

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988

MASTER ASSOCIATION MEETING

Thursday, September 5, 2024

3:00 PM

Hybrid – Ardmore Room & via Zoom

The Board of Directors met on Thursday, August 22, 2024. The following was the resulting Agenda for the Master Association meeting. The minutes of this meeting (along with others) are attached for your information.

AGENDA

- I. Call the Master Association Meeting to Order at **3:00 PM** 3:00 PM
- II. Review of the minutes from the July 11, 2024 MA meeting 3:01 PM
- III. Update on stormwater efforts - Ed McFalls 3:02 PM
 - A. Jefferson basin expansion – complete other than landscape decision
 - B. System between Devonshire and #17 hole done last week
 - C. Designs in process – Merrifield, Kennett, Ashton
- IV. Committee updates – 3:15 PM
 - A. Finance Committee – John Andrews –
 - 1. 58 CIF Checks so far in 2024
 - 2. Reviewed financial statement for July – sound condition
 - 3. Reviewed VERY PRELIMINARY 1st DRAFT of 2025 budget
 - B. Projects Committee – 3:20 PM
 - 1. Pavilion location options for Village Green
 - 2. Quaker walking trail work to start week of 9/16
 - 3. Recommendation to remove paving at steep hill behind Sullivan House
 - C. Security – 3:30 PM
 - 1. Proposal for North Gate double gate system
 - D. Sports Committee 3:45 PM
 - 1. Board held Dedication of Village Green on Aug 24th with Grentz family
 - E. Pool Committee 3:50 PM
 - 1. Successful season
 - 2. Deck proposals – best so far – pressure treated \$76,033 Trex \$92,962

- F. CC Committee – 3:55 PM
 - 1. Kathy Martinides has resigned (saying it S/B a paid staff job)
 - 2. Marc Fraser to fill in pending Board search for volunteers

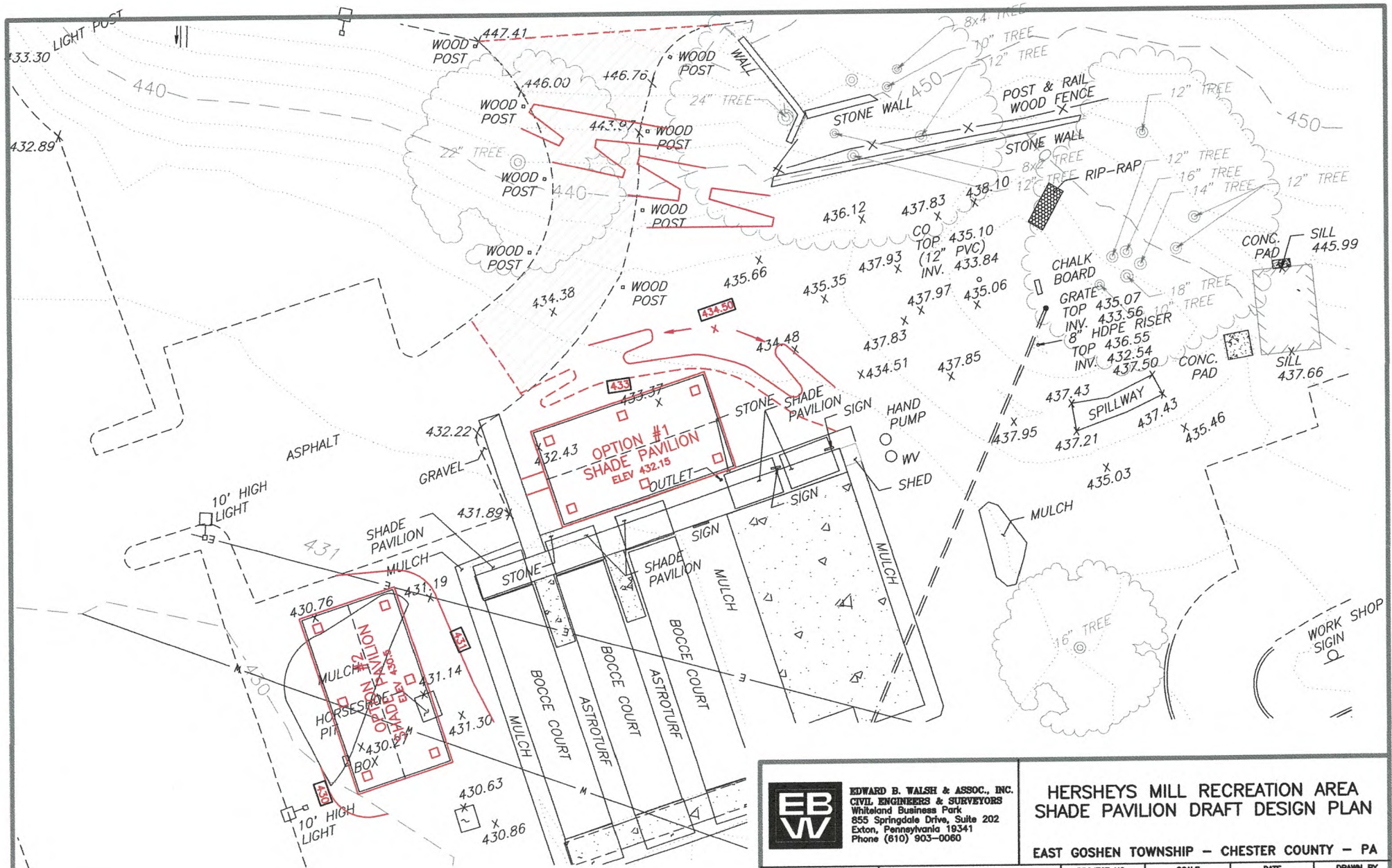
- V. Old Business 4:05 PM
 - A. Sunoco – no update on when case will be heard


