

**BANYARD MANAGEMENT
Board of Directors Meeting**

2039 Forest Avenue
Chico, CA 95928

MEETING AGENDA

May 21, 2026
2:00 p.m.

Due to COVID-19 and California State Assembly Bill 361 that amends the Ralph M. Brown Act to include new authorization for remote meetings, including remote public comment for all local agencies. California State Assembly Bill 361 extends the provision of Governor Newsom’s Executive Order N-29-20 and N-35-20 until January 2024. The meeting will be a hybrid meeting both in person at this Housing Authority office and remotely. Members of the Board of Directors and HACB staff will be participating either in person or remotely. The Board of Directors welcomes and encourages public participation in the Board meetings either in person or remotely from a safe location.

Members of the public may be heard on any items on the Directors’ agenda. A person addressing the Directors will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Directors. Members of the public desiring to be heard on matters under jurisdiction of the Directors, but not on the agenda, may address the Directors during agenda item 6.

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/262845749>

You can also dial in using your phone.

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If you have any trouble accessing the meeting agenda, or attachments; or if you are disabled and need special assistance to participate in this meeting, please email marysolk@butte-housing.com or call 530-895-4474 x.210.

Notification at least 24 hours prior to the meeting will enable the Housing Authority to make a reasonable attempt to assist you.

NEXT RESOLUTION NO. 26-2B

ITEMS OF BUSINESS

1. ROLL CALL

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2. AGENDA AMENDMENTS
3. CONSENT CALENDAR
 - 3.1 Minutes of Meeting on February 19, 2026
 - 3.2 Banyard Management Financial Report
 - 3.3 Chico Commons – HACB report/AWI Report
4. CORRESPONDENCE
5. REPORTS FROM PRESIDENT
6. MEETING OPEN FOR PUBLIC DISCUSSION
7. MATTERS CONTINUED FOR DISCUSSION
8. SPECIAL REPORTS
9. REPORTS FROM DIRECTORS
10. MATTERS INITIATED BY DIRECTORS
11. EXECUTIVE SESSION
12. DIRECTORS' CALENDAR
- Next meeting – August 20, 2026**
13. ADJOURNMENT

BANYARD MANAGEMENT

Board of Directors Meeting

2039 Forest Avenue
Chico, CA 95928

MEETING MINUTES

February 19, 2026

President Guanzon called the meeting of Banyard Management to order at 3:22 p.m.

The meeting was conducted via teleconference, web-conference and in person, as noticed.

1. ROLL CALL

Present for the Directors: Bob Crowe, David Pittman, Sarah Richter, and Jean Snow; all attended in person.

Others Present: President Larry Guanzon, Secretary Marysol Perez, Tamra Young, Angie Little, Juan Meza, Taylor Gonzalez and Marco Cruz; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Director Crowe moved to accept the Consent Calendar as presented. Director Richter seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

- 5.1 Housing Authority of the County of Butte (HACB) – The board reviewed a proposal regarding the services agreement between Banyard Management and the Housing Authority of the County of Butte (HACB), which runs from October to September with automatic annual renewals. Under the revised terms effective March 1, 2026, hourly "Fee for Services" billing rates will increase by an overall 5%, with individual rates shifting between 0% and 26%. To accommodate ongoing

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corporate administration and an estimated \$200,000 in upcoming property development and acquisition activities, the contract caps will be adjusted. The Not-To-Exceed (NTE) limit for Basic Services will increase from \$20,000 to \$100,000, while the Extraordinary Services cap will remain at \$100,000. Staff recommended the adoption of Resolution No. 26-1C to formally authorize these updated billing rates and financial caps.

RESOLUTION NO. 26-1B

Director Crowe moved that Resolution No. 26-1B be adopted by reading of title only: “HOUSING AUTHORITY OF THE COUNTY OF BUTTE MANAGEMENT SERVICES AGREEMENT 2026 BILLING RATES AND SERVICES AUTHORIZATIONS”. Director Pittman seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM BOARD MEMBERS

None.

