

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

**MEETING AGENDA**

May 16, 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.

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

<https://meet.goto.com/916901253>

You can also dial in using your phone.

Access Code:

916-901-253

United States (Toll Free):

[1 877 309 2073](tel:18773092073)

United States:

[+1 \(646\) 749-3129](tel:+16467493129)

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](mailto: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.

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NEXT RESOLUTION NO. 4920

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of April 18, 2024

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$935,121.47
3.2.2	Landlords –	\$1,964,925.71
3.2.3	Payroll–	\$163,010.47

3.3 Financial Statements

3.4 Section 8 Housing Choice Voucher Program

3.5 Property Vacancy Report

3.6 Public Housing

3.7 Construction Projects

3.8 Capital Fund Improvement Projects

3.9 Farm Labor Housing Report

3.10 HACB Owned Properties

3.11 Tax Credit Properties

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

3.14 Quarterly Investment Reports

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Family Self-Sufficiency (FSS Graduate) – Recognition of FSS Graduate Page Gearhart-Davis.

Recommendation:

Resolution No. 4920

5.2 Family Self-Sufficiency (FSS Graduate) – Recognition of FSS Graduate Louis Reed.

Recommendation: Resolution No. 4921

5.3 Receive and File Proposed Agency Annual Plan – Authorize publication Notice for review and schedule Public Hearing on July 18, 2024 for adoption of Agency Plan.

Recommendation: Receive and File

5.4 Receive and File Proposed Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) – Schedule Public Hearing on July 18, 2024 for adoption of ACOP and AP.

Recommendation: Receive Draft ACOP and Section 8 AP, authorize Publication of Public Notice for public review and comment (minimum 45 days required) and schedule public hearing for receipt of comment and final adoption of documents on July 18, 2024.

5.5 Lincoln Street Senior Apartments, Oroville – Infill Infrastructure Grant (IIG) Award Acceptance.

Recommendation: Resolution No. 4922

5.6 Humboldt Senior Housing Apartments, Chico – Application for Congressional Funds

Recommendation: Information Discussion

5.7 Budgets – Establish 2024 Budget Committee.

Recommendation: Discussion/Assignment

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION
12. COMMISSIONERS' CALENDAR
  - **PSWRC-NAHRO – Annual Conference: May 28 – 30, 2024, San Jose, CA**
  - **Next Meeting June 20, 2024**
  - **NAHRO 2024 Summer Symposium, Chicago, IL: July 11-12, 2024**
13. ADJOURNMENT

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

**MEETING MINUTES OF April 18, 2024**

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

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 (*arrived late 2:05 p.m.*), Rich Ober, David Pittman, and Sarah Richter (*arrived late 2:03 p.m.*); all attended in person with the exception of Commissioner Richter; who attended by means of web-conference.

Present for the Staff: Ed Mayer, Executive Director; Larry Guanzon, Deputy Executive Director; Hope Stone, Finance Director; Tamra Young, Administrative Operations Director; Angie Little, Section 8 Housing Manager; Taylor Gonzalez, Project Manager, and Marysol Perez, Executive Assistant; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Commissioner Ober moved that the Consent Calendar be accepted as presented, Commissioner Coy seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Election of Officers – Annual Election of Officers. Chair Pittman turned the meeting over to Executive Director/Board Secretary Mayer, to conduct the annual election of Board Officers in accordance with HACB Bylaws. Executive Director

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Mayer asked for nominations for the positions of Chair and Vice Chair for the year April 2024 through March 2025. Commissioner Ober nominated Chair Pittman to continue to serve as Chair, to which Commissioner Alford seconded. No other nominations were made and nominations for Chair was closed. The vote in favor was unanimous, Chair Pittman was re-elected as Board Chair. Chair Pittman nominated Vice Chair Ober to continue to serve as Vice Chair, to which Commissioner Fredericks seconded. The vote in favor was unanimous, Commissioner Ober was re-elected as Vice Chair of the Board. The re-elected Chair and Vice Chair were congratulated and thanked for their willingness to once again serve the Board of Commissioners of the Housing Authority. The meeting was turned over to Chair Pittman.

5.2 Personnel – Authorization for the retention of Larry Guanzon as executive director by means of the authorized employment agreement was presented. The three-year employment agreement is consistent with industry standards; the contract describes job duties responsibilities, compensation and benefits, performance review, and includes severance consideration as well. The agreement becomes effective July 1, 2024. Commissioner Ober expressed appreciation for the time spent with the three candidates during the recruitment process, gaining a lot of content from the interview process. He said the agency was in great shape in large part to the amazing talented people interviewed.

**\*RESOLUTION NO. 4919\***

Commissioner Ober moved that Resolution No. 4919 be adopted by reading of title only: “AUTHORIZATION TO ENTER INTO EXECUTIVE DIRECTOR EMPLOYMENT AGREEMENT”. Commissioner Fredericks seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

8.1 **CalAHA Annual Meeting/Retreat, March 18, 2024** - Executive Director Mayer attended the California Affordable Housing Agency’s (CalAHA’s) annual one-day

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retreat, this year in Solvang. Mayer said the well-attended conference discussions included housing for the developmentally disabled, a Washington update, a lease option to purchase program, a pension-funded acquisition/rehab finance approach, a BABA update, and a history of California’s Joint Powers Authorities (JPA’s) including CalAHA, CHWCA (workers compensation) and HARRP (P&L insurance). Additionally, Mr. Mayer was a presenter at the meeting, discussing structuring of tax-credit financed partnerships.

8.2 **Washington Conference: NAHRO at 90 Advocate: March 22-24, 2023** -

Executive Director Mayer, Deputy Executive Director Guanzon, and Chair Pittman attended the NAHRO Legislative Conference in Washington D.C. April 8-10. Mr. Mayer spent the majority of his conference time visiting with sixteen different Congressional offices to discuss conflict between HUD’s Section 8 HCV PBV regulations and IRS’s Section 42 LIHTC regulations, specifically regarding application of Utility Allowances. As Trustee, he attended NAHRO’ Board of Ethics and Credentialing Trustees (BECT) meeting. As Committee member, he attended NARHO’s Legislative Network Committee meeting. As Committee member, Mr. Guanzon attended NARHO’s National Members Service Committee. He attended conference sessions including RAD, budget talks, and HUD program updates. Chair Pittman submitted a report detailing his experience, with photos, including one with Senator Padilla. He joined with the Santa Barbara Housing Authority group to spent time with congressional staffers discussing PBV’ and possible expansion of the program. Mr. Mayer and Mr. Guanzon met with Congressman LaMalfa’s staff, along with the Executive Directors of the neighboring Regional Housing Authority and Santa Barbara County Housing Authority.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

13.

- **The Future of Affordable Housing forum, 6:00 p.m., April 19, CSUC Arts 112**
- **HACB/BCAHDC Property Tour – Wednesday April 24, 2024**
- **Next Meeting – May 16, 2024**
- **Save the Date: PSWRC-NAHRO – Annual Conference: May 28 – 30, 2024, San Jose, CA**

14. ADJOURNMENT

The meeting was adjourned at 2:47 p.m.

Dated: April 18, 2024.

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David Pittman, Board Chair

ATTEST:

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Edward S. Mayer, Secretary

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

Check Date	Check #	Vendor	Total Amount
4/1/2024	3378	v0000031 - PG&E	89.00
4/11/2024	3411	v0000007 - CITY OF CHICO (22332) (FUEL)	372.88
4/11/2024	3412	v0000011 - California Water Service - Chico	81.46
4/11/2024	3413	v0000031 - PG&E	6,500.15
4/11/2024	3414	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
4/11/2024	3415	v0000057 - OPER. ENG. LOCAL #3	868.00
4/11/2024	3416	v0000072 - Towne Flooring Center	814.00
4/11/2024	3417	v0000121 - United States Postal Service (CMRS-FP)	2,500.00
4/11/2024	3418	v0000140 - COMCAST CABLE	1,056.90
4/11/2024	3419	v0000229 - InterWest Insurance Services, LLC	575.00
4/11/2024	3420	v0000236 - National Credit Reporting	20.85
4/11/2024	3421	v0000241 - WASTE MANAGEMENT	292.12
4/11/2024	3422	v0000241 - WASTE MANAGEMENT	154.47
4/11/2024	3423	v0000250 - PSWRC-NAHRO	700.00
4/11/2024	3424	v0000267 - OFFICE DEPOT INC	284.82
4/11/2024	3425	v0000312 - Unum Life Insurance Company	377.47
4/11/2024	3426	v0000357 - Yuba City	1,837.85
4/11/2024	3427	v0000357 - Yuba City	157.00
4/11/2024	3428	v0000362 - Modern Building, Inc.	303,050.00
4/11/2024	3429	v0000380 - Staples Business Credit	857.96
4/11/2024	3430	v0000382 - FedEx	25.70
4/11/2024	3431	v0000425 - Climate & Energy Solutions	4,050.00
4/11/2024	3432	v0000430 - HARRP	68.50
4/11/2024	3433	v0000459 - E Center	158.84
4/11/2024	3434	v0000469 - Thermalito Irrigation	42.40
4/11/2024	3435	v0000474 - Advanced Document	697.86
4/11/2024	3436	v0000554 - GreatAmerica Financial Services	156.97
4/11/2024	3437	v0000599 - Access Information Holdings, LLC.	32.69
4/11/2024	3438	v0000680 - MAINTENANCE PLUS	1,177.11
4/11/2024	3439	v0000773 - Clean Master	2,229.00
4/11/2024	3440	v0000821 - Golden State Risk Management Authority	96.90
4/11/2024	3441	v0000863 - Nor-Cal Landscape Maintenance dba	72.88
4/11/2024	3442	v0000882 - RSC Associates, Inc (AP)	99.56
4/11/2024	3443	v0004479 - Netsys Systems, Inc.	3,990.00
4/11/2024	3444	v0004543 - Joseph Young	803.60
4/11/2024	3445	v0004614 - City of Chico (Sewer)	84.65
4/25/2024	3447	v0000031 - PG&E	98.33
4/25/2024	3448	v0000031 - PG&E	233.09
4/25/2024	3449	v0000031 - PG&E	1,130.79
4/25/2024	3450	v0000036 - Work Training Center	589.75
4/25/2024	3451	v0000039 - TPx Communications	226.30
4/25/2024	3452	v0000040 - Gregory P. Einhorn	510.00
4/25/2024	3453	v0000108 - AT&T	9.81
4/25/2024	3454	v0000155 - Susanne Kemp	56.93
4/25/2024	3455	v0000357 - Yuba City	98.00
4/25/2024	3456	v0000382 - FedEx	53.54
4/25/2024	3457	v0000402 - US Bank	316.65
4/25/2024	3458	v0000474 - Advanced Document	612.70
4/25/2024	3459	v0000504 - Jiffy Lube, Inc.	96.11
4/25/2024	3460	v0000723 - Basis Architecture & Consulting, Inc.	8,320.00
4/25/2024	3461	v0000806 - Cypress Dental Administrators	681.11
4/25/2024	3462	v0000807 - David Pittman	50.00
4/25/2024	3463	v0000821 - Golden State Risk Management Authority	9,593.10
4/25/2024	3464	v0000859 - Richard H. Ober	50.00
4/25/2024	3465	v0000866 - Charles Alford	50.00

4/25/2024	3466	v0000888 - Sarah Richter	50.00
4/25/2024	3467	v0004526 - VSP Vision Care	147.76
4/25/2024	3468	v0004543 - Joseph Young	803.60
4/25/2024	3469	v0004549 - Randy Coy	50.00
4/25/2024	3470	v0004557 - Darlene D. Fredericks	82.96
4/25/2024	3471	v0004667 - NV5, Inc.	549.30
4/25/2024	3472	v0004709 - CGI Technical Services, Inc.	695.00
4/5/2024	40524	v0000891 - Paylocity	117,777.48
4/19/2024	41924	v0000891 - Paylocity	119,247.08
4/1/2024	100176	v0001443 - Francis	1,216.00
4/1/2024	100177	v0001669 - Sierra Pacific Management Company Inc	454.00
4/1/2024	100178	v0002183 - Chico Pacific Associates	739.00
4/1/2024	100179	v0003020 - Palo Verde Apartments LLC	1,025.00
4/1/2024	100180	v0003175 - Menlo Pointe LP	1,064.00
4/1/2024	100181	V0003856 - Campos Properties Limited Partnership	1,500.00
4/1/2024	100182	v0003988 - Elle Property Management Solutions	269.00
4/1/2024	100183	v0004575 - North Creek Crossings	859.00
4/1/2024	100184	v0004607 - Joseph Baker	704.00
4/15/2024	454483	v0004576 - Aflac	954.06
4/19/2024	572839	v0000181 - Empower	1,715.00
4/9/2024	825862	v0000278 - Cal Dep of Tax and Fee Administration	49.00
4/15/2024	1011931	v0000799 - Benefit Resource, Inc.	150.00
4/17/2024	2623535	v0000059 - CalPERS	13,803.89
4/17/2024	2623536	v0000059 - CalPERS	7,634.40
4/17/2024	2623537	v0000059 - CalPERS	565.00
4/20/2024	4202024	v0000088 - The Home Depot Credit Services	195.20
4/5/2024	3112238702	v0000181 - Empower	1,715.00

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**TOTAL      631,203.39**

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

<b>Check Date</b>	<b>Check #</b>	<b>Vendor</b>	<b>Total Amount</b>
4/25/2024	110	v0003078 - Youth For Change	500.00
4/25/2024	111	v0003960 - Chico Housing Action Team	500.00
4/25/2024	112	v0004631 - Tonia Senior LP	500.00
4/25/2024	2088	v0000846 - Javier Pinedo	-87.00
4/11/2024	2161	v0000007 - CITY OF CHICO (22332) (FUEL)	144.77
4/11/2024	2162	v0000040 - Gregory P. Einhorn	2,625.00
4/11/2024	2163	v0000236 - National Credit Reporting	20.85
4/11/2024	2164	v0000240 - CIC	2,579.65
4/11/2024	2165	v0000250 - PSWRC-NAHRO	350.00
4/11/2024	2166	v0000267 - OFFICE DEPOT INC	2,417.88
4/11/2024	2167	v0000276 - Scrubbs, Inc.	32.00
4/11/2024	2168	v0000312 - Unum Life Insurance Company	647.48
4/11/2024	2169	v0000380 - Staples Business Credit	67.41
4/11/2024	2170	v0000474 - Advanced Document	97.36
4/11/2024	2171	v0000599 - Access Information Holdings, LLC.	32.71
4/11/2024	2172	v0000821 - Golden State Risk Management Authority	13,818.00
4/11/2024	2173	v0000863 - Nor-Cal Landscape Maintenance dba	212.30
4/11/2024	2174	v0004479 - Netsys Systems, Inc.	630.00
4/25/2024	2175	v0000039 - TPx Communications	619.86
4/25/2024	2176	v0000040 - Gregory P. Einhorn	940.00
4/25/2024	2177	v0000048 - Valero Fleet	156.64
4/25/2024	2178	v0000085 - LES SCHWAB TIRES	310.20
4/25/2024	2179	v0000108 - AT&T	25.96
4/25/2024	2180	v0000192 - Nan McKay & Associates, Inc.	120.00
4/25/2024	2181	v0000267 - OFFICE DEPOT INC	521.84
4/25/2024	2182	v0000402 - US Bank	165.10
4/25/2024	2183	v0000428 - Adecco Employment Services	5,947.10
4/25/2024	2184	v0000806 - Cypress Dental Administrators	1,211.92
4/25/2024	2185	v0000846 - Javier Pinedo	87.00
4/25/2024	2186	v0004526 - VSP Vision Care	208.83
<b>TOTAL</b>			<b>35,402.86</b>

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

Check Date	Check #	Vendor	Total Amount
4/2/2024	1501	v0000006 - Biggs Municipal Utilities	27.00
4/2/2024	1502	v0000011 - California Water Service - Chico	87.00
4/2/2024	1503	v0000014 - Gridley Municipal Utilities	551.00
4/2/2024	1504	v0000031 - PG&E	1,261.00
4/11/2024	1505	v0000006 - Biggs Municipal Utilities	2,629.45
4/11/2024	1506	v0000007 - CITY OF CHICO (22332) (FUEL)	1,036.90
4/11/2024	1507	v0000010 - California Water Service - Oroville	217.14
4/11/2024	1508	v0000011 - California Water Service - Chico	3,462.36
4/11/2024	1509	v0000014 - Gridley Municipal Utilities	22.28
4/11/2024	1510	v0000017 - EAGLE SECURITY SYSTEMS	106.75
4/11/2024	1511	v0000031 - PG&E	149.69
4/11/2024	1512	v0000031 - PG&E	26.07
4/11/2024	1513	v0000031 - PG&E	59.34
4/11/2024	1514	v0000031 - PG&E	1,673.70
4/11/2024	1515	v0000031 - PG&E	481.72
4/11/2024	1516	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,080.96
4/11/2024	1517	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,867.99
4/11/2024	1518	v0000113 - MILLER GLASS, INC.	382.75
4/11/2024	1519	v0000140 - COMCAST CABLE	242.99
4/11/2024	1520	v0000203 - LOWE'S	98.61
4/11/2024	1521	v0000206 - JACKSONS GLASS CO, INC.	335.89
4/11/2024	1522	v0000238 - Baker Distributing Company, Inc.	27.42
4/11/2024	1523	v0000240 - CIC	328.70
4/11/2024	1524	v0000241 - WASTE MANAGEMENT	1,101.72
4/11/2024	1525	v0000241 - WASTE MANAGEMENT	396.13
4/11/2024	1526	v0000267 - OFFICE DEPOT INC	446.10
4/11/2024	1527	v0000309 - Illustratus	274.45
4/11/2024	1528	v0000312 - Unum Life Insurance Company	630.30
4/11/2024	1529	v0000380 - Staples Business Credit	166.74
4/11/2024	1530	v0000401 - Plan B Professional Answering Services	132.10
4/11/2024	1531	v0000463 - Sherwin-Williams Company	2,272.17
4/11/2024	1532	v0000469 - Thermalito Irrigation	477.97
4/11/2024	1533	v0000474 - Advanced Document	65.38
4/11/2024	1534	v0000592 - Neal Road Recycling & Waste	39.16
4/11/2024	1535	v0000599 - Access Information Holdings, LLC.	32.71
4/11/2024	1536	v0000603 - Steele's Roofing Inc.	18,831.75
4/11/2024	1537	v0000669 - ROTO-ROOTER OROVILLE	390.00
4/11/2024	1538	v0000679 - SAM'S DOOR SHOP	525.01
4/11/2024	1539	v0000680 - MAINTENANCE PLUS	365.74
4/11/2024	1540	v0000773 - Clean Master	870.00
4/11/2024	1541	v0000795 - Richard's North State Pest Mgmt (dba)	1,479.00
4/11/2024	1542	v0000801 - Chico Turf Plus, LLC	6,250.00
4/11/2024	1543	v0000821 - Golden State Risk Management Authority	15,711.00
4/11/2024	1544	v0000858 - Down Range Investments, LLC	54.10
4/11/2024	1545	v0000863 - Nor-Cal Landscape Maintenance dba	12,542.46
4/11/2024	1546	v0000887 - Grimes Heating & Air Inc	19,600.00
4/11/2024	1547	v0004479 - Netsys Systems, Inc.	1,260.00
4/11/2024	1548	v0004593 - Citiguard, Inc.	2,700.00
4/11/2024	1549	v0004614 - City of Chico (Sewer)	1,624.38
4/11/2024	1550	v0004614 - City of Chico (Sewer)	133.96
4/11/2024	1551	v0004706 - Above Board Construction & Roofing Inc.	94,885.66
4/11/2024	1552	v0000903 - Chico Auto Care / Ace Radiator	166.75
4/17/2024	1553	t0014706 - Hensley	714.33
4/25/2024	1554	t0008054 - Beltran	115.09
4/29/2024	1554	t0008054 - Beltran	-115.09
4/25/2024	1555	t0079210 - Figueroa Olate	420.70
4/25/2024	1556	v0000010 - California Water Service - Oroville	132.97
4/25/2024	1557	v0000010 - California Water Service - Oroville	5,080.90
4/25/2024	1558	v0000010 - California Water Service - Oroville	222.32
4/25/2024	1559	v0000014 - Gridley Municipal Utilities	1,037.10
4/25/2024	1560	v0000015 - A-1 Appliance	160.88

4/25/2024	1561	v0000017 - EAGLE SECURITY SYSTEMS	158.70
4/25/2024	1562	v0000024 - Heritage Landscape Supply Group(Normac)	1,350.47
4/25/2024	1563	v0000031 - PG&E	182.39
4/25/2024	1564	v0000039 - TPx Communications	137.75
4/25/2024	1565	v0000040 - Gregory P. Einhorn	160.00
4/25/2024	1566	v0000048 - Valero Fleet	634.58
4/25/2024	1567	v0000108 - AT&T	20.48
4/25/2024	1568	v0000133 - CHICO POWER EQUIPMENT	1,082.49
4/25/2024	1569	v0000140 - COMCAST CABLE	345.94
4/25/2024	1570	v0000235 - HD Supply Facilities Maintenance, Ltd.	4,499.97
4/25/2024	1571	v0000238 - Baker Distributing Company, Inc.	74.74
4/25/2024	1572	v0000295 - Platt Electric Supply	92.69
4/25/2024	1573	v0000369 - THRIFTY ROOTER-SERVICE & PLUMBING	280.00
4/25/2024	1574	v0000592 - Neal Road Recycling & Waste	69.06
4/25/2024	1575	v0000680 - MAINTENANCE PLUS	42.50
4/25/2024	1576	v0000806 - Cypress Dental Administrators	1,410.60
4/25/2024	1577	v0000814 - Bull's Eye Windshield Repair&Replacement	55.00
4/25/2024	1578	v0000849 - R&D Mfg. & Machine Co. dba	400.00
4/25/2024	1579	v0000886 - Candelario Ace Hardware dba	31.09
4/25/2024	1580	v0004526 - VSP Vision Care	258.43
4/25/2024	1581	v0004592 - Lash's Glass LTD	1,361.46
4/25/2024	1582	v0004614 - City of Chico (Sewer)	193.94
4/29/2024	1583	t0008054 - Beltran	115.09
4/19/2024	4192024	v0000088 - The Home Depot Credit Services	9,836.05

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**TOTAL      232,144.07**

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

Check Date	Check #	Vendor	Total Amount
4/11/2024	1168	v0000660 - HACB	2,035.50
4/11/2024	1169	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
<b>TOTAL</b>			<b>2,039.18</b>

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

<b>Check Date</b>	<b>Check #</b>	<b>Vendor</b>	<b>Total Amount</b>
4/11/2024	1475	v0000660 - HACB	18,972.51
4/11/2024	1476	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
4/25/2024	1477	v0000382 - FedEx	130.78
4/25/2024	1478	v0000895 - Brian Linh Nguyen	165.00
4/25/2024	1479	v0000895 - Brian Linh Nguyen	60.00
4/25/2024	1480	v0004710 - Gubb & Barshay, LLP	15,000.00
<b>TOTAL</b>			<b>34,331.97</b>

Housing Authority of the County of Butte  
BALANCE SHEET  
March 31, 2024

CUMULATIVE

**ASSETS**

**Current Assets**

Cash - Unrestricted	40,683,926
Cash - Other Restricted	(15,818,189)
Cash - Tenant Security Deposits	(96,449)
Account Receivable - Current	1,160,843
Note Receivable - Current Portion	236,787
Investments - Unrestricted	(12,684,749)
Investments - Restricted	6,279,786
Inventory	175,560
Prepaid Expenses	1,135,765

**Total Current Assets** **21,073,281**

**Fixed Assets**

Fixed Assets & Accumulated Depreciation	44,277,146
-----------------------------------------	------------

**Total Fixed Assets** **44,277,146**

**Other Non-Current Assets**

Notes Loans & Mortgages Receivable	1,945,049
Deferred Outflows - GASB 68 & 75	(74,190)
Safety Deposit Box, Key Deposit	10
Investment in Limited Partnerships	1,081,791

**Total Other Non-Current Assets** **2,952,660**

**TOTAL ASSETS** **68,303,087**

**LIABILITIES**

**Current Liabilities**

Accounts Payable	372,528
Accrued Payroll Liabilities	250,252
Accrued Interest Payable	392,368
Tenant Security Deposits	216,154
Deferred Revenue	361,315
Long Term Debt - Current Portion	4,844,289
Accrued Liabilities - Other	105,208

**Total Current Liabilities** **6,542,114**

**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**

**TOTAL LIABILITIES** **24,145,386**

**NET POSITION**

Beginning Net Position	23,554,677
Retained Earnings	20,603,024

**TOTAL NET POSITION** **44,157,701**

**TOTAL LIABILITIES AND NET POSITION** **68,303,087**

*Please note these numbers are a work in progress as we continue to correct system errors and fine tune the unaudited FDS Submission to HUD.*