- VI. New Business 4:05 PM
 - A. Assured Partners have sent insurance renewal info to managing agents
 - B. FHH still working on MA-GHSA proposal
 - C. Trash & Recycling contract proposals

- VII. Monthly FYIs - 4:10 PM
 - A. Finance Committee Report –
 - B. Security Report
 - C. Bus Activities

- VIII. Adjournment 4:15 PM

The next MA meeting will be on Thursday, Oct. 3, 2024 at 3:00 PM



	EDWARD B. WALSH & ASSOC., INC. CIVIL ENGINEERS & SURVEYORS Witland Business Park 855 Springdale Drive, Suite 202 Exton, Pennsylvania 19341 Phone (610) 903-0060	HERSHEYS MILL RECREATION AREA SHADE PAVILION DRAFT DESIGN PLAN				
	EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PA		PROJECT NO. 2658-A	SCALE 1"=20'	DATE 08/30/24	DRAWN BY DHD
Plotted: 8/30/2024		File: J:\2658-A\FPS\2658A-B.pro		SHEET 1 OF 1		

PROPOSAL

TO: HERSHEY'S MILL BOARD OF DIRECTORS
FROM: HERSHEY'S MILL MASTER ASSOCIATION
SUBJECT: NORTH DOUBLE GATE PROJECT PROPOSAL
DATE: 9/2/2024
CC: ED MCFALLS

After witnessing the effectiveness of the double-gate system in nearly eliminating driver tailgating at the East and West Gates, the Security Committee spent a considerable amount of time investigating the installation of the same double-gate entry system at the North Gate. After communicating with vendors, receiving input from Master Association members, and making some minor modifications to the design of the system, the Security Committee has made the recommendation to the HM Board of Directors to move forward with the installation of the following double-gate entry system at the North Gate. Below is a summary of the project, including costs:

NOTABLE DETAILS:

- The current resident resident-only access lane (middle) will transition to a hybrid guest/resident access lane.
- The current guest-only access lane (far right) will transition to a resident-only access lane.
- The existing concrete islands to which the gates are currently attached will be extended toward Greenhill Road by an additional 24 feet. This new, extended island will anchor the new gates, with a span of 30 feet between the first and second gates. (The same distance we utilize between gates at the East and West double-gates.)
- An additional 20ft x 6 ft concrete island will be installed between the hybrid guest/resident lane and the exit lane. This island will house the guest entry phone, Verizon equipment, and cameras.
- There will be two 30-foot (minimum) turnarounds on either end of the guest entry phone island. This will allow for drivers from either lane to turn around before, or after, the guest phone box.
- The red island, marked "demo," will remain and house signage that will direct drivers to the correct lanes/gated.
- The timeline of the installation is dependent upon the concrete work, which is now scheduling in mid-fall.

COST: = \$87,066.09

- LYONS & HOLL PAVING = \$38,710.00
 - o The scope of this work includes the extensions of the current gate islands, construction of a new guest access phone island, and installation of underground conduit.
- I2 SECURITY SOLUTIONS = \$30,716.09
 - o The scope of this work includes removal of two existing barrier gates, installation of four new barrier gates, conduit, battery backups, and Opticom sensors for emergency vehicles.
- VECTOR SECURITY = \$12,640.00
 - o The scope of this work includes installing a new gate device reader, pole, and camera and relocating the existing gate device reader, guest phone box, and cameras. Additionally, they will connect the gate entry device system to the new gates, and reprogram the new and relocated equipment.
- SIGNAGE & TRAFFIC CONTROL EQUIPMENT = \$5,000
 - o There will be a need for signage to direct drivers into the correct lane, provide the Main Gate address, and direct drivers of large vehicles to the Main Gate.

This proposal is asking for approval to move forward with the installation of the North Gate double-gate entry system with a cost not to exceed \$90,000.00.



December 15, 2023

Marc Fraser
Hershey Mills
1500 Greenhill Road
West Chester, Pa 19380

Ref: North Gate Vehicle Trap

Marc,
The following proposal reflects our detailed review of your requirements to furnish and install a set of barrier gates on the North access location to prevent tailgating in the resident only and visitor entry lanes at the Hershey Mills Community.

