



**CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA**

**REPORT ON AUDIT OF FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION**

**JUNE 30, 2023**

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA

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CHESTER, PENNSYLVANIA

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## INDEPENDENT AUDITOR'S REPORT

March 27, 2024

Board of Commissioners  
Chester Housing Authority  
Chester, Pennsylvania

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the business-type activities and the aggregate discretely presented component units of the Chester Housing Authority ("the Authority"), Chester, Pennsylvania, as of and for the year ended June 30, 2023 (except for Lamokin Senior Village Partnership, L.P.; Wellington Housing Partnership I LP; Wellington Housing Partnership LP II; Matopos 2005 Associates, LP; Chatham 2005 Associates, L.P.; Edgemont Associates 2007, LP; Madison Associates 2008, LP; and Chester Gateway, 2010, LP, which are as of and for the year ended December 31, 2022), and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities of the Authority and the aggregate discretely presented component units of the Authority as of June 30, 2023 (except for Lamokin Senior Village Partnership, L.P.; Wellington Housing Partnership I LP; Wellington Housing Partnership LP II; Matopos 2005 Associates, LP; Chatham 2005 Associates, L.P.; Edgemont Associates 2007, LP; Madison Associates 2008, LP; and Chester Gateway, 2010, LP, which are as of and for the year ended December 31, 2022), and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the following discretely presented component units: Matopos 2005 Associates, LP; Chatham 2005 Associates, L.P.; Edgemont Associates 2007, LP; Madison Associates 2008, LP; and Chester Gateway 2010, LP which represent 100%, respectively, of the assets, net position, and revenues of the discretely presented component units. Those statements were audited

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by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for Matopos 2005 Associates, LP; Chatham 2005 Associates, L.P.; Edgemont Associates 2007, LP; Madison Associates 2008, LP; and Chester Gateway, 2010, LP is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audit contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. The financial statements of Lamokin Senior Village Partnership, L.P.; Wellington Housing Partnership I LP; Matopos 2005 Associates, LP; Chatham 2005 Associates, L.P.; and Chester Gateway, 2010, LP were not audited in accordance with *Government Auditing Standards*.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The Authority's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 9 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of net position – Chester

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Chester Housing Authority

Housing Initiatives, Inc., schedule of revenues, expenses, and changes in net position – Chester Housing Initiatives, Inc., financial data schedule, and schedule of actual modernization costs – uncompleted on pages 36 through 85 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards on page 92 is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and is also not a required part of the basic financial statements.

The schedule of net position – Chester Housing Initiatives, Inc., schedule of revenues, expenses, and changes in net position – Chester Housing Initiatives, Inc., financial data schedule, schedule of actual modernization costs – uncompleted, and schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of net position – Chester Housing Initiatives, Inc., schedule of revenues, expenses, and changes in net position – Chester Housing Initiatives, Inc., financial data schedule, statement of certification of program costs – completed projects, schedule of actual modernization costs – uncompleted, and schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2024, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

*Barbacane, Thornton & Company LLP*

BARBACANE, THORNTON & COMPANY LLP

**CHESTER HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED  
JUNE 30, 2023**

Management of the Chester Housing Authority ("the Authority") is pleased to offer the readers and other interested parties of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2023. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

**Financial Highlights**

The assets of the Authority exceeded its liabilities at the close of the fiscal year by \$37,619,792 (net position) as opposed to \$39,964,025 for the prior fiscal year. The change was primarily due to higher operating expenses, including the reduction of capital assets by way of depreciation.

The Authority's unrestricted cash and cash equivalents balance at June 30, 2023 was \$3,039,123, representing an increase of \$650,803 from the prior fiscal year.

The Authority's restricted cash and cash equivalents balance at June 30, 2023 was \$1,991,687, representing a decrease of \$772,251 from the prior fiscal year. This decrease was primarily a result of lower HAP funds.

The Authority's other assets increased by \$5,527 from the prior year due to higher prepaid expenses based on timing of payments near year-end.

The Authority's capital assets decreased by \$1,382,937 due to depreciation expense and disposals exceeding additions.

The Authority's total liabilities increased by \$845,375 due to higher accrued expenses based on timing of payments near year-end.

The Authority had total operating revenues of \$28,169,460 and total operating expenses of \$30,478,581 for the year ended June 30, 2023.

The Authority's government operating subsidies increased by \$980,312 due mainly to an increase in administrative fees earned.

The Authority's operating expenses increased by \$915,758, attributed to a significant increase in housing assistance payments and utilities.

The Authority's expenditures of federal awards amounted to \$25,380,784.

**Using the Annual Report**

*Management's Discussion and Analysis*

The Management's Discussion and Analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements and notes to financial statements



**CHESTER HOUSING AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED (CONT'D)**  
**JUNE 30, 2023**

included in this report were prepared in accordance with generally accepted accounting principles (“GAAP”) in the United States of America applicable to governmental entities for proprietary fund types.

*Basic Financial Statements*

The basic financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to private-sector business. The statements consist of the Statement of Net Position, the Statement of Revenues, Expenses, and Changes in Net Position, and the Statement of Cash Flows.

The Statement of Net Position presents information on all of the Authority's assets and liabilities. The difference between the Authority's assets and liabilities is reported as net position. Increases or decreases in net position will serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Statement of Revenues, Expenses, and Changes in Net Position presents information which shows how the Authority's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of any unrelated cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows only in future fiscal periods (e.g., depreciation and earned but unused vacation leave).

The Statement of Cash Flows reports the Authority's net cash from operating, investing, capital and related financing activities, and noncapital and related financing activities.

The basic financial statements report on the Authority's activities. The activities are supported primarily by HUD-funded subsidies and grants. The Authority's function is to provide decent, safe, and sanitary housing to low-income and special-needs populations. The basic financial statements can be found on the listed schedules included in this report.

*Notes to Financial Statements*

The notes to the basic financial statements provide additional information that is essential to full understanding of the data provided in the financial statements. The notes can be found in this report after the basic financial statements.

*Supplementary Information*

The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. The financial data schedule, statement of certification of program costs – completed projects, and schedule of actual modernization costs –

**CHESTER HOUSING AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED (CONT'D)**  
**JUNE 30, 2023**

uncompleted are presented for purposes of additional analysis as required by HUD. In addition, the Authority also presents combining schedules for additional information.

**The Authority as a Whole**

The Authority's net position decreased during the fiscal year, as detailed below. The Authority's revenues come primarily from subsidies and grants received from HUD. The Authority receives subsidies each month based on a preapproved amount by HUD. On the other hand, grants are drawn down based on need against a preauthorized funding level.

Of the Authority's net position, \$20.9 million reflects investments in capital assets, net of capital debt (e.g., land, infrastructure, buildings, and equipment). The Authority uses these capital assets to provide housing services to its residents; consequently, these assets are not available for future spending. An additional portion of the net position (\$34.1 million) represents resources that are subject to external restrictions on how they may be used.

Computations of net position are as follows:

	Primary Government			
	June 30, 2023	June 30, 2022	Change	% Change
Cash and cash equivalents - unrestricted	\$ 3,039,123	\$ 2,388,320	\$ 650,803	27.25%
Cash and cash equivalents - restricted	1,991,687	2,763,938	(772,251)	-27.94%
Other assets	706,635	701,108	5,527	0.79%
Capital assets, net	21,706,625	23,089,562	(1,382,937)	-5.99%
Notes receivable	26,209,067	26,209,067	-	0.00%
<b>Total Assets</b>	<b>53,653,137</b>	<b>55,151,995</b>	<b>(1,498,858)</b>	<b>-2.72%</b>
Less: total liabilities	16,033,345	15,187,970	845,375	5.57%
<b>Net Position</b>	<b>\$ 37,619,792</b>	<b>\$ 39,964,025</b>	<b>\$ (2,344,233)</b>	<b>-5.87%</b>
Net investment in capital assets	20,869,411	22,249,819	(1,380,408)	-6.20%
Restricted	34,090,464	28,973,005	5,117,459	17.66%
Unrestricted	(17,340,083)	(11,258,799)	(6,081,284)	54.01%
<b>Total Net Position</b>	<b>\$ 37,619,792</b>	<b>\$ 39,964,025</b>	<b>\$ (2,344,233)</b>	<b>-5.87%</b>

**CHESTER HOUSING AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED (CONT'D)**  
**JUNE 30, 2023**

Computations of changes in net position are as follows:

	Primary Government			
	June 30, 2023	June 30, 2022	Change	% Change
<b>Operating Revenue</b>				
Tenant revenue	\$ 2,754,028	\$ 2,711,153	\$ 42,875	1.58%
Government operating grants	24,615,640	23,635,328	980,312	4.15%
Other revenue	799,792	1,130,066	(330,274)	-29.23%
Total Operating Revenue	<u>28,169,460</u>	<u>27,476,547</u>	<u>692,913</u>	<u>2.52%</u>
<b>Operating Expense</b>				
Operations	10,596,376	11,084,672	(488,296)	-4.41%
Housing assistance payments	17,131,055	15,801,203	1,329,852	8.42%
Depreciation expense	2,751,150	2,676,948	74,202	2.77%
Total Operating Expense	<u>30,478,581</u>	<u>29,562,823</u>	<u>915,758</u>	<u>3.10%</u>
Net Operating Loss	<u>(2,309,121)</u>	<u>(2,086,276)</u>	<u>(222,845)</u>	<u>10.68%</u>
<b>Non-operating Revenues (Expenses)</b>				
Investment income	3,512	1,345	2,167	161.12%
Investment income - restricted	32	1,332	(1,300)	-97.60%
Casualty loss	(56,462)	(129,669)	73,207	-56.46%
Capital contributions	1,037,279	856,080	181,199	21.17%
Interest income on notes receivable	655,870	626,330	29,540	4.72%
Gain on sale of capital assets	79,719	-	79,719	100.00%
Bad debt expense on notes receivable	(1,754,229)	(1,569,585)	(184,644)	11.76%
Interest expense	(833)	(1,625)	792	-48.74%
Total Non-operating Revenues (Expenses)	<u>(35,112)</u>	<u>(215,792)</u>	<u>180,680</u>	<u>-83.73%</u>
Changes in Net Position	<u>(2,344,233)</u>	<u>(2,302,068)</u>	<u>(42,165)</u>	<u>1.83%</u>
Net Position, Beginning of Year	<u>39,964,025</u>	<u>42,266,093</u>	<u>(2,302,068)</u>	<u>-5.45%</u>
Net Position, End of Year	<u>\$ 37,619,792</u>	<u>\$ 39,964,025</u>	<u>\$ (2,344,233)</u>	<u>-5.87%</u>

**Capital Assets and Debt Administration**

*Capital Assets*

As of June 30, 2023, the Authority's investment in capital assets was \$21,706,625 (net of accumulated depreciation), which represents a decrease of \$1,382,937 from the prior year amount of \$23,089,562.

**CHESTER HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS – UNAUDITED (CONT'D)  
JUNE 30, 2023**

This investment in capital assets includes land, infrastructure, buildings, and equipment. The decrease in capital assets was the result of depreciation expense exceeding capital additions in the current year, in addition to disposals of assets.

Additional information on the Authority's capital assets can be found in the notes to the financial statements, which are included in this report.

*Long-term Debt*

As of June 30, 2023, the Authority had \$837,214 outstanding in long-term debt. Additional information on the Authority's long-term debt can be found in the notes to the financial statements, which are included in this report.

**Economic Factors and Next Year's Budgets and Rates**

The following factors were considered in preparing the Authority's budget for the fiscal year ended June 30, 2024.

- The current state of the economy, specifically inflation, impacting costs to operate programs.
- The Authority continues to monitor costs and rent collections.

**Contacting the Authority's Financial Management**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any information provided in this report or requests for additional information should be addressed to the Executive Director, Chester Housing Authority, 1111 Avenue of the States, Chester, PA 19013 or call (610) 876-5561, extension 101.

The following blended component units of the Authority, Lamokin Senior Village Partnership, L.P.; Wellington Housing Partnership I LP; and Wellington Housing Partnership LP II's audit reports are available at the Authority's office.

The following discretely presented component units of the Authority, Matopos 2005 Associates, LP; Chatham 2005 Associates, L.P.; Edgemont Associates, 2007, LP; Madison Associates 2008, LP; and Chester Gateway, 2010, LP's audit reports are available at the Authority's office.

**CHESTER HOUSING AUTHORITY**  
**CHESTER, PENNSYLVANIA**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2023**

	<u>Primary Government</u>	<u>Component Units December 31, 2022</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS:</b>		
Cash and cash equivalents	\$ 2,824,974	\$ 1,016,977
Cash and cash equivalents - restricted	1,991,687	2,243,973
Tenant security deposits	214,149	114,661
Accounts receivable, net	553,452	53,998
Investments - restricted	-	1,274,726
Asset held for sale	7,962	-
Prepaid expenses	130,821	258,932
Total Current Assets	<u>5,723,045</u>	<u>4,963,267</u>
<b>NONCURRENT ASSETS:</b>		
Notes receivable	26,209,067	-
Other noncurrent assets	14,400	743,599
Land	1,475,752	-
Buildings, furniture, and equipment, net	20,230,873	47,216,995
Total Noncurrent Assets	<u>47,930,092</u>	<u>47,960,594</u>
<b>TOTAL ASSETS</b>	<u>\$ 53,653,137</u>	<u>\$ 52,923,861</u>
<b>LIABILITIES AND NET POSITION (DEFICIT)</b>		
<b>CURRENT LIABILITIES:</b>		
Accounts payable	\$ 462,295	\$ 19,848
Accrued expenses and other liabilities	260,259	44,728
Unearned revenue	118,080	20,284
Tenant security deposits	214,149	114,661
Accrued compensated absences	6,441	-
Total Current Liabilities	<u>1,061,224</u>	<u>199,521</u>
<b>NONCURRENT LIABILITIES:</b>		
Notes payable, net	837,214	49,138,862
Accrued compensated absences	683,114	-
Unearned revenue	492,415	-
Accrued expenses and other liabilities	12,959,378	7,860,381
Total Noncurrent Liabilities	<u>14,972,121</u>	<u>56,999,243</u>
<b>TOTAL LIABILITIES</b>	<u>16,033,345</u>	<u>57,198,764</u>
<b>NET POSITION (DEFICIT):</b>		
Net investment in capital assets	20,869,411	(1,921,867)
Restricted	34,090,464	3,518,699
Unrestricted (deficit)	(17,340,083)	(5,871,735)
<b>TOTAL NET POSITION (DEFICIT)</b>	<u>37,619,792</u>	<u>(4,274,903)</u>
<b>TOTAL LIABILITIES AND NET POSITION (DEFICIT)</b>	<u>\$ 53,653,137</u>	<u>\$ 52,923,861</u>

The accompanying notes are an integral part of these financial statements.

**CHESTER HOUSING AUTHORITY**  
**CHESTER, PENNSYLVANIA**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED JUNE 30, 2023**

	<u>Primary Government</u>	<u>Component Units Year Ended December 31, 2022</u>
<b>OPERATING REVENUE:</b>		
Tenant revenue	\$ 2,754,028	\$ 3,364,966
Government operating grants	24,615,640	-
Other revenue	799,792	28,746
<b>TOTAL OPERATING REVENUE</b>	<u>28,169,460</u>	<u>3,393,712</u>
<b>OPERATING EXPENSES:</b>		
Administration	2,739,819	1,017,321
Tenant services	365,364	-
Utilities	1,654,948	331,536
Ordinary maintenance and operation	2,777,172	701,099
Protective services	933,270	104,240
Insurance premiums	620,170	345,158
General expenses	1,373,871	1,529,004
Housing assistance payments	17,131,055	-
Extraordinary maintenance	131,762	-
Depreciation expense	2,751,150	1,993,278
<b>TOTAL OPERATING EXPENSES</b>	<u>30,478,581</u>	<u>6,021,636</u>
<b>NET OPERATING INCOME (LOSS)</b>	<u>(2,309,121)</u>	<u>(2,627,924)</u>
<b>NONOPERATING REVENUES (EXPENSES):</b>		
Investment income - unrestricted	3,512	46,798
Investment income - restricted	32	4,809
Gain on sale of capital assets	79,719	-
Casualty loss	(56,462)	-
Interest income on notes receivable	655,870	-
Bad debt expense on tenant and notes receivable	(1,754,229)	-
Interest expense	(833)	(715,475)
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<u>(1,072,391)</u>	<u>(663,868)</u>
Capital contributions	<u>1,037,279</u>	<u>-</u>
<b>CHANGE IN NET POSITION (DEFICIT)</b>	<u>(2,344,233)</u>	<u>(3,291,792)</u>
<b>NET POSITION (DEFICIT), BEGINNING OF YEAR</b>	<u>39,964,025</u>	<u>(983,111)</u>
<b>NET POSITION (DEFICIT), END OF YEAR</b>	<u>\$ 37,619,792</u>	<u>\$ (4,274,903)</u>

The accompanying notes are an integral part of these financial statements.