Housing Authority of the County of Butte  
CONSOLIDATED INCOME STATEMENT  
March 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	375,241	397,195	21,954	2,259,142	2,383,168	124,026	47.40%
Tenant Charges	12,330	5,367	(6,963)	60,605	32,200	(28,405)	94.11%
Laundry Revenue	1,749	2,658	909	10,275	15,946	5,671	32.22%
HUD Grant Revenue	2,274,571	1,982,633	(291,938)	13,701,202	11,895,799	(1,805,404)	57.59%
Other Grant Revenue	0	0	172,976	0	0	509,241	0.00%
Investment Income-unrestricted	125	705	580	701	4,228	3,527	8.29%
Investment Income - restricted	22	12,181	12,158	133	73,085	72,951	0.09%
Fraud Recovery	6,692	4,167	(2,525)	29,952	25,000	(4,952)	59.90%
Other Income	1,373,112	58,892	(1,314,220)	2,339,514	353,350	(1,986,164)	331.05%
<b>TOTAL REVENUES</b>	<b>4,043,841</b>	<b>2,463,796</b>	<b>(1,407,069)</b>	<b>18,401,525</b>	<b>14,782,775</b>	<b>(3,109,509)</b>	<b>62.24%</b>
Administrative Employee Salaries	201,623	223,978	22,355	1,235,976	1,343,870	107,894	45.99%
Audit Fee	0	3,328	3,328	34,794	19,965	(14,829)	87.14%
Advertising & Marketing	323	1,911	1,587	1,956	11,464	9,508	8.53%
Admin Fringe Benefits & Taxes	70,659	120,844	50,185	385,496	725,063	339,567	26.58%
Office Expenses	21,545	24,464	2,920	169,012	146,787	(22,225)	57.57%
Legal Expenses	10,148	5,449	(4,699)	49,932	32,695	(17,237)	76.36%
Travel	0	2,435	2,435	3,788	14,608	10,820	12.96%
Allocated Overhead	0	68,475	68,475	0	410,848	410,848	0.00%
Other Admin Expenses	103,300	53,489	(49,811)	527,703	320,935	(206,768)	82.21%
<b>Total Operating Admin Costs</b>	<b>407,597</b>	<b>504,372</b>	<b>96,775</b>	<b>2,408,656</b>	<b>3,026,233</b>	<b>617,577</b>	<b>39.80%</b>
Tenant Services - Salaries	11,138	9,673	(1,465)	103,709	58,038	(45,671)	89.35%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	10,293	4,279	(6,015)	31,605	25,671	(5,934)	61.56%
Resident Services MISC	0	19,816	19,816	0	118,898	118,898	0.00%
<b>Total Tenant Services</b>	<b>21,432</b>	<b>33,768</b>	<b>12,336</b>	<b>135,314</b>	<b>202,607</b>	<b>67,293</b>	<b>33.39%</b>
Water	7,418	19,012	11,594	94,084	114,072	19,988	41.24%
Electricity	14,720	9,439	(5,281)	72,362	56,637	(15,725)	63.88%
Gas	5,997	4,934	(1,063)	29,411	29,606	195	49.67%
Sewer	11,682	18,469	6,787	181,697	110,812	(70,885)	80.47%
<b>Total Utilities - Project</b>	<b>39,817</b>	<b>51,854</b>	<b>12,037</b>	<b>377,554</b>	<b>311,127</b>	<b>(66,428)</b>	<b>60.27%</b>
Maintenance Salaries	49,707	38,946	(10,761)	279,516	233,674	(45,842)	59.81%
Maintenance Materials	48,645	23,606	(25,039)	280,658	141,637	(139,022)	99.08%
Maintenance Contract Costs	84,504	88,367	3,862	379,758	530,199	150,441	35.81%
Maintenance Fringe Benefits	13,464	17,571	4,107	73,365	105,428	32,063	34.79%
<b>Total Maintenance Costs</b>	<b>196,321</b>	<b>168,490</b>	<b>(27,832)</b>	<b>1,013,298</b>	<b>1,010,938</b>	<b>(2,360)</b>	<b>50.12%</b>
Protective Services	4,842	2,825	(2,017)	23,572	16,950	(6,622)	69.53%
Insurance-Liability/Property/Auto	28,084	34,731	6,647	104,316	208,387	104,071	25.03%
Other General Expenses	3,464	9,964	6,500	26,041	59,782	33,741	21.78%
PILOT	0	9,667	9,667	1,184	58,004	56,820	1.02%
Bad Debt - Tenant	0	6,267	6,267	0	37,600	37,600	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	16,059	28,867	12,808	96,354	173,200	76,846	27.82%
<b>Total Other Operating Expenses</b>	<b>52,449</b>	<b>92,320</b>	<b>39,872</b>	<b>251,467</b>	<b>553,923</b>	<b>302,455</b>	<b>22.70%</b>
Maintenance - Extraordinary	0	0	0	86,550	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,897,186	1,551,473	(345,712)	10,825,418	9,308,840	(1,516,578)	58.15%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>1,897,186</b>	<b>1,551,473</b>	<b>(345,712)</b>	<b>10,911,968</b>	<b>9,308,840</b>	<b>(1,516,578)</b>	<b>58.61%</b>
<b>TOTAL EXPENSES</b>	<b>2,614,802</b>	<b>2,402,278</b>	<b>(212,524)</b>	<b>15,098,257</b>	<b>14,413,666</b>	<b>(598,041)</b>	<b>52.37%</b>
<b>RETAINED EARNINGS</b>	<b>1,429,039</b>	<b>61,518</b>	<b>(1,367,521)</b>	<b>3,303,268</b>	<b>369,109</b>	<b>(2,511,468)</b>	<b>9.87%</b>

Housing Authority of the County of Butte  
BUSINESS ACTIVITIES INCOME STATEMENT  
March 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	50.00% % Used
Dwelling Rent	250,273	264,576	14,303	1,489,302	1,587,457	98,155	46.91%
Tenant Charges	660	2,033	1,373	14,060	12,200	(1,860)	57.62%
Laundry Revenue	1,749	1,324	(424)	10,275	7,946	(2,329)	64.66%
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	125	171	47	701	1,028	327	34.09%
Investment Income - restricted	22	8,014	7,992	133	48,085	47,951	0.14%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	1,372,582	58,067	(1,314,516)	2,316,302	348,400	(1,967,902)	332.42%
<b>TOTAL REVENUES</b>	<b>1,625,411</b>	<b>334,186</b>	<b>(1,291,225)</b>	<b>3,830,773</b>	<b>2,005,116</b>	<b>(1,825,657)</b>	<b>95.52%</b>
Administrative Employee Salaries	86,228	54,277	(31,951)	552,467	325,663	(226,804)	84.82%
Audit Fee	0	1,261	1,261	34,794	7,565	(27,229)	229.97%
Advertising & Marketing	323	744	421	1,956	4,464	2,508	21.91%
Admin Fringe Benefits & Taxes	32,196	30,393	(1,803)	175,789	182,358	6,569	48.20%
Office Expenses	11,461	4,964	(6,497)	109,519	29,787	(79,733)	183.84%
Legal Expenses	230	2,533	2,303	2,750	15,195	12,445	9.05%
Travel	0	933	933	0	5,600	5,600	0.00%
Allocated Overhead	(55,458)	13,016	68,475	(332,751)	78,097	410,848	-213.04%
Other Admin Expenses	96,379	22,355	(74,024)	475,031	134,133	(340,898)	177.08%
<b>Total Operating Admin Costs</b>	<b>171,360</b>	<b>130,477</b>	<b>(40,883)</b>	<b>1,019,555</b>	<b>782,861</b>	<b>(236,694)</b>	<b>0.00%</b>
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	2,181	2,181	0	13,085	13,085	0.00%
<b>Total Tenant Services</b>	<b>0</b>	<b>2,181</b>	<b>2,181</b>	<b>0</b>	<b>13,085</b>	<b>13,085</b>	<b>0.00%</b>
Water	6,912	8,004	1,092	42,835	48,022	5,187	44.60%
Electricity	12,506	5,614	(6,892)	59,996	33,687	(26,310)	89.05%
Gas	4,557	4,314	(244)	24,571	25,881	1,310	47.47%
Sewer	7,961	8,549	588	85,316	51,293	(34,023)	83.17%
<b>Total Utilities - Project</b>	<b>31,936</b>	<b>26,480</b>	<b>(5,456)</b>	<b>212,719</b>	<b>158,883</b>	<b>(53,836)</b>	<b>66.94%</b>
Maintenance Salaries	7,375	8,402	1,026	44,487	50,410	5,923	44.13%
Maintenance Materials	41,753	12,648	(29,105)	199,275	75,887	(123,389)	131.30%
Maintenance Contract Costs	59,019	59,688	669	217,783	358,127	140,343	30.41%
Maintenance Fringe Benefits	7,375	467	(6,909)	44,487	2,800	(41,687)	794.41%
<b>Total Maintenance Costs</b>	<b>115,523</b>	<b>81,204</b>	<b>(34,319)</b>	<b>506,033</b>	<b>487,223</b>	<b>(18,810)</b>	<b>51.93%</b>
Protective Services	2,142	167	(1,975)	6,634	1,000	(5,634)	331.70%
Insurance-Liability/Property/Auto	28,084	17,142	(10,942)	104,316	102,852	(1,464)	50.71%
Other General Expenses	3,383	4,547	1,164	25,013	27,282	2,268	45.84%
PILOT	0	292	292	0	1,754	1,754	0.00%
Bad Debt - Tenant	0	2,100	2,100	0	12,600	12,600	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	16,059	28,867	12,808	96,354	173,200	76,846	27.82%
<b>Total Other Operating Expenses</b>	<b>49,668</b>	<b>53,115</b>	<b>3,447</b>	<b>232,317</b>	<b>318,688</b>	<b>86,370</b>	<b>36.45%</b>
Maintenance - Extraordinary	0	0	0	86,550	0	(86,550)	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	8,019	12,917	4,898	70,139	77,500	7,361	45.25%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>8,019</b>	<b>12,917</b>	<b>4,898</b>	<b>156,689</b>	<b>77,500</b>	<b>(79,189)</b>	<b>101.09%</b>
<b>TOTAL EXPENSES</b>	<b>376,505</b>	<b>306,373</b>	<b>(70,132)</b>	<b>2,127,313</b>	<b>1,838,239</b>	<b>(289,074)</b>	<b>57.86%</b>
<b>RETAINED EARNINGS</b>	<b>1,248,906</b>	<b>27,813</b>		<b>1,703,460</b>	<b>166,877</b>		<b>37.66%</b>

Housing Authority of the County of Butte  
SECTION 8 INCOME STATEMENT  
March 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	50.00% % 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	1,903,963	1,654,722	(249,241)	10,695,791	9,928,334	(767,458)	53.86%
Other Grant Revenue	0	0	336,265	0	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	900	900	0.00%
Investment Income - restricted	0	4,167	4,167	0	25,000	25,000	0.00%
Fraud Recovery	6,453	4,167	(2,286)	28,518	25,000	(3,518)	57.04%
Other Income	0	625	625	0	3,750	3,750	0.00%
<b>TOTAL REVENUES</b>	<b>1,910,416</b>	<b>1,663,831</b>	<b>89,680</b>	<b>10,724,309</b>	<b>9,982,984</b>	<b>(68,796)</b>	<b>53.71%</b>
Administrative Employee Salaries	54,395	75,467	21,072	325,240	452,801	127,561	35.91%
Audit Fee	0	1,800	1,800	0	10,800	10,800	0.00%
Advertising & Marketing	0	417	417	0	2,500	2,500	0.00%
Admin Fringe Benefits & Taxes	14,565	40,224	25,659	89,208	241,343	152,135	18.48%
Office Expenses	9,103	10,417	1,313	57,322	62,500	5,178	45.86%
Legal Expenses	9,792	1,250	(8,542)	31,341	7,500	(23,841)	208.94%
Travel	0	350	350	0	2,100	2,100	0.00%
Allocated Overhead	26,355	26,355	0	158,130	158,132	2	50.00%
Other Admin Expenses	4,815	20,855	16,039	22,045	125,128	103,082	8.81%
<b>Total Operating Admin Costs</b>	<b>119,026</b>	<b>177,134</b>	<b>58,108</b>	<b>683,286</b>	<b>1,062,804</b>	<b>379,517</b>	<b>32.15%</b>
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%
<b>Total Tenant Services</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Water	0	133	133	350	800	450	21.88%
Electricity	0	1,092	1,092	2,903	6,550	3,647	22.16%
Gas	0	83	83	17	500	483	1.66%
Sewer	0	125	125	39	750	711	2.60%
<b>Total Utilities - Project</b>	<b>0</b>	<b>1,433</b>	<b>1,433</b>	<b>3,308</b>	<b>8,600</b>	<b>5,292</b>	<b>19.23%</b>
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	212	417	204	5,145	2,500	(2,645)	102.89%
Maintenance Contract Costs	178	917	739	3,511	5,500	1,989	31.92%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
<b>Total Maintenance Costs</b>	<b>390</b>	<b>1,333</b>	<b>943</b>	<b>8,656</b>	<b>8,000</b>	<b>(656)</b>	<b>54.10%</b>
Protective Services	0	267	267	677	1,600	923	21.16%
Insurance-Liability/Property/Auto	0	433	433	0	2,600	2,600	0.00%
Other General Expenses	81	5,167	5,086	120	31,000	30,880	0.19%
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%
<b>Total Other Operating Expenses</b>	<b>81</b>	<b>5,867</b>	<b>5,786</b>	<b>797</b>	<b>35,200</b>	<b>34,403</b>	<b>1.13%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,785,955	1,459,677	(326,278)	10,118,283	8,758,060	(1,360,223)	57.77%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>1,785,955</b>	<b>1,459,677</b>	<b>(326,278)</b>	<b>10,118,283</b>	<b>8,758,060</b>	<b>(1,360,223)</b>	<b>57.77%</b>
<b>TOTAL EXPENSES</b>	<b>1,905,452</b>	<b>1,645,444</b>	<b>(260,008)</b>	<b>10,814,330</b>	<b>9,872,664</b>	<b>(941,667)</b>	<b>54.77%</b>
<b>RETAINED EARNINGS</b>	<b>4,964</b>	<b>18,387</b>		<b>(90,021)</b>	<b>110,320</b>		<b>-40.80%</b>

Housing Authority of the County of Butte  
EMERGENCY HOUSING VOUCHERS INCOME STATEMENT  
March 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	50.00% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	(239)	0	239	(1,434)	0	1,434	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	118,466	107,452	(11,014)	704,113	644,714	(59,399)	54.61%
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)	1,434	0	(1,434)	0.00%
Other Income	0	0	0	0	0	0	0.00%
<b>TOTAL REVENUES</b>	<b>118,466</b>	<b>107,452</b>	<b>(11,014)</b>	<b>704,113</b>	<b>644,714</b>	<b>(59,399)</b>	<b>54.61%</b>
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	125	125	0	750	750	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	2,500	2,500	0.00%
Legal Expenses	19	0	(19)	514	0	(514)	0.00%
Travel	0	0	0	0	0	0	0.00%
Allocated Overhead	2,474	2,474	(0)	14,844	14,842	(3)	50.01%
Other Admin Expenses	9	951	941	283	5,704	5,421	2.48%
<b>Total Operating Admin Costs</b>	<b>2,502</b>	<b>3,966</b>	<b>1,463</b>	<b>15,641</b>	<b>23,796</b>	<b>8,154</b>	<b>32.87%</b>
Tenant Services - Salaries	5,554	5,015	(539)	34,568	30,090	(4,478)	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	571	2,006	1,435	4,232	12,036	7,804	0.00%
Resident Services MISC	0	16,917	16,917	0	101,500	101,500	0.00%
<b>Total Tenant Services</b>	<b>6,125</b>	<b>23,938</b>	<b>17,812</b>	<b>38,800</b>	<b>143,626</b>	<b>104,826</b>	<b>0.00%</b>
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%
<b>Total Utilities - Project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
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%
<b>Total Maintenance Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
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%
<b>Total Other Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	101,523	78,880	(22,643)	627,711	473,280	(154,431)	66.31%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>101,523</b>	<b>78,880</b>	<b>(22,643)</b>	<b>627,711</b>	<b>473,280</b>	<b>(154,431)</b>	<b>66.31%</b>
<b>TOTAL EXPENSES</b>	<b>110,151</b>	<b>106,784</b>	<b>(3,367)</b>	<b>682,152</b>	<b>640,702</b>	<b>(41,451)</b>	<b>53.23%</b>
<b>RETAINED EARNINGS</b>	<b>8,315</b>	<b>669</b>		<b>21,961</b>	<b>4,013</b>		<b>273.66%</b>

Housing Authority of the County of Butte  
ROSS GRANT (FSS) INCOME STATEMENT  
March 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	50.00% % 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	17,720	43,183	25,463	20.52%
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	10,921	0	(10,921)	0.00%
<b>TOTAL REVENUES</b>	<b>0</b>	<b>7,197</b>	<b>7,197</b>	<b>28,640</b>	<b>43,183</b>	<b>14,543</b>	<b>33.16%</b>
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%
<b>Total Operating Admin Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Tenant Services - Salaries	5,584	4,658	(926)	69,141	27,948	(41,193)	123.70%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	9,723	2,273	(7,450)	27,373	13,635	(13,738)	100.38%
Resident Services MISC	0	0	0	0	0	0	0.00%
<b>Total Tenant Services</b>	<b>15,307</b>	<b>6,931</b>	<b>(8,376)</b>	<b>96,513</b>	<b>41,583</b>	<b>(54,930)</b>	<b>116.05%</b>
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%
<b>Total Utilities - Project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
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%
<b>Total Maintenance Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
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%
<b>Total Other Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
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%
<b>Total Other Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>15,307</b>	<b>6,931</b>	<b>(8,376)</b>	<b>96,513</b>	<b>41,583</b>	<b>(54,930)</b>	<b>116.05%</b>
<b>RETAINED EARNINGS</b>	<b>(15,307)</b>	<b>267</b>		<b>(67,873)</b>	<b>1,600</b>		<b>-82.89%</b>

Housing Authority of the County of Butte  
HOUSING-ALL INCOME STATEMENT  
March 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	50.00% % Used
Dwelling Rent	124,968	132,619	7,651	769,839	795,711	25,872	48.37%
Tenant Charges	11,909	3,333	(8,576)	47,980	20,000	(27,980)	119.95%
Laundry Revenue	0	1,333	1,333	0	8,000	8,000	0.00%
HUD Grant Revenue	252,142	117,947	(134,196)	669,965	707,679	37,714	47.34%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	0	2,300	2,300	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	529	200	(329)	12,292	1,200	(11,092)	512.16%
<b>TOTAL REVENUES</b>	<b>389,548</b>	<b>255,815</b>	<b>(133,733)</b>	<b>1,500,076</b>	<b>1,534,890</b>	<b>34,814</b>	<b>48.87%</b>
Administrative Employee Salaries	54,796	50,480	(4,316)	316,626	302,882	(13,745)	52.27%
Audit Fee	0	267	267	0	1,600	1,600	0.00%
Advertising & Marketing	0	750	750	0	4,500	4,500	0.00%
Admin Fringe Benefits & Taxes	22,241	26,906	4,665	111,956	161,436	49,480	34.67%
Office Expenses	980	5,000	4,020	2,170	30,000	27,830	3.62%
Legal Expenses	107	1,250	1,144	15,327	7,500	(7,827)	102.18%
Travel	0	235	235	3,788	1,413	(2,375)	134.07%
Allocated Overhead	25,485	25,485	(0)	152,913	152,913	(0)	50.00%
Other Admin Expenses	2,096	4,870	2,774	30,292	29,221	(1,072)	51.83%
<b>Total Operating Admin Costs</b>	<b>105,705</b>	<b>115,244</b>	<b>9,539</b>	<b>633,072</b>	<b>691,463</b>	<b>58,391</b>	<b>45.78%</b>
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	719	719	0	4,313	4,313	0.00%
<b>Total Tenant Services</b>	<b>0</b>	<b>719</b>	<b>719</b>	<b>0</b>	<b>4,313</b>	<b>4,313</b>	<b>0.00%</b>
Water	506	10,833	10,327	50,899	65,000	14,101	39.15%
Electricity	2,214	2,417	203	9,463	14,500	5,037	32.63%
Gas	1,440	500	(940)	4,823	3,000	(1,823)	80.39%
Sewer	3,721	10,108	6,387	96,342	60,650	(35,692)	79.42%
<b>Total Utilities - Project</b>	<b>7,881</b>	<b>23,858</b>	<b>15,977</b>	<b>161,527</b>	<b>143,150</b>	<b>(18,377)</b>	<b>56.42%</b>
Maintenance Salaries	42,332	30,044	(12,288)	235,029	180,264	(54,765)	65.19%
Maintenance Materials	6,680	10,417	3,737	76,238	62,500	(13,738)	60.99%
Maintenance Contract Costs	25,307	27,429	2,121	135,763	164,573	28,810	41.25%
Maintenance Fringe Benefits	6,089	16,825	10,735	28,877	100,948	72,071	14.30%
<b>Total Maintenance Costs</b>	<b>80,408</b>	<b>84,714</b>	<b>4,306</b>	<b>475,908</b>	<b>508,285</b>	<b>32,377</b>	<b>46.82%</b>
Protective Services	2,700	2,333	(367)	16,261	14,000	(2,261)	58.07%
Insurance-Liability/Property/Auto	0	16,021	16,021	0	96,125	96,125	0.00%
Other General Expenses	0	250	250	907	1,500	593	30.25%
PILOT	0	9,375	9,375	1,184	56,250	55,066	1.05%
Bad Debt - Tenant	0	4,167	4,167	0	25,000	25,000	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
<b>Total Other Operating Expenses</b>	<b>2,700</b>	<b>32,146</b>	<b>29,446</b>	<b>18,353</b>	<b>192,875</b>	<b>174,522</b>	<b>4.76%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,689	0	(1,689)	9,286	0	(9,286)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>1,689</b>	<b>0</b>	<b>(1,689)</b>	<b>9,286</b>	<b>0</b>	<b>(9,286)</b>	<b>0.00%</b>
<b>TOTAL EXPENSES</b>	<b>198,383</b>	<b>256,681</b>	<b>58,298</b>	<b>1,298,145</b>	<b>1,540,085</b>	<b>241,940</b>	<b>42.15%</b>
<b>RETAINED EARNINGS</b>	<b>191,165</b>	<b>(866)</b>		<b>201,931</b>	<b>(5,195)</b>		<b>-1943.51%</b>

Housing Authority of the County of Butte  
CAPITAL FUNDS INCOME STATEMENT  
March 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	50.00% % 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	1,613,614	571,889	(1,041,725)	141.08%
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%
<b>TOTAL REVENUES</b>	<b>0</b>	<b>95,315</b>	<b>95,315</b>	<b>1,613,614</b>	<b>571,889</b>	<b>(1,041,725)</b>	<b>141.08%</b>
Administrative Employee Salaries	6,204	6,708	504	41,643	40,248	(1,395)	51.73%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	1,656	3,575	1,919	8,544	21,452	12,908	19.91%
Office Expenses	0	333	333	0	2,000	2,000	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	94	94	0	563	563	0.00%
Allocated Overhead	1,144	1,144	0	6,864	6,865	1	0.00%
Other Admin Expenses	0	208	208	51	1,250	1,199	0.00%
<b>Total Operating Admin Costs</b>	<b>9,005</b>	<b>12,063</b>	<b>3,058</b>	<b>57,102</b>	<b>72,377</b>	<b>15,275</b>	<b>39.45%</b>
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%
<b>Total Tenant Services</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
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%
<b>Total Utilities - Project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
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	22,701	0	(22,701)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
<b>Total Maintenance Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22,701</b>	<b>0</b>	<b>(22,701)</b>	<b>0.00%</b>
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%
<b>Total Other Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
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%
<b>Total Other Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>TOTAL EXPENSES</b>	<b>9,005</b>	<b>12,063</b>	<b>3,058</b>	<b>79,803</b>	<b>72,377</b>	<b>(7,426)</b>	<b>55.13%</b>
<b>RETAINED EARNINGS</b>	<b>(9,005)</b>	<b>83,252</b>		<b>1,533,810</b>	<b>499,512</b>		<b>153.53%</b>

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM  
CALENDAR YEAR 2024**

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	725,447	826,372	926,141										1,551,819
BEG. INVESTED IN CAPITAL ASSETS	0	0	0										0
HUD ADMIN FEE REVENUE	191,764	202,704	191,764										394,468
FRAUD RECOVERY	3,146	1,322	1,829										4,468
INTEREST INCOME / GAIN or LOSS INV	0	0	0										0
DEPRECIATION (reduces Capital Assets)	0	0	0										0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0										0
ADMINISTRATIVE EXPENDITURES	-93,985	-104,257	-119,497										-198,242
ENDING ADMIN RESERVE BALANCE	826,372	926,141	1,000,237	0	0	0	0	0	0	0	0	0	1,752,513
<i>YTD Change in Admin.</i>	<i>100,925</i>	<i>200,694</i>	<i>274,790</i>										<i>1,027,066</i>
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	270,415	462,010	466,372										732,425
HUD HAP REVENUE	1,844,147	1,687,444	1,712,199										3,531,591
FRAUD RECOVERY	3,146	1,322	1,829										4,468
FSS FORFEITURES	0	0	0										0
BAD DEBT-HAP	0	0	0										0
HOUSING ASSISTANCE PAYMENTS	-1,655,698	-1,684,404	-1,748,463										-3,340,102
ENDING HAP RESERVE BALANCE	462,010	466,372	431,937	0	0	0	0	0	0	0	0	0	928,382
<i>YTD Change in HAP</i>	<i>191,595</i>	<i>195,957</i>	<i>161,522</i>										<i>657,967</i>
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)	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	19,856,667
HAP EXPENDITURES (Current Month)	1,749,683	1,788,661	1,867,960	0	0	0	0	0	0	0	0	0	5,406,304
CY 2024 HAP BUDGET UTILIZATION	106%	108%	113%	0%	0%	0%	0%	0%	0%	0%	0%	0%	27%
BUDGET AVAILABLE (YTD)	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	21,511,389
TOTAL HAP EXPENDITURES (YTD)	1,749,683	1,788,661	1,867,960	0	0	0	0	0	0	0	0	0	5,406,304
BUDGET REMAINING (YTD)	(94,961)	(133,939)	(213,238)										16,105,085
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	2,214	2,216	2,265										6,695
UNIT MONTH'S AVAILABLE	2,254	2,254	2,254										6,762
OVER or (UNDER) LEASED	-40	-38	11										-67
CY 2024 VOUCHER UTILIZATION	98%	98%	100%										99%
CY 2023 VOUCHER UTILIZATION	95%	97%	96%										98%
CY 2024 AVERAGE HAP	790	807	825										808
CY 2023 AVERAGE HAP	695	707	713										756