Please feel free to contact me at your convenience to discuss.

Sincerely,
Dave Sullivan
i2 Security Solutions

PROJECT SUMMARY

- Furnish replacement barrier gates to control tailgating for visitor and resident entry lanes.
- Trap entry gates to be interfaced with primary entry gates.
- Trap entry gate will open when the following conditions are met:
 - Primary entry gate is closed and a vehicle is present on the center arming loop.
- Furnish and install vehicle detection loops on both entry gates as shown on manufacturers drawing.
- Furnish battery backup functionality for both barrier gates.
- Furnish strobe detector in each lane for first responder access.

INCLUDED IN THIS PROPOSAL

- Removal of existing Hy Security barrier gates.
- Mounting and wire termination of new barrier gates.
- Interconnecting surface mounted conduit and wiring between primary and trap gate locations.
- Mounting and testing of strobe detectors.
- Saw cutting and epoxy sealing of open detection loops.
- Gate testing and commissioning.

EQUIPMENT INVENTORY

<u>Quantity</u>	<u>Description</u>
4	Elka P4000 direct drive barrier gate w/ external key switch override
4	Battery backup w/ two batteries
2	Strobe detector
2	2ft x 6ft vehicle detector
2	2ft x 12ft vehicle detector
1	Misc hardware (conduit, epoxy, etc.)



INVESTMENT

Equipment Hardware Total	\$20,823.64
Labor	\$ 7,370.00
Shipping / Handling	<u>\$ 783.81</u>
Sub Total	\$28,977.45
Sales Tax	<u>\$ 1,738.65</u>
TOTAL INVESTMENT	\$30,716.09

WARRANTY

- One-year parts and labor.
- **Extended maintenance agreement offer for additional year (discounted)**
 - **\$630.00 per quarter if purchased with initial offer.**
Quarterly billing beginning in the 2nd year. _____ Initial for approval

TERMS

- 50% deposit / net 30 days.

NOTES

- Pricing is valid for 30 days.
- **Exceptions:**
 - NEDAP reader and cameras to be relocated by client’s security company.
 - Permits.
 - Concrete islands.
 - Interconnecting conduit between Dialer and visitor entry gate.

DELIVERY

- Normal delivery schedule is 4-6 weeks from receipt of a purchase order or final executed copy of a contract, along with deposit when applicable. During Covid, delivery times change often due to parts shortages from our manufacturers. Your delivery schedule may change depending on the availability of products purchased and/or schedules at time of order placement.

IMPORTANT-Automated Barrier Gate Safety

I2 Security Solutions adheres to the Underwriters Laboratories (UL) standards for gate safety. All barrier gate systems we propose will include options for safety devices as added measures for protection of people and property. In addition to these added measures, it’s important that our customers have a clearly marked pedestrian walkway adjacent to and in the near vicinity of the barrier gates entrance /exit and posted signage warning pedestrians not to walk or ride a bike into the gate path.

Gate Safety Acknowledgement and Acceptance of Order Customer Acceptance

Date

PO#



3549 Hempland Road, Suite C
Lancaster, PA 17601
T: 1-888-565-1570
F: 717-285-0443
www.vectorsecurity.com

Hersheys Mill
1389 East Boot Road
West Chester, PA. 19380

RE: North Gate double-gate installation

Clarifications

All references to locations will be as noted on provided print
All pricing based on existing conduits in good condition.

Scope of work

- Install new Nedap reader on extended resident only island and use extra pole from west gate.
- Relocate existing Nedap reader on extended visitor island and program for guest or resident operation.
- Remove Guest phone and camera from abandoned phone island and install on new guest phone island.
- Install 4' tall pole at existing guest phone island and re-install existing camera.
- Install camera on light pole behind visitor island viewing intersection of Mill and Chandler
- Provide programming for proper operation

Scope of work by others

- Install 3/4 inch conduit from existing gate operators to new gate operators
- Install 2 inch conduit from new phone island to existing island with dog box
- Install 14 inch diameter (min) concrete pad on exiting (demo) island for camera pole

Equipment

- 1 Nedap 9945466 reader
- 1 Nedap 791152 weather hood
- 2 Omni 450OMNI-PPRO-01-304 Omni directional mounting head
- 1 Hikvision ECI-D64Z2 4mp vari focal dome camera
- 1 Hikvision PC135 pendant cap
- 1 Hikvision WMP-S wall mount bracket

