

HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB)
Board of Commissioners Meeting
2039 Forest Avenue
Chico, California 95928

MEETING AGENDA

February 15, 2024
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 Commissioners and HACB staff will be participating either in person or remotely. The Board of Commissioners 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 Commissioners' agenda. A person addressing the Commissioners 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 Commissioners. Members of the public desiring to be heard on matters under jurisdiction of the Directors, but not on the agenda, may address the Commissioners during agenda item 6.

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

<https://meet.goto.com/625007197>

You can also dial in using your phone.

Access Code:

625-007-197

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

United States:

[+1 \(571\) 317-3116](tel:+15713173116)

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. 4916

ITEMS OF BUSINESS

1. ROLL CALL

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2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of January 18, 2024

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$814,397.73
3.2.2	Landlords –	\$1,893,149.97
3.2.3	Payroll –	\$154,607.71

3.3 Financial Statements

3.4 Adoption of Contract Billing Rates

3.5 Section 8 Housing Choice Voucher Program

3.5.1 SEMAP Scoring Letter from HUD 2022-23

3.6 Property Vacancy Report

3.7 Public Housing

3.8 Construction Projects

3.9 Capital Fund Improvement Projects

3.10 Farm Labor Housing Report

3.10.1 What Home Means to Me Poster Contest Winner Samantha Navarro,
pictures from January 18th, 2024 HACB Board Meeting.

3.11 HACB Owned Properties

3.12 Tax Credit Properties

3.13 Family Self Sufficiency

3.14 Rental Assistance Programs

3.15 Quarterly Investment Report/Reserves Analysis

3.16 News Articles

3.16.1 “Donation adds to rare stock”, Michael Weber, *Chico Enterprise Record*,
January 25, 2024

4. CORRESPONDENCE

- 4.1 “Selection for Inclusion in the Research Grant Titled “Impact of the Rental Assistance Demonstration (RAD) on Children in HUD-Assisted Households.”, email January 19, 2024.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Banyard Management – Corporate Services Agreement, adopt billing rates and services authorization.

Recommendation: Resolution No. 4916

- 5.2 Butte County Affordable Housing Development Corporation (BCAHDC) – Corporate Services Agreement, adopt billing rates and services authorization/

Recommendation: Resolution No. 4917

- 5.3 HUD Programs Household Income Determination – Adopt Passbook Savings Rate.

Recommendation: Motion

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

- 8.1 **2024 NorCal/Nevada NAHRO Conference “Navigating the Future” & Commissioner Training January 21-23, 2024, Napa, CA** – Report from Rich Ober, Commissioner/Vice Chair; Sarah Richter, Commissioner; Tamra Young, Administrative Operations Director; and Angie Little, Section 8 Housing Manager.

- 8.2 **CAHA Annual Conference: January 31 – February 2, 2024, Los Angeles, CA** - Report from Ed Mayer, Executive Director and Larry Guanzon, Deputy Executive Director.

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

- 11.1 Pursuant to California Government Code 54954: Public Employment: Executive Director

Title: Executive Director Recruitment

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12. COMMISSIONERS' CALENDAR

- **Next Meeting – March 21, 2024**
- **2024 Washington Conference: NAHRO; April 8-10, 2024, Washington, DC**

13. ADJOURNMENT

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
BOARD OF COMMISSIONERS MEETING**

MEETING MINUTES OF January 18, 2024

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

Board Chair Pittman called the meeting of the Housing Authority of the County of Butte to order at 2:00 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Randy Coy, Darlene Fredericks, Rich Ober, David Pittman, and Sarah Richter; all attended in person.

Present for the Staff: Ed Mayer, Executive Director; Larry Guanzon, Deputy Executive Director; Tamra Young, Administrative Operations Director; Hope Stone, Finance Director; Angie Little, Section 8 Housing Manager; and Taylor Gonzalez, Project Manager; all attended in person, with the exception of Hope Stone, who attended by means of web-conference.

Others Present: Kathy McKenzie, Mi CASA, Samantha Navarro, FLH Resident and student of Mi CASA; Grace Aita, Section 8 Housing Choice Voucher participant; and Jesus Campos, who attended on behalf of a HUD-VASH applicant, all attended in person. Dominic De Lello, K2 Development Companies, attended by means of web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

An updated memo regarding Chico Commons Apartments, Chico was distributed to the Board. There was a short discussion regarding Chico Commons and its physical needs.

Commissioner Ober moved that the Consent Calendar be accepted as presented, including the updated Chico Commons memo. Commissioner Fredericks seconded. Commissioner Coy abstained from voting on the Minutes, since he was not in attendance at the last meeting. The vote in favor was unanimous.

4. CORRESPONDENCE

- 4.1 “IRS issues standard mileage rates for 2024”, IRS, December 14, 2023 – The IRS determined mileage rate increased from 65.5 cents/mile to 67 cents/mile.

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5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Gridley Farm Labor Housing – Recognition of Samantha Navarro, Winner of National NAHRO “What Home Means to Me” poster contest – HACB is a member of the National Association of Housing and Redevelopment Officials (NAHRO), a housing authority industry advocacy group. Annually, NAHRO’s Housing America Task Force invites all the children that reside in Public Housing across the United States to compete in its “What Home Means to Me” poster contest. Poster contestants submit their posters to NAHRO’s local and state chapters; winners are sent to regional chapters; winners are then sent to Nationals, where the twelve finalists’ posters are published in a What Home Means to Me calendar. Samantha Navarro, FLH resident, was a winner in the elementary school category, having been selected at NAHRO’s NorCal/Nevada Chapter, and then, again, at NAHRO’s Pacific Southwest Regional Council, and finally, at the National NAHRO level. Mi Casa Director Kathy McKenzie, and Samantha Navarro, were present to receive her \$100 gift card and Certificate of Recognition from NAHRO. The HACB Board of Commissioners recognized and acknowledged Samantha’s artwork, presenting her with a Resolution and a \$500 gift card toward her education and wellbeing.

RESOLUTION NO. 4915

Commissioner Ober moved that Resolution No. 4915 be adopted by reading of title only: “RECOGNITION OF SAMANTHA NAVARRO WINNER OF NATIONAL NAHRO “WHAT HOME MEANS TO ME” POSTER CONTEST”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.2 Disaster Recovery – In response to the 2018 Camp Fire Disaster, 46 new multi-family housing developments, generating 2,846 units have been funded with public monies in Butte County. Nine (9) of the projects have yet to secure all of their funding. On average, it costs about \$425K per unit to produce affordable housing in Butte County, and a 100% public match to make it affordable for 55 years. The Federal Government contributed \$1.135B to Camp Fire Recovery housing, no State funds were provided. Regulations are a contributing factor to cost. The Board discussed possible Tiny Home opportunities, the State’s priority towards triage efforts in combatting homelessness, as opposed to focusing on permanent (supportive) housing, and case management needed to assist homeless achieve success in being reintegrated into society.

6. MEETING OPEN FOR PUBLIC DISCUSSION

Jesus Campos – Dr. Campos shared his concerns regarding the difficulty of a homeless veteran’s ability to negotiate the lease up process for the HUD-VASH program, specifically this person’s ability to clean up the unit in order to pass HQS, because they are disabled. Executive Director Mayer recommended connecting them to an advocacy agency that can assist the applicant.

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Grace Aita – Ms. Aita presented her ideas for an approach to addressing homelessness in the community. Based on a model developed in St. Louis, the approach involves outreach, incentives, and recovery. The 12 Step program is featured in the program’s drug/alcohol recovery process. Chair Pittman said that the Esperanza project in Oroville is using a similar, if not more fully-scaled approach.

7. MATTERS CONTINUED FOR DISCUSSION

Laurel Street house – The donation of the 1744 Laurel Street House, Chico to New Beginnings Housing Foundation closed this week. The house had been given to the HACB in the 1980’s and had been used to affordably house families since. Following through on the HACB’s planned disposition of the single-family home, based on its dis-economies of scale to operate, age, and physical needs, the property was donated to New Beginnings, one of eight area non-profits submitting letters of interest in taking possession of the property. There will be a key-passing/photo op event on Wednesday, January 24th at 11:30 a.m. at the property. The Board was invited to attend.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

11.1 Government Code 54954: Public Employment: Executive Director – Executive Director recruitment.

None. Executive Director Mayer sent an email meeting invite to the Recruitment Committee. They will meet before next month’s Board meeting and report back to the full Board then.

12. COMMISSIONERS’ CALENDAR

- **2024 NorCal/Nevada NAHRO Conference – Navigating the Future: Commissioner Training, January 21, 2024; General Conference, January 21-23, 2024**

- **Next Meeting – February 15, 2024**

13. ADJOURNMENT

Commissioner Ober moved that the meeting be adjourned. Commissioner Richter seconded. The meeting was adjourned at 3:02 p.m.

Dated: January 18, 2024.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

Sec - 8 HAP

Computer Checks	\$	9,492.00
Direct Deposits	\$	1,883,657.97
TOTAL \$		1,893,149.97

PAYROLL**Employees:**

1/12/2024	\$	75,914.84
1/26/2024	\$	77,917.03
TOTAL	\$	153,831.87

Resident Managers:

1/12/2024	\$	758.75
1/26/2024	\$	770.84
TOTAL	\$	770.84

BANK ACCOUNTS SUMMARY

Business Activities	\$	400,677.09
Section 8 Admin.	\$	30,175.11
Public Housing	\$	359,728.71
Banyard	\$	3,438.68
BCAHDC	\$	20,378.14
TOTAL	\$	814,397.73

**Housing Authority of the County of Butte
HACB Business Activities Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
1/16/2024	3127	v0000155 - Susanne Kemp	-56.93
1/4/2024	3201	v0000090 - Butte County Auditor-Controller	17,624.00
1/4/2024	3202	v0000121 - United States Postal Service (CMRS-FP)	2,500.00
1/4/2024	3203	v0000149 - Susana Torres-Agustin	217.00
1/4/2024	3204	v0000159 - Tamra C. Young	87.00
1/4/2024	3205	v0000287 - CITY OF CHICO	761.50
1/4/2024	3206	v0000402 - US Bank	225.16
1/4/2024	3207	v0000459 - E Center	150.19
1/4/2024	3208	v0000554 - GreatAmerica Financial Services	156.97
1/4/2024	3209	v0000669 - ROTO-ROOTER OROVILLE	155.00
1/4/2024	3210	v0000773 - Clean Master	1,625.00
1/4/2024	3211	v0000793 - Verizon Wireless	352.48
1/4/2024	3212	v0000829 - Armed Guard Private Security, Inc	300.00
1/4/2024	3213	v0000837 - Gary Quiring	350.00
1/4/2024	3214	v0004479 - Netsys Systems, Inc.	3,710.00
1/4/2024	3215	v0004614 - City of Chico (Sewer)	84.66
1/4/2024	3216	v0004669 - T-Mobile USA Inc.	154.87
1/18/2024	3217	v0000007 - CITY OF CHICO (22332)	368.44
1/18/2024	3218	v0000031 - PG&E	996.14
1/18/2024	3219	v0000031 - PG&E	381.46
1/18/2024	3220	v0000031 - PG&E	16.74
1/18/2024	3221	v0000031 - PG&E	4,449.36
1/18/2024	3222	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
1/18/2024	3223	v0000040 - Gregory P. Einhorn	440.00
1/18/2024	3224	v0000043 - Bryce Consulting, Inc.	380.00
1/18/2024	3225	v0000047 - The Bank of New York Mellon Trust Co, N.A.	2,890.00
1/18/2024	3226	v0000057 - OPER. ENG. LOCAL #3	868.00
1/18/2024	3227	v0000108 - AT&T	9.81
1/18/2024	3228	v0000140 - COMCAST CABLE	1,066.85
1/18/2024	3229	v0000155 - Susanne Kemp	56.93
1/18/2024	3230	v0000155 - Susanne Kemp	56.93
1/18/2024	3231	v0000192 - Nan McKay & Associates, Inc.	1,325.00
1/18/2024	3232	v0000267 - OFFICE DEPOT INC	6.41
1/18/2024	3233	v0000312 - Unum Life Insurance Company	377.47
1/18/2024	3234	v0000380 - Staples Business Credit	165.32
1/18/2024	3235	v0000402 - US Bank	165.55
1/18/2024	3236	v0000439 - Umpqua Bank	8,538.22
1/18/2024	3237	v0000447 - Magoon Signs	133.30
1/18/2024	3238	v0000469 - Thermalito Irrigation	42.40
1/18/2024	3239	v0000474 - Advanced Document	92.61
1/18/2024	3240	v0000599 - Access Information Holdings, LLC.	32.69
1/18/2024	3241	v0000669 - ROTO-ROOTER OROVILLE	215.00
1/18/2024	3242	v0000806 - Cypress Dental Administrators	681.11
1/18/2024	3243	v0000807 - David Pittman	50.00
1/18/2024	3244	v0000821 - Golden State Risk Management Authority	9,690.00
1/18/2024	3245	v0000859 - Richard H. Ober	120.00
1/18/2024	3246	v0000859 - Richard H. Ober	50.00
1/18/2024	3247	v0000861 - Nicolay Consulting Group	3,100.00
1/18/2024	3248	v0000863 - Nor-Cal Landscape Maintenance dba	72.88
1/18/2024	3249	v0000866 - Charles Alford	50.00
1/18/2024	3250	v0000888 - Sarah Richter	120.00
1/18/2024	3251	v0000888 - Sarah Richter	50.00
1/18/2024	3252	v0004543 - Joseph Young	624.38
1/18/2024	3253	v0004549 - Randy Coy	50.00
1/18/2024	3254	v0004557 - Darlene D. Fredericks	82.96

1/18/2024	3255	v0004669 - T-Mobile USA Inc.	34.08
1/23/2024	3256	v0000308 - Knockout Collision Repair	5,884.54
1/24/2024	3257	v0000362 - Modern Building, Inc.	166,026.75
1/24/2024	3258	v0004677 - Paradise Irrigation District	9,600.00
1/31/2024	3260	v0000007 - CITY OF CHICO (22332)	62.55
1/31/2024	3261	v0000015 - A-1 Appliance	3,276.92
1/31/2024	3262	v0000017 - EAGLE SECURITY SYSTEMS	40.00
1/31/2024	3263	v0000031 - PG&E	7.86
1/31/2024	3264	v0000039 - TPx Communications	221.46
1/31/2024	3265	v0000072 - Towne Flooring Center	5,489.80
1/31/2024	3266	v0000121 - United States Postal Service (CMRS-FP)	2,500.00
1/31/2024	3267	v0000149 - Susana Torres-Agustin	217.00
1/31/2024	3268	v0000159 - Tamra C. Young	186.48
1/31/2024	3269	v0000229 - InterWest Insurance Services, LLC	550.00
1/31/2024	3270	v0000241 - WASTE MANAGEMENT	879.50
1/31/2024	3271	v0000267 - OFFICE DEPOT INC	549.41
1/31/2024	3272	v0000313 - Modular Air Systems	4,000.00
1/31/2024	3273	v0000402 - US Bank	555.81
1/31/2024	3274	v0000430 - HARRP	63.50
1/31/2024	3275	v0000474 - Advanced Document	10.07
1/31/2024	3276	v0000554 - GreatAmerica Financial Services	156.97
1/31/2024	3277	v0000593 - ESPLANADE OFFICE	878.57
1/31/2024	3278	v0000724 - ED MAYER	111.00
1/31/2024	3279	v0000749 - Larry Guanzon	111.00
1/31/2024	3280	v0000793 - Verizon Wireless	352.57
1/31/2024	3281	v0000829 - Armed Guard Private Security, Inc	300.00
1/31/2024	3282	v0000882 - RSC Associates, Inc	638.33
1/31/2024	3283	v0004526 - VSP Vision Care	147.76
1/31/2024	3284	v0004543 - Joseph Young	982.82
1/31/2024	3285	v0004669 - T-Mobile USA Inc.	15.49
1/15/2024	11524	v0004576 - Aflac	742.05
1/2/2024	100139	v0001443 - Francis	916.00
1/2/2024	100140	v0001669 - Sierra Pacific Management Company Inc	454.00
1/2/2024	100141	V0001729 - The Conference Claimants Endowment Board	1,255.00
1/2/2024	100142	v0002183 - Chico Pacific Associates	739.00
1/2/2024	100143	v0003020 - Palo Verde Apartments LLC	1,025.00
1/2/2024	100144	v0003175 - Menlo Pointe LP	1,064.00
1/2/2024	100145	v0003197 - Chico Harvest Park LP	868.00
1/2/2024	100146	V0003856 - Campos Properties Limited Partnership	1,500.00
1/2/2024	100147	v0004254 - Lava Ridge Apartments	1,441.00
1/2/2024	100148	v0004575 - North Creek Crossings	859.00
1/2/2024	100149	v0004607 - Joseph Baker	704.00
1/2/2024	100150	v0001443 - Francis	300.00
1/2/2024	100151	v0003988 - Elle Property Management Solutions	200.00
1/5/2024	100152	v0004563 - Novogradac & Company LLP	11,851.00
1/31/2024	100165	v0004563 - Novogradac & Company LLP	11,300.00
1/15/2024	123123	v0000799 - Benefit Resource, Inc.	150.00
1/8/2024	1082024	v0000039 - TPx Communications	219.90
1/16/2024	1162024	v0000088 - The Home Depot Credit Services	144.29
1/2/2024	2538165	v0000059 - CalPERS	29,154.00
1/2/2024	2538166	v0000059 - CalPERS	13,274.63
1/2/2024	2538167	v0000059 - CalPERS	6,411.30
1/2/2024	2538168	v0000059 - CalPERS	240.00
1/16/2024	2548791	v0000059 - CalPERS	13,554.25
1/16/2024	2548792	v0000059 - CalPERS	6,158.64
1/16/2024	2548793	v0000059 - CalPERS	490.00
1/26/2024	2562864	v0000059 - CalPERS	6,919.16
1/23/2024	2562865	v0000059 - CalPERS	490.00
1/23/2024	1002562863	v0000059 - CalPERS	13,735.26

2/5/2024 12:37 PM

1/16/2024	2670007320	v0000798 - Bidwell Title & Escrow Company	1,318.65
1/16/2024	279710482	v0000181 - Empower	1,550.00
1/23/2024	282643234	v0000181 - Empower	1,550.00
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TOTAL			400,677.09

**Housing Authority of the County of Butte
HACB S8 Admin Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
1/4/2024	104	v0001733 - Community Action Agency of Butte County	500.00
1/4/2024	105	V0004095 - Whispering Trees Apartments	500.00
1/18/2024	106	v0003636 - Chico Valley View Partners, LP	500.00
1/18/2024	107	v0003960 - Chico Housing Action Team	3,926.00
1/4/2024	2084	v0000129 - Angela Little	87.00
1/4/2024	2085	v0000428 - Adecco Employment Services	2,512.00
1/4/2024	2086	v0000732 - WCP Solutions	308.41
1/4/2024	2087	v0000793 - Verizon Wireless	188.76
1/4/2024	2088	v0000846 - Javier Pinedo	87.00
1/4/2024	2089	v0004479 - Netsys Systems, Inc.	280.00
1/4/2024	2090	v0004671 - Denise Reichert	87.00
1/18/2024	2091	v0000007 - CITY OF CHICO (22332)	360.52
1/18/2024	2092	v0000040 - Gregory P. Einhorn	3,320.00
1/18/2024	2093	v0000108 - AT&T	53.08
1/18/2024	2094	v0000192 - Nan McKay & Associates, Inc.	75.00
1/18/2024	2095	v0000240 - CIC	1,952.01
1/18/2024	2096	v0000267 - OFFICE DEPOT INC	50.01
1/18/2024	2097	v0000312 - Unum Life Insurance Company	480.76
1/18/2024	2098	v0000380 - Staples Business Credit	472.02
1/18/2024	2099	v0000428 - Adecco Employment Services	690.80
1/18/2024	2100	v0000439 - Umpqua Bank	872.62
1/18/2024	2101	v0000474 - Advanced Document	88.45
1/18/2024	2102	v0000599 - Access Information Holdings, LLC.	32.71
1/18/2024	2103	v0000806 - Cypress Dental Administrators	953.84
1/18/2024	2104	v0000821 - Golden State Risk Management Authority	8,737.00
1/18/2024	2105	v0000842 - Appeal Democrat dba	180.00
1/18/2024	2106	v0000863 - Nor-Cal Landscape Maintenance dba	212.30
1/31/2024	2107	v0000007 - CITY OF CHICO (22332)	125.59
1/31/2024	2108	v0000039 - TPx Communications	606.60
1/31/2024	2109	v0000267 - OFFICE DEPOT INC	668.27
1/31/2024	2110	v0000402 - US Bank	165.10
1/31/2024	2111	v0000504 - Jiffy Lube, Inc.	151.35
1/31/2024	2112	v0000793 - Verizon Wireless	182.25
1/31/2024	2113	v0004526 - VSP Vision Care	166.32
1/8/2024	1082024	v0000039 - TPx Communications	602.34
TOTAL			30,175.11

Housing Authority of the County of Butte
HACB Public Housing Account
AP Check Register

Check Date	Check #	Vendor	Total Amount
1/4/2024	1246	t0086681 - Caughell	87.00
1/5/2024	1246	t0086681 - Caughell	-87.00
1/4/2024	1247	v0000006 - Biggs Municipal Utilities	111.00
1/4/2024	1248	v0000011 - California Water Service - Chico	94.00
1/4/2024	1249	v0000014 - Gridley Municipal Utilities	215.00
1/22/2024	1249	v0000014 - Gridley Municipal Utilities	-215.00
1/4/2024	1250	v0000031 - PG&E	1,065.00
1/4/2024	1251	v0000006 - Biggs Municipal Utilities	2,617.43
1/4/2024	1252	v0000011 - California Water Service - Chico	3,521.44
1/4/2024	1253	v0000015 - A-1 Appliance	318.32
1/4/2024	1254	v0000017 - EAGLE SECURITY SYSTEMS	7.77
1/4/2024	1255	v0000031 - PG&E	208.76
1/4/2024	1256	v0000048 - Valero Fleet	562.79
1/4/2024	1257	v0000072 - Towne Flooring Center	5,236.59
1/4/2024	1258	v0000090 - Butte County Auditor-Controller	131,971.00
1/4/2024	1259	v0000140 - COMCAST CABLE	399.49
1/4/2024	1260	v0000206 - JACKSONS GLASS CO, INC.	271.20
1/4/2024	1261	v0000235 - HD Supply Facilities Maintenance, Ltd.	249.90
1/4/2024	1262	v0000240 - CIC	693.40
1/4/2024	1263	v0000297 - Valley Lock & Safe	21.61
1/4/2024	1264	v0000309 - Illustratus	386.86
1/4/2024	1265	v0000322 - Oroville Safe & Lock	568.31
1/4/2024	1266	v0000369 - THRIFTY ROOTER-SERVICE & PLUMBING	575.00
1/4/2024	1267	v0000661 - Juan Meza	87.00
1/4/2024	1268	v0000679 - SAM'S DOOR SHOP	541.25
1/4/2024	1269	v0000680 - MAINTENANCE PLUS	455.16
1/4/2024	1270	v0000732 - WCP Solutions	925.21
1/4/2024	1271	v0000773 - Clean Master	715.00
1/4/2024	1272	v0000793 - Verizon Wireless	615.34
1/4/2024	1273	v0000833 - Henry Carlson	87.00
1/4/2024	1274	v0000856 - Jason Butterfield	87.00
1/4/2024	1275	v0000886 - Candelario Ace Hardware dba	59.72
1/4/2024	1276	v0004672 - Scott Martin	87.00
1/10/2024	1277	v0000469 - Thermalito Irrigation	187.22
1/18/2024	1278	v0000007 - CITY OF CHICO (22332)	959.90
1/18/2024	1279	v0000010 - California Water Service - Oroville	2,622.40
1/18/2024	1280	v0000014 - Gridley Municipal Utilities	1,134.00
1/18/2024	1281	v0000015 - A-1 Appliance	4,007.74
1/18/2024	1282	v0000031 - PG&E	248.02
1/18/2024	1283	v0000031 - PG&E	149.68
1/18/2024	1284	v0000031 - PG&E	233.57
1/18/2024	1285	v0000031 - PG&E	47.23
1/18/2024	1286	v0000031 - PG&E	348.41
1/18/2024	1287	v0000031 - PG&E	1,277.88
1/18/2024	1288	v0000031 - PG&E	17.41
1/18/2024	1289	v0000031 - PG&E	174.12
1/18/2024	1290	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,867.99
1/18/2024	1291	v0000072 - Towne Flooring Center	1,108.14
1/18/2024	1292	v0000108 - AT&T	20.45
1/18/2024	1293	v0000140 - COMCAST CABLE	185.93
1/18/2024	1294	v0000192 - Nan McKay & Associates, Inc.	239.00
1/18/2024	1295	v0000235 - HD Supply Facilities Maintenance, Ltd.	4,403.56
1/18/2024	1296	v0000241 - WASTE MANAGEMENT	1,441.37
1/18/2024	1297	v0000303 - Elite Carpet Cleaning	100.00
1/18/2024	1298	v0000312 - Unum Life Insurance Company	596.30
1/18/2024	1299	v0000369 - THRIFTY ROOTER-SERVICE & PLUMBING	4,095.00
1/18/2024	1300	v0000380 - Staples Business Credit	433.94
1/18/2024	1301	v0000401 - Plan B Professional Answering Services	126.00
1/18/2024	1302	v0000436 - Enloe Medical Center	568.00
1/18/2024	1303	v0000439 - Umpqua Bank	7,202.87
1/18/2024	1304	v0000469 - Thermalito Irrigation	479.73

1/18/2024	1305	v0000474 - Advanced Document	43.04
1/18/2024	1306	v0000592 - Neal Road Recycling & Waste	266.68
1/18/2024	1307	v0000599 - Access Information Holdings, LLC.	32.71
1/18/2024	1308	v0000603 - Steele's Roofing Inc.	3,320.91
1/18/2024	1309	v0000603 - Steele's Roofing Inc.	3,730.92
1/18/2024	1310	v0000603 - Steele's Roofing Inc.	3,654.71
1/18/2024	1311	v0000669 - ROTO-ROOTER OROVILLE	430.00
1/18/2024	1312	v0000672 - American Bankers Ins. Co. of FL	49,593.00
1/18/2024	1313	v0000680 - MAINTENANCE PLUS	511.76
1/18/2024	1314	v0000795 - Richard's North State Pest Mgmt (dba)	1,479.00
1/18/2024	1315	v0000806 - Cypress Dental Administrators	1,226.57
1/18/2024	1316	v0000821 - Golden State Risk Management Authority	14,888.00
1/18/2024	1317	v0000863 - Nor-Cal Landscape Maintenance dba	12,092.46
1/18/2024	1318	v0000886 - Candelario Ace Hardware dba	52.51
1/18/2024	1319	v0000887 - Grimes Heating & Air Inc	99.00
1/18/2024	1320	v0004593 - Citiguard, Inc.	2,392.50
1/18/2024	1321	v0004644 - Ledbetter Electric, Inc.	625.00
1/18/2024	1322	v0004653 - Jessee Heating & Air Conditioning	47,495.50
1/22/2024	1323	v0000014 - Gridley Municipal Utilities	329.00
1/23/2024	1324	t0036067 - Vaughan	977.62
1/23/2024	1325	t0068834 - Hill	369.00
1/23/2024	1326	t0086398 - Ishimaru	551.31
1/23/2024	1327	t0093872 - Dennis	176.43
1/31/2024	1328	v0000007 - CITY OF CHICO (22332)	357.17
1/31/2024	1329	v0000011 - California Water Service - Chico	3,551.62
1/31/2024	1330	v0000017 - EAGLE SECURITY SYSTEMS	73.04
1/31/2024	1331	v0000031 - PG&E	10.21
1/31/2024	1332	v0000031 - PG&E	238.92
1/31/2024	1333	v0000039 - TPx Communications	134.80
1/31/2024	1334	v0000048 - Valero Fleet	595.60
1/31/2024	1335	v0000072 - Towne Flooring Center	1,274.64
1/31/2024	1336	v0000140 - COMCAST CABLE	403.31
1/31/2024	1337	v0000206 - JACKSONS GLASS CO, INC.	6,163.20
1/31/2024	1338	v0000235 - HD Supply Facilities Maintenance, Ltd.	2,720.56
1/31/2024	1339	v0000238 - Baker Distributing Company, Inc.	22.32
1/31/2024	1340	v0000267 - OFFICE DEPOT INC	361.45
1/31/2024	1341	v0000369 - THRIFTY ROOTER-SERVICE & PLUMBING	4,543.38
1/31/2024	1342	v0000425 - Climate & Energy Solutions	858.00
1/31/2024	1343	v0000661 - Juan Meza	186.48
1/31/2024	1344	v0000669 - ROTO-ROOTER OROVILLE	1,015.00
1/31/2024	1345	v0000680 - MAINTENANCE PLUS	277.91
1/31/2024	1346	v0000766 - JACOBS, ANDERSON, POTTER & CHAPLIN, LLP	1,131.90
1/31/2024	1347	v0000793 - Verizon Wireless	654.06
1/31/2024	1348	v0000805 - Mendes Supply Company (dba)	385.78
1/31/2024	1349	v0000843 - Squyres Fire Protection, Inc.	729.26
1/31/2024	1350	v0004526 - VSP Vision Care	173.76
1/31/2024	1351	v0004637 - Ferguson US Holdings, Inc.	220.62
1/31/2024	1352	v0004684 - Wittmeier Auto Center	195.00
1/8/2024	1082024	v0000039 - TPx Communications	133.85
1/16/2024	1162024	v0000088 - The Home Depot Credit Services	1,163.83
TOTAL			359,728.71

Housing Authority of the County of Butte
HACB Banyard Account
AP Check Register

Check Date	Check #	Vendor	Total Amount
1/18/2024	1161	v0000660 - HACB	3,435.00
1/18/2024	1162	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
TOTAL			3,438.68

**Housing Authority of the County of Butte
HACB BCAHDC Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
1/4/2024	1460	v0000837 - Gary Quiring	1,000.00
1/18/2024	1461	v0000660 - HACB	17,228.80
1/18/2024	1462	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
1/31/2024	1463	v0000382 - FedEx	45.66
1/31/2024	1464	v0004537 - Abel Lambert	2,100.00
TOTAL			20,378.14

Housing Authority of the County of Butte
BALANCE SHEET
December 31, 2023

CUMULATIVE

ASSETS

Current Assets

Cash - Unrestricted	24,579,726
Cash - Other Restricted	(21,123,645)
Cash - Tenant Security Deposits	(121,299)
Account Receivable - Current	1,801,475
Note Receivable - Current Portion	258,329
Investments - Unrestricted	5,062,959
Investments - Restricted	8,995,354
Inventory	415,990
Prepaid Expenses	720,262

Total Current Assets	20,589,151
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Fixed Assets

Fixed Assets & Accumulated Depreciation	22,665,835
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Total Fixed Assets	22,665,835
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Other Non-Current Assets

Notes Loans & Mortgages Receivable	2,025,629
Deferred Outflows - GASB 68 & 75	(74,190)
Safety Deposit Box, Key Deposit	10
Investment in Limited Partnerships	4,075,814

Total Other Non-Current Assets	6,027,262
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TOTAL ASSETS	49,282,248
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LIABILITIES

Current Liabilities

Accounts Payable	77,371
Accrued Payroll Liabilities	616,030
Accrued Interest Payable	392,368
Tenant Security Deposits	329,034
Deferred Revenue	60,651
Long Term Debt - Current Portion	336,738
Accrued Liabilities - Other	666,504

