

2026 BUDGET



CHALFONT BOROUGH

DECEMBER 9, 2025

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BUDGET MESSAGE

Shawn Curran

Borough Manager

November 18, 2025

The 2026 Chalfont Borough Proposed Budget is respectfully submitted to Borough Council and the citizens of Chalfont Borough. As presented, this spending plan will allow Chalfont Borough to continue to provide outstanding municipal services and programs to its residents and businesses with a proposed 1.5 millage tax increase.

Chalfont Borough has a long history of providing high-level services to improve the quality of life in the community. Tax dollars fund a wide range of programs and services including the following:

- 24-hour police protection, including criminal investigations, patrol and administration with several specialized units such as K-9, Traffic Safety and Victim Specialist Unit.
- Public Works services that include snow removal, repair and maintenance of fifteen miles of roads, and stormwater management.
- Parks and Recreation amenities including parks and trail systems.
- Administration and community service to address resident concerns, coordinate volunteer organizations and oversee day-to-day operations of the Borough.

BUDGET OVERVIEW

The 2026 Proposed Budget is balanced and includes \$3,306,450 in operational expenditures, \$179,000 in non-operational expenditures (Interfund Transfers), and \$30,000 in capital expenditures. The General Fund is utilizing \$104,550 of unrestricted reserve to balance the budget.

Chalfont Borough is providing New Britain Borough with public works services through an intergovernmental agreement. This has created a new revenue stream and allowed us to become better partners with our neighboring municipality.

The 2026 Proposed Budget does not include any new large projects. It is likely the stormwater replacement project and MS4 projects from the 2025 budget will carry over into 2026.

BUDGET MESSAGE

FUND BALANCE

Fund balance refers to the amount of money in a given category. For annual budgeting, a beginning and ending balance is listed to determine how much money a fund has gained or lost within a given year. Much like a checking account, there is a continuous rotation of money entering and exiting each fund.

Fund balances in the Borough's five funds are projected to be the following at the end of 2026:

FUND	Beginning Fund Balance	2026 Revenue	2026 Expenditures	Ending Fund Balance
General	\$753,639	\$3,069,900	\$3,174,450	\$649,089
Capital	\$51,267	\$30,100	\$30,000	\$51,367
Debt Service	\$63,389	\$177,000	\$199,000	\$41,389
Water Reserve	\$3,036,183	\$100,000	\$100,000	\$3,036,183
Highway Aid	\$115,681	\$122,397	\$12,000	\$226,078
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	\$4,020,159	\$3,499,397	\$3,515,450	\$4,004,106

There are generally two types of fund balances: assigned and unassigned. Assigned fund balances are amounts that a government intends to use for specific purposes. The fund balances in the Capital and Debt Service Funds are assigned fund balances because the Borough intends to use them for capital purchases, or for the payment of debt service. Unassigned fund balances are amounts that are available for any purpose. This is the case with Chalfont's General Fund balance. When determining financial health of a government entity, the best indicator is the unassigned balance of the General Fund.

FUND HIGHLIGHTS

General Fund

The General Fund is the largest unassigned fund of the Borough. In nearly all governments, the General Fund is a flexible account where non-restricted revenues can be spent on expenditures. The General Fund covers nearly all aspects and needs of the Borough that do not have their own fund, or that need supplementary funds.

The primary revenues of Chalfont Borough's General Fund come from Real Estate Property Taxes and Local Tax Enabling Act 511 Taxes. The Earned Income Tax (EIT) is the largest source of revenue in the General Fund. The largest expenses in the General Fund are Police (Central Bucks Regional Police Department), Insurance and Miscellaneous, and Public Works. Administrative costs are also charged to the General Fund. For 2026, the General Fund budget is \$3,174,450.

BUDGET MESSAGE

General Fund Revenues. The EIT is the largest source of revenue at \$1,200,000 (39%), followed by Real Estate Taxes at \$1,056,500 (34%). Other major revenue categories include the Real Estate Transfer Tax at \$160,000 (5%), and Rents and Royalties at \$151,500 (5%). The total General Fund millage for Chalfont Borough is 19.25 mills, which is a one and a half mill increase over 2025. A detailed history of Chalfont's Real Estate Tax can be found in this Budget document.

General Fund Expenditures. The primary expenditure category in the General Fund is Police Services at \$1,555,000, or (49%) of expenditures. Other significant expenditure categories in the 2026 General Fund include Executive at \$384,000 (12%), Public Works at \$343,100 (11%), and Insurance and Miscellaneous at \$292,800 (9%).

Capital Fund

The Capital Fund proposes \$30,000 in capital projects for 2026. The Capital Plan provides estimated capital needs and associated cost projections for the coming five years.

Debt Service Fund

The Debt Service Fund pays off the Borough's debt, including principal (the original amount of the loan) plus interest. This is an appropriated, major, special revenue governmental fund. Debt is incurred whenever the Borough needs additional funding to offset major capital projects such as road projects, and stormwater improvements. The most common form of debt is through the issuance of bonds. As of December 31, 2025, the Borough will have outstanding debt in the amount of \$2,395,000. Debt Service millage of 3.25 is dedicated to payment of debt. The Borough will spend approximately \$199,000 during 2026 towards the principal and interest of these debts. Detailed debt service schedules are available in this Budget document.

Water Reserve Fund

In 2001, the Borough's water system was sold to Philadelphia Suburban for approximately \$4.6 million. This money is now held in an investment fund, an appropriated, major, special revenue governmental fund. Funds are invested in U.S. Government secured mortgage companies, Federal Home Loan Mortgage Corporation (Freddie Mac), Federal National Mortgage Association (Fannie Mae) and Governmental National Mortgage Association (Ginnie Mae). The Borough has adopted Ordinance No. 343 establishing policies for the investment and preservation of the monies in this fund. In 2026, 90% of the interest earned will be transferred to the General Fund and 10% will be transferred into the Parks and Recreation bank account in the General Fund.

BUDGET MESSAGE

Highway Aid Fund

The Highway Aid Fund is an appropriated, special revenue governmental fund which is funded by the State Motor Vehicle Fuel Tax. Expenses in this fund are limited to road and highway related projects. The Borough's allotment is based on population and road mileage.

CONCLUSION

The preparation of this Budget is a collaborative process that began in the summer and involved the efforts of many people including the Finance Committee and Borough staff. The annual budget document is the single most important policy document adopted by Council each year and reflects the hard work of everyone involved.

I appreciate the dedicated commitment of the entire Borough team of employees for their daily efforts in providing outstanding services to the citizens of Chalfont Borough. I would also like to express my appreciation to Borough Council for the guidance they have provided during the Budget process.

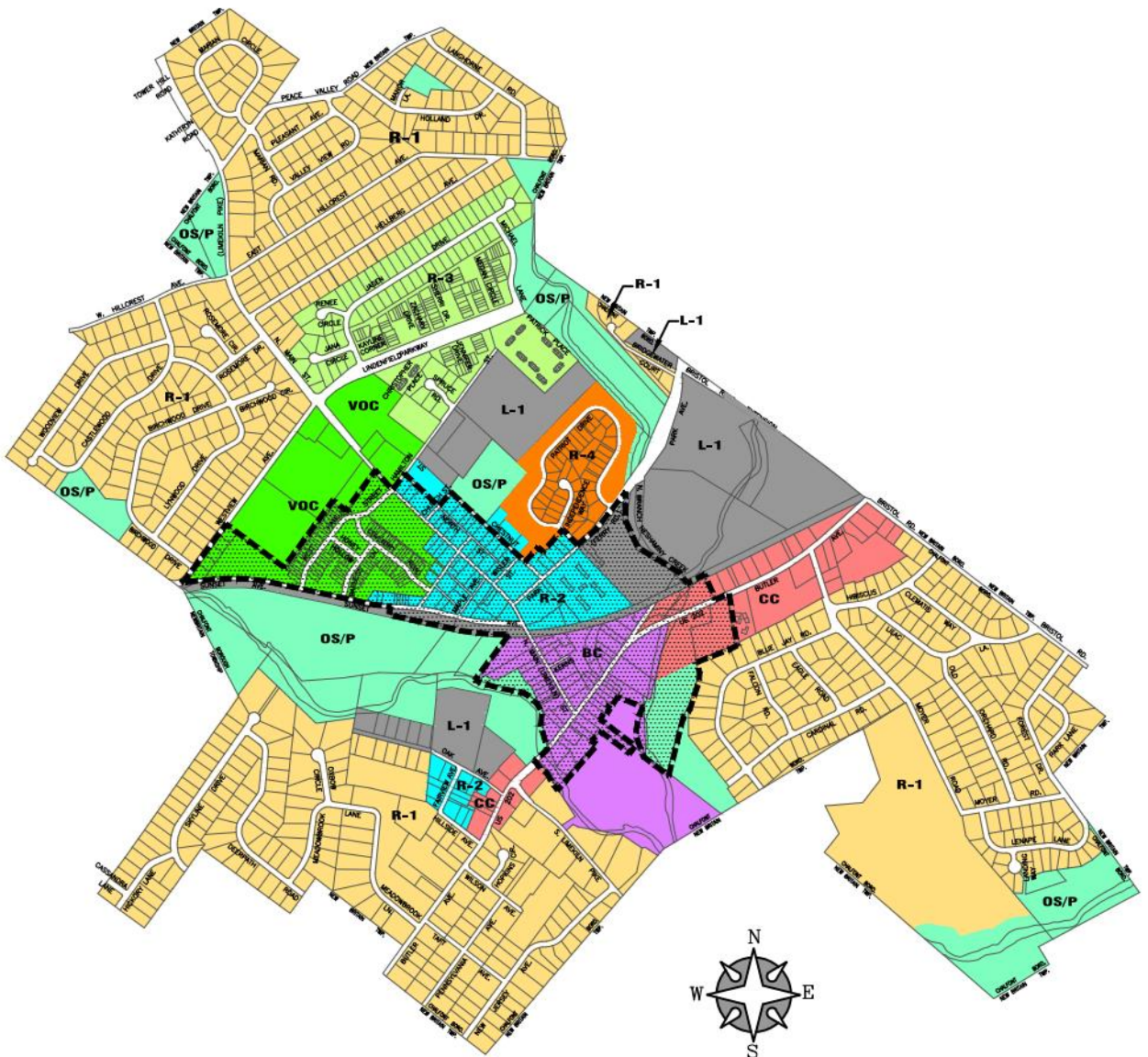
This Budget will be an asset in making important decisions that will affect Chalfont citizens and Borough operations during the upcoming year. I appreciate the opportunity to serve Borough Council and the citizens of Chalfont and look forward to the opportunities and challenges that lie ahead in 2026.

Sincerely,



Shawn Curran
Borough Manager

2026 BUDGET



CHALFONT BOROUGH FUND BALANCE - SUMMARY

FUND BALANCE - SUMMARY

FUND	Beginning	2026		Ending
	Fund Balance	Revenue	Expenditures	Fund Balance
General	\$753,639	\$3,069,900	\$3,174,450	\$649,089
Capital	\$51,267	\$30,100	\$30,000	\$51,367
Debt Service	\$63,389	\$177,000	\$199,000	\$41,389
Water Reserve	\$3,036,183	\$100,000	\$100,000	\$3,036,183
Highway Aid	\$115,681	\$122,397	\$12,000	\$226,078
	<u>\$4,020,159</u>	<u>\$3,499,397</u>	<u>\$3,515,450</u>	<u>\$4,004,106</u>

Chalfont Borough Unrestricted Reserve Scenario General Fund

01/01/2025	Unrestricted Reserves	\$921,639
12/31/2025	Forecasted(*) Surplus	<u>(\$168,000)</u>
12/31/2025	Forecasted(*) Unrestricted Reserves	\$753,639
01/01/2026	Unrestricted Fund Transfer to General Fund	<u>(\$104,550)</u>
12/31/2026	Budgeted Reserve Fund Balance	\$649,089
12/31/2025	Forecasted(*) Unrestricted Reserves	\$753,639
	GFOA Minimum \$	<u>(\$530,133)</u>
01/01/2026	Funding Available for Use	\$223,506
01/01/2026	Funding Available for Use	\$223,506
01/01/2026	Unrestricted Fund Transfer to General Fund	<u>(\$104,550)</u>
12/31/2026	Balance to carry forward above(below) GFOA Min.	\$118,956

Calculation of GFOA Minimum

2026 Budget Expense Total	\$3,174,450
GFOA Minimum %	<u>16.70%</u>
	\$530,133

Government Finance Officers Association (GFOA) Minimum
Recommended Reserve Balance is 2 months
of expenses or 16.70%

10/21/2025(*)Forecasted input date

GENERAL FUND - SUMMARY

Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	2026 Budget
OPERATING REVENUE					
Real Property Taxes	\$713,674	\$838,150	\$979,500	\$964,500	\$1,056,500
Local Tax Enabling Act 511 Taxes	\$1,354,547	\$1,404,143	\$1,357,000	\$1,370,000	\$1,415,000
Business Licenses and Permits	\$73,517	\$69,499	\$69,000	\$65,000	\$63,000
Fines and Forfeitures	\$7,640	\$6,131	\$8,000	\$12,000	\$8,000
Interest Earnings	\$18,112	\$31,222	\$18,000	\$21,500	\$18,000
Rents and Royalties	\$135,244	\$135,235	\$147,000	\$147,000	\$151,500
State Capital and Operating Grants	\$6,564	\$0	\$6,000	\$11,200	\$6,000
State Shared Revenue and Entitlements	\$76,963	\$78,398	\$79,600	\$89,500	\$78,400
Intergovernmental Services	\$0	\$75,500	\$100,000	\$102,500	\$100,000
Departmental Earnings	\$10,345	\$8,600	\$8,000	\$8,900	\$8,000
Charges for Services	\$22,041	\$18,065	\$17,000	\$23,100	\$17,000
Public Safety	\$61,809	\$77,585	\$52,000	\$61,800	\$43,500
Culture-Recreation	\$25,586	\$0	\$0	\$0	\$0
Miscellaneous/Other Financing	\$29,001	\$5,951	\$5,000	\$5,600	\$5,000
Total Operating Revenue:	\$2,535,042	\$2,748,478	\$2,846,100	\$2,882,600	\$2,969,900
NON-OPERATING REVENUE					
Interfund Transfers	\$68,800	\$72,100	\$73,500	\$72,100	\$100,000
Total Non-Operating Revenue:	\$68,800	\$72,100	\$73,500	\$72,100	\$100,000
Total Revenue:	\$2,603,842	\$2,820,578	\$2,919,600	\$2,954,700	\$3,069,900
OPERATING EXPENDITURES					
Legislative Body	\$6,797	\$7,676	\$7,000	\$3,600	\$7,000
Executive	\$326,622	\$348,098	\$372,700	\$372,000	\$384,000
Financial Administration	\$60,388	\$62,905	\$84,600	\$72,000	\$76,750
Tax Collection	\$16,886	\$17,738	\$18,900	\$19,150	\$19,800
Legal Services	\$36,308	\$25,919	\$41,000	\$41,700	\$41,000
Personnel Administration	\$39,521	\$44,925	\$48,800	\$47,250	\$46,900
Engineering	\$31,211	\$124,335	\$50,000	\$25,000	\$35,000
Building and Grounds	\$94,507	\$103,921	\$106,500	\$106,000	\$106,100
Police Services	\$1,322,414	\$1,422,426	\$1,467,500	\$1,456,500	\$1,555,000
Fire Protection Services	\$40,686	\$41,566	\$43,000	\$43,100	\$44,000
Code Enforcement	\$58,848	\$62,116	\$70,000	\$73,000	\$73,000
Planning Commission	\$10,500	\$0	\$0	\$0	\$0
Public Works	\$257,690	\$314,171	\$347,500	\$333,000	\$343,100
Water System	\$0	\$0	\$0	\$0	\$0
Culture and Recreation	\$46,660	\$34,392	\$42,000	\$42,000	\$43,500
Debt Service	\$0	\$0	\$0	\$0	\$0
Intergovernmental Expenditures	\$27,347	\$28,666	\$29,500	\$27,500	\$27,500
Insurance and Miscellaneous	\$265,997	\$292,539	\$300,950	\$302,950	\$292,800
Total Operating Expenditures:	\$2,642,381	\$2,931,394	\$3,029,950	\$2,964,750	\$3,095,450
NON-OPERATING EXPENDITURES					
Interfund Transfers	\$59,434	\$46,762	\$167,550	\$157,950	\$79,000
Total Non-Operating Expenditures:	\$59,434	\$46,762	\$167,550	\$157,950	\$79,000
Total Expenditures:	\$2,701,815	\$2,978,155	\$3,197,500	\$3,122,700	\$3,174,450
Income/(Loss) from Operations:	(\$97,973)	(\$157,577)	(\$277,900)	(\$168,000)	(\$104,550)
Fund Balance - Beginning:	\$1,177,189	\$1,079,216	\$855,407	\$921,639	\$753,639
Fund Balance - Ending:	\$1,079,216	\$921,639	\$577,507	\$753,639	\$649,089