**CHESTER HOUSING AUTHORITY**  
**CHESTER, PENNSYLVANIA**  
**COMBINING STATEMENT OF NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS**  
**DECEMBER 31, 2022**

	Matopos 2005 Associates, LP	Chatham 2005 Associates, L.P.	Edgemont Associates 2007, LP	Madison Associates 2008, LP	Chester Gateway 2010, LP	Total
<b>ASSETS</b>						
<b>CURRENT ASSETS:</b>						
Cash and cash equivalents	\$ 175,785	\$ 185,265	\$ 291,425	\$ 28,298	\$ 336,204	\$ 1,016,977
Cash and cash equivalents - restricted	491,828	254,874	779,072	242,978	475,221	2,243,973
Tenant security deposits	29,205	24,131	28,742	11,471	21,112	114,661
Accounts receivable, net	2,180	9,901	17,506	12,535	11,876	53,998
Investments - restricted	785,072	302,192	-	-	187,462	1,274,726
Prepaid expenses	54,000	43,500	67,532	28,185	65,715	258,932
Total Current Assets	<u>1,538,070</u>	<u>819,863</u>	<u>1,184,277</u>	<u>323,467</u>	<u>1,097,590</u>	<u>4,963,267</u>
<b>NONCURRENT ASSETS:</b>						
Other noncurrent assets	257,586	301,738	34,262	9,022	140,991	743,599
Buildings, furniture, and equipment, net	9,156,933	7,466,512	12,594,418	6,817,388	11,181,744	47,216,995
Total Noncurrent Assets	<u>9,414,519</u>	<u>7,768,250</u>	<u>12,628,680</u>	<u>6,826,410</u>	<u>11,322,735</u>	<u>47,960,594</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 10,952,589</u></u>	<u><u>\$ 8,588,113</u></u>	<u><u>\$ 13,812,957</u></u>	<u><u>\$ 7,149,877</u></u>	<u><u>\$ 12,420,325</u></u>	<u><u>\$ 52,923,861</u></u>
<b>LIABILITIES AND NET POSITION (DEFICIT)</b>						
<b>CURRENT LIABILITIES:</b>						
Accounts payable	\$ 6,489	\$ 8,008	\$ 2,361	\$ 1,045	\$ 1,945	\$ 19,848
Accrued expenses and other liabilities	9,607	14,576	6,019	2,597	11,929	44,728
Unearned revenue	-	-	11,324	8,960	-	20,284
Tenant security deposits	29,205	24,131	28,742	11,471	21,112	114,661
Total Current Liabilities	<u>45,301</u>	<u>46,715</u>	<u>48,446</u>	<u>24,073</u>	<u>34,986</u>	<u>199,521</u>
<b>NONCURRENT LIABILITIES:</b>						
Notes payable, net	4,660,000	9,420,309	20,311,038	10,715,795	4,031,720	49,138,862
Accrued expenses and other liabilities	6,109,787	1,750,594	-	-	-	7,860,381
Total Noncurrent Liabilities	<u>10,769,787</u>	<u>11,170,903</u>	<u>20,311,038</u>	<u>10,715,795</u>	<u>4,031,720</u>	<u>56,999,243</u>
<b>TOTAL LIABILITIES</b>	<u>10,815,088</u>	<u>11,217,618</u>	<u>20,359,484</u>	<u>10,739,868</u>	<u>4,066,706</u>	<u>57,198,764</u>
<b>NET POSITION (DEFICIT):</b>						
Net investment in capital assets	4,496,933	(1,953,797)	(7,716,620)	(3,898,407)	7,150,024	(1,921,867)
Restricted	1,276,900	557,066	779,072	242,978	662,683	3,518,699
Unrestricted (deficit)	(5,636,332)	(1,232,774)	391,021	65,438	540,912	(5,871,735)
<b>TOTAL NET POSITION (DEFICIT)</b>	<u>137,501</u>	<u>(2,629,505)</u>	<u>(6,546,527)</u>	<u>(3,589,991)</u>	<u>8,353,619</u>	<u>(4,274,903)</u>
<b>TOTAL LIABILITIES AND NET POSITION (DEFICIT)</b>	<u><u>\$ 10,952,589</u></u>	<u><u>\$ 8,588,113</u></u>	<u><u>\$ 13,812,957</u></u>	<u><u>\$ 7,149,877</u></u>	<u><u>\$ 12,420,325</u></u>	<u><u>\$ 52,923,861</u></u>

The accompanying notes are an integral part of these financial statements.

**CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	Matopos 2005 Associates, LP	Chatham 2005 Associates, L.P.	Edgemont Associates 2007, LP	Madison Associates 2008, LP	Chester Gateway 2010, LP	Total
<b>OPERATING REVENUE:</b>						
Tenant revenue	\$ 824,543	\$ 580,465	\$ 948,051	\$ 375,540	\$ 636,367	\$ 3,364,966
Other revenue	5,121	13,951	5,457	699	3,518	28,746
<b>TOTAL OPERATING REVENUE</b>	<u>829,664</u>	<u>594,416</u>	<u>953,508</u>	<u>376,239</u>	<u>639,885</u>	<u>3,393,712</u>
<b>OPERATING EXPENSES:</b>						
Administration	276,138	212,287	240,421	128,640	159,835	1,017,321
Utilities	61,876	87,746	80,668	52,777	48,469	331,536
Ordinary maintenance and operation	193,397	114,272	156,699	80,740	155,991	701,099
Protective services	-	-	73,756	30,484	-	104,240
Insurance premiums	107,244	85,936	80,641	23,337	48,000	345,158
General expenses	497,568	223,592	400,225	93,012	314,607	1,529,004
Depreciation expense	411,047	397,019	494,598	252,340	438,274	1,993,278
<b>TOTAL OPERATING EXPENSES</b>	<u>1,547,270</u>	<u>1,120,852</u>	<u>1,527,008</u>	<u>661,330</u>	<u>1,165,176</u>	<u>6,021,636</u>
<b>NET OPERATING INCOME (LOSS)</b>	<u>(717,606)</u>	<u>(526,436)</u>	<u>(573,500)</u>	<u>(285,091)</u>	<u>(525,291)</u>	<u>(2,627,924)</u>
<b>NONOPERATING REVENUES (EXPENSES):</b>						
Investment income - unrestricted	17,874	7,815	10,954	2,215	7,940	46,798
Investment income - restricted	1,693	840	1,317	783	176	4,809
Interest expense	(549,617)	(115,372)	(23,009)	(8,361)	(19,116)	(715,475)
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<u>(530,050)</u>	<u>(106,717)</u>	<u>(10,738)</u>	<u>(5,363)</u>	<u>(11,000)</u>	<u>(663,868)</u>
<b>CHANGE IN NET POSITION (DEFICIT)</b>	<u>(1,247,656)</u>	<u>(633,153)</u>	<u>(584,238)</u>	<u>(290,454)</u>	<u>(536,291)</u>	<u>(3,291,792)</u>
<b>NET POSITION (DEFICIT), BEGINNING OF YEAR</b>	<u>1,385,157</u>	<u>(1,996,352)</u>	<u>(5,962,289)</u>	<u>(3,299,537)</u>	<u>8,889,910</u>	<u>(983,111)</u>
<b>NET POSITION (DEFICIT), END OF YEAR</b>	<u>\$ 137,501</u>	<u>\$ (2,629,505)</u>	<u>\$ (6,546,527)</u>	<u>\$ (3,589,991)</u>	<u>\$ 8,353,619</u>	<u>\$ (4,274,903)</u>

The accompanying notes are an integral part of these financial statements.



**CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED JUNE 30, 2023**

CASH FLOWS FROM OPERATING ACTIVITIES:	
Rental receipts	\$ 2,773,689
Government operating grants	24,322,965
Other receipts	885,617
Cash paid to suppliers	(25,797,278)
Cash paid to employees	(1,924,099)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>260,894</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Cash paid for acquisition of capital assets	(1,665,787)
Repayment of long-term capital debt	(2,529)
Interest paid on capital debt	(847)
Capital contributions received	1,283,277
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(385,886)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Investment income received	3,544
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	<u>3,544</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(121,448)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>5,152,258</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 5,030,810</u>
Cash and cash equivalents - unrestricted	\$ 2,824,974
Cash and cash equivalents - restricted	1,991,687
Tenant security deposits	214,149
	<u>\$ 5,030,810</u>
CASH FLOWS FROM OPERATING ACTIVITIES:	
Net operating income (loss)	\$ (2,309,121)
Adjustments to reconcile net operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	2,751,150
Changes in assets and liabilities:	
(Increase) Decrease in accounts receivable	(159,025)
(Increase) Decrease in prepaid expenses	(93,333)
Increase (Decrease) in accounts payable	(307,726)
Increase (Decrease) in accrued expenses and other liabilities	343,476
Increase (Decrease) in tenant security deposits	27,020
Increase (Decrease) in unearned revenues	(28,164)
Increase (Decrease) in compensated absences	36,617
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>\$ 260,894</u>
NONCASH CAPITAL AND RELATED FINANCING ACTIVITY:	
Payment of June 30, 2022 accrued expenses related to capital assets	<u>\$ (340,510)</u>
Capital assets acquired through the incurrence of an accrued expense as of June 30, 2023	<u>\$ 94,513</u>

The accompanying notes are an integral part of these financial statements.

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 1 REPORTING ENTITY

Organization

The Chester Housing Authority ("the Authority") is a nonprofit corporation which was organized under the laws of the Commonwealth of Pennsylvania to provide housing for qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development ("HUD"). It is not subject to federal or state income taxes, nor is it required to file federal and state income tax returns.

The accounting and reporting policies of the Authority conform, in all material respects, to accounting principles generally accepted in the United States of America as applicable to governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles, which are set forth primarily in the GASB's *Codification of Governmental Accounting and Financial Reporting Standards* ("GASB Codification").

The Authority was created by the City of Chester. The Authority's financial statements include the accounts of all Authority operations. The criteria for including organizations within the Authority's reporting entity, as set forth in the GASB Codification, relate to financial accountability. On the basis of these criteria, Matopos 2005 Associates, LP; Chatham 2005 Associates, L.P.; Edgemont Associates 2007, LP; Madison Associates 2008, LP; and Chester Gateway, 2010, LP are discretely presented component units of the Authority. In addition, the Lamokin Senior Village Partnership, L.P.; Wellington Housing Partnership I LP; Wellington Housing Partnership LP II; Chester Housing Authority Acquisition Corporation; and Chester Housing Initiatives, Inc. are blended component units of the Authority. The Authority has concluded that it is excluded from the City's reporting entity since the City does not designate management, does not influence operations, does not have responsibility for fiscal matters, and does not have a funding relationship with the Authority.

Blended Component Unit

*Chester Housing Authority Acquisition Corporation*

The Chester Housing Authority Acquisition Corporation, a wholly owned subsidiary of the Authority, was established as a nonprofit organization for the primary purpose of holding and disposing of public housing properties to promote homeownership for low-income families, in accordance with guidelines established by the Department of Housing and Urban Development ("HUD").

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 1 REPORTING ENTITY (cont'd)

*Chester Housing Initiatives, Inc.*

The Corporation is organized and will be operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provisions of any subsequent law ("the Code"). Such purposes shall include, but are not limited to, relief of the poor and distressed or of the underprivileged by providing increased employment opportunities, and promoting social welfare by lessening neighborhood tension, and by combating community deterioration and juvenile delinquency, and to further such charitable purposes by engaging (directly or as a partner in a partnership or as a member in a limited liability company) in activities relating to the clearance, replanning, and reconstruction of areas in which slums exist, including, without limitation, the owning, clearing, improvement, and leasing of land for the development and operation of commercial projects and community facilities adjacent to, nearby, or in connection with the redevelopment of residential areas so as to assist in the prevention of the economically and socially disastrous conditions that have existed in such areas.

*Lamokin Senior Village Partnership, L.P.*

Lamokin Senior Village Partnership, L.P., with a fiscal year end of December 31, was formed as a limited partnership under the laws of the Commonwealth of Pennsylvania in September 1998. The purpose of the Partnership is to acquire, rehabilitate, and operate 40 units of housing for very low-income senior citizens in Chester, Pennsylvania. The Partnership is wholly owned by the Authority and its subsidiary.

*Wellington Housing Partnership I LP*

Wellington Housing Partnership I LP, with a fiscal year end of December 31, was formed as a limited partnership under the laws of the Commonwealth of Pennsylvania on June 18, 2001. The purpose of the Partnership is to develop and operate a housing project consisting of 56 rental units in townhouses for moderate and low-income families. The Partnership is wholly owned by the Authority and its subsidiary.

*Wellington Housing Partnership LP II*

Wellington Housing Partnership LP II, with a fiscal year end of December 31, was formed as a limited partnership under the laws of the Commonwealth of Pennsylvania on October 19, 2000. The purpose of the Partnership is to acquire, renovate, and operate a housing project consisting of 54 residential rental units for families of low and very low incomes. The property is located in Chester, Pennsylvania. The Partnership is wholly owned by the Authority and its subsidiary.

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 1 REPORTING ENTITY (cont'd)

Discretely Presented Component Units

*Matopos 2005 Associates, LP*

Matopos 2005 Associates, LP, with a fiscal year end of December 31, was formed as a limited partnership under the laws of the Commonwealth of Pennsylvania on February 1, 2005. The purpose of the Partnership is to construct and operate a rental housing project consisting of 82 residential rental units for families of low and very low incomes. The property is located in Chester, Pennsylvania and is currently operating under the name of Matopos Hills Senior Apartments. Items of Partnership loss are generally allocated as 1.00% to the general partner, 0.01% to the special limited partner, and 98.99% to the investor limited partner. Items of Partnership income are generally allocated first to each partner in accordance with the amount of losses previously allocated to each partner, then allocated to each partner an amount equal to cash distributions made or cash distributions that would be made if cash was available to distribute in an amount equal to remaining profits.

*Chatham 2005 Associates, L.P.*

Chatham 2005 Associates, L.P., with a fiscal year end of December 31, was formed as a limited partnership under the laws of the Commonwealth of Pennsylvania on February 1, 2005. The purpose of the Partnership is to construct and operate a rental housing project consisting of 48 residential rental units for families of low and very low incomes. The property is located in Chester, Pennsylvania and is currently operating under the name of Chatham Terrace Apartments. Items of Partnership loss are generally allocated as 1.00% to the general partners, 0.01% to the special limited partner, and 98.99% to the investor limited partner. Items of Partnership income are generally allocated first to each partner in accordance with the amount of losses previously allocated to each partner, then allocated to each partner an amount equal to cash distributions made or cash distributions that would be made if cash was available to distribute in an amount equal to remaining profits. The Partnership shall continue in full force and effect until the dissolution and termination of the Partnership pursuant to the Amended and Restated Agreement of Limited Partnership.

