

Monthly Report to the Board of Commissioners

Cindy Thompson
Chief Executive Officer

June 17, 2026

Board of Commissioners

Organizational Meeting

Wednesday, June 17, 2026, at 3:30 PM

- PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS- **10 MINUTES**
- PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS- **5 MINUTES**
- ADOPTION OF MINUTES OF THE SPECIAL MEETING HELD ON **Wednesday, March 8, 2026**, and MINUTES OF THE REGULAR MEETING HELD ON **April 15, 2026**.
- CONSENT DOCKET
 - **Resolution No. 26-15- APPROVAL OF BUDGET FOR FISCAL YEAR BEGINNING JULY 1, 2027.**
- ACTION DOCKET
- LEGAL
- FINANCE
- NEW BUSINESS
- ANNOUNCEMENTS
- ADJOURNMENT

Next meeting: Wednesday. September 16, 2026, at 3:30PM

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**CHESTER HOUSING AUTHORITY/
SPECIAL MEETING OF May 8, 2026**

A Special Meeting of the Authority ("CHA") was held on Friday May 8, 2026, at 3:00 PM, via Zoom.

**PRESENT: Alethea Freeman, Catherine A. Feminella, Tonya Warren, Roderick Powell,
and Marquise Bailey**

Ms. Freeman called the Meeting to order at 3:12 PM.

The Chair called an executive session to discuss CEO's Contract follow-up and Performance Evaluation.

May Board meeting date changed to May 27, 2026.

MEETING ADJOURNED: 3:45 PM

Respectfully submitted

CHESTER HOUSING AUTHORITY/

REGULAR MEETING OF May 27, 2026

A Regular Meeting of the Authority ("CHA") was held on Wednesday, May 27, 2026, at 3:30 PM at 1350 W. 9th Street, Chester, PA 19013

**PRESENT: Alethea Freeman, Catherine A. Feminella, Tonya Warren, Roderick Powell,
and Marquise Bailey**

ALSO: Cindy Thompson, Roman Kubas, Quineice Harris, Maria Zissimos and Shanelle Johnson

The meeting was called to order after a prayer from Commissioner Bailey.

Ms. Freeman called the Meeting to order at 3:44 PM. Motion by **Warren** seconded by **Powell** and passed unanimously approving the minutes of **April 15, 2026**, Meeting as read.

Roman Kubas reported that as of March 2026, the Housing Authority's financial position remained relatively stable compared to February, with no significant increases or decreases in overall performance. The conclusion of the winter heating season helped avoid additional high gas costs, contributing to the Authority's ability to maintain its current financial position.

Kubas stated that management continues to closely monitor expenditures, maximize grant reimbursements, and limit non-essential spending throughout the remainder of the fiscal year. He noted that while efforts are being made to preserve the Authority's financial standing and maintain compliance with financial scoring requirements, unforeseen expenses could still impact year-end results.

Kubas identified the Authority's cash position as a primary concern. Although the overall financial statements remain stable, available cash reserves are limited. He explained that this is largely due to funds advanced over several years to support affiliated properties, including Wellington, Hartley Homes, and Chatham Senior, which currently do not generate sufficient cash flow to fully repay those obligations. As a result, the Authority is operating with minimal surplus cash and is relying on monthly revenues and rent collections to meet ongoing obligations.

Kubas reported that the Authority has fully drawn available 2025 Capital Fund operational resources. Funds from the 2026 Capital Fund are being preserved for the next fiscal year and are not expected to be used to address current cash flow challenges. He further noted that the Authority has applied for HUD shortfall funding; however, those funds would provide only temporary relief and would not resolve the underlying repayment issues associated with affiliated entities.

Regarding the Housing Choice Voucher (Section 8) Program, **Kubas** reported that the financial review process has been completed, eliminating further costs related to that review. While reserves have been impacted, he

noted that the Section 8 program remains financially stronger than the Public Housing program. He reminded the Board that federal regulations prohibit the use of Section 8 funds to support Public Housing operations.

Kubas also reported several positive developments, including the receipt of additional HUD shortfall funding in May to help offset Housing Assistance Payment (HAP) expenses incurred during calendar year 2025. Additionally, HUD has finalized 2026 HAP funding levels, and current projections indicate that the Authority is not expected to enter shortfall status this year, provided voucher utilization remains near current levels of approximately 1,450 leased units.

Kubas advised that Public Housing funding continues to be affected by HUD's current 86% proration level, compared to 102% in the previous year. Preliminary federal funding projections show no significant increase in Public Housing funding for the upcoming cycle, which will continue to place pressure on operating budgets.

Kubas stated that while the Authority's overall financial position remains stable, cash flow constraints and reduced federal funding levels remain significant challenges that management will continue to monitor closely.

Cindy Thompson reported that staff within the Housing Choice Voucher (HCV) Program are using the current leasing pause to strengthen operational processes and cross-train employees on forecasting, budgeting, and program management. Staff have also focused on improving portability reconciliations with other housing authorities, resulting in the recovery of approximately \$180,000 in outstanding funds. Quarterly reconciliation procedures have been implemented to improve accountability and ensure timely billing and payments moving forward.

Thompson reported that staff are reviewing project-based voucher contracts to ensure compliance with Housing Quality Standards (HQS) and evaluate whether certain contracts should be discontinued. Any vouchers made available through contract terminations may be reissued as tenant-based vouchers. The Authority also continues to proceed cautiously with spending while working to address outstanding landlord payment adjustments.

Regarding Public Housing, **Thompson** stated that occupancy levels remain at the required threshold; however, several units remain offline due to modernization needs. Staff are evaluating opportunities to complete more rehabilitation work in-house rather than through contractors, which could reduce costs and accelerate unit turnover.

Thompson also updated the Board on recent public safety concerns, including multiple incidents of gun violence affecting the William Penn community. She reported that management is working closely with city officials, law enforcement, the District Attorney's Office, community organizations, and resident leaders to address safety concerns. Efforts include pursuing additional law enforcement support, improving property security measures, expanding resident engagement, and coordinating youth and senior programming throughout the summer.

Thompson reported ongoing issues with vandalism and theft at vacant units, including break-ins that caused property damage and increased repair costs. Management is working with residents and law enforcement to address these incidents and strengthen security at affected properties.

Thompson concluded by emphasizing the Authority's continued commitment to resident safety, operational efficiency, and maintaining housing quality despite ongoing financial and public safety challenges.

The Chair called an executive session to discuss the CEO's contract.

MEETING ADJOURNED: 6:00 PM

Respectfully submitted

Housing Choice Voucher Updates

Housing Choice Voucher Utilization

May 2026	Count	Fair Share	Mainstream (33)	Foster Youth (15)	Non-Elderly Disabled (25)	Homeless Set Aside	Nurse Family Partnership	Home owner
Tenant Based Vouchers	1081	954	28	11	20	40	26	2
Port Outs	162							
Project Based	274							
Total ACC Leased	1517							
Port Ins	83							
Total Clients Served	1600							

HCVP Monthly Production- Tenant-based Voucher Program

Month	Annuals	Interims	Moves	New Admissions	Incoming Ports	End of Participation
October	98	45	9	6	1	11
November	104	8	7	1	0	1
December	112	64	11	1	3	3
January	70	96	12	1	1	9
February	79	33	7	0	0	9
March	89	27	6	2	0	1
April	95	30	5	0	0	7
May	91	43	3	0	1	5

HCVP Monthly Production- Project-based Voucher Program

Month	Annuals	Interims	Moves	New Admissions	Incoming Ports	End of Participation
October	27	38	0	4	N/A	1
November	19	1	0	2	N/A	1
December	20	2	0	4	N/A	1
January	33	8	0	1	N/A	5
February	12	1	0	1	N/A	3
March	31	2	1	3	N/A	1
April	31	3	0	2	N/A	0
May	17	0	0	6	N/A	4

ASSET MANAGEMENT

AMP / DEVELOPMENT	TOTAL ACC	LEASE	VACANT	MOD	ND UNIT	% OCCUPIED
AMP 10 / WILLIAM PENN	160	130	3	25	2	97.74
AMP 11 / RUTH L BENNETT	261	90	1	165	5	98.90
AMP 13 / CHATHAM FAMILY	110	104	0	6	0	100.00
AMP 14 / CHATHAM SENIOR	40	33	0	7	0	100.00
AMP 15 / WELLINGTON RIDGE	110	99	0	11	0	100.00
Totals	681	456	4	193	7	99.13

MAINTENANCE OPERATIONS

Service Statistics -Work Orders						
	Feb-26		Mar-26		Apr-26	
Work Order Type	Quantity	Avg days time to close	Quantity	Avg days time to close	Quantity	Avg days time to close
Emergency	43	2.28	62	0.63	75	0.56
Non- Emergency	174	4.58	148	2.7	123	3.93
City Inspections			57			

LEGAL/COMPLIANCE

Compliance Report

April 2026

Eviction Dispositions	3
No AOC	1
Repayment Agreements	1
One Strikes/disturbing the peace	0
Pet Policy Violations	0
Non-payment of Rent	15 (4 continued, 6 W/D PIF)
Fire/insurance	0
Theft	0
Lease violation Harassment etc.	0
Appeals	0
Total Cases	15

Chester Housing Authority
Notes - Financial Results for Low Rent Program
For The Period Ended April 30, 2026

Major Category	NOTATION
Revenue	Revenue is approx. \$588,773 higher, which is currently exceeding the budgeted projection. The primary drivers is subsidy being currently funded at an aggregate average of 96% compared to a budget projection of 95% and we drew all available Capital Fund Operational funds. In addition our rental charges are exceeding budget at William Penn and Chatham Family.
Administrative	Admin Expenses are over budget by \$243,520 with asset management fees accounting for one-half of the over budget figure. The fees are higher as we are calculating fees for vacant units categorized under modernization. Salaries are currently exceeding budget due the second 3rd payroll within the fiscal year. For other expenses, a breakdown is provided below.
Resident Services	Variance of actual to budget of \$29,589. The costs incurred are primarily related to the RLB farm salaries and benefits.

Utilities	Utilities overall are over budget by approx. \$328,750, with electric running higher due to the summer heat and winter cold and an increase in electric cost at the Booker T Washington community center. Gas cost are significantly higher than budget due to colder weather.
Maintenance	Maintenance costs compared to budget are currently \$8,610 above budget with the majority of maintenance contract and supply costs incurred for: unit turnovers, window and door guards at Ruth Bennett, and landscaping costs.
Protective Services	Protective Services are now under budget by \$44,312 as salaries and benefits were adjusted for a reconciliation of the compensated absences (vacation and sick) accrued as of 06/30/2025.
Other General	Other General expenses are over budget by approx. \$116,750 primarily due to additional property insurance at Ruth Bennett for vacant units. For other general expense a breakdown is provided below.
Non-routine	No items to report.