GENERAL FUND DETAIL - REVENUES

Account Number	Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	% Of 2025 Budget	2026 Budget
REVENUES							
REAL PROPERTY TAXES							
01.301.100	Real Estate Taxes - Current Year	\$701,418	\$825,821	\$972,000	\$960,000	98.77%	\$1,051,500
01.301.400	Real Estate Taxes - Delinquent	\$12,256	\$12,329	\$7,500	\$4,500	60.00%	\$5,000
		\$713,674	\$838,150	\$979,500	\$964,500	98.47%	\$1,056,500
LOCAL TAX ENABLING ACT 511 TAXES							
01.310.100	Real Estate Transfer Taxes	\$190,542	\$196,742	\$148,000	\$143,000	96.62%	\$160,000
01.310.210	Earned Income Taxes	\$1,106,910	\$1,150,583	\$1,150,000	\$1,172,000	101.91%	\$1,200,000
01.310.800	Local Service Taxes	\$57,095	\$56,818	\$59,000	\$55,000	93.22%	\$55,000
		\$1,354,547	\$1,404,143	\$1,357,000	\$1,370,000	100.96%	\$1,415,000
BUSINESS LICENSES & PERMITS							
01.321.800	Cable Television Franchise Fee	\$73,517	\$69,499	\$69,000	\$65,000	94.20%	\$63,000
		\$73,517	\$69,499	\$69,000	\$65,000	94.20%	\$63,000
FINES AND FORFEITURES							
01.331.120	Police Fines and Fees	\$7,640	\$6,131	\$8,000	\$12,000	150.00%	\$8,000
		\$7,640	\$6,131	\$8,000	\$12,000	150.00%	\$8,000
INTEREST EARNINGS							
01.341.000	Interest	\$10,988	\$25,515	\$18,000	\$21,500	119.44%	\$18,000
01.341.001	Lease Receivable Interest	\$7,124	\$5,707	\$0	\$0	0.00%	\$0
		\$18,112	\$31,222	\$18,000	\$21,500	119.44%	\$18,000
RENTS AND ROYALTIES							
01.342.200	101 N Main/16 Sunset	\$22,978	\$17,498	\$30,000	\$30,000	100.00%	\$42,000
01.342.300	Telecommunications Rent	\$112,266	\$117,737	\$117,000	\$117,000	100.00%	\$109,500
		\$135,244	\$135,235	\$147,000	\$147,000	100.00%	\$151,500
STATE CAPITAL AND OPERATING GRANTS							
01.354.040	Recycling/Act 101	\$6,564	\$0	\$6,000	\$11,200	186.67%	\$6,000
		\$6,564	\$0	\$6,000	\$11,200	186.67%	\$6,000
STATE SHARED REVENUE AND ENTITLEMENTS							
01.355.010	Public Utility Realty Taxes	\$1,916	\$2,147	\$2,000	\$2,250	112.50%	\$2,000
01.355.040	State Liquor License	\$600	\$600	\$600	\$400	66.67%	\$400
01.355.050	Act 205 State Pension Funds	\$40,761	\$41,584	\$44,000	\$50,250	114.20%	\$42,000
01.355.070	Foreign Fire Insurance	\$33,686	\$34,066	\$33,000	\$36,600	110.91%	\$34,000
		\$76,963	\$78,398	\$79,600	\$89,500	112.44%	\$78,400
INTERGOVERNMENTAL SERVICES							
01.358.300	Public Works Services	\$0	\$75,500	\$100,000	\$102,500	102.50%	\$100,000
		\$0	\$75,500	\$100,000	\$102,500	102.50%	\$100,000
DEPARTMENTAL EARNINGS							
01.360.010	Tax Certifications	\$10,345	\$8,600	\$8,000	\$8,900	111.25%	\$8,000
		\$10,345	\$8,600	\$8,000	\$8,900	111.25%	\$8,000
CHARGES FOR SERVICES							
01.361.300	Zoning/Subdivision/LD Fees	\$6,950	\$2,675	\$1,500	\$7,400	493.33%	\$1,500
01.361.310	Developer Admin Fees	\$0	\$0	\$0	\$0	0.00%	\$0
01.361.620	County Tax Collection Fee	\$15,091	\$15,390	\$15,500	\$15,700	101.29%	\$15,500
		\$22,041	\$18,065	\$17,000	\$23,100	135.88%	\$17,000
PUBLIC SAFETY							
01.362.410	Building Permit	\$53,069	\$66,929	\$40,000	\$50,000	125.00%	\$35,000
01.362.450	Use and Occupancy Permit	\$6,450	\$8,406	\$6,000	\$6,000	100.00%	\$7,000
01.362.460	Contractor's Fees	\$1,550	\$2,250	\$1,000	\$1,800	180.00%	\$1,000
01.362.470	Fire Inspections	\$740	\$0	\$5,000	\$4,000	80.00%	\$500
		\$61,809	\$77,585	\$52,000	\$61,800	118.85%	\$43,500
CULTURE-RECREATION							
01.367.800	5K Race Proceeds	\$25,586	\$0	\$0	\$0	0.00%	\$0
		\$25,586	\$0	\$0	\$0	0.00%	\$0
MISCELLANEOUS/OTHER FINANCING							
01.380.000	Miscellaneous	\$29,001	\$5,951	\$5,000	\$5,600	112.00%	\$5,000
		\$29,001	\$5,951	\$5,000	\$5,600	112.00%	\$5,000
TOTAL OPERATING REVENUES							
		\$2,535,042	\$2,748,478	\$2,846,100	\$2,882,600	101.28%	\$2,969,900
INTERFUND TRANSFERS							
01.392.061	Transfer from Water Reserve	\$59,000	\$61,800	\$63,000	\$61,800	98.10%	\$90,000
01.392.062	Transfer from Water Reserve 10%	\$9,800	\$10,300	\$10,500	\$10,300	98.10%	\$10,000
TOTAL NON-OPERATING REVENUES							
		\$68,800	\$72,100	\$73,500	\$72,100	98.10%	\$100,000
TOTAL REVENUES							
		\$2,603,842	\$2,820,578	\$2,919,600	\$2,954,700	101.20%	\$3,069,900

GENERAL FUND DETAIL - EXPENDITURES

Account Number	Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	% Of 2025 Budget	2026 Budget
01.400.420	Dues and Training	\$6,797	\$7,676	\$7,000	\$3,600	51.43%	\$7,000
		\$6,797	\$7,676	\$7,000	\$3,600	51.43%	\$7,000
EXECUTIVE							
01.401.130	Salaries and Wages	\$326,622	\$348,098	\$370,700	\$372,000	100.35%	\$382,000
01.401.131	Overtime	\$0	\$0	\$2,000	\$0	0.00%	\$2,000
		\$326,622	\$348,098	\$372,700	\$372,000	99.81%	\$384,000
FINANCIAL ADMINISTRATION							
01.402.210	Office Supplies	\$14,114	\$10,152	\$14,000	\$11,000	78.57%	\$14,000
01.402.310	Computer Services	\$16,889	\$21,773	\$26,500	\$23,000	86.79%	\$22,000
01.402.311	Audit	\$18,300	\$18,900	\$19,000	\$19,000	100.00%	\$19,750
01.402.321	Telephone	\$8,010	\$8,643	\$15,100	\$14,900	98.68%	\$15,000
01.402.325	Postage	\$564	\$654	\$1,000	\$1,100	110.00%	\$1,000
01.402.800	Ordinance Codification	\$2,511	\$2,783	\$9,000	\$3,000	33.33%	\$5,000
		\$60,388	\$62,905	\$84,600	\$72,000	85.11%	\$76,750
TAX COLLECTION							
01.403.210	Office Supplies	\$1,742	\$1,688	\$1,800	\$1,750	97.22%	\$1,800
01.403.310	EIT Commission	\$14,208	\$14,822	\$16,000	\$16,300	101.88%	\$17,000
01.403.800	LST Commission	\$935	\$1,227	\$1,100	\$1,100	100.00%	\$1,000
		\$16,886	\$17,738	\$18,900	\$19,150	101.32%	\$19,800
LEGAL SERVICES							
01.404.310	General Legal Services	\$32,355	\$23,597	\$35,000	\$35,000	100.00%	\$35,000
01.404.341	Advertising and Printing	\$3,952	\$2,322	\$6,000	\$6,700	111.67%	\$6,000
		\$36,308	\$25,919	\$41,000	\$41,700	101.71%	\$41,000
PERSONNEL ADMINISTRATION							
01.406.161	FICA	\$32,030	\$36,410	\$39,500	\$38,250	96.84%	\$38,000
01.406.163	Medicare	\$7,491	\$8,515	\$9,300	\$9,000	96.77%	\$8,900
		\$39,521	\$44,925	\$48,800	\$47,250	96.82%	\$46,900
ENGINEERING							
01.408.313	General Engineering	\$31,211	\$124,335	\$50,000	\$25,000	50.00%	\$35,000
		\$31,211	\$124,335	\$50,000	\$25,000	50.00%	\$35,000
BUILDINGS AND GROUNDS							
01.409.231	Vehicle Fuel	\$6,694	\$6,601	\$8,500	\$7,000	82.35%	\$8,000
01.409.361	Electricity	\$18,622	\$17,968	\$19,000	\$19,500	102.63%	\$20,000
01.409.362	Natural Gas	\$4,111	\$3,439	\$5,000	\$4,400	88.00%	\$5,000
01.409.363	Hydrants/Water - Aqua	\$58,805	\$58,814	\$66,000	\$62,000	93.94%	\$62,000
01.409.373	101 N. Main/16 Sunset Expenses	\$6,275	\$17,098	\$8,000	\$13,100	163.75%	\$11,100
		\$94,507	\$103,921	\$106,500	\$106,000	99.53%	\$106,100
POLICE SERVICES							
01.401.310	CBRPD	\$1,322,414	\$1,422,426	\$1,467,500	\$1,456,500	99.25%	\$1,555,000
		\$1,322,414	\$1,422,426	\$1,467,500	\$1,456,500	99.25%	\$1,555,000
FIRE PROTECTION SERVICES							
01.411.540	Foreign Fire	\$33,686	\$34,066	\$33,000	\$36,600	110.91%	\$34,000
01.411.545	Fire Company Grant	\$7,000	\$7,500	\$10,000	\$6,500	65.00%	\$10,000
		\$40,686	\$41,566	\$43,000	\$43,100	100.23%	\$44,000
CODE ENFORCEMENT							
01.413.312	Contracted Services	\$56,993	\$62,116	\$70,000	\$71,000	101.43%	\$72,000
01.413.313	Fire Inspections	\$1,855	\$0	\$0	\$2,000	0.00%	\$1,000
		\$58,848	\$62,116	\$70,000	\$73,000	104.29%	\$73,000
PLANNING COMMISSION							
01.414.310	Comprehensive Plan	\$10,500	\$0	\$0	\$0	0.00%	\$0
		\$10,500	\$0	\$0	\$0	0.00%	\$0
PUBLIC WORKS							
01.430.130	Salaries and Wages	\$181,829	\$234,290	\$253,000	\$231,900	91.66%	\$214,600
01.430.183	Overtime	\$1,243	\$1,488	\$3,000	\$3,000	100.00%	\$3,000
01.430.238	Uniforms	\$945	\$3,621	\$4,000	\$1,500	37.50%	\$3,000
01.430.318	Training	\$775	\$251	\$3,000	\$1,600	53.33%	\$3,000
01.430.370	General Repairs and Maintenance	\$29,856	\$16,866	\$15,000	\$23,000	153.33%	\$15,000
		\$214,648	\$256,516	\$278,000	\$261,000	93.88%	\$238,600

GENERAL FUND DETAIL – EXPENDITURES (con't)

Account Number	Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	% Of 2025 Budget	2026 Budget
SNOW AND ICE REMOVAL							
01.432.245	Snow Removal	\$1,330	\$33,351	\$37,000	\$39,000	105.41%	\$37,000
		\$1,330	\$33,351	\$37,000	\$39,000	105.41%	\$37,000
TRAFFIC CONTROL DEVICES							
01.433.245	Highway Signs	\$480	\$1,891	\$4,500	\$2,500	55.56%	\$6,500
		\$480	\$1,891	\$4,500	\$2,500	55.56%	\$6,500
STREET LIGHTING							
01.434.370	Street Lighting Maintenance	\$11,332	\$4,192	\$6,000	\$3,000	50.00%	\$6,000
		\$11,332	\$4,192	\$6,000	\$3,000	50.00%	\$6,000
FLEET MAINTENANCE SERVICES							
01.437.374	Machinery Maintenance	\$13,621	\$12,940	\$7,000	\$13,500	192.86%	\$10,000
		\$13,621	\$12,940	\$7,000	\$13,500	192.86%	\$10,000
ROAD AND BRIDGE MAINTENANCE							
01.438.370	Highway Maintenance	\$16,278	\$5,280	\$15,000	\$14,000	93.33%	\$45,000
		\$16,278	\$5,280	\$15,000	\$14,000	93.33%	\$45,000
CULTURE AND RECREATION							
01.452.247	5K Race	\$8,639	\$0	\$0	\$0	0.00%	\$0
01.454.247	Park Maintenance	\$31,651	\$27,983	\$30,000	\$30,000	100.00%	\$30,000
01.454.260	Park Equipment	\$0	\$0	\$4,000	\$4,000	100.00%	\$4,000
01.457.100	Civil Celebrations	\$1,371	\$1,409	\$3,000	\$3,000	100.00%	\$4,500
01.465.100	Community and Economic Dev. - DART	\$5,000	\$5,000	\$5,000	\$5,000	100.00%	\$5,000
		\$46,660	\$34,392	\$42,000	\$42,000	100.00%	\$43,500
INTERGOVERNMENTAL EXPENDITURES							
01.481.400	LST Share - Fire and EMS	\$27,347	\$28,666	\$29,500	\$27,500	93.22%	\$27,500
		\$27,347	\$28,666	\$29,500	\$27,500	93.22%	\$27,500
INSURANCE AND MISCELLANEOUS							
01.480.000	Miscellaneous	\$10,237	\$9,364	\$9,000	\$25,000	277.78%	\$12,000
01.486.352	Liability and Public Officials	\$26,566	\$33,980	\$37,300	\$35,300	94.64%	\$33,300
01.486.364	Worker's Compensation	\$5,745	\$3,081	\$9,200	\$2,650	28.80%	\$16,500
01.486.655	Short Term Disability	\$3,746	\$4,203	\$4,250	\$4,400	103.53%	\$4,150
01.486.656	Life Insurance	\$3,692	\$4,175	\$4,400	\$4,200	95.45%	\$3,650
01.486.657	Long Term Disability	\$3,202	\$3,595	\$3,800	\$3,900	102.63%	\$3,700
01.487.156	Medical Insurance	\$212,810	\$234,142	\$233,000	\$227,500	97.64%	\$219,500
		\$265,997	\$292,539	\$300,950	\$302,950	100.66%	\$292,800
TOTAL OPERATING EXPENDITURES		\$2,642,381	\$2,931,394	\$3,029,950	\$2,964,750	\$19	\$3,095,450
INTERFUND TRANSFERS							
01.492.020	Transfer to Non-Uniform Pension	\$39,434	\$46,762	\$51,100	\$41,500	81.21%	\$49,000
01.492.023	Transfer to Debt Service Fund	\$0	\$0	\$0	\$0	0.00%	\$0
01.492.070	Transfer to Other Fund	\$0	\$0	\$0	\$0	0.00%	\$0
01.492.310	Transfer to Capital Fund	\$20,000	\$0	\$116,450	\$116,450	100.00%	\$30,000
		\$59,434	\$46,762	\$167,550	\$157,950	94.27%	\$79,000
TOTAL NON-OPERATING EXPENDITURES		\$59,434	\$46,762	\$167,550	\$157,950	94.27%	\$79,000
TOTAL EXPENDITURES		\$2,701,815	\$2,978,155	\$3,197,500	\$3,122,700	97.66%	\$3,174,450
INCOME/(LOSS) FROM OPERATIONS		(\$97,973)	(\$157,577)	(\$277,900)	(\$168,000)	60.45%	(\$104,550)
FUND BALANCE - BEGINNING OF YEAR		\$1,177,189	\$1,079,216	\$855,407	\$921,639		\$753,639
FUND BALANCE - END OF YEAR		\$1,079,216	\$921,639	\$577,507	\$753,639		\$649,089