*Edgemont Associates 2007, LP*

Edgemont Associates 2007, LP, with a fiscal year end of December 31, was formed as a limited partnership under the laws of the Commonwealth of Pennsylvania on October 1, 2007. The purpose of the Partnership is to construct and operate a rental housing project consisting of 87 residential rental units for families of low and very low incomes. The property is located in Chester, Pennsylvania and is currently operating under the name of Edgemont Senior Apartments. Items of Partnership income or loss shall be allocated as 1.00% to the general

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 1     REPORTING ENTITY (cont'd)

partner and 99.00% to the limited partner. Profit or gain which is recognized upon a sale or other taxable disposition of substantially all of the assets of the Partnership, or upon a dissolution of the Partnership, shall be allocated among the Partners so as to produce, as nearly as possible, positive capital account balances for the partners which will result in the net cash proceeds available from such sale or dissolution being distributed 1.00% to the general partner and 99.00% to the limited partner. The Partnership shall continue in full force until December 2090.

*Madison Associates 2008, LP*

Madison Associates 2008, LP, with a fiscal year end of December 31, was formed as a limited partnership under the laws of the Commonwealth of Pennsylvania on October 6, 2009. The purpose of the Partnership is to construct and operate a rental housing project consisting of 38 residential rental units for families of low and very low incomes. The property is located in Chester, Pennsylvania and is currently operating under the name of Madison Senior Apartments. Items of Partnership income or loss shall be allocated as 1.00% to the general partner and 99.00% to the limited partner. Distributable cash flow, as defined by the Limited Partnership Agreement, is allocated 1.00% to the general partner and 99.00% to the limited partner. Gain, if any, which is recognized upon a sale or other taxable disposition of the property owned by the Partnership, shall be first allocated among all partners having negative balances in their capital accounts prior to the distribution of any sale or refinancing proceeds, an amount of such gain to increase their negative balance to zero. Gains shall then be distributed 1.00% to the general partner and 99.00% to the limited partner until the limited partner has received an amount equal to its gross capital contribution reduced (but not below zero) by the sum of the total prior distributions made to it plus the positive balance in such partner's capital account. The remainder of such gain, if any, shall be distributed 99.00% to the limited partner and 1.00% to the general partner. The Partnership shall continue in full force and effect until the dissolution and termination of the Partnership pursuant to the Amended and Restated Agreement of Limited Partnership.

*Chester Gateway 2010, LP*

Chester Gateway 2010, LP, with a fiscal year end of December 31, was formed as a limited partnership under the laws of the Commonwealth of Pennsylvania on May 10, 2010. The purpose of the Partnership is to construct and operate a rental housing project consisting of 64 residential rental units for families of low and very low incomes. The property is located in Chester, Pennsylvania and is currently operating under the name of Gateway Senior Apartments. Items of Partnership income or loss shall be allocated as 1.00% to the general partner and 99.00% to the investor limited partner. The Partnership shall continue in full force until dissolved in accordance with the Limited Partnership Agreement.

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 1     REPORTING ENTITY (cont'd)

All partnerships follow FASB pronouncements and have been converted to follow GASB pronouncements for purposes of these financial statements. Separate financial statements for the individual partnerships can be obtained from the Authority's office.

NOTE 2     SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The Authority's accounts are organized as an enterprise fund. The operations are accounted for with a set of self-balancing accounts that comprise its assets, liabilities, net position, revenues, and expenses. Enterprise funds are used to account for operations that provide a service to the public financed by charges to users of that service and activities where the periodic measurement of net income is deemed appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Basis of Accounting and Measurement Focus

The Authority's enterprise fund is accounted for on the flow of economic resources measurement focus. Accounting records are maintained on the accrual basis of accounting, under which revenues are recorded when they are earned, and expenses are recorded when the corresponding liabilities are incurred.

Net Position

The financial statements report net position in one of three components. Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of borrowing attributable to acquiring, constructing, or improving those assets. Net position is reported as restricted when constraints placed on net position use are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation. Unrestricted net position consists of net position that does not meet the definition of "net investment in capital assets" or "restricted."

Budgets and Budgetary Accounting

- In March, the Authority holds a meeting with department heads and housing managers to discuss the proposed operating budget.
- Prior to July 1, the budget is formally approved by the Board of Commissioners.
- Annual budgets lapse at fiscal year-end.

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Authority considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

Capital Assets

The Authority follows the practice of capitalizing all expenditures for capital assets in excess of certain amounts, depending on the type of asset. Furniture and equipment expenses exceeding \$5,000 and buildings or infrastructure costs exceeding \$50,000 will be capitalized. Capital assets are recorded at cost. Donated assets are recorded at fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Depreciation of capital assets is computed using the straight-line method over the estimated useful lives of the assets. The estimated useful lives are as follows:

Buildings and infrastructure	20 - 40 years
Leasehold improvements	15 - 30 years
Furniture and equipment	3 - 10 years

Revenues and Expenses

Revenues and expenses are distinguished between operating and non-operating items. Operating revenues generally result from providing services in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are tenant rentals and operating grants from HUD.

Operating expenses include the costs associated with the day-to-day operations of the Authority and depreciation on capital assets. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

Use of Restricted/Unrestricted Net Position

When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the Authority's policy is to apply restricted net position first.

Compensated Absences

It is the Authority's policy to permit employees to accumulate earned but unused personal leave, which will be paid to the employees upon separation from Authority service. Compensation is computed based upon qualifying compensated leave, vacation leave, and sick leave.

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 2      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Accounts Receivable

Accounts receivable are stated at unpaid balances, less an allowance for doubtful accounts. The Authority provides for losses on accounts receivable using the allowance method. The allowance is based on experience and knowledge about the collectability of individual accounts. Receivables are considered impaired if full principal payments are not received in accordance with the repayment terms. It is the Authority's policy to charge off uncollectable accounts receivable when management determines the receivable will not be collected.

Interfund Transactions

Interprogram due from/to have been eliminated as prescribed by GASB in regard to interfund activities, payables, and receivables.

Notes Receivable

A significant portion of notes receivable represents loans to related party owner-entities and developers for the construction costs related to the HOPE VI program. Management determined that accrued interest related to these loans was not reasonably collectible and writes off the interest in bad debt as it is accrued.

NOTE 3      DEPOSITS

Custodial Credit Risk

For deposits, custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority has a depository agreement that addresses custodial credit risk and the collateral requirements for balances in excess of insured limits.



CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 3      DEPOSITS (cont'd)

At June 30, 2023, cash and cash equivalents consisted of \$750,093 of deposits with financial institutions that were fully insured by Federal Deposit Insurance Corporation (FDIC) insurance, and the remaining bank balance was exposed to custodial credit risk but is collateralized in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name. The Authority's deposits had a carrying amount of \$5,030,810 and bank balance of \$5,330,809 at June 30, 2023.

NOTE 4      RESTRICTED CASH AND CASH EQUIVALENTS

As of June 30, 2023, the Authority had \$6,220 restricted by HUD for future housing assistance payments under the Housing Choice Vouchers Program.

As of June 30, 2023, the Authority had \$1,839,756 restricted related to the sale of a parcel of land located at 1100 Highland Avenue.

As of June 30, 2023, the Authority had \$145,711 restricted in a replacement reserve.

NOTE 5      ACCOUNTS RECEIVABLE

As of June 30, 2023, accounts receivable consisted of the following:

Accounts receivable - tenants	\$ 123,678
Accounts receivable - HUD projects	400,143
Accounts receivable - other	88,008
Less: allowance for doubtful accounts	<u>(58,377)</u>
 Total Accounts Receivable, Net	 <u>\$ 553,452</u>

NOTE 6      NOTES RECEIVABLE

The Authority has made loans to several mixed finance partnerships for the development of low-income rental units and affordable homeownership units. These notes accrue interest at various rates up to 5.32% with the principal deferred for various times until 2067. The Authority has recorded a full allowance against the accrued interest portion of these loans. These notes are collateralized by all land, buildings, and equipment of the partnerships. As of June 30, 2023, the balance of these notes receivable was \$26,209,067.

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 6 NOTES RECEIVABLE (cont'd)

Notes receivable consist of the following at June 30, 2023:

Borrower	Original Loan Amount	Originated	Interest Rate	Due Date	Principal Balance
Matopos 2005 Associates, LP	\$4,660,000	04/14/2006	5.32%	04/14/2056	\$ 4,660,000
Chatham 2005 Associates, L.P.	7,445,866	09/01/2006	1.00%	09/01/2056	7,445,866
Edgemont Associates 2007, LP	4,890,835	08/11/2009	0.00%	08/11/2064	4,890,835
Edgemont Associates 2007, LP	2,000,000	08/11/2009	0.00%	08/11/2064	2,000,000
Madison Associates 2008, LP	3,012,366	10/07/2009	0.00%	10/06/2064	3,012,366
Chester Gateway 2010, LP	1,480,800	03/01/2012	0.00%	03/01/2067	1,480,800
Chester Gateway 2010, LP	2,719,200	03/01/2012	0.00%	03/01/2067	2,719,200
Net Notes Receivables					<u>\$ 26,209,067</u>

NOTE 7 CAPITAL ASSETS

Primary Government

The change in capital assets for the year ended June 30, 2023 is as follows:

	Balance 7/1/2022	Additions	Deletions	Balance 6/30/2023
Capital assets not being depreciated:				
Land	\$ 1,502,329	\$ 25,000	\$ (51,577)	\$ 1,475,752
Total capital assets not being depreciated	<u>1,502,329</u>	<u>25,000</u>	<u>(51,577)</u>	<u>1,475,752</u>
Capital assets being depreciated:				
Buildings	66,397,169	260,256	-	66,657,425
Furniture and equipment - dwellings	1,569,625	105,368	-	1,674,993
Furniture and equipment - administrative	1,192,127	382,956	-	1,575,083
Leasehold improvements	3,089,850	627,493	-	3,717,343
Infrastructure	20,386,917	18,717	-	20,405,634
Total capital assets being depreciated	92,635,688	1,394,790	-	94,030,478
Accumulated depreciation	(71,048,455)	(2,751,150)	-	(73,799,605)
Total capital assets being depreciated, net	<u>21,587,233</u>	<u>(1,356,360)</u>	<u>-</u>	<u>20,230,873</u>
Total Capital Assets	<u>\$23,089,562</u>	<u>\$(1,331,360)</u>	<u>\$ (51,577)</u>	<u>\$21,706,625</u>

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CHESTER, PENNSYLVANIA  
NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 7 CAPITAL ASSETS (cont'd)

Discretely Presented Component Units

The change in capital assets for the year ended December 31, 2022 is as follows:

	Balance 1/1/2022	Additions	Deletions	Balance 12/31/2022
Buildings	\$68,119,181	\$ -	\$ -	\$68,119,181
Furniture and equipment	1,378,810	-	-	1,378,810
Infrastructure	5,251,030	-	-	5,251,030
Total capital assets being depreciated	<u>74,749,021</u>	<u>-</u>	<u>-</u>	<u>74,749,021</u>
Accumulated depreciation	<u>(25,538,748)</u>	<u>(1,993,278)</u>	<u>-</u>	<u>(27,532,026)</u>
Total Capital Assets, net	<u>\$49,210,273</u>	<u>\$(1,993,278)</u>	<u>\$ -</u>	<u>\$47,216,995</u>

NOTE 8 NOTES PAYABLE

Primary Government

On February 29, 2012, the Authority entered into a noninterest bearing note agreement with the Pennsylvania Housing Finance Agency in the amount of \$861,764 to finance the Wellington Housing Partnership LP II revitalization. Payments of 50% of excess revenue, as defined by the note, are due annually with the remainder of the balance due in November 2042. The balance at June 30, 2023 was \$837,214.

The change in the notes payable for the year ended June 30, 2023 is as follows:

	Beginning Balance	Additions	Retirements	Ending Balance	Amount Due in One Year
BB&T Bank	\$ 2,529	\$ -	\$ 2,529	\$ -	\$ -
PHFA	837,214	-	-	837,214	-
Notes Payable	<u>\$ 839,743</u>	<u>\$ -</u>	<u>\$ 2,529</u>	<u>\$ 837,214</u>	<u>\$ -</u>

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NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 8 NOTES PAYABLE (cont'd)

The debt principal and interest payments due are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ -	\$ -	\$ -
2025	-	-	-
2026	-	-	-
2027	-	-	-
2028	-	-	-
2029 - 2033	-	-	-
2034 - 2038	-	-	-
2039 - 2043	<u>837,214</u>	-	<u>837,214</u>
TOTAL	<u>\$ 837,214</u>	<u>\$ -</u>	<u>\$ 837,214</u>

Discretely Presented Component Units

*Matopos 2005 Associates, LP*

*Mortgage Payable* – A mortgage note was executed with the Authority in the amount of \$4,660,000. The note accrues interest at the rate of 5.32%, compounded annually. The outstanding principal and accrued interest are to be repaid beginning on April 14, 2046 to the extent of 75% of the net available cash flow, and the remainder will be due on April 14, 2056. As of December 31, 2022, accrued interest was \$6,109,787, and the outstanding principal balance was \$4,660,000. Under agreement with the Authority, the Partnership is required to make monthly escrow deposits for taxes, insurance, and replacement of project assets. The liability of the Partnership under the mortgage note is limited to the underlying value of the real estate collateral plus other amounts deposited with the lenders.

*Chatham 2005 Associates, L.P.*

*Mortgage Payable* – On September 1, 2006, the Chester Housing Community Corporation issued a mortgage note in the principal amount of \$2,000,000. The note bears interest at 3% prior to the completion date and 1% from the commencement date to maturity. The note to maturity. The note matures on September 1, 2056. The outstanding principal and accrued interest are to be repaid beginning on September 1, 2046 to the extent of 75% of the net available cash flow, and the remainder will be due on the maturity date. As of December 31, 2022, the outstanding principal and accrued interest balances were \$2,000,000 and \$341,540, respectively.

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NOTE 8 NOTES PAYABLE (cont'd)

A mortgage note was executed with the Authority in the amount of \$7,445,866. The note bears interest at the rate of 3% prior to the completion date and 1% from the commencement date through maturity. The note matures on September 1, 2056. The outstanding principal and accrued interest are to be repaid beginning on September 1, 2046 to the extent of 75% of the net available cash flow, and the remainder will be due on the maturity date. As of December 31, 2022, accrued interest was \$1,409,054, and the outstanding principal balance was \$7,445,866.

*Edgemont Associates 2007, LP*

*Mortgage Payable* – The Partnership has entered into a loan agreement, dated August 11, 2009, in the original amount of \$13,614,861, which was funded with TCE funds from the PHFA pursuant to Section 1602 of the American Recovery and Reinvestment Act of 2009. This mortgage is non-interest bearing. Under the loan agreement, principal is forgiven at the end of the 30-year tax credit compliance period. As of December 31, 2022, the outstanding principal balance was \$13,614,861. The loan is secured by the Project's real property and an assignment of rents and leases.

*Second Mortgage Payable* – A mortgage loan was executed with the Authority in the amount of \$4,890,834. As of December 31, 2022, the Partnership has drawn the full amount of the loan. The primary mortgage loan is a non-interest bearing loan with the entire principal due on August 11, 2064. This loan requires that the Partnership comply with the terms of the Regulatory and Operating Agreement. As of December 31, 2022, the outstanding balance was \$4,890,834. This loan is secured by the Project's real property and an assignment of rents and leases.

*Third Mortgage Payable* – A mortgage loan was executed with the Authority in the amount of \$2,000,000. The support mortgage loan is a non-interest bearing loan with the entire principal due on August 11, 2064, the maturity date. This loan requires that the Partnership comply with the terms of the Regulatory and Operating Agreement. As of December 31, 2022, the outstanding balance was \$2,000,000. This loan is secured by the Project's real property and an assignment of rents and leases.

*Madison Associates 2008, LP*

*Mortgage Payable* – The Partnership entered into a loan agreement, dated October 6, 2009, in the original amount of \$7,841,066, which was funded with TCE funds from the PHFA pursuant to section 1602 of the American Recovery and Reinvestment Act of 2009. This mortgage is non-interest bearing. Under the loan agreement, principal is forgiven at the end of the 30-year tax credit compliance period. As of December 31, 2022, the outstanding principal

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NOTE 8 NOTES PAYABLE (cont'd)

balance was \$7,743,653. The note is secured by the Project's real property and an assignment of rents and leases.

