

**BANYARD MANAGEMENT
Board of Directors Meeting**

2039 Forest Avenue
Chico, CA 95928

MEETING AGENDA

August 20, 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.

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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 marysolp@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 May 21, 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 – November 19, 2026**
13. ADJOURNMENT

BANYARD MANAGEMENT

Board of Directors Meeting

2039 Forest Avenue

Chico, CA 95928

MEETING MINUTES

May 21, 2026

President Guanzon called the meeting of Banyard Management to order at 2:05 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, Jean Snow, Laurel Faulk, and Tim Merrill; all attended in person.

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

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

3.2 Marco Cruz reviewed the quarterly financial statement. Other Income consists of pass through fees from Chico Commons LP to HACB. Expenses include those pass-through fees, corporates services (for portion of HACB employee salaries who does the work for Banyard), and a \$5,400 adjustment from previous year.

3.3 Director Richter asked about increasing occupancy at Chico Commons using incentives. She also suggested that we ask residents what amenities might make the property more desirable. President Guanzon indicated that market was tough due to the large number of new apartment complexes coming online, but he said we will continue to work with AWI Property Management on increasing leasing.

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

4. CORRESPONDENCE

None.

5. REPORTS FROM PRESIDENT

None.

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 – August 20, 2026

13. ADJOURNMENT

The meeting was adjourned at 2:13 p.m.

Dated: May 21, 2026.

ATTEST:

Lawrence C. Guanzon, President

Marysol Perez, Secretary

*Banyard Management
Board of Directors
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August 20, 2026

MEMO

To: Banyard Management Board of Directors

From: Larry Guanzon, President
Marco Cruz, CFO Consultant

Subject: June 30, 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. This will be adjusted by year end.

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 is minus \$8,512 year to date for corporate service outlays.

Banyard Management Properties (banyard)
Budget Comparison

Period = Apr 2026-Jun 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	10,800.00	9,794.97	1,005.03	10.26 (1)
3999-00-000	TOTAL INCOME	3,240.00	3,264.99	-24.99	-0.77	10,800.00	9,794.97	1,005.03	10.26
4000-00-000	EXPENSES								
4199-00-000	ADMINISTRATIVE EXPENSES	4,505.17	15,365.00	10,859.83	70.68	18,836.17	42,095.00	23,258.83	55.25 (2)
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	475.68	0.00	-475.68	N/A	475.68	0.00	-475.68	N/A (3)
4599-00-000	GENERAL EXPENSES	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00
8000-00-000	TOTAL EXPENSES	4,980.85	15,390.00	10,409.15	67.64	19,311.85	42,120.00	22,808.15	54.15
9000-00-000	NET INCOME	-1,740.85	-12,125.01	10,384.16	85.64	-8,511.85	-32,325.03	23,813.18	73.67 (4)

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. Start of consulting cost allocations
4. Improved budget due to less than expected corporate services

Banyard Management Properties (banyard)

Balance Sheet (With Period Change)

Period = Oct 2025-Jun 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	163,954.16	172,466.01	-8,511.85
1119-00-000	TOTAL CASH	163,954.16	172,466.01	-8,511.85
1160-00-000	OTHER CURRENT ASSETS			
1299-00-000	TOTAL OTHER CURRENT ASSETS	0.40	0.40	0.00
1999-00-000	TOTAL ASSETS	163,954.56	172,466.41	-8,511.85
2000-00-000	LIABILITIES & EQUITY			
2800-00-000	EQUITY			
2809-99-000	RETAINED EARNINGS:	163,954.56	172,466.41	-8,511.85
2899-00-000	TOTAL EQUITY	163,954.56	172,466.41	-8,511.85
2999-00-000	TOTAL LIABILITIES AND EQUITY	163,954.56	172,466.41	-8,511.85
9999-99-000	TOTAL OF ALL	0.00	0.00	0.00

