



To: Eric Traub, Township Manager

From: Christine M. Bauman, Director of Finance

Date: October 21, 2025

Re: Treasurer's Report & Cash Statement – August 31, 2025

**FINANCIAL REPORT CARD**

<b>CATEGORY</b>	<b>CONDITION</b>	<b>PAGE</b>
<b>General Fund</b>		
Real Estate Taxes	Meets or Exceeds	2
Transfer Taxes	Meets or Exceeds	2
Earned Income Taxes	Meets or Exceeds	2
Local Services Taxes	Meets or Exceeds	2
Cable Franchise Fees	Meets or Exceeds	2
State Aid (Pensions)	Meets or Exceeds	2
Licenses, Permits & Fees	Meets or Exceeds	2
Park & Recreation Fees	Meets or Exceeds	2
Operating Costs	Meets or Exceeds	2
Interfund Transfers	Meets or Exceeds	2
Salaries	Meets or Exceeds	2
Overtime	Meets or Exceeds	3
Health Insurance	Meets or Exceeds	3
Pensions	Meets or Exceeds	3
Ending Cash Balance	Meets or Exceeds	3
<b>Sewer Fund</b>		
Sewer Charges	Meets or Exceeds	3
Sewer Operating Expenses	Meets or Exceeds	3
Ending Cash Balance	Meets or Exceeds	3
<b>Capital Reserve Fund</b>		
Ending Cash Balance	Meets or Exceeds	3
<b>Debt Service Fund</b>		
Debt Service Expenses	Meets or Exceeds	3

Meets or Exceeds – Category is on par with historical budgeted amounts or much ahead of projected amounts.

Caution & Monitor – Category is below budgeted amounts, but not in need of action. In some cases, collections such as taxes or sewer revenue may have been collected in later periods than the previous years.

Action Needed – Category is failing to meet budgeted amounts and could impact the Township's projected revenues/expenses if not dealt with. Historical data indicates the category will not recover.

**WHITPAIN TOWNSHIP  
TREASURER'S REPORT  
EXECUTIVE SUMMARY  
FOR THE MONTH ENDED August 31, 2025**

**Revenue or Expense Category**

**General Fund**

**Real Estate Taxes** – Real Estate Tax Revenue is behind (96.85%) last year's pace (131.67%) and over budget. These collections include a total of \$6,333,393 of Current Year Taxes, (\$51,130) of Prior Year Taxes, \$13,654 of Delinquent Taxes and \$6,437 of Interim Taxes and are net of assessment appeal refunds.

**Real Estate Transfer Taxes** – We are behind (68.82%) of last year's pace (90.24%) and slightly over budget. Collections for the year totaled \$464,556.

**Earned Income Taxes (EIT) and Open Space Taxes (OPN)** – We are behind (73.08%) of last year's pace (116.27%) and slightly over budget. EIT collections for the year so far totaled \$6,368,754. Open Space Taxes are slightly behind (76.36%) of last year's pace (76.83%) and slightly over budget. EIT Open Space collections for the year totaled \$568,906. We expect this revenue stream to continue to be a reliable source.

**Local Services Taxes (LST)** – We are slightly behind (77.36%) of last year's pace (78.74%) and over budget. Collections so far for the year totaled \$603,372. As with EIT, we expect LST to continue to be a reliable revenue source.

**Cable Franchise Fees** – These fees are remitted quarterly. Through August we have received \$207,015.

**State Aid (Pensions)** – These pension grants are remitted in September of each year.

**Licenses, Permits & Fees** – We are behind (91.20%) vs. (101.44%) of last year's pace and over budget. Collections for the year totaled \$367,555. We are hopeful that building and development activities will continue to increase throughout the year and beyond.

**Park & Recreation Fees** – We are behind (101.04%) last year's pace (149.15%) and over budget. The total collected for January through August was \$635,630. We are looking forward to another great year for Park & Recreation activities.

**Operating Expenses** – These departmental expenses include salaries (separately reported below). We are behind (58.76%) with last year's (92.47%) and under budget.

**Interfund Transfers** – Transfers to both the Capital Reserve Fund \$1,700,000 and Open Space Fund \$2,200,000 are budgeted for this year and will be transferred in December if appropriate.