10. MATTERS INITIATED BY BOARD MEMBERS

None.

11. EXECUTIVE SESSION

None.

12. DIRECTOR’S CALENDAR

Next Meeting – May 21, 2026

13. ADJOURNMENT

The meeting was adjourned at 3:24 p.m.

Dated: February 19, 2026.

ATTEST:

Lawrence C. Guanzon, President

Marysol Perez, Secretary

May 21, 2026

MEMO

To: Banyard Management Board of Directors

From: Larry Guanzon, President
Marco Cruz, CFO Consultant

Subject: March 31, 2026 Quarterly Financial Report

Background:

Banyard is a non-profit instrumentality of the Housing Authority of the County of Butte (HACB) and is 1.0% owner of Chico Commons, LP. Other than fees and ownership draws from Chico Commons, a 72-unit property, it has no other revenue streams. Its expenses are primarily management fees to HACB and salary charges (corporate services) from HACB. Banyard’s fiscal year begins October 1st and ends September 30th.

Quarterly Activity:

Quarterly pass through fee revenues are in line with budget. Quarterly expenses are lower than expected as less corporate service fees have been charged to Banyard than budgeted.

Year to Date Activity:

Revenues are higher than expected due to a prior year management fee recognized in October 2025. Expenses are lower due to less corporate services charged to Banyard from HACB. Administrative expenses include a \$5,400.00 increase to expense to correct a cash adjustment done in 2023.

Balance Sheet Activity:

Banyard’s cash has changed little from the beginning of the fiscal year. However, current liabilities have increased to reflect the management fees owed to HACB. These fees were paid in May 2026.

Banyard Management Properties (banyard)

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var
2999-99-999 Revenue & Expenses								
3000-00-000 INCOME								
3699-00-000 OTHER INCOME	3,240.00	3,264.99	-24.99	-0.77	7,560.00	6,529.98	1,030.02	15.77 (1)
3999-00-000 TOTAL INCOME	3,240.00	3,264.99	-24.99	-0.77	7,560.00	6,529.98	1,030.02	15.77
4000-00-000 EXPENSES								
4199-00-000 ADMINISTRATIVE EXPENSES	7,914.50	13,365.00	5,450.50	40.78	14,331.00	26,730.00	12,399.00	46.39 (2)
4599-00-000 GENERAL EXPENSES	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A
8000-00-000 TOTAL EXPENSES	7,914.50	13,365.00	5,450.50	40.78	14,331.00	26,730.00	12,399.00	46.39
9000-00-000 NET INCOME	-4,674.50	-10,100.01	5,425.51	53.72	-6,771.00	-20,200.02	13,429.02	66.48 (3)

Notes:

1. These are pass through fees from Chico Commons LP to HACB
2. Pass through fees to HACB and corporate services (salary charges) from HACB. Includes \$5,400 adjustment.
3. Improved budget due to less than expected corporate services

Banyard Management Properties (banyard) Balance Sheet

Period = Oct 2025-Mar 2026

		Balance	Beginning	Net
		Current Period	Balance	Change
0999-99-000	All			
1000-00-000	ASSETS			
1100-00-000	CASH			
1111-99-000	Total Unrestricted Cash	172,175.01	172,466.01	-291.00
1119-00-000	TOTAL CASH	172,175.01	172,466.01	-291.00
1160-00-000	OTHER CURRENT ASSETS			
1299-00-000	TOTAL OTHER CURRENT ASSETS	0.40	0.40	0.00
1999-00-000	TOTAL ASSETS	172,175.41	172,466.41	-291.00
2000-00-000	LIABILITIES & EQUITY			
2001-00-000	LIABILITIES:			
2299-00-000	CURRENT LIABILITIES	6,480.00	0.00	6,480.00
2499-00-000	TOTAL LIABILITIES	6,480.00	0.00	6,480.00
2800-00-000	EQUITY			
2809-99-000	RETAINED EARNINGS:	165,695.41	172,466.41	-6,771.00
2899-00-000	TOTAL EQUITY	165,695.41	172,466.41	-6,771.00
2999-00-000	TOTAL LIABILITIES AND EQUITY	172,175.41	172,466.41	-291.00
9999-99-000	TOTAL OF ALL	0.00	0.00	0.00