**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
SECTION 8 EMERGENCY HOUSING CHOICE VOUCHER PROGRAM  
CALENDAR YEAR 2024**

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	343,285	342,139	343,486										685,424
BEG. INVESTED IN CAPITAL ASSETS	0	0	0										0
HUD EHV ADMIN FEE REVENUE	10,404	10,404	11,656										20,808
ADMINISTRATIVE EXPENDITURES	-11,550	-9,057	-9,599										-20,607
ENDING ADMIN RESERVE BALANCE	342,139	343,486	345,543	0	0	0	0	0	0	0	0	0	685,625
YTD Change in Admin.	-1,146	201	2,258	-343,285	-343,285	-343,285	-343,285	-343,285	-343,285	-343,285	-343,285	-343,285	342,340
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	89,096	121,494	151,463										210,590
HUD EHV HAP REVENUE	130,227	130,226	106,410										260,453
HOUSING ASSISTANCE PAYMENTS	-97,829	-100,257	-97,475										-198,086
ENDING HAP RESERVE BALANCE	121,494	151,463	160,398	0	0	0	0	0	0	0	0	0	272,957
YTD Change in HAP	32,398	62,367	71,302	-89,096	-89,096	-89,096	-89,096	-89,096	-89,096	-89,096	-89,096	-89,096	183,861
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)	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	1,289,428
HAP EXPENDITURES (Current Month)	109,379	109,314	107,074	0	0	0	0	0	0	0	0	0	325,767
CY 2024 EHV HAP BUDGET UTILIZATION	102%	102%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%
BUDGET AVAILABLE (YTD)	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	1,396,880
TOTAL HAP EXPENDITURES (YTD)	109,379	109,314	107,074	0	0	0	0	0	0	0	0	0	325,767
BUDGET REMAINING (YTD)	(1,927)	(1,862)	378	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	1,071,113
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	115	116	116										347
UNIT MONTH'S AVAILABLE	116	116	116	116	116	116	116	116	116	116	116	116	1,392
OVER or (UNDER) LEASED	-1	0	0	-116	-116	-116	-116	-116	-116	-116	-116	-116	-1,045
CY 2024 VOUCHER UTILIZATION	99%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%
CY 2023 VOUCHER UTILIZATION	81%	97%	96%	97%	97%	97%	97%	97%	99%	99%	100%	99%	98%
CY 2024 AVERAGE HAP	951	942	923										939
CY 2023 AVERAGE HAP	906	906	906										

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE**  
**HOUSING CHOICE VOUCHER (SECTION 8)**  
**UTILIZATION SUMMARY REPORT**  
**ROLLING 12 MONTH ANALYSIS**

<b>UNITS LEASED SUMMARY</b>	<b>MAY'24</b>	<b>APR'24</b>	<b>MAR'24</b>	<b>FEB'24</b>	<b>JAN'24</b>	<b>DEC'23</b>	<b>NOV'23</b>	<b>OCT'23</b>	<b>SEP'23</b>	<b>AUG'23</b>	<b>JUL'23</b>	<b>JUN'23</b>
<b>BUTTE</b>												
ACC UNIT MONTHS	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973
CURRENT LEASED	1992	2008	2028	2001	2004	2010	2008	2015	2032	1985	1976	1979
<b>VOUCHER UTILIZATION %</b>	<b>100.96%</b>	<b>101.77%</b>	<b>102.79%</b>	<b>101.42%</b>	<b>101.57%</b>	<b>101.88%</b>	<b>101.77%</b>	<b>102.13%</b>	<b>102.99%</b>	<b>100.61%</b>	<b>100.15%</b>	<b>100.30%</b>
<b>GLENN</b>												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	75	75	73	54	54	55	57	59	59	59	62	61
<b>VOUCHER UTILIZATION %</b>	<b>86.21%</b>	<b>86.21%</b>	<b>83.91%</b>	<b>62.07%</b>	<b>62.07%</b>	<b>63.22%</b>	<b>65.52%</b>	<b>67.82%</b>	<b>67.82%</b>	<b>67.82%</b>	<b>71.26%</b>	<b>70.11%</b>
<b>VASH</b>												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	167	171	163	159	153	150	150	139	135	140	139	140
<b>VOUCHER UTILIZATION %</b>	<b>86.08%</b>	<b>88.14%</b>	<b>84.02%</b>	<b>81.96%</b>	<b>78.87%</b>	<b>77.32%</b>	<b>77.32%</b>	<b>71.65%</b>	<b>69.59%</b>	<b>72.16%</b>	<b>71.65%</b>	<b>72.16%</b>
<b>TOTAL</b>												
ACC UNIT MONTHS	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254
CURRENT LEASED	2234	2254	2264	2214	2211	2215	2215	2213	2226	2184	2177	2180
<b>VOUCHER UTILIZATION %</b>	<b>99.11%</b>	<b>100.00%</b>	<b>100.44%</b>	<b>98.23%</b>	<b>98.09%</b>	<b>98.27%</b>	<b>98.27%</b>	<b>98.18%</b>	<b>98.76%</b>	<b>96.89%</b>	<b>96.58%</b>	<b>96.72%</b>

<b>HAP SUMMARY*</b>	<b>MAY'24</b>	<b>APR'24</b>	<b>MAR'24</b>	<b>FEB'24</b>	<b>JAN'24</b>	<b>DEC'23</b>	<b>NOV'23</b>	<b>OCT'23</b>	<b>SEP'23</b>	<b>AUG'23</b>	<b>JUL'23</b>	<b>JUN'23</b>
ACC BUDGET	\$ 1,753,868	\$ 1,753,868	\$ 1,753,868	\$ 1,753,868	\$ 1,753,868	\$ 1,640,381	\$ 1,640,381	\$ 1,640,381	\$ 1,640,381	\$ 1,640,381	\$ 1,640,381	\$ 1,640,381
ACTUAL HAP	\$ 1,714,942	\$ 1,754,259	\$ 1,753,610	\$ 1,706,806	\$ 1,680,198	\$ 1,643,583	\$ 1,636,571	\$ 1,609,001	\$ 1,600,730	\$ 1,575,273	\$ 1,542,691	\$ 1,499,832
PER UNIT COST	\$ 768	\$ 778	\$ 775	\$ 771	\$ 760	\$ 742	\$ 739	\$ 727	\$ 719	\$ 721	\$ 709	\$ 688
<b>BUDGET UTILIZATION %</b>	<b>97.78%</b>	<b>100.02%</b>	<b>99.99%</b>	<b>97.32%</b>	<b>95.80%</b>	<b>100.20%</b>	<b>99.77%</b>	<b>98.09%</b>	<b>97.58%</b>	<b>96.03%</b>	<b>94.04%</b>	<b>91.43%</b>

<b>ACTIVITY SUMMARY</b>	<b>MAY'24</b>	<b>APR'24</b>	<b>MAR'24</b>	<b>FEB'24</b>	<b>JAN'24</b>	<b>DEC'23</b>	<b>NOV'23</b>	<b>OCT'23</b>	<b>SEP'23</b>	<b>AUG'23</b>	<b>JUL'23</b>	<b>JUN'23</b>
# PORT IN BILLED	1	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	51	54	51	46	46	43	38	37	34	33	33	34
ZERO HAP	13	13	12	16	16	20	17	13	15	15	17	22
UTILITY ASSISTANCE PAYMENTS	116	121	116	111	106	136	125	120	100	100	100	100
NEW ADMISSIONS	**	2	16	67	13	4	19	15	17	54	35	35
INITIAL VOUCHERS SEARCHING	13	17	24	29	33	37	35	38	47	42	99	82
ACTUAL/ESTIMATED EOP	17	13	23	22	12	12	14	16	18	21	17	17
REMAIN ON WAITING LIST	1501	1501	1501	1500	1500	1500	1506	1506	1506	1506	1506	1507

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

\*\*No data.

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
VACANCY REPORT AS OF THE 1ST OF THE MONTH  
2024**

**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
<b># of Units</b>	<b>116*</b>	<b>7</b>	<b>1****</b>	<b>24</b>	<b>20</b>	<b>10</b>	<b>30</b>	<b>31</b>	<b>0 (12)***</b>	<b>18</b>	<b>40</b>	<b>173</b>	<b>%</b>
May-24	13**	0	1****	1	0	0	0	0	12***	1	1	2	98.9%
Apr-24	13**	0	1****	1	1	0	0	0	12***	1	0	2	98.9%
Mar-24	15**	0	1****	1	2	1	1	0	12***	1	0	5	97.1%
Feb-24	14**	0	1****	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%

\* Unit count adjusted by units offline - (18) 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.

\*\*\*\* Laurel Street house donated as of 1/25/2024.

**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	345	%
<b># of Units</b>	<b>50</b>	<b>20</b>	<b>100</b>	<b>60</b>	<b>45</b>	<b>20</b>	<b>50</b>	<b>345</b>	<b>%</b>
May-24	1	2	2	1	3	4	3	16	95.4%
Apr-24	1	2	2	1	2	5	1	14	95.9%
Mar-24	1	2	1	2	2	4	4	16	95.4%
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%

BANYARD MGMT	
Location	Chico Commons
<b># of Units</b>	<b>72</b>
May-24	9
Apr-24	8
Mar-24	6
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

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
<b># of Units</b>	<b>107</b>	<b>32</b>	<b>90</b>	<b>56</b>
May-24	4	1	0	1
Apr-24	4	2	2	1
Mar-24	4	2	2	1
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

## Public Housing

### Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	25 Transfer list	6+	1814	6+	1820	6+
2	2236	3+			712	2+
3	753	2+	688	1+	433	2+
4	275	5+			139	4+
5					36	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	447		340	2
2	275	7			70	
3	45	2	48	6	30	
4	18	4+			11	
5					1	

**MEMO**

Date: May 9, 2024  
To: HACB Board of Commissioners  
From: Taylor Gonzalez, Project Manager  
Subject: Status of HACB Construction Projects

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

**2020A Bond – Activities:**

- \$5,782,089 has been expended to date, representing 61% of the project fund. Expenses include improvements to the six properties identified in the respective Property Condition Reports, and the large scale capital improvement projects listed below.

**Mayer Commons (formerly Kathy Court Apartments), Paradise:**

- Construction is pacing on schedule due to favorable weather conditions, with increased activity now visible on-site.
- The framing subcontractor has reached near completion of the rough framing stage, with only the covered patios remaining to be constructed. Shop fabricated steel columns will soon enter production, which will allow for the rough framing to be completed.
- With completion of off-site utility improvements by PG&E and Paradise Irrigation District, the underground subcontractor finalized installation of on-site underground utilities.
- Proposals have been secured from qualified septic service providers to perform a thorough evaluation of the existing leach field system. This comprehensive assessment will provide us with valuable data regarding the current functionality and condition of the leach field.
- The fourth disbursement of the Town of Paradise CDBG-DR loan funds have been received, while the fifth disbursement is currently pending. A total of \$1,111,966 has been drawn on the \$2,695,318 loan total.
- Final completion is currently slated for April, 2025.



*Aerial photo of construction progress*

*May 9, 2024  
HACB Construction Status Memo  
pg. 1*

**Mayer Commons (formerly Kathy Court Apartments), Paradise: (continued)**



*Installation of the new septic tank*



*Installation of the new septic tank*



*Installation of underground utilities*



*Installation of underground utilities*



*Installation of off-site utilities*



*Rough plumbing installation complete*

May 9, 2024  
HACB Construction Status Memo  
pg. 2

**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.*

- Following revisions, the project plans for walkway renovation have been finalized and submitted to the City of Chico for permitting approval.
- An Invitation for Bid (IFB) was issued in late April. A pre-bid site visit for prospective bidders will be conducted in mid-May and submission of bids is scheduled for the first week of June, 2024.



*Upper level walkway slated for repair*



*Upper level stair landing slated for repair*

**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.



*Pergola slated for replacement*



*Community Building prior to improvements*

*May 9, 2024  
HACB Construction Status Memo  
pg. 3*

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

- The demolition contractor has been secured to remove the improvements on the property. A Notice to Proceed will soon be issued, commencing pre-demolition activities including safe removal of electrical, natural gas and water services. The septic tank is also slated for removal.
- An Article XXXIV measure will be on the November 5<sup>th</sup> election ballot, proposing repeal of the Article. The State Constitution article currently requires voter approval of development of Public Housing. HACB staff will continue collaboration with the City of Oroville to pursue resolution in the event the ballot measure is unsuccessful.



*Project site and structure slated for demolition*

**Farm Labor Housing, Gridley:** *State Water Board Backup Generator Funding Program*

- The HACB's application was accepted and the Rural Community Assistance Corporation (RCAC) has been assigned to administer the project with support for procurement, planning and design, and installation of a new standby generator.
- Following the execution of the MOU between RCAC and the HACB, project planning and design activities have commenced.
- Pace Engineering, Inc. of Redding has been retained by RCAC to perform the planning and design aspects of the project.
- The project is expected to be completed within a timeframe of 14 to 24 months, contingent on potential procurement delays.



*May 9, 2024  
HACB Construction Status Memo  
pg. 4*

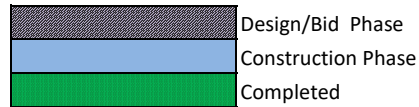


*FLH Wellhead*

**12 Month HACB Construction Project Schedule - May 2024**

		Budgeted Amount	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25
<b>Evanswood Estates, Oroville</b>														
	Exterior Modernization	\$3,371,940	█											
<b>Lincoln Apartments, Chico</b>														
	Stair and Second Floor Walkway Repair Project	\$530,683	█	█	█	█								
<b>Park Place Apartments, Oroville</b>														
	Community Building Renovation and Site Improvements	\$649,038	█	█	█	█	█	█	█					
<b>Kathy Court Apartments, Paradise</b>														
	Replacement Project	\$6,738,294	█	█	█	█	█	█	█	█	█	█	█	█
<b>2131 Fogg Avenue, Oroville</b>														
	Design Development and Construction Drawings	\$450,000	█	█	█	█	█	█	█	█	█	█	█	█
	Seek Funding and Grant Application Preparation	\$50,000	█	█	█	█	█	█	█	█	█	█	█	█
	Demolish Existing Vacant Single Family Residence	\$50,000	█	█										
<b>Farm Labor Housing, Gridley</b>														
	Well 03 Backup Generator Installation	<i>Grant Funded</i>	█	█	█	█	█	█	█	█	█	█	█	█

**Total next 12 months: \$11,839,955**



## MEMO

Date: May 9, 2024

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: HUD Public Housing - Capital Fund Status Report

As of May 9th the status of HACB HUD Public Housing Capital Fund construction activity follows:

- On May 7th HACB received notice from HUD of its annual Public Housing Capital Improvement Fund grant award. The 2024 award amount is \$1,156,572. The grant will support ongoing efforts to address the capital needs of the 345 Public Housing units sited in Chico, Oroville, Gridley and Biggs.
- Winston Gardens Apts, Oroville (Public Housing Project 43-10) Security Improvements - Access Control and Video Surveillance Systems. In March a contract was signed with Gaynor Technologies to design, purchase, install, and maintain access control and video surveillance systems at Winston Gardens. Gaynor Technologies will coordinate plans with HMR Architects and the General Contractor hired to construct the ACS infrastructure, fencing and lighting in Summer 2024.
- Public Housing – Roof Replacement Project (43-14, 43-15) The work includes reroofing of (70) Public Housing units and ancillary structures in Oroville (not including Winston Gardens). Above Board Construction and Roofing (ABC Roofing) has completed installation of 44 of the unit roofs, including 44 shed roofs at the Hammon Park and Oro Dam properties.
- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; one unit has been completed during the FY 2024; 154 of 232 Public Housing units have been completed overall. The work is being accomplished at unit turnover.

Planning work is ongoing regarding additional roofing, AC and Water Heater, exterior painting, and kitchen and bath replacements. The Public Housing Resident Advisory Board has met, and Capital Fund budgets and associated agency plan documents are being prepared for Board approval in June.

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

May 9, 2024  
HUD Public Housing Capital Fund Report  
pg. 1

**Capital Fund 2021, Funding Amount \$917,518.00 to be expended by February 22, 2025**

This Capital Fund is 99.55% obligated and 99.50% expended.

- **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 - complete
- **Tree Trim and Removal Project** – Trimmed 294 trees and removed 12 trees - complete
- **Community Room Improvements** – Winston Gardens (43-10), Community Room accessibility and water distribution improvements, 100% complete.

**Capital Fund 2022, Funding Amount \$1,117,056.00 to be expended by May 11, 2026**

This Capital Fund is 96.56% obligated and 56.97% expended.

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **HVAC Replacement Chico** – Replace 35 HVAC unit which reached the end of their useful life. 100% complete
- **Roof Replacements** – Replace 70 roofs at 43-14 and 43-15 in Oroville. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in progress.
- **Architect Services** – HMR to design plans for Safety and Security Improvements at Winston Gardens, in progress.

**Capital Fund 2023, Funding Amount \$1,147,379.00 to be expended by May 11, 2026**

This Capital Fund is 12% obligated and 0% expended.

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Paint Trim** - at 43-14 and 43-15 in Oroville
- **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 \$225,639.00 to be expended by September 17, 2025**

This Capital Fund is 43.46% obligated and 1.05% 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
- **Access Control System** – Install vehicle and pedestrian gates at Winston Gardens

Housing Authority of the County of Butte

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 5/9/2024	11,554.00	45,668.00	5,000.00	91,336.00	1,702,316.18	1,855,874.18	
	CF-21, CF-22, CF-23, CF23E Funding							
100	Reserved Budget	11,554.00					11,554.00	
1406	Operations		45,668.00				45,668.00	
1408	Management Improvements			5,000.00			5,000.00	
1410	Administration				91,336.00		91,336.00	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					1,702,316.18	1,702,316.18	
							1,855,874.18	Total

0.00                      0.00                      0.00                      0.00                      0.00                      0.00

**Capital Fund Program - Summary by Capital Fund Project**

Cash Available as of 5/09/2024

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

			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	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account																
	Total Non-CGP Funds																
1	100	Reserved Budget	4,153.00			3,800.00			3,601.00					11,554.00	-	11,554.00	
2	1406	Operations (25% Max)	27,875.00	27,875.00	27,875.00	58,149.00	58,149.00	58,149.00	45,668.00	45,668.00				131,692.00	86,024.00	45,668.00	
3	1408	Management Improvements							5,000.00					5,000.00	-	5,000.00	
4	1410	Administration (10% Max)	91,336.00	91,336.00	91,336.00	111,325.00	111,325.00	111,325.00	91,336.00	91,336.00				293,997.00	202,661.00	91,336.00	
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	794,154.00	794,154.00	793,740.76	943,782.00	909,208.28	466,917.06	1,001,774.00			225,639.00	98,062.59	2,375.00	2,965,349.00	1,263,032.82	1,702,316.18
			917,518.00	913,365.00	912,951.76	1,117,056.00	1,078,682.28	636,391.06	1,147,379.00	137,004.00	-	225,639.00	98,062.59	2,375.00	3,407,592.00	1,551,717.82	1,855,874.18
				99.55%	99.50%		96.56%	56.97%		12%	0%		43.46%	1.05%			

**MEMO**

Date: May 9, 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 May 1st there were a total of (75) occupied units. There was (1) move-in during the month, offset by (1) move-out. A total of (12) concrete block units are vacant and are rent ready. (18) units are deemed uninhabitable, and (10) are offline, waiting for the next phase renovation. All of the remodeled units are currently occupied. **As residents move-out of the old 1930’s-era wooden units the total number of units available for occupancy decreases as they are designated “Uninhabitable” with USDA-RD.** There are no pending unlawful detainers and (2) intent to vacate notices at this time.



*Renovated 1980’s era Concrete Block Housing*

AWI staff continue their marketing efforts. There are (5) applicants in the eligibility process, with two of the applicants nearing approval to move them in this 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 outreaches to local farms and canneries, to improve the Wait List.

AWI has obtained a USDA-RD compliant Market Study, which is being readied for submittal to USDA-RD. The study indicates a lack of farm workers in the area that meet the 514 criteria in order to house them at GFLH. The waiver request would permit occupancy by over-income and/or non-farm labor households, and allow current over-income residents to remain that would make them eligible for housing.

YTD total income comes in at \$636,858 or \$23,843 less than budget. The decrease in overall income is mostly attributed to vacancy loss being \$16,147 more than budget. YTD expenses are \$109,656 less than anticipated at \$549,846. This brought YTD profit to \$85,810 more than budget at \$87,011.

Chavarria's Landscaping continues with landscape upkeep. Gridley Public Works is on track to install their new generator for the sewer lift station, and associated paving of its driveway from the street. Gutter cleaning for all units will be scheduled soon. Staff is seeking estimates to repair the potholes throughout the property, staff have obtained (1) estimate and are seeking a second one. During an inspection of the playground area, staff noted damage to the slide and are seeking estimates to have the slide repaired. Also, it was determined that the swing equipment is very old and no longer has a swing so it will be removed. Maintenance staff recently added a border and some spring flowers to decorate the project sign found on the front lawn near the main entrance to the property.



*Unrenovated 1980's era Concrete-block Unit*

Mi C.A.S.A.'s monthly food distribution will be held on May 14<sup>th</sup>. Mi CASA's Spring Semester is quickly coming to an end, and staff will start planning for Summer School classes. 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. The Mi CASA poster entry in the Elementary category was chosen, and will move on to Regional NAHRO competition in Santa Clara, seeking to move 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.

A violation notice was recently received from the Butte County Division of Environmental Health for failure to collect and report results for required lead and copper testing for 2023. The lead and copper testing need to be sampled and submitted by October 10, 2024 to avoid a citation, and in addition GFLH residents will need to be issued a public notification in regards to this matter. Staff have reached out to Lance Andes, GFLH water service operator, to complete the lead and copper testing.



*State Demonstration "Demo" Housing 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.



*1930's era Wood Frame Units*

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.

Following the execution of the MOU between Rural Community Assistance Corporation (RCAC) and the HACB, project planning and design activities for the Well Backup Generator have commenced. Pace Engineering, Inc. of Redding has been retained by RCAC to perform the planning and design aspects of the project. The project is expected to be completed within a timeframe of 14 to 24 months, contingent on potential procurement delays.

Please find third party property manager AWI's April, 2024 report following.



## Gridley Farm Labor Housing April 2024

Separate Variance Report explaining budget differences and expenditures.

### Updates:

**GFLH** currently has 12 units available for occupancy. One move –in and one move-out during the month of April.

As of the end of April.

- 75 Occupied
- 10 units held for the next phase of rehab
- 18 units deemed uninhabitable
- 12 units available for occupancy

Upcoming Vacancies:

- Unit #MAR832. Currently working on a RA transfer to rehab unit #BO1558.
- Unit #BO1492 Notice to vacate on 05/30.

### **Unit Turns:**

- **Unit#BO1558** New move out. Unit turn in process. Currently working on a RA transfer.
- **ERN857** Unit turn in process. Heavy Turn. Applicant close to an approval.

Staff currently has five applicants on hand, interviews scheduled and two applicants close to an approval.

**Important Note:** As residents move out of the “old wooden units” the total number of units available for occupancy decreases as they are marked uninhabitable with USDA-RD.

Advertising is ongoing via Craigslist, The Publisher, Flyers, Signage, and Resident referrals, move in specials, outreach to ag employers, canneries, etc...The market study has been completed and indicates a lack of farm workers in the area that meet the 514 criteria. AWI is following up with RD on the submission process.

Several May rents payments outstanding as it is early in the month.  
Unit BO1520 – Balance \$1,907.00 Payment plan.

Staff currently has one estimate on hand to repair all the pot holes around the property and waiting for the 2<sup>nd</sup> estimate.

It was national playground safety week this month. During inspection, staff noted a damaged

(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.*

slide and is currently seeking estimates for the repair. In addition the old swing equipment will need to be removed, as there is no swing and it is no longer in use.

The Butte County Division of Environmental Health issued a Violation for failure to collect and report the required results for lead and copper as specified in the California Code of Regulations for the compliance period of 2023. Will need to sample and submit lead and copper result to BCEH by October 10, 2024 to avoid a citation. In addition GFLH is ordered to issue a public notification to our consumers at GFLH.

Staff is continuously exploring new ideas to enhance and beautify the property. Spring is here and the first focus was the complex sign. A border and colorful spring flowers were added.