**Salaries** – Personnel includes wages and salaries for full-time, part-time, and seasonal employees. The 2025 budget includes 98 full-time employees. Personnel expenses remain relatively flat on a month-to-month basis. We are under (66.11%) with last year's pace (98.53%) and slightly under budget. For some departments, expenses will be reimbursed from our Sewer Fund in December.

**Overtime** – We are behind (27.78%) of last year's pace (48.00%) and under budget.

**Health Insurance** – We are behind (65.43%) last year's pace (104.84%) and slightly over budget. For some departments, expenses will be reimbursed from our Sewer Fund in December.

**Pension** – We are behind (56.35%) last year’s pace (111.84%) and under budget. We include employer payments to our defined contribution plan in our pension category. We generally pay our MMO pension expenses every other month to gain the value of dollar cost averaging. We will continue that practice in 2025.

**Ending Cash Balance** – Please see attached Cash Statement as of **August 31, 2025**

<b>August 31, 2025</b>	<b>August 31, 2024</b>
\$10,994,261	\$11,736,786

#### **Sewer Fund**

**Sewer Revenues** – We are behind (74.50%) of last year’s pace (88.02%) and over budget. Commercial and Residential billings for the 3<sup>rd</sup> quarter of 2025 totaled \$1,073,919 compared to 2024 3<sup>rd</sup> quarter billings totaling \$1,078,061. In December 2024, the Township liened an additional \$49,731 in delinquent sewer charges. The Township collected \$1,505 in liens in the month of August. As of August 31<sup>st</sup>, the outstanding principal balance is \$257,270 with interest continuing to accrue on the delinquent principal balance.

**Sewer Operating Expenses** – We are behind (60.04%) with last year’s (73.82%) and under budget. For the Sewer Fund, expenses will be reimbursed in December.

**Interfund Transfers** – There will be a transfer in December in the amount of \$60,475 from Sewer to Debt Service.

**Ending Cash Balance** – Please see attached Cash Statement as of **August 31, 2025**

<b>August 31, 2025</b>	<b>August 31, 2024</b>
\$2,418,468	\$1,862,024

#### **Capital Reserve Fund**

**Ending Cash Balance** – Please see attached Cash Statement as of **August 31, 2025**

<b>August 31, 2025</b>	<b>August 31, 2024</b>
\$2,441,815	\$1,350,021

#### **Debt Service Fund**

**Debt Service Expenses** – We are on pace (13.69%) with last year’s pace of (14.84%) and under budget. Interest payments were made in June. Principal payments will be made in October and December.