FASS MASS & MOR

The Financial score is 17.27 and our management score is 21.77, both of which are currently running standard . The MOR is 0.56 up from 0.29.

NOTE

The actual data is presented primarily on a cash basis with limited accrual entries; while the budget data presumes that revenue and expenses will be incurred on a monthly basis at the same rate. The only exception is Sewer where the budget column reflects the annual budget in quarterly increments

**Chester Housing Authority
Schedule Revenue and Expenses - COCC and LIPH
For The Period Ended April 30, 2026**

	TOTAL			<u>% Variance</u>
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u> Favorable / (Unfavorable)	
<u>Revenue</u>				
Rental Income	1,397,664	1,247,917	149,747	12%
Non-Dwelling Rents	50,365	56,600	(6,235)	-11%
Interest income	2,944	2,000	944	47%
Frontline Charges - Legal & IT	170,836	175,000	(4,164)	-2%
Asset Management Fees	920,466	751,404	169,062	22%
Other Income	101,311	56,208	45,103	80%
CFP Fee	635,962	578,275	57,687	10%
Subsidy	3,071,121	2,894,492	176,629	6%
Total Revenue	6,350,669	5,761,896	588,773	10%

<u>Administrative Expenses</u>				
Admin Salaries	924,873	861,403	(63,471)	-7%
Asset Management Fee	386,107	264,825	(121,282)	-31%
Auditing Fees	33,600	24,583	(9,017)	-27%
Admin Benefits	373,146	332,985	(40,161)	-11%
Office Expenses	187,336	157,425	(29,911)	-16%
Legal Fees	26,702	55,358	28,656	107%
Frontline Legal & IT	128,140	144,042	15,902	12%
Other Expenses	309,779	285,543	(24,237)	-8%
Total Administrative Expenses	2,369,683	2,126,163	(243,520)	-10%
Total Resident Services Expenses	166,653	196,242	29,589	18%
<u>Utilities</u>				
Water	206,268	223,442	17,174	8%
Electric	365,895	254,708	(111,187)	-30%
Gas	376,030	121,508	(254,522)	-68%
Sewer	504,842	524,934	20,092	4%
Storm Water	34,600	34,277	(323)	-1%
Total Utilities	1,487,635	1,158,869	(328,766)	-22%
<u>Maintenance Expenses</u>				
Maintenance Salaries	627,134	637,145	10,011	2%
Maintenance Supplies	202,854	223,550	20,696	10%
Maintenance Contracts	792,891	798,838	5,947	1%
Maintenance Benefits	237,012	191,748	(45,265)	-19%
Total Maintenance Expenses	1,859,891	1,851,281	(8,610)	-7%
<u>Protective Services</u>				
Protective Services Salaries	90,417	100,633	10,216	11%
Protective Services Supplies	11,983	22,103	10,120	84%
Protective Services Benefits	16,096	40,072	23,976	149%
Total Protective Services	118,496	162,808	44,312	37%
<u>Other General Expenses</u>				
Insurance	553,422	468,436	(84,986)	-15%
Collection Losses	50,055	48,108	(1,947)	-4%
Other General Expenses	141,971	112,167	(29,804)	-21%
Total Other General Expenses	745,448	628,711	(116,737)	-16%

<u>Non-Routine Expenses</u>				
Extra-ordinary Maintenance	-	-	-	#DIV/0!
Casualty Loss	(3,731)	16,667	20,398	-547%
Total Non-Routine Expenses	(3,731)	16,667	20,398	-547%
Total Operating Expenses	6,744,075	6,140,741	(603,334)	-9%
Profit or (Loss) from Operations	(393,406)	(378,845)	(14,561)	4%
<u>Other Sources & (Uses)</u>				
Replacements	-	-	-	0%
Betterments & Additions	-	-	-	0%
Total Other Sources & (Uses)	-	-	-	0%
Cash Flow (Deficit) from Operations	(393,406)	(378,845)	(14,561)	4%

Other Expense Detail

Training (travel)	62,370
Other Administrative	68,418
Accounting Expense	38,585
Court Costs	50,201
Civil Service fees	588
Dues	30,513
Rent	39,000
Consulting IT	19,604
Temporary Services	500
Total	309,779

Other General Expense Detail

Public Relations Services	85,500
Consulting IT	21,633
Payroll Fees	12,931
A&E Fees	4,161
City of Chester Fees	9,244
CHA Events	7,549
Other	954
	141,971

Chester Housing Authority
Notes - Financial Results for Section 8 HCV Program
For The Period Ended April 30, 2026

Major Category	NOTATION
Revenue	Actual revenue versus budget variance is \$189,460. The positive variance is due to additional administrative earned based on HUD's reconciliation for the first six months of 2025 but the fee has decreased due to the reduction in the number of units leased. The current year proration is 88%.
Administrative	Total Administrative Expenses are over budget by \$193,235 as a result of increased asset management fees calculated on the additional administrative fee received, the addition of one additional staff person and another staff person moving from part-time to full-time, and the second 3rd payroll of within the fiscal year. In addition, the use of wage, credit, and background services has increased as compared to the prior fiscal periods.

Tenant Services	Costs incurred to help support families.
Utilities	Variance of actual to budget of \$2,402 is not material.
Maintenance	Variance of actual to budget of \$127 is not material to the financial position as a whole.
Other General	Variance of actual to budget of \$18,861 is due to a higher amount of Port-out admin fees paid.
Non-routine	Based on a HUD QAD review, we contracted with a firm to review 100% of all the tenant files to identify any discrepancies. This cost was not budgeted and will be taken from administrative fee reserves.
Other Sources / (Uses)	
HAP Subsidy	HAP subsidy is higher than budget by \$675,224 as we received additional advanced funding to cover an increase in our HAP expenses due to increased rents.

HAP Payment

HAP payments are higher than budget by \$1,211.000 due to rent increases requested; along with an increase in the FMR. The number of units under lease is currently at 1,455 with a baseline of 1,595 units. Our fiscal year-to-date leasing percentage is 92.7 percent and we are 1,165 units months under leased (117 units per month) for the fiscal year-to-date. However, we will not be leasing addition vouchers because the HA is in a shortfall as our funding can only support approximately 1,450 units.

NOTE

The actual data is presented primarily on a cash basis with limited accrual entries; while the budget data presumes that revenue and expenses will be incurred on a monthly basis at the same rate.

**Chester Housing Authority
Schedule Revenue and Expenses - Section 8
For The Period Ended April 30, 2026**

	Section 8		
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>% Variance</u>

			Favorable / (Unfavorable)	
<u>Revenue</u>				
Interest income	4,547	2,408	2,139	89%
Other Income	50,020	35,000	15,020	43%
Admin Fee Subsidy	1,557,901	1,385,600	172,301	12%
Total Revenue	1,612,468	1,423,008	189,460	13%
<u>Administrative Expenses</u>				
Admin Salaries	602,464	485,200	(117,264)	-24%
Asset Management Fee	422,468	391,492	(30,976)	-8%
Admin Benefits	171,845	143,222	(28,623)	-20%
Legal Fees	-	12,500	12,500	0%
Auditing Fees	8,250	8,333	83	1%
Inspections	36,682	41,667	4,985	12%
Frontline Legal & IT	43,155	45,833	2,678	6%
Other Expenses	221,676	185,058	(36,618)	-20%
Total Administrative Expenses	1,506,540	1,313,305	(193,235)	-15%
<u>Tenant Services</u>				
	9,781	16,667	6,886	41%
<u>Utilities</u>				
Water	225	2,917	2,692	92%
Electric	4,685	4,167	(518)	-12%
Gas	1,338	417	(921)	-221%

Sewer	100	1,250	1,150	92%
Total Utilities	6,348	8,750	2,402	27%
<u>Maintenance Expenses</u>				
Maintenance Supplies	1,348	2,083	735	35%
Maintenance Contracts	17,129	16,267	(862)	-5%
Total Maintenance Expenses	18,477	18,350	(127)	-1%
<u>Other General Expenses</u>				
Insurance	16,354	11,913	(4,442)	-37%
Other General Expenses	8,028	62,500	54,472	87%
Total Other General Expenses	24,382	74,413	50,031	67%
<u>Non-Routine Expenses</u>				
Extra-ordinary Maintenance	-	-	-	0%
Tenant File Review	298,652	-	(298,652)	0%
Total Non-Routine Expenses	298,652	-	(298,652)	0%
Total Operating Expenses	1,864,180	1,431,484	(432,696)	-30%
Profit or Loss from Operations	(251,712)	(8,476)	(243,236)	2870%
<u>Other Sources & (Uses)</u>				
Replacements	-	-	-	0%
Betterments & Additions	-	-	-	0%
Total Other Sources & (Uses)	-	-	-	0%
Cash Flow (Deficit) from Operations	(251,712)	(8,476)	(243,236)	2870%

HAP Subsidy	16,778,124	16,102,900	675,224	4%
HAP Payments	17,313,900	16,102,900	(1,211,000)	-8%
HAP Surplus/(Deficit)	(535,776)	-	(535,776)	0

Utilization of HAP Funds - CY 2026

Prior FY HAP Funding Available -

Total HAP Funds Authorized	6,859,732	99.7%	Utilization %age of CY HAP
Total HAP Funds Available	6,859,732	99.7%	Utilization %age of Total HAP

Total HAP Expenses 6,841,076

Unit Months Leased	5,842	91.6%	Utilization %age
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Unit Months Available 6,380

Other Expense Detail

Office Expense	131,995
Training (travel)	14,757
Other Administrative	18,334
Accounting Expense	7,502
Auto/Mileage/Local travel	18
Credit Reports/Background Checks	47,318
Dues	<u>1,752</u>
	<u>221,676</u>

Office expenses include office expenses, bank charges, cell phone, computer software, computer supplies, computer equipment, office supplies and postage

DEVELOPMENT

ACTION ITEMS/PROJECTS

PA230182H002 – GENERAL ENGINEERING

Submitted proposal for 2025-2026 General Engineering services to CHA on 7/22/25. Received approval on 8/6/25. **Please note:** RVE has changed their project naming system to be consistent with the municipal codes generated by the state. Thus, PA – Pennsylvania; 230182 – County of Delaware, City of Chester; H-Authority; 002-Project Number. Please let us know if you have any questions.

