercial building except utility -- calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee\$ 50

ADDITIONS

All Commercial Use Groups2% of construction cost (\$300 minimum)
Plus Zoning Review Fee\$ 100

ALTERATIONS/RENOVATIONS/TENANT FIT OUTS

All Commercial building except utility.....2% of total cost (\$50 minimum)

ANNUAL PERMIT FILING FEE\$100

COMMERCIAL U&O

Minor (strip mall) Tenant U&O..... \$ 75
Business/Commercial Retail U&O.....\$100
Change of Occupancy \$ 75

RE-ROOF.....\$500

FENCE.....\$100

PLAYGROUND STRUCTURES (NON-RESIDENTIAL)\$200

Plus Zoning Review Fee\$ 50

DEMOLITION

\$200/50,000 sq. ft. or fraction thereof, plus \$30 for each additional 5,000 sq. ft. or fraction thereof

BLASTING.....\$150

TEMPORARY CONSTRUCTION TRAILER.....\$100 per year

BUILDING MOVING PERMIT

\$10 per \$1,000 estimated cost of moving, plus foundation costs and all other work necessary to replace Building

COMMUNICATION TOWER

Additional Antennae on Existing Tower.....\$500 per location
Replace existing Antennae.....2% of total construction
Annual inspection.....\$100
Wireless Communication Facility.....\$250

PLUMBING/SEWAGE.....2% of total cost of material and labor (\$100 minimum)

ELECTRICAL PERMIT.....2% total cost of material & labor (\$50 minimum)

MECHANICAL (HVAC).....2% total cost of material & labor (\$50 minimum)

ALTERNATIVE ENERGY SYSTEM PERMITS.....\$200 plus cost of Electrical Permit

STORM WATER MANAGEMENT PERMITS\$100 for permit, plus \$1,000 Escrow for Review

TENT PERMIT.....\$80

UNDERGROUND TANK REMOVAL.....\$200

FAILURE TO OBTAIN REQUIRED PERMITS

If the required permit (building, zoning, plumbing, mechanical or electrical permit) is not obtained, fees are subject to be doubled at the discretion of the Code Official.

CONTRACTOR REGISTRATION (ANNUAL) Remodeling Contractors must be State Registered

Electrical.....\$50/yr
General Contractor.....\$50/yr
Mechanical.....\$50/yr
Plumbing.....\$50/yr
Fire Protection.....\$50/yr
Other.....\$50/yr
Electric Inspection Agency.....\$150/yr

ROAD PERMITS

Road Opening restoration costs plus.....\$100
Sewer Inspection.....\$ 50
Driveway (new and widening).....\$100

SUBSURFACE & SURFACE FACILITY INSTALLATIONS

(pipe, cable, wires, conduit, electric gas service, pipelines, etc.)

Escrowed funds for pavement opening.....	\$20/sq.ft. (reimbursed upon satisfactory completion and inspection of work)
Facility connection, Each 50 L.F. section.....	\$300
Each additional 100 LF section or fraction thereof	\$100
Facility Openings... (tap-ins, repairs, service connections)	\$100
Overhead facility installation.....(poles, etc....)	\$50/each pole
Road sign replacement.....	\$100/sign (for labor and equipment PLUS material cost, i.e.- post, sign plate, hardware, etc. due to accidents, developer request, etc.)

FIRE PROTECTION

Installation/Modifications of automatic Fire Extinguishing systems.....\$50 for first \$1,000/cost;
\$25 for each additional \$1,000 of fraction thereof, minimum \$50

Installation/Modification of Fire Alarm & Detection systems.....\$50 for first \$1,000/cost;
\$25 for each additional \$1,000 or fraction thereof, minimum \$50

Compressed Gases.....\$150
(installation, repair, abandonment, removal, place temporarily out of service, close service, substantial
modification)

Flammable/Combustible Liquids..... \$50 for first \$1,000/cost; \$25 for each additional \$1,000
or fraction thereof (repair, modify pipeline for transportation of flammable or combustible liquids OR
installation, construction or alteration of terminals, fuel-dispensing station or other similar facilities)

Flammable/Combustible Liquids Tank

Residential.....	\$ 25
Commercial ... (less than 5000 gal).....	\$100
Commercial... (more than 5000 gal).....	\$250
(installation, alteration, removal, abandonment or disposal)	

Installation of Industrial Ovens.....\$100

Installation of Spray Room, Dip Tank or Booth.....\$50 for the first \$1,000 of cost;
\$25 for each additional \$1,000 or fraction thereof; minimum \$50

Erection of Temporary Membrane Structures.....\$ 50
Tents (in excess of 200 sq. ft.) & Canopies (in Excess of 400 sq. ft.)