Total Current Liabilities	2,478,695
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Long-Term Liabilities

Deferred Inflows - GASB 68 & 75	119,279
Other Post Retirement Ben-Net GASB 75	243,914
Unfunded Pension Liability - GASB 68	3,733,706
Long-Term Debt	13,464,527
Non-Current Liability - Other (FSS)	41,847

Total Long-Term Liabilities	17,603,273
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TOTAL LIABILITIES	20,081,968
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NET POSITION

Beginning Net Position	21,907,147
Retained Earnings	7,293,133

TOTAL NET POSITION	29,200,280
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TOTAL LIABILITIES AND NET POSITION	49,282,248
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Housing Authority of the County of Butte
CONSOLIDATED INCOME STATEMENT
December 31, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	386,012	397,195	11,182	1,177,090	794,389	(382,701)	0.00%
Tenant Charges	7,972	5,367	(2,605)	20,968	10,733	(10,234)	0.00%
Laundry Revenue	1,220	2,658	1,438	5,049	5,315	266	0.00%
HUD Grant Revenue	2,073,921	1,982,633	(91,288)	5,713,540	3,965,266	(1,748,274)	24.01%
Other Grant Revenue	0	0	172,976	0	0	509,241	0.00%
Investment Income-unrestricted	33	705	672	156	1,409	1,254	1.84%
Investment Income - restricted	20	12,181	12,161	68	24,362	24,294	0.05%
Fraud Recovery	239	4,167	3,928	717	8,333	7,616	1.43%
Other Income	74,365	58,892	(15,473)	349,443	117,783	(231,660)	49.45%
TOTAL REVENUES	2,543,781	2,463,796	92,991	7,267,031	4,927,592	(1,830,198)	24.58%
Administrative Employee Salaries	273,375	223,978	(49,397)	640,229	447,957	(192,273)	23.82%
Audit Fee	14,377	3,328	(11,049)	28,038	6,655	(21,383)	70.22%
Advertising & Marketing	5,524	1,911	(3,613)	117,391	3,821	(113,570)	512.00%
Admin Fringe Benefits & Taxes	86,824	120,844	34,020	212,411	241,688	29,276	14.65%
Office Expenses	20,060	24,464	4,404	288,182	48,929	(239,253)	98.16%
Legal Expenses	10,812	5,449	(5,363)	29,771	10,898	(18,873)	45.53%
Travel	4,546	2,435	(2,111)	9,147	4,869	(4,277)	31.31%
Allocated Overhead	118,763	68,475	(50,288)	354,362	136,949	(217,412)	43.13%
Other Admin Expenses	44,349	53,489	9,141	116,728	106,978	(9,749)	18.19%
Total Operating Admin Costs	578,630	504,372	(74,257)	1,796,259	1,008,744	(787,514)	29.68%
Tenant Services - Salaries	19,358	9,673	(9,685)	57,226	19,346	(37,880)	49.30%
Relocation Costs	0	0	0	900	0	(900)	0.00%
Employee Benefits - Tenant Services	3,267	4,279	1,011	3,267	8,557	5,290	6.36%
Resident Services MISC	0	19,816	19,816	0	39,633	39,633	0.00%
Total Tenant Services	22,626	33,768	11,142	61,394	67,536	6,142	15.15%
Water	18,597	19,012	415	60,309	38,024	(22,285)	26.43%
Electricity	11,984	9,439	(2,544)	34,464	18,879	(15,585)	30.43%
Gas	4,544	4,934	390	11,265	9,869	(1,396)	19.02%
Sewer	12,855	18,469	5,614	146,145	36,937	(109,208)	64.73%
Total Utilities - Project	47,980	51,854	3,874	252,183	103,709	(148,474)	40.26%
Maintenance Salaries	43,821	38,946	(4,875)	91,590	77,891	(13,699)	19.60%
Maintenance Materials	74,123	23,606	(50,516)	221,800	47,212	(174,588)	78.30%
Maintenance Contract Costs	80,366	88,367	8,000	157,138	176,733	19,595	14.82%
Maintenance Fringe Benefits	7,790	17,571	9,781	16,795	35,143	18,348	7.97%
Total Maintenance Costs	206,100	168,490	(37,610)	487,323	336,979	(150,343)	24.10%
Protective Services	2,828	2,825	(3)	9,751	5,650	(4,101)	28.76%
Insurance-Liability/Property/Auto	14,856	34,731	19,875	45,345	69,462	24,117	10.88%
Other General Expenses	25,571	9,964	(15,607)	60,463	19,927	(40,536)	50.57%
PILOT	0	9,667	9,667	0	19,335	19,335	0.00%
Bad Debt - Tenant	0	6,267	6,267	0	12,533	12,533	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	10,106	28,867	18,760	13,608	57,733	44,126	3.93%
Total Other Operating Expenses	53,361	92,320	38,959	129,167	184,641	55,474	11.66%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,784,414	1,551,473	(232,940)	5,396,938	3,102,947	(2,293,991)	28.99%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,784,414	1,551,473	(232,940)	5,396,938	3,102,947	(2,293,991)	28.99%
TOTAL EXPENSES	2,693,110	2,402,278	(290,832)	8,123,263	4,804,555	(3,318,707)	28.17%
RETAINED EARNINGS	(149,329)	61,518	210,847	(856,232)	123,036	1,488,509	-3.60%

Housing Authority of the County of Butte
BUSINESS ACTIVITIES INCOME STATEMENT
December 31, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	249,363	264,576	15,213	784,169	793,729	9,560	24.70%
Tenant Charges	1,462	2,033	572	5,374	6,100	726	22.03%
Laundry Revenue	1,220	1,324	104	5,049	3,973	(1,076)	31.77%
HUD Grant Revenue	0	0	0	0	0	0	0.00%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	33	171	139	156	514	358	7.58%
Investment Income - restricted	20	8,014	7,994	68	24,042	23,974	0.07%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	67,183	58,067	(9,116)	320,343	174,200	(146,143)	45.97%
TOTAL REVENUES	319,280	334,186	14,906	1,115,159	1,002,558	(112,601)	27.81%
Administrative Employee Salaries	95,263	54,277	(40,986)	214,851	162,831	(52,019)	32.99%
Audit Fee	14,377	1,261	(13,116)	28,038	3,783	(24,255)	185.31%
Advertising & Marketing	2,190	744	(1,446)	110,605	2,232	(108,373)	1238.86%
Admin Fringe Benefits & Taxes	65,608	30,393	(35,215)	155,046	91,179	(63,867)	42.51%
Office Expenses	4,283	4,964	681	255,266	14,893	(240,373)	428.49%
Legal Expenses	2,079	2,533	454	4,114	7,598	3,484	13.54%
Travel	4,546	933	(3,613)	9,147	2,800	(6,347)	81.67%
Allocated Overhead	63,305	13,016	(50,289)	187,987	39,049	(148,938)	120.35%
Other Admin Expenses	40,458	22,355	(18,103)	106,291	67,066	(39,225)	39.62%
Total Operating Admin Costs	292,109	130,477	(161,633)	1,071,345	391,430	(679,915)	0.00%
Tenant Services - Salaries	(1,878)	0	1,878	6,977	0	(6,977)	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services MISC	0	2,181	2,181	0	6,543	6,543	0.00%
Total Tenant Services	(1,878)	2,181	4,059	6,977	6,543	(435)	26.66%
Water	9,503	8,004	(1,499)	26,625	24,011	(2,614)	27.72%
Electricity	10,253	5,614	(4,638)	27,119	16,843	(10,276)	40.25%
Gas	3,885	4,314	429	10,121	12,941	2,820	19.55%
Sewer	9,232	8,549	(683)	61,128	25,647	(35,482)	59.59%
Total Utilities - Project	32,872	26,480	(6,392)	124,993	79,441	(45,552)	39.33%
Maintenance Salaries	4,025	8,402	4,377	3,894	25,205	21,311	3.86%
Maintenance Materials	53,868	12,648	(41,220)	119,521	37,943	(81,578)	78.75%
Maintenance Contract Costs	50,468	59,688	9,220	103,318	179,063	75,745	14.42%
Maintenance Fringe Benefits	2,411	467	(1,944)	3,894	1,400	(2,494)	69.53%
Total Maintenance Costs	110,771	81,204	(29,567)	230,626	243,612	12,985	23.67%
Protective Services	300	167	(133)	678	500	(178)	33.92%
Insurance-Liability/Property/Auto	14,856	17,142	2,286	45,345	51,426	6,081	22.04%
Other General Expenses	16,511	4,547	(11,964)	51,064	13,641	(37,423)	93.59%
PILOT	0	292	292	0	877	877	0.00%
Bad Debt - Tenant	0	2,100	2,100	0	6,300	6,300	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	10,106	28,867	18,760	13,608	86,600	72,992	3.93%
Total Other Operating Expenses	41,773	53,115	11,341	110,695	159,344	48,648	17.37%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	11,418	12,917	1,499	40,083	38,750	(1,333)	25.86%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	11,418	12,917	1,499	40,083	38,750	(1,333)	25.86%
TOTAL EXPENSES	487,066	306,373	(180,693)	1,584,720	919,119	(665,601)	43.10%
RETAINED EARNINGS	(167,786)	27,813		(469,561)	83,439		-15.30%

Housing Authority of the County of Butte
SECTION 8 INCOME STATEMENT
December 31, 2023

	Month to Date			Year to Date			YTD % 25.00%
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	1,758,615	1,654,722	(103,893)	5,068,473	4,964,167	(104,306)	25.53%
Other Grant Revenue	0	0	336,265	0	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	450	450	0.00%
Investment Income - restricted	0	4,167	4,167	0	12,500	12,500	0.00%
Fraud Recovery	0	4,167	4,167	0	12,500	12,500	0.00%
Other Income	(68)	625	693	21,473	1,875	(19,598)	286.31%
TOTAL REVENUES	1,758,547	1,663,831	241,549	5,089,946	4,991,492	574,076	25.49%
Administrative Employee Salaries	92,407	75,467	(16,940)	210,931	226,401	15,469	23.29%
Audit Fee	0	1,800	1,800	0	5,400	5,400	0.00%
Advertising & Marketing	1,166	417	(749)	3,426	1,250	(2,176)	68.51%
Admin Fringe Benefits & Taxes	9,646	40,224	30,578	30,182	120,672	90,490	6.25%
Office Expenses	10,778	10,417	(362)	22,321	31,250	8,929	17.86%
Legal Expenses	3,677	1,250	(2,427)	11,930	3,750	(8,180)	79.54%
Travel	0	350	350	0	1,050	1,050	0.00%
Allocated Overhead	26,355	26,355	0	79,066	79,066	0	25.00%
Other Admin Expenses	3,837	20,855	17,017	10,212	62,564	52,352	4.08%
Total Operating Admin Costs	147,865	177,134	29,268	368,068	531,402	163,334	17.32%
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	0	0	0	0	0	0	0.00%
Water	0	133	133	350	400	50	21.88%
Electricity	0	1,092	1,092	2,903	3,275	372	22.16%
Gas	0	83	83	17	250	233	1.66%
Sewer	0	125	125	39	375	336	2.60%
Total Utilities - Project	0	1,433	1,433	3,308	4,300	992	19.23%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	203	417	214	5,142	1,250	(3,892)	102.84%
Maintenance Contract Costs	178	917	739	2,764	2,750	(14)	25.13%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	381	1,333	952	7,906	4,000	(3,906)	49.41%
Protective Services	0	267	267	677	800	123	21.16%
Insurance-Liability/Property/Auto	0	433	433	0	1,300	1,300	0.00%
Other General Expenses	0	5,167	5,167	0	15,500	15,500	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	0	5,867	5,867	677	17,600	16,923	0.96%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,667,009	1,459,677	(207,333)	5,032,342	4,379,030	(653,312)	28.73%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,667,009	1,459,677	(207,333)	5,032,342	4,379,030	(653,312)	28.73%
TOTAL EXPENSES	1,815,256	1,645,444	(169,812)	5,412,302	4,936,332	(475,970)	27.41%
RETAINED EARNINGS	(56,709)	18,387		(322,356)	55,160		-146.10%

Housing Authority of the County of Butte
HOUSING-ALL INCOME STATEMENT
December 31, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	25.00% % Used
Dwelling Rent	136,650	132,619	(4,031)	392,922	397,856	4,934	24.69%
Tenant Charges	6,749	3,333	(3,415)	16,310	10,000	(6,310)	40.78%
Laundry Revenue	0	1,333	1,333	0	4,000	4,000	0.00%
HUD Grant Revenue	219,674	117,947	(101,728)	329,764	353,840	24,076	23.30%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	0	1,150	1,150	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	7,250	200	(7,050)	7,627	600	(7,027)	317.79%
TOTAL REVENUES	370,323	255,815	(114,508)	746,623	767,445	20,822	24.32%
Administrative Employee Salaries	74,462	50,480	(23,982)	189,406	151,441	(37,965)	31.27%
Audit Fee	0	267	267	0	800	800	0.00%
Advertising & Marketing	2,168	750	(1,418)	3,360	2,250	(1,110)	37.34%
Admin Fringe Benefits & Taxes	10,593	26,906	16,313	24,251	80,718	56,467	7.51%
Office Expenses	4,999	5,000	1	10,595	15,000	4,405	17.66%
Legal Expenses	5,056	1,250	(3,806)	13,727	3,750	(9,977)	91.51%
Travel	0	235	235	0	706	706	0.00%
Allocated Overhead	25,485	25,485	0	76,456	76,456	(0)	25.00%
Other Admin Expenses	0	4,870	4,870	0	14,610	14,610	0.00%
Total Operating Admin Costs	122,763	115,244	(7,519)	317,795	345,732	27,937	22.98%
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	900	0	(900)	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services MISC	0	719	719	0	2,156	2,156	0.00%
Total Tenant Services	0	719	719	900	2,156	1,256	0.00%
Water	9,094	10,833	1,739	33,334	32,500	(834)	25.64%
Electricity	1,731	2,417	686	4,442	7,250	2,808	15.32%
Gas	659	500	(159)	1,128	1,500	372	18.79%
Sewer	3,623	10,108	6,485	84,978	30,325	(54,653)	70.06%
Total Utilities - Project	15,108	23,858	8,751	123,882	71,575	(52,307)	43.27%
Maintenance Salaries	39,796	30,044	(9,752)	87,697	90,132	2,435	24.32%
Maintenance Materials	20,052	10,417	(9,635)	97,137	31,250	(65,887)	77.71%
Maintenance Contract Costs	10,579	27,429	16,850	30,152	82,286	52,134	9.16%
Maintenance Fringe Benefits	5,379	16,825	11,445	12,901	50,474	37,573	6.39%
Total Maintenance Costs	75,806	84,714	8,908	227,887	254,142	26,255	22.42%
Protective Services	2,528	2,333	(194)	8,395	7,000	(1,395)	29.98%
Insurance-Liability/Property/Auto	0	16,021	16,021	0	48,063	48,063	0.00%
Other General Expenses	9,060	250	(8,810)	9,399	750	(8,649)	313.31%
PILOT	0	9,375	9,375	0	28,125	28,125	0.00%
Bad Debt - Tenant	0	4,167	4,167	0	12,500	12,500	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	11,588	32,146	20,558	17,795	96,438	78,643	4.61%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,367	0	(1,367)	4,498	0	(4,498)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,367	0	(1,367)	4,498	0	(4,498)	0.00%
TOTAL EXPENSES	226,631	256,681	30,050	692,757	770,043	77,286	22.49%
RETAINED EARNINGS	143,691	(866)		53,866	(2,598)		-518.44%

Housing Authority of the County of Butte
CAPITAL FUNDS INCOME STATEMENT
December 31, 2023

	Month to Date			Year to Date			YTD % 25.00%
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	0	95,315	95,315	0	285,945	285,945	0.00%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	0	95,315	95,315	0	285,945	285,945	0.00%
Administrative Employee Salaries	11,243	6,708	(4,535)	25,041	20,124	(4,917)	31.11%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	978	3,575	2,598	2,933	10,726	7,794	6.84%
Office Expenses	0	333	333	0	1,000	1,000	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	94	94	0	281	281	0.00%
Allocated Overhead	1,144	1,144	0	3,432	3,432	0	0.00%
Other Admin Expenses	0	208	208	51	625	574	0.00%
Total Operating Admin Costs	13,365	12,063	(1,302)	31,457	36,189	4,731	21.73%
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services	0	0	0	0	0	0	0.00%
Total Tenant Services	0	0	0	0	0	0	0.00%
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	19,142	0	0	20,903	0	(20,903)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	19,142	0	0	20,903	0	(20,903)	0.00%
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	0	0	0	0	0	0	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	0	0	0	0	0	0	0.00%
TOTAL EXPENSES	32,506	12,063	(1,302)	52,360	36,189	(16,171)	36.17%
RETAINED EARNINGS	(32,506)	83,252		(52,360)	249,756		-5.24%

Housing Authority of the County of Butte
ROSS GRANT (FSS) INCOME STATEMENT
December 31, 2023

	Month to Date			Year to Date			YTD % 25.00%
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	0	7,197	7,197	10,917	21,592	10,674	12.64%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	0	7,197	7,197	10,917	21,592	10,674	12.64%
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	0	0	0	0	0	0	0.00%
Office Expenses	0	0	0	0	0	0	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	0	0	0	0	0	0.00%
Allocated Overhead	0	0	0	0	0	0	0.00%
Other Admin Expenses	0	0	0	0	0	0	0.00%
Total Operating Admin Costs	0	0	0	0	0	0	0.00%
Tenant Services - Salaries	10,926	4,658	(6,268)	25,247	13,974	(11,273)	45.17%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	2,349	2,273	(77)	2,349	6,818	4,469	8.61%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	13,275	6,931	(6,344)	27,596	20,792	(6,804)	33.18%
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	0	0	0	0	0	0	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	0	0	0	0	0	0	0.00%
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	0	0	0	0	0	0	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	0	0	0	0	0	0	0
TOTAL EXPENSES	13,275	6,931	(6,344)	27,596	20,792	(6,804)	33.18%
RETAINED EARNINGS	(13,275)	267		(16,679)	800		-20.54%

Housing Authority of the County of Butte
EMERGENCY HOUSING VOUCHERS INCOME STATEMENT
December 31, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	25.00% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	(239)	0	239	(717)	0	717	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	95,632	107,452	11,820	304,386	322,357	17,971	23.61%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	239	0	(239)	717	0	(717)	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	95,632	107,452	11,820	304,386	322,357	17,971	23.61%
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	125	125	0	375	375	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	0	0	0	0	0	0	0.00%
Office Expenses	0	417	417	0	1,250	1,250	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	0	0	0	0	0	0.00%
Allocated Overhead	2,474	2,474	(0)	7,421	7,421	0	25.00%
Other Admin Expenses	53	951	898	173	2,852	2,679	1.52%
Total Operating Admin Costs	2,527	3,966	1,439	7,594	11,898	4,304	15.96%
Tenant Services - Salaries	10,311	5,015	(5,296)	25,002	15,045	(9,957)	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	918	2,006	1,088	918	6,018	5,100	0.00%
Resident Services MISC	0	16,917	16,917	0	50,750	50,750	0.00%
Total Tenant Services	11,230	23,938	12,708	25,921	71,813	45,892	0.00%
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	0	0	0	0	0	0	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	0	0	0	0	0	0	0.00%
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	104,619	78,880	(25,739)	320,014	236,640	(83,374)	33.81%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	104,619	78,880	(25,739)	320,014	236,640	(83,374)	33.81%
TOTAL EXPENSES	118,376	106,784	(11,592)	353,529	320,351	(33,178)	27.59%
RETAINED EARNINGS	(22,744)	669		(49,143)	2,006		-612.37%

February 8, 2024

MEMO

To: Board of Commissioners

From: Ed Mayer, Executive Director
Hope Stone, Finance Director

Subject: Agenda Item No. 3.4, Adoption of Contract Billing Rates

The HACB currently contracts with Butte County Affordable Development Corporation (BCAHDC) and Banyard Management to perform Basic Services and Extraordinary Services.

Basic Services relate to the corporate entity Board meetings; records retention; budget preparation; tax filings; and other corporate administrative functions. These service reimbursements are currently capped at an annual not to exceed (NTE) amount of \$20,000 for Banyard Management and \$25,000 for BCAHDC.

Extraordinary Services include corporate procurement and contracting; managing corporate assets; engaging in program and property development; and property acquisition and sale work. These service reimbursements are bound by an not-to-exceed (NTE) limit.

Per individual, the rates increased 9% over last year. Changes included Step, Longevity and COLA increases. These rates are based upon actual salary and benefits plus the 2024 HACB overhead rate, currently budgeted at 24%.

The contract runs from October to September and automatically renews for one-year increments. The contract may be modified by mutual written consent. Compensation is on an hourly “Fee for Services” reimbursement basis and hourly contracted billing rates are updated annually, with these Proposed Rates to be effective on March 1, 2024. This year, it is proposed the billing rates remain the same.

Recommendation: motion to approve renewal of HACB Hourly Billing Rates, effective March 1, 2024.



HOUSING AUTHORITY of the County of Butte

(530) 895-4474
FAX (530) 895-4469
TDD/TTY (800) 735-2929
(800) 564-2999 Butte County Only
WEBSITE: www.butte-housing.com
2039 Forest Avenue • Chico, CA 95928

HOURLY BILLING RATES

	Old Rates Rates	New Rates*
Executive Director	\$173.00	\$189.00
Deputy Executive Director	\$129.00	\$141.00
Finance Director	\$120.00	\$131.00
Project Manager	\$115.00	\$125.00
Admin. Operations Director	\$109.00	\$119.00
Executive Assistant	\$ 52.00	\$ 57.00
Systems Administrator	\$ 84.00	\$ 92.00

**New Rates to be effective March 1, 2024*

Adopted February 15, 2024



The Housing Authority is an equal opportunity employer and housing provider.



HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
CALENDAR YEAR 2023

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	1,730,393	1,828,304	1,984,309	2,078,333	2,146,806	2,252,782	2,255,162	2,347,566	2,443,356	1,985,632	2,076,165	2,198,153	3,558,697
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD ADMIN FEE REVENUE	163,219	225,782	164,603	164,603	164,603	167,106	167,106	167,106	167,106	167,106	202,417	202,417	389,001
FRAUD RECOVERY	820	1,217	760	934	672	753	791	898	2,564	945	1,797	718	2,037
INTEREST INCOME / GAIN or LOSS INV	0	0	0	0	0	0	0	0	0	0	0	0	0
DEPRECIATION (reduces Capital Assets)	0	0	0	0	0	0	0	0	0	0	0	0	0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0	0	0	0	0	0	0	0	0
ADMINISTRATIVE EXPENDITURES	-66,128	-70,994	-71,339	-97,064	-59,299	-165,479	-75,493	-72,214	-627,394	-77,518	-82,226	-121,892	-137,122
ENDING ADMIN RESERVE BALANCE	1,828,304	1,984,309	2,078,333	2,146,806	2,252,782	2,255,162	2,347,566	2,443,356	1,985,632	2,076,165	2,198,153	2,279,396	3,812,613
YTD Change in Admin.	97,911	253,916	347,940	416,413	522,389	524,769	617,173	712,963	255,239	345,772	467,760	549,003	2,082,220
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	-229,579	239,543	135,785	76,376	4,462	522,518	486,904	454,720	523,357	454,630	372,895	184,756	9,964
HUD HAP REVENUE	1,898,792	1,363,492	1,418,598	1,418,598	2,008,540	1,455,885	1,492,807	1,618,611	1,522,092	1,522,092	1,418,243	1,556,198	3,262,284
FRAUD RECOVERY	820	1,217	760	934	672	753	791	898	2,564	945	1,797	718	2,037
FSS FORFEITURES	0	0	0	0	0	0	0	0	0	0	0	0	0
BAD DEBT-HAP	0	0	0	0	0	0	0	0	0	0	0	0	0
HOUSING ASSISTANCE PAYMENTS	-1,430,490	-1,468,885	-1,478,349	-1,491,446	-1,491,156	-1,492,252	-1,525,782	-1,550,872	-1,593,383	-1,604,772	-1,608,179	-1,629,074	-2,899,375
ENDING HAP RESERVE BALANCE	239,543	135,367	76,794	4,462	522,518	486,904	454,720	523,357	454,630	372,895	184,756	112,598	374,910
YTD Change in HAP	469,122	364,946	306,373	234,041	752,097	716,483	684,299	752,936	684,209	602,474	414,335	342,177	604,489
HUD VOUCHER MGMT SYSTEM DATA (Incl. Accrued HAP Exp)													
HAP - Accrual Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
HAP BUDGET (Funding + Reserves)	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	19,410,575
HAP EXPENDITURES (Current Month)	1,496,618	1,539,879	1,549,688	1,588,510	1,550,455	1,657,731	1,601,275	1,623,086	2,220,777	1,682,290	1,690,405	1,750,966	19,951,680
CY 2023 HAP BUDGET UTILIZATION	93%	95%	96%	98%	96%	102%	99%	100%	137%	104%	105%	108%	103%
BUDGET AVAILABLE (YTD)	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	21,028,123
TOTAL HAP EXPENDITURES (YTD)	1,496,618	1,539,879	1,549,688	1,588,510	1,550,455	1,657,731	1,601,275	1,623,086	2,220,777	1,682,290	1,690,405	1,750,966	21,702,646
BUDGET REMAINING (YTD)	120,930	77,669	67,860	29,038	67,093	(40,183)	16,273	(5,538)	(603,229)	(64,742)	(72,857)	(133,418)	(674,523)
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	2,152	2,179	2,175	2,195	2,181	2,180	2,187	2,197	2,228	2,229	2,250	2,227	26,380
UNIT MONTH'S AVAILABLE	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254	27,048
OVER or (UNDER) LEASED	-102	-75	-79	-59	-73	-74	-67	-57	-26	-25	-4	-27	-668
CY 2023 VOUCHER UTILIZATION	95%	97%	96%	97%	97%	97%	97%	97%	99%	99%	100%	99%	98%
CY 2022 VOUCHER UTILIZATION	88%	89%	89%	90%	91%	92%	91%	92%	92%	94%	95%	94%	88%
CY 2023 AVERAGE HAP	695	707	713	724	711	760	732	739	997	755	751	786	756
CY 2022 AVERAGE HAP	655	611	692	704	695	703	705	717	712	675	696	673	687

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

HOUSING CHOICE VOUCHER (SECTION 8)

UTILIZATION SUMMARY REPORT

ROLLING 12 MONTH ANALYSIS

UNITS LEASED SUMMARY	FEB'24	JAN'24	DEC'23	NOV'23	OCT'23	SEP'23	AUG'23	JUL'23	JUN'23	MAY'23	APR'23	MAR'23
BUTTE												
ACC UNIT MONTHS	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973
CURRENT LEASED	2003	2012	2011	2008	2015	2032	1985	1976	1979	1984	2005	1987
VOUCHER UTILIZATION %	101.52%	101.98%	101.93%	101.77%	102.13%	102.99%	100.61%	100.15%	100.30%	100.56%	101.62%	100.71%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	54	54	55	57	59	59	59	62	61	62	62	62
VOUCHER UTILIZATION %	62.07%	62.07%	63.22%	65.52%	67.82%	67.82%	67.82%	71.26%	70.11%	71.26%	71.26%	71.26%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	158	154	151	150	139	135	140	139	140	135	136	129
VOUCHER UTILIZATION %	81.44%	79.38%	77.84%	77.32%	71.65%	69.59%	72.16%	71.65%	72.16%	69.59%	70.10%	66.49%
TOTAL												
ACC UNIT MONTHS	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254
CURRENT LEASED	2215	2220	2217	2215	2213	2226	2184	2177	2180	2181	2203	2178
VOUCHER UTILIZATION %	98.27%	98.49%	98.36%	98.27%	98.18%	98.76%	96.89%	96.58%	96.72%	96.76%	97.74%	96.63%

HAP SUMMARY*	FEB'24	JAN'24	DEC'23	NOV'23	OCT'23	SEP'23	AUG'23	JUL'23	JUN'23	MAY'23	APR'23	MAR'23
ACC BUDGET	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733
ACTUAL HAP	\$ 1,621,794	\$ 1,650,156	\$ 1,643,583	\$ 1,636,571	\$ 1,609,001	\$ 1,600,730	\$ 1,575,273	\$ 1,542,691	\$ 1,499,832	\$ 1,496,347	\$ 1,499,465	\$ 1,488,942
PER UNIT COST	\$ 732	\$ 743	\$ 741	\$ 739	\$ 727	\$ 719	\$ 721	\$ 709	\$ 688	\$ 686	\$ 681	\$ 684
BUDGET UTILIZATION %	96.09%	97.77%	97.38%	96.97%	95.34%	94.84%	93.34%	91.41%	88.87%	88.66%	88.84%	88.22%

ACTIVITY SUMMARY	FEB'24	JAN'24	DEC'23	NOV'23	OCT'23	SEP'23	AUG'23	JUL'23	JUN'23	MAY'23	APR'23	MAR'23
# PORT IN BILLED	0	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	44	44	42	38	37	34	33	33	34	34	35	36
ZERO HAP	16	16	20	17	13	15	15	17	22	22	27	23
UTILITY ASSISTANCE PAYMENTS	106	106	136	125	120	100	100	100	100	112	105	105
NEW ADMISSIONS	**	**	4	19	15	17	54	35	35	26	26	43
INITIAL VOUCHERS SEARCHING	33	33	37	35	38	47	42	99	82	137	121	135
ACTUAL/ESTIMATED EOP	17	17	7	14	16	18	21	17	17	15	23	18
REMAIN ON WAITING LIST	1500	1500	1500	1506	1506	1506	1506	1506	1507	1523	1536	1587

*HAP Summary is a "snapshot" as of the 1st of the month, which does not include prior month adjustments per VMS.

**No data.



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
www.hud.gov
espanol.hud.gov

January 22, 2024

Mr. Edward Mayer
Executive Director
Housing Authority of the County of Butte
2039 Forest Avenue, Chico, CA 95928

Dear Mr. Mayer:

This letter provides the scoring information for the **Housing Authority of the County of Butte 's** Section 8 Management Assessment Program (SEMAP) for fiscal year ending **September 30, 2023**. SEMAP enables HUD to better manage the Housing Choice Voucher (HCV) program by identifying PHA capabilities and deficiencies related to the administration of the HCV program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Housing Authority of the County of Butte 's** final score for fiscal year ending **September 30, 2023**, is **100%**. The Housing Authority's overall designation is **High**. The following are the scores for each indicator:

Indicator 1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator 2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator 3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator 4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator 5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator 6	HQS Enforcement (24 CFR 982.404)	10
Indicator 7	Expanding Housing Opportunities	5
Indicator 8	Payment Standards (24 CFR 982.503)	5
Indicator 9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator 10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator 11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator 12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator 13	Lease-Up	20
Indicator 14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator 15	Deconcentration Bonus	N/A

Thank you for your cooperation with the SEMAP process. Should you have any questions concerning your scores or required corrective actions, you may contact Jessamay Kroth, Portfolio Management Specialist, at (415) 489-6443.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Gerard Windt
Director
Office of Public Housing

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
VACANCY REPORT AS OF THE 1ST OF THE MONTH
2023**

HOUSING AUTHORITY OWNED PROPERTIES													
Gridley FLH			Open Market Units										
Location	FLH	Demo	Other	Gridley Springs II	Cameo	Locust	Alamont	Evanswood	Kathy Ct	Lincoln	Park Place	Total	Occupancy
# of Units	116*	7	2	24	20	10	30	31	0 (12)	18	40	175	%
Feb-24	14**	0	2	1	5	1	1	2	12***	0	0	9	94.8%
Jan-24	15**	0	2	1	2	0	0	1	12***	0	3	6	96.6%
Dec-23	15**	0	2	0	1	0	0	0	12***	1	2	4	97.7%
Nov-23	17**	0	2	1	1	0	1	1	12***	1	1	5	97.1%
Oct-23	17**	0	2	0	1	0	0	0	12***	0	4	5	97.1%
Sep-23	14**	0	2	0	1	0	0	0	12***	0	4	5	97.1%
Aug-23	13**	0	1	0	0	0	1	0	12***	0	0	1	99.4%
Jul-23	13**	0	1	0	0	0	1	1	12***	0	0	2	98.9%
Jun-23	15**	0	1	0	0	0	1	0	12***	0	0	1	99.4%
May-23	16**	0	1	0	0	0	1	0	12***	1	1	3	98.3%
Apr-23	15**	0	0	1	0	0	1	0	12***	0	0	1	99.4%
Mar-23	18**	0	0	0	0	0	1	1	12***	0	0	2	98.9%
Feb-23	18**	0	0	0	0	0	0	2	12***	0	0	2	98.9%
Jan-23	17**	0	0	0	0	1	0	1	12***	0	0	2	98.9%

* Unit count adjusted by units offline - (17) uninhabitable and (10) less units due to rehab reconfiguration.