Total Investment.....\$12,640.00 plus tax

Approval

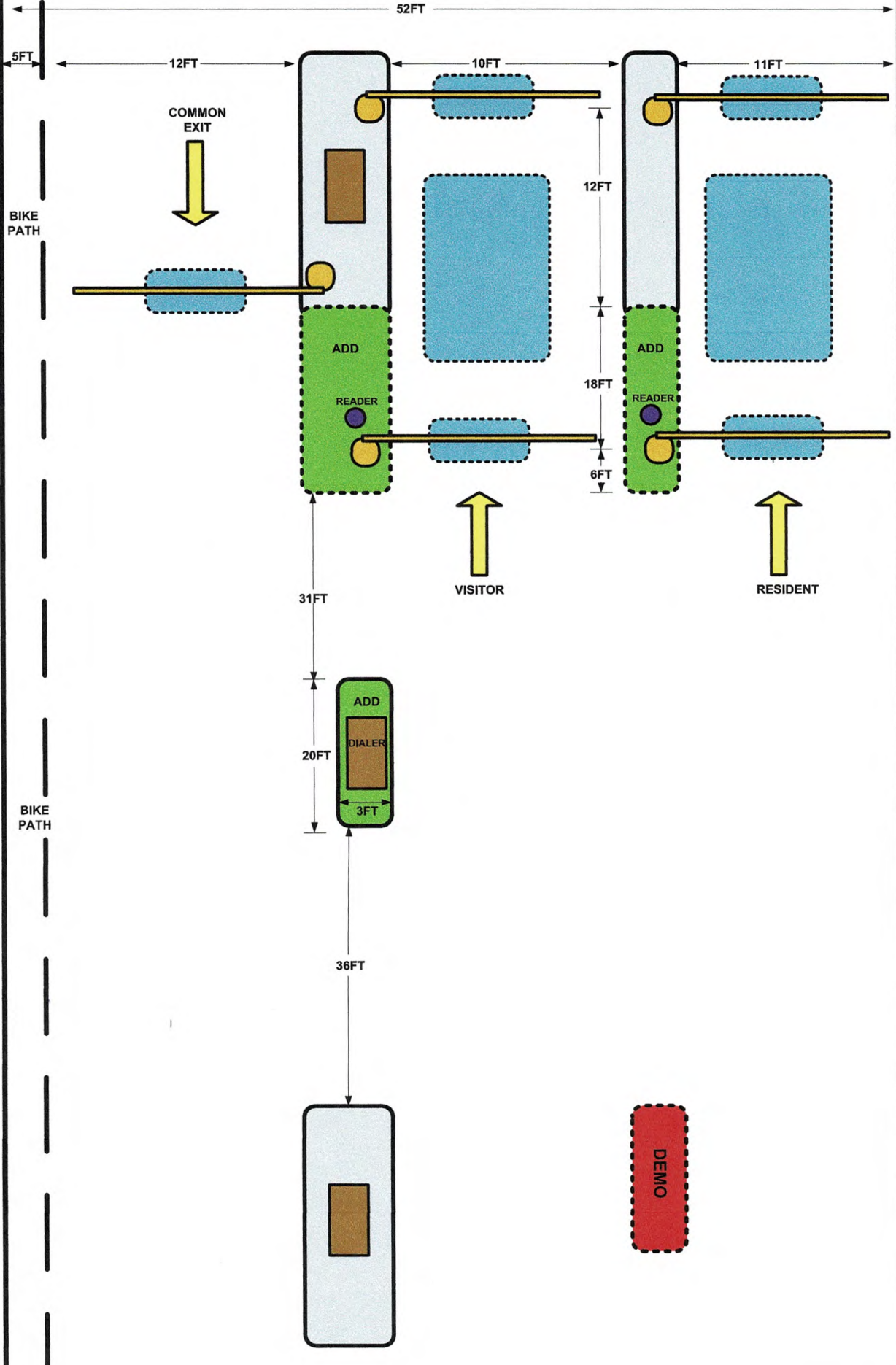
Date/PO

Respectfully submitted,
Timothy Konrad

Intelligent security *tailored for you.*SM



HERSHEY MILLS NORTH GATE NOT TO SCALE



Memorandum

TO: Board of Directors
FROM: Ed McFalls
RE: July Statement
Date: 8/26/2024

The Finance Committee met on Monday, August 26, 2024, reviewed the financial statement for the period ending July 31, 2024 and discussed a number of the YTD variances among other topics.

Operations variances:

- 4007-02 Extra Landscape Maint (\$4,402.94) – a few projects ahead of budget dollars
- 4007-01 Landscape Mosquito Control – \$6,170 – effort happening, billing behind
- 4009 Lighting - \$5,579.68 – some repairs involving pole replacement and underground wire work being charged to Lighting Reserves – fewer misc lighting repairs
- 4011 Fire Hydrants - \$8,105.76 – East Goshen finally billed 1st & 2nd quarters, but 3rd quarter budgeted but not yet billed
- 4015 CC Repairs – (\$5,511.44) – Fireplace, HVAC repairs
- 4017 Sullivan House Landscape – (\$4,612.65) – several projects mostly off rear patio
- 4019 Swimming Pool Contract - \$13,813.40 – controlling hours, newer staff
- 4024 Tennis Court Maint - \$7,487.67 – not doing power wash of other 2 courts
- 4026 Platform Tennis Maint – (\$3,450.00) - powerwashed and painted wooden bridge to courts
- 4028 Cable TV - \$13,072.00 – unexpected modest savings each month
- 4032 Security Salaries – \$28,809.34 – deposit in January of contributions to Security Staff holiday fund and being short staffed
- 4037 Security Gate Maint - \$6,212.13 – fewer gate repairs than normal
- 4040 Stormwater Management – (\$2,707.97) – heavy cleanup from early spring heavy rains
- 4042 Road Maint. - \$18,111 – planned line striping not done yet
- 4605 Bus Maint. – (\$5,176.41) – significant maintenance issues this year
- 5006 Misc/Activities - \$10,331.96 – net of expenses against gate device revenue
- 5013 Legal Fees – (\$20,396.74) – mostly filing Sunoco appeal, plus insurance amendments
- 5022 Technology - \$3,856.09 – net of expense and revenue from promotions via HM emails
- 5021 Marketing – (\$3,094.71) – advertising for Open Community Days