William Penn Homes – Site Security System

RVE has been notified that CHA wants to proceed with a security system project at this site. RVE is contacting several vendors for scoping meeting and quotes. RVE completed a site walk through with LogicQ on 6/26/25 and Kastle Security systems on 6/30/25. Through meetings both vendors expressed the best way to operate the camera system would be to place equipment for each building in a locked closet inside one of the units of the building. System could then be powered from building electrical system and cameras could upload data to cloud-based internet system. CHA requested RVE investigate with Verizon on providing internet service to all units and to the camera system. RVE placed PA One Call design tickets (utility location system) for running underground internet throughout the community. Site walk-through with Verkada held on 7/24/25 to review system requirements. Follow-up product demonstration held on 7/28/25. Received quote from Kastle on 7/11/25. Submitted agreements for Verizon to provide service at several facilities on 7/25/25. Meeting scheduled with CHA on 8/4/2025 to discuss existing agreements with Comcast and potential future design. RVE compiling comparable checklist for all three systems to present to CHA Board and County. Submitted a proposal to CHA for RVE's services going forward on 7/23/25. Received approval on 8/5/25. Met with Verkada on 8/20/25 to review quote. Total approaches \$700,000 for 120 cameras and 10-year warranty and service agreement. RVE developing a comparison sheet for all vendors. Received quote from Logic and met with them to review on 9/5/2025. As per Delaware County's request, we have engaged with Motorola to receive a quote and completed a site walk-through with them on 9/17/2025. We attended an on-site demonstration of the system on 9/29/2025. In order to receive information from all vendors based on the same scope of work, we requested the vendors adjust their quotes based on camera locations we provided them as discussed with CHA. Revised quotes received from all vendors on 10/24/2025. We received a quote from Motorola on 10/28/2025. Comparison sheet and cover letter from RVE provided on 10/30/2025. Met with CHA and City IT personnel to discuss possible collaboration on security system across all CHA properties on 12/3/2025. RVE provided additional documents for City to review on 12/5/2025. **Additional discussion is expected in 2026. Met with Aspire as they are a licensed installer for Verkada equipment and they had questions on providing a revised quote for a lower installation price. Will follow up with them after internet to all units is installed.**

Heartly Homes Drainage Repairs

HUD inspections have yielded drainage concerns at the Heartly Homes site. Site walkthrough with CHA staff completed on 4/30/2025. RVE scheduling survey for revised grading and a drainage plan for construction quotes. RVE submitted concept drainage plan to CHA on 5/7/2025 and site grading plan to CHA on 5/19/2025. As per CHA's request, RVE provided proposal for design, bidding, construction and contract management for publicly bidding drainage improvements project on 9/22/2025. Ideal construction season is Spring 2026. **Heartly Homes Site Drainage Improvements information and documents sent to CHA per CHA's request on 04/15/2026.**

All Sites

Reviewed files for existing building floor plans. Preparing proposal to develop existing building floor plans for eight (8) locations and provide Emergency Egress plans and Emergency Evacuation plans for each of the locations. Proposal submitted 5/22/2025. Discussed a reduced scope of work with CHA. Revised proposal submitted on 5/29/2025.

At CHA's request, RVE submitted information regarding the HUD Section 3 Compliance Plan. RVE is happy to assist further on developing a plan for the future.

CHA Site Utility Plans

RVE placed PA One Call design tickets (utility location system) for running underground internet throughout all communities as it is anticipated that this will be needed for future security systems and existing utility information at all communities is needed for CHA records. RVE has draft copies of all sites completed. **Draft plans issued on 9/12/2025 for CHA review.**

PDCAT 153 – William Penn Unit Renovations Project

Contract: Original Amount \$321,830.00

Final Contract Amount: \$210,495.00

Contractor: L&L Legacy Construction

PHARE Grant provided funding for \$200,000. Building Unit renovations for three (3) units at William Penn Homes. Plans and specifications being completed by RVE. Anticipate bidding in February 2025 with construction beginning in April 2025. Units sustained significant water damage due to pipe bursts within units. RVE reviewed with CHA staff on 2/18/25 and adjusting the bid documents for the project accordingly. Pre-bid meeting on 4/29/2025. Bid Opening scheduled for May 15, 2025 at 10:00 AM for decision at May Board meeting. Addressing RFIs from bidders on PennBid. Addendum #1 issued on 4/30/25 to clarify the maintenance bond requirements for the project. Bid Opening held on 5/15/2025. Received 1 bid. Spoke with interested parties and they indicated they would submit a bid if project was rebid. Issued letter of recommendation on 5/19/2025 to reject bids and rebid project. Changed bid documents to incorporate all the bidder questions and addenda from last bid. Currently being rebid. New bid opening scheduled for 6/19/2025. At the request of several bidders, additional pre-bid site walk-thru was held on 6/18/25. Based on meeting held on 6/24/25 with Willis Construction and CHA, scope of project was changed for fire suppression system (material change) and flooring underlayment (waterproofing added). Thus, an addendum is being issued. The bid opening was pushed back until 7/10/25 to accommodate bidders for pricing based on RFI responses and addendum. Bids were opened. Low bidder was disqualified due to improper submission of bid package and lack of qualifications. We issued a recommendation letter to award to 2nd low bidder (L&L Legacy, Inc.) on 7/22/25. Low qualified bid was \$80,000 over budget. Reviewed bid items with

CHA and deleted items from scope of work to get to budget number on 8/14/25. Project received notice of award. RVE drafted contracts and sent to Contractor for review and signature on 9/24/2025. We are coordinating with City of Chester and CHA for Building permits. Contractor is delayed in providing performance bond due to federal government shutdown. CHA authorized RVE to proceed. RVE issued limited NTP to L&L Legacy Construction on 10/24/2025. Change Order pending as a credit of (\$79,410). Pre-construction mtg scheduled held 11/04/2025. Reviewing submittals from Contractor. Waiting schedule and performance bond from Contractor. Received permits on 11/24/2025. Contractor provided performance bond. Construction is ongoing. Weather and permitting delays at City of Chester have delayed construction. RVE reviewed Pay application #1 and sent recommendation on 1/30/2026. PHARE Grant extended until April 30, 2026. Met on site with contractor on 4/6/26 to discuss progress of project and stress the deadlines of the grant and this project. Work on 412 Aaron's Way should be between 80-90% complete by 4/13/2026 and work on 412 Franklin Street will be starting 4/07/2026. The Contractor will be working weekends and later hours when available and not disruptive to the surrounding units to catch up for lost time. Spoke with PHARE representative and they would accept another extension request. Generally good for 1 year extension on projects. Keeping them informed of progress was key in their flexibility. Construction at both units is ongoing. Significant progress has been made during the month of April. Weekly site meetings were held with RVE, the Contractor, and CHA (when available). RVE reviewed Pay Application #2 and sent recommendation on 04/21/2026. Work at 412 Aaron's Way was about 90-95% complete at the last site meeting held on 04/28/2026. Work at 412 Franklin Street was underway and all framing, sheathing, and exterior work was set to be complete at the end of the day on 04/28/2026. The Contractor believes that all work would be completed by 05/01/2026, minus any outstanding punchlist items. RVE reviewed Pay Application #3 and sent recommendation on 04/30/2026. A final change order will be required to balance quantities that went unused in the project. A site meeting with CHA and the Contractor is scheduled for the morning of 05/05/2026. **A site meeting was held on 05/05/2026 to walk through the units and review the work that was completed. Change Order #1 was re-issued on 05/11/2026 as this Change Order was not properly processed back in October 2025. This Change Order removed several items from the scope of work and reduced the contract amount by \$79,410.00. Additional site meetings were held on 05/26/2026 and 05/27/2026 to walk through the unit with CHA and the contractor to establish a final punchlist for the project. Change Order #2 was processed and issued on 05/26/2026. Change Order #2 included the costs for 2 additional screen doors, installing portions of the 2 bathroom sinks, faucets, toilet paper holders, medicine cabinets, and exhaust fans in the 2 bathrooms at 412 Aaron's Way, cleaning, painting, and reinstalling 1 additional exterior door, and the additional plumbing permit fees required by the City of Chester. Change Order #2 also included a reduction of quantities as part of a final quantity rectification. In total, Change Order #2 cost of (-\$31,925.00), bringing the adjusted contract amount to \$210,495.00 for the project. Contractor is currently addressing items in the punchlist issued on 05/27/2026.**

PDCAT155 – Chester E-Health Center

Contract: Original Amount: \$244,900.00 (GC), \$162,200.00 (MC), \$82,940.00 (EC), \$98,850.00 (PC)

Contractor: McCarthy Construction (GC), Gaudelli Bros. (MC), AJM Electric (EC), GM Mechanical (PC)

Convert approximately 2,200 sf of outdated dentist's office space into a technology education center. Space to include: reception area, conference room, classroom for 15-20 students, and restrooms. Currently investigating existing conditions to determine scope of work for design. Preparing scope of work and cost estimate for design, bidding, and construction management