CHALFONT BOROUGH CAPITAL FUND SUMMARY

Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	2026 Budget
OPERATING REVENUE					
Interest Earnings	\$8,436	\$1,920	\$100	\$6,000	\$100
State Capital and Operating Grants	\$426,124	\$249,971	\$1,084,937	\$930,143	\$0
General Government	\$0	\$0	\$0	\$0	\$0
Total Operating Revenue:	\$434,559	\$251,891	\$1,085,037	\$936,143	\$100
NON-OPERATING REVENUE					
Interfund Transfers	\$20,000	\$0	\$116,450	\$116,450	\$30,000
Loan Proceeds	\$0	\$0	\$350,000	\$350,000	\$0
Total Non-Operating Revenue:	\$20,000	\$0	\$466,450	\$466,450	\$30,000
Total Revenue:	\$454,559	\$251,891	\$1,551,487	\$1,402,593	\$30,100
OPERATING EXPENDITURES					
Executive	\$0	\$0	\$0	\$0	\$0
Buildings and Grounds	\$0	\$43,288	\$0	\$0	\$30,000
Police Services	\$10,135	\$5,215	\$0	\$0	\$0
Public Works	\$0	\$9,900	\$0	\$0	\$0
Storm Sewers and Drains	\$21,984	\$17,477	\$30,000	\$30,000	\$0
Highway Construction and Rebuilding	\$850,551	\$824	\$1,209,486	\$1,086,653	\$0
MS4 Construction and Rebuilding	\$0	\$650	\$45,000	\$45,000	\$0
Parks Construction and Rebuilding	\$195,195	\$261,953	\$248,700	\$231,890	\$0
Debt	\$0	\$0	\$0	\$3,050	\$0
Total Capital Expenditures:	\$1,077,865	\$339,308	\$1,533,186	\$1,393,543	\$30,000
NON-OPERATING EXPENDITURES					
Interfund Transfers	\$0	\$0	\$0	\$0	\$0
Total Non-Capital Expenditures:	\$0	\$0	\$0	\$0	\$0
Total Expenditures:	\$1,077,865	\$339,308	\$1,533,186	\$1,393,543	\$30,000
Income/(Loss) from Operations:	(\$623,306)	(\$87,416)	\$18,301	\$9,050	\$100
Fund Balance - Beginning:	\$752,939	\$129,633	\$41,837	\$42,217	\$51,267
Fund Balance - Ending:	\$129,633	\$42,217	\$60,138	\$51,267	\$51,367

CHALFONT BOROUGH CAPITAL FUND DETAIL - REVENUES

Account Number	Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	% Of 2025 Budget	2026 Budget
INTEREST EARNINGS							
19.341.000	Interest	\$8,436	\$1,920	\$100	\$6,000	6000.00%	\$100
		\$8,436	\$1,920	\$100	\$6,000	6000.00%	\$100
STATE CAPITAL AND OPERATING GRANTS							
19.354.070	DCNR Grant	\$0	\$249,971	\$207,250	\$190,440	91.89%	\$0
19.354.201	ARPA Grant	\$126,124	\$0	\$877,687	\$739,703	84.28%	\$0
19.354.205	H2O Grant	\$300,000	\$0	\$0	\$0	0.00%	\$0
		\$426,124	\$249,971	\$1,084,937	\$930,143	85.73%	\$0
	TOTAL OPERATING REVENUES	\$434,559	\$251,891	\$1,085,037	\$936,143	86.28%	\$100
INTERFUND TRANSFERS							
19.392.010	Transfer from General Fund	\$20,000	\$0	\$116,450	\$116,450	100.00%	\$30,000
		\$20,000	\$0	\$116,450	\$116,450	100.00%	\$30,000
LOAN PROCEEDS							
19.393.100	Loan Proceeds - Road/Storm Water	\$0	\$0	\$350,000	\$350,000	100.00%	\$0
		\$0	\$0	\$350,000	\$350,000	100.00%	\$0
	TOTAL NON-OPERATING REVENUES	\$20,000	\$0	\$466,450	\$466,450	100.00%	\$30,000
	TOTAL REVENUES	\$454,559	\$251,891	\$1,551,487	\$1,402,593	90.40%	\$30,100

CHALFONT BOROUGH CAPITAL FUND DETAIL - EXPENDITURES

Account Number	Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	% Of 2025 Budget	2026 Budget
EXECUTIVE							
19.401.700	Capital Purchases	\$0	\$0	\$0	\$0	0.00%	\$0
		\$0	\$0	\$0	\$0	0.00%	\$0
BUILDINGS AND GROUNDS							
19.409.370	Capital Repairs & Maintenance	\$0	\$43,288	\$0	\$0	0.00%	\$30,000
19.409.700	Capital Purchases	\$0	\$0	\$0	\$0	0.00%	\$0
		\$0	\$43,288	\$0	\$0	0.00%	\$30,000
POLICE SERVICES							
19.410.600	Capital Construction	\$10,135	\$5,215	\$0	\$0	0.00%	\$0
19.410.700	Capital Purchases	\$0	\$0	\$0	\$0	0.00%	\$0
		\$10,135	\$5,215	\$0	\$0	0.00%	\$0
PUBLIC WORKS							
19.430.700	Capital Purchases	\$0	\$9,900	\$0	\$0	0.00%	\$0
		\$0	\$9,900	\$0	\$0	0.00%	\$0
STORM SEWERS AND DRAINS							
19.436.370	Capital Repairs & Maintenance	\$21,984	\$17,477	\$30,000	\$30,000	100.00%	\$0
19.436.700	Capital Construction	\$0	\$0	\$0	\$0	0.00%	\$0
		\$21,984	\$17,477	\$30,000	\$30,000	100.00%	\$0
ROAD AND BRIDGE MAINTENANCE							
19.438.313	Professional Services - Engineering	\$0	\$0	\$0	\$0	0.00%	\$0
19.438.370	Highway Maintenance	\$0	\$0	\$0	\$0	0.00%	\$0
		\$0	\$0	\$0	\$0	0.00%	\$0
HIGHWAY CONSTRUCTION AND REBUILDING							
19.439.313	Professional Services - Engineering	\$58,828	\$824	\$206,813	\$184,829	89.37%	\$0
19.439.610	Road Construction	\$791,723	\$0	\$1,002,673	\$901,824	89.94%	\$0
		\$850,551	\$824	\$1,209,486	\$1,086,653	89.84%	\$0
MS4 CONSTRUCTION AND REBUILDING							
19.454.313	Professional Services - Engineering	\$0	\$650	\$0	\$0	0.00%	\$0
19.459.301	Capital Construction	\$0	\$0	\$45,000	\$45,000	100.00%	\$0
		\$0	\$650	\$45,000	\$45,000	100.00%	\$0
PARKS CONSTRUCTION AND REBUILDING							
19.454.313	Professional Services - Engineering	\$64,812	\$27,437	\$41,450	\$41,450	100.00%	\$0
19.459.301	Capital Construction	\$130,384	\$234,516	\$207,250	\$190,440	91.89%	\$0
		\$195,195	\$261,953	\$248,700	\$231,890	93.24%	\$0
Debt							
19.475.000	Loan Fees	\$0	\$0	\$0	\$3,050	0.00%	\$0
		\$0	\$0	\$0	\$3,050	0.00%	\$0
TOTAL CAPITAL EXPENDITURES		\$1,077,865	\$339,308	\$1,533,186	\$1,396,593	91.09%	\$30,000
INTERFUND TRANSFERS							
		\$0	\$0	\$0	\$0	0.00%	\$0
		\$0	\$0	\$0	\$0	0.00%	\$0
TOTAL NON-CAPITAL EXPENDITURES		\$0	\$0	\$0	\$0	0.00%	\$0
TOTAL EXPENDITURES		\$1,077,865	\$339,308	\$1,533,186	\$1,396,593	91.09%	\$30,000
INCOME/(LOSS) FROM OPERATIONS		(\$623,306)	(\$87,416)	\$18,301	\$6,000	32.79%	\$100
FUND BALANCE - BEGINNING OF YEAR		\$752,939	\$129,633	\$41,837	\$42,217	100.91%	\$48,217
FUND BALANCE - END OF YEAR		\$129,633	\$42,217	\$60,138	\$48,217	80.18%	\$48,317

CHALFONT BOROUGH DEBT SERVICE - SUMMARY

Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	2026 Budget
OPERATING REVENUE					
Real Property Taxes	\$174,469	\$179,054	\$176,000	\$176,000	\$176,000
Interest Earnings	\$1,593	\$3,686	\$1,000	\$3,800	\$1,000
Total Operating Revenue:	\$176,062	\$182,740	\$177,000	\$179,800	\$177,000
NON-OPERATING REVENUE					
Interfund Transfers	\$0	\$0	\$0	\$0	\$0
Total Non-Operating Revenue:	\$0	\$0	\$0	\$0	\$0
Total Revenue:	\$176,062	\$182,740	\$177,000	\$179,800	\$177,000
OPERATING EXPENDITURES					
Debt Service	\$174,743	\$173,769	\$186,749	\$176,000	\$199,000
Total Operating Expenditures:	\$174,743	\$173,769	\$186,749	\$176,000	\$199,000
NON-OPERATING EXPENDITURES					
Interfund Transfers	\$0	\$0	\$0	\$0	\$0
Total Non-Operating Expenditures:	\$0	\$0	\$0	\$0	\$0
Total Expenditures:	\$174,743	\$173,769	\$186,749	\$176,000	\$199,000
Income/(Loss) from Operations:	\$1,319	\$8,971	(\$9,749)	\$3,800	(\$22,000)
Fund Balance - Beginning:	\$49,300	\$50,618	\$55,077	\$59,589	\$63,389
Fund Balance - Ending:	\$50,618	\$59,589	\$45,328	\$63,389	\$41,389

CHALFONT BOROUGH

DEBT SERVICE - DETAIL

Account Number	Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	% Of 2025 Budget	2026 Budget
REVENUES							
REAL PROPERTY TAXES							
23.301.100	Real Estate Taxes - Current Year	\$172,046	\$176,052	\$175,000	\$175,000	100.00%	\$175,000
23.301.400	Real Estate Taxes - Delinquent	\$2,423	\$3,002	\$1,000	\$1,000	100.00%	\$1,000
		<u>\$174,469</u>	<u>\$179,054</u>	<u>\$176,000</u>	<u>\$176,000</u>	<u>100.00%</u>	<u>\$176,000</u>
INTEREST EARNINGS							
19.341.000	Interest	\$1,593	\$3,686	\$1,000	\$3,800	380.00%	\$1,000
		<u>\$1,593</u>	<u>\$3,686</u>	<u>\$1,000</u>	<u>\$3,800</u>	<u>380.00%</u>	<u>\$1,000</u>
TOTAL OPERATIONAL REVENUES		<u>\$176,062</u>	<u>\$182,740</u>	<u>\$177,000</u>	<u>\$179,800</u>	<u>101.58%</u>	<u>\$177,000</u>
INTERFUND TRANSFERS							
23.392.010	Transfer from General Fund	\$0	\$0	\$0	\$0	0.00%	\$0
		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>0.00%</u>	<u>\$0</u>
TOTAL NON-OPERATIONAL REVENUES		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>0.00%</u>	<u>\$0</u>
TOTAL REVENUES		<u>\$176,062</u>	<u>\$182,740</u>	<u>\$177,000</u>	<u>\$179,800</u>	<u>101.58%</u>	<u>\$177,000</u>
EXPENDITURES							
DEBT PRINCIPLE							
23.471.100	General Obligation Bond	\$123,000	\$125,000	\$127,000	\$127,000	100.00%	\$141,000
23.471.400	General Obligation Notes	\$0	\$0	\$0	\$0	0.00%	\$0
		<u>\$123,000</u>	<u>\$125,000</u>	<u>\$127,000</u>	<u>\$127,000</u>	<u>100.00%</u>	<u>\$141,000</u>
DEBT INTEREST							
23.472.100	General Obligation Bond	\$51,743	\$48,769	\$59,749	\$49,000	82.01%	\$58,000
23.472.400	General Obligation Notes	\$0	\$0	\$0	\$0	0.00%	\$0
		<u>\$51,743</u>	<u>\$48,769</u>	<u>\$59,749</u>	<u>\$49,000</u>	<u>82.01%</u>	<u>\$58,000</u>
TOTAL OPERATIONAL EXPENDITURES		<u>\$174,743</u>	<u>\$173,769</u>	<u>\$186,749</u>	<u>\$176,000</u>	<u>94.24%</u>	<u>\$199,000</u>
INTERFUND TRANSFERS							
23.492.001	Transfer to General Fund	\$0	\$0	\$0	\$0	0.00%	\$0
23.492.019	Transfer to Capital Fund	\$0	\$0	\$0	\$0	0.00%	\$0
		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>0.00%</u>	<u>\$0</u>
TOTAL NON-OPERATIONAL EXPENDITURES		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>0.00%</u>	<u>\$0</u>
TOTAL EXPENDITURES		<u>\$174,743</u>	<u>\$173,769</u>	<u>\$186,749</u>	<u>\$176,000</u>	<u>94.24%</u>	<u>\$199,000</u>
INCOME/(LOSS) FROM OPERATIONS		\$1,319	\$8,971	(\$9,749)	\$3,800		(\$22,000)
FUND BALANCE - BEGINNING OF YEAR		\$49,300	\$50,618	\$55,077	\$59,589		\$63,389
FUND BALANCE - END OF YEAR		\$50,618	\$59,589	\$45,328	\$63,389		\$41,389