**BEFORE:**



**AFTER:**



Gridley Farm Labor 645  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 124,844.00	\$ 118,448.00	\$ 6,396.00	\$ 820,550.00	\$ 829,136.00	\$ (8,586.00)
Vacancies	\$ (24,960.00)	\$ (23,142.92)	\$ (1,817.08)	\$ (178,148.00)	\$ (162,000.42)	\$ (16,147.58)
Manager's Unit	(1,307.00)	(1,230.00)	(77.00)	(8,687.00)	(8,610.00)	(77.00)
<b>Total Tenant Rent</b>	<b>\$ 98,577.00</b>	<b>\$ 94,075.08</b>	<b>\$ 4,501.92</b>	<b>\$ 633,715.00</b>	<b>\$ 658,525.58</b>	<b>\$ (24,810.58)</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 0.00	\$ 216.67	\$ (216.67)	\$ 1,293.30	\$ 1,516.67	\$ (223.37)
Interest Income	141.90	2.50	139.40	743.70	17.50	726.20
Restricted Reserve Interest Incom	19.13	0.00	19.13	152.17	0.00	152.17
Other Tenant Income	0.00	91.67	(91.67)	237.00	641.67	(404.67)
Miscellaneous Income	6.00	0.00	6.00	717.00	0.00	717.00
<b>Other Project Income</b>	<b>\$ 167.03</b>	<b>\$ 310.84</b>	<b>\$ (143.81)</b>	<b>\$ 3,143.17</b>	<b>\$ 2,175.84</b>	<b>\$ 967.33</b>
<b>Total Project Income</b>	<b>\$ 98,744.03</b>	<b>\$ 94,385.92</b>	<b>\$ 4,358.11</b>	<b>\$ 636,858.17</b>	<b>\$ 660,701.42</b>	<b>\$ (23,843.25)</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Fr Page 2)	\$ 22,902.11	\$ 35,903.18	\$ (13,001.07)	\$ 170,836.46	\$ 251,322.18	\$ (80,485.72)
Utilities (From Pg 2)	8,765.89	10,841.09	(2,075.20)	65,761.81	75,887.59	(10,125.78)
Administrative (From Pg 2)	15,181.17	15,386.92	(205.75)	102,211.90	107,708.42	(5,496.52)
Taxes & Insurance (From Pg 2)	10,134.90	8,510.25	1,624.65	70,944.28	59,571.75	11,372.53
Other Taxes & Insurance (Fr Page	1,517.17	5,356.07	(3,838.90)	20,998.05	37,492.57	(16,494.52)
Other Project Expenses	1,523.23	2,158.26	(635.03)	6,681.47	15,107.76	(8,426.29)
<b>Total O&amp;M Expenses</b>	<b>\$ 60,024.47</b>	<b>\$ 78,155.77</b>	<b>\$ (18,131.30)</b>	<b>\$ 437,433.97</b>	<b>\$ 547,090.27</b>	<b>\$ (109,656.30)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$ .38	\$ 87,912.72	\$ 87,910.08	\$ 2.64
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 4,375.00	\$ 4,375.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	20,125.00	20,125.00	0.00
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 16,058.96</b>	<b>\$ 16,058.58</b>	<b>\$ .38</b>	<b>\$ 112,412.72</b>	<b>\$ 112,410.08</b>	<b>\$ 2.64</b>
<b>Total Project Expenses</b>	<b>\$ 76,083.43</b>	<b>\$ 94,214.35</b>	<b>\$ (18,130.92)</b>	<b>\$ 549,846.69</b>	<b>\$ 659,500.35</b>	<b>\$ (109,653.66)</b>
<b>Net Profit (Loss)</b>	<b>\$ 22,660.60</b>	<b>\$ 171.57</b>	<b>\$ 22,489.03</b>	<b>\$ 87,011.48</b>	<b>\$ 1,201.07</b>	<b>\$ 85,810.41</b>
<b>Other Cash Flow Items:</b>						
Reserve Transfers	\$ (19.13)	\$ 0.00	\$ (19.13)	\$ 1,347.83	\$ 0.00	\$ 1,347.83
T & I Transfers	(9,889.55)	0.00	(9,889.55)	65,078.06	0.00	65,078.06
Operating-MMKT-FFB*	(84.85)	0.00	(84.85)	(100,456.22)	0.00	(100,456.22)
Tenants Security Deposits - FLH	0.00	0.00	0.00	1,046.00	0.00	1,046.00

Gridley Farm Labor 645  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Authorized Reserve - Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ (1,500.00)	\$ 0.00	\$ (1,500.00)
Tenant Receivables	(38,604.04)	0.00	(38,604.04)	(33,888.04)	0.00	(33,888.04)
Other Receivables	6,801.82	0.00	6,801.82	(51,803.90)	0.00	(51,803.90)
Rental Assistance	(47,414.00)	0.00	(47,414.00)	(48,532.00)	0.00	(48,532.00)
Accounts Payable - Trade	8,970.56	0.00	8,970.56	4,895.01	0.00	4,895.01
Accrued Sewer Fees	2,469.58	0.00	2,469.58	13,375.63	0.00	13,375.63
Accrued Property Taxes	2,500.00	0.00	2,500.00	9,875.36	0.00	9,875.36
Accrued Property Taxes	1,499.75	0.00	1,499.75	(7,498.75)	0.00	(7,498.75)
Accrued Local Administration Fee	625.00	0.00	625.00	4,375.00	0.00	4,375.00
<b>Total Other Cash Flow Items</b>	<b>\$ (73,144.86)</b>	<b>\$ 0.00</b>	<b>\$ (73,144.86)</b>	<b>\$ (143,686.02)</b>	<b>\$ 0.00</b>	<b>\$ (143,686.02)</b>
<b>Net Operating Cash Change</b>	<b>\$ (50,484.26)</b>	<b>\$ 171.57</b>	<b>\$ (50,655.83)</b>	<b>\$ (56,674.54)</b>	<b>\$ 1,201.07</b>	<b>\$ (57,875.61)</b>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 88,989.56	\$ 112,286.06	\$ 23,296.50
Operating-MMKT-FFB*	0.00	100,456.22	100,456.22
Cash - FLH Operating Acct TCB	17,980.00	17,980.00	0.00
Cash - FLH Operating Acct-Umpq	198,926.00	198,926.00	0.00
Cash - FLH Operating	33,108.00	33,108.00	0.00
Tax & Insurance - FFB	192,911.66	39,942.23	(152,969.43)
Tax & Insurance - MMKT - FFB*	(74.62)	87,816.75	87,891.37
RD Reserves - FFB	44,307.73	63,084.90	18,777.17
Cash - FLH Construction-Umpq	56,717.00	56,717.00	0.00
Cash - FLH Security Deposits-TCB	46,135.00	46,135.00	0.00
Cash - FLH Reserves-TCB	364,191.00	364,191.00	0.00
<b>Payables &amp; Receivables:</b>			
Accounts Payable - Trade	14,179.50	19,074.51	4,895.01
Rents Receivable - Current Tenants	(2,683.65)	31,212.39	33,896.04
Allowance for Doubtful Accounts	(60.00)	(60.00)	0.00
Other Tenant Charges Receivable	10.00	2.00	(8.00)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Maintenance &amp; Operating Expenses:</b>						
Maintenance Payroll	\$ 5,456.07	\$ 6,820.92	\$ (1,364.85)	\$ 50,944.04	\$ 47,746.42	\$ 3,197.62
Janitorial/Cleaning Supplies	33.96	79.75	(45.79)	1,424.81	558.25	866.56
Plumbing Repairs	370.00	832.92	(462.92)	1,255.00	5,830.42	(4,575.42)
Painting & Decorating	317.12	199.42	117.70	1,503.83	1,395.92	107.91
Repairs & Maintenance - Supply	1,072.78	1,532.33	(459.55)	8,866.03	10,726.33	(1,860.30)
Repairs & Maintenance - Contract	3,833.38	2,252.92	1,580.46	6,037.38	15,770.42	(9,733.04)

Gridley Farm Labor 645  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Grounds Maintenance	\$ 8,200.00	\$ 8,000.00	\$ 200.00	\$ 57,728.34	\$ 56,000.00	\$ 1,728.34
Pest Control Service	(245.00)	249.42	(494.42)	1,225.00	1,745.92	(520.92)
Fire/Alarm Services	949.60	1,588.50	(638.90)	949.60	11,119.50	(10,169.90)
Security Service	1,999.20	0.00	1,999.20	12,449.76	0.00	12,449.76
Capital Improvements - Other	0.00	11,983.33	(11,983.33)	18,772.00	83,883.33	(65,111.33)
Capital Improvements - Flooring	0.00	975.00	(975.00)	1,829.52	6,825.00	(4,995.48)
Capital Improvements - Appliance	0.00	697.25	(697.25)	5,273.13	4,880.75	392.38
Capital Improvements - HVAC Repl	0.00	250.00	(250.00)	556.70	1,750.00	(1,193.30)
Capital Improvements - Water Heat	0.00	142.50	(142.50)	0.00	997.50	(997.50)
Carpet Cleaning	0.00	25.08	(25.08)	0.00	175.58	(175.58)
HVAC Repairs	915.00	53.42	861.58	1,889.00	373.92	1,515.08
Cable Service	0.00	178.75	(178.75)	0.00	1,251.25	(1,251.25)
Tenant Services	0.00	41.67	(41.67)	132.32	291.67	(159.35)
<b>Total Maint. &amp; Operating Exp.</b>	<b>\$ 22,902.11</b>	<b>\$ 35,903.18</b>	<b>\$ (13,001.07)</b>	<b>\$ 170,836.46</b>	<b>\$ 251,322.18</b>	<b>\$ (80,485.72)</b>
<b>Utilities:</b>						
Electricity	\$ 3,512.97	\$ 2,666.67	\$ 846.30	\$ 18,597.89	\$ 18,666.67	\$ (68.78)
Water	0.00	2,916.67	(2,916.67)	15,023.78	20,416.67	(5,392.89)
Sewer	2,469.58	2,174.42	295.16	13,375.63	15,220.92	(1,845.29)
Heating Fuel/Other	464.50	583.33	(118.83)	2,843.57	4,083.33	(1,239.76)
Garbage & Trash Removal	2,318.84	2,500.00	(181.16)	15,920.94	17,500.00	(1,579.06)
<b>Total Utilities</b>	<b>\$ 8,765.89</b>	<b>\$ 10,841.09</b>	<b>\$ (2,075.20)</b>	<b>\$ 65,761.81</b>	<b>\$ 75,887.59</b>	<b>\$ (10,125.78)</b>
<b>Administrative:</b>						
Manager's Salary	\$ 7,124.50	\$ 7,713.58	\$ (589.08)	\$ 46,132.36	\$ 53,995.08	\$ (7,862.72)
Management Fees	7,390.00	6,715.00	675.00	48,520.00	47,005.00	1,515.00
Bad Debt Expense	0.00	0.00	0.00	1,870.50	0.00	1,870.50
Auditing	666.67	666.67	0.00	4,666.69	4,666.67	.02
Legal	0.00	291.67	(291.67)	73.75	2,041.67	(1,967.92)
Other Administrative Expenses	0.00	0.00	0.00	948.60	0.00	948.60
<b>Total Administrative Expense</b>	<b>\$ 15,181.17</b>	<b>\$ 15,386.92</b>	<b>\$ (205.75)</b>	<b>\$ 102,211.90</b>	<b>\$ 107,708.42</b>	<b>\$ (5,496.52)</b>
<b>Taxes &amp; Insurance Reserve For:</b>						
Real Estate Taxes	\$ 1,499.75	\$ 1,493.33	\$ 6.42	\$ 10,498.25	\$ 10,453.33	\$ 44.92
Special Assessments	2,500.00	2,117.50	382.50	17,500.00	14,822.50	2,677.50
Property Insurance	6,135.15	4,899.42	1,235.73	42,946.03	34,295.92	8,650.11
<b>Total Taxes &amp; Insurance Expense</b>	<b>\$ 10,134.90</b>	<b>\$ 8,510.25</b>	<b>\$ 1,624.65</b>	<b>\$ 70,944.28</b>	<b>\$ 59,571.75</b>	<b>\$ 11,372.53</b>
<b>Other Taxes &amp; Insurance:</b>						
Payroll Taxes	\$ 954.24	\$ 1,270.58	\$ (316.34)	\$ 8,788.20	\$ 8,894.08	\$ (105.88)
Other Taxes, Fees & Permits	0.00	116.33	(116.33)	8,272.81	814.33	7,458.48
Bond Premiums	0.00	15.00	(15.00)	0.00	105.00	(105.00)
Worker's Compensation Insurance	506.92	1,075.83	(568.91)	3,783.57	7,530.83	(3,747.26)
Personnel Medical Insurance	56.01	2,878.33	(2,822.32)	153.47	20,148.33	(19,994.86)

Gridley Farm Labor 645  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Total Other Taxes & Insurance	\$ 1,517.17	\$ 5,356.07	\$ (3,838.90)	\$ 20,998.05	\$ 37,492.57	\$ (16,494.52)
Other Project Expenses						
Telephone & Answering Service	\$ 63.60	\$ 314.67	\$ (251.07)	\$ 580.06	\$ 2,202.67	\$ (1,622.61)
Internet Service	389.62	135.33	254.29	2,658.14	947.33	1,710.81
Advertising	0.00	375.00	(375.00)	68.17	2,625.00	(2,556.83)
Water/Coffee Service	8.67	0.00	8.67	56.72	0.00	56.72
Office Supplies & Expense	619.25	504.42	114.83	1,284.74	3,530.92	(2,246.18)
Postage	0.00	41.75	(41.75)	120.40	292.25	(171.85)
Toner/Copier Expense	0.00	27.75	(27.75)	159.17	194.25	(35.08)
Office Furniture & Equipment Expe	0.00	0.00	0.00	377.04	0.00	377.04
Travel & Promotion	20.25	611.92	(591.67)	227.75	4,283.42	(4,055.67)
Training Expense	421.84	104.17	317.67	946.17	729.17	217.00
Credit Checking	0.00	13.42	(13.42)	180.62	93.92	86.70
Employee Meals	0.00	29.83	(29.83)	22.49	208.83	(186.34)
Total Other Project Expenses	\$ 1,523.23	\$ 2,158.26	\$ (635.03)	\$ 6,681.47	\$ 15,107.76	\$ (8,426.29)
Lease Up Expenses						
Total Lease Up Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$ .38	\$ 87,912.72	\$ 87,910.08	\$ 2.64
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 4,375.00	\$ 4,375.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	20,125.00	20,125.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$ .38	\$ 112,412.72	\$ 112,410.08	\$ 2.64
Total Expenses	<u>\$ 76,083.43</u>	<u>\$ 94,214.35</u>	<u>\$ (18,130.92)</u>	<u>\$ 549,846.69</u>	<u>\$ 659,500.35</u>	<u>\$ (109,653.66)</u>
Authorized Reserve - Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,500.00	\$ 0.00	\$ 1,500.00
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,500.00	\$ 0.00	\$ 1,500.00



Date: May 9, 2024

MEMO

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)

*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 Arrowhead Management's financials for Gridley Springs II.*

**Alamont Apartments, Chico** (30 units, family, RSC) – There was zero (0) vacancy as of the first of May. All rents were collected for the month with the exception of one household, owing partial rent of \$50. Total YTD income is \$5,464 more than budget, at \$215,514. Total expenses are \$22,551 less than anticipated, bringing the NOI to \$28,015 more than budget, at \$151,701. Property roofing and HVAC replacements are complete, as well as select deck reconstructions, all paid thru 2020A Bond proceeds.



*Alamont Apartments, 811 West East Avenue, Chico*

**Cordillera/Cameo Apartments, Chico** (20 units, family, RSC) - The property has zero (0) vacancy as of May 1<sup>st</sup>. RSC reviews unpaid rents in their monthly narrative following, including four units, explained in detail. Total YTD income is below budget at \$119,872, due to vacancy loss being \$5,396 more than anticipated. Total YTD Operating Expenses are higher than budget by \$11,669 due to the increased turnover and maintenance expenses. NOI comes to \$45,053, or \$12,578 less than budget.



*Cordillera Apartments, Cameo Way, Chico*

**Evanswood Estates Apartments, Oroville** (31 units, family, RSC) – There were no (0) vacancies as of the first of May. One household owes a small amount of rent, which management is collecting; all other rents were fully collected for the month. Total income YTD is \$4,119 than anticipated, at \$273,983. Total Operating Expenses are \$10,974 more than budget, at \$152,505. YTD NOI is \$6,855 less than budget, at \$121,477. Renting, maintenance, turnover, and utility Expenses all came in higher YTD, resulting in the decreased NOI, as compared to budget.

**Evanswood Estates Apartments, Oroville 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 \$2,179 more than budget, at \$12,963.



*Evanswood Estates, Table Mountain Boulevard, Oroville - new exteriors.*



*Lincoln Apartments, 474 East 12<sup>th</sup> Street, Chico*

**Lincoln Apartments, Chico** (18 units, family, RSC) – Lincoln Apartments had one (1) vacancy as of the first of the month; all rents were collected. Total YTD income is ahead of budget by \$1,707, at \$104,009. Total YTD Expenses are over budget by \$1,686, bringing YTD NOI slightly ahead of budget at \$54,806. Additional bond-funded improvements have been completed, including electrical service panel and window replacements. The remaining items to be renovated, including exterior accessibility, stair, railing, and second level deck resurfacing improvements, are in process for completion in 2024. The improvements will not require relocation of households living on the second level of the property during renovation activity.

**Locust Apartments, Chico** (10 units, family, RSC) – The property has zero (0) vacancy as of May 1<sup>st</sup>. All households paid rent for the month with the exception of one unit, owing a small balance. Total income YTD is ahead of budget by \$144, at \$54,741. Total Expenses are lower than budget by \$7,894, so NOI came in higher than budget by \$8,038, at \$33,468. The majority of bond-funded capital improvements are complete, with replacement of water heaters, range hoods, and GFCI outlets installed.



*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 one (1) vacancy. All rents were paid, with the exception of four units, owing small balances. Total YTD Income is higher than budget by \$5,401 at \$199,353. Expenses are higher than budget due to turnover cost associated with the four units previously turned over. Utility, Turnover, and Maintenance expenses were higher than anticipated YTD, bringing NOI to \$12,070 less than budget, at \$94,989. 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 - work is anticipated for late in 2024.

### **Other-Owned Properties**

**Gridley Springs II, Gridley** (24 units, Family, Arrowhead Housing) The property has one (1) vacancy as of May 1<sup>st</sup>. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing, with ending and starting balances confirmed. Annual tree trimming is also being scheduled. YTD income is down compared to budget, though rent increases will be implemented consistent with release of the annual Area Medium Income (AMI) schedules, upon which rents are structured. The actual budgeted amount will increase as the rent increases go in effect. Expenses YTD are lower than anticipated, \$9,141 below budget, at \$93,374, bringing YTD NOI to \$14,002, or \$16,816 less than anticipated. Again, the total YTD Income is skewed on the budget due to rental increases yet to be incorporated, thus affecting the property's budgeted NOI at present. Please find Arrowhead's short narrative, following.



*Gridley Springs Apartments II, 210 Ford Avenue, Gridley*

**Mayer Commons (Kathy Court Apartments), Paradise** (12 units, family, RSC) – The general contractor, Modern Construction, has completed the building pad, on-site and under-slab utilities, framing is substantially complete, and electrical, mechanical, and plumbing work are well underway. The building is scheduled for completion September 2024.

**2131 Fogg Ave, Oroville** (SFH, HACB) – The single-family house is vacant. A contractor has been secured to complete the removal, scheduled to be completed in May.



May 2, 2024

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

RE: April 2024 HACB Monthly Financial Package

Dear Mr. Mayer:

Below is a summary of the April 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** – 100% at the end of April. There were no new move ins or move outs during the month.
- **Rent Collection** –
  - ✓ Unit #10 has a small outstanding April rent balance of \$18.00.
  - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director  
Chico, California

- **Expense Variances –**
  - ✓ Administrative expenses included the yearly subscriptions for the NVPOA and the CAA.
  - ✓ Overall expenses were in line with the budget.

### Alamont Apartments

#### Monthly Highlights:

- **Occupancy –** 100% at the end of April. The tenant in unit #29 moved out on April 30<sup>th</sup>.
- **Rent Collection –**
  - ✓ Unit #12 has a late fee balance for April of \$50.00.
  - ✓ All other tenants paid in full.
- **Expense Variances –**
  - ✓ Administrative expenses included the yearly subscriptions for the NVPOA and the CAA.
  - ✓ Water expenses were over budget by \$185.60. We are monitoring usage as overall consumption is more than 2023.
  - ✓ Overall expenses were in line with the budget.
- **Capital Expenses –**
  - ✓ Included the fabrication and installation of a new pool gate to comply with Butte County requirements.
- The monthly owner distribution for April was \$9,118.09.

### Cordillera/Cameo Drive Apartments

#### Monthly Highlights:

- **Occupancy –** 100% as of the end of April. There was a new move in for unit #45-3 on April 26<sup>th</sup>.
- **Rent Collection**
  - ✓ Unit #37-1 has a small balance of \$58.56 for PG&E billing.
  - ✓ Unit #37-4 has an NSF fee of \$25.00 owing.
  - ✓ Unit #45-1 has an outstanding balance of \$1,126.50. We are working with the resident to collect this balance.

Mr. Ed Mayer, Executive Director  
Chico, California

- ✓ Unit #49-1 has an outstanding balance of \$87.73 which they are making additional payments each month per our payment plan with them.
  - ✓ All other tenants paid in full.
- **Expense Variances**
    - ✓ Utility expenses were lower as the gas costs were well below budget.
    - ✓ Turnover expenses were much higher due to the work being done in units #45-3 and #49-4 to make them rent ready. Repairs included new baseboards and repairing a bathroom water leak in unit 45-3, re-keying both units, replacing ceiling fans and window blinds.
    - ✓ Maintenance expenses were higher due to labor costs for repairs in several units following our annual inspection along with repairs to the chain-link fence along the north property line. This fence is regularly vandalized by individuals using the bike path.
  - **Capital Expenses –**
    - ✓ There was a complete interior paint in unit #45-3.

### Evanswood Estates Apartments

#### Monthly Highlights:

- **Occupancy** – 100% at the end of April, as there were no new move ins or move outs.
- **Rent Collection**
  - ✓ Unit #5 owes for a balance of \$30.00 for April's rent.
  - ✓ All other tenants paid in full.
- **Expense Variances**
  - ✓ Administrative and Utility expenses near or below budget for the month.
  - ✓ There were no turnover expenses in April, however, year to date turnover costs are \$3,639.93 over budget.
  - ✓ Maintenance expenses were higher, as there were general repairs needed in several units following our annual inspections. Additionally, the water heater in unit #24 failed resulting in some water damaged drywall and flooring.
- **Capital Improvements**
  - ✓ Carpeting was repaired in units #24,40,61.
  - ✓ New LVT and carpeting was installed in unit #4, as part of the Capital Bond Project.
- The monthly owner distribution for April was \$4,364.03.



Mr. Ed Mayer, Executive Director  
Chico, California

### Evanswood #21, #25, and #33

#### Monthly Highlights

- **Occupancy** – 100% at the end of April. There were no move-outs or move-ins during the month.
- **Rent Collection** – 100% of rent was collected.
- **Expense Variances**
  - ✓ Maintenance expenses were higher due to all of the smoke detectors and CO2 alarms being replaced in unit #33.

The monthly owner distribution for April was \$1,910.77.

### Kathy Court Apartments

**Monthly Highlights:** Operating expenses were in line with the budget for the month.

### Lincoln Apartments

#### Monthly Highlights:

- **Resident Manager** – We hired a new resident manager, Adriana Marquez. She will start on May 10<sup>th</sup>.
- **Occupancy** – 90.07% as of the end of April. We are actively marketing unit #18
- **Rent Collection**
  - ✓ All of the tenants paid in full.
- **Expense Variances** – Operating expenses were in line with the budget for the month.
- **Capital Improvements** –
  - ✓ A new water heater was installed in unit #17.
  - ✓ New kitchen countertops were installed in unit #18.

Mr. Ed Mayer, Executive Director  
Chico, California

### **Park Place Apartments**

#### **Monthly Highlights:**

- **Occupancy** – 97.50% as of the end of April, as unit #6 moved out in April.
- **Rent Collection**
  - ✓ Unit #16 has an outstanding balance for April rent of \$196.04.
  - ✓ Units #17, #19 and #28 all had small outstanding balances for April rent.
  - ✓ All other tenants paid in full.
- **Expense Variances** –
  - ✓ Renting, Administrative, Utility and Turnover expenses overall were under budget for the month.
  - ✓ Maintenance expenses were higher as all of the filters in the complex were replaced, and the labor costs were higher due to general repairs being done in several different units following our annual inspection.
- **Capital Improvements** –
  - ✓ The tub surround was replaced in unit #3, as was the sheetrock behind the surround.
- There was no owner distribution. Owner distributions will resume following completion of capital projects.