** Vacancy rate does not include units offline for construction; (10) units.

*** Full vacancy; (12) units, due to Camp Fire loss.

HUD LOW-INCOME PUBLIC HOUSING									
Location	Gridley	Biggs	Chico	Oroville	Chico	Oroville	Oroville	Total	Occupancy
Project #	43-1, 4	43-2	43-3	43-10	43-13	43-14	43-15		
# of Units	50	20	100	60	45	20	50	345	%
Feb-24	2	2	0	3	4	4	4	19	94.5%
Jan-24	3	2	0	5	2	2	2	16	95.4%
Dec-23	4	2	0	4	1	2	1	14	95.9%
Nov-23	3	3	1	2	1	2	1	13	96.2%
Oct-23	2	2	1	3	2	2	2	14	95.9%
Sep-23	3	3	1	2	2	2	2	15	95.7%
Aug-23	3	2	2	1	1	2	2	13	96.2%
Jul-23	3	2	1	2	1	3	2	14	95.9%
Jun-23	3	0	2	4	1	1	1	12	96.5%
May-23	3	1	2	4	2	0	1	13	96.2%
Apr-23	3	0	2	4	2	0	1	12	96.5%
Mar-23	1	0	3	3	2	0	1	10	97.1%
Feb-23	1	0	3	3	1	0	1	9	97.4%
Jan-23	2	0	3	2	0	0	0	7	98.0%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Feb-24	7
Jan-24	5
Dec-23	4
Nov-23	5
Oct-23	4
Sep-23	3
Aug-23	4
Jul-23	3
Jun-23	5
May-23	4
Apr-23	4
Mar-23	5
Feb-23	4
Jan-23	3

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Feb-24	4	2	7	2
Jan-24	4	1	5	4
Dec-23	4	0	3	4
Nov-23	5	1	1	3
Oct-23	4	0	2	3
Sep-23	6	2	5	4
Aug-23	5	1	5	2
Jul-23	3	0	4	1
Jun-23	2	0	4	1
May-23	3	0	4	0
Apr-23	4	1	1	0
Mar-23	3	0	1	2
Feb-23	2	0	2	2
Jan-23	2	1	2	0

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	23 Transfer list	6+	1463	6+	1566	6+
2	1629	3+			616	2+
3	692	2+	605	1+	374	2+
4	209	5+			111	4+
5					23	5+

* Chico 1-bedroom waiting list closed 06-15-09

**Only 1 5-bedroom unit. Est wait would be based on when the family plans to move out

Waiting List: Number of ADA Requested Units

Bedroom Size	Chico	# PH	Oroville	# PH	Gridley/Biggs	# PH
1	0	3	387		300	2
2	194	7			63	
3	44	2	43	6	24	
4	15	4+			10	
5					1	

MEMO

Date: February 8, 2024

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of February 9, 2024, the status of HACB construction activity follows:

2020A Bond - Property Condition Assessment Repairs, various properties:

- The Capital Improvement work to be completed by the property manager, RSC Associates, as identified in the Property Condition Assessments for the various properties, is substantially complete. \$613,216 was expended, well under the \$1,186,684 budgeted, though select items were moved to Housing Authority responsibility.
- Remaining funds will be directed towards improvements at the Lincoln Apartments, Chico, and Park Place Apartments, Oroville properties, as described below.

2020A Bond– All Activities:

- As of this writing, **\$5,650,315** of eligible expenses have been expended, representing approximately **59%** of the project fund. Eligible expenses include the above-mentioned Property Condition Assessment Repairs and the larger scale capital improvement projects listed below.
- The seventh Disbursement of 2020A Bond proceeds has been received, where **\$748,891** was requested. To date, a total of **\$4,477,150** has been requisitioned for reimbursement, from the **\$9,503,644** in issuance funds.

Evanswood Estates Exterior Modernization, Oroville:

- HACB staff and property manager, RSC Associates conducted a final walk-through of all units, noting uncompleted punch-list items. Once addressed, a Certificate of Substantial Completion will be issued, followed by a recorded Notice of Completion.



Evanswood Estates, Oroville – new look

*February 8, 2024
HACB Construction Status Memo
pg. 1*

Kathy Court Apartments, Paradise:

- Construction progress is currently tracking behind schedule; rainy weather-related delays are hindering progress. The building pad is being covered with sheets of plastic to prevent the excavations from flooding.
- Foundation footings and waste plumbing trenches have been excavated. Steel rebar and formboards are currently being placed.
- HACB is coordinating with the local utility companies, (PG&E, Paradise Irrigation District, Comcast, and AT&T) to ensure utility services are placed timely.
- Electrical switchgear supply constraints required extra work to avoid significant delivery delay; additional associated costs will be absorbed by project contingency funds.
- The first disbursement of the Town of Paradise CDBG-DR loan funds has been received - a total of \$166,027 have been drawn on the \$2,695,318 total.
- Final completion is currently slated for March, 2025.



Foundation construction in process



Footings excavated and rebar installation in process



Foundation construction in process



Foundation formwork installation in process

Lincoln Apartments, Chico: Exterior Rehabilitation including repairs to the upper level walkway and staircases, painting of the building exterior, and replacement of the existing aluminum framed, single pane windows and electrical subpanels at the interior of each unit.

February 8, 2024
HACB Construction Status Memo
pg. 2

- Due to the complexity and level of coordination required, HACB staff will undertake the repair of the upper level walkways, while the property manager, RSC Associates will undertake the replacement of the windows and electrical panels.
- The upper level walkway repair plans were submitted to the City of Chico on December 11, 2023, and are now approved.
- A bid package is currently being finalized; the bid advertisement will be issued the second week of February; repairs will commence in April 2024.
- HACB, in conjunction with the property manager, RSC Associates, is developing a plan to address construction-related temporary displacement of tenants.



Lincoln Apartments, Chico – front facade

Park Place Apartments, Oroville: *Exterior Site Rehabilitation with emphasis on an Accessible Path of Travel, replacement of the pergola, and Community Room improvements, including the addition of an accessible bathroom and kitchenette.*

- Once the Lincoln Apartments, Chico work is complete, remaining bond funds will be directed to Park Place Apartments, Oroville.

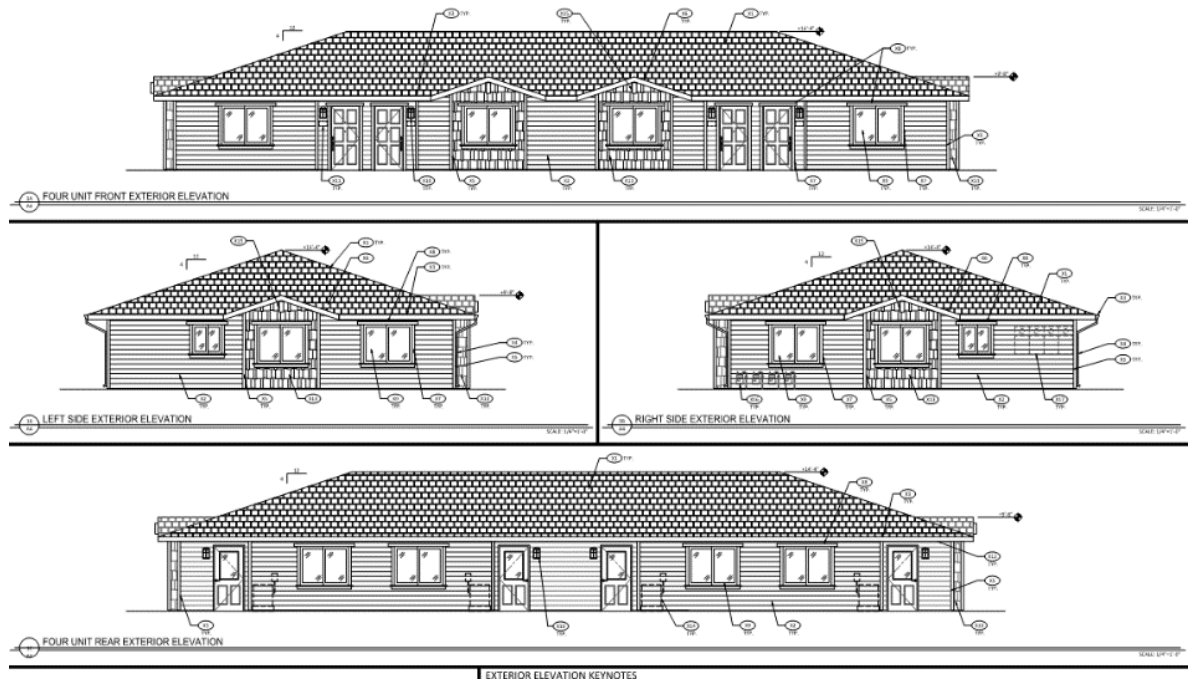


Park Place Apartments, Oroville – Mailbox Pergola

*February 8, 2024
HACB Construction Status Memo
pg. 3*

2131 Fogg Avenue, Oroville: *Development Initiative (1+ acre lot with single-family home).*

- The advertisement for bid to demolish the structures was issued in early February, with demolition slated to be completed by April.
- Article 34 Authority is a State requirement, therefore HACB staff has been coordinating with the City of Oroville to obtain Article 34 Authority through a local voter referendum.
- In corresponding with the City of Oroville, it was discovered that a ballot measure will be on the November 5th, 2024 ballot which, if approved will repeal Article 34 Authority, amending the California Constitution. HACB staff will collaborate with the City of Oroville to obtain a resolution in the event the ballot measure is unsuccessful.



Preliminary exterior elevations of one of the proposed four plex buildings

*February 8, 2024
HACB Construction Status Memo
pg. 4*

12 Month HACB Construction Project Schedule - February 8, 2024

	Budgeted Amount	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Mar-24
Property Condition Assessment Repairs														
Alamont, Cordillera, Evanswood, Lincoln, Locust and Park Place	\$603,425													
Evanswood Estates Exterior Modernization														
Exterior Modernization Project	\$3,371,940													
Lincoln Apartments														
Exterior Stairway and Balcony Repair Project	\$650,000													
Park Place Apartments														
Gazebo Replacement and Site Work Project	\$326,429													
Kathy Court Apartments														
Replacement Project	\$6,738,294													
2131 Fogg Avenue														
Design Development and Construction Drawings	\$450,000													
Seek Funding and Grant Application Preparation	\$50,000													
Demolish Existing Vacant Single Family Residence	\$50,000													
Total next 12 months:		\$12,240,088												

	Design/Bid Phase
	Construction Phase
	Completed

Date: February 8, 2024

MEMO

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: HUD Public Housing - Capital Fund Status Report

As of February 8th, the status of HACB Public Housing Capital Fund construction activity follows:

- Project (43-10) Winston Gardens Apts, Oroville
 - Access Control and Video Surveillance Systems, RFP 24001 for professional services, was issued January 3, 2024 requesting proposals to design, purchase, install, and maintain an access control and video surveillance systems at the property. The selected company will coordinate plans with HMR Architects and the General Contractor hired to construct the ACS infrastructure, fencing and lighting in Summer 2024. Proposals are due February 14, 2024.
 - While the full scope of work and cost not be known until after selection of the company, any costs beyond the HUD Safety and Security grant amount of \$225K will be borne by other Capital Fund monies.
 - Architect HMR has submitted preliminary plans of the fencing and gate portions of the project to the HACB for review.
- Projects (43-14, 43-15) Oroville – Roof Replacement Project The work includes reroofing of (70) Public Housing units and ancillary structures in Oroville (not including Winston Gardens). Contractor Above Board Construction is scheduled to begin February 1st. The project has been delayed due to Winter weather.
- Project (43-10) Winston Gardens, Oroville – Unit and Community Building Accessibility Improvements Project. Ginno Construction has completed unit conversions to fully accessible. Punch list items are currently being completed; though the units are now re-occupied.
- Attention is moving to Capital Fund 2023's planned expenditures, including Hot Water Heater replacements, and Kitchen and Bath remodels.
- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; ten (12) units have been completed during the FY 2023; 153 of 232 Public Housing units have been completed overall. The work is being accomplished at unit turnover.

*February 8, 2024
HUD Public Housing Capital Fund Report
pg. 1*

Detailed Capital Fund activity is provided following, by Capital Fund Project:

Capital Fund 2020, Funding Amount \$875,339, to be expended by March 25, 2026

This Capital Fund is 100% obligated and 83% expended. Projects Included:

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **ADA Unit Accessibility Work** – Winston Gardens (43-10), three units and the community room to be upgraded to full accessibility standards, 99% complete, balance of funding assigned to CF-21.
- **Maintenance Sheds Re-roof** – Abate asbestos roofing and lead paint, repair dry rot damage, install new roofs. 100% completed

Capital Fund 2021, Funding Amount \$913,365, to be expended by February 22, 2025

This Capital Fund is 99.55% obligated and 99.31% expended; the project is ready for close-out. Projects Planned:

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Unit Range Replacements** - Replaced (122) select Gas Ranges which have reached the end of their useful life. Installation was completed August 2022.
- **Tree Trim and Removal Project** – Trimmed 294 trees and removed 12 trees.
- **Community Room Improvements** – Winston Gardens (43-10), Community Room accessibility and water distribution improvements, 99% complete, balance of funding from 501-20.

Capital Fund 2022, Funding Amount \$1,113,256.00, to be expended by May 11, 2026

This Capital Fund is 90.21% obligated and 36.13% expended.

- **Water Heater Replacement Project**– Countywide, replace water heaters which have reached the end of their useful life, in planning.
- **Roof Replacements** – Select Units. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in progress.
- **HVAC Replacements** – Replace HVAC units which have reached the end of their useful life at 43-10 Winston Gardens. In planning.

Capital Fund 2023, Funding Amount \$1,143,778, to be expended by May 11, 2026

This Capital Fund is 0% obligated and 0% expended.

- **Water Heater Replacement Project**– Countywide, replace water heaters which have reached the end of their useful life, in planning
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning.
- **Kitchen Remodel** – Select units, in planning.

**Capital Fund 2023E, Safety and Security Grant for Winston Gardens,
Funding Amount \$225,639, to be expended by September 17, 2025**

This Capital Fund is 21.05% obligated and 3.27% expended.

- **Fencing** – add additional wrought iron fencing and access control systems to the perimeter of the property.
- **Exterior Lighting** – Upgrade exterior grounds and parking lot pole lighting to LED
- **Security Camera** – Install security cameras to the grounds and interior of the community room

*February 8, 2024
HUD Public Housing Capital Fund Report
pg. 2*

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 2/08/2024

Capital Funds CF-20, CF-21, CF-22, CF-23, CF-23E

		CF-20			CF-21			CF-22			CF-23			CF-23E Safety and Security Grant			Totals		
		Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account																		
1	Total Non-CGP Funds																		
100	Reserved Budget				4,153.00			3,800.00			3,601.00						11,554.00	-	11,554.00
2	1406 Operations (25% Max)	90,000.00	90,000.00	90,000.00	27,875.00	27,875.00	27,875.00	58,149.00	58,149.00	58,149.00	285,944.50						461,968.50	176,024.00	285,944.50
3	1408 Management Improvements										5,000.00						5,000.00	-	5,000.00
4	1410 Administration (10% Max)	87,533.00	87,533.00	87,533.00	91,336.00	91,336.00	91,336.00	111,325.00	111,325.00	111,325.00	114,377.80						404,571.80	290,194.00	114,377.80
14	1480 General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	697,806.00	697,806.00	548,955.11	794,154.00	794,154.00	791,942.44	943,782.00	838,266.49	234,135.54	738,455.70			225,639.00	47,500.00	7,368.03	3,399,836.70	1,582,401.12	1,817,435.58
		875,339.00	875,339.00	726,488.11	917,818.00	913,365.00	911,163.44	1,117,056.00	1,007,740.49	403,609.54	1,147,379.00	-	-	225,639.00	47,500.00	7,368.03	4,282,931.00	2,048,619.12	2,234,311.88
			100.00%	83.00%		99.55%	99.31%		90.21%	36.13%		0%	0%		21.05%	3.27%			

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

		100 Reserved Budget	1406 Operations	1408 Mgmt. Improvements	1410 Admin	1480 General Capital Activity	Totals	"UC" Under Contract
Acct Code	Cash Available as of 2/08/2024	11,554.00	285,944.50	5,000.00	114,377.80	1,817,435.58	2,234,311.88	
	CF-20, CF-21, CF-22, CF-23, CF23E Funding							
100	Reserved Budget	11,554.00					11,554.00	
1406	Operations		285,944.50				285,944.50	
1408	Management Improvements			5,000.00			5,000.00	
1410	Administration				114,377.80		114,377.80	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					1,817,435.58	1,817,435.58	
							2,234,311.88	Total

0.00 0.00 0.00 0.00 0.00 0.00

MEMO

Date: February 8, 2024

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director
Ed Mayer, Executive Director
Juan Meza, Property Manager

Subject: Farm Labor Housing, Gridley – status report

As of February 1, there are a total of (74) occupied units. There was (1) move-in and (1) move-out in the month of January. A total of (14) concrete block units are vacant and are rent ready. (17) units are deemed uninhabitable, and (10) are offline, waiting for the next phase renovation. All of the remodeled units are currently occupied. There are no pending unlawful detainers or intent to vacate notices at this time.

AWI staff continue their marketing efforts - applicant traffic continues to be slow as we go into the winter months. There's (1) applicant in the eligibility process that may move-in before the end of the month. Marketing includes distribution of flyers to local farms and businesses, a listing on Craig's List, and \$100 referral reward coupons to residents who make successful referrals. AWI is also offering a one-month free rent move-in special for all applicants. AWI will coordinate outreach to visit local farms and canneries, to improve the Wait List.



Renovated 1980's era Concrete Block Housing

USDA-RD failed to respond to the waiver request that would permit occupancy by over-income and/or non-farm labor households, and allow current over-income residents to remain. AWI has obtained a USDA-RD compliant Market Study, currently under review and being readied for submittal to USDA-RD. The study will provide further basis for the waiver request.

California Department of Public Health notified the HACB in October 2023 of an environmental investigation by Butte County Public Health at 1491 Ogden Ave, Gridley CA. Lead hazards in paint and soil were identified in seven (7) areas in and around the home. The investigation was triggered by a resident child with elevated blood lead levels. The household has been relocated to a newly renovated unit with no lead. Abatement is now complete; a final inspection with a representative from CDPH is scheduled at the unit for February 9th.



Unrenovated 1980's era Concrete-block Unit

Chavarria's Landscaping continues with landscape upkeep. Gridley Public Works is on track to install their new generator for the sewer lift station, and paving its driveway from the street. Staff obtained (2) estimates for tree trimming, which are in the process of review and approval. Gutter cleaning of all the rental units will take place once the tree trimming project is completed.

Mi C.A.S.A.'s monthly food distribution will be held on February 13th. Mi CASA's Spring Semester Session is underway, with high attendance from residents. For the 2025 NAHRO poster contest we received (2) poster entries from Mi CASA students; one was chosen by staff to be judged at the NorCal/Nevada NAHRO conference held last month in Napa. The Mi CASA poster entry in the Elementary category was chosen, and will move on to Regional NAHRO competition in Santa Clara in the hopes it will go on to the National NAHRO competition.

The NVCSS Promotores Dual Language Learning (DLL) program is currently working with (16) families. Promotores and Red Cross staff collaborate with the residents on a Community Garden, located near the soccer field away from the rental units.



Unrenovated 1980's era Concrete Block Unit

AWI continues work to renovate concrete block units on Ogden Avenue. A rental unit previously marked as uninhabitable on Ogden Avenue due a bathtub has been recently repaired and is now rent ready. This initiative will establish a third category of concrete block units in inventory, the three categories including un-rehabilitated, moderately rehabilitated, and completely rebuilt.



State Demonstration “Demo” Housing Unit

Additional funds are being sought to continue property building renovation. The USDA is not a factor. State Joe Serna Jr. Farmworker Housing and other program funds are contemplated. Renovation and/or demolition and/or historic preservation of the historically significant 1930’s era wooden units is pressing – only nine of the original twenty-four wooden units are habitable.



1930’s era Wood Frame Units

Rural Community Assistance Corporation (RCAC), on behalf of the State Water Board, will be working with staff to coordinate, design and install the grant-funded backup generator for the community well.

Please find third party property manager AWI’s January, 2024 report following.

Gridley Farm Labor Housing January 2024



Separate *Variance Report* explaining budget differences and expenditures.

Updates:

GFLH currently has 14 units available for occupancy. One move –in and one move-out during the month of January.

As of the end of January

- 74 Occupied
- 10 units held for the next phase of rehab
- 17 units deemed uninhabitable
- 14 units available for occupancy

*****All renovated units are occupied.**

Upcoming Vacancies:

- Unit MAI 826 will become vacant on 02/09/2024. This is a wooden unit and will be taken offline. This will decrease the overall units available for occupancy.

Unit Turns:

- **ERN853** Unit turn closed to be market ready. Working applicant.

Advertising is ongoing via Craigslist, The Publisher, Flyers, Signage, Resident referral, move in specials and outreach to ag employers. The market study for diminished need is complete and is under review for submission to RD.

Past Due Balances:

- Unit #SU1528 – balance \$943.35 Payment plan.
- Unit# AU878 – Balance \$2,250 Payment plan.
- Unit BO1520 – Balance \$3,932 Payment plan.
- Unit OG1457 – Balance \$2,322 10/30 day notice served.

Several February rents payments outstanding as it is early in the month.

(530) 745-6170 tel AWI Management Corporation
(530) 745-6171 fax 120 Center Street
www.awimc.com Auburn CA 95603

AWI Management Corporation is an Equal Opportunity provider.

An estimate for replacement of the wall furnace for DEMO unit Kirk 1584 has been approved and scheduled.

The abatement work at 1491 Ogden is complete. Project Manager, Taylor Gonzalez will meet with a representative from CDPH who will perform the inspection for clearance on 02/01/2024.

Staff currently has two estimates on hand for tree trimming and will be submitted for review and approval. Gutter cleaning will take place once tree trimming is complete.

Gridley Farm Labor 645
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 118,123.00	\$ 118,448.00	\$ (325.00)	\$ 459,460.00	\$ 473,792.00	\$ (14,332.00)
Vacancies	(27,583.00)	(23,142.92)	(4,440.08)	(99,128.00)	(92,571.67)	(6,556.33)
Manager's Unit	(1,230.00)	(1,230.00)	0.00	(4,920.00)	(4,920.00)	0.00
Total Tenant Rent	<u>\$ 89,310.00</u>	<u>\$ 94,075.08</u>	<u>\$ (4,765.08)</u>	<u>\$ 355,412.00</u>	<u>\$ 376,300.33</u>	<u>\$ (20,888.33)</u>
Other Project Income:						
Laundry Income	\$ (160.65)	\$ 216.67	\$ (377.32)	\$ 875.10	\$ 866.67	\$ 8.43
Interest Income	202.79	2.50	200.29	355.76	10.00	345.76
Restricted Reserve Interest Income	21.48	0.00	21.48	87.92	0.00	87.92
Other Tenant Income	\$ 0.00	\$ 91.67	\$ (91.67)	\$ 237.00	\$ 366.67	\$ (129.67)
Miscellaneous Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 98.00	\$ 0.00	\$ 98.00
Other Project Income	<u>\$ 63.62</u>	<u>\$ 310.84</u>	<u>\$ (247.22)</u>	<u>\$ 1,653.78</u>	<u>\$ 1,243.34</u>	<u>\$ 410.44</u>
Total Project Income	<u>\$ 89,373.62</u>	<u>\$ 94,385.92</u>	<u>\$ (5,012.30)</u>	<u>\$ 357,065.78</u>	<u>\$ 377,543.67</u>	<u>\$ (20,477.89)</u>
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 21,280.84	\$ 35,903.18	\$ (14,622.34)	\$ 90,321.47	\$ 143,612.68	\$ (53,291.21)
Utilities (From Pg 2)	10,886.19	10,841.09	45.10	37,205.27	43,364.34	(6,159.07)
Administrative (From Pg 2)	15,319.49	15,386.92	(67.43)	56,460.78	61,547.67	(5,086.89)
Taxes & Insurance (From Pg 2)	8,966.08	8,510.25	455.83	31,164.31	34,041.00	(2,876.69)
Other Taxes & Insurance (Fr Page	2,166.86	5,356.07	(3,189.21)	15,564.79	21,424.32	(5,859.53)
Other Project Expenses	1,051.61	2,158.26	(1,106.65)	1,829.20	8,633.01	(6,803.81)
Total O&M Expenses	<u>\$ 59,671.07</u>	<u>\$ 78,155.77</u>	<u>\$ (18,484.70)</u>	<u>\$ 232,545.82</u>	<u>\$ 312,623.02</u>	<u>\$ (80,077.20)</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 50,235.84	\$ 50,234.33	\$ 1.51
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 2,500.00	\$ 2,500.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	11,500.00	11,500.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 16,058.96</u>	<u>\$ 16,058.58</u>	<u>\$.38</u>	<u>\$ 64,235.84</u>	<u>\$ 64,234.33</u>	<u>\$ 1.51</u>
Total Project Expenses	<u>\$ 75,730.03</u>	<u>\$ 94,214.35</u>	<u>\$ (18,484.32)</u>	<u>\$ 296,781.66</u>	<u>\$ 376,857.35</u>	<u>\$ (80,075.69)</u>
Net Profit (Loss)	<u>\$ 13,643.59</u>	<u>\$ 171.57</u>	<u>\$ 13,472.02</u>	<u>\$ 60,284.12</u>	<u>\$ 686.32</u>	<u>\$ 59,597.80</u>
Other Cash Flow Items:						
Reserve Transfers	\$ (21.48)	\$ 0.00	\$ (21.48)	\$ 1,412.08	\$ 0.00	\$ 1,412.08
T & I Transfers	(9,868.81)	0.00	(9,868.81)	94,714.63	0.00	94,714.63
Operating-MMKT-FFB*	(166.48)	0.00	(166.48)	(100,207.35)	0.00	(100,207.35)
AWI Security Deposit	160.65	0.00	160.65	0.00	0.00	0.00

Gridley Farm Labor 645
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Sec Dep Owner Held	\$ (29.00)	\$ 0.00	\$ (29.00)	\$ (554.00)	\$ 0.00	\$ (554.00)
Rent Annuity	53,173.00	0.00	53,173.00	208,700.00	0.00	208,700.00
Rent Subsidy	(53,173.00)	0.00	(53,173.00)	(208,700.00)	0.00	(208,700.00)
Authorized Reserve - Other	0.00	0.00	0.00	(1,500.00)	0.00	(1,500.00)
Tenant Receivables	(618.00)	0.00	(618.00)	26.00	0.00	26.00
Other Receivables	7,132.75	0.00	7,132.75	(66,001.47)	0.00	(66,001.47)
Rental Assistance	(775.00)	0.00	(775.00)	(819.00)	0.00	(819.00)
Accounts Payable - Trade	(527.76)	0.00	(527.76)	627.50	0.00	627.50
Sewer-Accrual	2,469.58	0.00	2,469.58	5,966.89	0.00	5,966.89
Accrued Property Taxes	2,500.00	0.00	2,500.00	2,355.36	0.00	2,355.36
Accrued Local Administration Fee	625.00	0.00	625.00	2,500.00	0.00	2,500.00

Total Other Cash Flow Items	\$ 881.45	\$ 0.00	\$ 881.45	\$ (61,479.36)	\$ 0.00	\$ (61,479.36)
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Net Operating Cash Change	<u>\$ 14,525.04</u>	<u>\$ 171.57</u>	<u>\$ 14,353.47</u>	<u>\$ (1,195.24)</u>	<u>\$ 686.32</u>	<u>\$ (1,881.56)</u>
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Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 88,989.56	\$ 87,794.32	\$ (1,195.24)
Operating-MMKT-FFB*	0.00	100,207.35	100,207.35
Tax & Insurance - FFB	192,911.66	98,122.41	(94,789.25)
Tax & Insurance - MMKT - FFB*	(74.62)	0.00	74.62
RD Reserves - FFB	44,307.73	54,395.65	10,087.92
Cash - Owner Held Reserves**	396,699.00	396,699.00	0.00

Payables & Receivables:			
Accounts Payable - Trade	9,642.50	10,270.00	627.50
Rents Receivable - Current Tenants	6,706.35	6,688.35	(18.00)
Other Tenant Charges Receivable	10.00	2.00	(8.00)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
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Maintenance & Operating Expenses:

Maintenance Payroll	\$ 7,268.35	\$ 6,820.92	\$ 447.43	\$ 30,313.10	\$ 27,283.67	\$ 3,029.43
Janitorial/Cleaning Supplies	212.37	79.75	132.62	1,064.77	319.00	745.77
Plumbing Repairs	0.00	832.92	(832.92)	730.00	3,331.67	(2,601.67)
Painting & Decorating	210.67	199.42	11.25	575.90	797.67	(221.77)
Repairs & Maintenance - Supply	802.94	1,532.33	(729.39)	4,977.49	6,129.33	(1,151.84)
Repairs & Maintenance - Contract	0.00	2,252.92	(2,252.92)	788.00	9,011.67	(8,223.67)
Grounds Maintenance	8,200.00	8,000.00	200.00	32,142.96	32,000.00	142.96
Pest Control Service	245.00	249.42	(4.42)	1,470.00	997.67	472.33
Fire/Alarm Services	0.00	1,588.50	(1,588.50)	0.00	6,354.00	(6,354.00)
Security Service	2,042.39	0.00	2,042.39	7,023.36	0.00	7,023.36