CHALFONT BOROUGH WATER RESERVE - SUMMARY

Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	2026 Budget
OPERATING REVENUE					
Interest Earnings	\$52,433	(\$105,207)	\$105,000	\$103,000	\$100,000
Total Operating Revenue:	\$52,433	(\$105,207)	\$105,000	\$103,000	\$100,000
Total Revenue:	\$52,433	(\$105,207)	\$105,000	\$103,000	\$100,000
NON-OPERATING EXPENDITURES					
Interfund Transfers	\$68,800	\$72,100	\$73,500	\$72,100	\$100,000
Total Non-Operating Expenditures:	\$68,800	\$72,100	\$73,500	\$72,100	\$100,000
Income/(Loss) from Operations:	(\$16,367)	(\$177,307)	\$31,500	\$30,900	\$0
Fund Balance - Beginning:	\$3,198,957	\$3,182,590	\$3,213,490	\$3,005,283	\$3,036,183
Balance Sheet transfer timing	\$0	\$0	\$0	\$0	\$0
Fund Balance - Ending:	\$3,182,590	\$3,005,283	\$3,244,990	\$3,036,183	\$3,036,183
Stifel Total Portfolio Value Bank Statement page 18, Bonds Held To Maturity	\$4,302,334	\$4,346,459			

CHALFONT BOROUGH WATER RESERVE - DETAIL

Account Number	Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	% Of 2025 Budget	2026 Budget
REVENUES							
<i>INTEREST EARNINGS</i>							
30.341.000	Interest	\$99,165	(\$209,120)	\$105,000	\$103,000	98.10%	\$100,000
30.341.001	Unrealized Change in Value	(\$46,732)	\$103,914	\$0	\$0	0.00%	\$0
		\$52,433	(\$105,207)	\$105,000	\$103,000	98.10%	\$100,000
TOTAL OPERATING REVENUES		\$52,433	(\$105,207)	\$105,000	\$103,000	98.10%	\$100,000
EXPENDITURES							
<i>INTERFUND TRANSFERS</i>							
30.492.010	Transfer to General Fund - Operating Acct	\$59,000	\$61,800	\$63,000	\$61,800	98.10%	\$90,000
30.492.309	Transfer to General Fund - Rec Account	\$9,800	\$10,300	\$10,500	\$10,300	98.10%	\$10,000
		\$68,800	\$72,100	\$73,500	\$72,100	98.10%	\$100,000
TOTAL NON-OPERATING EXPENDITURES		\$68,800	\$72,100	\$73,500	\$72,100	98.10%	\$100,000
INCOME/(LOSS) FROM OPERATIONS		(\$16,367)	(\$177,307)	\$31,500	\$30,900	98.10%	\$0
FUND BALANCE - BEGINNING OF YEAR		\$3,198,957	\$3,182,590	\$3,213,490	\$3,005,283		\$3,036,183
FUND BALANCE - END OF YEAR		\$3,182,590	\$3,005,283	\$3,244,990	\$3,036,183		\$3,036,183
Stifel Total Portfolio Value Bank Statement page 19, Bonds Held To Maturity		\$4,302,334	\$4,346,459				

CHALFONT BOROUGH HIGHWAY AID - SUMMARY

Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	2026 Budget
OPERATING REVENUE					
Interest Earnings	\$3,003	\$6,413	\$1,500	\$8,000	\$1,500
Intergovernmental Revenues	\$126,189	\$125,346	\$122,876	\$125,522	\$120,897
Total Operating Revenue:	\$129,192	\$131,759	\$124,376	\$133,522	\$122,397
Total Revenue:	\$129,192	\$131,759	\$124,376	\$133,522	\$122,397
OPERATING EXPENDITURES					
Traffic Control Devices	\$3,529	\$6,367	\$8,000	\$8,000	\$12,000
Highway Construction and Rebuilding	\$270,000	\$0	\$239,813	\$250,000	\$0
Debt Service	\$0	\$0	\$0	\$0	\$0
Total Operating Expenditures:	\$273,529	\$6,367	\$247,813	\$258,000	\$12,000
Total Expenditures:	\$273,529	\$6,367	\$247,813	\$258,000	\$12,000
Income/(Loss) from Operations:	(\$144,337)	\$125,392	(\$123,437)	(\$124,478)	\$110,397
Fund Balance - Beginning:	\$259,104	\$114,767	\$233,113	\$240,159	\$115,681
Fund Balance - Ending:	\$114,767	\$240,159	\$109,676	\$115,681	\$226,078

CHALFONT BOROUGH HIGHWAY AID - DETAIL

Account Number	Description	2023 Actual	2024 Actual	2025 Budget	12/31/2025 Forecasted 10/21/2025	% Of 2025 Budget	2026 Budget
REVENUES							
<i>INTEREST EARNINGS</i>							
35.341.000	Interest	\$3,003	\$6,413	\$1,500	\$8,000	533.33%	\$1,500
		<u>\$3,003</u>	<u>\$6,413</u>	<u>\$1,500</u>	<u>\$8,000</u>	<u>533.33%</u>	<u>\$1,500</u>
<i>INTERGOVERNMENTAL REVENUES</i>							
35.355.050	Motor Vehicle Fuel Taxes	\$126,189	\$125,346	\$122,876	\$125,522	102.15%	\$120,897
		<u>\$126,189</u>	<u>\$125,346</u>	<u>\$122,876</u>	<u>\$125,522</u>	<u>102.15%</u>	<u>\$120,897</u>
		\$0	\$0	\$0	\$0	0.00%	\$0
		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>0.00%</u>	<u>\$0</u>
TOTAL OPERATING REVENUES		<u>\$129,192</u>	<u>\$131,759</u>	<u>\$124,376</u>	<u>\$133,522</u>	<u>107.35%</u>	<u>\$122,397</u>
EXPENDITURES							
<i>CLEANING OF STREETS AND GUTTERS</i>							
35.431.310	Equipment - Leased	\$0	\$0	\$0	\$0	0.00%	\$0
		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>0.00%</u>	<u>\$0</u>
<i>TRAFFIC CONTROL DEVICES</i>							
35.433.370	Maintenance and Repairs	\$3,529	\$6,367	\$8,000	\$8,000	100.00%	\$12,000
		<u>\$3,529</u>	<u>\$6,367</u>	<u>\$8,000</u>	<u>\$8,000</u>	<u>100.00%</u>	<u>\$12,000</u>
<i>HIGHWAY CONSTRUCTION AND REBUILDING</i>							
35.439.610	Road Construction	\$270,000	\$0	\$239,813	\$250,000	104.25%	\$0
		<u>\$270,000</u>	<u>\$0</u>	<u>\$239,813</u>	<u>\$250,000</u>	<u>104.25%</u>	<u>\$0</u>
TOTAL OPERATING EXPENDITURES		<u>\$273,529</u>	<u>\$6,367</u>	<u>\$247,813</u>	<u>\$258,000</u>	<u>104.11%</u>	<u>\$12,000</u>
INCOME/(LOSS) FROM OPERATIONS		<u>(\$144,337)</u>	<u>\$125,392</u>	<u>(\$123,437)</u>	<u>(\$124,478)</u>		<u>\$110,397</u>
FUND BALANCE - BEGINNING OF YEAR		<u>\$259,104</u>	<u>\$114,767</u>	<u>\$233,113</u>	<u>\$240,159</u>		<u>\$115,681</u>
FUND BALANCE - END OF YEAR		<u>\$114,767</u>	<u>\$240,159</u>	<u>\$109,676</u>	<u>\$115,681</u>		<u>\$226,078</u>

CHALFONT BOROUGH REAL ESTATE TAX

REAL ESTATE TAXES

Chalfont Borough residents pay property taxes to three different government authorities: Chalfont Borough, Central Bucks School District, and Bucks County. Property taxes are calculated through millage. One mill equals 0.1% of the assessed value of the home. Bucks County assesses its residents' properties. Total property taxes paid are calculated as millage multiplied by assessed property value. Bucks County has not reassessed properties since 1972. In 2004, the State Tax Equalization Board adjusted the Common Level Ratio in Bucks County to account for the relatively unchanged assessed value of county homes. Adjustments to the Common Level Ratio allow for current economic conditions to be fairly reflected for taxing purposes.

TAX LEVY SUMMARY

Year	Borough Assessed Value	Chalfont Borough	Central Bucks School District	Bucks County	Total Real Estate Millage
2026	\$55,724,840	24.25000	146.55000	27.45000	198.25000
2025	\$55,388,030	22.75000	138.32000	27.45000	188.52000
2024	\$54,637,070	20.25000	138.32000	27.45000	186.02000
2023	\$54,272,670	18.25000	131.36000	25.45000	175.06000
2022	\$54,137,020	18.25000	127.84000	25.45000	171.54000
2021	\$53,511,480	18.25000	125.96000	25.45000	169.66000
2020	\$52,241,590	18.25000	124.10000	25.45000	167.80000
2019	\$52,095,450	18.25000	124.10000	24.45000	166.80000
2018	\$50,712,020	18.25000	124.10000	24.45000	166.80000
2017	\$49,494,750	17.00000	124.10000	23.20000	164.30000
2016	\$49,385,690	17.00000	124.10000	23.20000	164.30000
2015	\$49,270,260	17.00000	124.10000	23.20000	164.30000
2014	\$49,153,480	17.00000	124.10000	23.20000	164.30000
2013	\$48,795,100	15.50000	122.80000	23.20000	161.50000
2012	\$48,544,430	13.50000	122.80000	23.20000	159.50000



Central Bucks School District, \$ 0.74

Bucks County,
\$ 0.14

Chalfont Borough,
\$ 0.12

09/03/2025 Borough Assessed Value Date from Bucks County

CHALFONT BOROUGH REAL ESTATE TAX

TAX LEVY BY FUND

Year	General Fund	Debt Service	Fire	EMS	Total Real Estate Millage
2026	19.25000	3.25000	1.25000	0.50000	24.25000
2025	17.75000	3.25000	1.25000	0.50000	22.75000
2024	15.25000	3.25000	1.25000	0.50000	20.25000
2023	13.25000	3.25000	1.25000	0.50000	18.25000
2022	13.25000	3.25000	1.25000	0.50000	18.25000
2021	13.75000	2.75000	1.25000	0.50000	18.25000
2020	13.75000	2.75000	1.25000	0.50000	18.25000
2019	16.50000	-	1.25000	0.50000	18.25000
2018	16.50000	-	1.25000	0.50000	18.25000
2017	15.25000	-	1.25000	0.50000	17.00000
2016	15.25000	-	1.25000	0.50000	17.00000
2015	15.25000	-	1.25000	0.50000	17.00000
2014	15.25000	-	1.25000	0.50000	17.00000
2013	13.75000	-	1.25000	0.50000	15.50000
2012	11.75000	-	1.25000	0.50000	13.50000
10 Yr Avg	15.45000	2.17500	1.25000	0.50000	19.37500
5 Yr Avg	15.75000	3.25000	1.25000	0.50000	20.75000

CHALFONT BOROUGH REAL ESTATE TAX

ESTIMATED INCOME BY FUND

		<u>General Fund</u>	<u>Debt Service</u>	<u>Fire</u>	<u>EMS</u>	<u>Total</u>
2025 Assessment	09/03/2025	\$55,724,840	\$55,724,840	\$55,724,840	\$55,724,840	\$55,724,840
2026 Tax Levy		19.2500	3.2500	1.2500	0.5000	24.2500
Total R.E. Tax Levy		\$1,072,703	\$181,106	\$69,656	\$27,862	\$1,351,327
Less 2% Discounts	93.47%	\$982,603	\$165,894	\$63,805	\$25,522	\$1,237,824
Flat	4.24%	\$45,483	\$7,679	\$2,953	\$1,181	\$57,296
Penalty	1.94%	\$19,062	\$3,218	\$1,238	\$495	\$24,014
Estimated Net Tax Revenue		\$1,047,148	\$176,791	\$67,997	\$27,199	\$1,319,134
Uncollectable	0.35%	(\$3,754)	(\$634)	(\$244)	(\$98)	(\$4,730)
If all were collected		\$1,050,902	\$177,425	\$68,240	\$27,296	\$1,323,864
	09/03/2025					
Number of Tax Parcels	1,700					
Average Tax Bill		\$631.00	\$106.53	\$40.97	\$16.39	\$794.90

<u>Rate</u>		<u>General Fund</u>				
		<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
1 Mill		\$55,725	\$55,388	\$54,637	\$54,273	\$53,511
3/4 Mills		\$41,794	\$41,541	\$40,978	\$40,705	\$40,134
1/2 Mills		\$27,862	\$27,694	\$27,319	\$27,136	\$26,756
1/4 Mills		\$13,931	\$13,847	\$13,659	\$13,568	\$13,378



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CHALFONT BOROUGH EARNED INCOME TAX

EARNED INCOME TAX (EIT)

In Pennsylvania, Earned Income Tax is given to an individual's municipality of residence. This tax is levied on all residents of Chalfont Borough, regardless of where they work. This is considered "Resident" collections in the table on the following page. Additionally, individuals working in Chalfont Borough who live in another municipality that does not collect Earned Income Tax pay the EIT to Chalfont Borough. This is considered "Non-Resident" collections in the table on the following page. If individuals live and work in municipalities without an Earned Income Tax, then they are not taxed.

As required by state law, collection of Earned Income Tax is governed by the Bucks County Tax Collection Committee (TCC). The current county-wide EIT collector is Keystone Collections Group.

CHALFONT BOROUGH EARNED INCOME TAX COLLECTIONS BY MONTH

Earned Income Tax - Resident Collections by Month

		2026	2025	2024	2023	2022
January	est	\$36,691	\$35,147	\$34,484	\$55,327	\$21,804
February	est	\$126,684	\$134,999	\$125,523	\$122,702	\$123,511
March	est	\$89,783	\$97,911	\$92,855	\$74,967	\$93,399
April	est	\$72,317	\$74,114	\$76,602	\$67,849	\$70,703
May	est	\$163,824	\$182,439	\$165,031	\$162,792	\$145,035
June	est	\$114,865	\$118,232	\$116,529	\$117,934	\$106,764
July	est	\$34,499	\$46,963	\$32,043	\$36,661	\$22,328
August	est	\$126,197	\$131,668	\$125,312	\$125,582	\$122,225
September	est	\$90,722	\$94,962	\$97,466	\$87,360	\$83,102
October	est	\$28,565	est \$27,586	\$32,055	\$27,225	\$27,393
November	est	\$122,626	est \$119,428	\$123,938	\$125,904	\$121,234
December	est	\$75,217	est \$77,077	\$81,437	\$82,578	\$59,777
(4 YR Avg)		\$1,081,990	\$1,140,525	\$1,103,276	\$1,086,881	\$997,276

Earned Income Tax - Non-Resident Collections by Month

		2026	2025	2024	2023	2022
January	est	\$3,412	\$5,686	\$4,461	\$3,088	\$412
February	est	\$7,249	\$5,693	\$5,933	\$8,442	\$8,926
March	est	\$805	\$3	\$48	(\$33)	\$3,202
April	est	\$3,920	\$5,561	\$5,990	\$1,361	\$2,770
May	est	\$4,955	\$3,213	\$2,678	\$7,526	\$6,403
June	est	\$257	\$3	\$22	\$586	\$416
July	est	\$4,274	\$5,936	\$6,271	\$3,125	\$1,764
August	est	\$4,961	\$1,961	\$3,953	\$5,276	\$8,652
September	est	\$140	\$0	\$0	\$181	\$378
October	est	\$3,979	est \$3,644	\$5,042	\$5,111	\$2,119
November	est	\$3,863	est \$4,338	\$3,121	\$3,138	\$4,853
December	est	\$114	est \$146	\$0	\$197	\$3
(4 YR Avg)		\$37,928	\$36,185	\$37,519	\$37,998	\$39,900

Total: \$1,119,918 \$1,176,710 \$1,140,795 \$1,124,879 \$1,037,175

CHALFONT BOROUGH LOCAL SERVICES TAX

LOCAL SERVICES TAX (LST)

The Local Services Tax is imposed upon each individual engaged in any occupation in Chalfont Borough. It is the responsibility of the employer to deduct from their employees' pay the tax of \$52 per year at a rate of \$1 per week employed.