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 = Apr 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENTAL INCOME</b>				
Rents - Potential	31,724.00	101.86	221,327.00	102.70
Manager Unit	-1,113.00	-3.57	-7,685.00	-3.57
Vacancy Loss	0.00	0.00	-1,755.98	-0.81
<b>TOTAL RENTAL INCOME</b>	<b>30,611.00</b>	<b>98.29</b>	<b>211,886.02</b>	<b>98.32</b>
<b>NET RENTAL INCOME</b>	<b>30,611.00</b>	<b>98.29</b>	<b>211,886.02</b>	<b>98.32</b>
<b>SERVICE INCOME</b>				
Late Charges	100.00	0.32	225.00	0.10
Cleaning	0.00	0.00	320.00	0.15
Laundry Income	431.74	1.39	3,049.56	1.42
Application Fees	0.00	0.00	29.99	0.01
Interest - General Savings	0.36	0.00	2.31	0.00
Interest - General Checking	0.26	0.00	1.67	0.00
<b>TOTAL SERVICE INCOME</b>	<b>532.36</b>	<b>1.71</b>	<b>3,628.53</b>	<b>1.68</b>
<b>TOTAL INCOME</b>	<b>31,143.36</b>	<b>100.00</b>	<b>215,514.55</b>	<b>100.00</b>
<b>PROJECT EXPENSES</b>				
<b>RENTING EXPENSES</b>				
Advertising	64.50	0.21	516.00	0.24
Forms/Office Supplies	248.20	0.80	674.27	0.31
<b>TOTAL RENTING EXPENSES</b>	<b>312.70</b>	<b>1.00</b>	<b>1,190.27</b>	<b>0.55</b>
<b>ADMINISTRATIVE EXPENSES</b>				
Bad Debt Expense	0.00	0.00	-114.36	-0.05
Collection Fees	40.02	0.13	80.04	0.04
Credit Reports	0.00	0.00	60.00	0.03
Resident Manager Expense	289.55	0.93	2,560.49	1.19
Management Fee	1,712.88	5.50	11,853.30	5.50
Miscellaneous	30.00	0.10	50.00	0.02
Cellular	57.03	0.18	373.92	0.17
Internet	112.06	0.36	784.42	0.36
Asset Management Fee	300.00	0.96	2,100.00	0.97
Employee Education	10.00	0.03	10.00	0.00
License and Permits	53.69	0.17	310.83	0.14
Professional Dues/Subscriptions	345.89	1.11	663.89	0.31
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>2,951.12</b>	<b>9.48</b>	<b>18,732.53</b>	<b>8.69</b>
<b>UTILITY EXPENSES</b>				
Electricity	870.45	2.80	5,942.28	2.76
Exterminator	80.00	0.26	1,060.00	0.49
Garbage/Trash	251.89	0.81	1,880.56	0.87
Water	795.60	2.55	5,573.49	2.59
Sewer	614.67	1.97	4,302.69	2.00
<b>TOTAL UTILITY EXPENSES</b>	<b>2,612.61</b>	<b>8.39</b>	<b>18,759.02</b>	<b>8.70</b>
<b>APARTMENT TURNOVER EXPENSES</b>				
T/O Carpet Cleaning	0.00	0.00	335.00	0.16
T/O Interior Repairs - Labor	0.00	0.00	1,422.24	0.66
T/O Interior Repairs - Materials	0.00	0.00	693.11	0.32
<b>TOTAL APARTMENT T/O EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>2,450.35</b>	<b>1.14</b>
<b>MAINTENANCE EXPENSES</b>				
Landscape Maintenance - Contract	745.00	2.39	5,215.00	2.42
Landscape Maintenance - Other	0.00	0.00	352.50	0.16
On-Site Ground Staff	72.00	0.23	630.00	0.29
On-Site Cleaning Staff	108.00	0.35	1,024.00	0.48
Repairs - Labor	1,057.78	3.40	4,235.57	1.97
On-Site Maintenance Staff	47.97	0.15	47.97	0.02
Repairs - Materials	0.00	0.00	766.24	0.36

**Cash Flow Statement**

Period = Apr 2024

Book = Accrual ; Tree = hacb-cf

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
Pool Maintenance	348.00	1.12	3,063.25	1.42
Service - Appliances	170.78	0.55	729.37	0.34
Service - HVAC	0.00	0.00	716.02	0.33
Exterior Lighting Repairs	0.00	0.00	76.00	0.04
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>2,549.53</b>	<b>8.19</b>	<b>16,855.92</b>	<b>7.82</b>
<b>TAX and INSURANCE EXPENSE</b>				
Insurance	832.11	2.67	5,824.77	2.70
<b>TOTAL TAX and INSURANCE EXPENSE</b>	<b>832.11</b>	<b>2.67</b>	<b>5,824.77</b>	<b>2.70</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>9,258.07</b>	<b>29.73</b>	<b>63,812.86</b>	<b>29.61</b>
<b>NET OPERATING INCOME</b>	<b>21,885.29</b>	<b>70.27</b>	<b>151,701.69</b>	<b>70.39</b>
<b>CAPITAL IMPROVEMENTS</b>				
Interior Paint	0.00	0.00	1,508.88	0.70
Fencing/Gates	2,365.00	7.59	2,365.00	1.10
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>2,365.00</b>	<b>7.59</b>	<b>3,873.88</b>	<b>1.80</b>
<b>FINANCIAL EXPENSES</b>				
Note - Principle and Interest	8,817.00	28.31	61,719.00	28.64
Capital Repl Resv Fund	750.00	2.41	5,250.00	2.44
<b>TOTAL FINANCIAL EXPENSES</b>	<b>9,567.00</b>	<b>30.72</b>	<b>66,969.00</b>	<b>31.07</b>
<b>TOTAL CAP IMPV &amp; FIN EXPENSE</b>	<b>11,932.00</b>	<b>38.31</b>	<b>70,842.88</b>	<b>32.87</b>
<b>NET INCOME</b>	<b>9,953.29</b>	<b>31.96</b>	<b>80,858.81</b>	<b>37.52</b>
<b>ADJUSTMENTS</b>				
Capital Repl Res	750.00	2.41	5,250.00	2.44
Debt Service Reserve	8,817.00	28.31	61,719.00	28.64
Account Receivable	217.05	0.70	73.36	0.03
Prepaid Expense	832.11	2.67	-4,160.55	-1.93
Security Deposit Collected	0.00	0.00	350.00	0.16
Prepaid Rent	116.00	0.37	338.24	0.16
Owner Withdrawal	-9,118.09	-29.28	-137,329.47	-63.72
<b>TOTAL ADJUSTMENTS</b>	<b>1,614.07</b>	<b>5.18</b>	<b>-73,759.42</b>	<b>-34.22</b>
<b>CASH FLOW</b>	<b>11,567.36</b>	<b>37.14</b>	<b>7,099.39</b>	<b>3.29</b>
<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Cash - General Checking	5,000.00	5,000.00	0.00	
Cash - General Savings	6,971.83	8,972.19	2,000.36	
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	
<b>Total Cash</b>	<b>28,021.83</b>	<b>39,589.19</b>	<b>11,567.36</b>	
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Cash - General Checking	1,499.36	5,000.00	3,500.64	
Cash - General Savings	2,969.88	8,972.19	6,002.31	
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	
<b>Total Cash</b>	<b>32,809.13</b>	<b>39,589.19</b>	<b>6,780.06</b>	

**Balance Sheet**

Period = Apr 2024

Book = Accrual ; Tree = hacb\_bs

**Current Balance**

	<b>Current Balance</b>
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
<b>CASH</b>	
Cash - General Checking	5,000.00
Cash - General Savings	8,972.19
Cash - Deposit Savings	11,000.00
Cash - Financial Resv.	14,567.00
Petty Cash	50.00
<b>TOTAL CASH</b>	<b>39,589.19</b>
Accounts Receivable	-64.36
Prepaid Expense	4,160.55
<b>TOTAL CURRENT ASSETS</b>	<b>43,685.38</b>
<b>TOTAL ASSETS</b>	<b>43,685.38</b>
<b>LIABILITIES and EQUITY</b>	
<b>LIABILITIES</b>	
Security Deposit Collected	24,150.00
Accounts Payable	395.67
Prepaid Rent Liability	823.84
Capital Replacement Reserve	25,500.00
Debt Service Reserve	233,981.11
<b>TOTAL LIABILITIES</b>	<b>284,850.62</b>
<b>EQUITY</b>	
Owner Withdrawal	-712,329.47
Reserve Acct Withdrawal	64,887.89
Net Income	314,365.03
Prior Year Earnings	91,911.31
<b>TOTAL EQUITY</b>	<b>-241,165.24</b>
<b>TOTAL LIABILITIES and EQUITY</b>	<b>43,685.38</b>

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	30,111	31,074	31,143						
VARIANCE	5,531	3,354	-2,190	3,456	3,059	3,910	1,297						18,415

	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	-980	-95	0						
VARIANCE	2,863	471	0	-77	-98	787	985						4,931

	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	0	-50	0						
VARIANCE	-743	-2,329	-2,833	1,061	0	-50	-4,041						-8,934

	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	9,047	8,252	9,258						
VARIANCE	-946	-609	-9,688	-644	1,889	-598	-15,093						-25,689

	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	21,064	22,822	21,885						
VARIANCE	6,476	3,963	7,497	4,100	1,170	4,507	16,390						44,104

# Cash Flow Statement

Period = Apr 2024

Book = Accrual : Tree = habb-0f

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENTAL INCOME</b>				
Rents - Potential	18,827.00	103.97	130,654.00	108.99
Manager Unit	-1,095.00	-6.05	-7,485.00	-6.24
Vacancy Loss	-808.30	-4.46	-8,846.24	-7.38
<b>TOTAL RENTAL INCOME</b>	<b>16,923.70</b>	<b>93.46</b>	<b>114,322.76</b>	<b>95.37</b>
<b>NET RENTAL INCOME</b>	<b>16,923.70</b>	<b>93.46</b>	<b>114,322.76</b>	<b>95.37</b>
<b>SERVICE INCOME</b>				
Late Charges	0.00	0.00	100.00	0.08
Cleaning	0.00	0.00	801.54	0.67
Repairs and Maintenance	0.00	0.00	1,817.96	1.52
Laundry Income	0.00	0.00	1,222.46	1.02
Application Fees	60.00	0.33	480.00	0.40
Miscellaneous	1,126.50	6.22	1,126.50	0.94
Interest - General Savings	-2.69	-0.01	-0.16	0.00
Interest - General Checking	0.11	0.00	1.09	0.00
<b>TOTAL SERVICE INCOME</b>	<b>1,183.92</b>	<b>6.54</b>	<b>5,549.39</b>	<b>4.63</b>
<b>TOTAL INCOME</b>	<b>18,107.62</b>	<b>100.00</b>	<b>119,872.15</b>	<b>100.00</b>
<b>PROJECT EXPENSES</b>				
<b>RENTING EXPENSES</b>				
Advertising	48.00	0.27	288.00	0.24
Forms/Office Supplies	67.75	0.37	458.90	0.38
<b>TOTAL RENTING EXPENSES</b>	<b>115.75</b>	<b>0.64</b>	<b>746.90</b>	<b>0.62</b>
<b>ADMINISTRATIVE EXPENSES</b>				
Bad Debt Expense	0.00	0.00	2,371.75	1.98
Credit Reports	60.00	0.33	210.00	0.18
Resident Manager Expense	577.87	3.19	3,272.49	2.73
Resident Manager Bonus	0.00	0.00	300.00	0.25
Management Fee	995.92	5.50	6,606.69	5.51
Miscellaneous	15.00	0.08	163.14	0.14
Telephone	91.70	0.51	633.14	0.53
Internet	71.95	0.40	503.65	0.42
Asset Management Fee	200.00	1.10	1,400.00	1.17
Employee Education	10.00	0.06	10.00	0.01
License and Permits	53.69	0.30	958.83	0.80
Professional Dues/Subscriptions	230.59	1.27	442.59	0.37
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>2,306.72</b>	<b>12.74</b>	<b>16,872.28</b>	<b>14.08</b>
<b>UTILITY EXPENSES</b>				
Electricity	198.99	1.10	1,410.71	1.18
Gas	497.72	2.75	3,606.20	3.01
Exterminator	70.00	0.39	490.00	0.41
Garbage/Trash	817.92	4.52	5,725.44	4.78
Water	355.52	1.96	3,381.25	2.82
Sewer	412.59	2.28	2,888.13	2.41
Security - Private	0.00	0.00	136.50	0.11
<b>TOTAL UTILITY EXPENSES</b>	<b>2,352.74</b>	<b>12.99</b>	<b>17,638.23</b>	<b>14.71</b>
<b>APARTMENT TURNOVER EXPENSES</b>				
T/O Apt Cleaning	0.00	0.00	410.00	0.34
T/O Carpet Cleaning	0.00	0.00	270.00	0.23
T/O Interior Repairs - Labor	5,981.25	33.03	8,678.59	7.24
T/O Interior Repairs - Materials	2,323.13	12.83	3,480.89	2.90
<b>TOTAL APARTMENT T/O EXPENSES</b>	<b>8,304.38</b>	<b>45.86</b>	<b>12,839.48</b>	<b>10.71</b>
<b>MAINTENANCE EXPENSES</b>				
Landscape Maintenance - Contract	820.00	4.53	5,740.00	4.79
On-Site Cleaning Staff	0.00	0.00	140.00	0.12

**Cash Flow Statement**

Period = Apr 2024

Book = Accrual ; Tree = harb-ef

	Period to Date	%	Year to Date	%
Paint - Materials	0.00	0.00	480.79	0.40
Repairs - Labor	5,525.47	30.51	12,185.62	10.17
On-Site Maintenance Staff	63.96	0.35	63.96	0.05
Repairs - Materials	0.00	0.00	812.40	0.68
Service - Appliances	170.68	0.94	412.04	0.34
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>6,580.11</b>	<b>36.34</b>	<b>19,834.81</b>	<b>16.55</b>
<b>TAX and INSURANCE EXPENSE</b>				
Insurance	983.89	5.43	6,887.27	5.75
<b>TOTAL TAX and INSURANCE EXPENSE</b>	<b>983.89</b>	<b>5.43</b>	<b>6,887.27</b>	<b>5.75</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>20,643.59</b>	<b>114.00</b>	<b>74,818.97</b>	<b>62.42</b>
<b>NET OPERATING INCOME</b>	<b>-2,535.97</b>	<b>-14.00</b>	<b>45,053.18</b>	<b>37.58</b>
<b>CAPITAL IMPROVEMENTS</b>				
2020A - Capital Improvements	0.00	0.00	24,967.48	20.83
Countertops/Cabinets	0.00	0.00	5,964.47	4.98
Interior Paint	3,186.90	17.60	10,591.09	8.84
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>3,186.90</b>	<b>17.60</b>	<b>41,523.04</b>	<b>34.64</b>
<b>FINANCIAL EXPENSES</b>				
Note - Interest	10.19	0.06	71.33	0.06
Note - Principle and Interest	5,878.00	32.46	35,268.00	29.42
Capital Repl Resv Fund	500.00	2.76	3,000.00	2.50
2020A - Equity Contributions	0.00	0.00	-24,967.48	-20.83
<b>TOTAL FINANCIAL EXPENSES</b>	<b>6,388.19</b>	<b>35.28</b>	<b>13,371.85</b>	<b>11.16</b>
<b>TOTAL CAP IMPV &amp; FIN EXPENSE</b>	<b>9,575.09</b>	<b>52.88</b>	<b>54,894.89</b>	<b>45.79</b>
<b>NET INCOME</b>	<b>-12,111.06</b>	<b>-66.88</b>	<b>-9,841.71</b>	<b>-8.21</b>
<b>ADJUSTMENTS</b>				
Capital Repl Res	500.00	2.76	3,000.00	2.50
Debt Service Reserve	5,878.00	32.46	35,268.00	29.42
Account Receivable	-3,184.71	-17.59	-1,297.49	-1.08
Prepaid Expense	983.89	5.43	-4,919.50	-4.10
Security Deposit Collected	-300.00	-1.66	-490.00	-0.41
Accounts Payable	-10,321.48	-57.00	-10,321.48	-8.61
Prepaid Rent	213.44	1.18	2,965.79	2.47
Owner Withdrawal	0.00	0.00	-40,883.24	-34.11
Note - Interest	-10.19	-0.06	-71.33	-0.06
<b>TOTAL ADJUSTMENTS</b>	<b>14,422.29</b>	<b>79.65</b>	<b>4,036.37</b>	<b>3.37</b>
<b>CASH FLOW</b>	<b>2,311.23</b>	<b>12.76</b>	<b>-5,805.34</b>	<b>-4.84</b>
<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Cash - General Checking	5,000.00	1,235.92	-3,764.08	
Cash - General Savings	844.00	841.31	-2.69	
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	
<b>Total Cash</b>	<b>18,323.50</b>	<b>20,934.73</b>	<b>2,611.23</b>	
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Cash - General Checking	2,167.44	1,235.92	-931.52	
Cash - General Savings	4,841.47	841.31	-4,000.16	
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	
<b>Total Cash</b>	<b>27,196.41</b>	<b>20,934.73</b>	<b>-6,261.68</b>	



# Balance Sheet

Period = Apr 2024

Book = Accrual ; Tree = hacb\_bs

**Current Balance**

## ASSETS

### CURRENT ASSETS

#### CASH

Cash - General Checking	1,235.92
Cash - General Savings	841.31
Cash - Deposit Savings	7,379.50
Cash - Financial Resv.	11,378.00
Petty Cash	100.00

**TOTAL CASH** 20,934.73

Accounts Receivable 3,622.04

Prepaid Expense 4,919.50

**TOTAL CURRENT ASSETS** 29,476.27

**TOTAL ASSETS** 29,476.27

## LIABILITIES and EQUITY

### LIABILITIES

Security Deposit Collected	14,005.00
Accounts Payable	10,321.48
Prepaid Rent Liability	6,013.98
Note Payable - Loan	12,295.21
Capital Replacement Reserve	16,500.00
Debt Service Reserve	151,627.00

**TOTAL LIABILITIES** 210,762.67

### EQUITY

Owner Withdrawal	-277,893.24
Reserve Acct Withdrawal	48,440.00
Owner Equity	-16,945.76

Net Income 48,636.31

Prior Year Earnings 16,476.29

**TOTAL EQUITY** -181,286.40

**TOTAL LIABILITIES and EQUITY** 29,476.27

**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	16288	16991	18108						
<b>VARIANCE</b>	392	2251	659	-176	-342	-658	619						2,745

	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	-2895	-1514	-808						
<b>VARIANCE</b>	-325	815	-288	-2402	-2895	-1514	-808						-7,418

	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	2544	183	-1742						
<b>VARIANCE</b>	83	-1956	-1391	2332	2201	-1025	-1742						-1,499

	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	12473	8985	20644						
<b>VARIANCE</b>	-399	-60	-2141	5380	5341	812	10036						18,970

	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	3815	8006	-2536						
<b>VARIANCE</b>	790	2311	2799	-5556	-5684	-1469	-9417						-16,226

### Cash Flow Statement

Period = Apr 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENTAL INCOME</b>				
Rents - Potential	40,620.00	102.83	282,775.00	103.21
Manager Unit	-1,390.00	-3.52	-9,730.00	-3.55
Vacancy Loss	0.00	0.00	-6,556.97	-2.39
Pet Rent	170.00	0.43	990.00	0.36
<b>TOTAL RENTAL INCOME</b>	<b>39,400.00</b>	<b>99.74</b>	<b>267,478.03</b>	<b>97.63</b>
<b>NET RENTAL INCOME</b>	<b>39,400.00</b>	<b>99.74</b>	<b>267,478.03</b>	<b>97.63</b>
<b>SERVICE INCOME</b>				
Late Charges	100.00	0.25	450.00	0.16
Cleaning	0.00	0.00	1,405.00	0.51
Repairs and Maintenance	0.00	0.00	3,977.77	1.45
Application Fees	0.00	0.00	120.00	0.04
Miscellaneous	0.00	0.00	547.69	0.20
Interest - General Savings	0.47	0.00	2.78	0.00
Interest - General Checking	0.29	0.00	2.28	0.00
<b>TOTAL SERVICE INCOME</b>	<b>100.76</b>	<b>0.26</b>	<b>6,505.52</b>	<b>2.37</b>
<b>TOTAL INCOME</b>	<b>39,500.76</b>	<b>100.00</b>	<b>273,983.55</b>	<b>100.00</b>
<b>PROJECT EXPENSES</b>				
<b>RENTING EXPENSES</b>				
Advertising	45.00	0.11	315.00	0.12
Forms/Office Supplies	113.49	0.29	1,580.99	0.58
<b>TOTAL RENTING EXPENSES</b>	<b>158.49</b>	<b>0.40</b>	<b>1,895.99</b>	<b>0.69</b>
<b>ADMINISTRATIVE EXPENSES</b>				
Bad Debt Expense	0.00	0.00	3,759.62	1.37
Credit Reports	0.00	0.00	210.00	0.08
Resident Manager Expense	780.08	1.97	6,507.57	2.38
Management Fee	1,975.04	5.00	13,760.14	5.02
Miscellaneous	0.00	0.00	150.00	0.05
Telephone	57.94	0.15	404.66	0.15
Internet	53.50	0.14	374.50	0.14
Computer Service	0.00	0.00	350.00	0.13
Asset Management Fee	270.00	0.68	1,890.00	0.69
H/O Association Dues	5,740.00	14.53	39,340.00	14.36
License and Permits	27.00	0.07	150.00	0.05
Consulting Expense	0.00	0.00	150.00	0.05
Professional Dues/Subscriptions	339.50	0.86	652.17	0.24
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>9,243.06</b>	<b>23.40</b>	<b>67,698.66</b>	<b>24.71</b>
<b>UTILITY EXPENSES</b>				
Electricity	223.08	0.56	302.56	0.11
Gas	29.53	0.07	70.93	0.03
Garbage/Trash	551.04	1.40	3,857.28	1.41
Water	1,301.84	3.30	9,326.72	3.40
Sewer	1,215.48	3.08	8,508.36	3.11
<b>TOTAL UTILITY EXPENSES</b>	<b>3,320.97</b>	<b>8.41</b>	<b>22,065.85</b>	<b>8.05</b>
<b>APARTMENT TURNOVER EXPENSES</b>				
T/O Apt Cleaning	0.00	0.00	900.00	0.33
T/O Carpet Cleaning	0.00	0.00	501.00	0.18
T/O Interior Paint	0.00	0.00	923.48	0.34
T/O Interior Repairs - Labor	0.00	0.00	12,891.99	4.71
T/O Interior Repairs - Materials	0.00	0.00	6,923.46	2.53
<b>TOTAL APARTMENT T/O EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>22,139.93</b>	<b>8.08</b>
<b>MAINTENANCE EXPENSES</b>				
On-Site Ground Staff	0.00	0.00	288.27	0.11
On-Site Cleaning Staff	0.00	0.00	336.00	0.12

### Cash Flow Statement

Period = Apr 2024

Book = Accrual ; Tree = harch-of

	Period to Date	%	Year to Date	%
Paint - Materials	54.88	0.14	998.73	0.36
Repairs - Labor	5,235.68	13.25	21,447.46	7.83
On-Site Maintenance Staff	144.00	0.36	288.00	0.11
Repairs - Materials	85.57	0.22	1,114.34	0.41
Service - Appliances	354.95	0.90	580.73	0.21
Service - HVAC	0.00	0.00	200.20	0.07
Service - Water Heater	0.00	0.00	91.25	0.03
Roof Repairs	0.00	0.00	300.00	0.11
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>5,875.08</b>	<b>14.87</b>	<b>25,644.98</b>	<b>9.36</b>
<b>TAX and INSURANCE EXPENSE</b>				
Insurance	1,810.36	4.58	13,060.47	4.77
<b>TOTAL TAX and INSURANCE EXPENSE</b>	<b>1,810.36</b>	<b>4.58</b>	<b>13,060.47</b>	<b>4.77</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>20,407.96</b>	<b>51.66</b>	<b>152,505.88</b>	<b>55.66</b>
<b>NET OPERATING INCOME</b>	<b>19,092.80</b>	<b>48.34</b>	<b>121,477.67</b>	<b>44.34</b>
<b>CAPITAL IMPROVEMENTS</b>				
2020A - Capital Improvements	7,744.80	19.61	11,193.93	4.09
Carpet	3,422.00	8.66	3,422.00	1.25
Signs	0.00	0.00	2,372.07	0.87
Interior Paint	0.00	0.00	8,739.45	3.19
Garage Doors	0.00	0.00	1,594.88	0.58
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>11,166.80</b>	<b>28.27</b>	<b>27,322.33</b>	<b>9.97</b>
<b>FINANCIAL EXPENSES</b>				
Note - Principle and Interest	8,229.00	20.83	57,603.00	21.02
Capital Repl Resv Fund	700.00	1.77	4,900.00	1.79
2020A - Equity Contributions	-7,744.80	-19.61	-11,193.93	-4.09
<b>TOTAL FINANCIAL EXPENSES</b>	<b>1,184.20</b>	<b>3.00</b>	<b>51,309.07</b>	<b>18.73</b>
<b>TOTAL CAP IMPV &amp; FIN EXPENSE</b>	<b>12,351.00</b>	<b>31.27</b>	<b>78,631.40</b>	<b>28.70</b>
<b>NET INCOME</b>	<b>6,741.80</b>	<b>17.07</b>	<b>42,846.27</b>	<b>15.64</b>
<b>ADJUSTMENTS</b>				
Capital Repl Res	700.00	1.77	4,900.00	1.79
Debt Service Reserve	8,229.00	20.83	57,603.00	21.02
Account Receivable	1,750.00	4.43	3,489.99	1.27
Prepaid Expense	3,025.84	7.66	-155.53	-0.06
Security Deposit Collected	550.00	1.39	930.00	0.34
Prepaid Rent	-2,457.00	-6.22	-11,531.16	-4.21
Owner Withdrawal	-4,364.03	-11.05	-92,080.13	-33.61
<b>TOTAL ADJUSTMENTS</b>	<b>7,433.81</b>	<b>18.82</b>	<b>-36,843.83</b>	<b>-13.45</b>
<b>CASH FLOW</b>	<b>14,175.61</b>	<b>35.89</b>	<b>6,002.44</b>	<b>2.19</b>