MEMO

Date: August 14, 2026

To: Board of Directors, Banyard Management

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

Subject: Status Report – Chico Commons Apartments, Chico

Chico Commons Apartments, Chico (72 units, LIHTC, Family, MGP: Banyard Management, PM: AWI) –There is (1) vacancy as of this memo's date. Several of the past vacancies were 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 but as of August 1, 2026 the property's vacancy was zero (0). AWI had 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 for non-payment of rent. 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 \$39,534 at \$463,265. Budgeted rental income is less and bad debt expense attributed to the decrease in income previously mentioned. YTD Total expenses are under budget by \$15,837 at \$397,300. This brought Net Operating Income YTD to 65,965 or \$23,696 less than budget. Maintenance & Administrative Expenses both come in over budget YTD. The property is again searching for a new on-site manager. 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 in progress



Chico Commons

July 2026

5 units available • 0 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

Maintenance: Carl Perry

Assistant Maintenance: David Moreland

Vacancy Overview

CURRENT

100% Occupied

UPCOMING

#66 - (Non-Payment) Notice expires on 7/14/26, sent to Legal

#12 - (Non-Payment) Notice expires on 7/17/26, sent to Legal

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: New Manager is working on gathering more bids.

Painting: Completed

HVAC Cleaning: Scheduling before summer

Additional Notes

This report is for July; however I wanted to provide an update. As of 08/10/2026 the Property Manager has left the complex. We are actively looking for a replacement.

Chico Commons (p0549)

Budget Comparison

Period = Jul 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	74,974	79,759	-4,785	-6	529,131	558,313	-29,182	-5	957,108
4190-00	Gain/Loss to Lease	-1,518	0	-1,518	N/A	8,642	0	8,642	N/A	0
4999-99	GROSS POTENTIAL RENT	73,456	79,759	-6,303	-8	537,773	558,313	-20,540	-4	957,108
5000-00	INCOME ADJUSTMENTS									
5110-00	Vacancy Loss	3,420	-7,976	11,396	143	-39,398	-55,831	16,433	29	-95,711
5120-00	Admin Unit-Non Rev	-1,101	-1,101	0	0	-7,707	-7,710	3	0	-13,217
5130-00	Rent Adjustments	0	-135	135	100	0	-944	944	100	-1,618
5150-00	Concessions-Move In Special	-1,084	0	-1,084	N/A	-1,084	0	-1,084	N/A	0
5190-00	Bad Debt Expense	-7,262	0	-7,262	N/A	-36,553	0	-36,553	N/A	0
5199-98	TOTAL INCOME ADJUSTMENTS	-6,027	-9,212	3,185	35	-84,742	-64,485	-20,257	-31	-110,546
5199-99	NET RENTAL INCOME	67,429	70,547	-3,118	-4	453,031	493,828	-40,797	-8	846,562
5500-00	OTHER INCOME									
5510-00	Laundry Income	478	477	1	0	4,665	3,341	1,324	40	5,727
5520-00	Late Charges	0	271	-271	-100	25	1,898	-1,873	-99	3,253
5590-00	Other Tenant Income	2,830	495	2,335	472	1,660	3,466	-1,806	-52	5,942
5600-00	Interest Income	146	38	108	284	1,109	267	843	316	457
5610-00	Interest Income-Restricted Reserve	268	0	268	N/A	2,365	0	2,365	N/A	0
5690-00	Miscellaneous Income	2	0	2	N/A	410	0	410	N/A	0
5999-98	TOTAL OTHER INCOME	3,724	1,282	2,442	191	10,235	8,971	1,264	14	15,379
5999-99	TOTAL INCOME	71,153	71,828	-676	-1	463,265	502,799	-39,534	-8	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	827	132	16	1,417
6120-00	Other Taxes/Fees/Permits	0	175	175	100	58	1,223	1,165	95	2,097
6120-10	Other Taxes/Fees/Permits-FTB Fee	0	67	67	100	800	467	-333	-71	800
6150-00	Property Insurance-GL	4,111	4,171	60	1	28,775	29,194	419	1	50,047
6170-00	Bond Premiums	0	32	32	100	0	226	226	100	388
6199-99	TOTAL TAXES AND INSURANCE	4,111	4,562	452	10	30,327	31,937	1,609	5	54,749
6200-00	UTILITIES									
6210-00	Electricity-Common Areas	92	1,033	941	91	758	7,232	6,473	90	12,397
6210-10	Electricity-Units	1,121	0	-1,121	N/A	6,040	0	-6,040	N/A	0
6220-00	Water-Domestic	3,673	2,755	-919	-33	17,220	19,284	2,064	11	33,058
6230-00	Sewer-Standard Billing	1,564	1,749	185	11	10,945	12,243	1,298	11	20,988
6240-00	Gas/Heating Fuel-Units	1,046	1,934	888	46	8,851	13,537	4,687	35	23,207
6240-10	Gas/Heating Fuel-Common Areas	173	0	-173	N/A	1,457	0	-1,457	N/A	0
6250-00	Trash-Standard Pickup	1,095	2,515	1,420	56	4,805	17,605	12,800	73	30,180
6250-10	Trash-Bulk Pickup	325	0	-325	N/A	3,540	0	-3,540	N/A	0