# Whitpain Township

## Treasurer's Report

For the Month Ended  
AUGUST 31, 2025

Department	YTD Actual	Current Year Budget	YTD Actual to Budget (%)	Prior YTD Actual	Prior Year Budget	Prior YTD Actual to Budget (%)
<b>GENERAL FUND</b>						
<b>REVENUES</b>						
OPEN SPACE TAXES	(568,906)	745,000	76.36%	(537,809)	700,000	76.83%
REAL ESTATE TAXES	(6,302,354)	6,507,179	96.85%	(5,119,807)	4,257,000	131.67%
TRANSFER TAXES	(464,556)	675,000	68.82%	(433,133)	480,000	90.24%
EARNED INCOME TAXES	(6,368,754)	8,715,000	73.08%	(6,336,838)	5,450,000	116.27%
LOCAL SERVICES TAXES	(603,372)	780,000	77.36%	(590,526)	750,000	78.74%
CABLE FRANCHISE FEES	(207,015)	430,000	48.14%	(219,637)	350,000	62.75%
OTHER	(525)	1,000	52.50%	(950)	0	0.00%
STATE AID-PENSIONS	0	695,000	0.00%	0	427,280	0.00%
LICENSES, PERMITS & FEES	(367,555)	403,000	91.20%	(338,290)	333,500	101.44%
PARK & RECREATION FEES	(635,630)	607,100	101.04%	(605,409)	405,900	149.15%
<b>TOTAL GENERAL FUND REVENUES</b>	<b>(15,518,668)</b>	<b>(19,558,279)</b>	<b>79.35%</b>	<b>(14,182,399)</b>	<b>(13,153,680)</b>	<b>107.82%</b>
<b>SALARIES</b>						
OFFICIALS	12,031	20,625	58.33%	12,031	20,625	58.33%
EXECUTIVE	510,391	705,857	72.31%	540,261	309,957	174.30%
FINANCE	207,915	288,194	72.14%	199,631	264,470	75.48%
TAX COLLECTION	20,692	35,000	59.12%	20,417	25,000	81.67%
INFORMATION TECHNOLOGY	126,881	195,118	65.03%	121,769	70,231	173.38%
ENGINEERING	269,852	348,916	77.34%	259,561	196,640	132.00%
PUBLIC WORKS	1,149,821	1,891,959	60.77%	1,061,918	1,054,573	100.70%
POLICE	3,306,458	5,128,985	64.47%	3,135,401	3,464,713	90.50%
FIRE	98,547	137,368	71.74%	124,055	133,061	93.23%
CODE ENFORCEMENT	201,606	308,241	65.41%	187,599	287,805	65.18%
ZONING	10,090	15,465	65.25%	9,848	10,060	97.90%
PARK & RECREATION	384,678	452,384	85.03%	338,052	263,384	128.35%
<b>TOTAL SALARY EXPENSES</b>	<b>6,298,962</b>	<b>9,528,112</b>	<b>66.11%</b>	<b>6,010,543</b>	<b>6,100,519</b>	<b>98.53%</b>
<b>EXPENSES</b>						
SUPERVISORS	158,310	163,270	96.96%	94,127	10,578	889.84%
ADMINISTRATION	406,704	616,384	65.98%	422,857	307,787	137.39%
FINANCE	78,162	115,609	67.61%	68,676	86,901	79.03%
TAX COLLECTION	87,071	131,289	66.32%	98,333	96,693	101.70%
COMPUTER & INFO. SERVICES	151,200	260,506	58.04%	128,145	48,718	263.03%
PLANNING & ENGINEERING	100,389	255,036	39.36%	240,129	82,379	291.49%
BUILDING MAINTENANCE	175,095	370,155	47.30%	149,487	232,705	64.24%
POLICE EXPENSES	578,596	1,087,865	53.19%	534,929	754,955	70.86%
FIRE	50,240	56,430	89.03%	34,497	45,205	76.31%
CODE ENFORCEMENT	70,053	142,539	49.15%	74,416	94,351	78.87%
ZONING	27,389	65,159	42.03%	28,473	65,083	43.75%
PUBLIC WORKS ADMINISTRATION	221,419	348,507	63.53%	208,174	186,727	111.49%
PUBLIC WORKS STREET CLEANING	19,053	25,000	76.21%	14,242	4,000	356.04%
PUBLIC WORKS SNOW REMOVAL	875	15,100	5.79%	2,019	4,500	44.87%
PUBLIC WORKS TRAFIC SIGNALS	13,737	76,798	17.89%	20,687	81,000	25.54%
PUBLIC WORKS STREET LIGHTING & MARKING	16,217	30,000	54.06%	14,186	21,500	65.98%

# Whitpain Township

## Treasurer's Report

PUBLIC WORKS SIDEWALKS & CURBS	27,936	91,499	30.53%	14,819	67,577	21.93%
PUBLIC WORKS STORM SEWER MAINTENANCE	12,367	104,547	11.83%	10,465	13,530	77.34%
PUBLIC WORKS EQUIPMENT MAINTENANCE	106,976	282,190	37.91%	112,438	224,702	50.04%
PUBLIC WORKS ROAD MAINTENANCE	75,783	735,000	10.31%	85,066	500,000	17.01%
RECREATION AND ADMINISTRATION	40,354	70,833	56.97%	93,634	80,725	115.99%
RECREATION AND PROGRAMS	189,132	310,611	60.89%	218,983	248,756	88.03%
PUBLIC WORKS PARK MAINTENANCE	252,804	603,013	41.92%	280,147	162,933	171.94%
TRANSFERS OUT	0	3,900,000	0.00%	0	1,000,000	0.00%