Employers are required to remit LST, collected on a quarterly basis, to Keystone Collections Group, the tax administrator assigned to collect this tax. Individuals who are self-employed, and whose business or practice is in Chalfont Borough, are also required to pay the \$52 Local Services Tax.

The total LST paid by an individual in a calendar year is limited to \$52, regardless of the number of employers an individual works for during the year, or the number of taxing districts in which an individual may work.

CHALFONT BOROUGH LOCAL SERVICES TAX COLLECTIONS BY MONTH

		2026		2025	2024	2023	2022
January	est	\$5,486		\$6,817	\$5,946	\$4,811	\$4,368
February	est	\$7,507		\$6,502	\$7,587	\$7,655	\$8,284
March	est	\$762		\$285	\$531	\$793	\$1,438
April	est	\$3,973		\$3,929	\$4,613	\$4,256	\$3,091
May	est	\$9,553		\$9,550	\$9,378	\$9,964	\$9,319
June	est	\$257		\$383	(\$258)	\$315	\$585
July	est	\$5,890		\$7,007	\$6,416	\$6,414	\$3,724
August	est	\$8,032		\$6,795	\$7,715	\$7,411	\$10,206
September	est	\$261		\$104	\$192	\$155	\$592
October	est	\$5,107	est	\$4,551	\$6,398	\$4,782	\$4,695
November	est	\$7,645	est	\$7,805	\$6,544	\$8,132	\$8,097
December	est	\$330	est	\$350	\$413	\$370	\$188
Total:		\$54,801		\$54,079	\$55,476	\$55,060	\$54,589

CHALFONT BOROUGH REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX

The Pennsylvania real estate transfer tax is imposed at a rate of 1% on the value of real estate (including contracted-for improvements to property) transferred by deed, instrument, long term lease or other writing. This 1% is split equally between Chalfont Borough and Central Bucks School District. Both grantor and grantee are held jointly and severally liable for payment of the tax.

Collections from the real estate transfer tax are affected by the number of properties transferred in a given period of time, as well as their sale value. Some significant effects of revenue fluctuations are market conditions and time of year.

CHALFONT BOROUGH REAL ESTATE TRANSFER TAX COLLECTIONS

REAL ESTATE TRANSFER TAX COLLECTIONS BY MONTH

Estimate(est) for current year is the average of the previous three years

Month	Average(2012-2024)		2025		2024	
	No. Transfers	Transfer Fee	No. Transfers	Transfer Fee	No. Transfers	Transfer Fee
January	7	\$11,575	4	\$10,177	6	\$9,721
February	3	\$4,980	2	\$4,611	2	\$4,586
March	6	\$10,739	6	\$15,366	5	\$14,666
April	7	\$10,742	5	\$8,913	4	\$9,820
May	7	\$10,863	2	\$5,443	4	\$10,614
June	10	\$19,327	6	\$13,313	6	\$14,008
July	11	\$17,871	9	\$21,290	11	\$26,722
August	8	\$15,191	6	\$15,756	10	\$26,609
September	8	\$16,729	5	\$13,465	12	\$32,297
October	8	\$15,326	5	\$10,892 est	9	\$21,768
November	7	\$13,476	4	\$9,187 est	2	\$3,920
December	7	\$11,633	8	\$18,140 est	9	\$20,013
Totals	89	\$158,452	61	\$146,555	80	\$194,744
Monthly Average	7.38	\$13,204	5.11	\$12,213	6.67	\$16,229
Market Value	\$16,168,594		\$14,954,589		\$19,871,869	

Month	2023		2022		2021	
	No. Transfers	Transfer Fee	No. Transfers	Transfer Fee	No. Transfers	Transfer Fee
January	7	\$15,496	4	\$8,163	5	\$9,094
February	5	\$9,752	3	\$6,585	3	\$4,378
March	7	\$16,398	5	\$10,952	6	\$12,512
April	4	\$9,041	8	\$18,997	11	\$19,255
May	7	\$18,033	4	\$9,780	9	\$17,399
June	15	\$39,144	7	\$19,752	6	\$10,016
July	4	\$10,243	8	\$17,214	15	\$33,509
August	4	\$9,435	7	\$18,627	11	\$23,555
September	11	\$33,156	8	\$18,460	10	\$24,760
October	1	\$3,237	4	\$7,671	7	\$18,264
November	5	\$11,933	4	\$11,710	7	\$15,774
December	7	\$16,610	8	\$17,798	10	\$16,386
Totals	77	\$192,478	70	\$165,710	100	\$204,901
Monthly Average	6.42	\$16,040	5.83	\$13,809	8.33	\$17,075
Market Value	\$19,640,563		\$16,909,168		\$20,908,313	

CHALFONT BOROUGH

DEBT SERVICE - SUMMARY PER YEAR

Type: General Obligation Note/Non-Electoral Debt
Year: Summary
Lender: Delaware Valley Regional Finance Authority
Fund: Debt Service

Year	Interest Rate	Principal (Due)	Interest (Due)	Total Payment	Principal Balance	Loan Amount
2014					\$300,000	\$300,000
2015		\$11,000	\$8,940	\$19,940	\$289,000	
2016		\$11,000	\$8,612	\$19,612	\$278,000	
2017		\$12,000	\$8,284	\$20,284	\$266,000	
2018		\$12,000	\$7,927	\$19,927	\$504,000	\$250,000
2019		\$12,000	\$7,569	\$19,569	\$1,692,000	\$1,200,000
2020		\$76,000	\$32,131	\$108,131	\$1,616,000	
2021		\$77,000	\$32,236	\$109,236	\$2,514,000	\$975,000A
2022		\$94,000	\$46,721	\$140,721	\$2,420,000	
2023		\$123,000	\$52,116	\$175,116	\$2,297,000	
2024		\$125,000	\$49,157	\$174,157	\$2,172,000	
2025		\$127,000	\$49,018	\$176,018	\$2,395,000	\$350,000
2026		\$141,000	\$57,886	\$198,886	\$2,254,000	
2027		\$144,000	\$54,619	\$198,619	\$2,110,000	
2028		\$148,000	\$51,288	\$199,288	\$1,962,000	
2029		\$151,000	\$47,863	\$198,863	\$1,811,000	
2030		\$154,000	\$44,350	\$198,350	\$1,657,000	
2031		\$156,000	\$40,749	\$196,749	\$1,501,000	
2032		\$161,000	\$37,114	\$198,114	\$1,340,000	
2033		\$163,000	\$33,355	\$196,355	\$1,177,000	
2034		\$168,000	\$29,537	\$197,537	\$1,009,000	
2035		\$152,000	\$25,597	\$177,597	\$857,000	
2036		\$154,000	\$22,160	\$176,160	\$703,000	
2037		\$157,000	\$18,664	\$175,664	\$546,000	
2038		\$144,000	\$15,093	\$159,093	\$402,000	
2039		\$149,000	\$11,736	\$160,736	\$253,000	
2040		\$78,000	\$8,245	\$86,245	\$175,000	
2041		\$81,000	\$6,040	\$87,040	\$94,000	
2042		\$22,000	\$3,760	\$25,760	\$72,000	
2043		\$23,000	\$2,880	\$25,880	\$49,000	
2044		\$24,000	\$1,960	\$25,960	\$25,000	
2045		\$25,000	\$1,000	\$26,000	\$0	
		\$3,075,000	\$816,609	\$3,891,609		\$3,075,000

Note
A=\$975,000 = \$300,000 variable rate and \$675,000 fixed rate

CHALFONT BOROUGH DEBT SERVICE FUND - SUMMARY

GENERAL OBLIGATION NOTES

FUND	ISSUE YEAR	DUE DATE	PRINCIPAL BALANCE as of 12/31/25	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL BALANCE as of 12/31/26
Debt Service	2014	25-Jul	\$158,000	\$15,000	\$4,708	\$19,708	\$143,000
Debt Service	2018	25-Oct	\$175,000	\$13,000	\$3,166	\$16,166	\$162,000
Debt Service	2019	25-Oct	\$883,000	\$56,000	\$15,973	\$71,973	\$827,000
Debt Service	2021	25-Dec	\$574,000	\$31,000	\$9,838	\$40,838	\$543,000
Debt Service(Variable)	2021	25-Dec	\$255,000	\$14,000	\$10,200	\$24,200	\$241,000
Debt Service	2025	25-May	\$0	\$0	\$0	\$0	\$0
Debt Service(Variable)	2025	25-May	\$350,000	\$12,000	\$14,000	\$26,000	\$338,000
Total General Obligation Notes			\$2,395,000	\$141,000	\$57,886	\$198,886	\$2,254,000

MUNICIPAL BANK NOTES

FUND	ISSUE YEAR	DUE DATE	PRINCIPAL BALANCE as of 12/31/25	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL BALANCE as of 12/31/26
Debt Service		Monthly	\$0	\$0	\$0	\$0	\$0
Highway Aid		Monthly	\$0	\$0	\$0	\$0	\$0
Total Municipal Bank Notes			\$0	\$0	\$0	\$0	\$0
TOTAL DEBT SERVICE			\$2,395,000	\$141,000	\$57,886	\$198,886	\$2,254,000

Without Liquid Fuels Debt							
Total Municipal Bank Notes			\$0	\$0	\$0	\$0	\$0
TOTAL DEBT SERVICE			\$2,395,000	\$141,000	\$57,886	\$198,886	\$2,254,000

CHALFONT BOROUGH DEBT SERVICE FUND

2014 GENERAL OBLIGATION NOTE

General Obligation Note/Non-Electoral Debt
Year: 2014
Lender: Delaware Valley Regional Finance Authority
Fund: Debt Service
Purpose: The note was issued for the purpose of acquiring 101 N. Main St. and making renovations to Borough buildings and parking lots.

<u>Year</u>	<u>Interest Rate</u>	<u>Principal (Due July 25)</u>	<u>Interest (Due July 25)</u>	<u>Total Payment</u>	<u>Principal Balance</u>
					\$300,000
2015	2.98%	\$11,000	\$8,940	\$19,940	\$289,000
2016	2.98%	\$11,000	\$8,612	\$19,612	\$278,000
2017	2.98%	\$12,000	\$8,284	\$20,284	\$266,000
2018	2.98%	\$12,000	\$7,927	\$19,927	\$254,000
2019	2.98%	\$12,000	\$7,569	\$19,569	\$242,000
2020	2.98%	\$13,000	\$7,212	\$20,212	\$229,000
2021	2.98%	\$13,000	\$6,824	\$19,824	\$216,000
2022	2.98%	\$14,000	\$6,437	\$20,437	\$202,000
2023	2.98%	\$14,000	\$6,020	\$20,020	\$188,000
2024	2.98%	\$15,000	\$5,602	\$20,602	\$173,000
2025	2.98%	\$15,000	\$5,155	\$20,155	\$158,000
2026	2.98%	\$15,000	\$4,708	\$19,708	\$143,000
2027	2.98%	\$16,000	\$4,261	\$20,261	\$127,000
2028	2.98%	\$16,000	\$3,785	\$19,785	\$111,000
2029	2.98%	\$17,000	\$3,308	\$20,308	\$94,000
2030	2.98%	\$18,000	\$2,801	\$20,801	\$76,000
2031	2.98%	\$18,000	\$2,265	\$20,265	\$58,000
2032	2.98%	\$19,000	\$1,728	\$20,728	\$39,000
2033	2.98%	\$19,000	\$1,162	\$20,162	\$20,000
2034	2.98%	\$20,000	\$596	\$20,596	\$0
		\$300,000	\$103,197	\$403,197	

Purpose: The note was issued for the purpose of acquiring 101N Main Street and making renovations to the parking lot.

CHALFONT BOROUGH DEBT SERVICE FUND

2018 GENERAL OBLIGATION NOTE

Type: General Obligation Note/Non-Electoral Debt
Year: 2018
Lender: Delaware Valley Regional Finance Authority
Fund: Debt Service
Purpose: The loan was issued for the 101 N Main St Construction

<u>Year</u>	<u>Interest Rate</u>	<u>Principal (Due Oct 25)</u>	<u>Interest (Due Oct 25)</u>	<u>Total Payment</u>	<u>Principal Balance</u>
					\$250,000
2020	1.809%	\$12,000	\$4,296	\$16,296	\$238,000
2021	1.809%	\$12,000	\$4,305	\$16,305	\$226,000
2022	1.809%	\$12,000	\$4,088	\$16,088	\$214,000
2023	1.809%	\$13,000	\$3,871	\$16,871	\$201,000
2024	1.809%	\$13,000	\$3,636	\$16,636	\$188,000
2025	1.809%	\$13,000	\$3,401	\$16,401	\$175,000
2026	1.809%	\$13,000	\$3,166	\$16,166	\$162,000
2027	1.809%	\$13,000	\$2,931	\$15,931	\$149,000
2028	1.809%	\$14,000	\$2,695	\$16,695	\$135,000
2029	1.809%	\$14,000	\$2,442	\$16,442	\$121,000
2030	1.809%	\$14,000	\$2,189	\$16,189	\$107,000
2031	1.809%	\$14,000	\$1,936	\$15,936	\$93,000
2032	1.809%	\$15,000	\$1,682	\$16,682	\$78,000
2033	1.809%	\$15,000	\$1,411	\$16,411	\$63,000
2034	1.809%	\$15,000	\$1,140	\$16,140	\$48,000
2035	1.809%	\$16,000	\$868	\$16,868	\$32,000
2036	1.809%	\$16,000	\$579	\$16,579	\$16,000
2037	1.809%	\$16,000	\$289	\$16,289	\$0
		\$250,000	\$44,927	\$294,927	

CHALFONT BOROUGH DEBT SERVICE FUND

2019 GENERAL OBLIGATION NOTE

Type: General Obligation Note/Non-Electoral Debt
Year: 2019
Lender: Delaware Valley Regional Finance Authority
Fund: Debt Service
Purpose: The loan was issued for the construction of the Central Bucks Regional Police Department building.

<u>Year</u>	<u>Interest Rate</u>	<u>Principal (Due Oct 25)</u>	<u>Interest (Due Oct 25)</u>	<u>Total Payment</u>	<u>Principal Balance</u>
					\$1,200,000
2020	1.809%	\$51,000	\$20,623	\$71,623	\$1,149,000
2021	1.809%	\$52,000	\$20,785	\$72,785	\$1,097,000
2022	1.809%	\$52,000	\$19,845	\$71,845	\$1,045,000
2023	1.809%	\$53,000	\$18,904	\$71,904	\$992,000
2024	1.809%	\$54,000	\$17,945	\$71,945	\$938,000
2025	1.809%	\$55,000	\$16,968	\$71,968	\$883,000
2026	1.809%	\$56,000	\$15,973	\$71,973	\$827,000
2027	1.809%	\$57,000	\$14,960	\$71,960	\$770,000
2028	1.809%	\$58,000	\$13,929	\$71,929	\$712,000
2029	1.809%	\$59,000	\$12,880	\$71,880	\$653,000
2030	1.809%	\$60,000	\$11,813	\$71,813	\$593,000
2031	1.809%	\$61,000	\$10,727	\$71,727	\$532,000
2032	1.809%	\$62,000	\$9,624	\$71,624	\$470,000
2033	1.809%	\$63,000	\$8,502	\$71,502	\$407,000
2034	1.809%	\$65,000	\$7,363	\$72,363	\$342,000
2035	1.809%	\$66,000	\$6,187	\$72,187	\$276,000
2036	1.809%	\$67,000	\$4,993	\$71,993	\$209,000
2037	1.809%	\$68,000	\$3,781	\$71,781	\$141,000
2038	1.809%	\$69,000	\$2,551	\$71,551	\$72,000
2039	1.809%	\$72,000	\$1,302	\$73,302	\$0
		\$1,200,000	\$239,656	\$1,439,656	

CHALFONT BOROUGH DEBT SERVICE FUND

2021 GENERAL OBLIGATION NOTE - FIXED RATE

Type: General Obligation Note/Non-Electoral Debt
Year: 2021
Lender: Delaware Valley Regional Finance Authority
Fund: Debt Service
Purpose: The loan was issued for the construction of Central Bucks Regional Police Department building and stormwater/road project and property acquisition.