services. Proposal for RVE services was provided on 2/10/25. Meeting with PBDA was held on 2/21/25 to review grant funding requirements and PBDA contract. Team meeting was held on 3/6/25 to review tasks and responsibilities for project. Five (5) floor plan layout options provided to Silvercare on 3/19/2025. Silvercare requested changes to floor plan for training center and adjustments were made and revised concept floor plan was sent on 4/14/2025. Additional floor plan changes were requested on 4/17/2025 by the Silvercare team. CHA instructed RVE to hold while we discuss with all parties. Meeting scheduled for May 7, 2025. Additional revisions to the concept plan were requested by Silvercare. Concept Plan #8 approved by Silvercare on 5/21/25. RVE requested selections of finishes (floors, wall type, and door locks) and responses provided by Silvercare by 5/28/2025. RVE design team visited site on 6/12/2025. RVE design team meeting held to review designs. Design questions sent to CHA and Silvercare on 6/27/25 for preferences and electrical usage information needed for HVAC and electrical design. Waiting on response. Silvercare provided responses on 7/15/25. Additional directions regarding condenser unit location were given on 7/23/25. Silvercare informed RVE to apply for historic preservation approval. RVE prepares SHPO documentation and submits it on 7/31/25. Received SHPO approval on 8/13/25. Reviewed draft completed documents with Silvercare on 8/14/25. Received approval for bidding. Project is currently out for bid. Bid opening scheduled for 9/11/2025. Bid was put on hold until mold which was discovered during pre-bid walkthrough can be remediated. Testing is scheduled for 9/30/2025. Reviewed grant funding with CHA and Silvercare on 9/18/2025 and the budget can accommodate remediation of mold. Completed mold testing on 10/1/2025. RVE issued mold testing and remediation report on 10/13/2025. CHA receiving quotes for remediation based on scope of work in RVE report. RVE provided scope of work and solicited quote from Union recommended contractor on 10/29/2025. Grant funding deadline is December 2026. Remediation work was completed on 12/19/25. RVE visited site on 12/23/25 to document demolition work. RVE adjusting bid documents to remove scope of work for demolition already completed and add new scope of work for areas demolished that were to remain in place under initial contract. RVE sampled space for air quality on 1/6/26 and provided clearance report on 1/15/2026. RVE has placed project for bid on 1/13/2026. RVE held pre-bid meeting on 1/28/2026. Bid opening held on 2/13/2026. Letter of Recommendation sent on 2/17/26. All 4 prime contracts signed and executed and sent to contractors on 4/3/26. Pre-construction meeting to be held mid-April, date & time TBD. Permits have been submitted to the City of Chester, delivered by RVE on 04/17/2026. A pre-construction meeting was held on 04/24/2026 with RVE, CHA, Silvercare, and all contractors present at the meeting. Silvercare has requested additional items to be added to the project, these items are currently under consideration and review for compliance with grant requirements and budgetary restraints. The pre-construction meeting minutes were distributed to all meeting attendees on 04/29/2026. Contractors have started to submit product submittals for the project. Limited Notices to Proceed pending. **Permits have not yet been processed by the City of Chester. RVE has followed up several times with the City on status of the permits. Limited Notices to Proceed were issued to all contractors on 05/11/2026. Reviewing submittals from contractors.**

PA230182H004 – 2026 Roof Replacement Project

Contract: Original Amt. \$1,098,536.20

Contractor: Beaver Home Improvement, Inc.

Roof replacement for 68 townhome units at the Wellington Ridge Community and 21 townhome units at the Chatham Estates Community. Proposal for RVE services was provided on 1/15/26. RVE completed plans and specifications and advertised for bid on 2/11/26. Addendum to address bidder questions was issued on 3/3/26. Anticipate bid opening on 3/13/26. Bids opened on 3/13/26.

Received 4 bids, ranging from \$1,098,536.20 to \$1,646,157.00. Building permit applications will be submitted to the city now that contractor has been determined. Bid awarded and contracts being drawn up. Contract is currently with Beaver for their signature. Contract has been signed by the Contractor, however contract has not been executed yet. Contractor is still waiting for Performance and Payment Bonds to provide to CHA. Permits have been submitted to the City of Chester, delivered by RVE on 04/21/2026. A pre-construction meeting was on 04/24/2026 with CHA, RVE, and the Contractor present at the meeting. The pre-construction meeting minutes were distributed to all meeting attendees on 04/28/2026. Limited Notice to Proceed is pending. **Contractor still has not provided Performance and Payment Bonds, however, has communicated to RVE that the bonding company has approved the Contractor for the necessary bonds and that they are forthcoming. This was communicated to RVE on 05/27/2026. Permits have not yet been processed by the City of Chester. RVE has followed up several times with the City on status of the permits. Limited Notice to Proceed is on hold until the bonds are provided and the contract is fully executed by all parties.**

RESIDENT & COMMUNITY SERVICES

N/A

CONSENT DOCKET

- **Resolution No. 26-15-** APPROVAL OF BUDGET FOR FISCAL YEAR BEGINNING JULY 1, 2027.

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing and
 Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **Chester Housing Authority** PHA Code: **PA007**

PHA Fiscal Year Beginning **July 1, 2027** Board Resolution Number: **26-15**

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- | | <u>DATE</u> |
|---|----------------------|
| <input checked="" type="checkbox"/> Operating Budget approved by Board resolution on: | June 17, 2026 |
| <input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on: | |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on: | |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on: | |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.
 WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name: Alethea Freeman	Signature: 	Date: 6/17/26
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**Chester Housing Authority
Fiscal Year 2027
Operating Budget Narrative**

Overview

Under the Code of Federal Regulations (CFR), the Housing Authority (HA) is required to “implement project-based management, project-based budgeting, and project-based accounting.” Budget data is not required to be submitted to HUD for approval. However, budgetary approval for all the Asset Management Projects (AMPs) is performed by the HA Board with the passage of a resolution. In the case of the Chester Housing Authority (CHA) there are three-(3) AMPs (010, 011 and 013). A budget for the Central Office Cost Center (COCC) and Section 8 programs is highly recommended but not required. The HA has elected to prepare operating budgets for the COCC and Section 8 Program; along with a housing authority wide summary budget.

Each AMP is subsidized individually; while the COCC earns management and bookkeeping fees [the per unit fee is provided by HUD] from the AMPs and other programs such as Section 8. Subsidy cannot be transferred to the COCC. The COCC can charge frontline costs, such as Legal support, as a fee-for-service. Any excess revenue generated by the COCC is currently considered non-program income and can be used for any allowable housing related purpose.

BUDGET HIGHLIGHTS

Central Office Cost Center (COCC)

For Fiscal Year (FY) 2027, the projected Net Operating Income is \$71,207. Revenue has decreased due to vacancies and HUD not updating the management for 2026. Expenses are anticipated to increase primarily for inflation.

The current FY projection has the COCC with a Net Operating Income of \$10,290.

Revenue Highlights

The earned fees per unit are as follows: AMP management fee [\$65.35]; Section 8 management fee (20 percent of administrative fees earned); bookkeeping fee [\$7.50]; asset management fee (\$10.00); and a management fee of 10 percent from the Capital Fund grant, which for this budget year is \$272,819. We want to note that the bookkeeping fee of \$7.50 has not increased since the inception of asset management, fiscal year 2008.

Expense Highlights

The salary increase is based on an average rate of 3.00 percent. Employee benefits, including workers' compensation, are attached to each position, and the average percentage in relation to salaries is 40 percent.

Administrative expenses are based on historical data, inflation of 3.00 percent, along with anticipated needs for the upcoming fiscal year based on executive staff input.

Maintenance and utility expenses are for the central office space.

AMPs (010, 011, and 013)

For Fiscal Year 2027, the projected Net Operating Income / (Loss) for each AMP is:

AMP 012 [William Penn] – (\$ 82,500)

AMP 011 [Ruth Bennett] - (\$298,640)

AMP 034 [Chatham Family] - \$ 30,067

Revenue Highlights – All AMPs

Tenant and other revenue are based on average historical data; no inflationary increase has been factored in.

The current Operating subsidy is anticipated to be funded at an average of 86 percent based on industry projections. If current Congressional appropriation estimates remain unchanged, the funding amount is estimated at the current year's funding amount after factoring in inflation.

To supplement the AMP operations, we draw 25% of the Capital Fund grant, which for FY 2027 is \$682,048.

Based on HUD's Monthly Operating Reserve (MOR) formula calculation threshold of the equivalent of three-(3) months of operating expense, our projected Reserves are projected to be an overall deficit of approximately \$183,000.

Expense Highlights – ALL AMPs

The salary increase is based on an average rate of 3.30 percent. Employee benefits, which include workers' compensation, are attached to each position, and the average percentage in relation to salaries is 36.

Administrative expenses are based on historical data, input from the Executive staff and Managers, and anticipated needs for the upcoming fiscal year. Management fees were calculated based on historical occupancy data.

Based on historical and current estimates, the farm at Ruth Bennett is projected to incur a \$125,000 loss.

Maintenance expenses are based on historical data, along with input from the Director of Facilities and Modernization and anticipated needs for the upcoming fiscal year.

Section 8 Programs

For Fiscal Year (FY) 2027, the projected Net Operating Loss is \$308,728.

Administrative Fee funding (which is based on the number of vouchers leased) is at 86.14 percent. In addition, the number of vouchers leased has decreased as rents have increased in a higher proportion compared to HUD Funding. Historical funding percentages are as follows: 93% (2010), 85% (2011), 80% (2010), 75% (2013), 79% (2014), 81% (2015), 84% (2016), 78% (2017), 80% (2018), 79% (2019), 80% (2020), 85% (2021), 89% (2022), 97% (2023), 92% (2024), 88% (2025) and current calendar funding is currently 88 percent. The net result of administrative fee funding running at 88 percent has the program projecting negative cash flow.

Revenue Highlights

Housing Assistance Payment (HAP) funding is anticipated to remain approximately the same as the funding proration at 100 percent. Based on these projections, we estimate we can serve approximately 1485 families (HCV and Mainstream). Administrative Fee funding is estimated based on an 88 percent funding level. Additional revenue is generated from fraud recovery efforts and incoming portability fees.

Expense Highlights

Administrative expenses are based on historical data. Management fees were calculated based on 20 percent of the administrative disbursement funding and a \$7.50 bookkeeping fee for the average number of annual unit months leased.

The salary increase is based on an average rate of 4.00 percent. Employee benefits, which include workers' compensation, are attached to each position, and the average percentage in relation to salaries is 30 percent.

Maintenance and utility expenses are for the central office space.

Conclusion

With potential lower Congressional appropriations projected for 2027, the Executive Team projects the AMPs as a group, the COCC, and the Section 8 programs to generate a net Operating Loss of \$586,320.

In our budget preparation, we are conservative with revenue projections but more liberal with estimating expenses based on the accounting rule of conservatism. Therefore, we foresee minimal increases in revenue, excluding subsidies, and costs to be about the same in 2027 as inflation is anticipated to remain around 3 percent.