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	458.86	5,000.00	4,541.14
Cash - General Savings	6,264.08	6,264.55	0.47
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
<b>Total Cash</b>	<b>28,722.94</b>	<b>42,193.55</b>	<b>13,470.61</b>

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	6,264.55	-10,997.22

### Cash Flow Statement

Period = Apr 2024

Book = Accrual ; Tree = hncb-ef

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
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	
<b>Total Cash</b>	<b>36,741.11</b>	<b>42,193.55</b>	<b>5,452.44</b>	

# Balance Sheet

Period = Apr 2024

Book = Accrual ; Tree = hacb\_bs

**Current Balance**

**ASSETS**

**CURRENT ASSETS**

**CASH**

Cash - General Checking	5,000.00
Cash - General Savings	6,264.55
Cash - Deposit Savings	17,000.00
Cash - Financial Resv.	13,929.00

**TOTAL CASH** 42,193.55

Accounts Receivable -874.99

Prepaid Expense 155.53

**TOTAL CURRENT ASSETS** 41,474.09

**TOTAL ASSETS** 41,474.09

**LIABILITIES and EQUITY**

**LIABILITIES**

Security Deposit Collected 35,785.00

Security Deposit - Pet 2,200.00

Accounts Payable 3,534.45

Prepaid Rent Liability 1,198.03

Capital Replacement Reserve 23,800.00

Debt Service Reserve 335,277.00

**TOTAL LIABILITIES** 401,794.48

**EQUITY**

Owner Withdrawal -646,080.13

Reserve Acct Withdrawal 60,021.00

Net Income 136,082.92

Prior Year Earnings 92,146.26

Prior Year 2,490.44

**TOTAL EQUITY** -360,320.39

**TOTAL LIABILITIES and EQUITY** 41,474.09

**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	40873	39401	39501						
<b>VARIANCE</b>	<b>5058</b>	<b>8124</b>	<b>5013</b>	<b>1586</b>	<b>2092</b>	<b>2200</b>	<b>2155</b>						<b>26228</b>
	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	-1186	0	0						
<b>VARIANCE</b>	<b>1768</b>	<b>2575</b>	<b>1765</b>	<b>-1354</b>	<b>1520</b>	<b>674</b>	<b>-119</b>						<b>6829</b>
	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	-907	1191	850						
<b>VARIANCE</b>	<b>-1840</b>	<b>5722</b>	<b>-8695</b>	<b>1555</b>	<b>-3067</b>	<b>235</b>	<b>900</b>						<b>-5190</b>
	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	19991	33281	20408						
<b>VARIANCE</b>	<b>2990</b>	<b>3778</b>	<b>-5811</b>	<b>-5871</b>	<b>-9234</b>	<b>15337</b>	<b>4207</b>						<b>5396</b>
	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	20881	6120	19093						
<b>VARIANCE</b>	<b>2068</b>	<b>4347</b>	<b>10824</b>	<b>7457</b>	<b>11326</b>	<b>-13137</b>	<b>-2052</b>						<b>20832</b>

### Cash Flow Statement

Period = Apr 2024

Book = Accrual, Tree = hach-cf

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENTAL INCOME</b>				
Rents - Potential	3,491.00	103.44	24,437.00	103.44
Manager Unit	-116.00	-3.44	-812.00	-3.44
<b>TOTAL RENTAL INCOME</b>	<b>3,375.00</b>	<b>100.00</b>	<b>23,625.00</b>	<b>100.00</b>
<b>NET RENTAL INCOME</b>	<b>3,375.00</b>	<b>100.00</b>	<b>23,625.00</b>	<b>100.00</b>
<b>TOTAL INCOME</b>	<b>3,375.00</b>	<b>100.00</b>	<b>23,625.00</b>	<b>100.00</b>
<b>PROJECT EXPENSES</b>				
<b>RENTING EXPENSES</b>				
Forms/Office Supplies	4.95	0.15	34.65	0.15
<b>TOTAL RENTING EXPENSES</b>	<b>4.95</b>	<b>0.15</b>	<b>34.65</b>	<b>0.15</b>
<b>ADMINISTRATIVE EXPENSES</b>				
Resident Manager Expense	66.86	1.98	460.97	1.95
Management Fee	168.75	5.00	1,181.25	5.00
H/O Association Dues	615.00	18.22	4,215.00	17.84
Professional Dues/Subscriptions	9.59	0.28	17.58	0.07
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>860.20</b>	<b>25.49</b>	<b>5,874.80</b>	<b>24.87</b>
<b>UTILITY EXPENSES</b>				
Water	130.42	3.86	948.94	4.02
Sewer	86.82	2.57	1,745.58	7.39
<b>TOTAL UTILITY EXPENSES</b>	<b>217.24</b>	<b>6.44</b>	<b>2,694.52</b>	<b>11.41</b>
<b>MAINTENANCE EXPENSES</b>				
Repairs - Labor	468.66	13.89	1,087.40	4.60
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>468.66</b>	<b>13.89</b>	<b>1,087.40</b>	<b>4.60</b>
<b>TAX and INSURANCE EXPENSE</b>				
Insurance	193.97	5.75	969.85	4.11
<b>TOTAL TAX and INSURANCE EXPENSE</b>	<b>193.97</b>	<b>5.75</b>	<b>969.85</b>	<b>4.11</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,745.02</b>	<b>51.70</b>	<b>10,661.22</b>	<b>45.13</b>
<b>NET OPERATING INCOME</b>	<b>1,629.98</b>	<b>48.30</b>	<b>12,963.78</b>	<b>54.87</b>
<b>CAPITAL IMPROVEMENTS</b>				
2020A - Capital Improvements	0.00	0.00	606.05	2.57
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>606.05</b>	<b>2.57</b>
<b>FINANCIAL EXPENSES</b>				
2020A - Equity Contributions	0.00	0.00	-606.05	-2.57
<b>TOTAL FINANCIAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>-606.05</b>	<b>-2.57</b>
<b>TOTAL CAP IMPV &amp; FIN EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>1,629.98</b>	<b>48.30</b>	<b>12,963.78</b>	<b>54.87</b>
<b>ADJUSTMENTS</b>				
Prepaid Expense	280.79	8.32	-750.02	-3.17
Owner Withdrawal	-1,910.77	-56.62	-12,213.76	-51.70
<b>TOTAL ADJUSTMENTS</b>	<b>-1,629.98</b>	<b>-48.30</b>	<b>-12,963.78</b>	<b>-54.87</b>
<b>CASH FLOW</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Period to Date</b>				
	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
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	
<b>Total Cash</b>	<b>13,900.00</b>	<b>13,900.00</b>	<b>0.00</b>	
<b>Year to Date</b>				
	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Cash - General Checking	5,000.00	5,000.00	0.00	
Cash - General Savings	5,000.00	5,000.00	0.00	



### Cash Flow Statement

Period = Apr 2024

Book = Accrual . Tree = hash-of

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
Cash - Deposit Savings	3,900.00	3,900.00	0.00	
<b>Total Cash</b>	<b>13,900.00</b>	<b>13,900.00</b>	<b>0.00</b>	

### Balance Sheet

Period = Apr 2024

Book = Accrual : Tree = hach\_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

750.02

**TOTAL CURRENT ASSETS**

14,650.02

**TOTAL ASSETS**

14,650.02

**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

-42,957.18

Net Income

55,080.91

Prior Year Earnings

-1,800.00

**TOTAL EQUITY**

10,323.73

**TOTAL LIABILITIES and EQUITY**

14,650.02

# Cash Flow Statement

Period = Apr 2024

Book = Accrual - Tree = hach-cf

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENTAL INCOME</b>				
Rents - Potential	15,548.00	108.77	108,776.00	104.58
Manager Unit	-858.00	-6.00	-6,006.00	-5.77
Vacancy Loss	-785.00	-5.49	-3,458.61	-3.33
<b>TOTAL RENTAL INCOME</b>	<b>13,905.00</b>	<b>97.27</b>	<b>99,311.39</b>	<b>95.48</b>
<b>NET RENTAL INCOME</b>	<b>13,905.00</b>	<b>97.27</b>	<b>99,311.39</b>	<b>95.48</b>
<b>SERVICE INCOME</b>				
Cleaning	0.00	0.00	880.00	0.85
Repairs and Maintenance	0.00	0.00	742.13	0.71
Laundry Income	359.37	2.51	2,941.32	2.83
Application Fees	30.00	0.21	30.00	0.03
Miscellaneous	0.00	0.00	100.00	0.10
Interest - General Savings	0.22	0.00	3.28	0.00
Interest - General Checking	0.13	0.00	1.13	0.00
<b>TOTAL SERVICE INCOME</b>	<b>389.72</b>	<b>2.73</b>	<b>4,697.86</b>	<b>4.52</b>
<b>TOTAL INCOME</b>	<b>14,294.72</b>	<b>100.00</b>	<b>104,009.25</b>	<b>100.00</b>
<b>PROJECT EXPENSES</b>				
<b>RENTING EXPENSES</b>				
Advertising	53.20	0.37	372.40	0.36
Forms/Office Supplies	62.74	0.44	410.45	0.39
<b>TOTAL RENTING EXPENSES</b>	<b>115.94</b>	<b>0.81</b>	<b>782.85</b>	<b>0.75</b>
<b>ADMINISTRATIVE EXPENSES</b>				
Bad Debt Expense	0.00	0.00	1,074.39	1.03
Credit Reports	0.00	0.00	90.00	0.09
Resident Manager Expense	207.04	1.45	1,936.33	1.86
Management Fee	786.21	5.50	5,730.83	5.51
Telephone	40.81	0.29	324.55	0.31
Internet	80.25	0.56	561.75	0.54
Asset Management Fee	224.00	1.57	1,524.00	1.47
Project Fee	0.00	0.00	3,680.75	3.54
Professional Dues/Subscriptions	207.54	1.45	398.34	0.38
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,545.85</b>	<b>10.81</b>	<b>15,320.94</b>	<b>14.73</b>
<b>UTILITY EXPENSES</b>				
Electricity	569.78	3.99	4,352.10	4.18
Gas	-62.38	-0.44	665.12	0.64
Exterminator	155.00	1.08	530.00	0.51
Garbage/Trash	193.94	1.36	1,357.58	1.31
Water	367.01	2.57	2,771.27	2.66
Sewer	392.95	2.75	2,357.70	2.27
<b>TOTAL UTILITY EXPENSES</b>	<b>1,616.30</b>	<b>11.31</b>	<b>12,033.77</b>	<b>11.57</b>
<b>APARTMENT TURNOVER EXPENSES</b>				
T/O Apt Cleaning	0.00	0.00	736.77	0.71
T/O Carpet Cleaning	0.00	0.00	140.00	0.13
T/O Blind Cleaning	0.00	0.00	198.00	0.19
T/O Interior Repairs - Labor	0.00	0.00	1,213.44	1.17
T/O Interior Repairs - Materials	0.00	0.00	828.40	0.80
<b>TOTAL APARTMENT T/O EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>3,116.61</b>	<b>3.00</b>
<b>MAINTENANCE EXPENSES</b>				
Landscape Maintenance - Contract	473.71	3.31	2,390.87	2.30
On-Site Cleaning Staff	0.00	0.00	508.38	0.49
Paint - Materials	0.00	0.00	149.60	0.14
Repairs - Labor	533.45	3.73	3,330.25	3.20
On-Site Maintenance Staff	162.68	1.14	3,402.92	3.27
Repairs - Materials	496.76	3.48	1,877.05	1.80

### Cash Flow Statement

Period = Apr 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
Service - Gutters and Drains	0.00	0.00	950.00	0.91
Service - Appliances	0.00	0.00	151.47	0.15
Service - Equipment	0.00	0.00	92.50	0.09
Service - HVAC	0.00	0.00	155.49	0.15
Service - Water Heater	0.00	0.00	283.18	0.27
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,666.60</b>	<b>11.66</b>	<b>13,291.71</b>	<b>12.78</b>
<b>TAX and INSURANCE EXPENSE</b>				
Insurance	665.26	4.65	4,656.80	4.48
<b>TOTAL TAX and INSURANCE EXPENSE</b>	<b>665.26</b>	<b>4.65</b>	<b>4,656.80</b>	<b>4.48</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>5,609.95</b>	<b>39.24</b>	<b>49,202.68</b>	<b>47.31</b>
<b>NET OPERATING INCOME</b>	<b>8,684.77</b>	<b>60.76</b>	<b>54,806.57</b>	<b>52.69</b>
<b>CAPITAL IMPROVEMENTS</b>				
Building	0.00	0.00	75,048.62	72.16
2020A - Capital Improvements	0.00	0.00	6,726.80	6.47
Water Heaters	1,742.04	12.19	1,742.04	1.67
Blinds	0.00	0.00	875.00	0.84
Countertops/Cabinets	1,110.80	7.77	1,110.80	1.07
Interior Paint	0.00	0.00	3,123.53	3.00
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>2,852.84</b>	<b>19.96</b>	<b>88,626.79</b>	<b>85.21</b>
<b>FINANCIAL EXPENSES</b>				
Note - Principle and Interest	5,290.00	37.01	37,030.00	35.60
Capital Repl Resv Fund	450.00	3.15	3,150.00	3.03
2020A - Equity Contributions	0.00	0.00	-6,726.80	-6.47
<b>TOTAL FINANCIAL EXPENSES</b>	<b>5,740.00</b>	<b>40.15</b>	<b>33,453.20</b>	<b>32.16</b>
<b>TOTAL CAP IMPV &amp; FIN EXPENSE</b>	<b>8,592.84</b>	<b>60.11</b>	<b>122,079.99</b>	<b>117.37</b>
<b>NET INCOME</b>	<b>91.93</b>	<b>0.64</b>	<b>-67,273.42</b>	<b>-64.68</b>
<b>ADJUSTMENTS</b>				
Capital Repl Res	450.00	3.15	3,150.00	3.03
Debt Service Reserve	5,290.00	37.01	37,030.00	35.60
Account Receivable	600.37	4.20	-4.12	0.00
Prepaid Expense	665.26	4.65	-3,326.33	-3.20
Security Deposit Collected	635.00	4.44	-40.00	-0.04
Prepaid Rent	170.50	1.19	478.83	0.46
Owner Withdrawal	0.00	0.00	-5,911.00	-5.68
<b>TOTAL ADJUSTMENTS</b>	<b>7,811.13</b>	<b>54.64</b>	<b>31,377.38</b>	<b>30.17</b>
<b>CASH FLOW</b>	<b>7,903.06</b>	<b>55.29</b>	<b>-35,896.04</b>	<b>-34.51</b>

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	4,113.38	4,865.35	751.97
Cash - General Savings	6,618.39	6,618.61	0.22
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.	5,000.00	10,740.00	5,740.00
Petty Cash	100.00	100.00	0.00
<b>Total Cash</b>	<b>21,531.77</b>	<b>28,023.96</b>	<b>6,492.19</b>

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	11,444.54	4,865.35	-6,579.19
Cash - General Savings	6,615.33	6,618.61	3.28
Cash - Deposit Checking	0.00	0.00	0.00
Cash - Deposit Savings	5,700.00	5,700.00	0.00

### Cash Flow Statement

Period = Apr 2024

Book = Accrual ; Tree = hach-cf

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
Cash - Replacement Reserve-2015	0.00	0.00	0.00	
Cash - Financial Resv.	41,471.00	10,740.00	-30,731.00	
Petty Cash	100.00	100.00	0.00	
<b>Total Cash</b>	<b>65,330.87</b>	<b>28,023.96</b>	<b>-37,306.91</b>	

# Balance Sheet

Period = Apr 2024

Book = Accrual ; Tree = hacc\_bs

	<b>Current Balance</b>
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
<b>CASH</b>	
Cash - General Checking	4,865.35
Cash - General Savings	6,618.61
Cash - Deposit Savings	5,700.00
Cash - Financial Resv.	10,740.00
Petty Cash	100.00
<b>TOTAL CASH</b>	<u>28,023.96</u>
Accounts Receivable	30.00
Prepaid Expense	3,326.33
<b>TOTAL CURRENT ASSETS</b>	<u>31,380.29</u>
<b>TOTAL ASSETS</b>	31,380.29
<b>LIABILITIES and EQUITY</b>	
<b>LIABILITIES</b>	
Security Deposit Collected	11,555.00
Prepaid Rent Liability	1,600.85
Capital Replacement Reserve	15,300.00
Debt Service Reserve	169,533.00
<b>TOTAL LIABILITIES</b>	<u>197,988.85</u>
<b>EQUITY</b>	
Owner Withdrawal	-233,911.00
Reserve Acct Withdrawal	42,031.00
Net Income	-35,352.49
Prior Year Earnings	60,623.93
<b>TOTAL EQUITY</b>	<u>-166,608.56</u>
<b>TOTAL LIABILITIES and EQUITY</b>	31,380.29

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	14275	14754	14295						
<b>VARIANCE</b>	<b>1378</b>	<b>371</b>	<b>2273</b>	<b>1318</b>	<b>562</b>	<b>560</b>	<b>344</b>						<b>6,806</b>
	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	-731	-785	-785						
<b>VARIANCE</b>	<b>0</b>	<b>-420</b>	<b>0</b>	<b>0</b>	<b>-731</b>	<b>-785</b>	<b>-785</b>						<b>-2,721</b>
	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	-723	666	-176						
<b>VARIANCE</b>	<b>-954</b>	<b>-947</b>	<b>569</b>	<b>-517</b>	<b>-741</b>	<b>713</b>	<b>-270</b>						<b>-2,147</b>
	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	9152	7753	5610						
<b>VARIANCE</b>	<b>310</b>	<b>470</b>	<b>2532</b>	<b>-1490</b>	<b>4523</b>	<b>2906</b>	<b>-1100</b>						<b>8,151</b>
	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	5123	7001	8685						
<b>VARIANCE</b>	<b>1068</b>	<b>-99</b>	<b>-260</b>	<b>2809</b>	<b>-3961</b>	<b>-2346</b>	<b>1444</b>						<b>-1,345</b>

**Cash Flow Statement**

Period = Apr 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENTAL INCOME</b>				
Rents - Potential	8,335.00	100.00	55,305.00	101.03
Vacancy Loss	0.00	0.00	-1,178.71	-2.15
<b>TOTAL RENTAL INCOME</b>	<b>8,335.00</b>	<b>100.00</b>	<b>54,126.29</b>	<b>98.88</b>
<b>HOA INCOME ACCOUNTS</b>				
Late Charges	0.00	0.00	100.00	0.18
<b>TOTAL HOA INCOME ACCOUNTS</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>	<b>0.18</b>
<b>NET RENTAL INCOME</b>	<b>8,335.00</b>	<b>100.00</b>	<b>54,226.29</b>	<b>99.06</b>
<b>SERVICE INCOME</b>				
Late Charges	0.00	0.00	150.00	0.27
Laundry Income	0.00	0.00	362.85	0.66
Interest - General Savings	0.17	0.00	1.03	0.00
Interest - General Checking	0.09	0.00	0.88	0.00
<b>TOTAL SERVICE INCOME</b>	<b>0.26</b>	<b>0.00</b>	<b>514.76</b>	<b>0.94</b>
<b>TOTAL INCOME</b>	<b>8,335.26</b>	<b>100.00</b>	<b>54,741.05</b>	<b>100.00</b>
<b>PROJECT EXPENSES</b>				
<b>RENTING EXPENSES</b>				
Advertising	41.50	0.50	290.50	0.53
Forms/Office Supplies	37.09	0.44	224.28	0.41
<b>TOTAL RENTING EXPENSES</b>	<b>78.59</b>	<b>0.94</b>	<b>514.78</b>	<b>0.94</b>
<b>ADMINISTRATIVE EXPENSES</b>				
Bad Debt Expense	0.00	0.00	392.90	0.72
Credit Reports	30.00	0.36	30.00	0.05
Management Fee	541.79	6.50	3,560.12	6.50
Miscellaneous	15.00	0.18	30.00	0.05
Asset Management Fee	100.00	1.20	700.00	1.28
Professional Dues/Subscriptions	115.30	1.38	221.30	0.40
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>802.09</b>	<b>9.62</b>	<b>4,934.32</b>	<b>9.01</b>
<b>UTILITY EXPENSES</b>				
Electricity	71.43	0.86	476.31	0.87
Exterminator	70.00	0.84	490.00	0.90
Garbage/Trash	78.72	0.94	551.04	1.01
Water	129.73	1.56	790.59	1.44
Sewer	208.61	2.50	1,460.27	2.67
<b>TOTAL UTILITY EXPENSES</b>	<b>558.49</b>	<b>6.70</b>	<b>3,768.21</b>	<b>6.88</b>
<b>APARTMENT TURNOVER EXPENSES</b>				
T/O Interior Repairs - Labor	0.00	0.00	1,726.00	3.15
T/O Interior Repairs - Materials	0.00	0.00	674.34	1.23
<b>TOTAL APARTMENT T/O EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>2,400.34</b>	<b>4.38</b>
<b>MAINTENANCE EXPENSES</b>				
Landscape Maintenance - Contract	0.00	0.00	2,730.00	4.99
On-Site Ground Staff	0.00	0.00	144.54	0.26
Grounds Clean-Up	198.34	2.38	810.19	1.48
On-Site Cleaning Staff	0.00	0.00	180.00	0.33
Repairs - Labor	574.72	6.90	3,002.43	5.48
Service - HVAC	175.00	2.10	175.00	0.32
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>948.06</b>	<b>11.37</b>	<b>7,042.16</b>	<b>12.86</b>
<b>TAX and INSURANCE EXPENSE</b>				
Insurance	373.22	4.48	2,612.54	4.77
<b>TOTAL TAX and INSURANCE EXPENSE</b>	<b>373.22</b>	<b>4.48</b>	<b>2,612.54</b>	<b>4.77</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,760.45</b>	<b>33.12</b>	<b>21,272.35</b>	<b>38.86</b>
<b>NET OPERATING INCOME</b>	<b>5,574.81</b>	<b>66.88</b>	<b>33,468.70</b>	<b>61.14</b>
<b>CAPITAL IMPROVEMENTS</b>				
2020A - Capital Improvements	0.00	0.00	16,015.17	29.26



**Cash Flow Statement**

Period = Apr 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
Countertops/Cabinets	0.00	0.00	5,055.13	9.23
Interior Paint	0.00	0.00	2,285.87	4.18
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>23,356.17</b>	<b>42.67</b>
<b>FINANCIAL EXPENSES</b>				
Note - Principle and Interest	2,939.00	35.26	20,573.00	37.58
Capital Repl Resv Fund	250.00	3.00	1,750.00	3.20
2020A - Equity Contributions	0.00	0.00	-16,015.17	-29.26
<b>TOTAL FINANCIAL EXPENSES</b>	<b>3,189.00</b>	<b>38.26</b>	<b>6,307.83</b>	<b>11.52</b>
<b>TOTAL CAP IMPV &amp; FIN EXPENSE</b>	<b>3,189.00</b>	<b>38.26</b>	<b>29,664.00</b>	<b>54.19</b>
<b>NET INCOME</b>	<b>2,385.81</b>	<b>28.62</b>	<b>3,804.70</b>	<b>6.95</b>
<b>ADJUSTMENTS</b>				
Capital Repl Res	250.00	3.00	1,750.00	3.20
Debt Service Reserve	2,939.00	35.26	20,573.00	37.58
Account Receivable	36.00	0.43	69.57	0.13
Prepaid Expense	373.22	4.48	-1,866.10	-3.41
Security Deposit Collected	0.00	0.00	400.00	0.73
Prepaid Rent	-1,040.00	-12.48	76.00	0.14
Owner Withdrawal	0.00	0.00	-27,790.64	-50.77
<b>TOTAL ADJUSTMENTS</b>	<b>2,558.22</b>	<b>30.69</b>	<b>-6,788.17</b>	<b>-12.40</b>
<b>CASH FLOW</b>	<b>4,944.03</b>	<b>59.31</b>	<b>-2,983.47</b>	<b>-5.45</b>

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	2,644.22	4,399.08	1,754.86
Cash - General Savings	4,838.71	4,838.88	0.17
Cash - Deposit Savings	3,625.00	3,625.00	0.00
Cash - Financial Resv.	5,000.00	8,189.00	3,189.00
<b>Total Cash</b>	<b>16,107.93</b>	<b>21,051.96</b>	<b>4,944.03</b>

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	4,908.81	4,399.08	-509.73
Cash - General Savings	6,837.62	4,838.88	-1,998.74
Cash - Deposit Savings	3,625.00	3,625.00	0.00
Cash - Financial Resv.	9,134.00	8,189.00	-945.00
<b>Total Cash</b>	<b>24,505.43</b>	<b>21,051.96</b>	<b>-3,453.47</b>