Gridley Farm Labor 645
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Capital Improvements - Other	\$ 0.00	\$ 11,983.33	\$ (11,983.33)	\$ 7,367.00	\$ 47,933.33	\$ (40,566.33)
Capital Improvements - Flooring	0.00	975.00	(975.00)	0.00	3,900.00	(3,900.00)
Capital Improvements - Appliance	2,299.12	697.25	1,601.87	2,299.12	2,789.00	(489.88)
Capital Improvements - HVAC Repl	0.00	250.00	(250.00)	556.70	1,000.00	(443.30)
Capital Improvements - Water Heat	0.00	142.50	(142.50)	0.00	570.00	(570.00)
Carpet Cleaning	0.00	25.08	(25.08)	0.00	100.33	(100.33)
HVAC Repairs	0.00	53.42	(53.42)	974.00	213.67	760.33
Cable Service	0.00	178.75	(178.75)	0.00	715.00	(715.00)
Tenant Services	0.00	41.67	(41.67)	39.07	166.67	(127.60)
Total Maint. & Operating Exp.	\$ 21,280.84	\$ 35,903.18	\$ (14,622.34)	\$ 90,321.47	\$ 143,612.68	\$ (53,291.21)
Utilities:						
Electricity	\$ 2,918.11	\$ 2,666.67	\$ 251.44	\$ 10,776.51	\$ 10,666.67	\$ 109.84
Water	3,163.52	2,916.67	246.85	11,426.78	11,666.67	(239.89)
Sewer	2,469.58	2,174.42	295.16	5,966.89	8,697.67	(2,730.78)
Heating Fuel/Other	615.81	583.33	32.48	1,184.21	2,333.33	(1,149.12)
Garbage & Trash Removal	1,719.17	2,500.00	(780.83)	7,850.88	10,000.00	(2,149.12)
Total Utilities	\$ 10,886.19	\$ 10,841.09	\$ 45.10	\$ 37,205.27	\$ 43,364.34	\$ (6,159.07)
Administrative:						
Manager's Salary	\$ 6,182.82	\$ 7,713.58	\$ (1,530.76)	\$ 26,171.25	\$ 30,854.33	\$ (4,683.08)
Management Fees	7,390.00	6,715.00	675.00	26,350.00	26,860.00	(510.00)
Bad Debt Expense	1,080.00	0.00	1,080.00	250.50	0.00	250.50
Auditing	666.67	666.67	0.00	2,666.68	2,666.67	.01
Legal	0.00	291.67	(291.67)	73.75	1,166.67	(1,092.92)
Other Administrative Expenses	0.00	0.00	0.00	948.60	0.00	948.60
Total Administrative Expense	\$ 15,319.49	\$ 15,386.92	\$ (67.43)	\$ 56,460.78	\$ 61,547.67	\$ (5,086.89)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 1,493.33	\$ (1,493.33)	\$ 0.00	\$ 5,973.33	\$ (5,973.33)
Special Assessments	2,500.00	2,117.50	382.50	10,000.00	8,470.00	1,530.00
Property Insurance	6,466.08	4,899.42	1,566.66	21,164.31	19,597.67	1,566.64
Total Taxes & Insurance Expense	\$ 8,966.08	\$ 8,510.25	\$ 455.83	\$ 31,164.31	\$ 34,041.00	\$ (2,876.69)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,623.47	\$ 1,270.58	\$ 352.89	\$ 5,051.46	\$ 5,082.33	\$ (30.87)
Other Taxes, Fees & Permits	10.00	116.33	(106.33)	8,272.81	465.33	7,807.48
Bond Premiums	0.00	15.00	(15.00)	0.00	60.00	(60.00)
Worker's Compensation Insurance	527.34	1,075.83	(548.49)	2,158.94	4,303.33	(2,144.39)
Personnel Medical Insurance	6.05	2,878.33	(2,872.28)	81.58	11,513.33	(11,431.75)
Total Other Taxes & Insurance	\$ 2,166.86	\$ 5,356.07	\$ (3,189.21)	\$ 15,564.79	\$ 21,424.32	\$ (5,859.53)
Other Project Expenses						

Gridley Farm Labor 645
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes, Fees & Permits	\$ 10.00	\$ 116.33	\$ (106.33)	\$ 8,272.81	\$ 465.33	\$ 7,807.48
Telephone & Answering Service	93.74	314.67	(220.93)	329.40	1,258.67	(929.27)
Internet Service	370.43	135.33	235.10	1,479.96	541.33	938.63
Advertising	0.00	375.00	(375.00)	68.17	1,500.00	(1,431.83)
Water/Coffee Service	0.00	0.00	0.00	11.00	0.00	11.00
Office Supplies & Expense	471.02	504.42	(33.40)	(1,394.81)	2,017.67	(3,412.48)
Postage	0.00	41.75	(41.75)	31.95	167.00	(135.05)
Toner/Copier Expense	0.00	27.75	(27.75)	105.82	111.00	(5.18)
Office Furniture & Equipment Expe	0.00	0.00	0.00	344.87	0.00	344.87
Travel & Promotion	0.00	611.92	(611.92)	207.50	2,447.67	(2,240.17)
Training Expense	100.00	104.17	(4.17)	524.33	416.67	107.66
Credit Checking	16.42	13.42	3.00	98.52	53.67	44.85
Employee Meals	0.00	29.83	(29.83)	22.49	119.33	(96.84)
Total Other Project Expenses	<u>\$ 1,061.61</u>	<u>\$ 2,274.59</u>	<u>\$ (1,212.98)</u>	<u>\$ 10,102.01</u>	<u>\$ 9,098.34</u>	<u>\$ 1,003.67</u>
Lease Up Expenses						
Total Lease Up Expenses	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 50,235.84	\$ 50,234.33	\$ 1.51
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 2,500.00	\$ 2,500.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	11,500.00	11,500.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 16,058.96</u>	<u>\$ 16,058.58</u>	<u>\$.38</u>	<u>\$ 64,235.84</u>	<u>\$ 64,234.33</u>	<u>\$ 1.51</u>
Total Expenses	<u>\$ 75,740.03</u>	<u>\$ 94,330.68</u>	<u>\$ (18,590.65)</u>	<u>\$ 305,054.47</u>	<u>\$ 377,322.68</u>	<u>\$ (72,268.21)</u>
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 1,500.00</u>	<u>\$ 0.00</u>	<u>\$ 1,500.00</u>
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,500.00	\$ 0.00	\$ 1,500.00

MEMO

Date: February 8, 2024

To: HACB Board of Commissioners

From: HACB Staff

Subject: Agenda Item 3.10.1
2024 What Home Means to Me Poster Contest Winner: Samantha Navarro
January 18, 2024 HACB Board Meeting photo



HACB Commissioners Alford, Coy, Fredericks, Ober, Chair Pittman, and Richter; Kathy McKenzie, Mi CASA Education Inc. Ed Mayer, HACB Samantha Navarro, FLH resident

MEMO

Date: February 8, 2024

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Agenda Item 3.10 - Status Report: Bond-Financed and Other-owned Properties

Bond-Financed

- Alamont Apartments, Chico (30 units, family)
- Cordillera/Cameo Apartments, Chico (20 units, family)
- Evanswood Estates, Oroville (31 units, family)
- Lincoln Apartments, Chico (18 units, family)
- Locust Apartments, Chico (10 units, family)
- Park Place Apartments, Oroville (40 units, senior)

Other-Owned

- Gridley Springs II, Gridley (24 units, family)
- Kathy Court Apartments, Paradise (12 units, family)
- 2131 Fogg Ave, (1 single family house)
- 1744 Laurel St, Chico (1 single family house)

For Alamont, Cordillera, Evanswood, Kathy Court, Lincoln, Locust, and Park Place Apartments, please see monthly reports provided by the property manager, RSC Associates Inc. following this memo. Please also find Sackett Corporation's financials for Gridley Springs II.

Alamont Apartments, Chico (30 units, family, RSC) – There is one (1) vacancy as of the first of February - all rents were collected for the month. Total YTD income is \$3,038 more than budget, at \$123,186. Total expenses are \$410,699 less than anticipated, bringing the NOI to \$13,738 more than budget, at \$85,930. Property roof replacement is complete, as well as HVAC unit and deck reconstructions, all paid thru 2020A Bond funds.



Alamont Apartments, 811 West East Avenue, Chico

Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property has five (5) vacancies as of February 1st. RSC is working on two Behavioral Health clients to approve for occupancy, also one unit was re-rented. RSC reviews unpaid rents in their monthly narrative following, including two units, explained in detail. Total YTD income is below budget at \$68,485 due to the vacancy loss experienced. Total YTD Operating Expenses are lower than budget by \$3,333, bringing NOI to \$35,768, or \$2,287 more than budget.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – The property had two (2) vacancies as of the first of February. Both units will be re-rented as of the middle of the month. One household owed a small amount of rent, which management is in process of collecting. Total income YTD is slightly lower than anticipated, at \$154,209, or \$602 less than budget. The income decrease is due to vacancy loss being higher than anticipated. Total Operating Expenses are \$1,422 less than budget, at \$78,825. YTD NOI is \$820 more than budget, at \$75,383.

Units #21, 25, and 33, purchased and tracked separately, were occupied, with no unpaid rents. Income and expenses are all within or slightly ahead of budget, with expenses being lower than budget. YTD NOI is \$944 more than budget, at \$7,120.



Evanswood Estates, Table Mountain Boulevard, Oroville - new façades.



Lincoln Apartments, 474 East 12th Street, Chico

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments is 100% occupied. All rents have been collected for the month. Total YTD income is ahead of budget by \$2,686, at \$60,685. Total YTD Expenses are under budget by \$1,459, bringing YTD NOI to \$33,998, or \$4,146 more than budget. Additional bond-funded improvements are being planned, including electrical service panel replacements, window replacements, and exterior stairway, railing, and access improvements. The improvements may require relocation of several households on the second level of the property during construction.

Locust Apartments, Chico (10 units, family, RSC) – The property has one (1) vacancy as of February 1st. All households paid rent for the month with the exception of one unit who owes partial rent. Total income YTD is above budget by \$96, at \$31,105. Total Expenses are lower than budget by \$5,343, so NOI came in higher than budget by \$5,439, at \$20,918. The majority of bond-funded capital improvements are complete, with replacement of water heaters, range hoods, and GFCI outlets



Locust Apartments, 1519 Locust Street, Chico



Park Place Apartments, 2105 Park Avenue, Oroville

Park Place Apartments, Oroville (40 units, senior, RSC) – The month ended with zero (0) vacancies All rents were paid, with the exception of one unit, owing a small balance. Total YTD Income is higher than budget by \$327, at \$112,241. Expenses are higher than budget due to turnover cost associated with the four units previously turned over. Utility, Turnover, and Maintenance expenses were \$17,952 higher than anticipated YTD, bringing NOI to \$17,625 less than budget, at \$43,144. Bond-funded work, including equipment and pergola replacements, upgrade of the Community Room, and site path of travel improvements, are in process, with property management collecting bids.

Other-Owned Properties

Gridley Springs II, Gridley (24 units, Family, Arrowhead Housing) The property has two (2) vacancies as of February 1st. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing. As of this date, coordination of reporting and financials is in process; full resumption of reporting is anticipated by next month's cycle. Please find Arrowhead's short narrative, following.



Gridley Springs Apartments II, 210 Ford Avenue, Gridley

Kathy Court Apartments, Paradise (12 units, family, RSC) – The general contractor, Modern Construction, has completed the building pad. Underground and foundation work is underway. The building is scheduled for completion September 2024.



Kathy Court Apartments, Kay Court, Paradise – Wall panels on site

2131 Fogg Ave, Oroville (SFH, HACB) – The single-family house is vacant, as of mid-April. Board action was approved to remove the building in anticipation of a multi-family development initiative. A contractor is being secured to complete the removal, scheduled to be complete by February.

1744 Laurel St, Chico (SFH, HACB) – This single family 2-bedroom, 1 bath house was donated to New Beginning Housing Foundation as of the month of January. The non-profit provides housing and supportive services to developmentally disabled persons.



February 5, 2024

Ed Mayer
Executive Director
Housing Authority of the County of Butte
2039 Forest Ave
Chico, CA 95928

RE: January 2024 HACB Monthly Financial Package

Dear Mr. Mayer:

Below is a summary of the January 2024 key operational activities and highlights of significant financial results for HACB properties managed by RSC. For additional details, please review the following financial reports provided for each property:

1. Cash Flow Summary
2. Balance Sheet
3. Budget Comparison
4. General Ledger
5. Trial Balance
6. Tenant Rent Roll
7. 12 Month Income Statement
8. 2023/2024 Performance Review
9. Capital Improvement Summary

1519 Locust Apartments

Monthly Highlights:

- **Occupancy** – 92.5% at the end of January. There is one vacant unit #3, who moved out on Jan 8th. We are actively marketing the unit.
- **Rent Collection** –
 - ✓ Unit #9 has an outstanding balance for January rent of \$384.00.
 - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director
Chico, California

- **Expense Variances –**
 - ✓ Bad Debt expense write off for unit #3 following their move out.
 - ✓ Utility expenses were below budget for the month due to lower water costs in January.
- The monthly owner distribution for January was \$2,623.08.

Alamont Apartments

Monthly Highlights:

- **Occupancy –** 97.10% at the end of January. There was one vacant unit in January, Unit #11, who moved out on January 5th. We have had several showing, but have not received any applications.
- **Rent Collection –**
 - ✓ All tenants paid in full.
- **Expense Variances –**
 - ✓ Expenses were at or below budget for the month.
- The monthly owner distribution for January was \$12,557.08.

Cordillera/Cameo Drive Apartments

Monthly Highlights:

- **Occupancy –** 81.42% as of the end of January. There are five vacant units, #37-1, who moved out on Jan 9th, #45-3, who moved out on Jan 4th, and unit #49-4, who moved out on January 1st. The Behavioral Health units #49-3A and #49-3B remain vacant. We moved a new resident into unit 37-1 on 2/1/2024 so we are currently down to 4 vacant units and we are working with the Behavioral Health team on applicants for units #49-3A and #49-3B
- **Rent Collection**
 - ✓ Unit #37-4 owes for an NSF fee of \$50.00 from December.
 - ✓ Unit #49-1 made a partial payment in January. We are working with them on a payment plan to collect the small remaining balance.
 - ✓ All other tenants paid in full.
- **Expense Variances**
 - ✓ Bad Debt write offs for units 45-3 and 49-3B for a total of \$2,223.86.
 - ✓ Turnover expenses were overbudget for the month due to the turn costs for units #37-1 and #49-3 A/B.

Mr. Ed Mayer, Executive Director
Chico, California

- ✓ Maintenance expenses were higher due to labor costs, which included a trash out of unit #49-3 A/B, a fence repair, and various routine repairs in several units.
- **Capital Expenses**
 - ✓ As part of the 2020A Capital Bond Project, a new dishwasher was installed in unit #41-1, a new range, refrigerator and dishwasher were installed in unit #45-3, new carpeting was installed in unit #49-3, and a new furnace was installed in unit #45-1.

Evanswood Estates Apartments

Monthly Highlights:

- **Occupancy** – 92.4% at the end of January. We moved new residents into unit #28 on January 13th and ended the month with two vacant units, #4 and #368. We moved a new resident into unit #368 on February 1st and we have new residents moving into unit #4 on February 15th.
- **Rent Collection**
 - ✓ Unit #8 has a small outstanding balance for January rent of \$111.33.
 - ✓ All other tenants paid rent in full.
- **Expense Variances**
 - ✓ Turnover expenses were high due to work being done in units #28, #40, and #368 to get them rent ready.
 - ✓ Maintenance costs were significantly higher #20, #40, #49, #61, #65 and unit #69 all needed minor plumbing repairs.
 - ✓ We had the new monument sign installed on the property, it looks great!
- **Capital Improvements**
 - ✓ A complete interior paint was done in unit #28.
- The monthly owner distribution for January was \$1,509.66.

Evanswood #21, #25, and #33

Monthly Highlights

- **Occupancy** – 100% at the end of January. There were no move-outs or move-ins during the month.
- **Rent Collection** – 100% of rent was collected.

Mr. Ed Mayer, Executive Director
Chico, California

- **Expense Variances**
 - ✓ Overall, expenses were in line with the budget.
- The monthly owner distribution for January was \$2,064.33.

Kathy Court Apartments

Monthly Highlights: Operating expenses were below budget for the month.

Lincoln Apartments

Monthly Highlights:

- **Occupancy** – 100% as of the end of January as there no new move ins or move outs.
- **Rent Collection**
 - ✓ All tenants paid in full.
- **Expense Variances** –
 - ✓ Overall, expenses were in line with the budget.

Park Place Apartments

Monthly Highlights:

- **Occupancy** – 100% as of the end of January. There were three move ins for January, unit #2 moved in on January 24th, unit #28 moved in on January 15th, and unit #39 moved in on January 31st.
- **Rent Collection**
 - ✓ Unit #2 had an outstanding balance at the end of January of \$806.29. As of February 1st, they have paid their balance in full.
 - ✓ Unit #6 we are working with the resident to collect the \$145.00 outstanding balance for January rent.
 - ✓ All other tenants paid in full.
- **Expense Variances** –
 - ✓ Turnover expenses were higher due to the work being done in the following units, unit #2, #28 had turnover painting completed, extensive interior cleaning, and unit #29 had a sink, blinds and the toilet replaced plus several general repairs.
 - ✓ Maintenance expenses were higher than budgeted. There was gutter cleaning, duct cleaning for units #2, 28 ,29 and the removal of a large broken tree limb on January 11th.

Mr. Ed Mayer, Executive Director
Chico, California

- **Capital Improvements –**

- ✓ New carpeting was installed in unit #29, and a new range was installed in unit #17 as part of the 2020A Capital Bond Project.
- ✓ New LVP was installed in unit #28.
- ✓ Unit #29 received a full interior paint.
- ✓ We had new monument signs installed along Park Avenue and Myers Street, they look great!

If you have any questions regarding this package, please contact myself or Patti Hampton at 530-893-8228.

Respectfully,



Richard Gillaspie
Property Manager
RG:ph

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	31,668.00	102.13	126,156.00	102.41
Manager Unit	-1,113.00	-3.59	-4,346.00	-3.53
Vacancy Loss	-76.81	-0.25	-681.14	-0.55
TOTAL RENTAL INCOME	30,478.19	98.29	121,128.86	98.33
NET RENTAL INCOME	30,478.19	98.29	121,128.86	98.33
SERVICE INCOME				
Late Charges	25.00	0.08	25.00	0.02
Cleaning	100.00	0.32	320.00	0.26
Laundry Income	404.35	1.30	1,680.15	1.36
Application Fees	0.00	0.00	29.99	0.02
Interest - General Savings	0.46	0.00	1.48	0.00
Interest - General Checking	0.22	0.00	0.91	0.00
TOTAL SERVICE INCOME	530.03	1.71	2,057.53	1.67
TOTAL INCOME	31,008.22	100.00	123,186.39	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	64.50	0.21	258.00	0.21
Forms/Office Supplies	70.44	0.23	279.21	0.23
TOTAL RENTING EXPENSES	134.94	0.44	537.21	0.44
ADMINISTRATIVE EXPENSES				
Credit Reports	0.00	0.00	30.00	0.02
Resident Manager Expense	307.43	0.99	1,529.72	1.24
Management Fee	1,705.45	5.50	6,775.25	5.50
Miscellaneous	0.00	0.00	20.00	0.02
Cellular	51.98	0.17	207.87	0.17
Internet	112.06	0.36	448.24	0.36
Asset Management Fee	300.00	0.97	1,200.00	0.97
License and Permits	35.69	0.12	142.76	0.12
Professional Dues/Subscriptions	0.00	0.00	318.00	0.26
TOTAL ADMINISTRATIVE EXPENSES	2,512.61	8.10	10,671.84	8.66
UTILITY EXPENSES				
Electricity	862.10	2.78	3,159.87	2.57
Exterminator	0.00	0.00	740.00	0.60
Garbage/Trash	251.89	0.81	1,124.89	0.91
Water	787.32	2.54	3,285.84	2.67
Sewer	614.67	1.98	2,458.68	2.00
TOTAL UTILITY EXPENSES	2,515.98	8.11	10,769.28	8.74
APARTMENT TURNOVER EXPENSES				
T/O Carpet Cleaning	100.00	0.32	335.00	0.27
T/O Interior Repairs - Labor	0.00	0.00	1,087.50	0.88
T/O Interior Repairs - Materials	0.00	0.00	693.11	0.56
TOTAL APARTMENT T/O EXPENSES	100.00	0.32	2,115.61	1.72
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	745.00	2.40	2,980.00	2.42
Landscape Maintenance - Other	225.00	0.73	225.00	0.18
On-Site Ground Staff	72.00	0.23	360.00	0.29
On-Site Cleaning Staff	72.00	0.23	610.00	0.50
Repairs - Labor	1,199.54	3.87	2,573.99	2.09
Repairs - Materials	63.85	0.21	766.24	0.62
Pool Maintenance	371.50	1.20	1,880.75	1.53
Service - Appliances	0.00	0.00	437.91	0.36
TOTAL MAINTENANCE EXPENSES	2,748.89	8.86	9,833.89	7.98
TAX and INSURANCE EXPENSE				

Cash Flow Statement

Period = Jan 2024

Book = Accrual , Tree = hacb-cf

	Period to Date	%	Year to Date	%
Insurance	832.11	2.68	3,328.44	2.70
TOTAL TAX and INSURANCE EXPENSE	832.11	2.68	3,328.44	2.70
TOTAL OPERATING EXPENSES	8,844.53	28.52	37,256.27	30.24
NET OPERATING INCOME	22,163.69	71.48	85,930.12	69.76
CAPITAL IMPROVEMENTS				
Interior Paint	0.00	0.00	1,508.88	1.22
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	1,508.88	1.22
FINANCIAL EXPENSES				
Note - Principle and Interest	8,817.00	28.43	35,268.00	28.63
Capital Repl Resv Fund	750.00	2.42	3,000.00	2.44
TOTAL FINANCIAL EXPENSES	9,567.00	30.85	38,268.00	31.07
TOTAL CAP IMPV & FIN EXPENSE	9,567.00	30.85	39,776.88	32.29
NET INCOME	12,596.69	40.62	46,153.24	37.47
ADJUSTMENTS				
Capital Repl Res	750.00	2.42	3,000.00	2.44
Debt Service Reserve	8,817.00	28.43	35,268.00	28.63
Account Receivable	245.74	0.79	-310.33	-0.25
Prepaid Expense	832.11	2.68	-6,656.88	-5.40
Security Deposit Collected	-925.00	-2.98	-630.00	-0.51
Prepaid Rent	-192.00	-0.62	85.40	0.07
Owner Withdrawal	-12,557.08	-40.50	-76,130.20	-61.80
TOTAL ADJUSTMENTS	-3,029.23	-9.77	-45,374.01	-36.83
CASH FLOW	9,567.46	30.85	779.23	0.63

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	5,000.00	5,000.00	0.00
Cash - General Savings	2,970.90	2,971.36	0.46
Cash - Deposit Savings	11,000.00	11,000.00	0.00
Cash - Financial Resv.	5,000.00	14,567.00	9,567.00
Petty Cash	50.00	50.00	0.00
Total Cash	24,020.90	33,588.36	9,567.46

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	1,499.36	5,000.00	3,500.64
Cash - General Savings	2,969.88	2,971.36	1.48
Cash - Deposit Savings	11,000.00	11,000.00	0.00
Cash - Financial Resv.	17,289.89	14,567.00	-2,722.89
Petty Cash	50.00	50.00	0.00
Total Cash	32,809.13	33,588.36	779.23

Balance Sheet

Period = Jan 2024

Book = Accrual ; Tree = hach_bs

Current Balance**ASSETS****CURRENT ASSETS****CASH**

Cash - General Checking	5,000.00
Cash - General Savings	2,971.36
Cash - Deposit Savings	11,000.00
Cash - Financial Resv.	14,567.00
Petty Cash	50.00

TOTAL CASH

33,588.36

Accounts Receivable

319.33

Prepaid Expense

6,656.88

TOTAL CURRENT ASSETS

40,564.57

TOTAL ASSETS

40,564.57

LIABILITIES and EQUITY**LIABILITIES**

Security Deposit Collected	23,170.00
Accounts Payable	395.67
Prepaid Rent Liability	571.00
Capital Replacement Reserve	23,250.00
Debt Service Reserve	207,530.11

TOTAL LIABILITIES

254,916.78

EQUITY

Owner Withdrawal	-651,130.20
Reserve Acct Withdrawal	64,887.89
Net Income	279,659.46
Prior Year Earnings	92,230.64

TOTAL EQUITY

-214,352.21

TOTAL LIABILITIES and EQUITY

40,564.57

ALAMONT APARTMENTS

2023/2024 PERFORMANCE REVIEW

Performance Review 2023 - 24

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2019/20	22,677	23,429	23,720	22,277	23,270	25,436	24,968	24,414	24,434	23,350	25,032	25,092	288,099
TOTAL INCOME 2020/21	24,288	24,193	23,911	24,874	22,113	25,694	25,661	25,861	25,904	25,863	25,381	26,050	299,794
TOTAL INCOME 2021/22	26,058	25,567	25,380	26,065	26,969	26,503	26,573	27,591	27,780	27,756	28,012	27,086	321,339
TOTAL INCOME 2022/23	25,127	27,253	33,104	27,553	27,052	27,164	29,847	28,142	30,996	29,792	29,237	29,695	344,961
TOTAL INCOME 2023/24	30,657	30,607	30,913	31,008									
VARIANCE	5,531	3,354	-2,190	3,456									10,150

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 VACANCY LOSS	-843	-840	-3,192	-1,333	-872	0	0	0	0	0	-633	2	-7,711
2020/21 VACANCY LOSS	0	0	-1,894	-4,091	-3,171	-527	0	0	0	1,141	-1,990	-749	-11,282
2021/22 VACANCY LOSS	-1,218	-925	-1,275	-279	0	0	0	0	0	0	0	-675	-4,372
2022/23 VACANCY LOSS	-2,863	-1,076	0	0	-882	-882	-985	-1,064	-680	-980	-519	0	-9,930
2023/24 VACANCY LOSS	0	-604	0	-77									
VARIANCE	2,863	471	0	-77									3,257

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 UNPAID RENTS	-901	-561	120	0	0	0	0	-92	-757	-1,496	-203	-849	-4,738
2020/21 UNPAID RENTS	-775	-997	353	2,598	0	0	3,941	0	47	-925	0	-21	4,221
2021/22 UNPAID RENTS	-2,394	211	-4,521	-3,092	3,672	-2,027	-1,625	-2,915	52	3,823	0	-2,333	-11,149
2022/23 UNPAID RENTS	438	1,795	3,593	-932	0	0	4,041	0	-307	633	9	-50	9,219
2023/24 UNPAID RENTS	-305	-534	760	129									
VARIANCE	-743	-2,329	-2,833	1,061									-4,843

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL OPER EXP	12,655	7,721	10,633	24,089	7,083	21,406	5,758	6,135	7,257	8,970	7,539	12,589	131,833
2020/21 TOTAL OPER EXP	8,931	8,513	9,052	16,570	18,410	14,650	7,803	6,908	7,477	12,837	12,395	8,811	132,356
2021/22 TOTAL OPER EXP	10,342	7,871	9,076	8,975	7,544	8,446	9,502	8,436	9,124	9,045	11,910	11,748	112,017
2022/23 TOTAL OPER EXP	9,874	9,363	20,418	9,489	7,158	8,850	24,351	9,160	15,181	18,461	7,831	9,256	149,391
2023/24 TOTAL OPER EXP	8,928	8,753	10,730	8,845									
VARIANCE	-946	-609	-9,688	-644									-11,887

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL NOI	10,022	15,708	13,087	-1,812	16,187	4,031	19,210	18,279	17,177	14,380	17,493	12,503	156,266
2020/21 TOTAL NOI	15,358	15,680	14,859	8,304	3,703	11,044	17,858	18,953	18,426	13,026	12,986	17,239	167,438
2021/22 TOTAL NOI	15,716	17,697	16,304	17,090	19,425	18,058	17,071	19,155	18,657	18,710	16,102	15,338	209,322
2022/23 TOTAL NOI	15,253	17,890	12,686	18,064	19,894	18,315	5,496	18,982	15,815	11,331	21,406	20,439	195,570
2023/24 TOTAL NOI	21,729	21,854	20,183	22,164									
VARIANCE	6,476	3,963	7,497	4,100									22,037

Cash Flow Statement

Period = Jan 2024

Book = Accrual : Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	18,672.00	113.47	74,328.00	108.53
Manager Unit	-1,095.00	-6.65	-4,200.00	-6.13
Vacancy Loss	-2,402.26	-14.60	-3,628.87	-5.30
TOTAL RENTAL INCOME	15,174.74	92.22	66,499.13	97.10
NET RENTAL INCOME	15,174.74	92.22	66,499.13	97.10
SERVICE INCOME				
Late Charges	0.00	0.00	100.00	0.15
Cleaning	290.00	1.76	290.00	0.42
Repairs and Maintenance	748.95	4.55	748.95	1.09
Laundry Income	0.00	0.00	604.54	0.88
Application Fees	240.00	1.46	240.00	0.35
Interest - General Savings	1.58	0.01	2.53	0.00
Interest - General Checking	0.13	0.00	0.73	0.00
TOTAL SERVICE INCOME	1,280.66	7.78	1,986.75	2.90
TOTAL INCOME	16,455.40	100.00	68,485.88	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	48.00	0.29	192.00	0.28
Forms/Office Supplies	53.35	0.32	216.19	0.32
TOTAL RENTING EXPENSES	101.35	0.62	408.19	0.60
ADMINISTRATIVE EXPENSES				
Bad Debt Expense	2,233.86	13.58	2,233.86	3.26
Resident Manager Expense	373.47	2.27	1,151.88	1.68
Resident Manager Bonus	0.00	0.00	300.00	0.44
Management Fee	905.05	5.50	3,780.44	5.52
Miscellaneous	-30.00	-0.18	-30.00	-0.04
Telephone	91.94	0.56	357.56	0.52
Internet	71.95	0.44	287.80	0.42
Asset Management Fee	200.00	1.22	800.00	1.17
License and Permits	35.69	0.22	142.76	0.21
Professional Dues/Subscriptions	0.00	0.00	212.00	0.31
TOTAL ADMINISTRATIVE EXPENSES	3,881.96	23.59	9,236.30	13.49
UTILITY EXPENSES				
Electricity	179.05	1.09	578.04	0.84
Gas	524.29	3.19	1,741.89	2.54
Exterminator	70.00	0.43	280.00	0.41
Garbage/Trash	817.92	4.97	3,271.68	4.78
Water	412.02	2.50	2,294.26	3.35
Sewer	412.59	2.51	1,650.36	2.41
Security - Private	46.50	0.28	46.50	0.07
TOTAL UTILITY EXPENSES	2,462.37	14.96	9,862.73	14.40
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	120.00	0.73	120.00	0.18
T/O Interior Repairs - Labor	937.50	5.70	937.50	1.37
T/O Interior Repairs - Materials	461.63	2.81	461.63	0.67
TOTAL APARTMENT T/O EXPENSES	1,519.13	9.23	1,519.13	2.22
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	820.00	4.98	3,280.00	4.79
Repairs - Labor	3,216.83	19.55	4,058.95	5.93
Repairs - Materials	0.00	0.00	416.66	0.61
TOTAL MAINTENANCE EXPENSES	4,036.83	24.53	7,755.61	11.32
TAX and INSURANCE EXPENSE				
Insurance	983.90	5.98	3,935.58	5.75