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - AGENCY-Wide

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
REVENUE						
Net tenant rental revenue	1,637,506	1,647,760	1,197,695	1,810,641	1,598,000	1,800,000
Tenant revenue - other	4,060	9,256	8,091	12,137	7,500	7,500
Total tenant revenue	1,641,566	1,657,016	1,205,786	1,822,777	1,605,500	1,807,500
HUD PHA operating grants	4,971,189	4,666,580	3,464,231	5,196,347	4,776,432	4,409,118
S8 - housing assistance payments	18,185,522	19,409,000	13,378,844	20,068,266	19,323,480	20,525,000
S8 - ongoing administrative fees earned	1,915,480	1,752,587	1,275,214	1,912,821	1,662,720	1,737,320
S8 - Mainstream admin	-	-	-	-	-	-
Total HUD PHA operating grants	25,072,191	25,828,167	18,118,289	27,177,434	25,762,632	26,671,438
Capital grants	-	-	-	-	-	-
Management fee	731,211	840,067	579,464	869,196	550,049	705,071
Operations - CFP	977,439	1,478,960	544,765	1,274,373	952,445	954,859
Asset management fee	-	-	-	-	-	-
Bookkeeping fee	198,736	196,529	128,633	192,950	169,110	176,850
Front line service fee	258,473	209,520	137,801	206,702	210,000	210,000
Other Fees	-	-	-	-	-	-
Total fee revenue	2,165,859	2,725,076	1,390,663	2,543,220	1,881,604	2,046,780
Investment income - unrestricted	5,246	9,940	6,064	9,096	5,320	8,250
Total investment income - unrestricted	5,246	9,940	6,064	9,096	5,320	8,250
Proceeds from dispo of assets held for sale	-	-	-	-	-	-
Fraud recovery	-	-	-	-	-	-
S8 - housing assistance payment	-	13,270	8,788	13,182	3,000	10,000
S8 - administrative fee	-	13,270	8,788	13,182	3,000	10,000
Total fraud recovery	-	26,540	17,576	26,364	6,000	20,000
Other revenue	619,766	782,889	106,752	160,010	584,301	377,812
Non dwelling Rental	59,220	74,795	47,880	71,820	67,920	71,690
Mixed Finance Admin Fee	125,310	131,760	-	-	182,525	166,713
Services Rendered	321,267	350,338	48,651	73,954	53,524	-
Investment income - restricted	-	-	-	-	-	-
Total investment income - restricted	-	-	-	-	-	-
TOTAL REVENUE	30,011,176	31,587,115	20,941,661	31,884,674	30,149,326	31,220,183
EXPENSES						
Administrative						
Administrative salaries	1,252,273	1,425,902	1,239,591	1,859,387	1,779,897	1,926,880
Auditing fees	41,540	44,491	29,400	29,400	40,000	44,500
Management fees	786,464	886,311	530,167	795,251	732,566	930,157
Bookkeeping fee	185,671	182,732	120,488	180,732	169,110	187,450
Advertising and marketing	3,436	4,569	900	1,350	2,940	2,870
Employee benefit contributions- admin	409,340	504,273	367,005	550,508	623,612	633,902
Office expenses	289,536	345,031	246,913	370,370	321,910	344,040
Legal expense	132,812	82,094	20,305	30,458	83,430	46,500
Travel (training / conferences)	56,315	86,893	64,325	96,488	56,600	92,130
Other	514,026	418,838	214,209	321,314	376,750	347,500
HQS Inspections	45,450	55,993	32,868	49,302	50,000	50,000
Front line Costs	263,433	232,232	138,642	223,821	227,850	235,000
IT Services	-	-	-	-	-	186,000
Total operating - administrative	3,980,296	4,269,359	3,004,813	4,508,378	4,464,665	5,026,929
Asset management fee	-	-	-	-	-	-
Tenant services						
Tenant services - salaries	49,858	88,349	103,771	155,657	146,330	145,310
Employee benefit contrib- tenant services	22,147	36,834	32,726	49,089	49,350	56,590
Tenant services - other	60,851	41,765	12,039	18,059	59,960	23,090
Total tenant services	134,248	174,938	150,922	226,383	255,640	228,990
Utilities						
Water	278,772	308,081	192,199	288,299	280,630	290,200
Electricity	328,456	350,141	272,065	408,098	310,650	387,000
Gas	140,212	396,866	255,280	382,920	146,310	294,500
Sewer	633,490	691,583	518,200	709,659	641,420	634,000
Total utilities	1,423,805	1,776,744	1,280,938	1,835,494	1,413,731	1,640,740

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - AGENCY-Wide

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
Ordinary Maintenance & Operations						
Ordinary maint and operations - labor	696,395	660,438	517,022	775,533	812,675	812,853
Ordinary maint and op - materials & other	442,110	344,504	164,963	247,445	274,760	260,380
Ordinary maint and op - contract costs						
garbage and trash removal	53,427	180,656	160,768	241,152	268,896	244,750
heating & cooling	56,294	39,835	36,111	54,167	29,730	38,330
elevator maintenance	3,954	240	1,649	2,474	2,500	1,500
landscape & grounds	281,834	254,004	118,198	177,297	160,500	78,000
unit turnaround	113,955	262,759	102,374	153,561	107,130	120,330
plumbing	29,180	56,339	15,949	23,924	24,390	25,870
extermination	87,569	87,940	45,681	68,522	78,860	84,700
janitorial	41,848	44,828	27,310	40,965	57,040	46,040
routine maintenance	13,848	11,714	16,523	24,785	14,050	20,610
miscellaneous	312,475	440,224	238,619	357,929	241,620	310,350
Total maint & operations contrat costs	1,018,058	1,406,850	768,866	1,153,299	1,009,046	983,260
Employee benefit contrib- ordinary maint	251,500	184,359	172,702	259,053	238,804	320,086
Total maintenance and operations	2,408,063	2,596,151	1,623,553	2,435,330	2,335,285	2,376,579
Protective Services						
Protective services - labor	677,352	571,326	169,948	254,922	130,750	-
Protective services - other	76,854	76,993	11,994	17,991	22,103	-
Employee benefit contrib- protective serv	149,239	122,215	34,512	51,768	51,317	-
Total protective services	903,445	770,534	216,454	324,681	204,170	-
General Expenses						
Property insurance	199,803	247,225	187,670	281,505	195,050	283,500
Liability insurance	51,804	53,546	46,537	69,806	61,430	72,000
Workmen's compensation	204,001	181,665	116,791	175,187	142,987	88,479
All other insurance	160,426	165,335	111,569	167,354	145,070	169,000
Total insurance premium	616,034	647,771	462,567	693,851	544,537	612,979
Other general expenses (includes subsidy pass through)	1,143,942	1,216,449	1,043,217	1,564,826	1,236,746	1,224,715
Compensated absences	-	-	-	-	-	-
Bad debt - tenant rents	22,026	78,615	49,537	74,306	62,730	55,550
Bad debt - other	-	-	-	-	-	-
Total other general expenses	1,172,265	1,295,389	1,092,922	1,639,383	1,306,076	1,280,765
Int on notes payable (short & long term)	-	-	-	-	-	-
Total interest expense & amort cost	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	10,638,156	11,530,886	7,832,169	11,663,498	10,524,103	11,166,982
EXCESS OPERATING REVENUE over OPERATING EXPENSES	19,373,020	20,056,229	13,109,492	20,221,176	19,625,223	20,053,201
Extraordinary maintenance	-	53,412	-	-	-	-
Casualty losses - non-capitalized	-	193,464	(4,431)	(6,647)	20,000	-
Housing assistance payments						
all other	18,089,898	19,448,405	13,944,180	20,916,270	19,323,480	20,525,000
Total housing assistance payments	18,089,898	19,448,405	13,944,180	20,916,270	19,323,480	20,525,000
HAP Portability-In (admin fee related)	337,247	487,997	77,869	116,804	264,000	120,000
TOTAL EXPENSES	29,065,301	31,714,164	21,849,787	32,689,925	30,131,583	31,811,982
EXCESS of REVENUE over EXPENSES	945,875	(127,049)	(908,126)	(805,251)	17,743	(591,799)

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - COCC

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
REVENUE						
HUD PHA operating grants	-	-	-	-	-	-
Total HUD PHA operating grants	-	-	-	-	-	-
Capital grants	-	-	-	-	-	-
Management fee	731,211	840,067	579,464	869,196	550,049	705,071
Management fee - CFP	226,085	246,598	159,215	238,823	272,125	272,819
Asset management fee	-	-	-	-	-	-
Bookkeeping fee	198,736	196,529	128,633	192,950	169,110	176,850
Front line service fee	258,473	209,520	137,801	206,702	210,000	210,000
Other fees	-	-	-	-	-	-
Total fee revenue	1,414,505	1,492,714	1,005,113	1,507,670	1,201,284	1,364,740
Other government grants	-	-	-	-	-	-
Investment income - unrestricted	456	757	458	687	500	750
Total investment income - unrestricted	456	757	458	687	500	750
Other revenue	49,522	58,102	4,838	7,257	15,000	10,000
Non dwelling Rental	26,820	26,820	17,880	26,820	25,000	25,000
Mixed Finance Admin Fee	125,310	131,760	-	-	182,525	166,713
Services Rendered	-	-	-	-	-	-
Gain or loss on the sale of fixed assets	-	-	-	-	-	-
Investment income - restricted	-	-	-	-	-	-
Total investment income - restricted	-	-	-	-	-	-
TOTAL REVENUE	1,616,613	1,710,153	1,028,289	1,542,434	1,424,310	1,567,203
EXPENSES						
Administrative						
Administrative salaries	659,298	701,376	513,084	769,626	757,943	686,977
Auditing fees	8,400	8,932	5,880	5,880	7,500	10,000
Management fees	-	-	-	-	-	-
Bookkeeping fee	-	-	-	-	-	-
Advertising and marketing	476	1,980	809	1,214	500	1,000
Employee benefit contributions- admin	256,976	288,290	182,097	273,146	299,342	274,502
Office expenses	58,352	89,763	57,312	85,968	75,000	85,000
Legal expense	104,859	20,281	4,825	7,238	25,000	10,000
Travel (training / conferences)	35,347	56,662	47,522	71,283	40,000	65,000
Other	130,726	118,291	51,531	77,297	98,000	100,000
IT Services	-	-	-	-	-	42,780
Total operating - administrative	1,254,434	1,285,575	863,060	1,291,650	1,303,286	1,275,259
Tenant services						
Tenant services - salaries	-	-	-	-	-	-
Relocation costs	-	-	-	-	-	-
Employee benefit contrib- tenant services	-	-	-	-	-	-
Tenant services - other	843	50	-	-	1,000	-
Total tenant services	843	50	-	-	1,000	-
Utilities						
Water	4,077	7,486	3,626	5,439	6,000	6,000
Electricity	5,183	7,194	4,130	6,195	5,000	6,000
Gas	977	767	1,147	1,721	500	2,000
Sewer	814	3,143	28,138	56,276	5,000	25,000
Other utilities expense	823	1,191	1,142	1,142	823	1,142
Total utilities	11,874	19,781	38,183	70,773	17,323	40,142