<u>Year</u>	<u>Interest Rate</u>	<u>Principal (Due Dec 25)</u>	<u>Interest (Due Dec 25)</u>	<u>Total Payment</u>	<u>Principal Balance</u>
					\$675,000
2021	1.714%	\$0	\$321	\$321	\$675,000
2022	1.714%	\$11,000	\$11,570	\$22,570	\$664,000
2023	1.714%	\$30,000	\$11,381	\$41,381	\$634,000
2024	1.714%	\$30,000	\$10,867	\$40,867	\$604,000
2025	1.714%	\$30,000	\$10,353	\$40,353	\$574,000
2026	1.714%	\$31,000	\$9,838	\$40,838	\$543,000
2027	1.714%	\$32,000	\$9,307	\$41,307	\$511,000
2028	1.714%	\$33,000	\$8,759	\$41,759	\$478,000
2029	1.714%	\$33,000	\$8,193	\$41,193	\$445,000
2030	1.714%	\$33,000	\$7,627	\$40,627	\$412,000
2031	1.714%	\$34,000	\$7,062	\$41,062	\$378,000
2032	1.714%	\$35,000	\$6,479	\$41,479	\$343,000
2033	1.714%	\$35,000	\$5,879	\$40,879	\$308,000
2034	1.714%	\$36,000	\$5,279	\$41,279	\$272,000
2035	1.714%	\$37,000	\$4,662	\$41,662	\$235,000
2036	1.714%	\$37,000	\$4,028	\$41,028	\$198,000
2037	1.714%	\$38,000	\$3,394	\$41,394	\$160,000
2038	1.714%	\$39,000	\$2,742	\$41,742	\$121,000
2039	1.714%	\$39,000	\$2,074	\$41,074	\$82,000
2040	1.714%	\$40,000	\$1,405	\$41,405	\$42,000
2041	1.714%	\$42,000	\$720	\$42,720	\$0
		\$675,000	\$131,939	\$806,939	

CHALFONT BOROUGH DEBT SERVICE FUND

2021 GENERAL OBLIGATION NOTE – VARIABLE RATE

Type: General Obligation Note/Non-Electoral Debt
Year: 2021
Lender: Delaware Valley Regional Finance Authority
Fund: Debt Service
Purpose: The loan was issued for the construction of Central Bucks Regional Police Department building and stormwater/road project and property acquisition.

<u>Interest</u>		<u>Variable</u>		<u>Interest</u>	<u>Total</u>	<u>Principal</u>
<u>Estimated</u>	<u>Year</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>	<u>Balance</u>
		<u>Rate</u>	<u>(Due Dec 25)</u>	<u>(Due Dec 25)</u>		
						\$300,000
Actual	2021	0.804%	\$0	\$0	\$0	\$300,000
Actual	2022	1.702%	\$5,000	\$4,782	\$9,782	\$295,000
Actual	2023	4.061%	\$13,000	\$11,940	\$24,940	\$282,000
Actual	2024	4.001%	\$13,000	\$11,106	\$24,106	\$269,000
Estimated	2025	3.340%	\$14,000	\$8,693	\$22,693	\$255,000
Estimated	2026	4.000%	\$14,000	\$10,200	\$24,200	\$241,000
Estimated	2027	4.000%	\$14,000	\$9,640	\$23,640	\$227,000
Estimated	2028	4.000%	\$14,000	\$9,080	\$23,080	\$213,000
Estimated	2029	4.000%	\$15,000	\$8,520	\$23,520	\$198,000
Estimated	2030	4.000%	\$15,000	\$7,920	\$22,920	\$183,000
Estimated	2031	4.000%	\$15,000	\$7,320	\$22,320	\$168,000
Estimated	2032	4.000%	\$15,000	\$6,720	\$21,720	\$153,000
Estimated	2033	4.000%	\$16,000	\$6,120	\$22,120	\$137,000
Estimated	2034	4.000%	\$16,000	\$5,480	\$21,480	\$121,000
Estimated	2035	4.000%	\$16,000	\$4,840	\$20,840	\$105,000
Estimated	2036	4.000%	\$17,000	\$4,200	\$21,200	\$88,000
Estimated	2037	4.000%	\$17,000	\$3,520	\$20,520	\$71,000
Estimated	2038	4.000%	\$17,000	\$2,840	\$19,840	\$54,000
Estimated	2039	4.000%	\$18,000	\$2,160	\$20,160	\$36,000
Estimated	2040	4.000%	\$18,000	\$1,440	\$19,440	\$18,000
Estimated	2041	4.000%	\$18,000	\$720	\$18,720	\$0
			\$300,000	\$127,242	\$427,242	

CHALFONT BOROUGH DEBT SERVICE FUND

2025 GENERAL OBLIGATION NOTE – Variable RATE

Type: General Obligation Note/Non-Electoral Debt
Year: 2025
Lender: Delaware Valley Regional Finance Authority
Fund: Debt Service
Purpose: The loan issued for stormwater replacement/ road paving projects.

<u>Interest</u> <u>Estimated</u>	<u>Year</u>	<u>Variable</u> <u>Interest</u> <u>Rate</u>	<u>Principal</u> <u>(Due May 25)</u>	<u>Interest</u> <u>(Due May 25)</u>	<u>Total</u> <u>Payment</u>	<u>Principal</u> <u>Balance</u>
						\$350,000
Estimated	2025	2.840%	\$0	\$4,448	\$4,448	\$350,000
Estimated	2026	4.000%	\$12,000	\$14,000	\$26,000	\$338,000
Estimated	2027	4.000%	\$12,000	\$13,520	\$25,520	\$326,000
Estimated	2028	4.000%	\$13,000	\$13,040	\$26,040	\$313,000
Estimated	2029	4.000%	\$13,000	\$12,520	\$25,520	\$300,000
Estimated	2030	4.000%	\$14,000	\$12,000	\$26,000	\$286,000
Estimated	2031	4.000%	\$14,000	\$11,440	\$25,440	\$272,000
Estimated	2032	4.000%	\$15,000	\$10,880	\$25,880	\$257,000
Estimated	2033	4.000%	\$15,000	\$10,280	\$25,280	\$242,000
Estimated	2034	4.000%	\$16,000	\$9,680	\$25,680	\$226,000
Estimated	2035	4.000%	\$17,000	\$9,040	\$26,040	\$209,000
Estimated	2036	4.000%	\$17,000	\$8,360	\$25,360	\$192,000
Estimated	2037	4.000%	\$18,000	\$7,680	\$25,680	\$174,000
Estimated	2038	4.000%	\$19,000	\$6,960	\$25,960	\$155,000
Estimated	2039	4.000%	\$20,000	\$6,200	\$26,200	\$135,000
Estimated	2040	4.000%	\$20,000	\$5,400	\$25,400	\$115,000
Estimated	2041	4.000%	\$21,000	\$4,600	\$25,600	\$94,000
Estimated	2042	4.000%	\$22,000	\$3,760	\$25,760	\$72,000
Estimated	2043	4.000%	\$23,000	\$2,880	\$25,880	\$49,000
Estimated	2044	4.000%	\$24,000	\$1,960	\$25,960	\$25,000
Estimated	2045	4.000%	\$25,000	\$1,000	\$26,000	\$0
			\$350,000	\$169,648	\$519,648	

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CHALFONT BOROUGH CAPITAL IMPROVEMENT PLAN (CIP)

OVERVIEW

The Capital Improvement Plan (CIP) represents a multi-year schedule of major necessary improvements to the Borough's physical property, including equipment and infrastructure. The following pages detail anticipated projects and their projected costs through the year 2031.

Purpose

Chalfont Borough created a CIP to proactively project future capital needs. This process offers several benefits to the Borough:

1. Provides effective scheduling of projects and investments to minimize budget variability.
2. Allows for prioritizing of capital needs to ensure the most important projects are funded.
3. Illustrates financial effects of current expenditures on future projects.
4. Saves Borough funds through replacing, repairing or upgrading infrastructure before maintenance or emergency repair costs escalate.
5. Protects resident safety by ensuring emergency vehicle reliability and removing safety hazards from Borough infrastructure.

By looking ahead several years, the Borough can anticipate upcoming capital needs and prioritize completion based on available funds. A key feature to having a Capital Improvement Plan is the ability to view projects across all departments to determine how they fit into the Borough's long-term goals. It also helps residents and staff understand the impact each project has on the Plan as a whole. For example, increasing spending for a road improvement project may decrease available funds for improvement to our parks.

Proactively addressing capital needs can also save the Borough money throughout the duration of the Plan. By replacing vehicles, we prevent sudden increases in vehicle maintenance and can prevent lost productivity if a vehicle breaks down while in use. Purchasing equipment for the Public Works Department to improve paving allows roads to be repaired faster while saving on hours of labor. In addition to financial benefits, capital planning improves quality of service and increases safety for residents. Repairing walking paths in parks increases the safety of the residents who utilize them.

CHALFONT BOROUGH CAPITAL IMPROVEMENT PLAN (CIP)

EXPLANATION

Projects included in the CIP generally have a long-life expectancy and high cost. In most cases, capital projects make physical improvements costing over \$5,000 that last five or more years. Some projects involve one-time purchases, such as vehicle replacement, while others involve multi-year construction plans. Many CIP projects DO NOT add new costs to the Borough's operating budget. Rather than creating new assets with their own staffing and maintenance costs, many projects are replacements or improvements to existing Borough infrastructure and equipment. Several projects will save the Borough on maintenance and repair costs. However, some projects bring new assets to the Borough. First-time assets can add to operating costs which will be reflected in future operating budgets.

While projects require funds to complete, and in some cases maintain, the Borough takes careful consideration of how best to allocate its resources. Each department has a specific mission with objectives for future years, so they prioritize projects to achieve their goals.

Projects in the current CIP include some that began in previous years. Each project is listed with a total project cost, as well as the costs broken down by year within the plan. While capital improvements taking place in the current year are included in the current capital fund budget, future projects are subject to change as priorities and available funds may change over time. Each year, the Borough will plan future capital needs. We will update the CIP with completed projects and projected expenditures extending five years from the current budget.

While the overall expenditures are important to consider, the Borough also looks at capital needs by category. The projects on the following pages are totaled by department through 2031. They are also subsequently explained individually and separated into the following categories:

- Buildings and Grounds
- Parks and Recreation
- Walkability
- Stormwater and MS4
- Road Paving
- Fleet
- Equipment

CHALFONT BOROUGH CAPITAL IMPROVEMENT PLAN (CIP)

FUNDING OVERVIEW

Many capital projects are funded by transfers to the Capital Reserve Fund from the operating budget for the current year. Some projects are funded by state grants through agencies such as the Pennsylvania Department of Conservation and Natural Resources (DCNR) and the Pennsylvania Department of Community and Economic Development (DCED). Road funds are further supplemented by the Commonwealth with revenue from the Liquid Fuels Tax, which the Borough places into the Highway Aid Fund. Also, the American Rescue Plan Act (ARPA) will contribute to the storm water project.

For fleet and capital purchases the Borough is reserving money on a yearly basis to replace items that have reached their useful age. It is important that these items be replaced in a timely manner for both efficiency and safety.

Estimated Available Funds for Capital Projects and Purchases

	2025	2026	2027	2028	2029	2030	2031
Beginning Balance 1/1	\$42,217	\$42,317	\$42,417	\$42,517	\$42,617	\$42,717	\$42,817
Funding for Capital Improvements	\$685,553	\$988,197	\$600,100	\$746,100	\$350,100	\$175,100	\$115,100
Capital Improvements	\$685,453	\$988,097	\$600,000	\$746,000	\$350,000	\$175,000	\$115,000
Ending Balance	\$42,317	\$42,417	\$42,517	\$42,617	\$42,717	\$42,817	\$42,917

Department/Category Total Project Expenditures

	2025	2026	2027	2028	2029	2030	2031
Buildings and Grounds	\$0	\$30,000	\$20,000	\$556,000	\$0	\$0	\$0
Police Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	\$231,897	\$0	\$0	\$0	\$0	\$0	\$0
Walkability	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm water and MS4	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0
Road Paving	\$378,556	\$958,097	\$370,000	\$0	\$0	\$0	\$0
Fleet/Equipment	\$0	\$0	\$210,000	\$190,000	\$350,000	\$175,000	\$115,000
Total Capital Expenses	\$685,453	\$988,097	\$600,000	\$746,000	\$350,000	\$175,000	\$115,000

CHALFONT BOROUGH CAPITAL IMPROVEMENT PLAN (CIP)

FUNDING SOURCES FOR CAPITAL PROJECTS and PURCHASES

	2025	2026	2027	2028	2029	2030	2031
Current Year Budgeted for Capital Purposes	\$685,453	\$988,097	\$600,000	\$746,000	\$350,000	\$175,000	\$115,000
Operating Revenue							
Interest	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Fee-In-Lieu of Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Revenue	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Grants							
Grant	\$350,990	\$579,160	\$0	\$0	\$0	\$0	\$0
Grant Applied for	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant to be Applied for	\$0	\$0	\$0	\$401,000	\$0	\$0	\$0
Total Grants	\$350,990	\$579,160	\$0	\$401,000	\$0	\$0	\$0
Other Funding Sources							
Liquid Fuels Contribution	\$115,924	\$134,076	\$300,000	\$0	\$0	\$0	\$0
Loan Proceeds	\$102,090	\$244,861	\$175,000	\$190,000	\$350,000	\$175,000	\$100,000
Total Other Funding Sources	\$218,013	\$378,937	\$475,000	\$190,000	\$350,000	\$175,000	\$100,000
General Fund Transfer							
Transfer from General Fund	\$116,450	\$30,000	\$125,000	\$155,000	\$0	\$0	\$15,000
Funds From Previous Year Capital Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total General Fund	\$116,450	\$30,000	\$125,000	\$155,000	\$0	\$0	\$15,000
Total Contributions for Capital Purposes	\$685,553	\$988,197	\$600,100	\$746,100	\$350,100	\$175,100	\$115,100