Hershey's Mill HOA
Balance Sheet - July, 2024

This
Year

Assets

Truist Checking Account	14,682.08
Meridian Checking	226,336.35
Meridian Sweep Account	772,871.70
First Resource Sweep Account	466,302.40
Truist BBM 2	10,490.99
First Resource Bank	244,683.75
Truist CD x2095 (1/24)	240,737.27
Meridian Money Market Reserve	247,461.53
Merry Makers Fund	6,083.14
Swimming Pool Fund	7,347.99
Sullivan House Fund	14,587.90
Community Center Fund	22,922.16
Wood Shop Fund	37,917.81
Library Fund	11,429.09
Bus Activity Fund	10,168.65
HM Sports Group Fund	15,010.98
A/R CIF Funds	12,434.40
Rohrer Bus 10/19	160,805.43
Accumulated Depreciation	-165,209.90
2018 Ford Explorer Repl. 08/2	42,259.67
Prepaid Gate Cards	4,205.94
Prepaid Property Tax	5,022.40
Prepaid Insurance	23,750.23
TOTAL Assets	2,432,301.96

Liabilities & Equity

Accounts Payable	38,190.79
Due to Managing Agent	51.72
Payroll Taxes Payable	1,720.31
Capital Reserve Fund	1,399,267.42
Reserve for Vision Quest Rese	519,225.18
Res. Invest. Sec. Veh & Bus	37,855.20
Swimming Pool Reserves	7,347.99
Sullivan House Reserves	14,587.90
Community Center Reserves	22,922.16
Wood Shop Fund	37,917.81
Library Reserves	11,429.09
Bus Activity Reserves	10,168.65
HM Sports Group	15,010.98
Merry Makers Reserves	6,083.14
Nature Group Fund 2143	105.00
Landscape Project Reserve 16/	3,757.20
CIF Funds Reserve	162,305.04

Hershey's Mill HOA
Balance Sheet - July, 2024

	This Year
Contingent Reserve Var. Years	37,989.45
Subsidy for 2022 Operation Bu	35,333.31
Retained Earnings Curr. Year	71,033.62
TOTAL Liabilities & Equity	2,432,301.96