### SEWER FUND

#### REVENUES

SEWER RENT - CURRENT	(3,199,668)	4,300,000	74.41%	(3,034,702)	3,450,000	87.96%
SEWER RENT - PEN & INT	(34,750)	38,500	90.26%	(30,509)	30,000	101.70%
<b>TOTAL SEWER CHARGES</b>	<b>(3,234,418)</b>	<b>4,338,500</b>	<b>74.55%</b>	<b>(3,065,211)</b>	<b>3,480,000</b>	<b>88.08%</b>

#### EXPENSES

TRANSFERS OUT	0	0	0.00%	0	0	0.00%
SEWER SALARIES	370,893	939,803	39.46%	394,366	838,548	47.03%

#### OVERTIME

POLICE	33,459	119,000	28.12%	54,641	75,600	72.28%
SEWER	3,254	14,670	22.18%	8,729	35,866	24.34%
PW SNOW REMOVAL	5,668	16,800	33.74%	4,049	26,711	15.16%
PW ROAD MAINTENANCE	941	5,500	17.11%	2,025	6,500	31.16%
<b>TOTAL OVERTIME EXPENSES</b>	<b>43,323</b>	<b>155,970</b>	<b>27.78%</b>	<b>69,444</b>	<b>144,677</b>	<b>48.00%</b>

#### HEALTH INSURANCE

SUPERVISORS	27,340	41,000	66.68%	26,084	63,888	40.83%
GROUP HEALTH BENEFITS	85,485	130,000	65.76%	118,596	54,574	217.31%
FINANCE	13,801	22,000	62.73%	12,990	43,505	29.86%
INFORMATION TECHNOLOGY	37,897	58,000	65.34%	36,196	22,703	159.43%
ENGINEERING	95,231	120,000	79.36%	90,840	46,143	196.87%
POLICE	767,478	1,175,000	65.32%	765,189	666,935	114.73%
FIRE	11,295	22,000	51.34%	33,338	30,161	110.53%
CODE ENFORCEMENT	50,599	74,000	68.38%	48,125	68,742	70.01%
ZONING	2,133	1,600	133.30%	979	2,380	41.15%
SEWER	124,048	280,000	44.30%	127,592	272,680	46.79%
PUBLIC WORKS ADMINISTRATION	427,626	605,000	70.68%	411,436	319,167	128.91%
RECREATION ADMINISTRATION	56,782	69,000	82.29%	47,786	48,954	97.61%
<b>TOTAL HEALTH INSURANCE EXPENSES</b>	<b>1,699,714</b>	<b>2,597,600</b>	<b>65.43%</b>	<b>1,719,150</b>	<b>1,639,832</b>	<b>104.84%</b>

#### PENSIONS

NON-UNIFORM	100,000	81,124	123.27%	334,198	363,932	91.83%
DEFINED CONTRIBUTION PLAN	142,980	261,241	54.73%	119,477	31,677	377.17%
POLICE	459,000	896,988	51.17%	555,213	410,503	135.25%
SEWER	0	6,500	0.00%	28,338	121,311	23.36%
<b>TOTAL PENSION EXPENSES</b>	<b>701,980</b>	<b>1,245,853</b>	<b>56.35%</b>	<b>1,037,225</b>	<b>927,423</b>	<b>111.84%</b>

# Whitpain Township

## Treasurer's Report

### DEBT SERVICE FUND

TRANSFER FROM OPEN SPACE	0	539,000	0.00%	0	537,000	0.00%
TRANSFER FROM FIRE TAX	0	68,004	0.00%	0	68,004	0.00%
TRANSFER FROM SEWER	0	60,475	0.00%	0	60,475	0.00%