*Second Mortgage Payable* – A mortgage loan was executed with the Authority in the amount of \$3,012,166. As of December 31, 2020, the Partnership has drawn the full amount of the loan. The loan is a non-interest bearing loan with the entire principal due upon maturity on October 6, 2064. This loan requires that the Partnership comply with the terms of the Regulatory and Operating Agreement. As of December 31, 2022, the outstanding balance was \$3,012,166. This note is secured by the Project's real property and an assignment of rents and leases.

*Chester Gateway 2010, LP*

*First Mortgage Payable* – A mortgage loan was executed with the Authority in the amount of \$4,200,000. As of December 31, 2013, the Partnership has drawn the full amount of the loan. The loan is a non-interest bearing loan with the entire principal due upon maturity on March 1, 2067. This loan requires that the Partnership comply with the terms of the Regulatory and Operating Agreement. As of December 31, 2022, the outstanding balance was \$4,200,000. This note is secured by the Project's real property and an assignment of rents and leases.

A schedule of future principal maturities is as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>
2023	\$ -
2024	-
2025	-
2026	-
2027	-
Thereafter	49,567,380
Less: unamortized issuance costs	<u>(428,518)</u>
TOTAL	<u>\$ 49,138,862</u>

NOTE 9 LONG-TERM LIABILITIES

The change in long-term liabilities for the year ended June 30, 2023 is as follows:

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JUNE 30, 2023

NOTE 9 LONG-TERM LIABILITIES (cont'd)

	Beginning Balance	Additions	Retirements	Ending Balance	Amount Due in One Year
Compensated absences	\$ 652,938	\$ 36,617	\$ -	\$ 689,555	\$ 6,441
Total Long-term Liabilities	<u>\$ 652,938</u>	<u>\$ 36,617</u>	<u>\$ -</u>	<u>\$ 689,555</u>	<u>\$ 6,441</u>

NOTE 10 LINES OF CREDIT

The Authority has an unsecured line of credit in the amount of \$500,000 with BB&T Bank (now known as Truist Bank). The line expires on August 30, 2024. Outstanding amounts against this line bear interest at the bank's prime rate, which was 8.25% as of June 30, 2023. As of June 30, 2023, the outstanding amount on this line of credit was \$0.

The Authority has an unsecured line of credit in the amount of \$200,000 with BB&T Bank (now known as Truist Bank). The line expires on August 30, 2024. Outstanding amounts against this line bear interest at the bank's prime rate, which was 8.25% as of June 30, 2023. As of June 30, 2023, the outstanding amount on this line of credit was \$0.

NOTE 11 ECONOMIC DEPENDENCY

The Authority is economically dependent on receiving operating subsidies from HUD.

NOTE 12 CONTINGENCIES

Other than landlord/tenant matters that arise in the normal course of business, the Authority is not involved in any other litigation. It is not presently possible to determine the ultimate outcome of these landlord/tenant matters as of March 27, 2024.

NOTE 13 EMPLOYEE SAVINGS PLAN

The Authority provides the Chester Housing Authority Employee Savings Plan, a 457 profit sharing plan administered by Principal for eligible part-time and full-time employees. The Authority's Board of Commissioners is responsible for establishing plan benefits, contributions, and other provisions and for approving all plan amendments. The Authority contributes an

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JUNE 30, 2023

NOTE 13 EMPLOYEE SAVINGS PLAN (cont'd)

amount equal to 7% of each employee's annual compensation to the plan. Employees can contribute up to a maximum of \$20,500. The amount contributed by the Authority and employees for the year ended June 30, 2023 was \$117,440 and \$186,844, respectively.

NOTE 14 RELATED PARTY DISCLOSURES

The Authority engages in numerous transactions with its component units as described below:

*Lamokin Senior Village Partnership, L.P.*

*Ground Lease* – The Authority entered into a ground lease with the Partnership for a period of 99 years through November 13, 2097 at a base rental of \$1 per year.

*Operating Subsidy Payment Agreement* – Tenant rents are subsidized by the Authority. This program restricts assistance to those tenants who qualify by meeting certain established criteria, including maximum income limitations as specified in the regulatory agreement. The subsidy is in effect through 2047. Subsidy income for the year ended December 31, 2022 was \$104,172.

*Wellington Housing Partnership I LP*

*Ground Lease* – The Authority entered into a ground lease with the Partnership for a period of 99 years through May 19, 2100 at a base rental of \$1 per year.

*Operating Subsidy Payment Agreement* – Tenant rents are subsidized by the Authority. In addition to rent subsidy, the Authority reimburses the Partnership for all utility costs incurred. This program restricts assistance to those tenants who qualify by meeting certain established criteria, including maximum income limitations as specified in the regulatory agreement. The subsidy is in effect through 2042. Subsidy income for the year ended December 31, 2022 was \$279,027.

*Wellington Housing Partnership LP II*

*Ground Lease* – The Authority entered into a ground lease with the Partnership for a period of 99 years through May 19, 2100 at a base rental of \$1 per year for 15 years. After the 15-year term, no rental payment is required.

*Operating Subsidy Payment Agreement* – Tenant rents are subsidized by the Authority. In addition to rent subsidy, the Authority reimburses the Partnership for all utility costs incurred. This program restricts assistance to those tenants who qualify by meeting certain established



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JUNE 30, 2023

NOTE 14 RELATED PARTY DISCLOSURES (cont'd)

criteria, including maximum income limitations as specified in the regulatory agreement. The subsidy is in effect through 2033. Subsidy income for the year ended December 31, 2022 was \$269,061.

*Matopos 2005 Associates, LP*

*Ground Lease* – The Authority entered into a ground lease with the Partnership for a period of 99 years beginning April 14, 2006. The lease required a one-time payment of \$220,000. Upon expiration of the lease, the land and building will be returned to the Authority.

*Housing Assistance Payment Contract Agreement* – The Authority has contracted with the Partnership to make housing assistance payments to the Partnership on behalf of the qualified tenants for a period of 10 years. The housing assistance payment contract covers 29 of the 82 units scattered throughout the property. The contract expires on September 1, 2027. Housing assistance payments earned during the year ended December 31, 2022, under this contract amounted to \$507,104.

*Operating Subsidy Assistance* – The Authority has contracted with the Partnership under a Hope VI Implementation Grant Agreement to provide the Partnership with operating subsidy assistance payments in exchange for continuously setting aside 29 of the 82 units as public housing units. The term of the agreement shall continue until the later to occur of (i) expiration of the period during which the public housing units are required by law to be operated as public housing units in accordance with the United States Housing Act of 1937, as amended; or (ii) the expiration of 40 years from the date of first occupancy of a public housing unit. Operating subsidy assistance payments earned during the year ended December 31, 2022, under this agreement amounted to \$64,224.

*Chatham 2005 Associates, L.P.*

*Ground Lease* – The Authority entered into a ground lease with the Partnership for a period of 99 years beginning September 21, 2006. The lease required a one-time payment of \$270,000. Upon expiration of the lease, the land and building will be returned to the Authority. Under agreement with the Authority, the Partnership is required to make monthly escrow deposits for taxes, insurance, and replacement of project assets.

*Housing Assistance Payment Contract Agreement* – The Authority has contracted with the Partnership to make housing assistance payments to the Partnership on behalf of qualified tenants for a period of 15 years. The housing assistance payment contract covers 29 of the 48 units scattered throughout the property. The contract expires on December 1, 2027. Housing assistance payments earned during the year ended December 31, 2022 under this contract amounted to \$236,565.

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NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 14 RELATED PARTY DISCLOSURES (cont'd)

*Operating Subsidy Assistance* – The Authority has contracted with the Partnership under a HOPE VI Implementation Grant Agreement to provide the Partnership with operating subsidy assistance payments in exchange for continuously setting aside 29 of the 48 units as public housing units. The term of the agreement shall continue until the later to occur of (i) expiration of the period during which units are required by law to be operating as public housing units in accordance with United States Housing Act of 1937, as amended; or (ii) the expiration of 40 years from the date of first occupancy of a public housing unit. Operating subsidy assistance payments earned during the year ended December 31, 2022, under this agreement amounted \$138,096.

*Edgemont Associates 2007, LP*

*Ground Lease* – The Authority entered into a ground lease with the Partnership for a period of 99 years beginning August 11, 2009. The lease requires annual payments of \$1. Upon expiration of the lease, the land and building will be returned to the Authority.

*Housing Assistance Payment Contract Agreement* – The Authority has contracted with the Partnership to make housing assistance payments to the Partnership on behalf of qualified tenants for a period of 15 years. The housing assistance payment contract covers 62 of the 87 units scattered throughout the property. The contract expires on December 31, 2025. Housing assistance payments earned during the year ended December 31, 2022 under this contract amounted to \$631,144.

*Operating Subsidy Assistance* – The Authority has contracted with the Partnership under a HOPE VI Implementation Grant Agreement to provide the Partnership with operating subsidy assistance payments in exchange for continuously setting aside 25 of the 87 units as public housing units. They shall continue until the later to occur of: (i) expiration of the period during which the units are required by law to be operated as public housing units in accordance with the United States Housing Act of 1937, as amended; or (ii) the expiration of 40 years from the date of first occupancy of a public housing unit. Operating subsidy assistance payments earned during the year ended December 31, 2022 under this agreement amounted to \$50,484.

*Madison Associates 2008, LP*

*Ground Lease* – The Authority entered into a ground lease with the Partnership for a period of 99 years beginning October 6, 2009. The lease requires annual payments of \$1. Upon expiration of the lease, the land and building will be returned to the Authority.

*Housing Assistance Payment Contract Agreement* – The Authority has contracted with the Partnership to make housing assistance payments to the Partnership on behalf of qualified

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JUNE 30, 2023

NOTE 14 RELATED PARTY DISCLOSURES (cont'd)

tenants for a period of 15 years. The housing assistance payment contract covers 25 of the 38 units scattered throughout the property. The contract expires in November 2025. Housing assistance payments earned during the year ended December 31, 2022 under this contract amounted to \$226,678.

*Operating Subsidy Assistance* – The Authority has contracted with the Partnership under a HOPE VI Implementation Grant Agreement to provide the Partnership with operating subsidy assistance payments in exchange for continuously setting aside 13 of the 38 units as public housing units. The term of the agreement shall continue until the latter to occur of (i) expiration of the period during which the units are required by law to be operated as public housing units in accordance with the United States Housing Act of 1937, as amended; or (ii) the expiration of 40 years from the date of first occupancy of a public housing unit. Operating subsidy assistance payments earned during the year ended December 31, 2022 under this agreement amounted to \$34,032.

*Chester Gateway 2010, LP*

*Ground Lease* – The Authority entered into a ground lease with the Partnership for a period of 99 years beginning October 31, 2011. The lease requires annual payments of \$10,000 from cash flow in addition to a \$100,000 base payment. Upon expiration of the lease, the land and building will be returned to the Authority.

*Housing Assistance Payment Contract Agreement* – The Authority has contracted with the Partnership to make housing assistance payments to the Partnership on behalf of qualified tenants for a period of 15 years. The housing assistance payment contract covers 41 of the 64 units scattered throughout the property. The contract expires in March 2028. Housing assistance payments earned during the year ended December 31, 2022 under this contract amounted to \$388,237.

*Operating Subsidy Assistance* – The Authority has contracted with the Partnership under a HOPE VI Implementation Grant Agreement to provide the Partnership with operating subsidy assistance payments in exchange for continuously setting aside 23 of the 64 units as public housing units. The term of the agreement shall continue until the later to occur of (i) expiration of the period during which the units are required by law to be operated as public housing units in accordance with the United States Housing Act of 1937, as amended; or (ii) the expiration of 40 years from the date of first occupancy of a public housing unit. Operating subsidy assistance earned during the year ended December 31, 2022 under this agreement amounted to \$68,652.

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NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2023**

**NOTE 15    CONDENSED FINANCIAL STATEMENTS - BLENDED COMPONENT UNITS**

Summarized information for the blended component units is as follows:

**Condensed Statement of Net Position  
As of**

	June 30, 2023			December 31, 2022			Eliminations	Total
	Chester Housing Initiatives, Inc.	Chester Housing Authority Acquisition Corporation	Primary Government	Lamokin Senior Village Partnership L.P.	Wellington Housing Partnership I LP	Wellington Housing Partnership II LP		
<b>ASSETS</b>								
Current assets	\$ 135,340	\$ -	\$ 5,224,747	\$ 42,793	\$ 47,906	\$ 272,259	\$ -	\$ 5,723,045
Due from component units	-	-	350,629	-	-	-	(350,629)	-
Noncurrent assets	-	-	32,098,777	4,750	4,150	5,500	(5,889,710)	26,223,467
Capital assets	-	-	21,143,118	90,355	156,687	316,465	-	21,706,625
<b>Total Assets</b>	<b>\$ 135,340</b>	<b>\$ -</b>	<b>\$58,817,271</b>	<b>\$ 137,898</b>	<b>\$ 208,743</b>	<b>\$ 594,224</b>	<b>\$(6,240,339)</b>	<b>\$53,653,137</b>
<b>LIABILITIES AND NET POSITION (DEFICIT)</b>								
Liabilities:								
Current liabilities	\$ 84,412	\$ -	\$ 794,534	\$ 47,044	\$ 64,639	\$ 70,595	\$ -	\$ 1,061,224
Due to primary government	37,951	-	-	24,222	232,550	55,906	(350,629)	-
Long-term liabilities	-	26,995	1,175,529	8,172,585	7,334,657	4,152,065	(5,889,710)	14,972,121
<b>Total Liabilities</b>	<b>122,363</b>	<b>26,995</b>	<b>1,970,063</b>	<b>8,243,851</b>	<b>7,631,846</b>	<b>4,278,566</b>	<b>(6,240,339)</b>	<b>16,033,345</b>
Net Position (Deficit):								
Net investment in capital assets	-	-	21,143,118	90,355	156,687	(520,749)	-	20,869,411
Restricted	-	-	33,944,753	-	-	145,711	-	34,090,464
Unrestricted (deficit)	12,977	(26,995)	1,759,337	(8,196,308)	(7,579,790)	(3,309,304)	-	(17,340,083)
<b>Total Net Position (Deficit)</b>	<b>12,977</b>	<b>(26,995)</b>	<b>56,847,208</b>	<b>(8,105,953)</b>	<b>(7,423,103)</b>	<b>(3,684,342)</b>	<b>-</b>	<b>37,619,792</b>
<b>Total Liabilities and Net Position (Deficit)</b>	<b>\$ 135,340</b>	<b>\$ -</b>	<b>\$58,817,271</b>	<b>\$ 137,898</b>	<b>\$ 208,743</b>	<b>\$ 594,224</b>	<b>\$(6,240,339)</b>	<b>\$53,653,137</b>

**Condensed Statement of Revenues, Expenses, and Changes in Net Position  
For the Year Ended**

	June 30, 2023			December 31, 2022			Eliminations	Total
	Chester Housing Initiatives, Inc.	Chester Housing Authority Acquisition Corporation	Primary Government	Lamokin Senior Village Partnership L.P.	Wellington Housing Partnership I LP	Wellington Housing Partnership II LP		
<b>Operating revenues:</b>								
Tenant revenue	\$ -	\$ -	\$ 1,589,169	\$ 272,786	\$ 440,957	\$ 451,116	\$ -	\$ 2,754,028
Other revenue	292,474	-	26,234,525	3,124	240	2,067	-	26,532,430
<b>Nonoperating revenue:</b>								
Interest and investment income	55	-	1,656,142	1	14	37	(996,835)	659,414
<b>Total Revenue</b>	<b>292,529</b>	<b>-</b>	<b>29,479,836</b>	<b>275,911</b>	<b>441,211</b>	<b>453,220</b>	<b>(996,835)</b>	<b>29,945,872</b>