Hershey's Mill HOA
Income Statement - July, 2024

Current Month Actual	Month To Date Budget	Current Month Variance		Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Yr Budget
			Gain/ (Loss) Before Taxes				
			Gain/ (Loss) from Operations				
			Revenue from Operations:				
21,002.00	21,002.00	0.00	Ashton Village 3001	147,014.00	147,014.00	0.00	252,024.00
21,002.00	21,002.00	0.00	Brighton Village 3002	147,014.00	147,014.00	0.00	252,024.00
11,341.08	11,341.08	0.00	Chatham Village 3003	79,387.56	79,387.56	0.00	136,092.96
23,522.24	23,522.24	0.00	Devonshire Village 3004	164,655.68	164,655.68	0.00	282,266.88
2,520.24	2,520.24	0.00	Westbrook Village 3005	17,641.68	17,641.68	0.00	30,242.88
29,822.84	29,822.84	0.00	Eaton Village 3006	208,759.88	208,759.88	0.00	357,874.08
18,061.72	18,061.72	0.00	Franklin Village 3007	126,432.04	126,432.04	0.00	216,740.64
7,770.74	7,770.74	0.00	Glenwood Village 3008	54,395.18	54,395.18	0.00	93,248.88
18,691.78	18,691.78	0.00	HLN Villages 3009	130,842.46	130,842.46	0.00	224,301.36
20,371.94	20,371.94	0.00	Inverness Village 3010	142,603.58	142,603.58	0.00	244,463.28
30,662.92	30,662.92	0.00	Jefferson Village 3011	214,640.44	214,640.44	0.00	367,955.04
29,612.82	29,612.82	0.00	Kennett Village 3012	207,289.74	207,289.74	0.00	355,353.84
5,670.54	5,670.54	0.00	Merrifield Village 3014	39,693.78	39,693.78	0.00	68,046.48
14,491.38	14,491.38	0.00	Princeton Village 3015	101,439.66	101,439.66	0.00	173,896.56
4,830.46	4,830.46	0.00	Oakmont Village 3016	33,813.22	33,813.22	0.00	57,965.52
13,021.24	13,021.24	0.00	Robynwood Village 3017	91,148.68	91,148.68	0.00	156,254.88
8,610.82	8,610.82	0.00	Troon Village 3018	60,275.74	60,275.74	0.00	103,329.84
10,921.04	10,921.04	0.00	Springton Village 3019	76,447.28	76,447.28	0.00	131,052.48
15,961.52	15,961.52	0.00	Quaker Village 3020	111,730.64	111,730.64	0.00	191,538.24
18,481.76	18,481.76	0.00	Ulster Village 3021	129,372.32	129,372.32	0.00	221,781.12
4,200.40	4,200.40	0.00	Vassar Village 3022	29,402.80	29,402.80	0.00	50,404.80
28,982.76	28,982.76	0.00	Yardley Village 3023	202,879.32	202,879.32	0.00	347,793.12
1,680.16	1,680.16	0.00	Zephyr Hill Village 3024	11,761.12	11,761.12	0.00	20,161.92
7,066.67	7,066.67	0.00	Contingent Reserve Supplement 3030	49,466.69	49,466.69	0.00	84,800.00
7,597.87	8,333.33	-735.46	Cont. Reserve Supp. 2023 - 3031	53,185.09	58,333.31	-5,148.22	100,000.00
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375,898.94	376,634.40	-735.46		2,631,292.58	2,636,440.80	-5,148.22	4,519,612.80
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			Expenses from Operations:				
3,747.49	3,843.84	96.35	General Maint. Salaries 4001	26,735.57	27,867.84	1,132.27	49,969.92
0.00	100.00	100.00	Transportation 4003	302.88	400.00	97.12	600.00
0.00	0.00	0.00	Fire Extinguishers 4005	0.00	1,200.00	1,200.00	1,200.00
26,756.98	25,676.98	-1,080.00	Landscaping 4007	180,818.86	179,738.86	-1,080.00	308,123.76
300.00	3,000.00	2,700.00	Extra Landscape Maintenance 400702	11,402.94	7,000.00	-4,402.94	20,250.00
735.00	0.00	-735.00	Tree Maintenance/Removal 400703	16,754.48	18,000.00	1,245.52	27,000.00
0.00	2,200.00	2,200.00	Mosquito Control 400701	2,630.00	8,800.00	6,170.00	13,200.00
190.86	342.00	151.14	Nature Group 400707	1,383.08	2,394.00	1,010.92	4,104.00
-1,000.01	940.00	1,940.01	Landscape Maint. 400706	5,960.30	5,460.00	-500.30	12,080.00
0.00	0.00	0.00	Snow Removal 4008	42,457.75	43,000.00	542.25	50,000.00