**Balance Sheet**

Period = Apr 2024

Book = Accrual ; Tree = hacb\_bs

**Current Balance**

<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
<b>CASH</b>	
Cash - General Checking	4,399.08
Cash - General Savings	4,838.88
Cash - Deposit Savings	3,625.00
Cash - Financial Resv.	8,189.00
<b>TOTAL CASH</b>	<b>21,051.96</b>
Accounts Receivable	18.00
Prepaid Expense	1,866.10
<b>TOTAL CURRENT ASSETS</b>	<b>22,936.06</b>
<b>TOTAL ASSETS</b>	<b>22,936.06</b>
<b>LIABILITIES and EQUITY</b>	
<b>LIABILITIES</b>	
Security Deposit Collected	7,650.00
Prepaid Rent Liability	1,365.00
Capital Replacement Reserve	8,500.00
Debt Service Reserve	77,239.00
<b>TOTAL LIABILITIES</b>	<b>94,754.00</b>
<b>EQUITY</b>	
Owner Withdrawal	-159,790.64
Reserve Acct Withdrawal	24,649.00
Net Income	37,018.48
Prior Year Earnings	26,305.22
<b>TOTAL EQUITY</b>	<b>-71,817.94</b>
<b>TOTAL LIABILITIES and EQUITY</b>	<b>22,936.06</b>

**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	7,435	7,895	8,335						54,771
VARIANCE	361	1,442	1,430	922	15	532	890						32,514

	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	-360	-552	0						-1,099
VARIANCE	-50	945	815	375	-360	-552	0						-1,174

	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	424	-424	36						-366
VARIANCE	289	-3,008	-119	1,752	424	-424	-145						1,282

	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	3,279	5,046	2,760						21,149
VARIANCE	249	-3,667	-6,549	-5,272	716	2,699	-362						27,400

	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	4,156	2,849	5,575						33,622
VARIANCE	112	5,109	7,979	6,194	-702	-2,167	1,251						5,114

# Cash Flow Statement

Period = Apr 2024

Book = Accrual . Tree = hach-of

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENTAL INCOME</b>				
Rents - Potential	29,759.00	102.94	206,687.00	103.68
Manager Unit	-745.00	-2.58	-5,140.00	-2.58
Vacancy Loss	-553.67	-1.92	-6,087.16	-3.05
<b>TOTAL RENTAL INCOME</b>	<b>28,460.33</b>	<b>98.44</b>	<b>195,459.84</b>	<b>98.05</b>
<b>NET RENTAL INCOME</b>	<b>28,460.33</b>	<b>98.44</b>	<b>195,459.84</b>	<b>98.05</b>
<b>SERVICE INCOME</b>				
Late Charges	0.00	0.00	30.00	0.02
Cleaning	200.00	0.69	380.00	0.19
Repairs and Maintenance	0.00	0.00	1,394.62	0.70
Laundry Income	248.41	0.86	2,020.95	1.01
Application Fees	0.00	0.00	60.00	0.03
Interest - General Savings	1.33	0.00	6.88	0.00
Interest - General Checking	0.20	0.00	1.58	0.00
<b>TOTAL SERVICE INCOME</b>	<b>449.94</b>	<b>1.56</b>	<b>3,894.03</b>	<b>1.95</b>
<b>TOTAL INCOME</b>	<b>28,910.27</b>	<b>100.00</b>	<b>199,353.87</b>	<b>100.00</b>
<b>PROJECT EXPENSES</b>				
<b>RENTING EXPENSES</b>				
Advertising	71.00	0.25	497.00	0.25
Forms/Office Supplies	118.23	0.41	1,308.75	0.66
Resident Activities	82.75	0.29	497.31	0.25
<b>TOTAL RENTING EXPENSES</b>	<b>271.98</b>	<b>0.94</b>	<b>2,303.06</b>	<b>1.16</b>
<b>ADMINISTRATIVE EXPENSES</b>				
Credit Reports	0.00	0.00	90.00	0.05
Legal - Evictions	0.00	0.00	1,827.55	0.92
Resident Manager Expense	230.52	0.80	3,338.04	1.67
Resident Manager Bonus	0.00	0.00	300.00	0.15
Management Fee	1,445.51	5.00	9,926.18	4.98
Miscellaneous	45.00	0.16	45.00	0.02
Internet	253.22	0.88	1,768.89	0.89
Asset Management Fee	400.00	1.38	2,800.00	1.40
License and Permits	27.00	0.09	150.00	0.08
Consulting Expense	0.00	0.00	150.00	0.08
Professional Dues/Subscriptions	461.19	1.60	885.19	0.44
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>2,862.44</b>	<b>9.90</b>	<b>21,280.85</b>	<b>10.67</b>
<b>UTILITY EXPENSES</b>				
Electricity	426.69	1.48	3,479.24	1.75
Gas	23.55	0.08	1,023.71	0.51
Exterminator	280.00	0.97	2,335.00	1.17
Garbage/Trash	324.16	1.12	2,269.12	1.14
Water	733.25	2.54	5,227.57	2.62
Sewer	1,736.40	6.01	12,154.80	6.10
<b>TOTAL UTILITY EXPENSES</b>	<b>3,524.05</b>	<b>12.19</b>	<b>26,489.44</b>	<b>13.29</b>
<b>APARTMENT TURNOVER EXPENSES</b>				
T/O Apt Cleaning	0.00	0.00	3,037.53	1.52
T/O Carpet Cleaning	0.00	0.00	315.00	0.16
T/O Interior Paint	0.00	0.00	1,789.88	0.90
T/O Interior Repairs - Labor	0.00	0.00	10,630.88	5.33
T/O Interior Repairs - Materials	0.00	0.00	7,140.53	3.58
<b>TOTAL APARTMENT T/O EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>22,913.82</b>	<b>11.49</b>
<b>MAINTENANCE EXPENSES</b>				
Landscape Maintenance - Contract	760.00	2.63	5,215.00	2.62
Landscape Maintenance - Other	0.00	0.00	185.00	0.09
On-Site Ground Staff	0.00	0.00	120.45	0.06

### Cash Flow Statement

Period = Apr 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
On-Site Cleaning Staff	160.00	0.55	1,120.00	0.56
Paint - Materials	0.00	0.00	744.48	0.37
Repairs - Labor	1,967.16	6.80	11,376.25	5.71
On-Site Maintenance Staff	0.00	0.00	685.31	0.34
Repairs - Materials	0.00	0.00	110.39	0.06
Service - Gutters and Drains	0.00	0.00	723.93	0.36
Service - Appliances	0.00	0.00	142.48	0.07
Service - Equipment	0.00	0.00	312.65	0.16
Service - HVAC	907.67	3.14	1,446.67	0.73
Service - Water Heater	0.00	0.00	147.50	0.07
Exterior Lighting Repairs	0.00	0.00	381.45	0.19
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>3,794.83</b>	<b>13.13</b>	<b>22,711.56</b>	<b>11.39</b>
<b>TAX and INSURANCE EXPENSE</b>				
Insurance	1,237.90	4.28	8,665.30	4.35
<b>TOTAL TAX and INSURANCE EXPENSE</b>	<b>1,237.90</b>	<b>4.28</b>	<b>8,665.30</b>	<b>4.35</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>11,691.20</b>	<b>40.44</b>	<b>104,364.03</b>	<b>52.35</b>
<b>NET OPERATING INCOME</b>	<b>17,219.07</b>	<b>59.56</b>	<b>94,989.84</b>	<b>47.65</b>
<b>CAPITAL IMPROVEMENTS</b>				
2020A - Capital Improvements	0.00	0.00	19,354.21	9.71
Tub/Shower Enclosures	2,205.79	7.63	2,205.79	1.11
Linoleum	0.00	0.00	441.51	0.22
Signs	0.00	0.00	736.10	0.37
Hood Vent	0.00	0.00	438.17	0.22
Interior Paint	0.00	0.00	10,359.20	5.20
Sidewalk Repairs	0.00	0.00	2,433.60	1.22
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>2,205.79</b>	<b>7.63</b>	<b>35,968.58</b>	<b>18.04</b>
<b>FINANCIAL EXPENSES</b>				
Note - Principle and Interest	11,756.00	40.66	82,292.00	41.28
Capital Repl Resv Fund	1,000.00	3.46	7,000.00	3.51
2020A - Equity Contributions	0.00	0.00	-19,354.21	-9.71
<b>TOTAL FINANCIAL EXPENSES</b>	<b>12,756.00</b>	<b>44.12</b>	<b>69,937.79</b>	<b>35.08</b>
<b>TOTAL CAP IMPV &amp; FIN EXPENSE</b>	<b>14,961.79</b>	<b>51.75</b>	<b>105,906.37</b>	<b>53.12</b>
<b>NET INCOME</b>	<b>2,257.28</b>	<b>7.81</b>	<b>-10,916.53</b>	<b>-5.48</b>
<b>ADJUSTMENTS</b>				
Capital Repl Res	1,000.00	3.46	7,000.00	3.51
Debt Service Reserve	11,756.00	40.66	82,292.00	41.28
Account Receivable	-40.56	-0.14	2,005.79	1.01
Prepaid Expense	2,974.30	10.29	5,965.30	2.99
Security Deposit Collected	-625.00	-2.16	3,340.00	1.68
Prepaid Rent	26.56	0.09	-1,048.88	-0.53
<b>TOTAL ADJUSTMENTS</b>	<b>15,091.30</b>	<b>52.20</b>	<b>99,554.21</b>	<b>49.94</b>
<b>CASH FLOW</b>	<b>17,348.58</b>	<b>60.01</b>	<b>88,637.68</b>	<b>44.46</b>

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	15,731.13	10,322.38	-5,408.75
Cash - General Savings	4,440.48	14,441.81	10,001.33
Cash - Deposit Savings	10,000.00	10,000.00	0.00
Cash - Financial Resv.	147,157.00	159,913.00	12,756.00
Petty Cash	100.00	100.00	0.00
<b>Total Cash</b>	<b>177,428.61</b>	<b>194,777.19</b>	<b>17,348.58</b>

Year to Date	Beginning Balance	Ending Balance	Difference
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### Cash Flow Statement

Period = Apr 2024

Book = Accrual ; Tree = haccb-cf

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
Cash - General Checking	12,299.72	10,322.38	-1,977.34	
Cash - General Savings	6,934.93	14,441.81	7,506.88	
Cash - Deposit Savings	10,000.00	10,000.00	0.00	
Cash - Financial Resv.	81,621.00	159,913.00	78,292.00	
Petty Cash	100.00	100.00	0.00	
<b>Total Cash</b>	<b>110,955.65</b>	<b>194,777.19</b>	<b>83,821.54</b>	

# Balance Sheet

Period = Apr 2024

Book = Accrual : Tree = hach\_bs

**Current Balance**

**ASSETS**

**CURRENT ASSETS**

**CASH**

Cash - General Checking	10,322.38
Cash - General Savings	14,441.81
Cash - Deposit Savings	10,000.00
Cash - Financial Resv.	159,913.00
Petty Cash	100.00

**TOTAL CASH**

194,777.19

Accounts Receivable

1,945.30

Prepaid Expense

-5,965.30

**TOTAL CURRENT ASSETS**

190,757.19

**TOTAL ASSETS**

190,757.19

**LIABILITIES and EQUITY**

**LIABILITIES**

Security Deposit Collected	24,844.00
Security Deposit - Pet	300.00
Accounts Payable	5,049.21
Prepaid Rent Liability	6,070.31
Capital Replacement Reserve	34,000.00
Debt Service Reserve	295,592.00

**TOTAL LIABILITIES**

365,855.52

**EQUITY**

Owner Withdrawal	-420,000.00
Reserve Acct Withdrawal	95,085.00
Net Income	82,743.38
Prior Year Earnings	71,802.49
Prior Year	4,729.20

**TOTAL EQUITY**

-175,098.33

**TOTAL LIABILITIES and EQUITY**

190,757.19

**PARK PLACE APARTMENTS**

**2023 / 2024 PERFORMANCE REVIEW**

Ala08-09pr.xls

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
<b>TOTAL INCOME 2020/21</b>	23,364	26,994	26,050	23,591	24,587	24,798	24,718	24,674	24,883	24,136	25,133	24,768	<b>297,696</b>
<b>TOTAL INCOME 2021/22</b>	24,337	23,908	24,872	24,782	23,296	26,066	25,168	26,338	25,296	26,668	26,893	27,660	<b>305,285</b>
<b>TOTAL INCOME 2022/23</b>	26,657	26,554	26,249	26,958	27,287	26,824	26,530	27,184	27,403	27,234	27,340	27,091	<b>323,311</b>
<b>TOTAL INCOME 2023/24</b>	27,547	28,403	29,040	27,251	28,552	28,870	28,910						
<b>VARIANCE</b>	<b>890</b>	<b>1,849</b>	<b>2,791</b>	<b>293</b>	<b>1,265</b>	<b>2,047</b>	<b>2,380</b>						<b>11,514</b>

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
<b>2020/21 VACANCY LOSS</b>	43	0	-161	0	-102	-635	0	0	-40	-650	-360	0	<b>-1,904</b>
<b>2021/22 VACANCY LOSS</b>	-575	-1,612	-282	0	-1,740	-68	0	0	-738	0	0	0	<b>-5,014</b>
<b>2022/23 VACANCY LOSS</b>	0	0	-452	0	513	0	-588	-288	0	0	-503	-543	<b>-1,862</b>
<b>2023/24 VACANCY LOSS</b>	-1,762	-632	-750	-2,390	-780	0	-554						
<b>VARIANCE</b>	<b>-1,762</b>	<b>-632</b>	<b>-298</b>	<b>-2,390</b>	<b>-1,293</b>	<b>0</b>	<b>34</b>						<b>-6,341</b>

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
<b>2020/21 UNPAID RENTS</b>	-1,876	1,505	1,290	359	0	239	-182	-1,216	613	106	662	-718	<b>783</b>
<b>2021/22 UNPAID RENTS</b>	1,697	1,176	60	-190	-426	0	0	-1,608	1,725	0	0	0	<b>2,434</b>
<b>2022/23 UNPAID RENTS</b>	15	332	-414	-1,626	309	574	-748	-969	-364	-695	2,686	1,752	<b>852</b>
<b>2023/24 UNPAID RENTS</b>	-120	177	-1,569	1,071	185	-103	104						
<b>VARIANCE</b>	<b>-135</b>	<b>-155</b>	<b>-1,155</b>	<b>2,697</b>	<b>-124</b>	<b>-677</b>	<b>853</b>						<b>1,304</b>

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
<b>2020/21 TOTAL OPER EXP</b>	30,368	7,722	8,178	12,825	14,037	9,150	15	8,283	9,807	7,376	19,987	12,054	<b>139,803</b>
<b>2021/22 TOTAL OPER EXP</b>	9,275	13,239	10,511	9,762	9,086	11,293	9,156	9,455	14,212	9,838	10,518	10,363	<b>126,708</b>
<b>2022/23 TOTAL OPER EXP</b>	7,602	10,116	11,649	14,738	9,315	8,953	10,076	15,388	9,997	10,693	12,681	16,360	<b>137,568</b>
<b>2023/24 TOTAL OPER EXP</b>	23,713	10,840	14,521	20,024	15,378	10,689	11,691						
<b>VARIANCE</b>	<b>16,110</b>	<b>724</b>	<b>2,872</b>	<b>5,286</b>	<b>6,063</b>	<b>1,737</b>	<b>1,615</b>						<b>34,407</b>

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
<b>2020/21 TOTAL NOI</b>	7,003	19,272	17,872	<b>10,766</b>	10,550	15,647	24,703	16,391	15,076	16,760	5,146	12,714	<b>171,900</b>
<b>2021/22 TOTAL NOI</b>	15,062	10,669	14,362	<b>15,020</b>	14,210	14,773	16,012	16,883	11,083	16,830	16,375	17,297	<b>178,577</b>
<b>2022/23 TOTAL NOI</b>	19,055	16,438	14,600	<b>12,221</b>	17,972	17,871	16,454	11,796	17,405	16,540	14,659	10,731	<b>185,743</b>
<b>2023/24 TOTAL NOI</b>	3,834	17,563	14,519	<b>7,228</b>	13,174	18,181	17,219						
<b>VARIANCE</b>	<b>-15,221</b>	<b>1,125</b>	<b>-81</b>	<b>-4,993</b>	<b>-4,798</b>	<b>310</b>	<b>765</b>						<b>-22,893</b>



### Cash Flow Statement

Period = Apr 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
<b>PROJECT EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Management Fee	250.00	0.00	1,750.00	0.00
Asset Management Fee	120.00	0.00	840.00	0.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>370.00</b>	<b>0.00</b>	<b>2,590.00</b>	<b>0.00</b>
<b>UTILITY EXPENSES</b>				
Water	0.00	0.00	131.94	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>131.94</b>	<b>0.00</b>
<b>TAX and INSURANCE EXPENSE</b>				
Insurance	0.00	0.00	66.00	0.00
<b>TOTAL TAX and INSURANCE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>66.00</b>	<b>0.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>370.00</b>	<b>0.00</b>	<b>2,787.94</b>	<b>0.00</b>
<b>NET OPERATING INCOME</b>	<b>-370.00</b>	<b>0.00</b>	<b>-2,787.94</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>-370.00</b>	<b>0.00</b>	<b>-2,787.94</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>				
Funds from Owner	0.00	0.00	5,000.00	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>-370.00</b>	<b>0.00</b>	<b>2,212.06</b>	<b>0.00</b>

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	4,504.02	4,134.02	-370.00
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
<b>Total Cash</b>	<b>4,504.02</b>	<b>4,134.02</b>	<b>-370.00</b>

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	1,921.96	4,134.02	2,212.06
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
<b>Total Cash</b>	<b>1,921.96</b>	<b>4,134.02</b>	<b>2,212.06</b>

# Balance Sheet

Period = Apr 2024

Book = Accrual : Tree = hach\_bs

**Current Balance**

**ASSETS**

**CURRENT ASSETS**

**CASH**

Cash - General Checking

4,134.02

**TOTAL CASH**

4,134.02

**TOTAL CURRENT ASSETS**

4,134.02

**TOTAL ASSETS**

4,134.02

**LIABILITIES and EQUITY**

**LIABILITIES**

Accounts Payable

175.92

**TOTAL LIABILITIES**

175.92

**EQUITY**

Funds from Owner

10,000.00

Net Income

-22,004.86

Prior Year Earnings

15,962.96

**TOTAL EQUITY**

3,958.10

**TOTAL LIABILITIES and EQUITY**

4,134.02



## GRIDLEY SPRINGS

### April 2024

Property Status:

1. GSI has 1 vacant units with 1(one) notice to vacate
2. GSII has 1 vacant units with Zero notices to vacate.
3. GSI: We received the final closeout of the FY23 HCD HOME Audit with no open issues or findings.
4. GSI: We received the audited financials which were successfully submitted to USDA before the 04/01 submission date.
5. Both properties are operating well, and we have no knowledge of any capital needs for either properties for the remainder of FY2024.

Sincerely,

*Mac Upshaw*

Mac Upshaw

# GRIDLEY SPRINGS 2

## Budget Comparison

April 30, 2024

Reporting Book:

ACCRUAL

As of Date:

04/30/2024

Location:

GRIDLEY SPRINGS 2

	Month Ending 04/30/2024			Year to Date 04/30/2024		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Income</b>						
<b>Rental Income</b>						
5120 - Rent Revenue -- Gross Potential	14,822.00	18,800.00	(3,978.00)	105,469.00	131,600.00	(26,131.00)
5121 - Tenant Assistance Payments	1,439.00	0.00	1,439.00	6,496.00	0.00	6,496.00
<b>Total Rental Income</b>	<b>16,261.00</b>	<b>18,800.00</b>	<b>(2,539.00)</b>	<b>111,965.00</b>	<b>131,600.00</b>	<b>(19,635.00)</b>
<b>Vacancy, Losses &amp; Concessions</b>						
5220 - Vacancy Loss - Apartments	(2,044.00)	(376.00)	(1,668.00)	(5,111.00)	(2,632.00)	(2,479.00)
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>(2,044.00)</b>	<b>(376.00)</b>	<b>(1,668.00)</b>	<b>(5,111.00)</b>	<b>(2,632.00)</b>	<b>(2,479.00)</b>
<b>Net Rental Income</b>	<b>14,217.00</b>	<b>18,424.00</b>	<b>(4,207.00)</b>	<b>106,854.00</b>	<b>128,968.00</b>	<b>(22,114.00)</b>
<b>Financial Income</b>						
5410 - Interest Revenue	3.05	0.00	3.05	427.40	0.00	427.40
<b>Total Financial Income</b>	<b>3.05</b>	<b>0.00</b>	<b>3.05</b>	<b>427.40</b>	<b>0.00</b>	<b>427.40</b>
<b>Other Income</b>						
5910 - Laundry Revenue	20.60	83.00	(62.40)	95.88	583.00	(236.12)
5920 - Tenant Charges (Late Fees, Dar	0.00	542.00	(542.00)	0.00	3,792.00	(3,792.00)
<b>Total Other Income</b>	<b>20.60</b>	<b>625.00</b>	<b>(604.40)</b>	<b>95.88</b>	<b>4,375.00</b>	<b>(4,279.12)</b>
<b>Total Income</b>	<b>14,240.65</b>	<b>19,049.00</b>	<b>(4,808.35)</b>	<b>107,377.28</b>	<b>133,343.00</b>	<b>(25,965.72)</b>
<b>Expenses</b>						
<b>Administrative Expenses</b>						
6255 - Credit Check Expense	88.18	0.00	(88.18)	311.27	0.00	(311.27)
6308 - Training	20.88	29.00	8.12	83.52	204.17	32.48
6311 - Office Supplies	0.00	385.00	385.00	627.82	2,697.33	912.18
6315 - Software Expenses	181.05	0.00	(181.05)	2,850.09	0.00	(2,850.09)
6318 - Computer Licenses, Maint (IT se	100.00	0.00	(100.00)	400.00	0.00	(400.00)
6319 - IT Services	0.00	128.00	128.00	384.00	896.00	128.00
6320 - Management Fee Expense	1,035.00	1,080.00	45.00	8,190.00	7,560.00	(3,870.00)
6330 - Manager Salaries	2,108.15	1,875.00	(233.15)	15,992.96	13,125.00	(8,492.96)
6335 - Administrative Fees Expense	129.99	29.00	(100.99)	1,249.99	204.17	(1,133.99)
6340 - Legal Expense - Project	0.00	125.00	125.00	0.00	875.00	500.00
6350 - Audit Expense	0.00	4,200.00	4,200.00	9,000.00	4,200.00	(4,800.00)
6352 - Bank Fees	0.00	0.00	0.00	15.00	0.00	(15.00)
6360 - Telephone Expense	137.03	70.00	(67.03)	564.36	490.00	(284.36)
7004 - Employee Mileage	0.00	0.00	0.00	208.00	0.00	208.00
<b>Total Administrative Expenses</b>	<b>3,800.28</b>	<b>7,921.00</b>	<b>4,120.72</b>	<b>39,877.01</b>	<b>30,251.67</b>	<b>9,625.34</b>

**Marketing Expenses**

6210 - Advertising and Marketing	0.00	21.00	21.00	0.00	145.83	(145.83)
<b>Total Marketing Expenses</b>	<b>0.00</b>	<b>21.00</b>	<b>21.00</b>	<b>0.00</b>	<b>145.83</b>	<b>(145.83)</b>

**Utilities**

6450 - Electricity	75.00	310.00	235.00	2,145.06	2,170.00	(905.06)
6451 - Water	309.00	500.00	191.00	2,361.44	3,500.00	(361.44)
6452 - Gas	0.00	68.00	68.00	379.22	478.33	(107.22)
6453 - Sewer	847.66	820.00	(27.66)	4,909.63	5,740.00	(830.37)
<b>Total Utilities</b>	<b>1,231.66</b>	<b>1,698.00</b>	<b>466.34</b>	<b>9,795.35</b>	<b>11,888.33</b>	<b>(2,092.98)</b>

**Operating & Maintenance Expenses**

6512 - Maintenance Salaries	2,487.75	1,875.00	(612.75)	14,827.21	13,125.00	(7,327.21)
6520 - Contracts - Maint. & Repairs	2,900.00	1,667.00	(1,233.00)	7,671.12	11,667.00	(1,003.12)
6525 - Garbage & Trash Removal	527.65	567.00	39.35	4,668.55	3,966.67	(2,400.55)
6536 - Grounds Supplies	0.00	0.00	0.00	135.44	0.00	(135.44)
6540 - Repair Materials	330.30	2,815.00	2,484.70	3,310.05	19,708.00	7,949.95
6543 - Repairs - Plumbing	0.00	0.00	0.00	1,478.51	0.00	(1,478.51)
6546 - Repairs - HVAC Repairs & Maint	(1,099.00)	500.00	1,599.00	893.87	3,500.00	1,106.13
6561 - Painting Supplies	0.00	0.00	0.00	2,176.36	0.00	2,176.36
<b>Total Operating &amp; Maintenance Expenses</b>	<b>5,146.70</b>	<b>7,424.00</b>	<b>2,277.30</b>	<b>35,161.11</b>	<b>51,966.67</b>	<b>(16,805.56)</b>

**Taxes & Insurance**

6711 - Payroll Taxes	380.90	418.00	37.10	3,150.55	2,927.00	(1,478.55)
6720 - Property & Liability Insurance (H)	0.00	167.00	167.00	0.00	1,167.00	668.00
6722 - Workers Compensation Ins	395.73	297.00	(98.73)	1,862.14	2,077.00	(674.14)
6723 - Health Insurance and Other Emp	837.55	300.00	(537.55)	3,528.18	2,100.00	1,428.18
<b>Total Taxes &amp; Insurance</b>	<b>1,614.18</b>	<b>1,182.00</b>	<b>(432.18)</b>	<b>8,540.87</b>	<b>8,271.00</b>	<b>269.87</b>

<b>Total Operating Expenses</b>	<b>11,792.82</b>	<b>18,246.00</b>	<b>6,453.18</b>	<b>93,374.34</b>	<b>102,523.50</b>	<b>(9,149.16)</b>
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<b>Net Operating Income (Loss)</b>	<b>2,447.83</b>	<b>803.00</b>	<b>1,644.83</b>	<b>14,002.94</b>	<b>30,819.50</b>	<b>(16,816.56)</b>
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**Non-Operating Expenses****Capital Expenditures**

7360 - Exterior Building	0.00	0.00	0.00	1,550.00	0.00	(1,550.00)
7368 - Office Equipment	429.00	0.00	(429.00)	429.00	0.00	(429.00)
7370 - Heating/AC Replacement	0.00	0.00	0.00	22,099.00	0.00	(22,099.00)
7387 - Door/Screen Replacement	0.00	0.00	0.00	195.62	0.00	(195.62)
7390 - Other Capital Expenses	0.00	0.00	0.00	1,200.00	0.00	1,200.00
<b>Total Capital Expenditures</b>	<b>429.00</b>	<b>0.00</b>	<b>(429.00)</b>	<b>25,473.62</b>	<b>0.00</b>	<b>25,473.62</b>

**Debt Services**

6820 - Interest on Mortgage Payable - 1	545.08	0.00	(545.08)	3,270.48	0.00	3,270.48
<b>Total Debt Services</b>	<b>545.08</b>	<b>0.00</b>	<b>(545.08)</b>	<b>3,270.48</b>	<b>0.00</b>	<b>3,270.48</b>

<b>Total Non-Operating Expenses</b>	<b>974.08</b>	<b>0.00</b>	<b>(974.08)</b>	<b>28,744.10</b>	<b>0.00</b>	<b>28,744.10</b>
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<b>Net Income (Loss)</b>	<b>1,473.75</b>	<b>803.00</b>	<b>670.75</b>	<b>(14,741.16)</b>	<b>30,819.50</b>	<b>(45,560.66)</b>
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**MEMO**

Date: May 9, 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 nine (9) vacancies as of the 1<sup>st</sup> of May. The increase in vacancies has been anticipated as households move to new tax-credit subsidized properties. AWI has increased their marketing to address the overall loss. AWI details current turnover status in the monthly narrative following, as well as unpaid rents for the month. The cost for three (3) exterior building balconies (12 total balconies) came in at approximately \$50,000, was scheduled to be completed at the end May but has been delayed due to the weather. The expense to rebuild the balconies will come out of property and operating reserves. An HVAC Preventative Maintenance Program has been completed. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Four coin-op laundry machines were vandalized and are in the process of being repaired and or replaced. AWI is looking into new card-based machines, eliminating the risk presented by coinage. Unfortunately, a new maintenance tech will be hired as the previous one just hired has since resigned. Garbage enclosures improvements are complete. YTD income is up approximately \$6,575 compared to budget, at \$284,672, with total expenses \$20,003 less than budget YTD. Net income is \$26,579 more than budget, at \$51,144. The property is subject to repositioning, involving refinancing, capital improvements, and replacements. Please find AWI’s monthly narrative and financials for your review.