MEMO

Date: May 15, 2026

To: Board of Directors, Banyard Management

From: Larry Guanzon, HACB Executive Director
Taylor Gonzalez, HACB Project Manager

Subject: Status Report – Chico Commons Apartments, Chico

Chico Commons Apartments, Chico (72 units, LIHTC, Family, MGP: Banyard Management, PM: AWI) –There are (6) vacancies as of this memo’s date. Several of the current vacancies are attributed to non-payment of rent and or failure to follow lease policies which AWI lists in their monthly report. Increased vacancies were anticipated with lease up of the new tax-credit subsidized properties in the area. AWI has increased their marketing to address the dynamic and loss. In addition, rents have been reduced for the 2-3 bedrooms for a limited time. AWI details current turnover status in the monthly narrative following. AWI’s narrative also details two (2) notices to vacate. Exterior Painting has been completed. New building signage has also been installed. Parking lot bids to repair/replace sections of asphalt are being updated and work will be completed in the next quarter. Total YTD income is below budget by \$36,649 at \$250,665. Budgeted rental income is less and bad debt expense attributed to the decrease in income previously mentioned. YTD Total expenses are over budget by \$17,301 at \$253,380. This brought Net Operating Income YTD to -\$2,715 or \$53,950 less than budget. Maintenance & Administrative Expenses both come in over budget YTD. With the Capital Improvements and use of Reserves for Exterior Painting the property is at a YTD Net Income of a -\$125,043 or \$88,025 more than what was budgeted. The property is subject to repositioning, involving refinancing, capital improvements, and replacements. Please find AWI’s monthly narrative and financials for your review.



Chico Commons Apartments, 2071 Amanda Way, Chico – Exterior Painting Complete



Chico Commons Apartments, 2071 Amanda Way, Chico – Exterior Painting Complete



Chico Commons Apartments, 2071 Amanda Way, Chico – Exterior Painting Complete



Chico Commons

April 2026

6 units available • 1 Move-in • 0 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Staff has been coordinating with the Housing Authorities and VA to encourage Section 8 move-ins
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility

Current Staffing

Staffing

Manager: Vacant
Assistant Manager: Amber Akins
Maintenance: Carl Perry
Assistant Maintenance: David Moreland

Vacancy Overview

CURRENT

- #53 2BD (50%):** (Eviction) – *Rent Ready*
- #01 3BD (60%):** (Transfer) – *Rent Ready*
- #65 3BD (60%):** (Personal) – *Rent Ready*
- #10 3BD (60%):** (Skip) – *Rent Ready*
- #07 3BD (60%):** (Personal) Major cleaning
- #51 1BD (60%):** (Personal) *Rent Ready*

UPCOMING

- #03 3BD (60%):** (Non-Payment) Waiting on lock-out.
- #67 2BD (60%):** (Personal) Move-out 05/01/26

Capital Projects

Budgeted Items planned for 2026

- Asphalt:** The site has multiple areas that need filled
- Painting:** Walked with vendor, finishing touches underway
- HVAC Cleaning:** Semi-Annually

Current Status

- Asphalt:** Update bids that were gathered in 2025
- Painting:** Completed
- HVAC Cleaning:** Scheduling before summer

Additional Notes

We are exploring a potential manager transfer to Chico Commons. The recent exterior painting has generated renewed interest in the property and contributed to growth in the waiting list. Income qualification requirements remain the most significant challenge in placing residents at this site. With regional support, all but one unit is now rent-ready and available for showings to prospective residents. All building signage has been refreshed including an office leasing sign, pending installation.