**CHESTER HOUSING AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS**

**JUNE 30, 2023**

**NOTE 15**     **CONDENSED FINANCIAL STATEMENTS - BLENDED COMPONENT UNITS** (cont'd)

**Condensed Statement of Revenues, Expenses, and Changes in Net Position  
For the Year Ended**

	June 30, 2023			December 31, 2022			Eliminations	Total
	Chester Housing Initiatives, Inc.	Chester Housing Authority Acquisition Corporation	Primary Government	Lamokin Senior Village Partnership L.P.	Wellington Housing Partnership I LP	Wellington Housing Partnership II LP		
(cont'd)								
Operating expenses	271,185	10,561	30,803,660	310,536	480,909	412,421	-	32,289,272
Nonoperating expenses	-	-	1,613	438,039	375,452	182,564	(996,835)	833
<b>Total Expenses</b>	<u>271,185</u>	<u>10,561</u>	<u>30,805,273</u>	<u>748,575</u>	<u>856,361</u>	<u>594,985</u>	<u>(996,835)</u>	<u>32,290,105</u>
Change in Net Position	21,344	(10,561)	(1,325,437)	(472,664)	(415,150)	(141,765)	-	(2,344,233)
Beginning Net Position	(8,367)	(16,434)	58,172,645	(7,633,289)	(7,007,953)	(3,542,577)	-	39,964,025
Ending Net Position (Deficit)	<u>\$ 12,977</u>	<u>\$ (26,995)</u>	<u>\$56,847,208</u>	<u>\$(8,105,953)</u>	<u>\$(7,423,103)</u>	<u>\$(3,684,342)</u>	<u>\$ -</u>	<u>\$37,619,792</u>

**Condensed Statement of Cash Flows  
For the Year Ended**

	June 30, 2023			December 31, 2022			Eliminations	Total
	Chester Housing Initiatives, Inc.	Chester Housing Authority Acquisition Corporation	Primary Government	Lamokin Senior Village Partnership L.P.	Wellington Housing Partnership I LP	Wellington Housing Partnership II LP		
Cash flows from operating activities	\$ 53,213	\$ -	\$ 176,659	\$ (24,444)	\$ (21,470)	\$ 76,936	\$ -	\$ 260,894
Cash flows from financing activities	-	-	(484,936)	13,979	50,698	34,373	-	(385,886)
Cash flows from investing activities	55	-	111,000	-	(23,873)	(83,638)	-	3,544
Net change in cash and cash equivalents	53,268	-	(197,277)	(10,465)	5,355	27,671	-	(121,448)
Cash and cash equivalents, beginning of year	63,131	-	4,775,476	49,302	31,548	232,801	-	5,152,258
Cash and cash equivalents, end of year	<u>\$ 116,399</u>	<u>\$ -</u>	<u>\$ 4,578,199</u>	<u>\$ 38,837</u>	<u>\$ 36,903</u>	<u>\$ 260,472</u>	<u>\$ -</u>	<u>\$ 5,030,810</u>

**NOTE 16**     **LAND AGREEMENTS**

The Authority entered into a ground use with Matopos 2005 Associates, LP for a period of 99 years beginning April 14, 2006. The lease required a one-time payment of \$220,000. Upon expiration of the lease, the land and building will be returned to the Authority. The Authority

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JUNE 30, 2023

NOTE 16 LAND AGREEMENTS (cont'd)

recognized \$2,222 for the year ended June 30, 2023 and has deferred \$182,586 to be recognized over the period of the lease.

The Authority entered into a ground use with Chatham 2005 Associates, L.P. for a period of 99 years beginning September 21, 2006. The lease required a one-time payment of \$270,000. Upon expiration of the lease, the land and building will be returned to the Authority. Under agreement with the Authority, the Partnership is required to make monthly escrow deposits for taxes, insurance, and replacement of project assets. The Authority recognized \$2,727 for the year ended June 30, 2023 and has deferred \$225,605 to be recognized over the period of the lease.

The Authority entered into a ground use with Chester Gateway 2010, LP for a period of 99 years beginning October 31, 2011. The lease requires annual payments of \$10,000 from cash flow in addition to a \$100,000 base payment. Upon expiration of the lease, the land and building will be returned to the Authority. The Authority recognized \$1,010 for the year ended June 30, 2023 and has deferred \$90,183 to be recognized over the period of the lease.

NOTE 17 SUBSEQUENT EVENTS

The Authority has evaluated all subsequent events through March 27, 2024, the date the financial statements were available to be issued.

**CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
SUPPLEMENTARY INFORMATION  
FOR THE YEAR ENDED JUNE 30, 2023**

**CHESTER HOUSING AUTHORITY  
 CHESTER, PENNSYLVANIA  
 SCHEDULE OF NET POSITION – CHESTER HOUSING INITIATIVES, INC.  
 JUNE 30, 2023**

ASSETS

CURRENT ASSETS:

Cash and cash equivalents	\$ 116,399
Accounts receivable, net	<u>18,941</u>

TOTAL ASSETS	<u><u>\$ 135,340</u></u>
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LIABILITIES AND NET POSITION

CURRENT LIABILITIES:

Accounts payable	\$ 20,144
Unearned revenue	64,268
Other current liabilities	<u>37,951</u>

TOTAL LIABILITIES	<u>122,363</u>
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NET POSITION:

Unrestricted	<u>12,977</u>
TOTAL NET POSITION	<u><u>12,977</u></u>

TOTAL LIABILITIES AND NET POSITION	<u><u>\$ 135,340</u></u>
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**CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION –  
CHESTER HOUSING INITIATIVES, INC.  
FOR THE YEAR ENDED JUNE 30, 2023**

OPERATING REVENUE:	
Government operating grants	\$ 272,135
Other revenue	20,339
TOTAL OPERATING REVENUE	<u>292,474</u>
OPERATING EXPENSES:	
Administration	72,373
Maintenance	66,814
Tenant services	128,248
Other general expenses	3,750
TOTAL OPERATING EXPENSES	<u>271,185</u>
NET OPERATING INCOME (LOSS)	<u>21,289</u>
NONOPERATING REVENUES (EXPENSES):	
Investment income - unrestricted	55
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>55</u>
CHANGE IN NET POSITION	21,344
NET POSITION (DEFICIT), BEGINNING OF YEAR	<u>(8,367)</u>
NET POSITION, END OF YEAR	<u>\$ 12,977</u>

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
111 Cash - Unrestricted	\$708,781	\$1,016,977	\$251,151	\$178,443	\$16,625
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted		\$2,243,973	\$145,711	\$1,839,756	\$6,220
114 Cash - Tenant Security Deposits	\$145,313	\$114,661	\$55,749	\$13,087	
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$854,094	\$3,375,611	\$452,611	\$2,031,286	\$22,845
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$94,512				
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$44,599	\$14,338	\$32,740		
126 Accounts Receivable - Tenants	\$97,496	\$39,660	\$23,543	\$2,639	
126.1 Allowance for Doubtful Accounts -Tenants	-\$39,660	\$0	-\$4,859	-\$902	
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	-\$12,956	\$0	
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$196,947	\$53,998	\$38,468	\$1,737	\$0
131 Investments - Unrestricted					
132 Investments - Restricted		\$1,274,726			
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$102,844	\$258,932	\$7,219	\$1,470	
143 Inventories					

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From	\$0				
145 Assets Held for Sale					
150 Total Current Assets	\$1,153,885	\$4,963,267	\$498,298	\$2,034,493	\$22,845
161 Land	\$1,293,249	\$370,471		\$62,900	
162 Buildings	\$62,644,901	\$68,119,181	\$289,454	\$591,100	
163 Furniture, Equipment & Machinery - Dwellings	\$1,338,182	\$1,378,810	\$336,811		
164 Furniture, Equipment & Machinery - Administration	\$1,480,472		\$14,327	\$501	
165 Leasehold Improvements	\$3,717,343				
166 Accumulated Depreciation	-\$71,683,513	-\$27,532,026	-\$95,802	-\$228,057	
167 Construction in Progress					
168 Infrastructure	\$19,343,781	\$4,880,559	\$18,717		
160 Total Capital Assets, Net of Accumulated Depreciation	\$18,134,415	\$47,216,995	\$563,507	\$426,444	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$32,098,777				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets		\$150,000	\$14,400		
176 Investments in Joint Ventures		\$593,599			
180 Total Non-Current Assets	\$50,233,192	\$47,960,594	\$577,907	\$426,444	\$0
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$51,387,077	\$52,923,861	\$1,076,205	\$2,460,937	\$22,845

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$264,683	\$19,848	\$78,530	\$5,399	
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$74,055			\$682	
322 Accrued Compensated Absences - Current Portion	\$5,235				
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government			\$25,288		
341 Tenant Security Deposits	\$145,313	\$114,661	\$55,749	\$13,087	
342 Unearned Revenue	\$37,282	\$20,284	\$79,673	\$1,125	
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$278	\$13,557			
346 Accrued Liabilities - Other	\$63,436	\$31,171	\$27,450		
347 Inter Program - Due To	\$31,076		\$350,629	\$61,609	
348 Loan Liability - Current					
310 Total Current Liabilities	\$621,358	\$199,521	\$617,319	\$81,902	\$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage		\$49,138,862	\$6,726,924		
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other	\$492,415	\$7,860,381	\$12,959,378		
354 Accrued Compensated Absences - Non Current	\$270,942				
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$763,357	\$56,999,243	\$19,686,302	\$0	\$0
300 Total Liabilities	\$1,384,715	\$57,198,764	\$20,303,621	\$81,902	\$0
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$18,134,415	-\$1,921,867	-\$273,707	\$426,444	
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$32,098,777	\$3,518,699	\$145,711	\$1,839,756	\$6,220
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	-\$230,830	-\$5,871,735	-\$19,099,420	\$112,835	\$16,625
513 Total Equity - Net Assets / Position	\$50,002,362	-\$4,274,903	-\$19,227,416	\$2,379,035	\$22,845
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$51,387,077	\$52,923,861	\$1,076,205	\$2,460,937	\$22,845

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$890,170	\$779,804	\$3,841,951		\$3,841,951
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted			\$4,235,660		\$4,235,660
114 Cash - Tenant Security Deposits			\$328,810		\$328,810
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$890,170	\$779,804	\$8,406,421	\$0	\$8,406,421
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$305,631		\$400,143		\$400,143
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous		\$10,669	\$102,346		\$102,346
126 Accounts Receivable - Tenants			\$163,338		\$163,338
126.1 Allowance for Doubtful Accounts -Tenants			-\$45,421		-\$45,421
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	-\$12,956		-\$12,956
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$305,631	\$10,669	\$607,450	\$0	\$607,450
131 Investments - Unrestricted					
132 Investments - Restricted			\$1,274,726		\$1,274,726
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$12,026	\$7,262	\$389,753		\$389,753
143 Inventories					
143.1 Allowance for Obsolete Inventories					

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
144 Inter Program Due From		\$443,314	\$443,314	-\$443,314	\$0
145 Assets Held for Sale		\$7,962	\$7,962		\$7,962
150 Total Current Assets	\$1,207,827	\$1,249,011	\$11,129,626	-\$443,314	\$10,686,312
161 Land		\$119,603	\$1,846,223		\$1,846,223
162 Buildings		\$3,131,970	\$134,776,606		\$134,776,606
163 Furniture, Equipment & Machinery - Dwellings			\$3,053,803		\$3,053,803
164 Furniture, Equipment & Machinery - Administration	\$52,788	\$26,995	\$1,575,083		\$1,575,083
165 Leasehold Improvements			\$3,717,343		\$3,717,343
166 Accumulated Depreciation	-\$47,057	-\$1,745,176	-\$101,331,631		-\$101,331,631
167 Construction in Progress					
168 Infrastructure		\$1,043,136	\$25,286,193		\$25,286,193
160 Total Capital Assets, Net of Accumulated Depreciation	\$5,731	\$2,576,528	\$68,923,620	\$0	\$68,923,620
171 Notes, Loans and Mortgages Receivable - Non-Current			\$32,098,777	-\$5,889,710	\$26,209,067
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets			\$164,400		\$164,400
176 Investments in Joint Ventures			\$593,599		\$593,599
180 Total Non-Current Assets	\$5,731	\$2,576,528	\$101,780,396	-\$5,889,710	\$95,890,686
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$1,213,558	\$3,825,539	\$112,910,022	-\$6,333,024	\$106,576,998
311 Bank Overdraft					

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days	\$59,475	\$28,920	\$456,855		\$456,855
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$22,253	\$25,656	\$122,646		\$122,646
322 Accrued Compensated Absences - Current Portion	\$1,206		\$6,441		\$6,441
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government			\$25,288		\$25,288
341 Tenant Security Deposits			\$328,810		\$328,810
342 Unearned Revenue			\$138,364		\$138,364
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities		\$46,449	\$60,284		\$60,284
346 Accrued Liabilities - Other			\$122,057		\$122,057
347 Inter Program - Due To			\$443,314	-\$443,314	\$0
348 Loan Liability - Current					
310 Total Current Liabilities	\$82,934	\$101,025	\$1,704,059	-\$443,314	\$1,260,745
351 Long-term Debt, Net of Current - Capital Projects/Mortgage			\$55,865,786	-\$5,889,710	\$49,976,076
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other			\$21,312,174		\$21,312,174
354 Accrued Compensated Absences - Non Current	\$77,126	\$335,046	\$683,114		\$683,114
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					



Chester Housing Authority (PA007)

Chester, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
350 Total Non-Current Liabilities	\$77,126	\$335,046	\$77,861,074	-\$5,889,710	\$71,971,364
300 Total Liabilities	\$160,060	\$436,071	\$79,565,133	-\$6,333,024	\$73,232,109
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$5,731	\$2,576,528	\$18,947,544		\$18,947,544
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position			\$37,609,163		\$37,609,163
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$1,047,767	\$812,940	-\$23,211,818		-\$23,211,818
513 Total Equity - Net Assets / Position	\$1,053,498	\$3,389,468	\$33,344,889	\$0	\$33,344,889
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$1,213,558	\$3,825,539	\$112,910,022	-\$6,333,024	\$106,576,998

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
70300 Net Tenant Rental Revenue	\$1,462,341	\$3,357,375	\$1,162,149	\$126,828	
70400 Tenant Revenue - Other		\$7,591	\$2,710		
70500 Total Tenant Revenue	\$1,462,341	\$3,364,966	\$1,164,859	\$126,828	\$0
70600 HUD PHA Operating Grants	\$6,214,590				\$342,374
70610 Capital Grants	\$1,037,279				
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants			\$272,135		
71100 Investment Income - Unrestricted	\$2,302	\$46,798	\$75	\$1,002	
71200 Mortgage Interest Income	\$1,651,101			\$1,604	
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	\$483,814	\$28,746	\$25,770	\$38,800	
71600 Gain or Loss on Sale of Capital Assets	\$6,600				
72000 Investment Income - Restricted		\$4,809	\$32		
70000 Total Revenue	\$10,858,027	\$3,445,319	\$1,462,871	\$168,234	\$342,374
91100 Administrative Salaries	\$115,172	\$341,353	\$70,978		\$8,176

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
91200 Auditing Fees	\$25,583	\$32,880	\$25,175		\$169
91300 Management Fee	\$655,861	\$266,687	\$73,819	\$12,683	\$7,767
91310 Book-keeping Fee	\$37,493		\$10,765		\$2,820
91400 Advertising and Marketing	\$3,863	\$4,593	\$305		
91500 Employee Benefit contributions - Administrative	\$34,133	\$8,760	\$24,927		\$2,613
91600 Office Expenses	\$101,178	\$33,876	\$57,507	\$128	\$1,852
91700 Legal Expense	\$38,791	\$29,799	\$8,422	\$1,162	
91800 Travel	\$2,871		\$16,198		
91810 Allocated Overhead					
91900 Other	\$474,524	\$299,373	\$67,168	\$2,112	\$1,161
91000 Total Operating - Administrative	\$1,489,469	\$1,017,321	\$355,264	\$16,085	\$24,558
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$63,363		\$27,910		
92200 Relocation Costs	\$2,330				
92300 Employee Benefit Contributions - Tenant Services	\$35,048		\$5,763		
92400 Tenant Services - Other	\$51,687		\$103,866		
92500 Total Tenant Services	\$152,428	\$0	\$137,539	\$0	\$0
93100 Water	\$218,311	\$43,552	\$97,757	\$10,524	
93200 Electricity	\$288,285	\$32,260	\$43,902		
93300 Gas	\$238,484	\$5,516	\$16,432		
93400 Fuel					
93500 Labor					
93600 Sewer	\$576,891	\$52,117	\$91,690	\$12,479	
93700 Employee Benefit Contributions - Utilities					