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - COCC

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
Ordinary Maintenance & Operations						
Ordinary maint and operations - labor	710	22,000	14,476	21,714	19,864	24,627
Ordinary maint and op - materials & other	2,275	3,126	1,983	2,975	1,500	3,000
Ordinary maint and op - contract costs						
garbage and trash removal	333	1,285	2,017	3,026	2,436	3,000
heating & cooling	35,760	8,253	-	-	1,000	1,000
snow removal	-	-	-	-	-	-
elevator maintenance	3,954	240	1,116	1,674	500	1,500
landscape & grounds	6,148	6,625	3,963	5,945	3,500	2,500
unit turnaround	-	-	-	-	-	-
electrical	-	-	271	407	-	500
plumbing	-	-	-	-	-	-
extermination	720	3,009	538	807	750	1,000
janitorial	12,307	19,003	11,280	16,920	17,500	17,500
routine maintenance	180	1,492	6,970	10,455	1,000	7,500
miscellaneous	2,492	6,726	4,559	6,839	5,000	7,500
Total maint & operations contract costs	61,894	46,633	30,714	46,071	31,686	42,000
Employee benefit contrib- ordinary maint	271	2,503	3,170	4,755	5,057	5,437
Total maintenance and operations	65,150	74,262	50,343	75,515	58,107	75,064
Protective Services						
Protective services - labor	17,143	10,576	6,850	10,275	8,273	-
Protective services- other contract costs	-	-	-	-	-	-
Protective services - other	-	-	-	-	-	-
Employee benefit contrib- protective serv	2,608	2,540	1,610	2,415	3,191	-
Total protective services	19,751	13,116	8,460	12,690	11,465	-
General Expenses						
Property insurance	2,508	2,836	2,288	3,432	2,500	3,500
Liability insurance	5,904	6,058	5,263	7,895	6,000	8,000
Workmen's compensation	2,350	2,141	1,365	2,048	1,851	3,257
All other insurance	11,698	12,704	8,364	12,546	8,000	13,000
Total insurance premium	22,460	23,739	17,280	25,920	18,351	27,757
Other general expenses	29,219	24,023	112,696	169,044	7,000	75,000
Compensated absences	-	-	-	-	-	-
Payments in lieu of taxes	6,297	325	168	252	6,600	500
Bad debt - tenant rents	-	-	-	-	-	-
Bad debt- mortgages	-	-	-	-	-	-
Bad debt - other	-	-	-	-	-	-
Severance expense	-	-	-	-	-	-
Total other general expenses	35,516	24,348	112,864	169,296	13,600	75,500
Interest on mortgages (or bonds) payable	-	-	-	-	-	-
Int on notes payable (short & long term)	-	-	-	-	-	-
Amortization of bond issue costs	-	-	-	-	-	-
Total interest expense & amort cost	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,410,028	1,440,871	1,090,190	1,645,843	1,423,132	1,493,722
EXCESS OPERATING REVENUE over OPERATI	206,585	269,282	(61,901)	(103,410)	1,178	73,481
Extraordinary maintenance	-	-	-	-	-	-
Casualty losses - non-capitalized	-	-	1,524	2,286	-	-
Fraud losses	-	-	-	-	-	-
Dwelling units rent expense	-	-	-	-	-	-
TOTAL EXPENSES	1,410,028	1,440,871	1,091,714	1,648,129	1,423,132	1,493,722
EXCESS of REVENUE over EXPENSES	206,585	269,282	(63,425)	(105,696)	1,178	73,481
RESERVES	1,102,967	708,035		647,911		721,392

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - AMP 10 (William Penn)

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
REVENUE						
Net tenant rental revenue	653,635	657,698	489,897	734,846	650,000	735,000
Tenant revenue - other	-	4,068	1,618	2,427	4,000	2,500
Total tenant revenue	653,635	661,766	491,515	737,273	654,000	737,500
HUD PHA operating grants	1,241,737	972,816	725,286	1,087,929	949,590	806,910
Total HUD PHA operating grants	1,241,737	972,816	725,286	1,087,929	949,590	806,910
Capital grants	-	-	-	-	-	-
Management fee	-	-	-	-	-	-
Management fee - CFP	133,018	-	231,330	231,330	272,130	272,820
Asset management fee	-	-	-	-	-	-
Bookkeeping fee	-	-	-	-	-	-
Front line service fee	-	-	-	-	-	-
Other fees	-	-	-	-	-	-
Total fee revenue	133,018	-	231,330	231,330	272,130	272,820
Other government grants	-	-	-	-	-	-
Investment income - unrestricted	777	782	441	662	500	750
Total investment income - unrestricted	777	782	441	662	500	750
Fraud recovery	-	-	-	-	-	-
Total fraud recovery	-	-	-	-	-	-
Other revenue	111,106	118,377	2,271	3,407	15,000	5,000
Non dwelling Rental	14,400	24,900	18,000	27,000	27,000	27,000
Services Rendered	-	-	-	-	-	-
Gain or loss on the sale of fixed assets	225	198	-	-	-	-
Investment income - restricted	-	-	-	-	-	-
Total investment income - restricted	-	-	-	-	-	-
TOTAL REVENUE	2,154,898	1,778,839	1,468,843	2,087,600	1,918,220	1,849,980
EXPENSES						
Administrative						
Administrative salaries	96,369	60,026	66,513	99,770	73,940	115,260
Auditing fees	5,460	5,806	3,822	3,822	7,500	6,000
Management fees	107,915	121,446	81,165	121,748	109,040	124,930
Bookkeeping fee	13,163	14,040	9,315	13,973	12,150	13,920
Advertising and marketing	829	843	28	42	400	500
Employee benefit contributions- admin	14,847	18,180	17,124	25,686	26,580	30,130
Office expenses	41,047	36,359	31,858	47,787	40,000	42,250
Legal expense	8,772	16,804	7,574	11,361	15,000	12,500
Travel (training / conferences)	2,086	3,274	841	1,262	1,500	2,500
Other	85,801	49,964	32,170	48,255	62,850	50,000
Front line Costs	73,666	72,676	36,013	61,737	60,000	65,000
IT Services	-	-	-	-	-	14,880
Total operating - administrative	449,955	399,418	286,423	435,441	408,960	477,870
Asset management fee	-	-	-	-	-	-
Tenant services						
Tenant services - salaries	-	-	-	-	-	-
Relocation costs	1,392	7,990	2,386	3,579	-	4,000
Employee benefit contrib- tenant services	-	-	-	-	-	-
Tenant services - other	8,229	1,866	575	863	10,630	2,000
Total tenant services	9,621	9,856	2,961	4,442	10,630	6,000
Utilities						
Water	66,261	69,921	40,712	61,068	70,000	70,000
Electricity	126,642	145,368	115,060	172,590	130,000	150,000
Gas	85,930	95,571	62,992	94,488	50,000	95,000
Sewer	154,811	158,996	114,153	152,204	155,000	155,000
Other utilities expense	11,201	11,201	11,201	11,201	11,200	11,200
Total utilities	444,845	481,057	344,118	491,551	416,200	481,200

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - AMP 10 (William Penn)

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
Ordinary Maintenance & Operations						
Ordinary maint and operations - labor	175,292	250,915	201,995	302,993	304,250	285,000
Ordinary maint and op - materials & other	200,685	153,531	32,461	48,692	126,760	75,000
Ordinary maint and op - contract costs						
garbage and trash removal	18,234	48,994	46,657	69,986	78,360	70,000
heating & cooling	2,826	5,976	-	-	5,000	5,000
snow removal	-	-	-	-	-	-
elevator maintenance	-	-	-	-	2,000	-
landscape & grounds	62,312	80,928	29,880	44,820	60,000	18,000
unit turnaround	60,368	174,036	23,595	35,393	50,000	40,000
electrical	10,185	18,190	-	-	10,000	5,000
plumbing	6,300	9,800	2,650	3,975	7,500	5,000
extermination	32,012	33,115	18,911	28,367	35,000	35,000
janitorial	4,851	-	-	-	5,000	2,000
routine maintenance	3,185	3,609	1,380	2,070	5,000	3,000
miscellaneous	111,599	170,829	58,908	88,362	105,000	100,000
Total maint & operations contrat costs	311,872	545,477	181,981	272,972	362,860	283,000
Employee benefit contrib- ordinary maint	67,260	61,652	64,085	96,128	91,700	114,950
Total maintenance and operations	755,109	1,011,575	480,522	720,783	885,570	757,950
Protective Services						
Protective services - labor	133,167	98,242	27,327	40,991	38,180	-
Protective services- other contract costs	-	-	-	-	-	-
Protective services - other	22,839	22,492	4,208	6,312	6,250	-
Employee benefit contrib- protective serv	30,617	23,153	5,949	8,924	12,290	-
Total protective services	186,623	143,887	37,484	56,226	56,720	-
General Expenses						
Property insurance	67,706	75,572	60,971	91,457	65,970	95,000
Liability insurance	13,119	13,462	11,695	17,543	12,550	18,000
Workmen's compensation	47,595	43,976	28,059	42,089	40,490	27,820
All other insurance	40,940	43,477	29,497	44,246	37,440	45,000
Total insurance premium	169,360	176,487	130,222	195,333	156,450	185,820
Other general expenses	-	509	7,525	11,288	-	5,000
Compensated absences	-	-	-	-	-	-
Payments in lieu of taxes	-	-	-	-	-	-
Bad debt - tenant rents	10,113	24,578	14,153	21,230	14,290	18,640
Bad debt- mortgages	-	-	-	-	-	-
Bad debt - other	-	-	-	-	-	-
Severance expense	-	-	-	-	-	-
Total other general expenses	10,113	25,087	21,678	32,517	14,290	23,640
Interest on mortgages (or bonds) payable	-	-	-	-	-	-
Int on notes payable (short & long term)	-	-	-	-	-	-
Amortization of bond issue costs	-	-	-	-	-	-
Total interest expense & amort cost	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	2,025,626	2,247,367	1,303,408	1,936,292	1,948,820	1,932,480
EXCESS OPERATING REVENUE over OPERATING EXPENSES	129,272	(468,528)	165,435	151,307	(30,600)	(82,500)
Extraordinary maintenance	-	4,000	-	-	-	-
Casualty losses - non-capitalized	-	141,269	(2,512)	(3,768)	-	-
Fraud losses	-	-	-	-	-	-
Dwelling units rent expense	-	-	-	-	-	-
TOTAL EXPENSES	2,025,626	2,392,636	1,300,896	1,932,524	1,948,820	1,932,480
EXCESS of REVENUE over EXPENSES	129,272	(613,797)	167,947	155,075	(30,600)	(82,500)
RESERVES	249,564	171,216		284,181		201,681

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - AMP 11 (Ruth L Bennett)