Chico Commons (p0549)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6299-99	TOTAL UTILITIES	9,090	9,986	896	9	53,615	69,901	16,286	23	119,830
6300-00	PROPERTY MANAGEMENT FEES									
6320-00	Management Fees	4,173	4,173	0	0	29,212	29,212	0	0	50,077
6399-98	TOTAL PROPERTY MANAGEMENT FEES	4,173	4,173	0	0	29,212	29,212	0	0	50,077
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	17,373	18,721	1,348	7	113,154	131,049	17,895	14	224,656
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	1,042	1,042	0	0	7,292	7,292	0	0	12,500
6430-00	Legal-Evictions	0	833	833	100	9,910	5,833	-4,077	-70	10,000
6440-00	Professional Fees	33	0	-33	N/A	33	0	-33	N/A	0
6499-99	TOTAL PROFESSIONAL FEES	1,074	1,875	801	43	17,234	13,125	-4,109	-31	22,500
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	5,579	7,994	2,414	30	47,612	55,956	8,345	15	95,925
6510-10	Maintenance Wages-Overtime	21	0	-21	N/A	494	0	-494	N/A	0
6510-30	Maintenance Wages-Vacation	141	0	-141	N/A	2,919	0	-2,919	N/A	0
6510-40	Maintenance Wages-PTO	289	0	-289	N/A	3,064	0	-3,064	N/A	0
6520-00	Manager Wages-Base	771	9,789	9,018	92	26,792	68,525	41,733	61	117,471
6520-10	Manager Wages-Overtime	40	0	-40	N/A	716	0	-716	N/A	0
6520-30	Manager Wages-Vacation	144	0	-144	N/A	2,719	0	-2,719	N/A	0
6520-40	Manager Wages-PTO	293	0	-293	N/A	3,149	0	-3,149	N/A	0
6540-00	Employer Social Security	435	1,771	1,335	75	5,196	12,394	7,199	58	21,247
6540-10	Employer Medicare	102	0	-102	N/A	1,215	0	-1,215	N/A	0
6540-20	FUTA (Federal Unemployment)	0	0	0	N/A	162	0	-162	N/A	0
6540-30	SUTA (State Unemployment)	0	0	0	N/A	1,183	0	-1,183	N/A	0
6540-40	401(k) Match (Employer)	2	0	-2	N/A	45	0	-45	N/A	0
6550-00	Workers Comp Insurance	302	760	459	60	2,818	5,322	2,504	47	9,124
6555-00	Personnel Medical Insurance	0	1,776	1,776	100	882	12,431	11,549	93	21,310
6560-00	Life Insurance	2	0	-2	N/A	29	0	-29	N/A	0
6599-99	TOTAL PERSONNEL COSTS	8,121	22,090	13,969	63	98,993	154,628	55,635	36	265,077
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	0	54	54	100	189	379	191	50	650
6620-00	Credit Checking	152	100	-52	-52	152	700	548	78	1,200
6699-99	TOTAL MARKETING AND LEASING COSTS	152	154	2	1	341	1,079	739	68	1,850
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	379	187	-192	-103	729	1,308	579	44	2,243
6700-20	P/M Software	0	168	168	100	1,520	1,177	-344	-29	2,017
6700-30	P/M Software-Yardi	1,031	1,116	85	8	6,830	7,812	982	13	13,392
6710-00	Telephone	375	258	-117	-45	2,211	1,806	-405	-22	3,096
6710-10	Internet	178	272	94	35	1,131	1,900	769	40	3,258