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
TOTAL TAX and INSURANCE EXPENSE	983.90	5.98	3,935.58	5.75
TOTAL OPERATING EXPENSES	12,985.54	78.91	32,717.54	47.77
NET OPERATING INCOME	3,469.86	21.09	35,768.34	52.23
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	10,380.46	63.08	17,200.21	25.12
TOTAL CAPITAL IMPROVEMENTS	10,380.46	63.08	17,200.21	25.12
FINANCIAL EXPENSES				
Note - Interest	10.19	0.06	40.76	0.06
Note - Principle and Interest	5,878.00	35.72	23,512.00	34.33
Capital Repl Resv Fund	500.00	3.04	2,000.00	2.92
2020A - Equity Contributions	-10,380.46	-63.08	-17,200.21	-25.12
TOTAL FINANCIAL EXPENSES	-3,992.27	-24.26	8,352.55	12.20
TOTAL CAP IMPV & FIN EXPENSE	6,388.19	38.82	25,552.76	37.31
NET INCOME	-2,918.33	-17.73	10,215.58	14.92
ADJUSTMENTS				
Capital Repl Res	500.00	3.04	2,000.00	2.92
Debt Service Reserve	5,878.00	35.72	23,512.00	34.33
Account Receivable	1,819.32	11.06	-375.91	-0.55
Prepaid Expense	983.90	5.98	-7,871.19	-11.49
Security Deposit Collected	-1,200.00	-7.29	-1,200.00	-1.75
Prepaid Rent	46.00	0.28	-131.00	-0.19
Owner Withdrawal	0.00	0.00	-29,945.65	-43.73
Note - Interest	-10.19	-0.06	-40.76	-0.06
TOTAL ADJUSTMENTS	8,037.41	48.84	-13,970.99	-20.40
CASH FLOW	5,119.08	31.11	-3,755.41	-5.48
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	3,739.50	-1,260.50	
Cash - General Savings	842.42	844.00	1.58	
Cash - Deposit Savings	7,379.50	7,379.50	0.00	
Cash - Financial Resv.	5,000.00	11,378.00	6,378.00	
Petty Cash	100.00	100.00	0.00	
Total Cash	18,321.92	23,441.00	5,119.08	
Year to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	2,167.44	3,739.50	1,572.06	
Cash - General Savings	4,841.47	844.00	-3,997.47	
Cash - Deposit Savings	7,379.50	7,379.50	0.00	
Cash - Financial Resv.	12,708.00	11,378.00	-1,330.00	
Petty Cash	100.00	100.00	0.00	
Total Cash	27,196.41	23,441.00	-3,755.41	

Balance Sheet

Period = Jan 2024

Book = Accrual ; Tree = hncb_bs

Current Balance**ASSETS****CURRENT ASSETS****CASH**

Cash - General Checking	3,739.50
Cash - General Savings	844.00
Cash - Deposit Savings	7,379.50
Cash - Financial Resv.	11,378.00
Petty Cash	100.00

TOTAL CASH

23,441.00

Accounts Receivable

2,700.46

Prepaid Expense

7,871.19

TOTAL CURRENT ASSETS

34,012.65

TOTAL ASSETS

34,012.65

LIABILITIES and EQUITY**LIABILITIES**

Security Deposit Collected	13,295.00
Prepaid Rent Liability	2,917.19
Note Payable - Loan	12,264.64
Capital Replacement Reserve	15,500.00
Debt Service Reserve	139,871.00

TOTAL LIABILITIES

183,847.83

EQUITY

Owner Withdrawal	-266,955.65
Reserve Acct Withdrawal	48,440.00
Owner Equity	-16,945.76
Net Income	68,693.60
Prior Year Earnings	16,932.63
TOTAL EQUITY	-149,835.18

TOTAL LIABILITIES and EQUITY

34,012.65

CAMEO DR APARTMENTS

2023-2024 PERFORMANCE REVIEW

CA08pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2019/20	13515	14196	14557	15528	14817	15866	15462	15353	15182	14965	14672	15254	179,368
TOTAL INCOME 2020/21	15219	14368	12405	15069	13858	13144	15841	14315	15536	15828	15848	15905	177,336
TOTAL INCOME 2021/22	16016	15732	15940	15831	16781	15690	16286	16380	16635	16710	16758	16680	195,440
TOTAL INCOME 2022/23	16682	15656	16643	16631	16630	17648	17489	17397	17451	17679	17371	17073	204,350
TOTAL INCOME 2023/24	17073	17907	17302	16455									
VARIANCE	392	2251	659	-176									3,126
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 VACANCY LOSS	-900	-1408	0	-900	-362	0	0	0	-15400	0	0	0	-18,969
2020/21 VACANCY LOSS	-385	-575	-2720	-1,177	-1425	-2600	-215	-1645	-350	-475	-300	-271	-12,137
2021/22 VACANCY LOSS	-300	-300	-590	-300	-150	-770	0	0	0	-299	0	0	-2,709
2022/23 VACANCY LOSS	0	-1140	-37	0	0	0	0	0	-82	-303	-136	-325	-2,023
2023/24 VACANCY LOSS	-325	-325	-325	-2,402									
VARIANCE	-325	815	-288	-2402									-2,200
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 UNPAID RENTS	173	418	966	1100	249	920	-484	119	1258	-800	-346	25	3,598
2020/21 UNPAID RENTS	441	-313	2	1222	0	0	0	-550	-215	-203	-16	-68	302
2021/22 UNPAID RENTS	20	356	512	0	28	0	25	48	3	3	-452	103	645
2022/23 UNPAID RENTS	-512	243	628	-1137	343	1208	0	-581	-636	-1559	1447	-113	-669
2023/24 UNPAID RENTS	-429	-1713	-763	1195									
VARIANCE	83	-1956	-1391	2332									-932
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL OPER. EXP.	9324	5736	5837	10504	6255	8451	7597	5697	4601	6430	7913	8839	87,183
2020/21 TOTAL OPER. EXP.	7445	13909	6841	19504	10067	6697	9011	8930	7431	7245	6425	6005	109,509
2021/22 TOTAL OPER. EXP.	6291	7694	5872	6807	6532	6166	7664	6471	9952	7267	8448	7709	86,871
2022/23 TOTAL OPER. EXP.	6098	6870	8543	7605	7131	8173	10607	6494	7244	7064	5330	6459	87,619
2023/24 TOTAL OPER. EXP.	5700	6810	6403	12986									
VARIANCE	-399	-60	-2141	5380									2,781
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL NOI	4192	8459	8720	5025	8562	7415	7865	9656	-4600	8535	6759	6415	77,003
2020/21 TOTAL NOI	7774	459	5564	-4436	3791	6447	6830	5385	8105	8583	9423	9900	67,827
2021/22 TOTAL NOI	9724	8039	10069	9024	10249	9524	8623	9910	6684	9442	8310	8972	108,569
2022/23 TOTAL NOI	10583	8786	8100	9026	9499	9475	6881	10903	10207	10615	12041	10614	116,732
2023/24 TOTAL NOI	11374	11097	10900	3470									
VARIANCE	790	2311	2799	-5556									345

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	40,250.00	110.57	160,915.00	104.35
Manager Unit	-1,390.00	-3.82	-5,560.00	-3.61
Vacancy Loss	-3,153.71	-8.66	-5,371.11	-3.48
Pet Rent	120.00	0.33	480.00	0.31
TOTAL RENTAL INCOME	35,826.29	98.42	150,463.89	97.57
NET RENTAL INCOME	35,826.29	98.42	150,463.89	97.57
SERVICE INCOME				
Late Charges	50.00	0.14	250.00	0.16
Cleaning	525.00	1.44	965.00	0.63
Repairs and Maintenance	0.00	0.00	1,860.00	1.21
Application Fees	0.00	0.00	120.00	0.08
Miscellaneous	0.00	0.00	547.69	0.36
Interest - General Savings	0.55	0.00	1.62	0.00
Interest - General Checking	0.23	0.00	1.47	0.00
TOTAL SERVICE INCOME	575.78	1.58	3,745.78	2.43
TOTAL INCOME	36,402.07	100.00	154,209.67	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	45.00	0.12	180.00	0.12
Forms/Office Supplies	76.63	0.21	1,182.10	0.77
TOTAL RENTING EXPENSES	121.63	0.33	1,362.10	0.88
ADMINISTRATIVE EXPENSES				
Bad Debt Expense	0.00	0.00	2,880.65	1.87
Credit Reports	60.00	0.16	150.00	0.10
Resident Manager Expense	887.33	2.44	3,951.33	2.56
Management Fee	1,820.10	5.00	7,771.44	5.04
Miscellaneous	50.00	0.14	80.00	0.05
Telephone	57.92	0.16	230.84	0.15
Internet	53.50	0.15	214.00	0.14
Computer Service	0.00	0.00	350.00	0.23
Asset Management Fee	270.00	0.74	1,080.00	0.70
H/O Association Dues	5,460.00	15.00	21,840.00	14.16
License and Permits	17.00	0.05	79.00	0.05
Consulting Expense	0.00	0.00	150.00	0.10
Professional Dues/Subscriptions	0.00	0.00	312.67	0.20
TOTAL ADMINISTRATIVE EXPENSES	8,675.85	23.83	39,089.93	25.35
UTILITY EXPENSES				
Electricity	15.67	0.04	50.90	0.03
Gas	14.19	0.04	18.56	0.01
Garbage/Trash	551.04	1.51	2,204.16	1.43
Water	1,314.14	3.61	5,348.28	3.47
Sewer	1,215.48	3.34	4,861.92	3.15
TOTAL UTILITY EXPENSES	3,110.52	8.54	12,483.82	8.10
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	240.00	0.66	460.00	0.30
T/O Carpet Cleaning	501.00	1.38	501.00	0.32
T/O Interior Repairs - Labor	712.50	1.96	1,631.25	1.06
T/O Interior Repairs - Materials	234.55	0.64	1,056.59	0.69
TOTAL APARTMENT T/O EXPENSES	1,688.05	4.64	3,648.84	2.37
MAINTENANCE EXPENSES				
On-Site Ground Staff	0.00	0.00	288.27	0.19
On-Site Cleaning Staff	0.00	0.00	256.00	0.17
Paint - Materials	801.56	2.20	801.56	0.52

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
Repairs - Labor	6,380.71	17.53	11,892.96	7.71
On-Site Maintenance Staff	0.00	0.00	144.00	0.09
Repairs - Materials	964.42	2.65	1,028.77	0.67
Service - HVAC	0.00	0.00	200.20	0.13
TOTAL MAINTENANCE EXPENSES	8,146.69	22.38	14,611.76	9.48
TAX and INSURANCE EXPENSE				
Insurance	1,810.36	4.97	7,629.39	4.95
TOTAL TAX and INSURANCE EXPENSE	1,810.36	4.97	7,629.39	4.95
TOTAL OPERATING EXPENSES	23,553.10	64.70	78,825.84	51.12
NET OPERATING INCOME	12,848.97	35.30	75,383.83	48.88
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	0.00	0.00	1,468.15	0.95
Signs	0.00	0.00	2,372.07	1.54
Interior Paint	2,848.54	7.83	5,715.89	3.71
Garage Doors	0.00	0.00	1,594.88	1.03
TOTAL CAPITAL IMPROVEMENTS	2,848.54	7.83	11,150.99	7.23
FINANCIAL EXPENSES				
Note - Principle and Interest	8,229.00	22.61	32,916.00	21.34
Capital Repl Resv Fund	700.00	1.92	2,800.00	1.82
2020A - Equity Contributions	0.00	0.00	-1,468.15	-0.95
TOTAL FINANCIAL EXPENSES	8,929.00	24.53	34,247.85	22.21
TOTAL CAP IMPV & FIN EXPENSE	11,777.54	32.35	45,398.84	29.44
NET INCOME	1,071.43	2.94	29,984.99	19.44
ADJUSTMENTS				
Capital Repl Res	700.00	1.92	2,800.00	1.82
Debt Service Reserve	8,229.00	22.61	32,916.00	21.34
Account Receivable	462.48	1.27	2,587.46	1.68
Prepaid Expense	3,025.84	8.31	-9,233.05	-5.99
Security Deposit Collected	-1,415.00	-3.89	-1,415.00	-0.92
Prepaid Rent	-1,634.54	-4.49	-5,985.21	-3.88
Owner Withdrawal	-1,509.66	-4.15	-50,203.91	-32.56
TOTAL ADJUSTMENTS	7,858.12	21.59	-28,533.71	-18.50
CASH FLOW	8,929.55	24.53	1,451.28	0.94

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	5,000.00	5,000.00	0.00
Cash - General Savings	2,262.84	2,263.39	0.55
Cash - Deposit Checking	0.00	0.00	0.00
Cash - Deposit Savings	17,000.00	17,000.00	0.00
Cash - Replacement Reserve-2015	0.00	0.00	0.00
Cash - Financial Resv.	5,000.00	13,929.00	8,929.00
Petty Cash	0.00	0.00	0.00
Total Cash	29,262.84	38,192.39	8,929.55
Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	4,884.34	5,000.00	115.66
Cash - General Savings	17,261.77	2,263.39	-14,998.38
Cash - Deposit Checking	0.00	0.00	0.00
Cash - Deposit Savings	0.00	17,000.00	17,000.00
Cash - Replacement Reserve-2015	0.00	0.00	0.00
Cash - Financial Resv.	14,595.00	13,929.00	-666.00
Petty Cash	0.00	0.00	0.00

Cash Flow Statement

Period = Jan 2024

Book = Accrual : Tree = hach-cf

	Period to Date	%	Year to Date	%
Total Cash	36,741.11	38,192.39	1,451.28	

Balance Sheet

Period = Jan 2024

Book = Accrual ; Tree = hash_bs

Current Balance**ASSETS****CURRENT ASSETS****CASH**

Cash - General Checking	5,000.00
Cash - General Savings	2,263.39
Cash - Deposit Savings	17,000.00
Cash - Financial Resv.	13,929.00

TOTAL CASH	38,192.39
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Accounts Receivable	27.54
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Prepaid Expense	9,233.05
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TOTAL CURRENT ASSETS	47,452.98
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TOTAL ASSETS

47,452.98

LIABILITIES and EQUITY**LIABILITIES**

Security Deposit Collected	33,440.00
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Security Deposit - Pet	2,200.00
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Accounts Payable	3,534.45
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Prepaid Rent Liability	6,743.98
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Capital Replacement Reserve	21,700.00
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Debt Service Reserve	310,590.00
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TOTAL LIABILITIES	378,208.43
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EQUITY

Owner Withdrawal	-604,203.91
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Reserve Acct Withdrawal	60,021.00
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Net Income	123,221.64
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Prior Year Earnings	92,696.26
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Prior Year	2,490.44
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TOTAL EQUITY	-330,755.45
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TOTAL LIABILITIES and EQUITY	47,452.98
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EVANSWOOD ESTATES
2023 - 2024 PERFORMANCE REVIEW

Ev08-09pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2020/2021	30695	30484	30498	30465	30384	30530	30385	30386	30387	30534	28095	30602	363445
TOTAL INCOME 2021/2022	29305	31808	32552	32191	32280	32404	32525	35170	35020	35521	35446	34722	398945
TOTAL INCOME 2022/2023	34018	32986	33827	34816	38781	37201	37345	37181	36806	36071	37346	37327	433707
TOTAL INCOME 2023/2024	39076	41110	38840	36402									
VARIANCE	5058	8124	5013	1586									19781
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/2021 VACANCY LOSS	0	0	0	0	0	0	0	0	0	-145	-2275	-3175	-5595
2021/2022 VACANCY LOSS	-5881	-449	0	0	0	90	-950	0	-510	0	0	-900	-8599
2022/2023 VACANCY LOSS	-1768	-2755	-2583	-1800	-2706	-674	119	-410	-1500	120	0	0	-13957
2023/2024 VACANCY LOSS	0	-180	-818	-3154									
VARIANCE	1768	2575	1765	-1354									4754
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/2021 UNPAID RENTS	-845	9	0	-50	0	0	-881	-881	-4005	290	0	18	-6345
2021/2022 UNPAID RENTS	2388	-1150	2190	0	-2505	2059	945	-810	-2383	-242	-1284	-3735	-4527
2023/2024 UNPAID RENTS	0	-1182	7824	-1843	2160	957	-50	-1305	570	-2061	2011	-1870	5210
2022/2023 UNPAID RENTS	-1840	4541	-871	-289									
VARIANCE	-1840	5722	-8695	1555									-3257
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL OPER. EXP.	25557	11708	9282	15690	13413	14583	5774	14246	12911	13704	13333	19877	170079
2021/22 TOTAL OPER. EXP.	25027	40675	31327	15331	13381	13623	18110	18175	15165	13576	14127	14044	232562
2023/24 TOTAL OPER. EXP.	14525	15863	23927	29424	29225	17944	16201	15771	18492	18486	14154	15780	229792
2022/23 TOTAL OPER. EXP.	17516	19641	18116	23553									
VARIANCE	2990	3778	-5811	-5871									-4914
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/2021 TOTAL NOI	5137	18775	21217	14774	16972	15946	24612	16140	17476	16830	14762	10725	193366
2021/2022 TOTAL NOI	4279	-8867	1224	16859	18899	18781	14415	16996	19855	21945	21320	20677	166383
2023/2024 TOTAL NOI	19493	17123	9900	5392	9556	19257	21144	21411	18413	17586	23193	21547	204015
2022/2023 TOTAL NOI	21561	21470	20724	12849									
VARIANCE	2068	4347	10824	7457									24696

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	3,491.00	103.44	13,964.00	103.44
Manager Unit	-116.00	-3.44	-464.00	-3.44
TOTAL RENTAL INCOME	3,375.00	100.00	13,500.00	100.00
NET RENTAL INCOME	3,375.00	100.00	13,500.00	100.00
TOTAL INCOME	3,375.00	100.00	13,500.00	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Forms/Office Supplies	4.95	0.15	19.80	0.15
TOTAL RENTING EXPENSES	4.95	0.15	19.80	0.15
ADMINISTRATIVE EXPENSES				
Resident Manager Expense	66.86	1.98	260.39	1.93
Management Fee	168.75	5.00	675.00	5.00
H/O Association Dues	615.00	18.22	2,370.00	17.56
Professional Dues/Subscriptions	0.00	0.00	7.99	0.06
TOTAL ADMINISTRATIVE EXPENSES	850.61	25.20	3,313.38	24.54
UTILITY EXPENSES				
Water	130.42	3.86	554.41	4.11
Sewer	86.82	2.57	1,485.12	11.00
TOTAL UTILITY EXPENSES	217.24	6.44	2,039.53	15.11
MAINTENANCE EXPENSES				
Repairs - Labor	324.69	9.62	618.74	4.58
TOTAL MAINTENANCE EXPENSES	324.69	9.62	618.74	4.58
TAX and INSURANCE EXPENSE				
Insurance	193.97	5.75	387.94	2.87
TOTAL TAX and INSURANCE EXPENSE	193.97	5.75	387.94	2.87
TOTAL OPERATING EXPENSES	1,591.46	47.15	6,379.39	47.25
NET OPERATING INCOME	1,783.54	52.85	7,120.61	52.75
NET INCOME	1,783.54	52.85	7,120.61	52.75
ADJUSTMENTS				
Prepaid Expense	280.79	8.32	-1,592.39	-11.80
Owner Withdrawal	-2,064.33	-61.17	-5,528.22	-40.95
TOTAL ADJUSTMENTS	-1,783.54	-52.85	-7,120.61	-52.75
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	5,000.00	5,000.00	0.00
Cash - General Savings	5,000.00	5,000.00	0.00
Cash - Deposit Savings	3,900.00	3,900.00	0.00
Total Cash	13,900.00	13,900.00	0.00

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	5,000.00	5,000.00	0.00
Cash - General Savings	5,000.00	5,000.00	0.00
Cash - Deposit Savings	3,900.00	3,900.00	0.00
Total Cash	13,900.00	13,900.00	0.00

Balance Sheet

Period = Jan 2024

Book = Accrual ; Tree = hacb_bs

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
Cash - General Checking	5,000.00
Cash - General Savings	5,000.00
Cash - Deposit Savings	3,900.00
TOTAL CASH	13,900.00
Prepaid Expense	1,592.39
TOTAL CURRENT ASSETS	15,492.39
TOTAL ASSETS	15,492.39
LIABILITIES and EQUITY	
LIABILITIES	
Security Deposit Collected	3,900.00
Accounts Payable	331.29
Prepaid Rent Liability	95.00
TOTAL LIABILITIES	4,326.29
EQUITY	
Owner Withdrawal	-36,271.64
Net Income	49,237.74
Prior Year Earnings	-1,800.00
TOTAL EQUITY	11,166.10
TOTAL LIABILITIES and EQUITY	15,492.39

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	15,483.00	100.35	62,197.00	102.49
Manager Unit	-858.00	-5.56	-3,432.00	-5.66
Vacancy Loss	0.00	0.00	-1,157.75	-1.91
TOTAL RENTAL INCOME	14,625.00	94.79	57,607.25	94.93
NET RENTAL INCOME	14,625.00	94.79	57,607.25	94.93
SERVICE INCOME				
Cleaning	0.00	0.00	600.00	0.99
Repairs and Maintenance	0.00	0.00	642.13	1.06
Laundry Income	802.99	5.20	1,834.09	3.02
Interest - General Savings	0.58	0.00	1.92	0.00
Interest - General Checking	0.15	0.00	0.59	0.00
TOTAL SERVICE INCOME	803.72	5.21	3,078.73	5.07
TOTAL INCOME	15,428.72	100.00	60,685.98	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	53.20	0.34	212.80	0.35
Forms/Office Supplies	48.14	0.31	245.02	0.40
TOTAL RENTING EXPENSES	101.34	0.66	457.82	0.75
ADMINISTRATIVE EXPENSES				
Bad Debt Expense	0.00	0.00	1,074.39	1.77
Credit Reports	0.00	0.00	90.00	0.15
Resident Manager Expense	227.40	1.47	1,309.60	2.16
Management Fee	848.58	5.50	3,348.05	5.52
Telephone	40.79	0.26	192.11	0.32
Internet	80.25	0.52	321.00	0.53
Asset Management Fee	224.00	1.45	852.00	1.40
Professional Dues/Subscriptions	0.00	0.00	190.80	0.31
TOTAL ADMINISTRATIVE EXPENSES	1,421.02	9.21	7,377.95	12.16
UTILITY EXPENSES				
Electricity	663.65	4.30	2,279.97	3.76
Gas	189.85	1.23	424.22	0.70
Exterminator	0.00	0.00	225.00	0.37
Garbage/Trash	193.94	1.26	775.76	1.28
Water	317.56	2.06	1,780.04	2.93
Sewer	392.95	2.55	1,178.85	1.94
TOTAL UTILITY EXPENSES	1,757.95	11.39	6,663.84	10.98
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	0.00	0.00	492.75	0.81
T/O Carpet Cleaning	0.00	0.00	140.00	0.23
T/O Blind Cleaning	0.00	0.00	198.00	0.33
T/O Interior Repairs - Labor	0.00	0.00	1,213.44	2.00
T/O Interior Repairs - Materials	0.00	0.00	828.40	1.37
TOTAL APARTMENT T/O EXPENSES	0.00	0.00	2,872.59	4.73
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	320.36	2.08	1,266.44	2.09
Repairs - Labor	215.00	1.39	1,337.85	2.20
On-Site Maintenance Staff	458.96	2.97	2,528.51	4.17
Repairs - Materials	202.37	1.31	1,053.88	1.74
Service - Appliances	0.00	0.00	91.96	0.15
Service - Equipment	92.50	0.60	92.50	0.15
Service - Water Heater	114.00	0.74	283.18	0.47
TOTAL MAINTENANCE EXPENSES	1,403.19	9.09	6,654.32	10.97
TAX and INSURANCE EXPENSE				

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hachb-cf

	Period to Date	%	Year to Date	%
Insurance	665.26	4.31	2,661.02	4.38
TOTAL TAX and INSURANCE EXPENSE	665.26	4.31	2,661.02	4.38
TOTAL OPERATING EXPENSES	5,348.76	34.67	26,687.54	43.98
NET OPERATING INCOME	10,079.96	65.33	33,998.44	56.02
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	0.00	0.00	5,240.00	8.63
Blinds	0.00	0.00	392.13	0.65
Interior Paint	0.00	0.00	1,442.79	2.38
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	7,074.92	11.66
FINANCIAL EXPENSES				
Note - Principle and Interest	5,290.00	34.29	21,160.00	34.87
Capital Repl Resv Fund	450.00	2.92	1,800.00	2.97
2020A - Equity Contributions	0.00	0.00	-5,240.00	-8.63
TOTAL FINANCIAL EXPENSES	5,740.00	37.20	17,720.00	29.20
TOTAL CAP IMPV & FIN EXPENSE	5,740.00	37.20	24,794.92	40.86
NET INCOME	4,339.96	28.13	9,203.52	15.17
ADJUSTMENTS				
Capital Repl Res	450.00	2.92	1,800.00	2.97
Debt Service Reserve	5,290.00	34.29	21,160.00	34.87
Account Receivable	-517.28	-3.35	-517.27	-0.85
Prepaid Expense	665.26	4.31	-5,322.11	-8.77
Security Deposit Collected	0.00	0.00	50.00	0.08
Prepaid Rent	525.28	3.40	619.28	1.02
TOTAL ADJUSTMENTS	6,413.26	41.57	17,789.90	29.31
CASH FLOW	10,753.22	69.70	26,993.42	44.48

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	10,463.40	15,476.04	5,012.64
Cash - General Savings	6,616.67	6,617.25	0.58
Cash - Deposit Checking	0.00	0.00	0.00
Cash - Deposit Savings	5,700.00	5,700.00	0.00
Cash - Replacement Reserve-2015	0.00	0.00	0.00
Cash - Financial Resv.	58,691.00	64,431.00	5,740.00
Petty Cash	100.00	100.00	0.00
Total Cash	81,571.07	92,324.29	10,753.22
Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	11,444.54	15,476.04	4,031.50
Cash - General Savings	6,615.33	6,617.25	1.92
Cash - Deposit Checking	0.00	0.00	0.00
Cash - Deposit Savings	5,700.00	5,700.00	0.00
Cash - Replacement Reserve-2015	0.00	0.00	0.00
Cash - Financial Resv.	41,471.00	64,431.00	22,960.00
Petty Cash	100.00	100.00	0.00
Total Cash	65,330.87	92,324.29	26,993.42

Balance Sheet

Period = Jan 2024

Book = Accrual Tree = hacb_bs

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
Cash - General Checking	15,476.04
Cash - General Savings	6,617.25
Cash - Deposit Savings	5,700.00
Cash - Financial Resv.	64,431.00
Petty Cash	100.00
TOTAL CASH	92,324.29
Accounts Receivable	543.15
Prepaid Expense	5,322.11
TOTAL CURRENT ASSETS	98,189.55
TOTAL ASSETS	98,189.55
LIABILITIES and EQUITY	
LIABILITIES	
Security Deposit Collected	11,645.00
Prepaid Rent Liability	1,741.30
Capital Replacement Reserve	13,950.00
Debt Service Reserve	153,663.00
TOTAL LIABILITIES	180,999.30
EQUITY	
Owner Withdrawal	-228,000.00
Reserve Acct Withdrawal	42,031.00
Net Income	41,124.45
Prior Year Earnings	62,034.80
TOTAL EQUITY	-82,809.75
TOTAL LIABILITIES and EQUITY	98,189.55

LINCOLN APARTMENTS

2023 / 2024 PERFORMANCE REVIEW

LNA07-08pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2019/20	12781	12076	11392	11908	13498	12364	11752	12292	11984	12389	12588	11995	147,019
TOTAL INCOME 2020/21	13656	12790	12338	11729	12779	12730	12724	12771	13183	12278	13929	12111	153,018
TOTAL INCOME 2021/22	12920	14529	11291	11888	12538	12714	12573	13846	13432	13742	13790	13682	156,945
TOTAL INCOME 2022/23	13698	14115	13610	14110	13713	14194	13951	13625	14588	14727	14040	14438	168,810
TOTAL INCOME 2023/24	15076	14486	15883	15429									
VARIANCE	1378	371	2273	1318									5,340
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 VACANCY LOSS	0	0	-625	108	0	0	-650	-455	-450	0	0	0	-2,071
2021/21 VACANCY LOSS	0	0	0	0	0	0	0	0	0	-625	1127	-1430	-928
2021/22 VACANCY LOSS	0	-691	-1603	-845	-457	0	0	-653	-169	0	0	0	-4,418
2022/23 VACANCY LOSS	0	-550	0	0	0	0	0	-1059	149	0	0	0	-1,460
2023/24 VACANCY LOSS	0	-970	0	0									
VARIANCE	0	-420	0	0									-420
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 UNPAID RENTS	540	-160	-412	-518	1012	25	-119	-97	0	15	0	-1530	-1,245
2020/21 UNPAID RENTS	1633	53	-750	-797	0	0	78	-25	25	240	-1670	930	-284
2021/22 UNPAID RENTS	-43	216	76	725	-482	477	-31	-226	7	-22	-6	-6	
2022/23 UNPAID RENTS	-6	17	-569	0	18	-47	94	0	-26	0	26	0	
2023/24 UNPAID RENTS	-960	-930	0	-517									
VARIANCE	-954	-947	569	-517									-1,849
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL OPER. EXP.	3776	3954	5080	7130	4251	4237	3991	4141	4666	6306	4083	3976	55,592
2020/21 TOTAL OPER. EXP.	4449	4682	7215	5573	5439	4671	4750	5599	4429	5103	8087	6334	66,330
2021/22 TOTAL OPER. EXP.	4741	5505	7678	10341	7310	8900	4505	5386	5893	5317	5502	4801	75,880
2022/23 TOTAL OPER. EXP.	5086	5673	6874	6839	4629	4847	6710	5634	7297	5761	4475	5541	69,367
2023/24 TOTAL OPER. EXP.	5396	6143	9406	5349									
VARIANCE	310	470	2532	-1490									1,822
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL NOI	9006	8121	6313	4778	9247	8127	7760	8150	7319	6083	8504	8019	91,427
2020/21 TOTAL NOI	9208	8109	5124	6156	7340	8059	7974	7172	8753	7175	5842	5777	86,688
2021/22 TOTAL NOI	8179	9024	3613	1547	5228	3814	8068	8460	7539	8425	8288	8881	81,065
2022/23 TOTAL NOI	8612	8442	6736	7271	9084	9346	7240	7991	7291	8966	9565	8897	99,443
2023/24 TOTAL NOI	9680	8343	6476	10080									
VARIANCE	1068	-99	-260	2809									3,518