Hershey's Mill HOA
Income Statement - July, 2024

Current Month Actual	Month To Date Budget	Current Month Variance		Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Yr Budget
43.00	1,500.00	1,457.00	Lighting Maint. 4009	4,920.32	10,500.00	5,579.68	18,000.00
928.43	680.00	-248.43	Garden Plots 4010	7,870.57	7,620.00	-250.57	11,020.00
15,894.24	8,000.00	-7,894.24	Fire Hydrants 4011	15,894.24	24,000.00	8,105.76	32,000.00
1,487.74	1,400.00	-87.74	Community Center Utilities 4013	13,576.67	12,000.00	-1,576.67	19,400.00
1,810.87	2,100.00	289.13	Community Center Repairs 4015	20,211.44	14,700.00	-5,511.44	25,200.00
731.51	1,400.00	668.49	Sullivan House Utilities 4016	10,945.55	9,800.00	-1,145.55	16,800.00
0.00	0.00	0.00	Sullivan House Landscape 4017	5,612.65	1,000.00	-4,612.65	1,500.00
1,907.34	1,185.00	-722.34	Sullivan House Repairs 4018	11,863.75	8,295.00	-3,568.75	14,220.00
21,233.02	25,000.00	3,766.98	Swimming Pool Contract 4019	43,186.60	57,000.00	13,813.40	85,000.00
1,666.47	2,200.00	533.53	Swimming Pool Supplies 4022	12,076.99	16,100.00	4,023.01	18,300.00
1,025.00	1,000.00	-25.00	Recreational Facility Cleaning	4,250.00	4,600.00	350.00	7,400.00
3,667.97	3,000.00	-667.97	Recreational Center Utilities 4020	17,366.56	16,900.00	-466.56	25,000.00
352.00	500.00	148.00	Recreational Facility Maint.	2,039.71	3,500.00	1,460.29	6,000.00
0.00	100.00	100.00	Tennis Court Equipment 4023	244.26	1,100.00	855.74	1,100.00
0.00	0.00	0.00	Tennis Court Maint. 4024	3,012.33	10,500.00	7,487.67	11,000.00
0.00	0.00	0.00	Platform Tennis Equipment	0.00	200.00	200.00	300.00
0.00	0.00	0.00	Platform Tennis Maint. 4026	3,750.00	300.00	-3,450.00	800.00
0.00	400.00	400.00	Grass Games Area 4027	1,395.00	2,200.00	805.00	2,400.00
122,343.60	124,115.20	1,771.60	Cable TV Services 4028	855,734.40	868,806.40	13,072.00	1,489,382.40
639.99	500.00	-139.99	Wood Shop Utilities 4029	4,686.31	3,250.00	-1,436.31	5,650.00
0.00	625.00	625.00	Library Fees 4030	4,440.19	4,375.00	-65.19	7,500.00
-2,161.98	200.00	2,361.98	Wood Shop Supp./Repairs 4031	-989.78	1,600.00	2,589.78	2,600.00
48,073.09	49,106.26	1,033.17	Security Dept. Salaries 4032	309,921.63	338,730.97	28,809.34	619,562.41
1,051.03	1,625.00	573.97	Security Dept. Office Supplies 403	11,561.55	11,375.00	-186.55	19,500.00
265.99	500.00	234.01	Security Dept. Uniforms 4034	1,169.10	1,500.00	330.90	2,000.00
402.93	413.00	10.07	Security Dept. Car Phone 4035	2,235.89	2,891.00	655.11	4,956.00
1,578.11	2,750.00	1,171.89	Security Dept. Utilities 4036	18,575.50	19,250.00	674.50	33,000.00
72.88	1,600.00	1,527.12	Security Dept. Gate Maint. 4037	4,987.87	11,200.00	6,212.13	19,200.00
0.00	0.00	0.00	Security Dept. Communications 4038	386.55	500.00	113.45	1,000.00
2,072.80	0.00	-2,072.80	Bus Driver 4039	2,349.74	0.00	-2,349.74	0.00
2,885.00	3,000.00	115.00	Stormwater Management 4040	17,707.97	15,000.00	-2,707.97	25,000.00
0.00	0.00	0.00	Road Maintenance 4042	389.00	18,500.00	18,111.00	18,500.00
225.00	750.00	525.00	Signs 4043	3,400.38	2,250.00	-1,150.38	3,000.00
0.00	0.00	0.00	Capital Reserve Contribution 4055	156,866.00	156,866.00	0.00	313,732.00
12,900.00	12,900.00	0.00	Reserve Vision Quest Fund 4056	90,300.00	90,300.00	0.00	154,800.00
1,055.00	100.00	-955.00	Fence/Wall Maint. 4057	1,969.50	700.00	-1,269.50	1,200.00
629.00	200.00	-429.00	Bus Maintenance 4605	6,976.41	1,800.00	-5,176.41	3,000.00
1,168.90	1,100.00	-68.90	Security Vehicle Maint. 4608	7,586.95	7,700.00	113.05	13,200.00
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101,219.69	92,582.12	8,637.57	Gain/(Loss) from Operations	664,374.92	585,670.73	78,704.19	1,000,862.31
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General & Admin Expenses

Hershey's Mill HOA
Income Statement - July, 2024

Current Month Actual	Month To Date Budget	Current Month Variance		Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Yr Budget
11,238.13	11,238.13	0.00	Management Contract 5003	78,666.91	78,666.91	0.00	134,857.56
10,403.21	10,204.67	-198.54	Insurance 5005	72,822.47	71,432.69	-1,389.78	123,680.58
1,726.03	500.00	-1,226.03	Misc./Activities 5006	-5,111.96	5,220.00	10,331.96	7,720.00
0.00	0.00	0.00	Independent Audit 5008	2,700.00	3,000.00	300.00	3,000.00
8,919.81	9,193.47	273.66	Employee Health Insurance 5011	58,791.44	58,224.36	-567.08	104,191.71
1,317.50	0.00	-1,317.50	Legal Fees 5013	20,396.74	0.00	-20,396.74	0.00
48,056.80	48,056.80	0.00	Green Hill Sewer Fees 5020	336,397.60	336,397.60	0.00	576,681.60
294.71	1,229.17	934.46	Technology Committee 5022	4,748.10	8,604.19	3,856.09	14,750.04
3,736.60	3,000.00	-736.60	Marketing Expense 5021	24,094.71	21,000.00	-3,094.71	36,000.00
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85,692.79	83,422.24	-2,270.55	Total General & Admin Expenses	593,506.01	582,545.75	-10,960.26	1,000,881.49
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			Other Income/Expenses				
-6,152.38	0.00	6,152.38	Interest Income 7010	-38,667.04	0.00	38,667.04	0.00
6,152.38	0.00	-6,152.38	Alloc. Interest to Reserve 7020	38,667.04	0.00	-38,667.04	0.00
0.00	0.00	0.00	Discounts Earned 7040	-164.71	0.00	164.71	0.00
22,240.50	0.00	-22,240.50	Capital Reserve Expenditures 7550	75,614.89	0.00	-75,614.89	0.00
-22,240.50	0.00	22,240.50	Capital Reserve Allocation 7551	-75,614.89	0.00	75,614.89	0.00
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0.00	0.00	0.00	Total Other Income/Expenses	164.71	0.00	164.71	0.00
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15,526.90	9,159.88	6,367.02	Gain/ (Loss) Before Taxes	71,033.62	3,124.98	67,908.64	-19.18
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**HERSHEY'S MILL MASTER ASSOCIATION
REPLACEMENT RESERVE ANALYSIS
7/31/2024**