Chico Commons (p0549)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6710-20	Cell Phone Reimbursement	120	176	56	32	1,079	1,234	155	13	2,116
6715-10	Copier Expenses	220	0	-220	N/A	220	0	-220	N/A	0
6715-30	Toner/Copier Expense	91	188	97	52	823	1,317	493	37	2,257
6720-00	Postage/Freight	7	89	82	92	427	621	194	31	1,065
6730-00	Office Supplies/Expense	89	341	251	74	2,572	2,385	-186	-8	4,089
6735-00	Office Furniture and Equipment	1,317	208	-1,108	-532	2,115	1,458	-656	-45	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	292	292	100	500
6860-00	Security-Svc Contract	242	0	-242	N/A	242	0	-242	N/A	0
6880-00	Pest Control-Svc Contract	-310	996	1,306	131	3,040	6,970	3,930	56	11,948
6880-10	Pest Control-One-Time	800	0	-800	N/A	800	0	-800	N/A	0
6890-00	Fire/Alarm-Svc Contract	125	740	615	83	1,722	5,180	3,458	67	8,880
6895-00	Cable-Internet/TV Service	0	119	119	100	0	832	832	100	1,426
6899-99	TOTAL CONTRACT/RECURRING G/A	4,663	4,899	236	5	25,800	34,292	8,492	25	58,787
6900-00	OTHER G/A									
6910-00	Other Admin-General	0	86	86	100	209	601	391	65	1,030
6910-20	Other Admin-Bank Fee	40	0	-40	N/A	280	0	-280	N/A	0
6930-00	Mileage	95	0	-95	N/A	480	0	-480	N/A	0
6940-00	Travel and Promotion	0	71	71	100	0	496	496	100	851
6950-00	Training Expense	0	65	65	100	481	453	-29	-6	776
6955-00	Employee Meals	0	55	55	100	0	385	385	100	660
6999-98	TOTAL OTHER G/A	135	276	141	51	1,451	1,935	484	25	3,317
6999-99	TOTAL GENERAL AND ADMINISTRATIVE	4,798	5,175	377	7	27,251	36,227	8,976	25	62,104
7000-00	REPAIRS AND MAINTENANCE									
7000-01	CONTRACT/RECURRING R/M									
7010-00	R/M Contract-General	-1,769	3,000	4,770	159	62,744	21,002	-41,742	-199	36,004
7015-00	R/M Contract-Plumbing	0	468	468	100	1,178	3,277	2,100	64	5,618
7020-00	R/M Contract-Electrical	338	0	-338	N/A	1,669	0	-1,669	N/A	0
7025-00	R/M Contract-HVAC	852	833	-19	-2	9,058	5,833	-3,225	-55	10,000
7030-00	R/M Contract-Carpet Cleaning-Non Unit Turn	0	92	92	100	0	643	643	100	1,103
7065-00	Grounds-Svc Contract	3,995	2,219	-1,776	-80	14,535	15,534	999	6	26,630
7065-20	Grounds-Repairs	0	0	0	N/A	340	0	-340	N/A	0
7099-99	TOTAL CONTRACT/RECURRING R/M	3,416	6,613	3,197	48	89,524	46,290	-43,234	-93	79,355
7100-00	OTHER R/M									
7110-00	Janitorial Supplies	0	137	137	100	352	961	609	63	1,648
7115-00	Painting and Decorating	0	481	481	100	4,294	3,365	-928	-28	5,769
7120-00	R/M Supplies-General	186	3,773	3,587	95	40,302	26,412	-13,891	-53	45,277
7125-00	R/M Supplies-Plumbing	0	0	0	N/A	288	0	-288	N/A	0
7130-00	R/M Supplies-Electrical	0	0	0	N/A	456	0	-456	N/A	0
7135-00	R/M Supplies-HVAC	25	0	-25	N/A	263	0	-263	N/A	0
7160-00	R/M Supplies-Other	-45	0	45	N/A	-45	0	45	N/A	0
7199-99	TOTAL OTHER R/M	167	4,391	4,224	96	45,911	30,738	-15,172	-49	52,694