FIRE CODE INSPECTION FEES

Up to 1,000 sq. ft.....	\$ 25
1,001-3,500 sq. ft	\$ 50
3,501-12,000 sq. ft	\$ 75
12,001-36,000 sq. ft.....	\$100
36,001-50,000 sq. ft.....	\$150
50,001-100,000 sq. ft.....	\$200
Over 100,000 sq. ft.....	\$250

Continued

FIRE CODE INSPECTION FEES (continued)

Publicly-owned Education buildings.....	No Charge
Required Re-inspection.....	\$ 25/visit
Fireworks-Public Display.....	\$100

SIGN PERMITS

Permitted sign in residential area.....	\$25
Up to and including 40 sq. ft.....	\$100
Greater than 40 sq. ft.....	\$200
Billboard annual structural inspection fee.....	\$50

TOWNSHIP PROFESSIONAL SERVICES SCHEDULE – 2023

Township Engineer (Civil)	\$85-\$185/hour
Township Engineer (Traffic)	\$65-\$220/hour
Township Engineer (Wastewater)	\$46-\$155/hour
Township Planner	\$65-185/hour
Township Solicitor	\$215/hour
Alternate Solicitor	\$225/hour
Township Zoning Solicitor	\$180/hour
Municipal Authority Solicitor	\$225/hour
Historic Preservation Consultant (also archeological services)	\$80-\$115/hour

TRAFFIC IMPACT FEE

Per trip.....	\$2,334.00
---------------	------------

SUBDIVISION/LAND DEVELOPMENT

Application Fee	
1-2 lots.....	\$250
3-5 lots.....	\$500
Plus \$25 for each lot over 3	
Over 5 lots.....	\$1000
Plus \$50 for each lot over 5	

The Applicant shall enter into a Review Escrow Agreement and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application. Any services performed that exceed the amount in escrow will be paid by the Applicant.

BOARD OF APPEALS

Building Code or Fire Code appeals:

\$300.00 plus reasonable fees for Hearing, administrative, legal transcripts, etc.

Western Chester County Regional U.C.C. Appeals Board (WCCRUCAB)

Minor Application: a Minor appeal application involves one- or two-family dwellings only.

Major Application: a Major appeal application involves applications other than the above residential uses, plus commercial, institutional or industrial uses.

Minor and Major Applications proposed to be administered in their entirety by the WCCRUCAB will require escrow funds to be established with the Appeals Board, and will include the following items:
5 Hearing Panel Members, Solicitor Cost, Legal Advertisement, Court Reporter Appearance Fee, Hearing Transcript (if needed)

Minor Application	\$1,500 First Hearing	\$500.00 Second Hearing Escrow
Major Application	\$2,000 First Hearing	\$500.00 Second Hearing Escrow

HEARINGS BEFORE THE BOARD OF SUPERVISORS

<u>Type of Application</u>	<u>Commercial/Industrial</u>	<u>Non-Commercial</u>
Curative Amendment	\$1000	\$500
Conditional Use	\$1000/First Hearing	\$500/First Hearing
Plus Reimbursement of Township's Consultant and Legal Fees		
Additional Hearings	\$500/Additional Hearings	\$250/Additional Hearings
Miscellaneous Hearings	\$1000	\$500

Hearing Fees deposited shall be used to defray the cost of the following:

- Publication Costs-"Notice of Hearing" and other legal publication charges.
- Cost of preparation and mailing of notices of hearing and decision.
- 50% of cost for stenographer.
- Cost of one (1) copy of original transcript, plus any additional transcripts requested.

HEARINGS BEFORE THE ZONING HEARING BOARD

<u>Type of Application</u>	<u>Commercial/Industrial</u>	<u>Residential</u>
	<u>Deposit</u>	<u>Deposit</u>
Variance	\$1400	\$650
Special Exception	\$1400	\$650
Appeals of Zoning Officer Decision	\$1400	\$650
Challenge of Validity Zoning Ordinance	\$1400	\$650
Miscellaneous Appeals	\$1400	\$650

Hearing deposit shall be used to cover the cost of the following:

- Publication costs-"Notice of Hearing" and other legal publication charges
- Cost for preparation and mailing of notices of hearing and decision
- 50% of costs for stenographer
- Administration assessment

Continued

HEARINGS BEFORE THE ZONING HEARING BOARD (Continued)

Whether Approved or Denied, if costs of Hearing(s) exceed the deposit, Applicant will be liable for outstanding charges
(in increments of \$100); should costs of Hearing(s) be less than the Application fee, the balance will be refunded.