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
93800 Other Utilities Expense	\$33,458	\$198,091	\$7,219	\$492	
93000 Total Utilities	\$1,355,429	\$331,536	\$257,000	\$23,495	\$0
94100 Ordinary Maintenance and Operations - Labor	\$512,848	\$14,673	\$49,334	\$3,528	
94200 Ordinary Maintenance and Operations - Materials and	\$674,750	\$30,502	\$131,538	\$1,326	
94300 Ordinary Maintenance and Operations Contracts	\$785,940	\$654,498	\$340,785	\$35,411	
94500 Employee Benefit Contributions - Ordinary Maintenance	\$173,102	\$1,426	\$8,196	\$1,398	
94000 Total Maintenance	\$2,146,640	\$701,099	\$529,853	\$41,663	\$0
95100 Protective Services - Labor	\$616,301			\$11,524	
95200 Protective Services - Other Contract Costs		\$104,240			
95300 Protective Services - Other	\$132,754		\$27,375		
95500 Employee Benefit Contributions - Protective Services	\$135,527			\$2,631	
95000 Total Protective Services	\$884,582	\$104,240	\$27,375	\$14,155	\$0
96110 Property Insurance	\$187,050	\$339,815	\$50,090	\$4,154	
96120 Liability Insurance	\$42,332		\$11,825	\$806	
96130 Workmen's Compensation	\$148,273	\$5,174	\$11,154	\$1,498	
96140 All Other Insurance	\$124,776	\$169		\$899	
96100 Total insurance Premiums	\$502,431	\$345,158	\$73,069	\$7,357	\$0
96200 Other General Expenses	\$1,154,805	\$1,399,671	\$14,311		
96210 Compensated Absences	\$14,718				
96300 Payments in Lieu of Taxes		\$124,104	\$25,288		
96400 Bad debt - Tenant Rents	\$78,268	\$5,229	\$24,860		
96500 Bad debt - Mortgages	\$1,651,101				

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$2,898,892	\$1,529,004	\$64,459	\$0	\$0
96710 Interest of Mortgage (or Bonds) Payable		\$676,891			
96720 Interest on Notes Payable (Short and Long Term)			\$995,222	\$1,613	
96730 Amortization of Bond Issue Costs		\$38,584	\$833		
96700 Total Interest Expense and Amortization Cost	\$0	\$715,475	\$996,055	\$1,613	\$0
96900 Total Operating Expenses	\$9,429,871	\$4,743,833	\$2,440,614	\$104,368	\$24,558
97000 Excess of Operating Revenue over Operating Expenses	\$1,428,156	-\$1,298,514	-\$977,743	\$63,866	\$317,816
97100 Extraordinary Maintenance	\$131,762				
97200 Casualty Losses - Non-capitalized	\$56,462				
97300 Housing Assistance Payments					\$301,418
97350 HAP Portability-In					
97400 Depreciation Expense	\$2,553,713	\$1,993,278	\$41,053	\$11,370	
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$12,171,808	\$6,737,111	\$2,481,667	\$115,738	\$325,976
10010 Operating Transfer In	\$850,000				
10020 Operating transfer Out	-\$850,000				

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In	\$18,549				
10092 Inter Project Excess Cash Transfer Out	-\$18,549				
10093 Transfers between Program and Project - In	\$30,377				
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$30,377	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$1,283,404	-\$3,291,792	-\$1,018,796	\$52,496	\$16,398
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$51,285,766	-\$983,111	-\$18,208,620	\$2,326,539	\$6,447
11040 Prior Period Adjustments, Equity Transfers and	\$0				
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	9024	3828	1800	120	396

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	1 Business Activities	14.879 Mainstream Vouchers
11210 Number of Unit Months Leased	7501	3751	1673	120	376
11270 Excess Cash	-\$39,129				
11610 Land Purchases	\$0				
11620 Building Purchases	\$0				
11630 Furniture & Equipment - Dwelling Purchases	\$1,037,279				
11640 Furniture & Equipment - Administrative Purchases	\$0				
11650 Leasehold Improvements Purchases	\$0				
11660 Infrastructure Purchases	\$0				
13510 CFFP Debt Service Payments	\$0				
13901 Replacement Housing Factor Funds	\$0				

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue			\$6,108,693		\$6,108,693
70400 Tenant Revenue - Other			\$10,301		\$10,301
70500 Total Tenant Revenue	\$0	\$0	\$6,118,994	\$0	\$6,118,994
70600 HUD PHA Operating Grants	\$17,786,541		\$24,343,505		\$24,343,505
70610 Capital Grants			\$1,037,279		\$1,037,279
70710 Management Fee		\$1,075,201	\$1,075,201	-\$1,075,201	\$0
70720 Asset Management Fee					
70730 Book Keeping Fee		\$190,915	\$190,915	-\$190,915	\$0
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue		\$1,266,116	\$1,266,116	-\$1,266,116	\$0
70800 Other Government Grants			\$272,135		\$272,135
71100 Investment Income - Unrestricted	\$716	\$133	\$51,026		\$51,026
71200 Mortgage Interest Income			\$1,652,705	-\$996,835	\$655,870
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery	\$8,154		\$8,154		\$8,154
71500 Other Revenue	\$218,323	\$379,129	\$1,174,582	-\$354,914	\$819,668
71600 Gain or Loss on Sale of Capital Assets		\$73,119	\$79,719		\$79,719
72000 Investment Income - Restricted			\$4,841		\$4,841
70000 Total Revenue	\$18,013,734	\$1,718,497	\$36,009,056	-\$2,617,865	\$33,391,191
91100 Administrative Salaries	\$424,696	\$686,995	\$1,647,370		\$1,647,370
91200 Auditing Fees	\$8,359	\$11,578	\$103,744		\$103,744



Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
91300 Management Fee	\$325,071		\$1,341,888	-\$1,075,201	\$266,687
91310 Book-keeping Fee	\$139,837		\$190,915	-\$190,915	\$0
91400 Advertising and Marketing	\$1,026	\$328	\$10,115		\$10,115
91500 Employee Benefit contributions - Administrative	\$135,023	\$286,484	\$491,940		\$491,940
91600 Office Expenses	\$98,220	\$60,334	\$353,095		\$353,095
91700 Legal Expense	\$8,631	\$28,969	\$115,774		\$115,774
91800 Travel	\$717	\$12,374	\$32,160		\$32,160
91810 Allocated Overhead					
91900 Other	\$140,630	\$106,201	\$1,091,169	-\$354,914	\$736,255
91000 Total Operating - Administrative	\$1,282,210	\$1,193,263	\$5,378,170	-\$1,621,030	\$3,757,140
92000 Asset Management Fee					
92100 Tenant Services - Salaries			\$91,273		\$91,273
92200 Relocation Costs			\$2,330		\$2,330
92300 Employee Benefit Contributions - Tenant Services			\$40,811		\$40,811
92400 Tenant Services - Other	\$56,045	\$19,352	\$230,950		\$230,950
92500 Total Tenant Services	\$56,045	\$19,352	\$365,364	\$0	\$365,364
93100 Water	\$3,185	\$3,298	\$376,627		\$376,627
93200 Electricity	\$4,046	\$5,847	\$374,340		\$374,340
93300 Gas	\$764	\$934	\$262,130		\$262,130
93400 Fuel					
93500 Labor					
93600 Sewer	\$88	\$88	\$733,353		\$733,353
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense		\$774	\$240,034		\$240,034

Chester Housing Authority (PA007)  
 Chester, PA  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
93000 Total Utilities	\$8,083	\$10,941	\$1,986,484	\$0	\$1,986,484
94100 Ordinary Maintenance and Operations - Labor	\$706	\$706	\$581,795		\$581,795
94200 Ordinary Maintenance and Operations - Materials and	\$860	\$6,244	\$845,220		\$845,220
94300 Ordinary Maintenance and Operations Contracts	\$11,862	\$38,078	\$1,866,574		\$1,866,574
94500 Employee Benefit Contributions - Ordinary Maintenance	\$280	\$280	\$184,682		\$184,682
94000 Total Maintenance	\$13,708	\$45,308	\$3,478,271	\$0	\$3,478,271
95100 Protective Services - Labor		\$5,514	\$633,339		\$633,339
95200 Protective Services - Other Contract Costs			\$104,240		\$104,240
95300 Protective Services - Other		\$151	\$160,280		\$160,280
95500 Employee Benefit Contributions - Protective Services		\$1,493	\$139,651		\$139,651
95000 Total Protective Services	\$0	\$7,158	\$1,037,510	\$0	\$1,037,510
96110 Property Insurance	\$2,800	\$2,494	\$586,403		\$586,403
96120 Liability Insurance	\$2,419	\$5,806	\$63,188		\$63,188
96130 Workmen's Compensation	\$4,412	\$1,877	\$172,388		\$172,388
96140 All Other Insurance	\$7,268	\$10,237	\$143,349		\$143,349
96100 Total insurance Premiums	\$16,899	\$20,414	\$965,328	\$0	\$965,328
96200 Other General Expenses	\$74,269	\$40,700	\$2,683,756		\$2,683,756
96210 Compensated Absences	\$3,409	\$39,428	\$57,555		\$57,555
96300 Payments in Lieu of Taxes		\$6,943	\$156,335		\$156,335
96400 Bad debt - Tenant Rents			\$108,357		\$108,357
96500 Bad debt - Mortgages			\$1,651,101		\$1,651,101
96600 Bad debt - Other					

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
96800 Severance Expense					
96000 Total Other General Expenses	\$77,678	\$87,071	\$4,657,104	\$0	\$4,657,104
96710 Interest of Mortgage (or Bonds) Payable			\$676,891		\$676,891
96720 Interest on Notes Payable (Short and Long Term)			\$996,835	-\$996,835	\$0
96730 Amortization of Bond Issue Costs			\$39,417		\$39,417
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$1,713,143	-\$996,835	\$716,308
96900 Total Operating Expenses	\$1,454,623	\$1,383,507	\$19,581,374	-\$2,617,865	\$16,963,509
97000 Excess of Operating Revenue over Operating Expenses	\$16,559,111	\$334,990	\$16,427,682	\$0	\$16,427,682
97100 Extraordinary Maintenance			\$131,762		\$131,762
97200 Casualty Losses - Non-capitalized			\$56,462		\$56,462
97300 Housing Assistance Payments	\$16,631,934		\$16,933,352		\$16,933,352
97350 HAP Portability-In	\$197,703		\$197,703		\$197,703
97400 Depreciation Expense	\$2,866	\$142,148	\$4,744,428		\$4,744,428
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$18,287,126	\$1,525,655	\$41,645,081	-\$2,617,865	\$39,027,216
10010 Operating Transfer In			\$850,000	-\$850,000	\$0
10020 Operating transfer Out			-\$850,000	\$850,000	\$0
10030 Operating Transfers from/to Primary Government					

Chester Housing Authority (PA007)

Chester, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In			\$18,549	-\$18,549	\$0
10092 Inter Project Excess Cash Transfer Out			-\$18,549	\$18,549	\$0
10093 Transfers between Program and Project - In			\$30,377	-\$30,377	\$0
10094 Transfers between Project and Program - Out		-\$30,377	-\$30,377	\$30,377	\$0
10100 Total Other financing Sources (Uses)	\$0	-\$30,377	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$273,392	\$162,465	-\$5,636,025	\$0	-\$5,636,025
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$1,326,890	\$3,227,003	\$38,980,914		\$38,980,914
11040 Prior Period Adjustments, Equity Transfers and			\$0		\$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity	\$1,053,498		\$1,053,498		\$1,053,498
11180 Housing Assistance Payments Equity	\$0		\$0		\$0
11190 Unit Months Available	18792		33960		33960
11210 Number of Unit Months Leased	18645		32066		32066

Chester Housing Authority (PA007)

Chester, PA

**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
11270 Excess Cash			-\$39,129		-\$39,129
11610 Land Purchases		\$0	\$0		\$0
11620 Building Purchases		\$0	\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases		\$0	\$1,037,279		\$1,037,279
11640 Furniture & Equipment - Administrative Purchases		\$0	\$0		\$0
11650 Leasehold Improvements Purchases		\$0	\$0		\$0
11660 Infrastructure Purchases		\$0	\$0		\$0
13510 CFFP Debt Service Payments		\$0	\$0		\$0
13901 Replacement Housing Factor Funds		\$0	\$0		\$0

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000006	PA007000010	PA007000011	PA007000013	PA007000014
111 Cash - Unrestricted		\$225,603	\$359,458	\$83,709	
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits		\$53,174	\$43,152	\$48,987	
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$0	\$278,777	\$402,610	\$132,696	\$0
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects		\$1,110	\$91,766	\$499	\$499
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous		\$2,200	\$38,403	\$3,996	
126 Accounts Receivable - Tenants		\$29,590	\$55,368	\$12,538	
126.1 Allowance for Doubtful Accounts -Tenants		-\$4,237	-\$33,368	-\$2,055	
126.2 Allowance for Doubtful Accounts - Other		\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$28,663	\$152,169	\$14,978	\$499
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets		\$33,150	\$43,644	\$26,050	
143 Inventories					
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					\$0

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000006	PA007000010	PA007000011	PA007000013	PA007000014
145 Assets Held for Sale					
150 Total Current Assets	\$0	\$340,590	\$598,423	\$173,724	\$499
161 Land		\$126,697	\$647,377	\$125,108	\$46,273
162 Buildings		\$18,065,616	\$27,639,963	\$16,939,322	
163 Furniture, Equipment & Machinery - Dwellings		\$328,405	\$208,887	\$26,952	\$107,190
164 Furniture, Equipment & Machinery - Administration		\$403,404	\$913,043	\$150,425	\$13,600
165 Leasehold Improvements		\$812,874	\$2,853,094	\$51,375	
166 Accumulated Depreciation		-\$16,367,238	-\$35,271,854	-\$14,077,973	-\$262,959
167 Construction in Progress					
168 Infrastructure		\$404,924	\$7,446,488	\$2,857,552	\$292,572
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$3,774,682	\$4,436,998	\$6,072,761	\$196,676
171 Notes, Loans and Mortgages Receivable - Non-Current					\$2,382,961
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$0	\$3,774,682	\$4,436,998	\$6,072,761	\$2,579,637
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$0	\$4,115,272	\$5,035,421	\$6,246,485	\$2,580,136
311 Bank Overdraft					
312 Accounts Payable <= 90 Days		\$79,369	\$126,655	\$58,659	
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable		\$19,443	\$38,866	\$15,746	

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000006	PA007000010	PA007000011	PA007000013	PA007000014
322 Accrued Compensated Absences - Current Portion		\$1,499	\$2,870	\$866	
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits		\$53,174	\$43,152	\$48,987	
342 Unearned Revenue		\$9,901	\$8,585	\$12,837	
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities		\$278			
346 Accrued Liabilities - Other			\$63,436		
347 Inter Program - Due To		\$1,110	\$28,330	\$499	\$499
348 Loan Liability - Current					
310 Total Current Liabilities	\$0	\$164,774	\$311,894	\$137,594	\$499
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current		\$63,285	\$139,378	\$68,279	
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$0	\$63,285	\$139,378	\$68,279	\$0
300 Total Liabilities	\$0	\$228,059	\$451,272	\$205,873	\$499
400 Deferred Inflow of Resources					



Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000006	PA007000010	PA007000011	PA007000013	PA007000014
508.4 Net Investment in Capital Assets	\$0	\$3,774,682	\$4,436,998	\$6,072,761	\$196,676
511.4 Restricted Net Position	\$0				\$2,382,961
512.4 Unrestricted Net Position	\$0	\$112,531	\$147,151	-\$32,149	\$0
513 Total Equity - Net Assets / Position	\$0	\$3,887,213	\$4,584,149	\$6,040,612	\$2,579,637
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$0	\$4,115,272	\$5,035,421	\$6,246,485	\$2,580,136

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000015	PA007000017	PA007000018	PA007000019	PA007000020
111 Cash - Unrestricted					
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$0	\$0	\$0	\$0	\$0
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$638				
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants					
126.1 Allowance for Doubtful Accounts -Tenants					
126.2 Allowance for Doubtful Accounts - Other	\$0				
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$638	\$0	\$0	\$0	\$0
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets					
143 Inventories					
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From	\$0				
145 Assets Held for Sale					

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000015	PA007000017	PA007000018	PA007000019	PA007000020
150 Total Current Assets	\$638	\$0	\$0	\$0	\$0
161 Land	\$191,005			\$62,715	\$52,263
162 Buildings					
163 Furniture, Equipment & Machinery - Dwellings	\$666,748				
164 Furniture, Equipment & Machinery - Administration					
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$3,732,964			-\$819,214	-\$678,441
167 Construction in Progress					
168 Infrastructure	\$5,252,039			\$1,259,532	\$1,043,096
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,376,828	\$0	\$0	\$503,033	\$416,918
171 Notes, Loans and Mortgages Receivable - Non-Current	\$3,506,749	\$4,660,000	\$7,445,866	\$6,890,835	\$3,012,366
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$5,883,577	\$4,660,000	\$7,445,866	\$7,393,868	\$3,429,284
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$5,884,215	\$4,660,000	\$7,445,866	\$7,393,868	\$3,429,284
311 Bank Overdraft					
312 Accounts Payable <= 90 Days					
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable					
322 Accrued Compensated Absences - Current Portion					

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000015	PA007000017	PA007000018	PA007000019	PA007000020
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits					
342 Unearned Revenue		\$2,222	\$2,727		
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other					
347 Inter Program - Due To	\$638				
348 Loan Liability - Current					
310 Total Current Liabilities	\$638	\$2,222	\$2,727	\$0	\$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other		\$180,364	\$222,878		
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$0	\$180,364	\$222,878	\$0	\$0
300 Total Liabilities	\$638	\$182,586	\$225,605	\$0	\$0
400 Deferred Inflow of Resources					

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000015	PA007000017	PA007000018	PA007000019	PA007000020
508.4 Net Investment in Capital Assets	\$2,376,828			\$503,033	\$416,918
511.4 Restricted Net Position	\$3,506,749	\$4,660,000	\$7,445,866	\$6,890,835	\$3,012,366
512.4 Unrestricted Net Position	\$0	-\$182,586	-\$225,605	\$0	\$0
513 Total Equity - Net Assets / Position	\$5,883,577	\$4,477,414	\$7,220,261	\$7,393,868	\$3,429,284
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$5,884,215	\$4,660,000	\$7,445,866	\$7,393,868	\$3,429,284

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000021	OTHER PROJ	Total
111 Cash - Unrestricted	\$40,011		\$708,781
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted			
114 Cash - Tenant Security Deposits			\$145,313
115 Cash - Restricted for Payment of Current Liabilities			
100 Total Cash	\$40,011	\$0	\$854,094
121 Accounts Receivable - PHA Projects			
122 Accounts Receivable - HUD Other Projects			\$94,512
124 Accounts Receivable - Other Government			
125 Accounts Receivable - Miscellaneous			\$44,599
126 Accounts Receivable - Tenants			\$97,496
126.1 Allowance for Doubtful Accounts -Tenants			-\$39,660
126.2 Allowance for Doubtful Accounts - Other			\$0
127 Notes, Loans, & Mortgages Receivable - Current			
128 Fraud Recovery			
128.1 Allowance for Doubtful Accounts - Fraud			
129 Accrued Interest Receivable			
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0	\$196,947
131 Investments - Unrestricted			
132 Investments - Restricted			
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets			\$102,844
143 Inventories			
143.1 Allowance for Obsolete Inventories			
144 Inter Program Due From	\$0		\$0
145 Assets Held for Sale			

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000021	OTHER PROJ	Total
150 Total Current Assets	\$40,011	\$0	\$1,153,885
161 Land	\$41,811		\$1,293,249
162 Buildings			\$62,644,901
163 Furniture, Equipment & Machinery - Dwellings			\$1,338,182
164 Furniture, Equipment & Machinery - Administration			\$1,480,472
165 Leasehold Improvements			\$3,717,343
166 Accumulated Depreciation	-\$472,870		-\$71,683,513
167 Construction in Progress			
168 Infrastructure	\$787,578		\$19,343,781
160 Total Capital Assets, Net of Accumulated Depreciation	\$356,519	\$0	\$18,134,415
171 Notes, Loans and Mortgages Receivable - Non-Current	\$4,200,000		\$32,098,777
172 Notes, Loans, & Mortgages Receivable - Non Current - Past			
173 Grants Receivable - Non Current			
174 Other Assets			
176 Investments in Joint Ventures			
180 Total Non-Current Assets	\$4,556,519	\$0	\$50,233,192
200 Deferred Outflow of Resources			
290 Total Assets and Deferred Outflow of Resources	\$4,596,530	\$0	\$51,387,077
311 Bank Overdraft			
312 Accounts Payable <= 90 Days			\$264,683
313 Accounts Payable >90 Days Past Due			
321 Accrued Wage/Payroll Taxes Payable			\$74,055
322 Accrued Compensated Absences - Current Portion			\$5,235

Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000021	OTHER PROJ	Total
324 Accrued Contingency Liability			
325 Accrued Interest Payable			
331 Accounts Payable - HUD PHA Programs			
332 Account Payable - PHA Projects			
333 Accounts Payable - Other Government			
341 Tenant Security Deposits			\$145,313
342 Unearned Revenue	\$1,010		\$37,282
343 Current Portion of Long-term Debt - Capital			
344 Current Portion of Long-term Debt - Operating Borrowings			
345 Other Current Liabilities			\$278
346 Accrued Liabilities - Other			\$63,436
347 Inter Program - Due To			\$31,076
348 Loan Liability - Current			
310 Total Current Liabilities	\$1,010	\$0	\$621,358
351 Long-term Debt, Net of Current - Capital Projects/Mortgage			
352 Long-term Debt, Net of Current - Operating Borrowings			
353 Non-current Liabilities - Other	\$89,173		\$492,415
354 Accrued Compensated Absences - Non Current			\$270,942
355 Loan Liability - Non Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities	\$89,173	\$0	\$763,357
300 Total Liabilities	\$90,183	\$0	\$1,384,715
400 Deferred Inflow of Resources			



Chester Housing Authority (PA007)

Chester, PA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000021	OTHER PROJ	Total
508.4 Net Investment in Capital Assets	\$356,519	\$0	\$18,134,415
511.4 Restricted Net Position	\$4,200,000	\$0	\$32,098,777
512.4 Unrestricted Net Position	-\$50,172	\$0	-\$230,830
513 Total Equity - Net Assets / Position	\$4,506,347	\$0	\$50,002,362
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$4,596,530	\$0	\$51,387,077

Chester Housing Authority (PA007)

Chester, PA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000006	PA007000010	PA007000011	PA007000013	PA007000014
70300 Net Tenant Rental Revenue		\$627,261	\$506,875	\$328,205	
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	\$0	\$627,261	\$506,875	\$328,205	\$0
70600 HUD PHA Operating Grants		\$1,134,225	\$3,075,673	\$842,259	\$145,726
70610 Capital Grants			\$969,771	\$12,750	\$8,945
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted		\$84	\$2,159	\$59	
71200 Mortgage Interest Income					\$437,789
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue		\$40,568	\$114,119	\$21,272	
71600 Gain or Loss on Sale of Capital Assets		\$600		\$6,000	
72000 Investment Income - Restricted					
70000 Total Revenue	\$0	\$1,802,738	\$4,668,597	\$1,210,545	\$592,460
91100 Administrative Salaries		\$30,551	\$62,989	\$21,632	
91200 Auditing Fees		\$5,543	\$15,776	\$4,264	
91300 Management Fee		\$187,635	\$225,610	\$145,726	\$12,064

Chester Housing Authority (PA007)

Chester, PA

Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000006	PA007000010	PA007000011	PA007000013	PA007000014
91310 Book-keeping Fee		\$13,178	\$14,865	\$9,450	
91400 Advertising and Marketing		\$607	\$2,840	\$416	
91500 Employee Benefit contributions - Administrative		\$8,924	\$18,883	\$6,326	
91600 Office Expenses		\$33,673	\$45,475	\$22,030	
91700 Legal Expense		\$17,623	\$13,664	\$7,504	
91800 Travel		\$297	\$2,277	\$297	
91810 Allocated Overhead					
91900 Other		\$159,420	\$178,518	\$136,586	
91000 Total Operating - Administrative	\$0	\$457,451	\$580,897	\$354,231	\$12,064
92000 Asset Management Fee					
92100 Tenant Services - Salaries			\$63,363		
92200 Relocation Costs		\$2,330			
92300 Employee Benefit Contributions - Tenant Services			\$35,048		
92400 Tenant Services - Other		\$12,842	\$28,083	\$8,682	
92500 Total Tenant Services	\$0	\$15,172	\$126,494	\$8,682	\$0
93100 Water		\$61,027	\$101,431	\$55,853	
93200 Electricity		\$113,468	\$164,442	\$10,375	
93300 Gas		\$85,040	\$149,296	\$4,148	
93400 Fuel					
93500 Labor					
93600 Sewer		\$144,828	\$274,380	\$157,683	
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense		\$11,201	\$13,813	\$8,444	
93000 Total Utilities	\$0	\$415,564	\$703,362	\$236,503	\$0
94100 Ordinary Maintenance and Operations - Labor		\$124,020	\$261,298	\$127,530	

Chester Housing Authority (PA007)

Chester, PA

Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000006	PA007000010	PA007000011	PA007000013	PA007000014
94200 Ordinary Maintenance and Operations - Materials and		\$129,662	\$388,936	\$103,458	\$23,714
94300 Ordinary Maintenance and Operations Contracts		\$223,727	\$410,483	\$151,730	
94500 Employee Benefit Contributions - Ordinary Maintenance		\$45,515	\$92,785	\$34,802	
94000 Total Maintenance	\$0	\$522,924	\$1,153,502	\$417,520	\$23,714
95100 Protective Services - Labor		\$117,692	\$226,441	\$51,262	
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other		\$51,746	\$55,944	\$25,064	
95500 Employee Benefit Contributions - Protective Services		\$27,689	\$52,294	\$12,568	
95000 Total Protective Services	\$0	\$197,127	\$334,679	\$88,894	\$0
96110 Property Insurance		\$66,467	\$65,531	\$55,052	
96120 Liability Insurance		\$12,901	\$21,045	\$8,386	
96130 Workmen's Compensation		\$36,378	\$62,491	\$21,392	
96140 All Other Insurance		\$35,287	\$65,107	\$24,382	
96100 Total insurance Premiums	\$0	\$151,033	\$214,174	\$109,212	\$0
96200 Other General Expenses		\$6,519	\$132,625	\$4,891	\$109,948
96210 Compensated Absences				\$14,718	
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents		\$11,207	\$46,482	\$20,579	
96500 Bad debt - Mortgages					\$437,789
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$0	\$17,726	\$179,107	\$40,188	\$547,737
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					

Chester Housing Authority (PA007)

Chester, PA

Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000006	PA007000010	PA007000011	PA007000013	PA007000014
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$0	\$1,776,997	\$3,292,215	\$1,255,230	\$583,515
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$25,741	\$1,376,382	-\$44,685	\$8,945
97100 Extraordinary Maintenance		\$14,354	\$117,408		
97200 Casualty Losses - Non-capitalized		\$11,094	\$25,230	\$20,138	
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense		\$746,358	\$647,843	\$673,625	\$32,121
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$0	\$2,548,803	\$4,082,696	\$1,948,993	\$615,636
10010 Operating Transfer In			\$850,000		
10020 Operating transfer Out			-\$850,000		
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					

Chester Housing Authority (PA007)

Chester, PA

Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000006	PA007000010	PA007000011	PA007000013	PA007000014
10093 Transfers between Program and Project - In			\$30,377		
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$30,377	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$0	-\$746,065	\$616,278	-\$738,448	-\$23,176
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$0	\$4,633,278	\$3,967,871	\$6,779,060	\$2,602,813
11040 Prior Period Adjustments, Equity Transfers and			\$0	\$0	\$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	0	1896	2580	1320	480
11210 Number of Unit Months Leased	0	1733	1478	1260	473
11270 Excess Cash	\$0	\$4,330	\$9,795	-\$87,306	\$0
11610 Land Purchases	\$0	\$0	\$0	\$0	\$0
11620 Building Purchases	\$0	\$0	\$0	\$0	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$969,771	\$12,750	\$8,945
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0	\$0

Chester Housing Authority (PA007)

Chester, PA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000015	PA007000017	PA007000018	PA007000019	PA007000020
70300 Net Tenant Rental Revenue					
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$636,087	\$72,983	\$132,948	\$58,522	\$39,893
70610 Capital Grants	\$45,813				
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted					
71200 Mortgage Interest Income	\$558,016	\$544,011	\$111,285		
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	\$27,375	\$94,022	\$38,424	\$61,680	\$30,484
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$1,267,291	\$711,016	\$282,657	\$120,202	\$70,377
91100 Administrative Salaries					
91200 Auditing Fees					
91300 Management Fee	\$43,285		\$27,032		\$2,325
91310 Book-keeping Fee					

Chester Housing Authority (PA007)

Chester, PA

Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000015	PA007000017	PA007000018	PA007000019	PA007000020
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative					
91600 Office Expenses					
91700 Legal Expense					
91800 Travel					
91810 Allocated Overhead					
91900 Other					
91000 Total Operating - Administrative	\$43,285	\$0	\$27,032	\$0	\$2,325
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other		\$520		\$520	\$520
92500 Total Tenant Services	\$0	\$520	\$0	\$520	\$520
93100 Water					
93200 Electricity					
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor					
94200 Ordinary Maintenance and Operations - Materials and	\$28,980				



Chester Housing Authority (PA007)

Chester, PA

Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000015	PA007000017	PA007000018	PA007000019	PA007000020
94300 Ordinary Maintenance and Operations Contracts					
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	\$28,980	\$0	\$0	\$0	\$0
95100 Protective Services - Labor	\$20,597	\$69,600	\$27,651	\$45,684	\$23,415
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services	\$4,357	\$15,266	\$6,433	\$7,953	\$3,502
95000 Total Protective Services	\$24,954	\$84,866	\$34,084	\$53,637	\$26,917
96110 Property Insurance					
96120 Liability Insurance					
96130 Workmen's Compensation	\$2,421	\$6,934	\$1,613	\$8,042	\$3,567
96140 All Other Insurance					
96100 Total insurance Premiums	\$2,421	\$6,934	\$1,613	\$8,042	\$3,567
96200 Other General Expenses	\$545,273	\$76,464	\$105,916	\$72,551	\$37,048
96210 Compensated Absences					
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents					
96500 Bad debt - Mortgages	\$558,016	\$544,011	\$111,285		
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$1,103,289	\$620,475	\$217,201	\$72,551	\$37,048
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					

Chester Housing Authority (PA007)