Cash Flow Statement

Period = Jan 2024

Book = Accrual . Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	7,795.00	101.93	30,840.00	99.15
Vacancy Loss	-267.10	-3.49	-267.10	-0.86
TOTAL RENTAL INCOME	7,527.90	98.44	30,572.90	98.29
HOA INCOME ACCOUNTS				
Late Charges	0.00	0.00	100.00	0.32
TOTAL HOA INCOME ACCOUNTS	0.00	0.00	100.00	0.32
NET RENTAL INCOME	7,527.90	98.44	30,672.90	98.61
SERVICE INCOME				
Late Charges	0.00	0.00	150.00	0.48
Laundry Income	118.95	1.56	281.25	0.90
Interest - General Savings	0.00	0.00	0.55	0.00
Interest - General Checking	0.31	0.00	0.60	0.00
TOTAL SERVICE INCOME	119.26	1.56	432.40	1.39
TOTAL INCOME	7,647.16	100.00	31,105.30	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	41.50	0.54	166.00	0.53
Forms/Office Supplies	29.86	0.39	119.04	0.38
TOTAL RENTING EXPENSES	71.36	0.93	285.04	0.92
ADMINISTRATIVE EXPENSES				
Bad Debt Expense	392.90	5.14	392.90	1.26
Management Fee	497.07	6.50	2,021.85	6.50
Miscellaneous	0.00	0.00	15.00	0.05
Asset Management Fee	100.00	1.31	400.00	1.29
Professional Dues/Subscriptions	0.00	0.00	106.00	0.34
TOTAL ADMINISTRATIVE EXPENSES	989.97	12.95	2,935.75	9.44
UTILITY EXPENSES				
Electricity	81.94	1.07	221.18	0.71
Exterminator	70.00	0.92	280.00	0.90
Garbage/Trash	78.72	1.03	314.88	1.01
Water	81.15	1.06	500.52	1.61
Sewer	208.61	2.73	834.44	2.68
TOTAL UTILITY EXPENSES	520.42	6.81	2,151.02	6.92
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	465.00	6.08	1,800.00	5.79
On-Site Ground Staff	144.54	1.89	144.54	0.46
Grounds Clean-Up	89.93	1.18	359.72	1.16
Repairs - Labor	601.20	7.86	1,017.55	3.27
TOTAL MAINTENANCE EXPENSES	1,300.67	17.01	3,321.81	10.68
TAX and INSURANCE EXPENSE				
Insurance	373.22	4.88	1,492.88	4.80
TOTAL TAX and INSURANCE EXPENSE	373.22	4.88	1,492.88	4.80
TOTAL OPERATING EXPENSES	3,255.64	42.57	10,186.50	32.75
NET OPERATING INCOME	4,391.52	57.43	20,918.80	67.25
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	0.00	0.00	12,382.15	39.81
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	12,382.15	39.81
FINANCIAL EXPENSES				
Note - Principle and Interest	2,939.00	38.43	11,756.00	37.79
Capital Repl Resv Fund	250.00	3.27	1,000.00	3.21
2020A - Equity Contributions	0.00	0.00	-12,382.15	-39.81
TOTAL FINANCIAL EXPENSES	3,189.00	41.70	373.85	1.20
TOTAL CAP IMPV & FIN EXPENSE	3,189.00	41.70	12,756.00	41.01

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
NET INCOME	1,202.52	15.73	8,162.80	26.24
ADJUSTMENTS				
Capital Repl Res	250.00	3.27	1,000.00	3.21
Debt Service Reserve	2,939.00	38.43	11,756.00	37.79
Account Receivable	1,429.00	18.69	-184.43	-0.59
Prepaid Expense	373.22	4.88	-2,985.76	-9.60
Security Deposit Collected	-500.00	-6.54	-500.00	-1.61
Prepaid Rent	118.57	1.55	122.00	0.39
Owner Withdrawal	-2,623.08	-34.30	-18,223.64	-58.59
TOTAL ADJUSTMENTS	1,986.71	25.98	-9,015.83	-28.98
CASH FLOW	3,189.23	41.70	-853.03	-2.74
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	5,000.00	0.00	
Cash - General Savings	6,838.17	6,838.40	0.23	
Cash - Deposit Savings	3,625.00	3,625.00	0.00	
Cash - Financial Resv.	5,000.00	8,189.00	3,189.00	
Total Cash	20,463.17	23,652.40	3,189.23	
Year to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	4,908.81	5,000.00	91.19	
Cash - General Savings	6,837.62	6,838.40	0.78	
Cash - Deposit Savings	3,625.00	3,625.00	0.00	
Cash - Financial Resv.	9,134.00	8,189.00	-945.00	
Total Cash	24,505.43	23,652.40	-853.03	

Balance Sheet

Period = Jan 2024

Book = Accrual : Tree = hach_bs

Current Balance**ASSETS****CURRENT ASSETS****CASH**

Cash - General Checking	5,000.00
Cash - General Savings	6,838.40
Cash - Deposit Savings	3,625.00
Cash - Financial Resv.	8,189.00

TOTAL CASH	23,652.40
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Accounts Receivable	272.00
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Prepaid Expense	2,985.76
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TOTAL CURRENT ASSETS	26,910.16
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TOTAL ASSETS

26,910.16

LIABILITIES and EQUITY**LIABILITIES**

Security Deposit Collected	6,750.00
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Prepaid Rent Liability	1,411.00
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Capital Replacement Reserve	7,750.00
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Debt Service Reserve	68,422.00
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TOTAL LIABILITIES	84,333.00
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EQUITY

Owner Withdrawal	-150,223.64
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Reserve Acct Withdrawal	24,649.00
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Net Income	41,376.58
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Prior Year Earnings	26,775.22
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TOTAL EQUITY	-57,422.84
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TOTAL LIABILITIES and EQUITY	26,910.16
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1519 LOCUST STREET APARTMENTS

2023 / 2024 PERFORMANCE REVIEW

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	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2019/20	5,996	4,525	10,712	6,216	7,354	7,151	6,083	5,976	5,974	6,123	9,441	5,836	81,387
TOTAL INCOME 2020/21	6,087	5,709	6,285	5,912	6,918	6,833	6,642	6,540	6,940	6,809	6,877	6,877	78,430
TOTAL INCOME 2021/22	6,485	7,563	7,108	6,888	7,116	6,988	7,073	7,138	7,231	7,331	7,381	8,032	86,334
TOTAL INCOME 2022/23	7,324	6,486	6,415	6,725	7,420	7,363	7,445	7,480	8,048	7,500	7,576	7,500	87,285
TOTAL INCOME 2023/24	7,684	7,928	7,845	7,647									31,105
VARIANCE	361	1,442	1,430	922									56,179

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 VACANCY LOSS	0	-350	0	-416	-128	-313	0	0	0	0	0	0	-1,208
2020/21 VACANCY LOSS	0	0	0	0	0	0	-617	-268	0	0	0	0	-886
2021/22 VACANCY LOSS	-564	0	0	0	0	0	0	0	0	0	0	0	-564
2022/23 VACANCY LOSS	0	-815	-815	-642	0	0	0	0	0	0	0	0	-2,272
2023/24 VACANCY LOSS	-50	130	0	-267									-187
VARIANCE	-50	945	815	375									-2,085

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 UNPAID RENTS	-383	-1,300	-199	-861	504	3	-688	-807	-807	-807	2,193	-807	-3,959
2020/21 UNPAID RENTS	-807	-1,024	-708	-839	0	-661	6,665	-455	413	-100	337	-1,202	1,619
2021/22 UNPAID RENTS	566	169	-227	-129	0	-199	-149	-99	1,239	-117	2	-815	241
2022/23 UNPAID RENTS	-1,111	1,623	645	-473	0	0	181	50	-6	-10	-70	86	915
2023/24 UNPAID RENTS	-822	-1,385	526	1,279									-402
VARIANCE	289	-3,008	-119	1,752									1,317

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL OPER EXP	3,408	2,193	3,030	2,327	2,455	5,393	4,358	2,504	1,867	2,804	3,167	2,770	36,276
2020/21 TOTAL OPER EXP	7,918	2,361	2,046	5,026	1,888	1,897	8,844	6,166	2,415	2,264	2,470	2,508	45,803
2021/22 TOTAL OPER EXP	3,129	3,039	1,806	2,125	2,421	2,293	2,601	2,225	3,093	1,797	2,991	3,503	31,024
2022/23 TOTAL OPER EXP	2,160	5,847	8,767	8,528	2,562	2,347	3,122	4,422	3,218	2,600	1,981	2,994	48,549
2023/24 TOTAL OPER EXP	2,409	2,180	2,219	3,256									10,064
VARIANCE	249	-3,667	-6,549	-5,272									38,486

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL NOI	2,588	2,332	7,682	3,889	4,899	1,758	1,726	3,472	4,106	3,319	6,274	3,067	45,112
2020/21 TOTAL NOI	-1,831	3,348	4,239	887	5,029	4,936	-2,202	374	4,626	4,545	4,407	4,300	32,658
2021/22 TOTAL NOI	3,356	4,525	5,303	4,763	4,695	4,695	4,472	4,913	4,137	5,534	4,390	4,528	55,309
2022/23 TOTAL NOI	5,164	639	-2,352	-1,802	4,858	5,016	4,323	3,059	4,830	4,900	5,595	4,506	38,735
2023/24 TOTAL NOI	5,276	5,748	5,626	4,392									21,042
VARIANCE	112	5,109	7,979	6,194									17,694

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	29,759.00	109.20	117,410.00	104.60
Manager Unit	-745.00	-2.73	-2,905.00	-2.59
Vacancy Loss	-2,390.33	-8.77	-5,533.49	-4.93
TOTAL RENTAL INCOME	26,623.67	97.70	108,971.51	97.09
NET RENTAL INCOME	26,623.67	97.70	108,971.51	97.09
SERVICE INCOME				
Late Charges	50.00	0.18	175.00	0.16
Cleaning	0.00	0.00	180.00	0.16
Repairs and Maintenance	0.00	0.00	1,394.62	1.24
Laundry Income	516.39	1.89	1,456.01	1.30
Application Fees	60.00	0.22	60.00	0.05
Interest - General Savings	0.98	0.00	3.34	0.00
Interest - General Checking	0.18	0.00	0.99	0.00
TOTAL SERVICE INCOME	627.55	2.30	3,269.96	2.91
TOTAL INCOME	27,251.22	100.00	112,241.47	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	71.00	0.26	284.00	0.25
Forms/Office Supplies	170.11	0.62	809.70	0.72
Resident Activities	36.82	0.14	355.99	0.32
TOTAL RENTING EXPENSES	277.93	1.02	1,449.69	1.29
ADMINISTRATIVE EXPENSES				
Credit Reports	30.00	0.11	30.00	0.03
Legal - Evictions	0.00	0.00	1,827.55	1.63
Resident Manager Expense	587.31	2.16	2,295.24	2.04
Resident Manager Bonus	0.00	0.00	300.00	0.27
Management Fee	1,360.04	4.99	5,609.56	5.00
Internet	251.12	0.92	1,005.12	0.90
Asset Management Fee	400.00	1.47	1,600.00	1.43
License and Permits	17.00	0.06	79.00	0.07
Consulting Expense	0.00	0.00	150.00	0.13
Professional Dues/Subscriptions	0.00	0.00	424.00	0.38
TOTAL ADMINISTRATIVE EXPENSES	2,645.47	9.71	13,320.47	11.87
UTILITY EXPENSES				
Electricity	449.47	1.65	2,030.52	1.81
Gas	261.94	0.96	482.55	0.43
Exterminator	280.00	1.03	1,495.00	1.33
Garbage/Trash	324.16	1.19	1,296.64	1.16
Water	650.24	2.39	3,224.46	2.87
Sewer	1,736.40	6.37	6,945.60	6.19
TOTAL UTILITY EXPENSES	3,702.21	13.59	15,474.77	13.79
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	1,407.53	5.16	2,727.53	2.43
T/O Carpet Cleaning	200.00	0.73	200.00	0.18
T/O Interior Paint	1,789.88	6.57	1,789.88	1.59
T/O Interior Repairs - Labor	1,030.65	3.78	9,505.88	8.47
T/O Interior Repairs - Materials	1,497.85	5.50	6,366.54	5.67
TOTAL APARTMENT T/O EXPENSES	5,925.91	21.75	20,589.83	18.34
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	760.00	2.79	2,935.00	2.61
On-Site Ground Staff	0.00	0.00	120.45	0.11
On-Site Cleaning Staff	200.00	0.73	640.00	0.57
Paint - Materials	744.48	2.73	744.48	0.66

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
Repairs - Labor	3,365.03	12.35	6,800.36	6.06
On-Site Maintenance Staff	287.82	1.06	685.31	0.61
Service - Gutters and Drains	571.85	2.10	571.85	0.51
Service - Appliances	0.00	0.00	142.48	0.13
Service - HVAC	0.00	0.00	289.00	0.26
Exterior Lighting Repairs	304.95	1.12	381.45	0.34
TOTAL MAINTENANCE EXPENSES	6,234.13	22.88	13,310.38	11.86
TAX and INSURANCE EXPENSE				
Insurance	1,237.90	4.54	4,951.60	4.41
TOTAL TAX and INSURANCE EXPENSE	1,237.90	4.54	4,951.60	4.41
TOTAL OPERATING EXPENSES	20,023.55	73.48	69,096.74	61.56
NET OPERATING INCOME	7,227.67	26.52	43,144.73	38.44
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	3,024.59	11.10	16,008.38	14.26
Linoleum	441.51	1.62	441.51	0.39
Signs	736.10	2.70	736.10	0.66
Hood Vent	0.00	0.00	438.17	0.39
Interior Paint	2,407.54	8.83	8,226.03	7.33
Sidewalk Repairs	0.00	0.00	2,433.60	2.17
TOTAL CAPITAL IMPROVEMENTS	6,609.74	24.25	28,283.79	25.20
FINANCIAL EXPENSES				
Note - Principle and Interest	11,756.00	43.14	47,024.00	41.90
Capital Repl Resv Fund	1,000.00	3.67	4,000.00	3.56
2020A - Equity Contributions	-3,024.59	-11.10	-16,008.38	-14.26
TOTAL FINANCIAL EXPENSES	9,731.41	35.71	35,015.62	31.20
TOTAL CAP IMPV & FIN EXPENSE	16,341.15	59.96	63,299.41	56.40
NET INCOME	-9,113.48	-33.44	-20,154.68	-17.96
ADJUSTMENTS				
Capital Repl Res	1,000.00	3.67	4,000.00	3.56
Debt Service Reserve	11,756.00	43.14	47,024.00	41.90
Account Receivable	-123.07	-0.45	-1,852.14	-1.65
Prepaid Expense	2,974.30	10.91	-2,957.60	-2.64
Security Deposit Collected	1,060.00	3.89	2,980.00	2.66
Prepaid Rent	936.97	3.44	-823.13	-0.73
TOTAL ADJUSTMENTS	17,604.20	64.60	48,371.13	43.10
CASH FLOW	8,490.72	31.16	28,216.45	25.14
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	6,285.43	2,019.17	-4,266.26	
Cash - General Savings	4,437.29	4,438.27	0.98	
Cash - Deposit Savings	10,000.00	10,000.00	0.00	
Cash - Financial Resv.	108,889.00	121,645.00	12,756.00	
Petty Cash	100.00	100.00	0.00	
Total Cash	129,711.72	138,202.44	8,490.72	
Year to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	12,299.72	2,019.17	-10,280.55	
Cash - General Savings	6,934.93	4,438.27	-2,496.66	
Cash - Deposit Savings	10,000.00	10,000.00	0.00	
Cash - Financial Resv.	81,621.00	121,645.00	40,024.00	
Petty Cash	100.00	100.00	0.00	
Total Cash	110,955.65	138,202.44	27,246.79	

Balance Sheet

Period = Jan 2024

Book = Accrual , Tree = hach_bs

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
Cash - General Checking	2,019.17
Cash - General Savings	4,438.27
Cash - Deposit Savings	10,000.00
Cash - Financial Resv.	121,645.00
Petty Cash	100.00
TOTAL CASH	138,202.44
Accounts Receivable	5,803.23
Prepaid Expense	2,957.60
TOTAL CURRENT ASSETS	146,963.27
TOTAL ASSETS	146,963.27
LIABILITIES and EQUITY	
LIABILITIES	
Security Deposit Collected	24,484.00
Security Deposit - Pet	300.00
Accounts Payable	5,049.21
Prepaid Rent Liability	6,296.06
Capital Replacement Reserve	31,000.00
Debt Service Reserve	260,324.00
TOTAL LIABILITIES	327,453.27
EQUITY	
Owner Withdrawal	-420,000.00
Reserve Acct Withdrawal	95,085.00
Net Income	73,505.23
Prior Year Earnings	75,648.97
Prior Year	4,729.20
TOTAL EQUITY	-180,490.00
TOTAL LIABILITIES and EQUITY	146,963.27

PARK PLACE APARTMENTS

2023 / 2024 PERFORMANCE REVIEW

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	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2020/21	23,364	26,994	26,050	23,591	24,587	24,798	24,718	24,674	24,883	24,136	25,133	24,768	297,696
TOTAL INCOME 2021/22	24,337	23,908	24,872	24,782	23,296	26,066	25,168	26,338	25,296	26,668	26,893	27,660	305,285
TOTAL INCOME 2022/23	26,657	26,554	26,249	26,958	27,287	26,824	26,530	27,184	27,403	27,234	27,340	27,091	323,311
TOTAL INCOME 2023/24	27,547	28,403	29,040	27,251									
VARIANCE	890	1,849	2,791	293									5,823

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 VACANCY LOSS	43	0	-161	0	-102	-635	0	0	-40	-650	-360	0	-1,904
2021/22 VACANCY LOSS	-575	-1,612	-282	0	-1,740	-68	0	0	-738	0	0	0	-5,014
2022/23 VACANCY LOSS	0	0	-452	0	513	0	-588	-288	0	0	-503	-543	-1,862
2023/24 VACANCY LOSS	-1,762	-632	-750	-2,390									
VARIANCE	-1,762	-632	-298	-2,390									-5,082

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 UNPAID RENTS	-1,876	1,505	1,290	359	0	239	-182	-1,216	613	106	662	-718	783
2021/22 UNPAID RENTS	1,697	1,176	60	-190	-426	0	0	-1,608	1,725	0	0	0	2,434
2022/23 UNPAID RENTS	15	332	-414	-1,626	309	574	-748	-969	-364	-695	2,686	1,752	852
2023/24 UNPAID RENTS	-120	177	-1,569	1,071									
VARIANCE	-135	-155	-1,155	2,697									1,252

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL OPER EXP	30,368	7,722	8,178	12,825	14,037	9,150	15	8,283	9,807	7,376	19,987	12,054	139,803
2021/22 TOTAL OPER EXP	9,275	13,239	10,511	9,762	9,086	11,293	9,156	9,455	14,212	9,838	10,518	10,363	126,708
2022/23 TOTAL OPER EXP	7,602	10,116	11,649	14,738	9,315	8,953	10,076	15,388	9,997	10,693	12,681	16,360	137,568
2023/24 TOTAL OPER EXP	23,713	10,840	14,521	20,024									
VARIANCE	16,110	724	2,872	5,286									24,992

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL NOI	7,003	19,272	17,872	10,766	10,550	15,647	24,703	16,391	15,076	16,760	5,146	12,714	171,900
2021/22 TOTAL NOI	15,062	10,669	14,362	15,020	14,210	14,773	16,012	16,883	11,083	16,830	16,375	17,297	178,577
2022/23 TOTAL NOI	19,055	16,438	14,600	12,221	17,972	17,871	16,454	11,796	17,405	16,540	14,659	10,731	185,743
2023/24 TOTAL NOI	3,834	17,563	14,519	7,228									
VARIANCE	-15,221	1,125	-81	-4,993									-19,169

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
PROJECT EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	250.00	0.00	1,000.00	0.00
Asset Management Fee	120.00	0.00	480.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	370.00	0.00	1,480.00	0.00
UTILITY EXPENSES				
Water	43.98	0.00	87.96	0.00
TOTAL UTILITY EXPENSES	43.98	0.00	87.96	0.00
TAX and INSURANCE EXPENSE				
Insurance	0.00	0.00	66.00	0.00
TOTAL TAX and INSURANCE EXPENSE	0.00	0.00	66.00	0.00
TOTAL OPERATING EXPENSES	413.98	0.00	1,633.96	0.00
NET OPERATING INCOME	-413.98	0.00	-1,633.96	0.00
NET INCOME	-413.98	0.00	-1,633.96	0.00
ADJUSTMENTS				
Funds from Owner	0.00	0.00	5,000.00	0.00
TOTAL ADJUSTMENTS	0.00	0.00	5,000.00	0.00
CASH FLOW	-413.98	0.00	3,366.04	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	5,701.98	5,288.00	-413.98
Cash - General Savings	0.00	0.00	0.00
Cash - Replacement Reserve-2015	0.00	0.00	0.00
Cash - Financial Resv.	0.00	0.00	0.00
Total Cash	5,701.98	5,288.00	-413.98
Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	1,921.96	5,288.00	3,366.04
Cash - General Savings	0.00	0.00	0.00
Cash - Replacement Reserve-2015	0.00	0.00	0.00
Cash - Financial Resv.	0.00	0.00	0.00
Total Cash	1,921.96	5,288.00	3,366.04

Balance Sheet

Period = Jan 2024

Book = Accrual ; Tree = hach_bs

	Current Balance
ASSETS	
CURRENT ASSETS	
CASH	
Cash - General Checking	5,288.00
TOTAL CASH	5,288.00
TOTAL CURRENT ASSETS	5,288.00
TOTAL ASSETS	5,288.00
LIABILITIES and EQUITY	
LIABILITIES	
Accounts Payable	175.92
TOTAL LIABILITIES	175.92
EQUITY	
Funds from Owner	10,000.00
Net Income	-20,850.88
Prior Year Earnings	15,962.96
TOTAL EQUITY	5,112.08
TOTAL LIABILITIES and EQUITY	5,288.00



GRIDLEY SPRING January 2024

Property Status:

1. GSI has 2 vacant units with Zero notices to vacate
2. GSII has 1 vacant unit with Zero notices to vacate.
3. GS1 had their Annual HOME Investment Funds Partnership file audit and unit inspection with no findings. The final report will be issued to City of Gridley in approximately 6 weeks.
4. GSI has a loan servicing audit, and property walk scheduled for 02/12/2023.
5. Both properties have been successfully transferred from Sackett Corporation to Arrowhead Housing with NO interruptions.

Sincerely,

Mac Upshaw

Mac Upshaw

MEMO

Date: February 8, 2024

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Status Report – HACB Investor Limited Partner (ILP) LIHTC Properties

- Chico Commons Apartment, Chico (72 units, LIHTC, Family)
- Walker Commons Apartments, Chico (56 units, LIHTC, senior/disabled)
- 1200 Park Avenue Apartments, Chico (107 units, LIHTC, senior)

For Chico Commons, Walker Commons, and 1200 Park Ave. Apartments, Chico, please also see monthly reports provided by the property manager, AWI, following this memo.

Chico Commons Apartments, Chico (72 units, LIHTC, Family, MGP: Banyard Management, PM: AWI) – There are five (5) vacancies as of the 1st of February. AWI details current turnover status in the monthly narrative following, as well as unpaid rents for the month. Four units are on re-payment plans. Five units received 3/30-day notices for unpaid rent and have been sent to AWI's attorney for Unlawful Detainer actions. The third and last dumpster enclosure will be upgraded and rebuilt in the first quarter of this year. The cost for three (3) exterior building balconies came in at approximately \$50,000, which will be completed by end of January. The expense to rebuild the balconies will come out of property and operating reserves. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Annual tree/shrub trimming is completed this month. YTD income is up approximately \$3,005 compared to budget at \$72,529, with total expenses \$19,064 less than budget YTD. Net income is \$22,070 more than budget, at \$28,211. The property is subject to repositioning, involving refinancing, capital improvements, and replacements. The long-term maintenance person has resigned, and AWI is in search of a replacement.



Chico Commons Apartments, 2071 Amanda Way, Chico



Walker Commons Apartments, 678 Buttonwillow Lane, Chico

Walker Commons Apartments, Chico (56 units, LIHTC, Senior & Disabled, MGP: BCAHDC, PM: AWI) – The property currently has three (3) vacancies as of February 1st. Unpaid rent collection efforts include only two (2) households where AWI is in the process of collecting. The property has hired another new maintenance technician, Gregory Ramirez. A new on-site manager has been hired, a transfer from another AWI managed property. Her name is Miriam Sainz. Tree trimming and roof cleanings are planned in the next quarter; weather permitting. Repair of the back fence is also on hold due to the weather. The residents and staff have also partnered to create monthly activities in support of all residents. YTD income is higher than budget by approximately \$3,151, with overall expenses lower than anticipated by \$10,123, bringing the property's Net Income to \$13,274 more than budget, at \$15,379. Please find the AWI monthly owners report following, which shows photos of the community clubhouse. The property is subject to repositioning, involving refinance, capital improvements and replacements. Gutters, downspouts and fascia boards, windows, siding, and PTAC units need attention. The property generates significant cash, which will help with anticipated renovations.



Walker Commons Apartments, Chico



1200 Park Avenue Steetside



West 13th Streetside

1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI) – There are four (4) vacancies as of this date; AWI is processing applications and preparing the units for lease. Marketing efforts have increased due to the current vacancies. Remaining unpaid rents are in process of being collected, including six units. There is a new on-site manager, Denise Smith. Flooring will be replaced in the first-floor lobby areas; bids are currently being sought, with the timeline for replacement targeting the first quarter of 2024. Dryer vents in all laundry rooms were also cleaned. Gutter Cleaning is planned once the weather permits. CAA Food Distribution is on-going. North Valley Catholic Social Services, or others are continuing to be contacted to provide activities for property residents. The residents and AWI staff have started their own calendar of events - monthly bingo and birthdays are celebrated. Usage of the conference room for an “art class” is scheduled for every Thursday. Butte County Library is working with the residents. Please find AWI’s monthly financials and narrative following. YTD income is down by \$4,039 at \$88,029 due to not being able to increase rents to maximum allowed by tax-credit regulation, because of State and local rent restrictions. YTD expenses come in at \$80,372 or \$6,951 less than budget. This brought the net profit YTD to \$2,912 more than budget at \$7,655. The property is subject to repositioning, involving refinancing and capital improvements.

Chico Commons Apartments January 2024

Separate *Variance Report* explaining budget differences and expenditures.

Updates:

Chico Commons currently has 7 vacancies.

Vacancies:

- **Unit #48** – Unit Market ready. Struggling to collect necessary paperwork from applicants. New app in process, pending landlord verification.
- **Unit #20** – Abandoned unit. Very heavy turn - Unit in process, full paint completed, new cabinets ordered, flooring scheduled, doors and blinds. Working Applicant.
- **Unit #12** – Unit turn in process. Full paint completed, flooring, some doors, and blinds. Working applicant.
- **Unit #70** – Unit turn will be market ready on 02/08/24. Applicant approved.
- **Unit #21** – Eviction/Nonpayment. Full paint, new flooring, new blinds and detail cleaning.
- **Unit #65** – Unit turn in process. Full paint, doors replacement, shampoo and detail cleaning.
- **Unit #6** – New move out. Eviction/Nonpayment. Full paint, new flooring, blinds detail cleaning.

Upcoming Vacancies:

- **Unit #16**. Currently under eviction for non-payment.
- **Unit #60**. Currently under eviction for non-payment.

Management continues advertising via, flyers, signage and resident referrals.

To date in February, 10 rents are outstanding, including the below. Property Manager is following up to collect.

- **Unit #14; Balance \$3,670.99** has a payment plan.
- **Unit #16; Balance \$4,537.50** Under eviction for non-payment
- **Unit #47; Balance \$3,268.00** 3/30 day notice served
- **Unit #53; Balance \$2,249.61**
- **Unit #60; Balance \$4,553.75** under eviction for non-payment.

We will be monitoring closely and those that choose not to pay will go to legal.



Work on the upper level balconies has been delayed due to rain.

Replacement of the last trash enclosure is in process. The brick structure is complete and will be finished as time permits.

We are pleased to announce that Ivan Anderson, part-time maintenance assistant joined the team on 01/30/24 and is familiarizing himself with the property and protocols. An introduction letter was distributed to all residents.

This month, our primary focus will be turning and filling vacant units. We are now fully staffed plus will bring in other area techs, as needed. We will continue to ramp up advertising.