- Transcript - COST of Hearing Transcript shall be paid by requesting person or party.

PARK AND RECREATION FEES: See Page 11 for the Park & Recreation Fees Chart

RECYCLING AND / OR SOLID WASTE HAULER LICENSE FEE ANNUAL.....\$25/Truck

ADMINISTRATION FEES

Administrative Fee: reimbursable engineering invoices, reimbursable legal invoices
10% of invoice up to maximum \$100 Administrative Fee/invoice

Certifications:

Public Sewer Account and/or Solid Waste / Recycling Account\$ 30.00
Real Estate Tax (Township only).....\$ 25.00

ADMINISTRATION FEES (Continued)

Municipal Claims/Liens -- Delinquent Accounts – Attorney's Fees:

- Receive and review delinquent account information, verify property owner/address, prepare 30-day demand letter.....\$ 50.00
- Send 10-Day Notice.....\$ 15.00
- Prepare and file municipal lien.....\$ 100.00
- Prepare and file order of satisfaction and notice to property owner.....\$17.50
- Prepare and file writ of scire facias.....\$100.00
- Reissue writ.....\$30.00
- Prepare and mail correspondence per Pa.R.C.P. §237.1\$30.00
- Motion for alternate service\$200.00
- Motion for summary judgment.....\$200.00
- Prepare and file writ of execution for sheriff sale\$500.00
- Attendance at sale and evaluate schedule of distribution and resolve issues ancillary to sale.....\$300.00

Miscellaneous litigation and/or legal activities hourly rate not to exceed \$170.00/hour

On-Lot Sewage System Operation and Maintenance Plan Review Fee (Annual) \$125.00

Returned Checks\$30.00

Solid Waste and Recycling Collection (Annual).....\$315.00

Solid Waste, Recycling Toter Carts96-gallon \$70.00

Stormwater Best Management Practices (BMP) Operation & Maintenance Plan Review ...\$125.00

Stormwater Best Management Practices (BMP) Operation & Maintenance Facility Inspection.....

The property owner will reimburse the Township for the actual cost incurred for each facility inspected:

- BMP Facility Inspection (Non-NPDES Permit Facility) Invoiced for time spent to complete inspection. (\$250 maximum per facility)
- BMP Facility Inspection (Part of an approved NPDES Permit) Invoiced for time spent to complete inspection of each facility.

Tax Collection - Real Estate Taxes:.....	Contact the Tax Collector for current rate
Vehicle Impound – Towing and 48-hour Storage Fee.....	\$150.00
Verification (written) of Permits/Approvals and their expirations:	
Residential Approval Verification.....	\$100.00
Commercial Approval Verification.....	\$300.00

PRINTED MATERIAL

Zoning Ordinance (spiral bound-includes color zoning map).....	\$35.00
Subdivision/Land Development Ordinance.....(spiral-bound).....	\$35.00
Comprehensive Plan.....(spiral-bound).....	\$35.00
Storm Water Management Ordinance.....	\$10.00
Open Space, Recreation and Environmental Resources Plan.....	\$25.00
Zoning Map.....	\$15.00
Base Map.....	\$10.00
“Neighborhood” Map.....	No charge for Residents.....\$3.00 Non-Residents
The Upper Uwchlan - A Place Betwixt & Between...(softback).....	\$15.00
Request for Information/Research Fee.....	As allowed per State Statute
Copies: Per copied side 8 ½ x 11.....	\$0.25
Per copied side 11 x 17.....	\$0.50
Certified copies of Records (does not include notarization fees).....	\$3.00/Record
	(As allowed by the Right To Know Law Fee Structure)
Plot Plans.....	\$5.00
Biodegradable Leaf / Yard Waste Bags.....	\$2.50/bundle of 5

SOLICITATION LICENSE

Application Fee	\$ 25.00
License	\$125.00
Identification Card	Per Person...\$ 20.00

CONTINUED

NOW, THEREFORE, BE IT RESOLVED, this 18th day of December, 2023.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice-Chair

ATTEST:

Gwen A. Jonik, Township Secretary

Andrew P. Durkin, Member

PARK AND RECREATION FEES

Hickory Park					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
Baseball 60’	\$2000/Season \$20/hour	No Charge	\$25/hour	\$3400/Season \$30/hour	\$30/hour
Baseball 90’	\$2000/Season \$20/hour		\$25/hour	\$3400/Season \$30/hour	\$30/hour
Multi-purpose	\$2000/Season \$20/hour		\$25/hour	\$3400/Season \$30/hour	\$30/hour
Tennis	\$15/hour		\$20/hour	\$25/hour	\$25/hour
Volleyball	\$15/hour		\$20/hour	\$25/hour	\$25/hour
Pavilion	\$25/day		\$35/day	\$50/day	\$50/day
Fellowship Fields					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
Multi-Purpose Field*	\$2800/Season \$25/hour	No Charge	\$25/hour	\$4000/Season \$30/hour	\$30/hour
Synthetic Turf Field*	\$5600/Season Non-seasonal users - \$100/hour	\$100/hour	\$125/hour	\$7800/Season Non-seasonal users - \$150/hour	\$150/hour
Larkin’s Field					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
Multi-purpose #1	\$25/hour \$2000/Season	No Charge	\$25/hour	\$30/hour \$3500/ Season	\$30/hour
Multi-purpose #2	\$25/hour \$1350/Season	No Charge	\$25/hour	\$30/hour \$2350/Season	\$30/hour
Upland Farm Park					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
The Barn**	\$100/hour	\$200/hour	\$200/hour	\$250/hour	\$300/hour

*Lighting Fees will be billed at a rate of \$10/hour as incurred for Type 2 users and \$20/hour as incurred for all other user types.

**Any reservation exceeding (6) hours will be considered for a reduced rate on a case-by-case basis. Contact Township staff for availability.

Seasons

A season shall be defined as a minimum of 112 hours at Fellowship, or a minimum of 100 hours at Hickory Park, up to a maximum of 340 hours, per any four-month period. Additional hours will be billed at the hourly rate.

Priority Types

Type 1 - Programs and activities of Upper Uwchlan Township will receive priority use of all facilities.

Type 2 - Township-based, non-profit organizations.

Type 3 - Township residents for private use. (Proof of residency required.)

Type 4 - Township-based for-profit organizations and businesses.

Type 5 - Non-resident groups as described in Type 2.

Type 6 - Non-residents.

Exhibit A page 1

Building Valuation Data – FEBRUARY 2023

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2023. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$233.85/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$233.85/sq. ft x 0.0075
= \$28,062

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Resolution # _____

RESOLUTION DESIGNATING EMERGENCY SERVICE PROVIDERS
FOR UPPER UWCHLAN TOWNSHIP

WHEREAS, Upper Uwchlan Township is responsible under the Second Class Township Code for the public safety of the residents of Upper Uwchlan Township; and

WHEREAS, the Board of Commissioners of the County of Chester has requested that Upper Uwchlan Township provide a resolution outlining the methods and agencies chosen to fulfill the public safety needs of Upper Uwchlan Township for the efficient administration of the integrated emergency communications system of the Chester County Department of Emergency Services.

NOW, THEREFORE, BE IT RESOLVED that the following fire departments will provide fire protection and rescue services: Lionville Fire Department, Ludwig's Corner Fire Department, East Brandywine Fire Department, Glenmoore Fire Department. The above enumerated fire departments have designated primary coverage areas as detailed in the attached map. All secondary and/or mutual aid responses shall be dispatched using the Automatic Vehicle Location Services.

FURTHER BE IT RESOLVED that the Uwchlan Ambulance and Minquas Ambulance will provide Basic and Advanced Life Support Emergency Medical Services with both agencies having designated primary coverage areas. All secondary and/or mutual aid responses shall be dispatched using the Automatic Vehicle Location Services; and

FURTHER BE IT RESOLVED that the Upper Uwchlan Township Police Department will provide full-time police protection; and

FURTHER BE IT RESOLVED that Byron Nickerson is designated as Emergency Management Coordinator; and

FURTHER BE IT RESOLVED the Upper Uwchlan Township Board of Supervisors has reviewed and revised, if necessary, and adopted the Upper Uwchlan Township Emergency Operations Plan; and has reviewed and adopted the National Incident Management System as a common operating practice; and

FURTHER BE IT RESOLVED that the contact persons between said organizations and the Chester County Department of Emergency Services shall be the Chief Officers of the respective organizations.

RESOLVED and ENACTED this 18th day of December, 2023.

UPPER UWCHLAN TOWNSHIP
Board of Supervisors

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice-Chair

ATTEST:

Andrew P. Durkin, Member

Gwen A. Jonik, Township Secretary