### EXPENSES

DEBT PRINCIPAL 1999A	0	360,000	0.00%	0	341,000	0.00%
DEBT PRINCIPAL 2019 BOND PROJECTS	0	28,829	0.00%	0	28,170	0.00%
DEBT PRINCIPAL 2012 CAPITAL PROJECTS	0	315,000	0.00%	0	310,000	0.00%
DEBT PRINCIPAL 2020 PROJECTS	0	105,000	0.00%	0	100,000	0.00%
DEBT INTEREST 1999A	38,716	62,873	61.58%	57,493	82,928	69.33%
DEBT INTEREST 2019 BOND PROJECTS	115,650	261,177	44.28%	115,875	261,755	44.27%
DEBT INTEREST CAPITAL PROJECTS	13,500	27,000	50.00%	17,065	34,130	50.00%
DEBT INTEREST 2020 BOND PROJECTS	113,429	226,857	50.00%	113,913	227,825	50.00%
<b>TOTAL DEBT SERVICE EXPENSES</b>	<b>281,294</b>	<b>2,054,215</b>	<b>13.69%</b>	<b>304,346</b>	<b>2,051,287</b>	<b>14.84%</b>



# Whitpain Township

## Operating Expense Report

For the Month Ended  
AUGUST 31, 2025

Department	YTD Actual	Current Year Budget	YTD Actual to Budget (%)	Prior YTD Actual	Prior Year Budget	Prior YTD Actual to Budget (%)
OTHER	0	60,856	0.00%	0	0	0.00%
SUPERVISORS	197,681	224,895	87.90%	132,242	95,091	139.07%
ADMINISTRATION	1,245,561	1,794,606	69.41%	1,535,388	1,067,927	143.77%
FINANCE	299,878	425,803	70.43%	281,297	394,876	71.24%
TAX COLLECTION	107,763	166,289	64.80%	118,750	121,693	97.58%
LEGAL	170,968	670,000	25.52%	171,597	306,000	56.08%
INFORMATION TECHNOLOGY	315,977	513,624	61.52%	286,110	141,652	201.98%
PLANNING & ENGINEERING	465,472	723,952	64.30%	590,529	325,162	181.61%
PUBLIC WORKS	2,506,319	5,201,068	48.19%	2,391,158	2,906,125	82.28%
POLICE	5,144,992	8,407,838	61.19%	5,045,373	5,372,706	93.91%
FIRE	160,082	215,798	74.18%	191,890	208,427	92.07%
CODE ENFORCEMENT	322,257	524,780	61.41%	310,140	450,898	68.78%
ZONING	39,612	82,224	48.18%	39,300	77,523	50.70%
SEWER	2,526,480	4,208,088	60.04%	2,351,533	3,185,499	73.82%
PARK AND RECREATION	670,946	902,828	74.32%	698,454	641,819	108.82%
<b>TOTAL OPERATING EXPENSES</b>	<b>14,173,988</b>	<b>24,122,648</b>	<b>58.76%</b>	<b>14,143,762</b>	<b>15,295,398</b>	<b>92.47%</b>