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
REVENUE						
Net tenant rental revenue	518,042	500,874	317,845	476,768	500,000	475,000
Tenant revenue - other	2,585	2,960	3,607	5,411	2,000	3,500
Total tenant revenue	520,627	503,834	321,452	482,178	502,000	478,500
HUD PHA operating grants	1,791,691	1,654,644	1,246,544	1,869,816	1,774,130	1,770,380
Total HUD PHA operating grants	1,791,691	1,654,644	1,246,544	1,869,816	1,774,130	1,770,380
Capital grants	-	-	-	-	-	-
Management fee	-	-	-	-	-	-
Management fee - CFP	518,573	1,232,362	-	650,000	374,170	341,020
Asset management fee	-	-	-	-	-	-
Bookkeeping fee	-	-	-	-	-	-
Front line service fee	-	-	-	-	-	-
Other fees	-	-	-	-	-	-
Total fee revenue	518,573	1,232,362	-	650,000	374,170	341,020
Other government grants	-	-	-	-	-	50,000
Investment income - unrestricted	969	1,427	838	1,257	1,000	1,000
Total investment income - unrestricted	969	1,427	838	1,257	1,000	1,000
Mortgage interest income	-	-	-	-	-	-
Proceeds from dispo of assets held for sale	-	-	-	-	-	-
Cost of sale of assets	-	-	-	-	-	-
Fraud recovery	-	-	-	-	-	-
Total fraud recovery	-	-	-	-	-	-
Other revenue	49,781	24,472	7,841	11,762	20,000	15,000
Non dwelling Rental	18,000	23,075	12,000	18,000	15,920	19,690
Services Rendered	11,322	12,122	-	-	12,450	-
Gain or loss on the sale of fixed assets	368	198	-	-	-	-
Investment income - restricted	-	-	-	-	-	-
Total investment income - restricted	-	-	-	-	-	-
TOTAL REVENUE	2,911,331	3,452,134	1,588,675	3,033,013	2,699,670	2,675,590
EXPENSES						
Administrative						
Administrative salaries	100,159	95,335	109,773	164,660	121,540	189,060
Auditing fees	15,540	16,524	10,878	10,878	11,000	15,000
Management fees	93,465	198,580	135,797	203,696	91,270	206,240
Bookkeeping fee	22,590	22,958	15,585	23,378	10,170	22,980
Advertising and marketing	1,990	1,746	44	66	1,850	1,270
Employee benefit contributions- admin	20,526	30,999	28,159	42,239	43,730	49,540
Office expenses	40,966	42,434	39,145	58,718	50,000	50,000
Legal expense	12,456	21,995	3,813	5,720	20,000	15,000
Travel (training / conferences)	3,479	7,046	953	1,430	3,000	3,000
Other	107,960	101,170	36,193	54,290	75,000	60,000
Front line Costs	72,426	67,986	37,992	65,129	72,850	70,000
IT Services	-	-	-	-	-	29,760
Total operating - administrative	491,557	606,773	418,332	630,200	500,410	711,850
Asset management fee	-	-	-	-	-	-
Tenant services						
Tenant services - salaries	49,858	88,349	103,771	155,657	146,330	145,310
Relocation costs	-	-	-	-	-	-
Employee benefit contrib- tenant services	22,147	36,834	32,726	49,089	49,350	56,590
Tenant services - other	14,858	15,660	1,834	2,751	16,180	11,090
Total tenant services	86,863	140,843	138,331	207,497	211,860	212,990
Utilities						
Water	136,554	160,498	101,372	152,058	132,970	149,700
Electricity	182,018	179,234	110,347	165,521	160,300	165,000
Gas	47,905	294,693	186,130	279,195	91,280	190,000
Sewer	339,355	396,794	303,877	405,169	332,950	340,500
Other utilities expense	13,813	13,813	13,813	13,813	13,810	13,810

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - AMP 11 (Ruth L Bennett)

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
Total utilities	719,645	1,045,032	715,539	1,015,756	731,310	859,010
Ordinary Maintenance & Operations						
Ordinary maint and operations - labor	341,566	265,748	205,411	308,117	307,500	301,000
Ordinary maint and op - materials & other	157,199	123,114	63,042	94,563	75,000	100,000
Ordinary maint and op - contract costs						
garbage and trash removal	24,576	82,168	75,907	113,861	127,080	115,000
heating & cooling	13,104	20,592	27,301	40,952	15,000	24,880
snow removal	-	-	-	-	-	-
elevator maintenance	-	-	533	800	-	-
landscape & grounds	121,441	100,052	53,023	79,535	80,000	38,000
unit turnaround	43,614	41,353	4,662	6,993	32,130	15,330
electrical	8,038	7,338	1,913	2,870	13,330	3,040
plumbing	21,817	16,050	11,999	17,999	15,890	18,620
extermination	32,322	28,064	14,833	22,250	20,380	27,550
janitorial	4,706	4,922	2,000	3,000	10,740	4,210
routine maintenance	8,419	6,228	6,260	9,390	6,790	8,010
miscellaneous	167,336	194,717	134,979	202,469	90,000	150,000
Total maint & operations contrat costs	445,373	501,484	333,410	500,115	411,340	404,640
Employee benefit contrib- ordinary maint	130,499	83,724	72,805	109,208	93,240	119,890
Total maintenance and operations	1,074,637	974,070	674,668	1,012,002	887,080	925,530
Protective Services						
Protective services - labor	221,407	170,403	50,351	75,527	39,860	-
Protective services- other contract costs	-	-	-	-	-	-
Protective services - other	38,140	39,422	5,766	8,649	11,220	-
Employee benefit contrib- protective serv	55,421	42,660	12,165	18,248	19,450	-
Total protective services	314,968	252,485	68,282	102,423	70,530	-
General Expenses						
Property insurance	66,731	98,318	67,533	101,300	65,030	100,000
Liability insurance	21,401	21,959	19,077	28,616	20,470	30,000
Workmen's compensation	90,366	79,321	51,568	77,352	73,550	33,660
All other insurance	71,050	70,161	47,698	71,547	64,780	72,000
Total insurance premium	249,548	269,759	185,876	278,814	223,830	235,660
Other general expenses	6,110	8,829	3,770	5,655	1,000	6,860
Compensated absences	-	-	-	-	-	-
Payments in lieu of taxes	-	-	-	-	-	-
Bad debt - tenant rents	5,801	27,226	22,644	33,966	27,360	22,330
Bad debt- mortgages	-	-	-	-	-	-
Bad debt - other	-	-	-	-	-	-
Severance expense	-	-	-	-	-	-
Total other general expenses	11,911	36,055	26,414	39,621	28,360	29,190
Interest on mortgages (or bonds) payable	-	-	-	-	-	-
Int on notes payable (short & long term)	-	-	-	-	-	-
Amortization of bond issue costs	-	-	-	-	-	-
Total interest expense & amort cost	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	2,949,129	3,325,017	2,227,442	3,286,312	2,653,380	2,974,230
EXCESS OPERATING REVENUE over OPERATING EXPENSES	(37,798)	127,117	(638,767)	(253,300)	46,290	(298,640)
Extraordinary maintenance	-	49,412	-	-	-	-
Casualty losses - non-capitalized	-	39,695	(3,693)	(5,540)	20,000	-
Fraud losses	-	-	-	-	-	-
Dwelling units rent expense	-	-	-	-	-	-
TOTAL EXPENSES	2,949,129	3,414,124	2,223,749	3,280,773	2,673,380	2,974,230
EXCESS of REVENUE over EXPENSES	(37,798)	38,010	(635,074)	(247,760)	26,290	(298,640)
RESERVES	126,607	220,073		(519,292)		(817,932)

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - AMP 11 (Ruth L Bennett)

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
Total utilities	213,565	209,499	139,802	195,702	218,954	224,444
Ordinary Maintenance & Operations						
Ordinary maint and operations - labor	174,566	113,991	88,752	133,128	132,960	129,070
Ordinary maint and op - materials & other	76,653	52,557	59,624	89,436	65,000	72,880
Ordinary maint and op - contract costs						
garbage and trash removal	9,281	44,336	31,877	47,816	53,580	50,000
heating & cooling	2,067	1,846	4,292	6,438	3,730	3,450
snow removal	-	-	-	-	-	-
elevator maintenance	-	-	-	-	-	-
landscape & grounds	58,412	45,564	24,570	36,855	4,500	16,000
unit turnaround	8,574	43,820	52,671	79,007	25,000	50,000
electrical	5,451	2,033	3,500	5,250	1,000	4,240
plumbing	1,000	450	1,100	1,650	1,000	2,000
extermination	18,826	19,795	9,573	14,360	18,230	18,000
janitorial	7,677	3,550	2,185	3,278	8,800	4,830
routine maintenance	2,064	385	1,763	2,645	1,260	2,000
miscellaneous	21,184	56,396	22,978	34,467	35,620	37,350
Total maint & operations contrat costs	134,536	218,175	154,509	231,764	152,720	187,870
Employee benefit contrib- ordinary maint	51,733	34,479	30,763	46,145	40,100	51,000
Total maintenance and operations	437,488	419,202	333,648	500,472	390,780	440,820
Protective Services						
Protective services - labor	59,175	47,893	11,658	17,487	14,320	-
Protective services- other contract costs	-	-	-	-	-	-
Protective services - other	15,875	15,079	2,020	3,030	4,633	-
Employee benefit contrib- protective serv	13,577	10,645	2,508	3,762	5,140	-
Total protective services	88,627	73,617	16,186	24,279	24,093	-
General Expenses						
Property insurance	55,817	62,592	50,499	75,749	54,550	75,000
Liability insurance	8,528	8,750	7,602	11,403	8,160	12,000
Workmen's compensation	28,023	25,915	16,520	24,780	23,830	12,399
All other insurance	28,256	29,994	20,341	30,512	25,850	30,000
Total insurance premium	120,624	127,251	94,962	142,443	112,390	129,399
Other general expenses	-	45	953	1,430	-	1,000
Compensated absences	-	-	-	-	-	-
Payments in lieu of taxes	-	-	-	-	-	-
Bad debt - tenant rents	6,112	10,388	16,152	24,228	16,080	13,580
Bad debt- mortgages	-	-	-	-	-	-
Bad debt - other	-	-	-	-	-	-
Severance expense	-	-	-	-	-	-
Total other general expenses	6,112	10,433	17,105	25,658	16,080	14,580
Interest on mortgages (or bonds) payable	-	-	-	-	-	-
Int on notes payable (short & long term)	-	-	-	-	-	-
Amortization of bond issue costs	-	-	-	-	-	-
Total interest expense & amort cost	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,178,741	1,155,733	834,595	1,236,422	1,113,037	1,211,593
EXCESS OPERATING REVENUE over OPERATING EXPENSES	93,476	7,495	230,221	283,693	17,554	30,067
Extraordinary maintenance	-	-	-	-	-	-
Casualty losses - non-capitalized	-	12,500	250	375	-	-
Fraud losses	-	-	-	-	-	-
Dwelling units rent expense	-	-	-	-	-	-
TOTAL EXPENSES	1,178,741	1,168,233	834,845	1,236,797	1,113,037	1,211,593
EXCESS of REVENUE over EXPENSES	93,476	(5,005)	229,971	283,318	17,554	30,067
RESERVES	73,221	109,300		402,418		432,485