Chico Commons (p0549)
Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-03 INCOME									
4110-00 Market/Contract Rent	76,689	79,759	-3,070	-4	302,417	319,036	-16,619	-5	957,108
4190-00 Gain/Loss to Lease	1,587	0	1,587	N/A	5,861	0	5,861	N/A	0
4999-99 GROSS POTENTIAL RENT	78,276	79,759	-1,483	-2	308,278	319,036	-10,758	-3	957,108
5000-00 INCOME ADJUSTMENTS									
5110-00 Vacancy Loss	-7,849	-7,976	127	2	-27,597	-31,904	4,307	13	-95,711
5120-00 Admin Unit-Non Rev	-1,101	-1,101	0	0	-4,404	-4,406	2	0	-13,217
5130-00 Rent Adjustments	0	-135	135	100	0	-539	539	100	-1,618
5190-00 Bad Debt Expense	0	0	0	N/A	-29,291	0	-29,291	N/A	0
5199-98 TOTAL INCOME ADJUSTMENTS	-8,950	-9,212	262	3	-61,292	-36,849	-24,444	-66	-110,546
5199-99 NET RENTAL INCOME	69,326	70,547	-1,221	-2	246,986	282,187	-35,202	-12	846,562
5500-00 OTHER INCOME									
5510-00 Laundry Income	0	477	-477	-100	1,919	1,909	10	1	5,727
5520-00 Late Charges	0	271	-271	-100	25	1,084	-1,059	-98	3,253
5590-00 Other Tenant Income	0	495	-495	-100	-1,274	1,981	-3,255	-164	5,942
5600-00 Interest Income	140	38	102	267	777	152	625	410	457
5610-00 Interest Income-Restricted Reserve	312	0	312	N/A	1,823	0	1,823	N/A	0
5690-00 Miscellaneous Income	409	0	409	N/A	409	0	409	N/A	0
5999-98 TOTAL OTHER INCOME	861	1,282	-421	-33	3,679	5,126	-1,447	-28	15,379
5999-99 TOTAL INCOME	70,187	71,828	-1,642	-2	250,665	287,314	-36,649	-13	861,941
6000-00 OPERATING EXPENSES									
6000-01 NON-CONTROLLABLE EXPENSES									
6000-02 TAXES AND INSURANCE									
6100-10 Real Estate Taxes-Special Assessments	0	118	118	100	695	472	-222	-47	1,417
6120-00 Other Taxes/Fees/Permits	0	175	175	100	58	699	641	92	2,097
6120-10 Other Taxes/Fees/Permits-FTB Fee	0	67	67	100	800	267	-533	-200	800
6150-00 Property Insurance-GL	4,111	4,171	60	1	16,443	16,682	240	1	50,047
6170-00 Bond Premiums	0	32	32	100	0	129	129	100	388
6199-99 TOTAL TAXES AND INSURANCE	4,111	4,562	452	10	17,995	18,250	254	1	54,749
6200-00 UTILITIES									
6210-00 Electricity-Common Areas	100	1,033	933	90	473	4,132	3,660	89	12,397
6210-10 Electricity-Units	683	0	-683	N/A	3,650	0	-3,650	N/A	0
6220-00 Water-Domestic	2,129	2,755	625	23	8,104	11,019	2,915	26	33,058
6230-00 Sewer-Standard Billing	1,564	1,749	185	11	6,254	6,996	742	11	20,988
6240-00 Gas/Heating Fuel-Units	1,188	1,934	746	39	5,794	7,736	1,942	25	23,207
6240-10 Gas/Heating Fuel-Common Areas	196	0	-196	N/A	942	0	-942	N/A	0
6250-00 Trash-Standard Pickup	0	2,515	2,515	100	2,530	10,060	7,530	75	30,180
6250-10 Trash-Bulk Pickup	800	0	-800	N/A	2,315	0	-2,315	N/A	0
6299-99 TOTAL UTILITIES	6,660	9,986	3,326	33	30,061	39,943	9,882	25	119,830