CHALFONT BOROUGH CAPITAL PROJECTS

	Fund	2025	2026	2027	2028	2029	2030	2031
Buildings & Grounds								
Buildings and Grounds	Capital	\$0	\$30,000	\$20,000	\$155,000	\$0	\$0	\$0
Buildings and Grounds	Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Buildings and Grounds	Grant to be applied for	\$0	\$0	\$0	\$401,000	\$0	\$0	\$0
Total Building & Grounds		\$0	\$30,000	\$20,000	\$556,000	\$0	\$0	\$0
Police Services								
Police Services	Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Police Services		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation								
Parks and Recreation	Grant	\$190,447	\$0	\$0	\$0	\$0	\$0	\$0
Parks and Recreation	Capital	\$41,450	\$0	\$0	\$0	\$0	\$0	\$0
Total Parks & Recreation		\$231,897	\$0	\$0	\$0	\$0	\$0	\$0
Walkability								
	Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Water & MS4								
Storm Water and MS4	Capital	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0
Total Storm Water & MS4		\$75,000	\$0	\$0	\$0	\$0	\$0	\$0
Road Paving								
Road Paving	Highway Aid	\$115,924	\$134,076	\$300,000	\$0	\$0	\$0	\$0
Road Paving	Capital	\$0	\$0	\$70,000	\$0	\$0	\$0	\$0
Road Paving	General	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road Paving	Capital Proceeds - Debt	\$102,090	\$244,861	\$0	\$0	\$0	\$0	\$0
Road Paving	Grant	\$160,543	\$579,160	\$0	\$0	\$0	\$0	\$0
Road Paving	Grant Applied For	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Road Paving		\$378,556	\$958,097	\$370,000	\$0	\$0	\$0	\$0
Fleet & Equipment								
Fleet & Equipment	Capital Proceeds - Loan	\$0	\$0	\$175,000	\$190,000	\$350,000	\$175,000	\$100,000
Fleet & Equipment	Highway Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fleet & Equipment	Capital	\$0	\$0	\$35,000	\$0	\$0	\$0	\$15,000
Total Fleet & Equipment		\$0	\$0	\$210,000	\$190,000	\$350,000	\$175,000	\$115,000
Total Capital Projects:		\$685,453	\$988,097	\$600,000	\$746,000	\$350,000	\$175,000	\$115,000
Grant		\$350,990	\$579,160	\$0	\$0	\$0	\$0	\$0
Grant applied for		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant to be applied for		\$0	\$0	\$0	\$401,000	\$0	\$0	\$0
General Fund		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Fund		\$116,450	\$30,000	\$125,000	\$155,000	\$0	\$0	\$15,000
Capital Fund - Loan Proceeds-Roads		\$102,090	\$244,861	\$0	\$0	\$0	\$0	\$0
Capital Fund - Loan Proceeds-Vehicles		\$0	\$0	\$175,000	\$190,000	\$350,000	\$175,000	\$100,000
Highway Aid Fund		\$115,924	\$134,076	\$300,000	\$0	\$0	\$0	\$0
Total Capital Projects:		\$685,453	\$988,097	\$600,000	\$746,000	\$350,000	\$175,000	\$115,000

CHALFONT BOROUGH BUILDINGS and GROUNDS

Buildings and Grounds encompasses any physical improvements to the Borough's facilities that are not otherwise covered in a different category. Most expenditures in this category will be upgrades to facilities and other technology upgrades. Some expenditures are ongoing grounds improvements. Buildings and Grounds projects are typically funded by the Capital Fund.

Description	2025	2026	2027	2028	2029
40 N. Main St. - Lot Paving	\$0	\$0	\$0	\$75,000	\$0
40 N. Main St. - Borough Hall Meeting Room A/C	\$0	\$30,000	\$0	\$0	\$0
500 N. Main St. - Paint building	\$0	\$0	\$20,000	\$0	\$0
101 N. Main St. -	\$0	\$0	\$0	\$0	\$0
20 Kerns Ave - Parking & Paving	\$0	\$0	\$0	\$481,000	\$0
16 Sunset Ave - Train Station	\$0	\$0	\$0	\$0	\$0
Total:	\$0	\$30,000	\$20,000	\$556,000	\$0
Source	2025	2026	2027	2028	2029
Capital Fund	\$0	\$30,000	\$20,000	\$155,000	\$0
Capital Fund - Grant to be applied for	\$0	\$0	\$0	\$401,000	\$0
Capital Fund – Grant	\$0	\$0	\$0	\$0	\$0
Total:	\$0	\$30,000	\$20,000	\$556,000	\$0

CHALFONT BOROUGH BUILDINGS and GROUNDS

20 KERNS AVENUE PARKING and ROAD IMPROVEMENTS

DESCRIPTION

Improving parking, business accessibility, and traffic flow in downtown Chalfont. Provide additional parking for businesses and property owners. Improve traffic flow by implementing portions of the shared parking study.

PROJECT STATUS

Project is in the design/planning phase.

EXPENDITURES

The project will be paid through the Capital Reserve Fund loan. This project has an estimated cost of \$481,000.



CHALFONT BOROUGH BUILDINGS and GROUNDS

40 N. MAIN STREET - PARKING LOT IMPROVEMENT PLAN

DESCRIPTION

Parking lot repaving at the Borough's administrative office located at 40 N. Main Street. The purpose is to improve parking, traffic flow, pedestrian access, and to eliminate current drainage issues. This project will implement aspects of the shared parking plan which will allow neighboring properties to connect to the municipal parking lot.

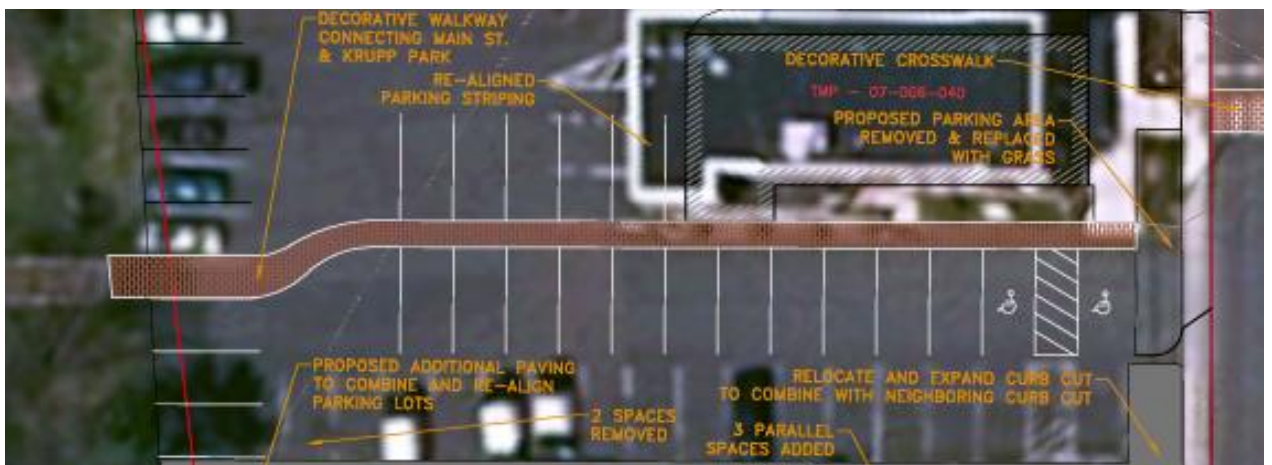
PROJECT STATUS

Project is in the design/planning phase.

EXPENDITURES

The project will be paid through the Capital Reserve Fund. The estimated cost of this project is \$75,000 and is budgeted to take place in 2028.

Project	2025	2026	2027	2028	2029
Parking/Road Project	\$0	\$0	\$0	\$75,000	\$0



CHALFONT BOROUGH PARKS and RECREATION

PARKS and RECREATION

Capital needs for the Parks and Recreation Department revolve predominantly around maintaining facilities, improving parking, constructing facilities, making changes for safety, and replacing equipment. Parks and Recreation projects are funded through the Capital Fund, grants, and other outside sources as available for specific projects.

Description	Fund	2025
Northern Neshaminy Greenway Trail - Extension	Grant	\$190,447
Northern Neshaminy Greenway Trail – Extension	Capital	\$41,450
Trail Maintenance	Capital	\$0
Total:		\$231,897

CHALFONT BOROUGH PARKS and RECREATION

NORTHERN NESHAMINY GREENWAY TRAIL – Extension

DESCRIPTION

A brand-new trail that is 1,000 linear feet by 8 feet wide will be installed from the Lindenfield pedestrian bridge area to Hillcrest Avenue.

PROJECT STATUS

Construction is complete. The project is currently in the maintenance period.

EXPENDITURES

The project will be paid through a potential Grant and the Capital Fund. **Construction for this project will only take place in 2025 if grant funding is secured.**

Project	2025	2026	Total
Northern Neshaminy Greenway Trail – Extension	\$231,897	\$0	\$231,897

PROJECT BREKDOWN

COST			
Engineering 15%	\$41,450	\$0	\$41,450
Site Work Grant	\$190,447	\$0	\$190,447
Site Work Capital Fund	\$0	\$0	\$0
Trail	\$0	\$0	\$0
Amenities	\$0	\$0	\$0
Total Project Cost:	\$231,897	\$0	\$231,897
Project cost without Engineering	\$190,447	\$0	\$190,447
FUNDING			
Grant	\$190,447	\$0	\$190,447
Capital Fund	\$41,450	\$0	\$41,450
Capital Fund	\$0	\$0	\$0
Total Project Funding:	\$231,897	\$0	\$231,897

CHALFONT BOROUGH PARKS and RECREATION

TRAIL MAINTENANCE

DESCRIPTION

Trails provide an important aspect to the Borough of Chalfont's park system. They allow residents to enjoy scenic features of the Borough and connects many neighborhoods. Studies also show that trails increase home values and help the local economy by bringing in outside visitors for the biking and/or hiking trails.

PROJECT STATUS

Borough staff will evaluate the conditions of the current trail system and provide an update, as necessary. At this time none of the Borough's trails need replacement but should be evaluated year to year.

EXPENDITURES

The project will be paid through the Capital Fund

Description	Linear Feet	Materials	Year	2022 Replacement Cost	2026
Lindenfield Trail	1,855	Asphalt	1988	\$34,627	\$0
Derstine Trail	2,448	Asphalt	2010	\$45,696	\$0
Strong Family Park Trail	628	Asphalt	2012	\$11,723	\$0
Twin Streams Trail	3,081	Asphalt	2012	\$57,512	\$0
Kelly Park Trail	3,132	Asphalt	2014	\$58,464	\$0
Krupp Trail	600	Asphalt	2016	\$11,200	\$0
JM Bishop Trail	4,075	Asphalt	2018	\$76,067	\$0
Chestnut Street Park Trail	1,601	Asphalt	2020	\$29,885	\$0
Northern Neshaminy Trail	4,050	Asphalt	2023	\$49,467	\$0
Laura Hampton Bridge (Krupp/Kelly)		Steel beams/wood planks	1987	TBD	\$0
Derstine Bridge		Steel beams/wood planks	2010	TBD	\$0
Derstine Bridge		Steel beams/wood planks	2010	TBD	\$0
Lindenfield Bridge		Steel beams/wood planks	2010	TBD	\$0
Twin Streams Bridge		Steel beams/wood planks	2012	TBD	\$0
Total:				\$400,773	\$0

CHALFONT BOROUGH WALKABILITY

SIDEWALK CONNECTIONS

DESCRIPTION

Factors influencing walkability include the presence or absence of quality footpaths, sidewalks, pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety. Chalfont Borough has shown a desire to have a sidewalk connection to promote walkability throughout the community.

PROJECT STATUS

Still in planning/funding stages.

EXPENDITURES

The project will be paid through the Capital Reserve Fund.

List of Sidewalks

- Moyer Road, from Lenape Lane to Unami Middle School
- Park Avenue (north side), from Patriot Drive to existing sidewalk
- Park Avenue (south side), from Forest Park Dam to Pine Creek Condominiums
- Meadowbrook Lane, from Butler Avenue to existing sidewalk
- Skyline Drive cul-de-sac
- 91 Oak Avenue
- Oak Avenue, from existing sidewalk at 31 Oak Avenue to trail head at dead end
- Swartz Avenue, Coventry Road to Sunset Avenue
- Michael Lane (east side)
- N. Main Street (east side), from Hellberg Avenue to Peace Valley Road
- 450 W. Hillcrest Avenue

CHALFONT BOROUGH

MS4 and STORMWATER

MS4 and STORMWATER

The DEP requires all designated communities, and other entities who operate separate stormwater systems, to implement stormwater management programs. Included in these programs are best management practices to guide permit holders in program development, tracking and reporting. Total amounts to be invested in the coming years will be based on requirements from regulating agencies and will be entered once confirmed.

Description	2025	2026
Infrastructure Improvements	\$30,000	\$0
MS4 Requirements	\$45,000	\$0
Total:	\$75,000	\$0
Source	2025	2026
Capital Fund	\$75,000	\$0
Highway Aid Fund	\$0	\$0
Total:	\$75,000	\$0

CHALFONT BOROUGH STREET INVENTORY

Street Name	Last Work Performed	Date	Length (Feet)	Width (PAV)
Kerns Avenue	Overlay	2000	85	17
Barr Lane	Reconstruction	1991	203	17
Birchwood Drive	New Construction	1989	2,217	30
Michael Lane	New Construction	1990	890	30
Spruce Road	New Construction	1993	322	30
Clematis Way	Recycled	1995	752	30
Eagle Road	Recycled	1995	690	30
Falcon Drive	Recycled	1995	682	30
Forrest Drive	Recycled	1995	1,485	29
Marian Circle	New Construction	1996	1,996	30
Birchwood Circle	Mill/Overlay	1998	415	30
Cardinal Road	Mill/Overlay	1998	1,750	30
Lynwood Drive	New/Mill/Overlay	1998	2,146	30
Oak Avenue	Mill/Overlay	1998	1,328	17 & 24
Rosemore Circle	Mill/Overlay	1998	355	30
Rosemore Drive	Mill/Overlay	1998	544	30
Landing Way	Mill/Overlay	1999	185	26
Lenape Lane	Mill/Overlay	1999	1,574	26 & 30
Hillcrest Avenue East	Mill/Overlay	2001	2,988	26
Old Orchard Road	Mill/Overlay	2001	1,437	30
Park Lane	Mill/Overlay	2001	736	29
Bridgewater Ct.	New Construction	2002	770	30
Barness Lane	New Construction	2003	535	30
Blue Jay Road	Mill/Overlay	2003	2,215	30
Coventry Road	New Construction	2003	920	30
Hamilton Street West	New Construction	2003	1,256	30
Honey Hollow Lane	New Construction	2003	325	30
Moyer Road	Recycled/ Mill/Overlay	2003	3,614	30 & 40
Cassandra Lane	Mill/Overlay	2005	208	30
Hickory Lane	Mill/Overlay	2005	720	30
New Jersey Avenue	Mill/Overlay/New Construction	2005	2,140	28
North Street	Base & Top	2005	793	10 to 19

CHALFONT BOROUGH STREET INVENTORY (CONTINUED)