**AUGUST 31, 2025**

ACCOUNT	PURCHASE DATE	DUE DATE	PRINCIPAL	INVESTED WITH	INTEREST RATE	TOTAL
GENERAL FUND	VARIOUS	OPEN	1,821,085	PLGIT	4.12	1,821,085.25
	VARIOUS	OPEN	8,469	PLGIT PLUS	4.20	8,468.78
	VARIOUS	OPEN	9,986	PLGIT PR	4.12	9,985.93
	VARIOUS	OPEN	4	PLGIT PR PLUS	4.20	4.10
	VARIOUS	OPEN	5,513,701	TD GENERAL FUND	1.85	5,513,701.33
	VARIOUS	OPEN	97,851	TD-E PAYMENTS	1.85	97,850.65
	VARIOUS	OPEN	3,308	TD-PR	1.85	3,308.47
	VARIOUS	OPEN	19,106	PLGIT PROCUREMENT	4.12	19,106.43
	VARIOUS	OPEN	1,952	DRUG ENFORCEMENT	1.85	1,952.43
	VARIOUS	OPEN	630,414	OPERATING RESERVE	1.85	630,414.36
	VARIOUS	OPEN	14,082	POLICE SPECIAL EQUIPMENT	1.85	14,082.26
FIRE CAPITAL FUND	VARIOUS	OPEN	6,458	PLGIT - ARBITRAGE	4.20	6,457.55
DEBT SERVICE	VARIOUS	OPEN	631,726	TD BANK	1.85	631,726.19
FIRE PROTECTION TAX	VARIOUS	OPEN	568,636	TD BANK	1.85	568,635.66
FIRE CAPITAL FUND	VARIOUS	OPEN	312,193	TD BANK	1.85	312,192.86
FIRE HYDRANT	VARIOUS	OPEN	557,873	TD BANK	1.85	557,872.71
CAPITAL RESERVE	VARIOUS	OPEN	1,675,034	TD BANK	1.85	1,675,033.77
CAPITAL RES - SIDEWALK GRANT	VARIOUS	OPEN	209,181	TD BANK	1.85	209,181.22
MANOR HOUSE	VARIOUS	OPEN	708,518	TD BANK	1.85	708,518.29
OPEN SPACE ACQUISITION	VARIOUS	OPEN	51,801	TD BANK	1.85	51,801.10
OPEN SPACE RESERVE	VARIOUS	OPEN	123,308	TD BANK	1.85	123,307.94
HIGHWAY AID FUND	VARIOUS	OPEN	987,465	TD BANK	1.85	987,465.00
POLICE MED INS RETIREE	VARIOUS	OPEN	742,217	TD BANK	1.85	742,217.46
NON UNIFORM MED INS RETIREE	VARIOUS	OPEN	79,666	TD BANK	1.85	79,665.75
ESCROW	VARIOUS	OPEN	5,635,333	TD BANK	1.85	5,635,333.22
RESERVE FOR OUTFALL STORM WT	VARIOUS	OPEN	177,629	TD BANK	1.85	177,629.04
FEE-IN-LIEU OF STORMWATER MNT	VARIOUS	OPEN	186,335	TD BANK	1.85	186,335.12
TRAFFIC IMPROVEMENTS	VARIOUS	OPEN	931,358	TD BANK	1.85	931,358.40
SEWER FUND	VARIOUS	OPEN	344,012	PLGIT PLUS	4.20	344,011.66
	VARIOUS	OPEN	2,074,456	TD BANK	1.85	2,074,456.37
SEWER CAPITAL	VARIOUS	OPEN	78,568	TD BANK	1.85	78,567.88
2019 BOND ISSUE-SEWER CAPITAL	5/30/2019	OPEN	357,473	TD BANK	1.85	357,472.76
2019 BOND ISSUE-PARK & OPEN SPACE	5/30/2019	OPEN	1,638	TD BANK	1.85	1,638.49
2019 BOND ISSUE-RACP GRANT	5/30/2019	OPEN	1,068,588	TD BANK	1.85	1,068,587.79
2019 BOND ISSUE - CAPITAL RESERVE	5/30/2019	OPEN	551,889	TD BANK	1.85	551,889.14
2020 BOND ISSUE - CAPITAL RESERVE	8/27/2020	OPEN	214,892	TD BANK	1.85	214,892.14
2020 BOND ISSUE - OPEN SPACE	8/27/2020	OPEN	8,859	TD BANK	1.85	8,859.06
2020 BOND ISSUE - SEWER CAPITAL	8/27/2020	OPEN	1,180,385	TD BANK	1.85	1,180,385.24
COMMUNITY CENTER - TD BANK	12/22/2022	OPEN	6,721	TD BANK	1.85	6,721.07
COMMUNITY CENTER - UNIVEST	3/23/2023	OPEN	5,657,685	UNIVEST	4.51	5,657,684.59
COMMUNITY CENTER - PLGIT	3/14/2023	OPEN	5,643,421	PLGIT	4.25	5,643,421.47
GENERAL FUND - UNIVEST	8/27/2024	OPEN	3,651,005	UNIVEST	4.59	3,651,005.32
August 31, 2024				<b>PLGIT-change effective 6/1/25</b>	4.12	
General Fund TD/Univest Banks	\$9,485,511.23			<b>PLGIT PLUS-change effective 6/1/25</b>	4.20	
General Fund PLGIT	\$2,251,274.67			<b>TD BANK-change effective 2/1/25</b>	1.85	
Sewer TD Bank	\$1,532,876.85			<b>PLGIT - Community Ctr</b>	4.24	
Sewer PLGIT	\$329,146.79			<b>UNIVEST - Community Ctr</b>	4.51	
Capital Reserve TD Bank	\$1,350,021.08			<b>UNIVEST - General Fund</b>	4.59	