Chico Commons (p0549)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	829	0	-829	N/A	0
7220-00	Unit Turn-Unit Cleaning-Vendor	0	0	0	N/A	3,655	0	-3,655	N/A	0
7299-98	TOTAL TURNOVER R/M	0	0	0	N/A	4,892	0	-4,892	N/A	0
7299-99	TOTAL REPAIRS AND MAINTENANCE	3,583	11,004	7,422	67	140,327	77,029	-63,298	-82	132,049
7399-97	TOTAL CONTROLLABLE EXPENSES	17,728	40,298	22,570	56	284,146	282,088	-2,058	-1	483,580
7399-98	TOTAL OPERATING EXPENSES	35,101	59,020	23,918	41	397,300	413,138	15,837	4	708,236
7399-99	NET OPERATING INCOME	36,051	12,809	23,243	181	65,965	89,661	-23,696	-26	153,705
7400-00	DEBT SERVICE									
7430-00	Interest-Local Agency	2,604	2,604	0	0	18,229	18,229	0	0	31,250
7499-99	TOTAL DEBT SERVICE	2,604	2,604	0	0	18,229	18,229	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	0	3,129	3,129	100	1,708	21,904	20,196	92	37,550
7515-00	R/M Replacement-Plumbing	310	0	-310	N/A	310	0	-310	N/A	0
7520-00	R/M Replacement-Electrical	0	483	483	100	0	3,383	3,383	100	5,800
7525-00	R/M Replacement-Door	250	583	334	57	6,868	4,083	-2,784	-68	7,000
7530-00	R/M Replacement-Window	365	0	-365	N/A	1,203	0	-1,203	N/A	0
7535-00	R/M Replacement-Cabinet	0	250	250	100	0	1,750	1,750	100	3,000
7545-10	R/M Flooring Replacement-1Bed	0	0	0	N/A	977	0	-977	N/A	0
7545-20	R/M Flooring Replacement-2Bed	0	0	0	N/A	6,619	0	-6,619	N/A	0
7545-30	R/M Flooring Replacement-3Bed	0	0	0	N/A	17,261	0	-17,261	N/A	0
7550-00	R/M Replacement-Refrigerator	0	396	396	100	5,845	2,771	-3,074	-111	4,750
7555-00	R/M Replacement-Dishwasher	0	0	0	N/A	2,779	0	-2,779	N/A	0
7560-00	R/M Replacement-Range	0	354	354	100	1,791	2,479	688	28	4,250
7565-00	R/M Replacement-Other Appliance	0	217	217	100	0	1,517	1,517	100	2,600
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	924	5,412	4,488	83	45,362	37,888	-7,474	-20	64,950
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	924	5,412	4,488	83	45,362	37,888	-7,474	-20	64,950
7800-00	OTHER NON-OPERATING COSTS									
7815-00	Administrative General Partner Fees	1,080	1,080	0	0	7,560	7,560	0	0	12,960
7899-98	TOTAL OTHER NON-OPERATING COSTS	1,080	1,080	0	0	7,560	7,560	0	0	12,960
7899-99	TOTAL REPLACEMENT COSTS/OTHER	2,004	6,492	4,488	69	52,922	45,448	-7,474	-16	77,910
7999-99	NET INCOME (LOSS) BEFORE CAPEX	31,443	3,712	27,731	747	-5,186	25,985	-31,170	-120	44,545
8000-00	CAPEX/REPLACEMENT RESERVE									
8100-00	Authorized Reserve-Other	0	6,500	6,500	100	85,213	45,500	-39,713	-87	78,000
8110-00	Authorized Reserve-Flooring	0	2,550	2,550	100	0	17,850	17,850	100	30,600

Chico Commons (p0549)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8130-00	Authorized Reserve-HVAC	0	3,333	3,333	100	0	23,333	23,333	100	40,000
8140-00	Authorized Reserve-Water Heaters	0	583	583	100	0	4,083	4,083	100	7,000
8999-99	TOTAL CAPEX/REPLACEMENT RESERVE	0	12,967	12,967	100	85,213	90,767	5,553	6	155,600
9999-98	NET INCOME (LOSS)	31,443	-9,255	40,697	440	-90,399	-64,782	-25,617	-40	-111,055