Street Name	Last Work Performed	Date	Length (Feet)	Width (PAV)
Skyline Drive	Mill/Overlay	2005	1,694	30
Apple Street	Base/Top	2007	308	16
Cherry Street	Base/Top	2007	313	16
Lantern Lane	New Construction	2007	300	28
Old Butler Ave.	Overlay	2008	210	26
Deerpath Road	Mill/Overlay	2010	1,844	30
Elm Circle	New Construction	2010	381	30
Oxford Lane	New Construction	2010	840	30
Lindenfield Parkway	Mill/Overlay	2011	1,994	16 to 48
Holland Drive	Mill/Overlay	2015	1,335	30
Langhorne Road	Mill/Overlay	2015	1,475	30
Wilson Avenue	Mill/Overlay	2015	625	18 & 20
Hibiscus Drive	Mill/Overlay	2016	1,103	30
Fairview Avenue	Mill/Overlay	2017	415	24
Hillside Avenue	Mill/Overlay	2017	425	26
Meadowbrook Lane	Mill/Overlay	2017	2,439	30
Oxbow Circle	Mill/Overlay	2017	490	30
Pennsylvania Avenue	Mill/Overlay	2017	1,134	18
Taft Avenue	Mill/Overlay	2017	860	28
Hamilton Street East	Mill/Overlay	2018	925	24
Hellberg Avenue	Mill/Overlay	2018	2,615	26
Hillcrest Avenue West	Recycled	2018	1,475	20 to 32
Marian Road	Mill/Overlay	2018	589	30
Peace Valley Road	Mill/Overlay	2018	2,466	14 to 30
Pleasant Avenue	Mill/Overlay	2018	695	30
Swartz Avenue	Mill/Overlay	2018	758	20
Independence Way	Mill/Overlay	2020	500	28
Patriot Drive	Mill/Overlay	2020	2,850	28
Westview Avenue	Mill/Overlay	2020	1,970	26
Lilac Lane	Mill/Overlay	2021	1,698	30
Chestnut Street	Mill/Overlay	2023	1,114	27
Church Street	Mill/Overlay	2023	306	20
Jana Circle	Mill/Overlay	2023	400	26
Jasen Drive	Mill/Overlay	2023	2,386	30
Maple Avenue	Mill/Overlay	2023	418	18
Reene Circle	Mill/Overlay	2023	288	26
Valley View Road	Mill/Overlay	2023	1,756	30
Wisler Avenue	Mill/Overlay	2023	306	20
Castlewood Drive	Mill/Overlay	2025	2,176	30
Hopkins Circle	Mill/Overlay	2025	330	30
Woodview Drive	Mill/Overlay	2025	1,694	30
State Owned Roads				
Butler Avenue (PA Bus.202)	Mill/Overlay	2021	6,548	
Bristol Road (PA 2025)	Mill/Overlay	2007	2,026	
Park Avenue (PA1006)	Mill/Overlay	2018	2,757	
Sunset Avenue (PA 1006)	Mill/Overlay	2014	2,983	
Limekiln Pike (PA 152)	Mill/Overlay	2020	2,012	
N. Main St (PA 152)	Mill/Overlay	2018	6,793	

CHALFONT BOROUGH ROAD PAVING and STORMWATER INFRASTRUCTURE

	2025	2026	2027	2028	2029
Birchwood Drive					
Engineering	\$0	\$0	\$70,000	\$0	\$0
Road Paving	\$0	\$0	\$300,000	\$0	\$0
Storm water	\$0	\$0	\$0	\$0	\$0
Total:	\$0	\$0	\$370,000	\$0	\$0
Castlewood Drive					
Engineering	\$48,600	\$54,285	\$0	\$0	\$0
Road Paving	\$139,726	\$414,265	\$0	\$0	\$0
Storm water	\$0	\$0	\$0	\$0	\$0
Total:	\$188,326	\$468,550	\$0	\$0	\$0
Woodview Drive					
Engineering	\$40,142	\$36,205	\$0	\$0	\$0
Road Paving	\$95,348	\$453,341	\$0	\$0	\$0
Storm water	\$0	\$0	\$0	\$0	\$0
Total:	\$135,490	\$489,546	\$0	\$0	\$0
Hopkins Circle					
Engineering	\$5,597	\$0	\$0	\$0	\$0
Road Paving	\$49,143	\$0	\$0	\$0	\$0
Storm water	\$0	\$0	\$0	\$0	\$0
Total:	\$54,740	\$0	\$0	\$0	\$0
Total:	\$378,556	\$958,097	\$0	\$0	\$0
Engineering	\$94,339	\$90,490	\$0	\$0	\$0
Road Paving	\$284,217	\$867,607	\$0	\$0	\$0
Storm water	\$0	\$0	\$0	\$0	\$0
Total:	\$378,556	\$958,097	\$0	\$0	\$0
Source	2025	2026	2027	2028	2029
Capital Fund	\$0	\$0	\$70,000	\$0	\$0
Capital Fund - Note	\$102,090	\$244,861	\$0	\$0	\$0
Highway Aid Fund	\$115,924	\$134,076	\$300,000	\$0	\$0
Grant	\$160,543	\$579,160	\$0	\$0	\$0
Total:	\$378,556	\$958,097	\$370,000	\$0	\$0
Total without Highway Aid	\$262,633	\$824,020	\$70,000	\$0	\$0

Future Storm Water Replacements

	Construction	5.00%	10.00%	10.00%	Total
Hellberg Avenue	\$172,864	\$181,507	\$18,151	\$18,151	\$217,809
Jasen Drive Easement	\$130,896	\$137,441	\$13,744	\$13,744	\$164,929
Michael Lane	\$187,855	\$197,248	\$19,725	\$19,725	\$236,697
Lindenfield Parkway	\$811,762	\$852,350	\$85,235	\$85,235	\$1,022,820
Birchwood Drive	\$282,316	\$296,432	\$29,643	\$29,643	\$355,718
Lynwood Drive	\$466,518	\$489,844	\$48,984	\$48,984	\$587,813
Westview Drive	\$549,383	\$576,852	\$57,685	\$57,685	\$692,223
	\$2,601,594	\$2,731,674	\$273,167	\$273,167	\$3,278,008

CHALFONT BOROUGH ROAD PAVING

HOPKINS CIRCLE

DESCRIPTION

Hopkins Circle was last paved in 1994. This project includes milling and overlaying the entire roadway.

PROJECT STATUS

Construction is complete. Project is in maintenance period.

EXPENDITURES

The project will be paid through the Highway Aid Fund and Capital Fund.

Project	2025	2026
Road Paving and Infrastructure	\$54,740	\$0

PROJECT BREAKDOWN

	2025	2026
COST		
Engineering	\$5,597	\$0
Engineering Grant	\$0	\$0
Subtotal Project Cost Engineering	\$5,597	
Storm Water Replacement incl with Milling/paving	\$49,143	\$0
Contingency (5%)	\$0	\$0
Subtotal Project Cost without Engineering	\$49,143	\$0
Total Project Cost:	\$54,740	\$0
FUNDING		
Capital Fund	\$0	\$0
Capital Fund - Note – Construction	\$3,354	\$0
Capital Fund - Note – Engineering	\$5,597	\$0
Highway Aid Fund	\$45,788	\$0
Subtotal Boro only	\$54,740	\$0
Grant – Engineering	\$0	\$0
Grant	\$0	\$0
Subtotal Grant only	\$0	\$0
Total Project Funding:	\$54,740	\$0

CHALFONT BOROUGH ROAD PAVING

HOPKINS CIRCLE



Hopkins Circle

CHALFONT BOROUGH ROAD PAVING and STORMWATER INFRASTRUCTURE

CASTLEWOOD DRIVE

DESCRIPTION

Castlewood Drive was last paved in 1989. This project includes replacing corrugated metal storm water pipe and mill and overlaying the entire road.

PROJECT STATUS

Project is under construction.

EXPENDITURES

DCED Grant – COVID – 19 PA Small Water & Sewer Grant 85% award of \$423,805 and a match of \$74,789. Grant Period 12/19/2023 – 09/30/2026. The project will be paid through the Highway Aid Fund and Capital Fund.

Project	2025	2026	Total 2025-2026
Road Paving and Infrastructure	\$188,326	\$468,550	\$656,877

PROJECT BREAKDOWN

	2025	2026	Total 2025-2026
COST			
Engineering	\$40,291	\$54,285	\$94,576
Engineering Grant	\$8,309	\$0	\$8,309
Subtotal Project Cost Engineering	\$48,600	\$54,285	\$102,885
Storm Water Replacement incl with Milling/paving	\$139,726	\$414,265	\$553,992
Contingency (5%)	\$0	\$0	\$0
Subtotal Project Cost without Engineering	\$139,726	\$414,265	\$553,992
Total Project Cost:	\$188,326	\$468,550	\$656,877
FUNDING			
Capital Fund	\$0	\$0	\$0
Capital Fund - Note – Construction	\$8,468	\$154,371	\$162,839
Capital Fund - Note – Engineering	\$40,291	\$54,285	\$94,576
Highway Aid Fund	\$55,536	\$9,991	\$65,527
Subtotal Boro only	\$104,295	\$218,647	\$322,942
Grant – Engineering	\$8,309	\$0	\$8,309
Grant – Construction	\$75,722	\$249,904	\$325,626
Subtotal Grant only	\$84,031	\$249,904	\$333,935
Total Project Funding:	\$188,326	\$468,550	\$656,877

CHALFONT BOROUGH ROAD PAVING and STORMWATER INFRASTRUCTURE

CASTLEWOOD DRIVE



Castlewood Drive

CHALFONT BOROUGH ROAD PAVING and STORMWATER INFRASTRUCTURE

WOODVIEW DRIVE

DESCRIPTION

Woodview Drive was last paved when the street was originally constructed in 1989. This project includes replacing corrugated metal storm water pipe and mill and overlaying the entire road.

PROJECT STATUS

Project is under construction.

EXPENDITURES

DCED Grant - COVID-19 ARPA H2O PA – 50% award of \$453,882 and a match of 50% \$226,941. Grant period 12/19/2023 – 9/30/2026. The project will be paid through the Highway Aid Fund and Capital Fund.

Project	2025	2026	Total 2025-2026
Road Paving and Infrastructure	\$135,490	\$489,546	\$625,036

PROJECT BREAKDOWN

	2025	2026	Total 2025-2026
COST			
Engineering	\$40,142	\$36,205	\$76,347
Engineering Grant	\$0	\$0	\$0
Subtotal Project Cost Engineering	\$40,142	\$36,205	\$76,347
Storm Water Replacement incl with Milling/paving	\$95,348	\$453,341	\$548,689
Contingency (5%)	\$0	\$0	\$0
Subtotal Project Cost without Engineering	\$95,348	\$453,341	\$548,689
Total Project Cost:	\$135,490	\$489,546	\$625,036
FUNDING			
Capital Fund	\$0	\$0	\$0
Capital Fund - Note – Construction	\$4,237	\$0	\$4,237
Capital Fund - Note – Engineering	\$40,142	\$36,205	\$76,347
Highway Aid Fund	\$14,599	\$124,085	\$138,684
Subtotal Boro only	\$58,978	\$160,290	\$219,268
Grant – Engineering	\$0	\$0	\$0
Grant	\$76,512	\$329,256	\$405,768
Subtotal Grant only	\$76,512	\$329,256	\$405,768
Total Project Funding:	\$135,490	\$489,546	\$625,036

CHALFONT BOROUGH ROAD PAVING and STORMWATER INFRASTRUCTURE

WOODVIEW DRIVE



Woodview Drive

CHALFONT BOROUGH FLEET and EQUIPMENT

DESCRIPTION

The Borough currently has a fleet of ten Public Works vehicles. These vehicles have useful lives of 10-20 years.

IMPACT

It is important that all Department vehicles work when needed, especially during emergencies. Regularly replacing vehicles helps prevent unwanted downtime, while also preventing excessive maintenance costs.

PROJECT STATUS

Vehicles are replaced when they have reached the end of their useful life.

EXPENDITURES

The expense will be paid through the Capital Fund and/or the Highway Aid Fund.

PROJECT BREAKDOWN

Description			Model Year	Original Purchase Price	Replacement Cost	Replacement Year	Current Year Cost
Ford	F-550	Dump Truck	2011	\$78,500	\$175,000	2027	\$0
John Deere	410-G	Backhoe	2006	\$72,000	\$190,000	2028	\$0
Johnston	VT650	Street Sweeper	2005	\$142,825	\$350,000	2029	\$0
Ford	F-550	Dump Truck	2015	\$84,200	\$175,000	2030	\$0
International	7400	Dump Truck	2017	\$159,000	\$300,000	2037	\$0
Avant	760i	Wheel Loader	2016	\$100,300	\$100,000	2031	\$0
Ford	Ranger	Pickup 4x4	2011	\$22,000	\$35,000	2027	\$0
Ford	Maverick	Pickup 4x4	2024	\$35,000	\$35,000	2034	\$0
John Deere	Z970R ZTRAK	Mower	2021	\$13,266	\$15,000	2031	\$0
John Deere	997	Mower	2007	\$12,300	\$0	N/A	\$0
Total:				\$719,391	\$1,375,000		\$0
Funding source		Capital Fund (Debt Service)			\$1,290,000		\$0
Funding source		Highway Aid			\$0		\$0
Funding source		Capital Fund			\$85,000		\$0

CHALFONT BOROUGH FLEET and EQUIPMENT



2011 Ford F-550



2015 Ford F-550



2024 Ford Maverick

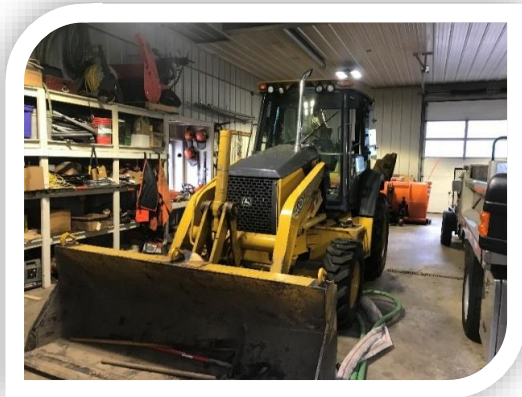


2017 International 7400



2011 Ford Ranger 4-WD

CHALFONT BOROUGH FLEET and EQUIPMENT



2006 John Deere 410-G Backhoe



2005 Johnston Street Sweeper



2016 Avant 760i



2021 John Deere Z970R Z-Trak



2007 John Deere Mower 997

CHALFONT BOROUGH CAPITAL IMPROVEMENT PLAN (CIP)

2031 and BEYOND

The purpose of the CIP is to proactively project future capital needs of Chalfont Borough. The CIP is a **working document** and should be reviewed and updated annually to reflect changing community needs, priorities, and funding opportunities to ensure that the infrastructure exists to accommodate Chalfont Borough's strategic and long-term goals and objectives.

Moving forward, the Borough has additional infrastructure items that are not listed in this document that need to be considered. They include, but are not limited to:

- Stormwater infrastructure replacement
- Pedestrian bridges (Twin Streams, Lindenfield, Derstine and Kelly Parks)
- Park amenities; benches, trash cans, etc.
- Streetlights
- Maintenance of Borough-owned buildings
- Tree removal, mostly dead and diseased trees

In conclusion, the CIP helps to synchronize capital and operating budgets; evaluates competing demands for resources based on prioritization and the Borough's long-term goals and objectives; identifies, prioritizes and optimizes the financing of the projects (pay-as-you-go, federal and state grants, and debt financing); links strategic plans with fiscal capacity; and informs the public about the Borough's investment in assets and infrastructure.

RESOLUTION No. 2025-08

CHALFONT BOROUGH, BUCKS COUNTY, PENNSYLVANIA

**A RESOLUTION OF THE CHALFONT BOROUGH COUNCIL
SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND
AND ADOPTING A BUDGET FOR THE CALENDAR YEAR
BEGINNING ON THE FIRST DAY OF JANUARY 2026,
AND ENDING ON THE LAST DAY OF DECEMBER 2026**

WHEREAS, the Borough Charter at §C5-5 requires adoption of the budget by resolution of Borough Council; and,

WHEREAS, the Borough of Chalfont Council has appointed borough staff to prepare and submit a proposed budget to said governing body at the proper time; and,

WHEREAS, the Borough of Chalfont borough staff has submitted a proposed budget to this governing body on November 18, 2025, for its consideration; and,

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and,

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from the reserves/fund balances, so that the budget remains in balance as required by law.

NOW THEREFORE BE IT RESOLVED by the Chalfont Borough Council approves, by adoption of this resolution:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Borough of Chalfont for the year stated above;
2. That the budget hereby approved and adopted shall be signed and made part of public records of the Borough of Chalfont.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Chalfont Borough on this 9th day of December, 2025.

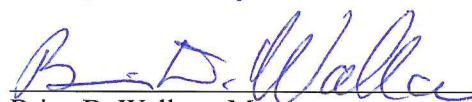
ATTEST:


Dawn M. Tremmel, Borough Secretary

CHALFONT BOROUGH COUNCIL

By:


John R. Engel, President


Brian D. Wallace, Mayor