Chico Commons (p0549)
Budget Comparison
 Period = Apr 2026
 Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
6300-00	PROPERTY MANAGEMENT FEES									
6320-00	Management Fees	4,173	4,173	0	0	16,692	16,692	0	0	50,077
6399-98	TOTAL PROPERTY MANAGEMENT FEES	4,173	4,173	0	0	16,692	16,692	0	0	50,077
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	14,944	18,721	3,777	20	64,749	74,885	10,136	14	224,656
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	1,042	1,042	0	0	4,167	4,167	0	0	12,500
6430-00	Legal-Evictions	1,056	833	-223	-27	1,777	3,333	1,557	47	10,000
6499-99	TOTAL PROFESSIONAL FEES	2,098	1,875	-223	-12	5,943	7,500	1,557	21	22,500
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	5,997	7,994	1,997	25	26,118	31,975	5,857	18	95,925
6510-10	Maintenance Wages-Overtime	278	0	-278	N/A	378	0	-378	N/A	0
6510-30	Maintenance Wages-Vacation	669	0	-669	N/A	2,841	0	-2,841	N/A	0
6510-40	Maintenance Wages-PTO	575	0	-575	N/A	2,630	0	-2,630	N/A	0
6520-00	Manager Wages-Base	3,358	9,789	6,432	66	19,256	39,157	19,901	51	117,471
6520-10	Manager Wages-Overtime	90	0	-90	N/A	462	0	-462	N/A	0
6520-30	Manager Wages-Vacation	214	0	-214	N/A	2,041	0	-2,041	N/A	0
6520-40	Manager Wages-PTO	229	0	-229	N/A	2,177	0	-2,177	N/A	0
6540-00	Employer Social Security	676	1,771	1,095	62	3,287	7,082	3,796	54	21,247
6540-10	Employer Medicare	158	0	-158	N/A	769	0	-769	N/A	0
6540-20	FUTA (Federal Unemployment)	5	0	-5	N/A	162	0	-162	N/A	0
6540-30	SUTA (State Unemployment)	34	0	-34	N/A	1,183	0	-1,183	N/A	0
6540-40	401(k) Match (Employer)	5	0	-5	N/A	24	0	-24	N/A	0
6550-00	Workers Comp Insurance	303	760	457	60	1,746	3,041	1,295	43	9,124
6555-00	Personnel Medical Insurance	195	1,776	1,581	89	741	7,103	6,362	90	21,310
6560-00	Life Insurance	4	0	-4	N/A	20	0	-20	N/A	0
6599-99	TOTAL PERSONNEL COSTS	12,789	22,090	9,301	42	63,835	88,359	24,524	28	265,077
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	-923	54	977	1,803	0	217	217	100	650
6620-00	Credit Checking	0	100	100	100	0	400	400	100	1,200
6699-99	TOTAL MARKETING AND LEASING COSTS	-923	154	1,077	698	0	617	617	100	1,850
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	0	187	187	100	350	748	398	53	2,243
6700-20	P/M Software	0	89	89	100	1,353	356	-997	-280	1,067
6700-30	P/M Software-Yardi	928	1,195	267	22	3,958	4,781	823	17	14,342
6710-00	Telephone	344	258	-86	-33	1,118	1,032	-86	-8	3,096
6710-10	Internet	177	272	94	35	600	1,086	486	45	3,258
6710-20	Cell Phone Reimbursement	120	176	56	32	719	705	-14	-2	2,116
6715-30	Toner/Copier Expense	0	188	188	100	545	752	208	28	2,257