Chico Commons 549
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 76,164.00	\$ 73,639.00	\$ 2,525.00	\$ 76,164.00	\$ 73,639.00	\$ 2,525.00
Vacancies	(6,048.00)	(4,418.33)	(1,629.67)	(6,048.00)	(4,418.33)	(1,629.67)
Rent Adjustments	(10.00)	(245.83)	235.83	(10.00)	(245.83)	235.83
Manager's Unit	(965.00)	(1,024.00)	59.00	(965.00)	(1,024.00)	59.00
Total Tenant Rent	<u>\$ 69,141.00</u>	<u>\$ 67,950.84</u>	<u>\$ 1,190.16</u>	<u>\$ 69,141.00</u>	<u>\$ 67,950.84</u>	<u>\$ 1,190.16</u>
Other Project Income:						
Laundry Income	\$ 1,493.81	\$ 872.67	\$ 621.14	\$ 1,493.81	\$ 872.67	\$ 621.14
Interest Income	233.75	7.25	226.50	233.75	7.25	226.50
Restricted Reserve Interest Incom	335.34	0.00	335.34	335.34	0.00	335.34
Late Charges	25.00	271.08	(246.08)	25.00	271.08	(246.08)
Other Tenant Income	\$ 1,066.90	\$ 422.25	\$ 644.65	\$ 1,066.90	\$ 422.25	\$ 644.65
Miscellaneous Income	\$ 234.00	\$ 0.00	\$ 234.00	\$ 234.00	\$ 0.00	\$ 234.00
Other Project Income	<u>\$ 3,388.80</u>	<u>\$ 1,573.25</u>	<u>\$ 1,815.55</u>	<u>\$ 3,388.80</u>	<u>\$ 1,573.25</u>	<u>\$ 1,815.55</u>
Total Project Income	<u><u>\$ 72,529.80</u></u>	<u><u>\$ 69,524.09</u></u>	<u><u>\$ 3,005.71</u></u>	<u><u>\$ 72,529.80</u></u>	<u><u>\$ 69,524.09</u></u>	<u><u>\$ 3,005.71</u></u>
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 11,597.90	\$ 25,595.67	\$ (13,997.77)	\$ 11,597.90	\$ 25,595.67	\$ (13,997.77)
Utilities (From Pg 2)	7,025.37	10,830.25	(3,804.88)	7,025.37	10,830.25	(3,804.88)
Administrative (From Pg 2)	13,800.53	12,465.50	1,335.03	13,800.53	12,465.50	1,335.03
Taxes & Insurance (From Pg 2)	3,386.92	3,084.84	302.08	3,386.92	3,084.84	302.08
Other Taxes & Insurance (Fr Page	1,083.43	3,410.00	(2,326.57)	1,083.43	3,410.00	(2,326.57)
Other Project Expenses	1,239.91	1,812.26	(572.35)	1,239.91	1,812.26	(572.35)
Total O&M Expenses	<u>\$ 38,134.06</u>	<u>\$ 57,198.52</u>	<u>\$ (19,064.46)</u>	<u>\$ 38,134.06</u>	<u>\$ 57,198.52</u>	<u>\$ (19,064.46)</u>
Mortgage & Owner's Expense						
Interest Expense - City of Chico	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 2,604.17	\$ 2,604.17	\$ 0.00
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 2,604.17	\$ 2,604.17	\$ 0.00
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 1,080.00	\$ 1,080.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 6,184.17</u>	<u>\$ 6,184.17</u>	<u>\$ 0.00</u>	<u>\$ 6,184.17</u>	<u>\$ 6,184.17</u>	<u>\$ 0.00</u>
Total Project Expenses	<u><u>\$ 44,318.23</u></u>	<u><u>\$ 63,382.69</u></u>	<u><u>\$ (19,064.46)</u></u>	<u><u>\$ 44,318.23</u></u>	<u><u>\$ 63,382.69</u></u>	<u><u>\$ (19,064.46)</u></u>
Net Profit (Loss)	<u><u>\$ 28,211.57</u></u>	<u><u>\$ 6,141.40</u></u>	<u><u>\$ 22,070.17</u></u>	<u><u>\$ 28,211.57</u></u>	<u><u>\$ 6,141.40</u></u>	<u><u>\$ 22,070.17</u></u>

Other Cash Flow Items:

Chico Commons 549
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Reserve Transfers	\$ (335.34)	\$ 0.00	\$ (335.34)	\$ (335.34)	\$ 0.00	\$ (335.34)
T & I Transfers	(3,198.63)	0.00	(3,198.63)	(3,198.63)	0.00	(3,198.63)
Operating - MMKT- FFB*	(220.62)	0.00	(220.62)	(220.62)	0.00	(220.62)
Security Deposits Held	(585.00)	0.00	(585.00)	(585.00)	0.00	(585.00)
Authorized Reserve - Other	0.00	(8,087.50)	8,087.50	0.00	(8,087.50)	8,087.50
Tenant Receivables	4,970.05	0.00	4,970.05	4,970.05	0.00	4,970.05
Other Receivables	4,053.59	0.00	4,053.59	4,053.59	0.00	4,053.59
Accounts Payable - Trade	(4,721.53)	0.00	(4,721.53)	(4,721.53)	0.00	(4,721.53)
Accounts Payable Other	1,698.00	0.00	1,698.00	1,698.00	0.00	1,698.00
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	2,604.17	0.00	2,604.17
Total Other Cash Flow Items	\$ 4,264.69	\$ (8,087.50)	\$ 12,352.19	\$ 4,264.69	\$ (8,087.50)	\$ 12,352.19
Net Operating Cash Change	<u>\$ 32,476.26</u>	<u>\$ (1,946.10)</u>	<u>\$ 34,422.36</u>	<u>\$ 32,476.26</u>	<u>\$ (1,946.10)</u>	<u>\$ 34,422.36</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 11,486.39	\$ 43,962.65	\$ 32,476.26
Operating - MMKT- FFB*	235,996.02	236,216.64	220.62
Tax & Insurance-FFB	31,796.70	34,995.33	3,198.63
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	46,082.80	48,612.65	2,529.85
Reserve Acct - MMKT - FFB*	361,365.00	361,670.49	305.49
Payables & Receivables:			
Accounts Payable - Trade	32,216.07	27,494.54	(4,721.53)
Rents Receivable - Current Tenants	17,720.84	12,812.39	(4,908.45)
Allowance for Doubtful Accounts	(2,666.60)	(2,432.60)	234.00
Other Tenant Charges Receivable	2,090.73	1,795.13	(295.60)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 2,872.63	\$ 6,044.17	\$ (3,171.54)	\$ 2,872.63	\$ 6,044.17	\$ (3,171.54)
Janitorial/Cleaning Supplies	0.00	137.33	(137.33)	0.00	137.33	(137.33)
Plumbing Repairs	839.01	468.17	370.84	839.01	468.17	370.84
Painting & Decorating	2,835.72	508.17	2,327.55	2,835.72	508.17	2,327.55
Repairs & Maintenance - Supply	860.11	3,707.08	(2,846.97)	860.11	3,707.08	(2,846.97)
Repairs & Maintenance - Contract	841.36	1,727.67	(886.31)	841.36	1,727.67	(886.31)
Grounds Maintenance	1,750.00	2,008.33	(258.33)	1,750.00	2,008.33	(258.33)

Chico Commons 549
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Pest Control Service	\$ 680.00	\$ 746.08	\$ (66.08)	\$ 680.00	\$ 746.08	\$ (66.08)
Fire/Alarm Services	201.87	740.00	(538.13)	201.87	740.00	(538.13)
Capital Improvements - Other	0.00	8,501.17	(8,501.17)	0.00	8,501.17	(8,501.17)
Carpet Cleaning	0.00	66.25	(66.25)	0.00	66.25	(66.25)
HVAC Repairs	545.00	820.00	(275.00)	545.00	820.00	(275.00)
Cable Service	172.20	79.58	92.62	172.20	79.58	92.62
Tenant Services	0.00	41.67	(41.67)	0.00	41.67	(41.67)
Total Maint. & Operating Exp.	\$ 11,597.90	\$ 25,595.67	\$ (13,997.77)	\$ 11,597.90	\$ 25,595.67	\$ (13,997.77)
Utilities:						
Electricity	\$ 849.35	\$ 879.92	\$ (30.57)	\$ 849.35	\$ 879.92	\$ (30.57)
Water	918.33	2,754.83	(1,836.50)	918.33	2,754.83	(1,836.50)
Sewer	1,698.00	2,746.58	(1,048.58)	1,698.00	2,746.58	(1,048.58)
Heating Fuel/Other	1,648.19	1,933.92	(285.73)	1,648.19	1,933.92	(285.73)
Garbage & Trash Removal	1,911.50	2,515.00	(603.50)	1,911.50	2,515.00	(603.50)
Total Utilities	\$ 7,025.37	\$ 10,830.25	\$ (3,804.88)	\$ 7,025.37	\$ 10,830.25	\$ (3,804.88)
Administrative:						
Manager's Salary	\$ 3,731.86	\$ 5,865.67	\$ (2,133.81)	\$ 3,731.86	\$ 5,865.67	\$ (2,133.81)
Management Fees	3,816.00	3,816.00	0.00	3,816.00	3,816.00	0.00
Bad Debt Expense	5,586.00	1,269.25	4,316.75	5,586.00	1,269.25	4,316.75
Auditing	666.67	666.67	0.00	666.67	666.67	0.00
Legal	0.00	833.33	(833.33)	0.00	833.33	(833.33)
Other Administrative Expenses	0.00	14.58	(14.58)	0.00	14.58	(14.58)
Total Administrative Expense	\$ 13,800.53	\$ 12,465.50	\$ 1,335.03	\$ 13,800.53	\$ 12,465.50	\$ 1,335.03
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 92.67	\$ (92.67)	\$ 0.00	\$ 92.67	\$ (92.67)
Property Insurance	3,386.92	2,992.17	394.75	3,386.92	2,992.17	394.75
Total Taxes & Insurance Expense	\$ 3,386.92	\$ 3,084.84	\$ 302.08	\$ 3,386.92	\$ 3,084.84	\$ 302.08
Other Taxes & Insurance:						
Payroll Taxes	\$ 808.27	\$ 1,069.75	\$ (261.48)	\$ 808.27	\$ 1,069.75	\$ (261.48)
Other Taxes, Fees & Permits	0.00	192.00	(192.00)	0.00	192.00	(192.00)
Bond Premiums	0.00	32.25	(32.25)	0.00	32.25	(32.25)
Worker's Compensation Insurance	273.16	643.75	(370.59)	273.16	643.75	(370.59)
Personnel Medical Insurance	2.00	1,472.25	(1,470.25)	2.00	1,472.25	(1,470.25)
Total Other Taxes & Insurance	\$ 1,083.43	\$ 3,410.00	\$ (2,326.57)	\$ 1,083.43	\$ 3,410.00	\$ (2,326.57)
Other Project Expenses						
Telephone & Answering Service	\$ 331.95	\$ 226.00	\$ 105.95	\$ 331.95	\$ 226.00	\$ 105.95
Internet Service	289.70	271.50	18.20	289.70	271.50	18.20
Advertising	0.00	54.17	(54.17)	0.00	54.17	(54.17)

Chico Commons 549
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Office Supplies & Expense	\$ 283.72	\$ 245.92	\$ 37.80	\$ 283.72	\$ 245.92	\$ 37.80
Postage	11.64	88.75	(77.11)	11.64	88.75	(77.11)
Toner/Copier Expense	200.51	188.08	12.43	200.51	188.08	12.43
Office Furniture & Equipment Expe	0.00	500.00	(500.00)	0.00	500.00	(500.00)
Travel & Promotion	18.75	70.92	(52.17)	18.75	70.92	(52.17)
Training Expense	50.00	66.92	(16.92)	50.00	66.92	(16.92)
Credit Checking	53.64	100.00	(46.36)	53.64	100.00	(46.36)
Total Other Project Expenses	<u>\$ 1,239.91</u>	<u>\$ 1,812.26</u>	<u>\$ (572.35)</u>	<u>\$ 1,239.91</u>	<u>\$ 1,812.26</u>	<u>\$ (572.35)</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 2,604.17	\$ 2,604.17	\$ 0.00
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 1,080.00	\$ 1,080.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 6,184.17</u>	<u>\$ 6,184.17</u>	<u>\$ 0.00</u>	<u>\$ 6,184.17</u>	<u>\$ 6,184.17</u>	<u>\$ 0.00</u>
Total Expenses	<u>\$ 44,318.23</u>	<u>\$ 63,382.69</u>	<u>\$ (19,064.46)</u>	<u>\$ 44,318.23</u>	<u>\$ 63,382.69</u>	<u>\$ (19,064.46)</u>
Authorized Reserve - Other	\$ 0.00	\$ 8,087.50	\$ (8,087.50)	\$ 0.00	\$ 8,087.50	\$ (8,087.50)
Total Authorized Reserves	<u>\$ 0.00</u>	<u>\$ 8,087.50</u>	<u>\$ (8,087.50)</u>	<u>\$ 0.00</u>	<u>\$ 8,087.50</u>	<u>\$ (8,087.50)</u>

Walker Commons January 2024



Separate *Variance Report* explaining budget differences and expenditures.

Updates:

Walker Commons had two vacant as of 1/31. One move in has taken place in February and currently there is one vacant. Two move-ins and one move-out during the month of January.

Vacancies:

- **Unit #23** - Unit market ready. Applicant close to an approval.

Currently there are no notices to vacate on hand or terminations in process.

To date in February, 2 rent payments are outstanding.

Rent for Unit 21 is four months past due. The resident has been out of the unit for medical reasons and we are working with the family for an update on return and payment.

Gutter cleaning has been delayed due to the rain, as soon as the weather permits, we'll get it done.

Repairing sections of the wood fencing along the backside of the property was delayed due to the tech assisting at Chico Commons turning units. All items to complete the work are on hand and work will begin as soon as weather permits.

Staff is busy touching up the paint in the community room and organizing the community room and kitchen. The plan is to kick off 2024 with fun and exciting activities for all residents to enjoy!!





Walker Commons 550
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 43,127.00	\$ 40,042.50	\$ 3,084.50	\$ 43,127.00	\$ 40,042.50	\$ 3,084.50
Vacancies	(1,829.00)	(1,201.25)	(627.75)	(1,829.00)	(1,201.25)	(627.75)
Rent Adjustments	0.00	(18.00)	18.00	0.00	(18.00)	18.00
Manager's Unit	(728.00)	(775.00)	47.00	(728.00)	(775.00)	47.00
Total Tenant Rent	\$ 40,570.00	\$ 38,048.25	\$ 2,521.75	\$ 40,570.00	\$ 38,048.25	\$ 2,521.75
Other Project Income:						
Laundry Income	\$ 348.92	\$ 271.83	\$ 77.09	\$ 348.92	\$ 271.83	\$ 77.09
Interest Income	230.77	6.08	224.69	230.77	6.08	224.69
Restricted Reserve Interest Income	455.92	0.00	455.92	455.92	0.00	455.92
Late Charges	0.00	4.17	(4.17)	0.00	4.17	(4.17)
Other Tenant Income	\$ 0.00	\$ 123.75	\$ (123.75)	\$ 0.00	\$ 123.75	\$ (123.75)
Other Project Income	\$ 1,035.61	\$ 405.83	\$ 629.78	\$ 1,035.61	\$ 405.83	\$ 629.78
Total Project Income	\$ 41,605.61	\$ 38,454.08	\$ 3,151.53	\$ 41,605.61	\$ 38,454.08	\$ 3,151.53
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 10,221.73	\$ 13,977.64	\$ (3,755.91)	\$ 10,221.73	\$ 13,977.64	\$ (3,755.91)
Utilities (From Pg 2)	1,416.68	4,880.58	(3,463.90)	1,416.68	4,880.58	(3,463.90)
Administrative (From Pg 2)	6,918.04	8,165.33	(1,247.29)	6,918.04	8,165.33	(1,247.29)
Taxes & Insurance (From Pg 2)	2,113.67	1,948.91	164.76	2,113.67	1,948.91	164.76
Other Taxes & Insurance (Fr Page 2)	1,934.37	3,485.33	(1,550.96)	1,934.37	3,485.33	(1,550.96)
Other Project Expenses	813.59	1,083.75	(270.16)	813.59	1,083.75	(270.16)
Total O&M Expenses	\$ 23,418.08	\$ 33,541.54	\$ (10,123.46)	\$ 23,418.08	\$ 33,541.54	\$ (10,123.46)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 1,250.00	\$ 1,250.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 625.00	\$ 625.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	933.34	933.33	.01
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.33	\$.01	\$ 2,808.34	\$ 2,808.33	\$.01
Total Project Expenses	\$ 26,226.42	\$ 36,349.87	\$ (10,123.45)	\$ 26,226.42	\$ 36,349.87	\$ (10,123.45)
Net Profit (Loss)	\$ 15,379.19	\$ 2,104.21	\$ 13,274.98	\$ 15,379.19	\$ 2,104.21	\$ 13,274.98
Other Cash Flow Items:						
Reserve Transfers	\$ (455.92)	\$ 0.00	\$ (455.92)	\$ (455.92)	\$ 0.00	\$ (455.92)
T & I Transfers	(1,992.03)	0.00	(1,992.03)	(1,992.03)	0.00	(1,992.03)
Operating - MMKT- FFB*	(216.74)	0.00	(216.74)	(216.74)	0.00	(216.74)

Walker Commons 550
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Changes	\$ (1.66)	\$ 0.00	\$ (1.66)	\$ (1.66)	\$ 0.00	\$ (1.66)
Security Deposits Held	340.00	0.00	340.00	340.00	0.00	340.00
Authorized Reserve - Other	0.00	(3,583.33)	3,583.33	0.00	(3,583.33)	3,583.33
Tenant Receivables	(49.24)	0.00	(49.24)	(49.24)	0.00	(49.24)
Other Receivables	2,780.34	0.00	2,780.34	2,780.34	0.00	2,780.34
Accounts Payable - Trade	(19,711.48)	0.00	(19,711.48)	(19,711.48)	0.00	(19,711.48)
Accounts Payable Other	(1,088.00)	0.00	(1,088.00)	(1,088.00)	0.00	(1,088.00)
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	1,250.00	0.00	1,250.00
Accrued Partnership Fees	625.00	0.00	625.00	625.00	0.00	625.00
Total Other Cash Flow Items	<u>\$ (18,519.73)</u>	<u>\$ (3,583.33)</u>	<u>\$ (14,936.40)</u>	<u>\$ (18,519.73)</u>	<u>\$ (3,583.33)</u>	<u>\$ (14,936.40)</u>
Net Operating Cash Change	<u>\$ (3,140.54)</u>	<u>\$ (1,479.12)</u>	<u>\$ (1,661.42)</u>	<u>\$ (3,140.54)</u>	<u>\$ (1,479.12)</u>	<u>\$ (1,661.42)</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 64,428.37	\$ 61,287.83	\$ (3,140.54)
Operating - MMKT- FFB*	256,384.62	256,601.36	216.74
Tax & Insurance - FFB	33,586.56	35,578.59	1,992.03
Security Deposit - FFB	21,230.00	21,230.00	0.00
Reserve Acct - FFB	42,300.28	43,251.46	951.18
Reserve Acct MMKT-FFB*	518,214.29	518,652.37	438.08
Payables & Receivables:			
Accounts Payable - Trade	22,547.69	2,836.21	(19,711.48)
Rents Receivable - Current Tenants	(574.00)	(499.76)	74.24
Other Tenant Charges Receivable	226.00	201.00	(25.00)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 2,848.32	\$ 4,134.58	\$ (1,286.26)	\$ 2,848.32	\$ 4,134.58	\$ (1,286.26)
Janitorial/Cleaning Supplies	50.31	110.58	(60.27)	50.31	110.58	(60.27)
Plumbing Repairs	456.11	375.00	81.11	456.11	375.00	81.11
Painting & Decorating	0.00	461.25	(461.25)	0.00	461.25	(461.25)
Repairs & Maintenance - Supply	1,152.53	1,089.08	63.45	1,152.53	1,089.08	63.45
Repairs & Maintenance - Contract	611.72	1,250.00	(638.28)	611.72	1,250.00	(638.28)
Grounds Maintenance	1,750.00	2,008.33	(258.33)	1,750.00	2,008.33	(258.33)
Pest Control Service	526.00	333.33	192.67	526.00	333.33	192.67
Fire/Alarm Services	(43.41)	276.75	(320.16)	(43.41)	276.75	(320.16)
Capital Improvements - Other	100.64	3,371.33	(3,270.69)	100.64	3,371.33	(3,270.69)
Capital Improvements - Flooring	2,444.00	0.00	2,444.00	2,444.00	0.00	2,444.00
Carpet Cleaning	0.00	70.83	(70.83)	0.00	70.83	(70.83)

Walker Commons 550
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
HVAC Repairs	\$ 0.00	\$ 200.00	\$ (200.00)	\$ 0.00	\$ 200.00	\$ (200.00)
Cable Service	206.20	96.58	109.62	206.20	96.58	109.62
Tenant Services	119.31	200.00	(80.69)	119.31	200.00	(80.69)
Total Maint. & Operating Exp.	\$ 10,221.73	\$ 13,977.64	\$ (3,755.91)	\$ 10,221.73	\$ 13,977.64	\$ (3,755.91)
Utilities:						
Electricity	\$ 519.35	\$ 779.83	\$ (260.48)	\$ 519.35	\$ 779.83	\$ (260.48)
Water	353.60	775.00	(421.40)	353.60	775.00	(421.40)
Sewer	945.18	2,178.92	(1,233.74)	945.18	2,178.92	(1,233.74)
Heating Fuel/Other	291.95	386.58	(94.63)	291.95	386.58	(94.63)
Garbage & Trash Removal	(693.40)	760.25	(1,453.65)	(693.40)	760.25	(1,453.65)
Total Utilities	\$ 1,416.68	\$ 4,880.58	\$ (3,463.90)	\$ 1,416.68	\$ 4,880.58	\$ (3,463.90)
Administrative:						
Manager's Salary	\$ 3,283.37	\$ 4,134.58	\$ (851.21)	\$ 3,283.37	\$ 4,134.58	\$ (851.21)
Management Fees	2,968.00	2,968.00	0.00	2,968.00	2,968.00	0.00
Bad Debt Expense	0.00	208.33	(208.33)	0.00	208.33	(208.33)
Auditing	666.67	666.67	0.00	666.67	666.67	0.00
Legal	0.00	171.08	(171.08)	0.00	171.08	(171.08)
Other Administrative Expenses	0.00	16.67	(16.67)	0.00	16.67	(16.67)
Total Administrative Expense	\$ 6,918.04	\$ 8,165.33	\$ (1,247.29)	\$ 6,918.04	\$ 8,165.33	\$ (1,247.29)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 12.58	\$ (12.58)	\$ 0.00	\$ 12.58	\$ (12.58)
Property Insurance	2,113.67	1,936.33	177.34	2,113.67	1,936.33	177.34
Total Taxes & Insurance Expense	\$ 2,113.67	\$ 1,948.91	\$ 164.76	\$ 2,113.67	\$ 1,948.91	\$ 164.76
Other Taxes & Insurance:						
Payroll Taxes	\$ 725.60	\$ 751.58	\$ (25.98)	\$ 725.60	\$ 751.58	\$ (25.98)
Other Taxes, Fees & Permits	0.00	295.92	(295.92)	0.00	295.92	(295.92)
Bond Premiums	0.00	25.08	(25.08)	0.00	25.08	(25.08)
Worker's Compensation Insurance	243.95	449.83	(205.88)	243.95	449.83	(205.88)
Personnel Medical Insurance	964.82	1,962.92	(998.10)	964.82	1,962.92	(998.10)
Total Other Taxes & Insurance	\$ 1,934.37	\$ 3,485.33	\$ (1,550.96)	\$ 1,934.37	\$ 3,485.33	\$ (1,550.96)
Other Project Expenses						
Other Taxes, Fees & Permits	\$ 0.00	\$ 295.92	\$ (295.92)	\$ 0.00	\$ 295.92	\$ (295.92)
Telephone & Answering Service	394.02	229.00	165.02	394.02	229.00	165.02
Internet Service	143.90	197.00	(53.10)	143.90	197.00	(53.10)
Advertising	0.00	16.67	(16.67)	0.00	16.67	(16.67)
Water/Coffee Service	5.68	2.08	3.60	5.68	2.08	3.60
Office Supplies & Expense	104.22	325.00	(220.78)	104.22	325.00	(220.78)
Postage	92.93	81.00	11.93	92.93	81.00	11.93

Walker Commons 550
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Toner/Copier Expense	\$ 0.00	\$ 110.33	\$ (110.33)	\$ 0.00	\$ 110.33	\$ (110.33)
Travel & Promotion	40.00	33.33	6.67	40.00	33.33	6.67
Training Expense	0.00	47.67	(47.67)	0.00	47.67	(47.67)
Credit Checking	32.84	41.67	(8.83)	32.84	41.67	(8.83)
Total Other Project Expenses	<u>\$ 813.59</u>	<u>\$ 1,379.67</u>	<u>\$ (566.08)</u>	<u>\$ 813.59</u>	<u>\$ 1,379.67</u>	<u>\$ (566.08)</u>
Lease Up Expenses						
Total Lease Up Expenses	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 1,250.00	\$ 1,250.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 625.00	\$ 625.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	933.34	933.33	.01
Total Mortgage & Owner's Exp.	<u>\$ 2,808.34</u>	<u>\$ 2,808.33</u>	<u>\$.01</u>	<u>\$ 2,808.34</u>	<u>\$ 2,808.33</u>	<u>\$.01</u>
Total Expenses	<u>\$ 26,226.42</u>	<u>\$ 36,645.79</u>	<u>\$ (10,419.37)</u>	<u>\$ 26,226.42</u>	<u>\$ 36,645.79</u>	<u>\$ (10,419.37)</u>
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 3,583.33</u>	<u>\$ (3,583.33)</u>	<u>\$ 0.00</u>	<u>\$ 3,583.33</u>	<u>\$ (3,583.33)</u>
	\$ 0.00	\$ 3,583.33	\$ (3,583.33)	\$ 0.00	\$ 3,583.33	\$ (3,583.33)

1200 Park Avenue January 2024



Separate *Variance Report* explaining budget differences and expenditures.

Updates:

1200 Park Avenue currently has 4 vacancies.

Vacancies:

- **Unit #136** Unit market ready. Applicant close to an approval. One applicant denied.
- **Unit #237** Unit market ready. Working applicants
- **Unit #219** Unit turn in process. Working on applicants.
- **Unit #126** Pending full paint, flooring, blinds, stove and detail cleaning.

Upcoming Vacancies:

- Unit #127 Resident passed away in the hospital and unit remains sealed by Butte County Coroner.

Current applicants on the waiting list have insufficient income to pay the 50% and 60% rents. To attract more traffic we have distributed a resident referral incentive and ordered a feather banner for outside the property.

To date in February, 6 rent payments are outstanding– PM following up to collect.

The cleaning of dryer vents in all laundry rooms is complete.

Gutter cleaning is in process and will be finished as weather permits.



1200 PARK AVE REFERRAL BONUS!

Refer a friend or relative to apply.*
If they move in before Feb. 29, 2024
you'll receive ...

\$100 OFF **One Month's Rent!**

*Offer expires 02/29/24

*Payable 1 mo. or 30 days after new resident moves in.

Give this coupon to your friend, relative or acquaintance to presented to us at the time they apply.

REFERRAL COUPON 1200 PARK AVENUE

1200 Park Ave, Chico (530) 894-2165

Age & Income Restrictions Apply.

**BEAUTIFUL
1 & 2 BDRM
APTS!**

FRIEND'S NAME: _____

YOUR NAME: _____

APT #: _____

*Offer Expires 02/29/24

**SECTION 8
WELCOME!**

COMPLEX FEATURES

1 & 2 Bedrooms * Pet Friendly
Laundry Center * Private Patio * Community Room w/Kitchen
Resident Library * Picnic Area * Computer Lab
Covered Parking * Water, Sewer and Trash Pick-Up Included



This institution is an equal opportunity provider.
AWI Management Corporation CA DRE #01821199



Park Avenue 569
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 91,096.00	\$ 94,698.25	\$ (3,602.25)	\$ 91,096.00	\$ 94,698.25	\$ (3,602.25)
Vacancies	(2,580.00)	(2,840.92)	260.92	(2,580.00)	(2,840.92)	260.92
Manager's Unit	(912.00)	(889.00)	(23.00)	(912.00)	(889.00)	(23.00)
Total Tenant Rent	\$ 87,604.00	\$ 90,968.33	\$ (3,364.33)	\$ 87,604.00	\$ 90,968.33	\$ (3,364.33)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 0.00	\$ 666.67	\$ (666.67)
Interest Income	110.00	0.00	110.00	110.00	0.00	110.00
Restricted Reserve Interest Income	0.00	1.67	(1.67)	0.00	1.67	(1.67)
Late Charges	92.24	36.08	56.16	92.24	36.08	56.16
Other Tenant Income	\$ 223.00	\$ 350.00	\$ (127.00)	\$ 223.00	\$ 350.00	\$ (127.00)
Miscellaneous Income	\$ 0.00	\$ 45.58	\$ (45.58)	\$ 0.00	\$ 45.58	\$ (45.58)
Other Project Income	\$ 425.24	\$ 1,100.00	\$ (674.76)	\$ 425.24	\$ 1,100.00	\$ (674.76)
Total Project Income	\$ 88,029.24	\$ 92,068.33	\$ (4,039.09)	\$ 88,029.24	\$ 92,068.33	\$ (4,039.09)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 18,910.68	\$ 19,730.17	\$ (819.49)	\$ 18,910.68	\$ 19,730.17	\$ (819.49)
Utilities (From Pg 2)	8,926.05	13,232.67	(4,306.62)	8,926.05	13,232.67	(4,306.62)
Administrative (From Pg 2)	11,886.08	12,638.91	(752.83)	11,886.08	12,638.91	(752.83)
Taxes & Insurance (From Pg 2)	6,169.25	5,650.17	519.08	6,169.25	5,650.17	519.08
Other Taxes & Insurance (Fr Page	2,894.33	3,989.66	(1,095.33)	2,894.33	3,989.66	(1,095.33)
Other Project Expenses	1,720.22	1,988.51	(268.29)	1,720.22	1,988.51	(268.29)
Total O&M Expenses	\$ 50,506.61	\$ 57,230.09	\$ (6,723.48)	\$ 50,506.61	\$ 57,230.09	\$ (6,723.48)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 26,105.39	\$ 26,300.42	\$ (195.03)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 1,085.50	\$ 1,118.08	\$ (32.58)
Transfer - Reserves	2,675.00	2,675.00	0.00	2,675.00	2,675.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,093.50	\$ (227.61)	\$ 29,865.89	\$ 30,093.50	\$ (227.61)
Total Project Expenses	\$ 80,372.50	\$ 87,323.59	\$ (6,951.09)	\$ 80,372.50	\$ 87,323.59	\$ (6,951.09)
Net Profit (Loss)	\$ 7,656.74	\$ 4,744.74	\$ 2,912.00	\$ 7,656.74	\$ 4,744.74	\$ 2,912.00
Other Cash Flow Items:						
Reserve Transfers	\$ 150.00	\$ 0.00	\$ 150.00	\$ 150.00	\$ 0.00	\$ 150.00
T & I Transfers	(7,496.92)	0.00	(7,496.92)	(7,496.92)	0.00	(7,496.92)
Operating - MMKT- FFB*	(76.58)	0.00	(76.58)	(76.58)	0.00	(76.58)

Park Avenue 569
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Changes	\$ (121.08)	\$ 0.00	\$ (121.08)	\$ (121.08)	\$ 0.00	\$ (121.08)
Authorized Reserve - Other	0.00	(11,138.00)	11,138.00	0.00	(11,138.00)	11,138.00
Tenant Receivables	1,297.64	0.00	1,297.64	1,297.64	0.00	1,297.64
Other Receivables	6,794.25	0.00	6,794.25	6,794.25	0.00	6,794.25
Accounts Payable - Trade	(17,045.13)	0.00	(17,045.13)	(17,045.13)	0.00	(17,045.13)
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	6,125.00	0.00	6,125.00
Accrued Local Administration Fee	416.67	0.00	416.67	416.67	0.00	416.67
Accrued Managing GP Fee	668.83	0.00	668.83	668.83	0.00	668.83
Accrued Interest Housing Authority	4,785.75	0.00	4,785.75	4,785.75	0.00	4,785.75
Total Other Cash Flow Items	<u>\$ (4,501.57)</u>	<u>\$ (11,138.00)</u>	<u>\$ 6,636.43</u>	<u>\$ (4,501.57)</u>	<u>\$ (11,138.00)</u>	<u>\$ 6,636.43</u>
Net Operating Cash Change	<u>\$ 3,155.17</u>	<u>\$ (6,393.26)</u>	<u>\$ 9,548.43</u>	<u>\$ 3,155.17</u>	<u>\$ (6,393.26)</u>	<u>\$ 9,548.43</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 60,451.88	\$ 63,607.05	\$ 3,155.17
Operating - MMKT- FFB*	90,586.16	90,662.74	76.58
Tax & Insurance-FFB	80,765.80	88,262.72	7,496.92
Security Deposit - FFB	36,064.00	36,064.00	0.00
Repl Reserves - Berkadia - IMP**	363,342.15	365,867.15	2,525.00
Payables & Receivables:			
Accounts Payable - Trade	21,700.23	4,655.10	(17,045.13)
Rents Receivable - Current Tenants	2,490.89	596.01	(1,894.88)
Other Tenant Charges Receivable	3,335.58	3,557.82	222.24

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 6,803.13	\$ 7,750.25	\$ (947.12)	\$ 6,803.13	\$ 7,750.25	\$ (947.12)
Janitorial/Cleaning Supplies	70.01	318.25	(248.24)	70.01	318.25	(248.24)
Plumbing Repairs	0.00	219.75	(219.75)	0.00	219.75	(219.75)
Painting & Decorating	30.87	223.83	(192.96)	30.87	223.83	(192.96)
Repairs & Maintenance - Supply	2,104.27	1,000.00	1,104.27	2,104.27	1,000.00	1,104.27
Repairs & Maintenance - Contract	1,970.68	2,250.00	(279.32)	1,970.68	2,250.00	(279.32)
Grounds Maintenance	2,135.00	1,966.67	168.33	2,135.00	1,966.67	168.33
Elevator Maintenance & Contract	1,895.10	984.17	910.93	1,895.10	984.17	910.93
Pest Control Service	227.00	1,000.00	(773.00)	227.00	1,000.00	(773.00)
Fire/Alarm Services	662.53	773.33	(110.80)	662.53	773.33	(110.80)
Security Service	1,311.00	701.00	610.00	1,311.00	701.00	610.00
Capital Improvements - Other	0.00	955.33	(955.33)	0.00	955.33	(955.33)
Capital Improvements - Appliance	720.95	0.00	720.95	720.95	0.00	720.95