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - SECTION 8

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
HUD PHA operating grants	-	-	-	-	-	-
S8 - housing assistance payments	18,185,522	19,409,000	13,378,844	20,068,266	19,323,480	20,525,000
S8 - ongoing administrative fees earned	1,915,480	1,752,587	1,275,214	1,912,821	1,662,720	1,737,320
Total HUD PHA operating grants	20,101,002	21,161,587	14,654,058	21,981,087	20,986,200	22,262,320
Other government grants	-	-	-	-	-	-
Investment income - unrestricted	2,539	5,598	3,764	5,646	2,890	5,000
S8 - housing assistance payment	-	-	-	-	-	-
S8 - administrative fee	-	-	-	-	-	-
Total investment income - unrestricted	2,539	5,598	3,764	5,646	2,890	5,000
Fraud recovery	-	-	-	-	-	-
S8 - housing assistance payment	-	13,270	8,788	13,182	3,000	10,000
S8 - administrative fee	-	13,270	8,788	13,182	3,000	10,000
Total fraud recovery	-	26,540	17,576	26,364	6,000	20,000
Other revenue	365,294	566,040	88,251	132,377	300,000	135,000
Non dwelling Rental	-	-	-	-	-	-
Services Rendered	-	-	-	-	-	-
Gain or loss on the sale of fixed assets	-	-	-	-	-	-
Investment income - restricted	-	-	-	-	-	-
S8 - housing assistance payment	-	-	-	-	-	-
S8 - administrative fee	-	-	-	-	-	-
Total investment income - restricted	-	-	-	-	-	-
TOTAL REVENUE	20,468,835	21,759,765	14,763,649	22,145,474	21,295,090	22,422,320
EXPENSES						
Administrative						
Administrative salaries	323,131	504,654	481,537	722,306	680,160	790,840
Auditing fees	7,940	8,763	5,880	5,880	10,000	8,500
Management fees	383,096	347,666	255,043	382,565	332,540	347,464
Bookkeeping fee	140,565	136,013	89,040	133,560	137,250	130,500
Advertising and marketing	-	-	-	-	-	-
Employee benefit contributions- admin	105,276	149,724	121,359	182,039	201,561	235,465
Office expenses	123,995	154,601	96,589	144,884	130,000	140,000
Legal expense	-	15,130	-	-	15,000	5,000
Travel (training / conferences)	13,613	17,277	14,702	22,053	11,000	20,000
Other	121,508	88,669	67,853	101,780	81,070	95,000
HQS Inspections	45,450	55,993	32,868	49,302	50,000	50,000
Front line Costs	63,748	50,486	33,806	50,709	55,000	50,000
IT Services	-	-	-	-	-	81,840
Total operating - administrative	1,328,322	1,528,976	1,198,677	1,795,076	1,703,581	1,954,609
Tenant services						
Tenant services - salaries	-	-	-	-	-	-
Relocation costs	-	-	-	-	-	-
Employee benefit contrib- tenant services	-	-	-	-	-	-
Tenant services - other	31,201	16,163	9,245	13,868	20,000	5,000
Total tenant services	31,201	16,163	9,245	13,868	20,000	5,000
Utilities						
Water	3,212	1,653	198	297	3,500	1,000
Electricity	4,190	5,127	3,979	5,969	5,000	6,000
Gas	765	403	1,075	1,613	500	1,500
Sewer	814	3,143	100	100	1,500	1,000
Total utilities	8,981	10,326	5,352	7,978	10,500	9,500
Ordinary Maintenance & Operations						
Ordinary maint and operations - labor	710	-	-	-	-	-
Ordinary maint and op - materials & other	2,079	2,988	1,291	1,937	2,500	2,500
Ordinary maint and op - contract costs						
garbage and trash removal	333	1,285	1,430	2,145	2,520	2,250
heating & cooling	-	-	-	-	-	-
snow removal	-	-	-	-	-	-

CHESTER HOUSING AUTHORITY

FY 2027 OPERATING BUDGET - SECTION 8

Account Description	Audited 2024	Audited 2025	2/28/2026	Projected 2026	Operating Budget 2026	Proposed Budget 2027
elevator maintenance	-	-	-	-	-	-
landscape & grounds	449	92	312	468	500	500
unit turnaround	-	-	-	-	-	-
electrical	-	-	-	-	-	-
plumbing	-	-	-	-	-	-
extermination	178	202	93	140	500	150
janitorial	12,307	17,353	11,845	17,768	15,000	17,500
routine maintenance	-	-	150	225	-	100
miscellaneous	1,258	-	-	-	1,000	500
Total maint & operations contrat costs	14,525	18,932	13,830	20,745	19,520	21,000
Employee benefit contrib- ordinary maint	289	-	-	-	-	-
Total maintenance and operations	17,603	21,920	15,121	22,682	22,020	23,500
Protective Services						
Protective services - labor	-	-	-	-	-	-
Protective services- other contract costs	-	-	-	-	-	-
Protective services - other	-	-	-	-	-	-
Employee benefit contrib- protective serv	-	-	-	-	-	-
Total protective services	-	-	-	-	-	-
General Expenses						
Property insurance	2,816	3,184	2,569	3,854	3,000	4,000
Liability insurance	2,411	2,476	2,169	3,254	2,500	3,000
Workmen's compensation	5,414	4,938	3,166	4,749	927	3,439
All other insurance	7,503	7,933	4,998	7,497	8,000	8,000
Total insurance premium	18,144	18,531	12,902	19,353	14,427	18,439
Other general expenses	81,352	41,238	59,238	88,857	25,000	75,000
Compensated absences	-	-	-	-	-	-
Payments in lieu of taxes	-	-	-	-	-	-
Bad debt - tenant rents	-	-	-	-	-	-
Bad debt- mortgages	-	-	-	-	-	-
Bad debt - other	-	-	-	-	-	-
Severance expense	-	-	-	-	-	-
Total other general expenses	81,352	41,238	59,238	88,857	25,000	75,000
Interest on mortgages (or bonds) payable	-	-	-	-	-	-
Int on notes payable (short & long term)	-	-	-	-	-	-
Amortization of bond issue costs	-	-	-	-	-	-
Total interest expense & amort cost	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,485,603	1,637,154	1,300,535	1,947,813	1,795,528	2,086,048
EXCESS OPERATING REVENUE over OPERATING	18,983,232	20,122,611	13,463,114	20,197,661	19,499,562	20,336,272
Extraordinary maintenance	-	-	-	-	-	-
Casualty losses - non-capitalized	-	-	-	-	-	-
Housing assistance payments	-	-	-	-	-	-
all other	18,089,898	19,448,405	13,944,180	20,916,270	19,323,480	20,525,000
Total housing assistance payments	18,089,898	19,448,405	13,944,180	20,916,270	19,323,480	20,525,000
HAP Portability-In (admin fee related)	337,247	487,997	77,869	116,804	264,000	120,000
Fraud losses	-	-	-	-	-	-
Dwelling units rent expense	-	-	-	-	-	-
TOTAL EXPENSES	19,912,748	21,573,556	15,322,584	22,980,886	21,383,008	22,731,048
EXCESS of REVENUE over EXPENSES	460,463	199,074	(11,175)	(13,773)	(93,918)	(308,728)
RESERVES	1,540,842	1,929,077		1,591,259		1,282,531

ACTION DOCKET

N/A

OTHER BUSINESS

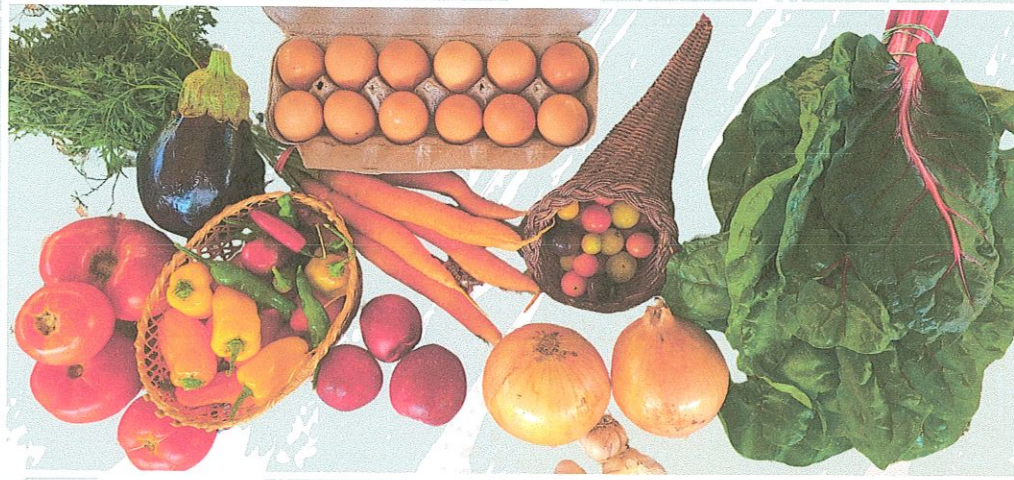
N/A

NEWS

ARTICLES/ANNOUNCEMENTS

- Bennett Farm Produce Distribution (see flyer for distribution dates)

RUTH BENNETT COMMUNITY FARM'S FREE PRODUCE BOXES



2026 DISTRIBUTION DATES

1:00 PM – 3:00 PM

May 14th & 28th

June 11th & 25th

July 9th & 23rd

Aug 13th & 27th

Sept 10th & 24th

Oct 8th & 22nd

Nov 12th & 19th

1318 CARLA'S LANE, CHESTER, PA 19013
(AT THE PAVILION NEAR THE BASKETBALL COURT)

WHAT'S IN THE BOX?

**FRESHEST, HIGHEST QUALITY,
LOCAL PRODUCE.**

A seasonal variety of leafy greens,
fruit, root crops, summer
vegetables, herbs,
and always eggs.

Questions?

Reach out to Malik at (267) 591-0317

www.ruthbennettcommunityfarm.org