Chico Commons (p0549)
Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6720-00 Postage/Freight	16	89	72	81	184	355	171	48	1,065
6730-00 Office Supplies/Expense	301	341	39	12	1,828	1,363	-465	-34	4,089
6735-00 Office Furniture and Equipment	0	208	208	100	0	833	833	100	2,500
6740-00 Water/Coffee Service	0	0	0	N/A	339	0	-339	N/A	0
6820-00 Tenant Services-General	0	42	42	100	0	167	167	100	500
6880-00 Pest Control-Svc Contract	590	996	406	41	1,325	3,983	2,658	67	11,948
6890-00 Fire/Alarm-Svc Contract	177	740	563	76	1,183	2,960	1,777	60	8,880
6895-00 Cable-Internet/TV Service	0	119	119	100	0	475	475	100	1,426
6899-99 TOTAL CONTRACT/RECURRING G/A	2,654	4,899	2,245	46	13,502	19,596	6,094	31	58,787
6900-00 OTHER G/A									
6910-00 Other Admin-General	204	86	-118	-138	209	343	134	39	1,030
6910-20 Other Admin-Bank Fee	160	0	-160	N/A	160	0	-160	N/A	0
6930-00 Mileage	12	0	-12	N/A	58	0	-58	N/A	0
6940-00 Travel and Promotion	0	71	71	100	0	284	284	100	851
6950-00 Training Expense	279	65	-214	-331	481	259	-223	-86	776
6955-00 Employee Meals	0	55	55	100	0	220	220	100	660
6999-98 TOTAL OTHER G/A	655	276	-378	-137	909	1,106	197	18	3,317
6999-99 TOTAL GENERAL AND ADMINISTRATIVE	3,309	5,175	1,867	36	14,411	20,701	6,290	30	62,104
7000-00 REPAIRS AND MAINTENANCE									
7000-01 CONTRACT/RECURRING R/M									
7010-00 R/M Contract-General	923	3,000	2,078	69	60,451	12,001	-48,450	-404	36,004
7015-00 R/M Contract-Plumbing	382	468	86	18	382	1,873	1,491	80	5,618
7020-00 R/M Contract-Electrical	0	0	0	N/A	1,331	0	-1,331	N/A	0
7025-00 R/M Contract-HVAC	1,591	833	-758	-91	2,739	3,333	594	18	10,000
7030-00 R/M Contract-Carpet Cleaning-Non Unit Turn	0	92	92	100	0	368	368	100	1,103
7065-00 Grounds-Svc Contract	1,930	2,219	289	13	6,355	8,877	2,522	28	26,630
7065-20 Grounds-Repairs	340	0	-340	N/A	340	0	-340	N/A	0
7099-99 TOTAL CONTRACT/RECURRING R/M	5,165	6,613	1,448	22	71,598	26,452	-45,146	-171	79,355
7100-00 OTHER R/M									
7110-00 Janitorial Supplies	145	137	-8	-5	338	549	211	38	1,648
7115-00 Painting and Decorating	345	481	136	28	3,118	1,923	-1,195	-62	5,769
7120-00 R/M Supplies-General	6,591	3,773	-2,818	-75	26,702	15,092	-11,609	-77	45,277
7125-00 R/M Supplies-Plumbing	288	0	-288	N/A	288	0	-288	N/A	0
7130-00 R/M Supplies-Electrical	456	0	-456	N/A	456	0	-456	N/A	0
7199-99 TOTAL OTHER R/M	7,824	4,391	-3,433	-78	30,902	17,565	-13,337	-76	52,694
7200-00 TURNOVER R/M									
7210-30 Unit Turn-Carpet Cleaning-3Bed	0	0	0	N/A	408	0	-408	N/A	0
7210-90 Unit Turn-Carpet Cleaning-Other	0	0	0	N/A	129	0	-129	N/A	0
7220-00 Unit Turn-Unit Cleaning-Vendor	730	0	-730	N/A	1,405	0	-1,405	N/A	0
7299-98 TOTAL TURNOVER R/M	730	0	-730	N/A	1,942	0	-1,942	N/A	0
7299-99 TOTAL REPAIRS AND MAINTENANCE	13,719	11,004	-2,715	-25	104,442	44,016	-60,426	-137	132,049