Chester, PA

Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000015	PA007000017	PA007000018	PA007000019	PA007000020
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,202,929	\$712,795	\$279,930	\$134,750	\$70,377
97000 Excess of Operating Revenue over Operating Expenses	\$64,362	-\$1,779	\$2,727	-\$14,548	\$0
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$299,255			\$62,977	\$52,155
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$1,502,184	\$712,795	\$279,930	\$197,727	\$122,532
10010 Operating Transfer In					
10020 Operating transfer Out					
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In		\$4,001		\$14,548	
10092 Inter Project Excess Cash Transfer Out	-\$18,549				
10093 Transfers between Program and Project - In					

Chester Housing Authority (PA007)

Chester, PA

Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000015	PA007000017	PA007000018	PA007000019	PA007000020
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	-\$18,549	\$4,001	\$0	\$14,548	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$253,442	\$2,222	\$2,727	-\$62,977	-\$52,155
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$6,137,019	\$4,475,192	\$7,217,534	\$7,456,845	\$3,481,439
11040 Prior Period Adjustments, Equity Transfers and	\$0				
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	1320	348	348	300	156
11210 Number of Unit Months Leased	1260	288	344	233	156
11270 Excess Cash	\$0	-\$2,222	-\$2,727	\$0	\$0
11610 Land Purchases	\$0	\$0	\$0	\$0	\$0
11620 Building Purchases	\$0	\$0	\$0	\$0	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$45,813	\$0	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0	\$0

Chester Housing Authority (PA007)

Chester, PA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000021	OTHER PROJ	Total
70300 Net Tenant Rental Revenue			\$1,462,341
70400 Tenant Revenue - Other			
70500 Total Tenant Revenue	\$0	\$0	\$1,462,341
70600 HUD PHA Operating Grants	\$76,274		\$6,214,590
70610 Capital Grants			\$1,037,279
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted			\$2,302
71200 Mortgage Interest Income			\$1,651,101
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery			
71500 Other Revenue	\$55,870		\$483,814
71600 Gain or Loss on Sale of Capital Assets			\$6,600
72000 Investment Income - Restricted			
70000 Total Revenue	\$132,144	\$0	\$10,858,027
91100 Administrative Salaries			\$115,172
91200 Auditing Fees			\$25,583
91300 Management Fee	\$12,184		\$655,861
91310 Book-keeping Fee			\$37,493

Chester Housing Authority (PA007)

Chester, PA

Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000021	OTHER PROJ	Total
91400 Advertising and Marketing			\$3,863
91500 Employee Benefit contributions - Administrative			\$34,133
91600 Office Expenses			\$101,178
91700 Legal Expense			\$38,791
91800 Travel			\$2,871
91810 Allocated Overhead			
91900 Other			\$474,524
91000 Total Operating - Administrative	\$12,184	\$0	\$1,489,469
92000 Asset Management Fee			
92100 Tenant Services - Salaries			\$63,363
92200 Relocation Costs			\$2,330
92300 Employee Benefit Contributions - Tenant Services			\$35,048
92400 Tenant Services - Other	\$520		\$51,687
92500 Total Tenant Services	\$520	\$0	\$152,428
93100 Water			\$218,311
93200 Electricity			\$288,285
93300 Gas			\$238,484
93400 Fuel			
93500 Labor			
93600 Sewer			\$576,891
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			\$33,458
93000 Total Utilities	\$0	\$0	\$1,355,429
94100 Ordinary Maintenance and Operations - Labor			\$512,848
94200 Ordinary Maintenance and Operations - Materials and			\$674,750

Chester Housing Authority (PA007)

Chester, PA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000021	OTHER PROJ	Total
94300 Ordinary Maintenance and Operations Contracts			\$785,940
94500 Employee Benefit Contributions - Ordinary Maintenance			\$173,102
94000 Total Maintenance	\$0	\$0	\$2,146,640
95100 Protective Services - Labor	\$33,959		\$616,301
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			\$132,754
95500 Employee Benefit Contributions - Protective Services	\$5,465		\$135,527
95000 Total Protective Services	\$39,424	\$0	\$884,582
96110 Property Insurance			\$187,050
96120 Liability Insurance			\$42,332
96130 Workmen's Compensation	\$5,435		\$148,273
96140 All Other Insurance			\$124,776
96100 Total insurance Premiums	\$5,435	\$0	\$502,431
96200 Other General Expenses	\$63,570		\$1,154,805
96210 Compensated Absences			\$14,718
96300 Payments in Lieu of Taxes			
96400 Bad debt - Tenant Rents			\$78,268
96500 Bad debt - Mortgages			\$1,651,101
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$63,570	\$0	\$2,898,892
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			

Chester Housing Authority (PA007)

Chester, PA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000021	OTHER PROJ	Total
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0
96900 Total Operating Expenses	\$121,133	\$0	\$9,429,871
97000 Excess of Operating Revenue over Operating Expenses	\$11,011	\$0	\$1,428,156
97100 Extraordinary Maintenance			\$131,762
97200 Casualty Losses - Non-capitalized			\$56,462
97300 Housing Assistance Payments			
97350 HAP Portability-In			
97400 Depreciation Expense	\$39,379		\$2,553,713
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$160,512	\$0	\$12,171,808
10010 Operating Transfer In			\$850,000
10020 Operating transfer Out			-\$850,000
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			\$18,549
10092 Inter Project Excess Cash Transfer Out			-\$18,549
10093 Transfers between Program and Project - In			\$30,377

Chester Housing Authority (PA007)

Chester, PA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	PA007000021	OTHER PROJ	Total
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	\$0	\$0	\$30,377
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$28,368	\$0	-\$1,283,404
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$4,534,715	\$0	\$51,285,766
11040 Prior Period Adjustments, Equity Transfers and			\$0
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	276	0	9024
11210 Number of Unit Months Leased	276	0	7501
11270 Excess Cash	\$39,001	\$0	-\$39,129
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$0	\$0	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$1,037,279
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0



**CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
SCHEDULE OF ACTUAL MODERNIZATION COSTS – UNCOMPLETED  
JUNE 30, 2023**

	<u>Capital Fund 2019</u>	<u>Capital Fund 2020</u>	<u>Capital Fund 2021</u>	<u>Capital Fund 2022</u>	<u>Totals</u>
Funds approved	\$ 2,245,210	\$ 2,317,622	\$ 2,336,446	\$ 2,731,723	\$ 9,631,001
Funds expended	<u>2,245,210</u>	<u>2,317,622</u>	<u>2,253,027</u>	<u>778,377</u>	<u>7,594,236</u>
Excess of Funds Approved	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 83,419</u>	<u>\$ 1,953,346</u>	<u>\$ 2,036,765</u>
Funds advanced	\$ 2,245,210	\$ 2,317,622	\$ 2,253,027	\$ 683,865	\$ 7,499,724
Funds expended	<u>2,245,210</u>	<u>2,317,622</u>	<u>2,253,027</u>	<u>778,377</u>	<u>7,594,236</u>
Deficiency of Funds Advanced	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (94,512)</u>	<u>\$ (94,512)</u>

**CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA**

**SINGLE AUDIT SUPPLEMENT**

**FOR THE YEAR ENDED JUNE 30, 2023**



INDEPENDENT AUDITOR'S REPORT  
ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS

March 27, 2024

Board of Commissioners  
Chester Housing Authority  
Chester, Pennsylvania

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Chester Housing Authority ("the Authority"), Chester, Pennsylvania, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 27, 2024. Our report includes a reference to other auditors who audited the financial statements of Matopos 2005 Associates, LP; Chatham 2005 Associates, L.P.; Edgemont Associates 2007, LP; Madison Associates 2008, LP; and Chester Gateway 2010, LP; as described in our report on the Authority's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. The financial statements of Lamokin Senior Village Partnership, L.P.; Wellington Housing Partnership I LP; Matopos 2005 Associates, LP; Chatham 2005 Associates, L.P.; and Chester Gateway, 2010, LP were not audited in accordance with *Government Auditing Standards*.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting ("internal control") as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

Board of Commissioners  
Chester Housing Authority

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Barbacane, Thornton & Company LLP*  
BARBACANE, THORNTON & COMPANY LLP



INDEPENDENT AUDITOR'S REPORT  
ON COMPLIANCE FOR EACH MAJOR PROGRAM  
AND ON INTERNAL CONTROL OVER COMPLIANCE  
REQUIRED BY THE UNIFORM GUIDANCE

March 27, 2024

Board of Commissioners  
Chester Housing Authority  
Chester, Pennsylvania

Report on Compliance for Major Federal Program

Opinion on Major Federal Program

We have audited the Chester Housing Authority's ("the Authority"), Chester, Pennsylvania, compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal program for the year ended June 30, 2023. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and recommendations.

The Authority's financial statements include the operations of discretely presented component units which may have received federal awards, which are not included in the Authority's schedule of expenditures of federal awards during the year ended June 30, 2023. Our audit, described below, did not include the operations of the aggregated discretely presented component units because other auditors were engaged to perform audits of compliance.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on of its major federal program for the year ended June 30, 2023.

Basis for Opinion on Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in

Board of Commissioners  
Chester Housing Authority

*Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"); and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("*Uniform Guidance*"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal program.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

Board of Commissioners  
Chester Housing Authority

- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and recommendations as items #2023-001 and #2023-002. Our opinion on each major federal program is not modified with respect to these matters. *Government Auditing Standards* requires the auditor to perform limited procedures on Authority's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and recommendations. The Authority's responses were not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and, therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and recommendations as items #2023-001 and #2023-002 to be significant deficiencies.

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Chester Housing Authority

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed. *Government Auditing Standards* requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and recommendations. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Barbacane, Thornton & Company LLP*  
BARBACANE, THORNTON & COMPANY LLP



**CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED JUNE 30, 2023**

<u>Federal Grantor/Pass-through Grantor/Program Title</u>	<u>Federal ALN</u>	<u>Expenditures</u>	<u>Amount Passed Through to Subrecipients</u>
<b>DIRECT GRANTS</b>			
<b>U.S. Department of Housing and Urban Development (HUD)</b>			
<b>Public and Indian Housing Program</b>			
Public and Indian Housing Program	14.850	\$ 4,602,036	\$ -
Total Public and Indian Housing Program		<u>4,602,036</u>	<u>-</u>
<b>Housing Voucher Cluster</b>			
Housing Choice Vouchers	14.871	17,786,541	-
Mainstream Vouchers	14.879	342,374	-
Total Housing Voucher Cluster		<u>18,128,915</u>	<u>-</u>
Capital Fund Program	14.872	<u>2,649,833</u>	<u>-</u>
TOTAL U.S. DEPARTMENT OF HUD		<u>25,380,784</u>	<u>-</u>
TOTAL DIRECT GRANTS		<u>25,380,784</u>	<u>-</u>
TOTAL FEDERAL EXPENDITURES		<u>\$ 25,380,784</u>	<u>\$ -</u>

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

NOTE A BASIS OF ACCOUNTING

All expenditures included in the schedule of expenditures of federal awards are presented on the accrual basis of accounting.

NOTE B INDIRECT COST RATE

The Authority has not elected to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance. For the year ended June 30, 2023, there were no indirect costs included in the schedule of expenditures of federal awards.

NOTE C FEDERAL EXPENDITURES

The schedule of expenditures of federal awards reflects federal expenditures for all individual grants which were active during the fiscal year.

**CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA**

**SCHEDULE OF FINDINGS AND RECOMMENDATIONS**

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA

SCHEDULE OF FINDINGS AND RECOMMENDATIONS

**PART A - SUMMARY OF AUDITOR'S RESULTS**

*Financial Statements*

Type of auditor's report issued [*unmodified, qualified, adverse, or disclaimer*]:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?  Yes  No
- Significant deficiency(ies) identified?  Yes  None reported
- Noncompliance material to financial statements noted?  Yes  No

*Federal Awards*

Internal control over major programs:

- Material weakness(es) identified?  Yes  No
- Significant deficiency(ies) identified?  Yes  None reported

Type of auditor's report issued on compliance for major programs [*unmodified, qualified, adverse, or disclaimer*]:

Unmodified

<u>Assistance Listing Numbers</u>	<u>Name of Federal Program or Cluster</u>
<u>14.850</u>	<u>Public and Indian Housing Program</u>
<u>14.872</u>	<u>Capital Fund Program</u>

Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance?  Yes  No

Dollar threshold used to distinguish between Type A and Type B programs: \$ 750,000

Auditee qualified as low-risk auditee?  Yes  No

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA

SCHEDULE OF FINDINGS AND RECOMMENDATIONS (CONT'D)

**PART B - FINDINGS RELATED TO FINANCIAL STATEMENTS**

STATUS OF PRIOR YEAR FINDINGS

None.

CURRENT YEAR FINDINGS

None.

**PART C - FINDINGS RELATED TO FEDERAL AWARDS**

STATUS OF PRIOR YEAR FINDINGS

None.

CURRENT YEAR FINDINGS

**FINDING #2023-001**

**Federal Agency:** U.S. Department of Housing and Urban Development

**Federal Program:** Public and Indian Housing

**ALN:** 14.850

**Award Period:** 07/01/2022 - 06/30/2023

**Type of Finding:** Significant Deficiency

**Criteria or Specific Requirement:** Federal regulations outlined in the Uniform Guidance (2 CFR 200), mandate that organizations receiving federal awards must maintain accurate and complete records to demonstrate compliance with program requirements, ensure proper stewardship of federal funds, and facilitate effective oversight.

**Condition:** During our current year audit, we completed tenant file testing over the Public and Indian Housing Program. Of the 40 tenant files selected, 4 of the tenant files could not be located by staff at the Authority.

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA

SCHEDULE OF FINDINGS AND RECOMMENDATIONS (CONT'D)

**Cause:** Deficiencies in the Authority's record-keeping procedures.

**Effect:** We were unable to test compliance requirements for the tenant files that could not be located.

**Repeat Finding:** No.

**Recommendation:** We recommend that the Authority establish and enforce clear policies and procedures for maintaining complete and organized tenant files in accordance with federal regulations, including document retention and archiving protocols.

**FINDING #2023-002**

**Federal Agency:** U.S. Department of Housing and Urban Development

**Federal Program:** Public and Indian Housing

**ALN:** 14.850

**Award Period:** 07/01/2022 - 06/30/2023

**Type of Finding:** Significant Deficiency

**Criteria or Specific Requirement:** The waitlist serves as a critical mechanism for prioritizing and managing housing assistance applications, ensuring fair and equitable distribution of available resources to eligible individuals and families.

**Condition:** During our current year audit, we completed waitlist testing over the Public and Indian Housing Program. Of the sample of four new admissions, there was one individual provided housing without proper waitlist procedures being followed by the Authority resulting in instances of non-compliance with regulatory requirements and internal policies.

**Cause:** Circumvention of existing controls by a former management employee.

**Effect:** Proper waitlist procedures were not followed

**Repeat Finding:** No.

**Recommendation:** We recommend that the Authority enhance internal controls and oversight mechanisms to promote transparency, consistency, and accountability in waitlist management activities.

CHESTER HOUSING AUTHORITY  
CHESTER, PENNSYLVANIA

MANAGEMENT'S RESPONSE TO FINDINGS AND RECOMMENDATIONS



Board of Commissioners

Sheila Church  
Chair  
Tonya D. Warren  
Catherine A. Feminella  
Roderick T. Powell  
Susie Kirkland  
Steven A. Fischer  
Executive Director  
Mary M. Zissimos  
General Counsel

**FINDING #2023-001**

Name of Contact Person

Roman Kubas, Chief Financial Officer

Corrective Action

The Authority has relocated the public housing tenant files to its central office location and is in the process of cross-checking the actual files to the list of active tenants. In addition, the files are better safeguarded with limited staff access to protect personally identifiable information (PII). The Authority will also ensure that its policies and procedures are followed to ensure that tenant files are properly organized and updated throughout the year.

Proposed Completion Date

June 30, 2024

**FINDING #2023-002**

Name of Contact Person

Roman Kubas, Chief Financial Officer

Corrective Action

With the removal of the management employee who circumvented the existing controls, the waitlist is now being overseen by the Director of Housing. In addition, the Authority will ensure that its policies and procedures on waiting lists are followed.

Proposed Completion Date

June 30, 2024