	YEAR TO DATE	2024 BUDGET TOTAL	2024 VARIANCE
Replacement Reserve Balance (2120) 01-01-24	1,204,349.27		
Total Reserves 01-01-24	1,204,349.27		
Contributions:			
Reserve Contr. 2023 (made quarterly)	156,866.00	313,732.00	-156,866.00
Reserve Transfer from CIF	75,000.00		
Interest Income	38,667.04		38,667.04
Total Contributions 2024	270,533.04	313,732.00	-118,198.96
Expenditures			
Light Poles Chandler	2,550.00		
352 Fence	3,000.00		
SWM - #2 Culvert	2,512.50		
Deposit 352/Greenhill Sign	4,872.29		
Paoli Room HVAC	18,500.00		
Boot Rd. Wall Repair	2,500.00		
Replace Fence Sections 352/Ulster	3,706.47		
Lighting Repairs	7,020.00		
Nature Trail & Steps	2,000.50		
Guard Rail Post	1,740.00		
Pool Furniture	15,258.13		
Boot Road Deposit	1,500.00		
Rec Center Alarms	10,455.00		
Total Expenditures	75,614.89	0.00	0.00
Net Reserve Increase / (Decrease)	194,918.15	313,732.00	-118,813.85
Replacement Reserve Balance (2120)	1,399,267.42	313,732.00	
=====	=====	=====	=====
Reserve for Vision Quest Fund (2135) balance @1/1/2024		707,716.97	
Contribution to Vision Quest Fund	90,300.00		
SWM - Jefferson Basin	-60,742.50		
SWM - Ashton/Chatham Basin	-3,972.00		
SWM - Devonshire	-262.50		
Eaton/Franklin Basin Aerification	-18,810.86		
SWM - Engineering	-3,597.50		
CC Kitchen to Closet	-4,225.00		
Cameras	-927.50		
CC Storage	-2,720.00		
Sign Cleaning	-650.00		
Village Green	-1,762.00		
Pavilion Deposit	-16,057.00		
DEA Drainage	-6,058.27		
CC Fireplace	-2,250.00		
Benches	-2,130.22		
Jefferson Basin	-99,656.24		
Jefferson Silt	-33,125.20		
Line of Sight Landscape Improvements	-21,845.00		
Balance VQF at 07/31/24 (acct 2135)		519,225.18	
CIF Funds Reserve (2137) - Beginning balance @1/1/24	96,318.80		
CIF Funds Reserve (2137) - 2024 - \$2486.88 per	140,986.24		57 Closings
Quarterly transfer from CIF to Reserves	-75,000.00		
Balance CIF at 07/31/24 (acct 2137)	162,305.04		

JULY 2024

Security Response Summary

ALARMS RECEIVED: 93

Called Residence: No Emergency	92
Called Residence: Emergency Response Required	1
Called Residence: No Answer - 911 Activated	0

INCIDENTS: 43

MEDICAL	24
MEDICAL/LIFTING ASSISTANCE	8
FIRE DEPARTMENT RESPONSE	0
POLICE DEPARTMENT RESPONSE	0
PUBLIC SERVICE	0
WELL-BEING CHECK	4
RESIDENCE CHECK	1
VANDALISM/PROPERTY DAMAGE	1
TRESPASSING	0
BURGLARY/THEFT	0
MOTOR VEHICLE ACCIDENT	2
LOCK OUTS	2
BROKEN GATE	1

JULY 2024
HM Bus Report

Date	Trip Name	Driver	Total Driver Hours	Driver Cost \$25.00/HR	Venue Costs & Parking/Tolls	Total Mileage/8 MPG	Gas Cost \$4.10	Total Cost	# of Riders	Bus Fees In	Net
7/11/2024	Philadelphia Museum of Art	BILL	8	\$200.00	\$992.00	76	\$44.51	\$1,236.51	35	\$1,688.00	\$451.49
7/24/2024	Wilmington Blue Rocks	BILL	6.5	\$162.50	\$0.00	45	\$26.36	\$188.86	16	\$600.00	\$411.14
7/25/2024	Delaware Park	BILL	9.25	\$231.25	\$0.00	73	\$42.76	\$274.01	15	\$280.00	\$5.99
7/26/2024	Philadelphia Phillies	MIKE	7.75	\$193.75	\$2,262.81	71	\$41.59	\$2,498.15	27	\$2,846.70	\$348.55
	Office Staff Wages & Burden										-\$500.00
	Total Fee Trips		31.5	\$787.50	\$3,254.81	265	\$155.21	\$4,197.52	93	\$5,414.70	\$717.18