Chico Commons (p0549)
Budget Comparison
 Period = Apr 2026
 Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7399-97	TOTAL CONTROLLABLE EXPENSES	30,992	40,298	9,306	23	188,631	161,193	-27,437	-17	483,580
7399-98	TOTAL OPERATING EXPENSES	45,936	59,020	13,084	22	253,380	236,079	-17,301	-7	708,236
7399-99	NET OPERATING INCOME	24,251	12,809	11,442	89	-2,715	51,235	-53,950	-105	153,705
7400-00	DEBT SERVICE									
7430-00	Interest-Local Agency	2,604	2,604	0	0	10,417	10,417	0	0	31,250
7499-99	TOTAL DEBT SERVICE	2,604	2,604	0	0	10,417	10,417	0	0	31,250
7500-00	REPLACEMENT COSTS/OTHER									
7500-01	REPLACEMENT COSTS - OPERATING									
7500-02	TURNOVER REPLACEMENT COSTS									
7510-00	R/M Replacement-General	174	3,129	2,955	94	989	12,517	11,528	92	37,550
7520-00	R/M Replacement-Electrical	0	483	483	100	0	1,933	1,933	100	5,800
7525-00	R/M Replacement-Door	202	583	381	65	3,940	2,333	-1,607	-69	7,000
7530-00	R/M Replacement-Window	0	0	0	N/A	589	0	-589	N/A	0
7535-00	R/M Replacement-Cabinet	0	250	250	100	0	1,000	1,000	100	3,000
7545-20	R/M Flooring Replacement-2Bed	2,808	0	-2,808	N/A	2,808	0	-2,808	N/A	0
7545-30	R/M Flooring Replacement-3Bed	3,153	0	-3,153	N/A	6,280	0	-6,280	N/A	0
7550-00	R/M Replacement-Refrigerator	718	396	-322	-81	5,007	1,583	-3,424	-216	4,750
7555-00	R/M Replacement-Dishwasher	430	0	-430	N/A	974	0	-974	N/A	0
7560-00	R/M Replacement-Range	595	354	-240	-68	1,791	1,417	-375	-26	4,250
7565-00	R/M Replacement-Other Appliance	0	217	217	100	0	867	867	100	2,600
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	8,079	5,412	-2,667	-49	22,379	21,650	-729	-3	64,950
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	8,079	5,412	-2,667	-49	22,379	21,650	-729	-3	64,950
7800-00	OTHER NON-OPERATING COSTS									
7815-00	Administrative General Partner Fees	1,080	1,080	0	0	4,320	4,320	0	0	12,960
7899-98	TOTAL OTHER NON-OPERATING COSTS	1,080	1,080	0	0	4,320	4,320	0	0	12,960
7899-99	TOTAL REPLACEMENT COSTS/OTHER	9,159	6,492	-2,667	-41	26,699	25,970	-729	-3	77,910
7999-99	NET INCOME (LOSS) BEFORE CAPEX	12,487	3,712	8,775	236	-39,830	14,848	-54,678	-368	44,545
8000-00	CAPEX/REPLACEMENT RESERVE									
8100-00	Authorized Reserve-Other	0	6,500	6,500	100	85,213	26,000	-59,213	-228	78,000
8110-00	Authorized Reserve-Flooring	0	2,550	2,550	100	0	10,200	10,200	100	30,600
8130-00	Authorized Reserve-HVAC	0	3,333	3,333	100	0	13,333	13,333	100	40,000
8140-00	Authorized Reserve-Water Heaters	0	583	583	100	0	2,333	2,333	100	7,000
8999-99	TOTAL CAPEX/REPLACEMENT RESERVE	0	12,967	12,967	100	85,213	51,867	-33,347	-64	155,600
9999-98	NET INCOME (LOSS)	12,487	-9,255	21,742	235	-125,043	-37,018	-88,025	-238	-111,055