Park Avenue 569
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Capital Improvements - Water Heat	\$ 835.57	\$ 0.00	\$ 835.57	\$ 835.57	\$ 0.00	\$ 835.57
Carpet Cleaning	0.00	891.67	(891.67)	0.00	891.67	(891.67)
HVAC Repairs	0.00	179.42	(179.42)	0.00	179.42	(179.42)
Cable Service	0.00	391.50	(391.50)	0.00	391.50	(391.50)
Tenant Services	144.57	125.00	19.57	144.57	125.00	19.57
Total Maint. & Operating Exp.	\$ 18,910.68	\$ 19,730.17	\$ (819.49)	\$ 18,910.68	\$ 19,730.17	\$ (819.49)
Utilities:						
Electricity	\$ 4,637.86	\$ 6,614.58	\$ (1,976.72)	\$ 4,637.86	\$ 6,614.58	\$ (1,976.72)
Water	816.43	1,037.92	(221.49)	816.43	1,037.92	(221.49)
Sewer	1,785.07	4,081.67	(2,296.60)	1,785.07	4,081.67	(2,296.60)
Heating Fuel/Other	790.13	454.92	335.21	790.13	454.92	335.21
Garbage & Trash Removal	896.56	1,043.58	(147.02)	896.56	1,043.58	(147.02)
Total Utilities	\$ 8,926.05	\$ 13,232.67	\$ (4,306.62)	\$ 8,926.05	\$ 13,232.67	\$ (4,306.62)
Administrative:						
Manager's Salary	\$ 5,440.08	\$ 5,859.00	\$ (418.92)	\$ 5,440.08	\$ 5,859.00	\$ (418.92)
Management Fees	5,671.00	5,671.00	0.00	5,671.00	5,671.00	0.00
Bad Debt Expense	0.00	208.33	(208.33)	0.00	208.33	(208.33)
Auditing	625.00	625.00	0.00	625.00	625.00	0.00
Legal	0.00	212.33	(212.33)	0.00	212.33	(212.33)
Other Administrative Expenses	150.00	63.25	86.75	150.00	63.25	86.75
Total Administrative Expense	\$ 11,886.08	\$ 12,638.91	\$ (752.83)	\$ 11,886.08	\$ 12,638.91	\$ (752.83)
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 27.58	\$ (27.58)	\$ 0.00	\$ 27.58	\$ (27.58)
Property Insurance	5,869.33	5,322.67	546.66	5,869.33	5,322.67	546.66
Other Insurance	299.92	299.92	0.00	299.92	299.92	0.00
Total Taxes & Insurance Expense	\$ 6,169.25	\$ 5,650.17	\$ 519.08	\$ 6,169.25	\$ 5,650.17	\$ 519.08
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,441.70	\$ 1,199.75	\$ 241.95	\$ 1,441.70	\$ 1,199.75	\$ 241.95
Other Taxes, Fees & Permits	0.00	233.33	(233.33)	0.00	233.33	(233.33)
Bond Premiums	0.00	108.75	(108.75)	0.00	108.75	(108.75)
Worker's Compensation Insurance	466.61	726.08	(259.47)	466.61	726.08	(259.47)
Personnel Medical Insurance	986.02	1,721.75	(735.73)	986.02	1,721.75	(735.73)
Total Other Taxes & Insurance	\$ 2,894.33	\$ 3,989.66	\$ (1,095.33)	\$ 2,894.33	\$ 3,989.66	\$ (1,095.33)
Other Project Expenses						
Telephone & Answering Service	\$ 590.14	\$ 556.00	\$ 34.14	\$ 590.14	\$ 556.00	\$ 34.14
Internet Service	486.55	355.92	130.63	486.55	355.92	130.63
Advertising	0.00	3.33	(3.33)	0.00	3.33	(3.33)
Water/Coffee Service	52.24	111.25	(59.01)	52.24	111.25	(59.01)

Park Avenue 569
For the Month Ended January 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Office Supplies & Expense	\$ 333.52	\$ 433.33	\$ (99.81)	\$ 333.52	\$ 433.33	\$ (99.81)
Postage	77.64	87.67	(10.03)	77.64	87.67	(10.03)
Toner/Copier Expense	130.13	297.92	(167.79)	130.13	297.92	(167.79)
Travel & Promotion	0.00	41.67	(41.67)	0.00	41.67	(41.67)
Training Expense	50.00	63.92	(13.92)	50.00	63.92	(13.92)
Credit Checking	0.00	29.17	(29.17)	0.00	29.17	(29.17)
Employee Meals	0.00	8.33	(8.33)	0.00	8.33	(8.33)
Total Other Project Expenses	<u>\$ 1,720.22</u>	<u>\$ 1,988.51</u>	<u>\$ (268.29)</u>	<u>\$ 1,720.22</u>	<u>\$ 1,988.51</u>	<u>\$ (268.29)</u>
Lease Up Expenses						
Total Lease Up Expenses	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 26,105.39	\$ 26,300.42	\$ (195.03)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 1,085.50	\$ 1,118.08	\$ (32.58)
Transfer - Reserves	2,675.00	2,675.00	0.00	2,675.00	2,675.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 29,865.89</u>	<u>\$ 30,093.50</u>	<u>\$ (227.61)</u>	<u>\$ 29,865.89</u>	<u>\$ 30,093.50</u>	<u>\$ (227.61)</u>
Total Expenses	<u>\$ 80,372.50</u>	<u>\$ 87,323.59</u>	<u>\$ (6,951.09)</u>	<u>\$ 80,372.50</u>	<u>\$ 87,323.59</u>	<u>\$ (6,951.09)</u>
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 11,138.00</u>	<u>\$ (11,138.00)</u>	<u>\$ 0.00</u>	<u>\$ 11,138.00</u>	<u>\$ (11,138.00)</u>
	\$ 0.00	\$ 11,138.00	\$ (11,138.00)	\$ 0.00	\$ 11,138.00	\$ (11,138.00)

Date: 2/6/2024

MEMO

To: Board of Commissions

From: Angie Little, Section 8 Housing Manager

Subject: Family Self-Sufficiency (FSS) Program update for January 2024

Program Statistics for Period Ending	January 2024	January 2023
Number of participants as of last day of the month	32	35
Number of Orientation Briefings	0	0
Number of signed contracts	0	0
Number of Port-In's	0	0
Number of Port-Out's	1	0
Number of Graduates	0	0
Contract Expired	0	0
Number of Terminations	0	1
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	15	15
Number of participants with annual income increases (YTD)	0	0
Number of participants with new employment (YTD)	0	0
Number of participants with escrow accounts	21	25
Number of participants currently escrowing	14	16
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Escrow Account	\$205,969.57	\$127,647.36

FSS FY 2022 HUD Grant Program Tracking Data

Program Management Questions:	YTD (2022)
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	32
Number of FSS participants identified as a person with disabilities	9
Number of FSS participants employed	19
Number of FSS participants in training programs	7
Number of FSS participants enrolled in higher/adult education	3
Number of FSS participants enrolled in school and employed	1
Number of FSS families receiving cash assistance	2
Number of FSS families experiencing a reduction in cash assistance	0
Number of FSS families who have ceased receiving cash assistance	2
How many new FSS escrow accounts were established	1
Number of FSS families moved to non-subsidized housing	1
Number of FSS families moved to home-ownership	1

HACB CoC Programs: A Report to the Board of Commissioners for the Month of January 2024										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	01/2024 Enrollment	01/2024 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/23 - 6/30/24	\$9,000.00	City of Chico	SSA	8	Low-income, referred by supportive service agency	Chico	0	\$0.00	\$9,000.00
City of Chico - TBRA	7/1/23 - 6/30/24	\$120,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	11	\$10,938.00	\$30,749.00
BHHAP/Security Deposit**	7/1/23 - 6/30/24	\$3,426.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	\$0.00	\$2,026.00
BHHAP/ASOC	7/1/23 - 6/30/24	\$24,291.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	2	\$500.00	\$20,791.00
Totals		\$156,717.00			35			13	\$11,438.00	\$62,566.00

Acronym Legend
*BCBH: Butte County Department of Behavioral Health | *BHHAP: Behavioral Health Housing Assistance Program | *SHP: Supportive Housing Program | *PHB: Permanent Housing Bonus Program
*TBRA: Tenant Based Rental Assistance | *LGP: Lease Guarantee Program | *SSA: Supportive Service Agency | *SMI: Serious Mental Health Disability

Last update:02/08/2024
Path: Z:\Boutique Programs\Special Programs Budget and Reports

**Written authorization given from BCDDBH to take any over spent dollars from BHHAP/ASOC to cover BHHAP/Security Deposit

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
December 31, 2023

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE	NON-FEDERAL FUNDS	HUD PUBLIC HSG	HUD HCV SEC. 8	CA HCD RHCP-GSII	USDA-RD FARM LABOR
Umpqua - Sec 8 HAP		0.00	1,504,875	1,504,875			1,504,875		
Umpqua - Savings Account		VAR.	5,465	5,465	5,465				
Umpqua - Section 8 FSS Escrow		VAR.	199,876	199,876			199,876		
Umpqua - Sec. 125 Cafeteria Plan		0.00	15,814	15,814	15,814				
Umpqua - Business Activities		0.00	72,727	72,727	72,727				
Umpqua - Sec 8 Admin		0.00	2,858	2,858			2,858		
Umpqua - Bond		0.00	0	0					
Umpqua - Public Housing		0.00	171,243	171,243		171,243			
FNC - Money Market Funds		VAR.	17,749	17,749	887	4,970	11,892		
Mechanics Bank (Security Deposit dox location)		0.00	1,586	1,586	1,586				
Petty Cash Accounts		0.00	107	107.34	107				
Locust St balances @ RSC		0.00	7,946	7,946	7,946				
Park Place Apts @ RSC		0.00	12,161	12,161.21	12,161				
Lincoln Apts balances @ RSC		0.00	12,713	12,713	12,713				
Kathy Court balances @ RSC		0.00	5,702	5,702	5,702				
Alamont Apts balances @ RSC		0.00	18,329	18,329	18,329				
Evanswood balances @ RSC #0284		0.00	69,545	69,545	69,545				
New Evanswood units balances @ RSC #9758		0.00	20,647	20,647	20,647				
Gridley Springs II @ Sackett		0.00	96,709	96,709	96,709			96,709	
Cordillera Apts (Cameo Dr) balances @ RSC		0.00	12,455	12,455	12,455				
SUBTOTAL CASH ACCOUNTS			2,248,506	2,248,506	352,793	176,213	1,719,501	96,709	0
TCB FLH Operating Account		0.00	77,838	77,838					77,838
TCBFLH Construction Account		VAR.	255,735	255,735					255,735
TCBFLH Tax & Insurance		VAR.	2,696	2,696					2,696
TCB FLH Reserves Security Deposits		VAR.	364,419	364,419					364,419
TCBFLH Security Deposits		VAR.	49,350	49,350					49,350
TOTAL USDA-RD FARM LABOR			750,038	750,038	0	0	0	0	750,038
BNY Mellon - Debt Reserve - 2020A			25,144	25,144	25,144				
BNY Mellon - Bond Program Acct (Proceeds) - 2020A			5,428,570	5,428,570	5,428,570				
BNY Mellon - Bond Reserve (P&I) - 2020A			529,462	529,462	529,462				
TOTAL HACB BONDS			5,983,177	5,983,177	5,983,177	0	0	0	0
Mizuho BK New York - -MATURED	11/3/2021	0.05	0	0			0		
SAFRA NATL BK New York - MATURED	2/3/2022	0.05	0	0		0			
NORTHPOINTE BK Grand Rapids MI - MATURED	2/4/2022	0.05	0	0		0			
BANK HAPOALIM New York -MATURED	5/2/2022	0.10	0	0		0	0		
Morgan Stanley Bank - 5/12/22 MATURED	11/13/2023	2.25	0	0					
BLUPEAK CU - 11/21/23 - NEW	11/20/2024	5.75	150,000	150,767		150,000			
Greenstate Credit Union - 5/16/22 - NEW	5/16/2024	2.75	100,000	99,094			100,000		
Goldman SACHS BK NEW YORK - 5/6/2021 - NEW	6/3/2024	2.90	240,000	237,744		120,000	120,000		
Meridian Bank - 1/21/22 - MATURED	10/21/2022	0.20	0	0		0	0		
First FNDTN BK IRVINE - 5/6/2021 - MATURED	11/14/2022	0.50	0	0		0			
Sandy Spring Bank - 2/18/22 - MATURED	11/18/2022	0.55	0	0		0			

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
December 31, 2023

<i>Trustone Finl Cr Un - 10/21/22 MATURED</i>	<i>10/27/2023</i>	<i>4.60</i>								
DISCOVER BANK - 11/1/2023 - NEW	5/1/2025	5.50	150,000	150,867		150,000				
<i>Austin Telco Fed CU - 2/16/22 - MATURED</i>	<i>2/16/2023</i>	<i>0.70</i>	<i>0</i>	<i>0</i>		<i>0</i>				
<i>Hingham Instn Svgs - 01/31/22 - MATURED</i>	<i>4/28/2023</i>	<i>0.40</i>	<i>0</i>	<i>0</i>		<i>0</i>	<i>0</i>			
Global Fed Cr Union - 6/16/23 - NEW	6/17/2024	5.40	200,000	200,168		100,000	100,000			
Western Alliance Bank - 5/5/23 - NEW	5/3/2024	5.06	100,000	99,900		50,000	50,000			
<i>Comenity Capital Bank - 5/6/2021 - MATURED</i>	<i>5/15/2023</i>	<i>0.20</i>	<i>0</i>	<i>0</i>		<i>0</i>				
<i>Lending Club Bank - 1/28/22 - MATURED</i>	<i>7/28/2023</i>	<i>0.40</i>	<i>0</i>	<i>0</i>		<i>0</i>	<i>0</i>			
MOUTAIN AMERICAN FCU 11/30/22 NEW	5/28/2024	5.00	240,000	239,885		240,000				
<i>NORHTPOINT BANK - 11/29/2022 - MATURED</i>	<i>5/30/2023</i>	<i>4.50</i>	<i>0</i>	<i>0</i>		<i>0</i>				
Centris Fed Credit Union 5/11/23 - NEW	11/25/2024	5.15	200,000	200,030		200,000				
ALLIANT CU - 11/8/2023 - NEW	11/7/2024	5.80	200,000	201,060		200,000				
First Technology Fed Credit Union - 5/11/23 - NEW	5/24/2024	5.25	200,000	199,972		200,000				
TOTAL FNC CD'S			1,780,000	1,779,486	0	570,000	370,000	0	0	
Self-Help Credit Union - CD DTD 2/10/20 (compounding)	2/11/2024	3.56	108,065	108,065	108,065					
TOTAL CD'S			1,888,065	1,887,552	108,065	570,000	370,000	0	0	
PARS SECTION 115 TRUST		var	2,543,222	2,543,222	254,322	1,017,289	1,271,611			
TOTAL HOUSING AUTHORITY CASH & INVESTMENTS			13,413,008	13,412,495	6,698,357	1,763,502	3,361,112	96,709	750,038	

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE	
1200 Park Avenue, L.P.; 11/23/2004	11/23/2054	4.84	675,000	1,295,376	* interest compounds to principal June 1st annually
Chico Harvest Park, L.P.; 1/29/2013	1/28/2068	2.31	600,000	756,960	* interest compounds to principal May 1st annually
TOTAL for HACB Mortgages & Loans			1,275,000	2,052,336	

BCAHDC*	
BCAHDC Umpqua Operating Account	817,420
BCAHDC Umpqua Savings Account	342,535

BANYARD MANAGEMENT	
Banyard - Umpqua General Savings	177,589

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
RESTRICTED VS. UN-RESTRICTED FUNDS ANALYSIS
December 31, 2023

	a	b	c	=a-b-c	
HACB - Primary Government					
	Total Cash + Current Assets	Restricted Cash	Current Liabilities, less debt	12/31/2023 Available Fund Balance	12/31/2022 Available Cash Balance
<u>Unrestricted HA Owned</u>					
Evanswood Estates 21,25,33	15,773	0	4,326	11,447	27,382
Alamont Apts	32,075	0	25,255	6,820	41,668
Cordillera/Cameo	31,697	0	17,366	14,331	14,742
Demo Housing	240,448	0	123,352	117,096	60,576
Evanswood Estates	42,012	0	48,968	-6,956	52,856
General Fund	7,947,927	4,406,792	706,893	2,834,242	2,741,026
Kathy Ct Apts	5,702	0	176	5,526	1,211
Lincoln Apts	87,584	0	12,861	74,723	18,320
Locust St Apts	25,523	0	16,042	9,481	20,706
Park Place Apts (Oro)	141,324	0	34,132	107,191	4,006
Total Unrestricted HA Owned	8,570,064	4,406,792	989,371	3,173,901	2,982,492
<u>Restricted to Federal or State Program</u>					
HCD Gridley Springs II	209,339	73,002	73,210	63,127	-27,587
HUD Public Housing	3,508,773	3,066,771	106,597	335,406	844,023
USDA Farm Labor Housing	794,889	536,612	312,561	-54,284	-258,283
HUD EHV (S8)	1,699,661	1,212,361	361,495	125,805	0
HUD Section 8 HCV	27,675,915	24,245,502	1,737,980	1,692,433	1,492,079
HUD ROSS Program (S8)	16,378	0	1,943	14,435	47,589
Total Federal/State Programs	33,904,955	29,134,249	2,593,785	2,176,921	2,097,822
TOTAL HACB PRIMARY GOV'T	42,475,020	33,541,041	3,583,157	5,350,822	5,080,314

HACB - Component Units					
	Total Cash & Current A/R	Restricted Cash	Current Liabilities	12/31/2023 Available Fund Balance	12/31/2022 Available Cash Balance
<u>Restricted to Mission Stmt</u>					
BCAHDC General Fund	1,092,488	0	14,637	1,077,851	1,117,441
Banyard Management	191,818	0	0	191,818	215,942

Note: Column a Asset formula updated to include prepaid expenses; mirrors HUD PHAS scoring denominator

Donation adds to rare stock



New Beginnings President Bob Irvine, left, and Butte County Housing Authority Vice Chair Rich Ober chat about needed work in a donated a home Wednesday in Chico. Irvine says his group hopes to have the repairs and updates for the home done by April so that residents can move in. PHOTOS BY DAN REIDEL — ENTERPRISE-RECORD



Butte County Housing Authority Executive Director Ed Mayer, left, and New Beginnings Secretary Teri Tapia talk about the work the two programs are doing as the Housing Authority donates a home Wednesday to New Beginnings in Chico.

BY MICHAEL WEBER

MWEBER@CHICOER.COM

CHICO >> Keys to a corner home in Chico swapped hands around noon Wednesday from the Butte County Housing Authority to nonprofit New Beginnings Housing Foundation, adding two rooms to a highly sought-after type of housing stock that serves low-income adults with intellectual or developmental disabilities.

It's a fixer-upper, but soon after renovations due by April, two low-income tenants will call it home, living independently with wraparound services aiding them in their needs.

The housing represents one of the most in-demand kinds in the county, according to Butte County Housing Authority Director Ed Mayer.

"They serve the developmentally disabled, which in our world is the singularly most difficult population to serve. Imagine taking someone with developmental disabilities and putting them on the street, plus low income and no resources," Mayer said. "Our board decided this is the most compelling use of the property, and it will now be dedicated to the use of the developmentally disabled into the future."

Bob Irvine, New Beginnings Housing Foundation board member and past president, said the nonprofit organized right after the Camp Fire when 23 homes owned by California Vocations were destroyed, displacing all of their developmentally disabled tenants.

Irvine was the former director of California Vocations; in order to use money collected from fire insurance to purchase homes, he needed to form a nonprofit to align with state regulations. To date, the foundation owns 15 homes: three in Chico, seven in Oroville and four in Gridley.

“With the rents going up all throughout the state, but also in Butte County, it’s vital that we work on their behalf to find affordable housing for them,” Irvine said.

Irvine said about 10,000 people with developmental disabilities live in northern California, and most depend solely on social security income of about \$1,000.

Paying it forward

For this home, two people will each pay around \$500 per month — made affordable by the fact the nonprofit owns the house outright, having been donated by the housing authority. In 1981, Mayer said, his agency received it from a donation by the city of Chico.

Mayer said the housing authority, in its planning, decided to shed its single family homes in favor of a focus toward multi-family housing.

“We finally decided to, how should I say, refine our operations and dispose of the property,” Mayer said. “The beautiful part of this transaction is we get to give it to another nonprofit that continues its legacy as an affordable housing resource to low-income Chico citizens.”

Tenants here will be aided by vendors to help with their success, including case management, independent living services and other in-home supportive services, all to ensure their tenancy is long term and successful, Irvine said.

New Beginnings Housing Foundation Director Megan Massie said, “We do our best to meet each client where they are and then create goals and educational opportunities to assist them in either obtaining housing or having long-term housing solutions.”

Teri Tapia, a board secretary for New Beginnings Housing Foundation, said she raised a special needs son, now 21, and is advocating for supportive housing so, one day, he may be able to live independently while receiving support he needs.

Massie said the nonprofit is looking to educate the community on the needs for this population.

“We know that affordable housing is going to be an ongoing issue for the foreseeable future,” Massie said, “so working with all of the local organizations who are creating sustainable affordable housing solutions, we want to be part of that solution.”



**SUBJECT: SELECTION FOR INCLUSION IN THE RESEARCH GRANT TITLED
“IMPACT OF THE RENTAL ASSISTANCE DEMONSTRATION (RAD) ON CHILDREN IN
HUD-ASSISTED HOUSEHOLDS.”**

Dear Ed Mayer:

We are writing this letter to inform you that the County of Butte Housing Authority has been selected to participate in a research study sponsored by the United States Department of Housing and Urban Development (HUD). The purpose of this study is to assess potential health and wellbeing outcomes associated with the Rental Assistance Demonstration (RAD) program. Your agency has been randomly selected to participate in this study from a list of eligible sites.

Loma Linda University was awarded a research grant from HUD. We are reaching out to each selected agency to inform them of the purpose of the study and to encourage their participation. As a brief summary, this study will invite current and former residents of RAD and similar public housing properties to respond to a brief 45-minute web-based survey. A select number of these families will also be invited to participate in a telephone interview that will last approximately 20 minutes. The survey and interview are focused on how the RAD program have impacted the family's overall health and wellbeing.

In order to carry out the study, we will be requesting contact information for approximately 70-100 assisted resident households within your agency. Residents will be identified based on their residency in a RAD program, or a matched public housing development. This will be discussed with you in more detail when you and the Loma Linda University researchers meet.

Please note: This study is not an evaluation of you or your organization. The results will only be used for research purposes and will NOT be used for compliance. The results will be reported in aggregate and include responses from residents at other PHAs participating in the RAD program and responses from residents will be kept confidential to the extent permitted by law.

Thank you so much for your cooperation as we conduct this research. Within about a week, you will be contacted via email by Loma Linda University to schedule a meeting. I hope you will be willing to assist in the study. If you have questions, please contact Loma Linda University or HUD either through email or phone using the information below.

PRINCIPAL INVESTIGATOR: Brian Distelberg, PhD, bdistelberg@llu.edu, (909) 558-9124
RESEARCH ASSISTANT: Desiree Parks, M.S., DParks@llu.edu, (909) 558-3185
GOVERNMENT REPRESENTATIVE: Teresa Souza, PhD, Teresa.Souza@hud.gov

February 8, 2024

MEMO

To: Board of Commissioners

From: Ed Mayer, Executive Director
Hope Stone, Finance Director

Subject: Agenda Items 5.1 and 5.2 - Resolutions No. 4916 and 4917, Renewals

- Banyard Management - Services Agreements (2)
- Butte County Affordable Housing Development Corporation - Services Agreements (2)

The HACB is under contract to both Banyard Management (Banyard) and Butte County Affordable Development Corporation (BCAHDC) to provide Basic and Extraordinary services.

Basic services relate to the corporate entity Board meetings; records retention; budget preparation; tax filings; and other corporate administrative functions. These service reimbursements are currently capped at an annual not-to-exceed (NTE) amount of \$16,500 for Banyard Management and \$20,000 for BCAHDC. It is recommended to increase the Basic services authorizations for Banyard to \$20,000 and for BCAHDC to \$25,000 for 2024.

Extraordinary Services include corporate procurement and contracting; managing corporate assets; engaging in program and property development; and property acquisition and sale work. These service reimbursements are bound by an NTE limit. This year, resolutions are being used to update contract authorizations re-affirming the corporate re-structuring and property re-positioning activities associated with Banyard, and the property re-positioning activities associated with BCAHDC.

The proposed rates are based upon actual HACB salary and benefits, plus the 2024 HACB overhead rate, currently budgeted at 24%.

The contract runs from October to September and automatically renews for one-year increments. The contract may be modified by mutual written consent. Compensation is on an hourly “Fee for Services” reimbursement basis and hourly contracted billing rates are updated annually, with these Proposed Rates to be effective on March 1, 2024.

Recommendation: motions to adopt Resolutions No. 4916 and 4917, regarding Services contract authorizations for the 2024 year, including use of HACB-adopted 2024 Hourly Billing Rates effective March 1, 2024, authorizing Basic services for Banyard Management and BCAHDC NTE \$20,000 and \$25,000, respectively, and authorization for Extraordinary services to Banyard Management and BCAHDC NTE \$100,000 and \$200,000, respectively.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4916

BANYARD MANAGEMENT SERVICES AGREEMENT
2024 BILLING RATES AND SERVICES AUTHORIZATIONS

WHEREAS, by means of Resolution No. 4527, dated November 21, 2013, the Housing Authority of the County of Butte (HACB) authorized a Services Agreement (Agreement) with Banyard Management (Banyard) for HACB's provision of Basic and Extraordinary services to Banyard; and

WHEREAS, the Agreement automatically renews the first of October each year, and provides for changes by mutual written agreement; and

WHEREAS, HACB seeks to amend Agreement terms such that:

- starting March 1, 2024, compensation will be based on HACB's adopted 2024 Billing Rates; and,
- 2024 not-to-exceed compensation for Basic Services shall be \$20,000 and,
- an Extraordinary services authorization be provided for up to \$100,000 in Extraordinary services regarding corporate re-structuring and property re-positioning;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to hereby authorize amendment to its Services Agreement with Banyard Management, such amendment to provide for the application of HACB's adopted 2024 Billing Rates effective March 1, 2024, authorization of up to \$20,000 in expenditures for provision of Basic services in the 2024 Agreement year, and authorization of up to \$100,000 in expenditures for provision of Extraordinary services relating to corporate re-structuring and project re-positioning in the 2024 Agreement year.

Dated: February 15, 2024.

David Pittman, Chair

ATTEST:

Edward S. Mayer, Secretary

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4917

BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT CORPORATION
MANAGEMENT SERVICES AGREEMENT
2024 BILLING RATES AND SERVICES AUTHORIZATONS

WHEREAS, by means of Resolution No. 4528, dated November 21, 2013, the Housing Authority of the County of Butte (HACB) authorized a Services Agreement (Agreement) with Butte County Affordable Housing Development Corporation (BCAHDC) for HACB's provision of Basic and Extraordinary services to BCAHDC; and

WHEREAS, the Agreement automatically renews the first of October each year, and provides for changes by mutual written agreement; and

WHEREAS, HACB seeks to amend Agreement terms such that:

- starting March 1, 2024, compensation will be based on HACB's adopted 2024 Billing Rates; and,
- 2024 not-to-exceed compensation for Basic Services shall be \$25,000; and,
- Extraordinary services authorization be provided for up to \$200,000 regarding property re-positioning;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to hereby authorize amendment to its Services Agreement with Butte County Affordable Housing Development Corporation, such amendment to provide for the application of HACB's adopted 2024 Billing Rates effective March 1, 2024, authorization of up to \$25,000 in expenditures for provision of Basic services in the 2024 Agreement year, and authorization of up to \$200,000 in expenditures for provision of Extraordinary services relating to property re-positioning in the 2024 Agreement year.

Dated: February 15, 2024.

David Pittman, Chair

ATTEST:

Edward S. Mayer, Secretary

MEMO

Date: February 8 2024

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director
Juan Meza, Property Manager

Subject: Agenda Item 5.3 - Passbook Savings Rate
HUD Public Housing, Section 8 HCV, and Other Programs

This is a routine and annual action.

In the HUD Public Housing, Section 8, and related programs, Annual Income is defined in federal regulation, addressing earned and/or imputed income from assets. If a household's asset is valued at more than \$5,000, the household's annual income includes the greater of actual income derived from the asset, or the asset's imputed income, which is based upon the current passbook saving rate, as determined by the HACB.

In accordance with the guidance contained in PIH Notice 2012-29, issued June 21, 2012, each Public Housing Authority (PHA) establishes its own passbook rate.

PHAs may establish a passbook rate within 75 basis points (plus or minus .75 percent) of the FDIC Saving National Rate in effect at the time of Rate determination. The HACB establishes its passbook savings rate on March first of each year, consistent with prior HUD practice. The last HUD determined passbook savings rate was 0.13%, effective March 1, 2012. In March 2013 the HACB approved a passbook savings rate of 0.07%, and has approved a rate each year since (see attachment to this memo).

The current published FDIC Saving National Rate, as of January 16th, 2024 is 0.47%. Thus the range the HACB may consider falls between 0% and 1.22%. A recent survey of local banks determined the average passbook saving rate to be 0.012% (see survey, following). Consistent with past HUD and agency practice, staff recommends use of the National Savings Rate, because the actual impact of the interest rates at this time are minimal, they remain so low.

Recommendation: motion to set Passbook Savings Rate at 0.47%, effective March 1, 2024, for purposes of determining participating household income in the HUD Public Housing, Section 8 HCV, and related rental assistance programs in which imputed income is utilized in calculation of total household income.

February 8, 2024

Housing Authority of the County of Butte

Attachment to Passbook Saving Rate Memo

Survey of Passbook Savings Rates - February 2024

	<u>Date</u>	<u>Rate</u>
Wells Fargo	2/7/2024	0.01%
Bank of America	2/7/2024	0.01%
Tri Counties	2/8/2024	0.01%
Northern Cal. Bank	2/8/2024	0.02%
Umpqua	2/8/2024	0.01%
Mechanics Bank	2/8/2024	0.01%
National Saving Rate (FDIC)	1/16/2024	0.47%

Average - Local: 0.012%

Average - Local and National: 0.077%

Passbook Saving Rate - set by HUD, March 1, 2012: 0.13%

Passbook Saving Rate - set by HACB - effective March 1, 2013: 0.07%

Passbook Saving Rate - set by HACB - effective March 1, 2014: 0.06%

Passbook Saving Rate - set by HACB - effective March 1, 2015: 0.06%

Passbook Saving Rate - set by HACB - effective March 1, 2016: 0.06%

Passbook Saving Rate - set by HACB - effective March 1, 2017: 0.06%

Passbook Saving Rate - set by HACB - effective March 1, 2018: 0.07%

Passbook Saving Rate - set by HACB - effective March 1, 2019: 0.09%

Passbook Saving Rate - set by HACB - effective March 1, 2020: 0.09%

Passbook Saving Rate - set by HACB - effective March 1, 2021: 0.05%

Passbook Saving Rate - set by HACB - effective March 1, 2022: 0.06%

Passbook Saving Rate - set by HACB - effective March 1, 2023: 0.33%

Proposed Passbook Saving Rate - set by HACB - effective March 1, 2024: 0.47%



2024 Washington Conference Registration is Open!

Have you heard? Registration is officially open for our **2024 Washington Conference**, and we're excited to start the new year with housers and community builders like you! Join us on **April 8-10, at the Hyatt Regency Washington on Capitol Hill, in Washington, DC** for our first big event of the year.

The Washington Conference gives hundreds of NAHRO members and supporters an opportunity to connect with one another and meet with Senators and Congresspersons to discuss affordable housing and community development issues in their communities.

Conference attendees can participate in:

- NAHRO's up-to-the-minute Washington Report; HUD policy and program updates; and exciting guest speakers;
- NAHRO Professional Development's course for commissioners (for an extra fee);
- A celebration of our **Awards of Excellence** winners; and our **Legislator of the Year Award**;
- Meetings with congress on Capitol Hill during **NAHRO's Hill Day** on April 10!

As we enter another presidential election year, there's no better time than now to connect with your colleagues and let your voices be heard on Capitol Hill! Start planning your trip to the nation's capital by reviewing the **travel information** and reserving your **hotel** at our special room rate!

For more information visit our conference page and be sure to check back regularly for details and additions to the **agenda**.

Register Now