*Chico Commons Apartments, 2071 Amanda Way, Chico*



*Walker Commons Apartments, 678 Buttonwillow Lane, Chico*

**Walker Commons Apartments**, Chico (56 units, LIHTC, Senior & Disabled, MGP: BCAHDC, PM: AWI) – The property had one (1) vacancy as of May 1<sup>st</sup>, AWI is working on processing applications. There is one 30-day notice to vacate, due to the household being admitted to the hospital. The new maintenance technician, Gregory Ramirez, and new on-site manager Miriam Sainz, are settling into their new roles. Repair of the neighboring back fence has been completed, with the cost being split with the commercial office next door. The resident garden area is prepared for the season’s resident gardening. Residents and staff have continued to partner to create monthly activities supporting all residents. YTD income is higher than budget by approximately \$18,677 with overall expenses lower than anticipated by \$35,337, bringing the property’s Net Profit to \$54,014 more than budget, at \$62,431. Please find the AWI monthly owners report following. 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 - Community Room Building*



*1200 Park Avenue - Street Entry*

**1200 Park Avenue Apartments**, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI) – There are four (4) vacancies as of this date. AWI reviews the turnover and market ready status of these four units in their report, following. AWI is processing applications and preparing the units for lease. Marketing efforts, including flyers have increased due to vacancies; many fixed-extremely low-income applicants on the waiting lists have insufficient income to pay the 50-60% AMI rents. Remaining unpaid rents are in process of being collected, including seven units. The new on-site manager, Denise Smith, is settling in. The property did hire a new

assistant manager, Katherine Lascano, but she resigned during the month of April. Common Area carpets were cleaned professionally. Bids are being sought for “sun” damaged or frayed window screens throughout the property. CAA Food Distribution is on-going. North Valley Catholic Social Services and others are continuing to be contacted to provide activities for property residents. Mai Kirk, MSW Social Worker from the County of Butte, has been providing information for different programs to the resident seniors, which includes Passages and IHSS. The residents and AWI staff continue to calendar events - monthly bingo and birthdays are celebrated. Usage of the conference room for an “art class” is scheduled every Thursday. Butte County Library is serving property residents. Please find AWI’s monthly financials and narrative following. YTD income is down by \$11,235, at \$357,037, 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 \$322,245, or \$27,049 less than budget. This brought the net profit YTD to \$15,813 more than budget at \$34,792. The property is subject to repositioning, involving refinancing and capital improvements.



*1200 Park Avenue Apartments, Inner Courtyard view*



## Chico Commons Apartments April 2024



Separate Variance Report explaining budget differences and expenditures.

### Updates:

Chico Commons currently has 9 vacancies. No move-ins and no move-outs during the month of April. A large number of current vacancies are attributed to non-payment of rent. Three units expected for move in this month, based on apps on hand.

#### Vacancies:

- **Unit #48** (vacated without reason) – Unit Market ready. Facing challenges finding and an applicant that can afford the 60% rent amount. Applicant in process.
- **Unit #20** (abandoned the unit) – possible law enforcement involvement– Unit market ready. Approved applicant moving in this week.
- **Unit #12** (abandoned the unit, laid off work) – Unit turn in process. Kitchen cabinets ordered, all appliances, flooring, doors, and blinds. Working applicant.
- **Unit #21** – (asked to vacate for non-payment in order to avoid eviction) Unit Market ready. Applicant close to an approval.
- **Unit #65** – (vacated without reason) Unit market ready. Unit #3 will be transferring to this unit.
- **Unit #6** – (asked to vacate for non-payment to avoid eviction). Unit turn in process. Full paint completed, new flooring, blinds and detail cleaning.
- **Unit #16** – (termination, non-payment)
- **Unit #61** – (deceased) Unit turn in process. Detail cleaning, kitchen countertop repair, and bathroom medicine cabinet.
- **Unit #60** – (termination, non-payment). Full paint complete. Detail cleaning, new flooring, blinds, partial cabinets/drawers will need replacement and multiple doors. Working on applicant / reviewing the file.

#### Upcoming Vacancies:

- **Unit #57** Move date 05/29/24.
- **Unit #47** Send to legal for non-payment of rent.



Management continues advertising via: flyers, signage and resident referrals. Flyers were posted around town, distributed to the WIC program, Dept. of Social Services, Employment Services, taco trucks, grocery stores (where permitted) and also distributed flyers to the Glenn County Resource Center.

To date in May, 5 rent payments outstanding - Property Manager is following up to collect.

The work on the upper level balconies is in process and close to completion.

The installing of the gate doors is pending and will be completed next week, per vendor.

The 3<sup>rd</sup> trash enclosure painting is completed.

The Spring preventative maintenance on all HVAC units is complete. Several findings and recommendations were provided and will be discussed for approval.

The annual laundry room dryer vent cleaning is complete.

Bids on hand to transition to a coinless option for laundry equipment to avoid future acts of vandalism. Also looking at options to own vs lease.

Ivan Anderson, part time maintenance technician, resigned 4/9/24. A new ad has been placed and interviews are in process.

Local techs continue to assist as due to the high volume of unit turner over.

Chico Commons 549  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 77,669.00	\$ 73,639.00	\$ 4,030.00	\$ 308,449.00	\$ 294,556.00	\$ 13,893.00
Vacancies	(9,796.00)	(4,418.33)	(5,377.67)	(30,380.00)	(17,673.33)	(12,706.67)
Rent Adjustments	0.00	(245.83)	245.83	1,007.60	(983.33)	1,990.93
Manager's Unit	(1,024.00)	(1,024.00)	0.00	(4,037.00)	(4,096.00)	59.00
<b>Total Tenant Rent</b>	<b>\$ 66,849.00</b>	<b>\$ 67,950.84</b>	<b>\$ (1,101.84)</b>	<b>\$ 275,039.60</b>	<b>\$ 271,803.34</b>	<b>\$ 3,236.26</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 121.11	\$ 872.67	\$ (751.56)	\$ 2,551.71	\$ 3,490.67	\$ (938.96)
Interest Income	217.17	7.25	209.92	867.47	29.00	838.47
Restricted Reserve Interest Incom	339.32	0.00	339.32	1,327.54	0.00	1,327.54
Late Charges	272.62	271.08	1.54	907.22	1,084.33	(177.11)
Other Tenant Income	\$ 1,156.75	\$ 422.25	\$ 734.50	\$ 3,669.65	\$ 1,689.00	\$ 1,980.65
Miscellaneous Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 308.99	\$ 0.00	\$ 308.99
<b>Other Project Income</b>	<b>\$ 2,106.97</b>	<b>\$ 1,573.25</b>	<b>\$ 533.72</b>	<b>\$ 9,632.58</b>	<b>\$ 6,293.00</b>	<b>\$ 3,339.58</b>
<b>Total Project Income</b>	<b>\$ 68,955.97</b>	<b>\$ 69,524.09</b>	<b>\$ (568.12)</b>	<b>\$ 284,672.18</b>	<b>\$ 278,096.34</b>	<b>\$ 6,575.84</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Fr Page 2)	\$ 21,844.79	\$ 25,595.66	\$ (3,750.87)	\$ 96,628.31	\$ 102,382.66	\$ (5,754.35)
Utilities (From Pg 2)	8,211.28	10,830.25	(2,618.97)	31,980.01	43,321.00	(11,340.99)
Administrative (From Pg 2)	16,444.85	12,465.50	3,979.35	55,167.64	49,862.00	5,305.64
Taxes & Insurance (From Pg 2)	3,386.92	3,084.84	302.08	13,547.68	12,339.34	1,208.34
Other Taxes & Insurance (Fr Page	1,235.95	3,410.00	(2,174.05)	5,883.70	13,640.00	(7,756.30)
Other Project Expenses	798.78	1,812.26	(1,013.48)	5,583.18	7,249.01	(1,665.83)
<b>Total O&amp;M Expenses</b>	<b>\$ 51,922.57</b>	<b>\$ 57,198.51</b>	<b>\$ (5,275.94)</b>	<b>\$ 208,790.52</b>	<b>\$ 228,794.01</b>	<b>\$ (20,003.49)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Interest Expense - City of Chico	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 10,416.68	\$ 10,416.67	\$ .01
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 10,416.68	\$ 10,416.67	\$ .01
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 4,320.00	\$ 4,320.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	10,000.00	10,000.00	0.00
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 6,184.17</b>	<b>\$ 6,184.17</b>	<b>\$ 0.00</b>	<b>\$ 24,736.68</b>	<b>\$ 24,736.67</b>	<b>\$ .01</b>
<b>Total Project Expenses</b>	<b>\$ 58,106.74</b>	<b>\$ 63,382.68</b>	<b>\$ (5,275.94)</b>	<b>\$ 233,527.20</b>	<b>\$ 253,530.68</b>	<b>\$ (20,003.48)</b>
<b>Net Profit (Loss)</b>	<b>\$ 10,849.23</b>	<b>\$ 6,141.41</b>	<b>\$ 4,707.82</b>	<b>\$ 51,144.98</b>	<b>\$ 24,565.66</b>	<b>\$ 26,579.32</b>

Other Cash Flow Items:

Chico Commons 549  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Reserve Transfers	\$ (339.32)	\$ 0.00	\$ (339.32)	\$ (1,327.54)	\$ 0.00	\$ (1,327.54)
T & I Transfers	(3,202.65)	0.00	(3,202.65)	(12,801.49)	0.00	(12,801.49)
Operating - MMKT- FFB*	(200.02)	0.00	(200.02)	(807.98)	0.00	(807.98)
Security Deposits Held	(1,300.00)	0.00	(1,300.00)	(2,535.00)	0.00	(2,535.00)
Authorized Reserve - Other	0.00	(8,087.50)	8,087.50	0.00	(32,350.00)	32,350.00
Tenant Receivables	1,857.63	0.00	1,857.63	10,645.84	0.00	10,645.84
Other Receivables	4,053.59	0.00	4,053.59	16,214.36	0.00	16,214.36
Accounts Payable - Trade	(6,127.54)	0.00	(6,127.54)	(21,403.50)	0.00	(21,403.50)
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	10,416.68	0.00	10,416.68
<b>Total Other Cash Flow Items</b>	<b>\$ (956.14)</b>	<b>\$ (8,087.50)</b>	<b>\$ 7,131.36</b>	<b>\$ 99.37</b>	<b>\$ (32,350.00)</b>	<b>\$ 32,449.37</b>
<b>Net Operating Cash Change</b>	<b>\$ 9,893.09</b>	<b>\$ (1,946.09)</b>	<b>\$ 11,839.18</b>	<b>\$ 51,244.35</b>	<b>\$ (7,784.34)</b>	<b>\$ 59,028.69</b>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 11,486.39	\$ 62,730.74	\$ 51,244.35
Operating - MMKT- FFB*	235,996.02	236,804.00	807.98
Tax & Insurance-FFB	31,796.70	44,598.19	12,801.49
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	46,082.80	56,206.59	10,123.79
Reserve Acct - MMKT - FFB*	361,365.00	362,568.75	1,203.75
<b>Payables &amp; Receivables:</b>			
Accounts Payable - Trade	24,216.07	2,812.57	(21,403.50)
Rents Receivable - Current Tenants	17,720.84	6,935.76	(10,785.08)
Allowance for Doubtful Accounts	(2,666.60)	(2,407.61)	258.99
Other Tenant Charges Receivable	2,090.73	1,970.98	(119.75)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Maintenance &amp; Operating Expenses:</b>						
Maintenance Payroll	\$ 5,755.81	\$ 6,044.17	\$ (288.36)	\$ 18,767.37	\$ 24,176.67	\$ (5,409.30)
Janitorial/Cleaning Supplies	17.15	137.33	(120.18)	61.89	549.33	(487.44)
Plumbing Repairs	1,487.68	468.17	1,019.51	2,497.37	1,872.67	624.70
Painting & Decorating	977.41	508.17	469.24	5,708.00	2,032.67	3,675.33
Repairs & Maintenance - Supply	2,615.48	3,707.08	(1,091.60)	10,517.39	14,828.33	(4,310.94)
Repairs & Maintenance - Contract	1,605.35	1,727.67	(122.32)	9,760.48	6,910.67	2,849.81
Grounds Maintenance	2,605.00	2,008.33	596.67	8,445.00	8,033.33	411.67

Chico Commons 549  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Pest Control Service	\$ 366.00	\$ 746.08	\$ (380.08)	\$ 4,341.00	\$ 2,984.33	\$ 1,356.67
Fire/Alarm Services	201.87	740.00	(538.13)	1,049.08	2,960.00	(1,910.92)
Capital Improvements - Other	1,388.43	5,209.50	(3,821.07)	7,540.29	20,838.00	(13,297.71)
Capital Improvements - Flooring	1,224.74	2,433.33	(1,208.59)	13,316.44	9,733.33	3,583.11
Capital Improvements - Appliance	2,323.77	858.33	1,465.44	3,547.41	3,433.33	114.08
Capital Improvements - HVAC Repl	20.46	0.00	20.46	8,520.46	0.00	8,520.46
Carpet Cleaning	328.99	66.25	262.74	488.98	265.00	223.98
HVAC Repairs	834.00	820.00	14.00	1,617.00	3,280.00	(1,663.00)
Cable Service	92.65	79.58	13.07	450.15	318.33	131.82
Tenant Services	0.00	41.67	(41.67)	0.00	166.67	(166.67)
<b>Total Maint. &amp; Operating Exp.</b>	<b>\$ 21,844.79</b>	<b>\$ 25,595.66</b>	<b>\$ (3,750.87)</b>	<b>\$ 96,628.31</b>	<b>\$ 102,382.66</b>	<b>\$ (5,754.35)</b>
<b>Utilities:</b>						
Electricity	\$ 911.70	\$ 879.92	\$ 31.78	\$ 3,879.77	\$ 3,519.67	\$ 360.10
Water	1,157.27	2,754.83	(1,597.56)	4,712.20	11,019.33	(6,307.13)
Sewer	1,698.00	2,746.58	(1,048.58)	8,490.44	10,986.33	(2,495.89)
Heating Fuel/Other	1,445.41	1,933.92	(488.51)	7,133.40	7,735.67	(602.27)
Garbage & Trash Removal	2,998.90	2,515.00	483.90	7,764.20	10,060.00	(2,295.80)
<b>Total Utilities</b>	<b>\$ 8,211.28</b>	<b>\$ 10,830.25</b>	<b>\$ (2,618.97)</b>	<b>\$ 31,980.01</b>	<b>\$ 43,321.00</b>	<b>\$ (11,340.99)</b>
<b>Administrative:</b>						
Manager's Salary	\$ 3,881.38	\$ 5,865.67	\$ (1,984.29)	\$ 15,205.37	\$ 23,462.67	\$ (8,257.30)
Management Fees	3,816.00	3,816.00	0.00	15,264.00	15,264.00	0.00
Bad Debt Expense	5,504.50	1,269.25	4,235.25	19,455.29	5,077.00	14,378.29
Auditing	666.67	666.67	0.00	2,666.68	2,666.67	.01
Legal	2,576.30	833.33	1,742.97	2,576.30	3,333.33	(757.03)
Other Administrative Expenses	0.00	14.58	(14.58)	0.00	58.33	(58.33)
<b>Total Administrative Expense</b>	<b>\$ 16,444.85</b>	<b>\$ 12,465.50</b>	<b>\$ 3,979.35</b>	<b>\$ 55,167.64</b>	<b>\$ 49,862.00</b>	<b>\$ 5,305.64</b>
<b>Taxes &amp; Insurance Reserve For:</b>						
Real Estate Taxes	\$ 0.00	\$ 92.67	\$ (92.67)	\$ 0.00	\$ 370.67	\$ (370.67)
Property Insurance	3,386.92	2,992.17	394.75	13,547.68	11,968.67	1,579.01
<b>Total Taxes &amp; Insurance Expense</b>	<b>\$ 3,386.92</b>	<b>\$ 3,084.84</b>	<b>\$ 302.08</b>	<b>\$ 13,547.68</b>	<b>\$ 12,339.34</b>	<b>\$ 1,208.34</b>
<b>Other Taxes &amp; Insurance:</b>						
Payroll Taxes	\$ 778.42	\$ 1,069.75	\$ (291.33)	\$ 3,417.86	\$ 4,279.00	\$ (861.14)
Other Taxes, Fees & Permits	0.00	192.00	(192.00)	820.95	768.00	52.95
Bond Premiums	0.00	32.25	(32.25)	0.00	129.00	(129.00)
Worker's Compensation Insurance	390.09	643.75	(253.66)	1,387.87	2,575.00	(1,187.13)
Personnel Medical Insurance	67.44	1,472.25	(1,404.81)	257.02	5,889.00	(5,631.98)
<b>Total Other Taxes &amp; Insurance</b>	<b>\$ 1,235.95</b>	<b>\$ 3,410.00</b>	<b>\$ (2,174.05)</b>	<b>\$ 5,883.70</b>	<b>\$ 13,640.00</b>	<b>\$ (7,756.30)</b>
<b>Other Project Expenses</b>						

Chico Commons 549  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Telephone & Answering Service	\$ 107.86	\$ 226.00	\$ (118.14)	\$ 1,315.29	\$ 904.00	\$ 411.29
Internet Service	144.85	271.50	(126.65)	724.25	1,086.00	(361.75)
Advertising	0.00	54.17	(54.17)	0.00	216.67	(216.67)
Office Supplies & Expense	25.43	245.92	(220.49)	1,887.61	983.67	903.94
Postage	68.61	88.75	(20.14)	327.86	355.00	(27.14)
Toner/Copier Expense	133.13	188.08	(54.95)	546.76	752.33	(205.57)
Office Furniture & Equipment Expe	0.00	500.00	(500.00)	43.29	2,000.00	(1,956.71)
Travel & Promotion	29.69	70.92	(41.23)	78.13	283.67	(205.54)
Training Expense	210.92	66.92	144.00	260.92	267.67	(6.75)
Credit Checking	78.29	100.00	(21.71)	399.07	400.00	(.93)
<b>Total Other Project Expenses</b>	<b>\$ 798.78</b>	<b>\$ 1,812.26</b>	<b>\$ (1,013.48)</b>	<b>\$ 5,583.18</b>	<b>\$ 7,249.01</b>	<b>\$ (1,665.83)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 10,416.68	\$ 10,416.67	\$ .01
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 4,320.00	\$ 4,320.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	10,000.00	10,000.00	0.00
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 6,184.17</b>	<b>\$ 6,184.17</b>	<b>\$ 0.00</b>	<b>\$ 24,736.68</b>	<b>\$ 24,736.67</b>	<b>\$ .01</b>
<b>Total Expenses</b>	<b>\$ 58,106.74</b>	<b>\$ 63,382.68</b>	<b>\$ (5,275.94)</b>	<b>\$ 233,527.20</b>	<b>\$ 253,530.68</b>	<b>\$ (20,003.48)</b>
Authorized Reserve - Other	\$ 0.00	\$ 8,087.50	\$ (8,087.50)	\$ 0.00	\$ 32,350.00	\$ (32,350.00)
<b>Total Authorized Reserves</b>	<b>\$ 0.00</b>	<b>\$ 8,087.50</b>	<b>\$ (8,087.50)</b>	<b>\$ 0.00</b>	<b>\$ 32,350.00</b>	<b>\$ (32,350.00)</b>

## Walker Commons April 2024



Separate Variance Report explaining budget differences and expenditures.

### Updates:

Walker Commons currently has one vacant.

#### Vacancies:

- Unit #19 Market ready. Current applicant decided not to move in, citing that the unit was too small for her needs. Working on a 2<sup>nd</sup> applicant.

#### Upcoming Vacancies:

- Unit #21 – 04/10/24 Resident was re-admitted to a hospital in Stockton and her nephew is unsure if he still has the POA and he is unable to act upon it.

To date in May 4, rent payments are outstanding. PM following up.

The annual backflow testing was completed on April 15, 2024 and replacement parts are needed. The vendor will send estimates of parts and labor.

Staff is currently working on updating the front office landscaping by adding bark, plants and painting the red curbs.

The shared fence on the North parking lot of Palmetto and Walker Commons has been completed. Total invoice was \$1,777.50 and a check for the amount of \$888.75(half) was payable to Palmetto Plaza Owners Association and mailed to RSC. The fence looks very nice!







Walker Commons 550  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 43,883.00	\$ 40,042.50	\$ 3,840.50	\$ 175,224.00	\$ 160,170.00	\$ 15,054.00
Vacancies	(1,138.00)	(1,201.25)	63.25	(4,271.00)	(4,805.00)	534.00
Rent Adjustments	128.00	(18.00)	146.00	(131.00)	(72.00)	(59.00)
Manager's Unit	(775.00)	(775.00)	0.00	(3,053.00)	(3,100.00)	47.00
<b>Total Tenant Rent</b>	<b>\$ 42,098.00</b>	<b>\$ 38,048.25</b>	<b>\$ 4,049.75</b>	<b>\$ 167,769.00</b>	<b>\$ 152,193.00</b>	<b>\$ 15,576.00</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 316.16	\$ 271.83	\$ 44.33	\$ 1,733.33	\$ 1,087.33	\$ 646.00
Interest Income	233.80	6.08	227.72	914.07	24.33	889.74
Restricted Reserve Interest Incom	458.23	0.00	458.23	1,798.78	0.00	1,798.78
Late Charges	66.00	4.17	61.83	255.92	16.67	239.25
Other Tenant Income	\$ 22.50	\$ 123.75	\$ (101.25)	\$ 22.50	\$ 495.00	\$ (472.50)
Miscellaneous Income	\$ .06	\$ 0.00	\$ .06	\$ .06	\$ 0.00	\$ .06
<b>Other Project Income</b>	<b>\$ 1,096.75</b>	<b>\$ 405.83</b>	<b>\$ 690.92</b>	<b>\$ 4,724.66</b>	<b>\$ 1,623.33</b>	<b>\$ 3,101.33</b>
<b>Total Project Income</b>	<b>\$ 43,194.75</b>	<b>\$ 38,454.08</b>	<b>\$ 4,740.67</b>	<b>\$ 172,493.66</b>	<b>\$ 153,816.33</b>	<b>\$ 18,677.33</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Fr Page 2)	\$ 12,061.90	\$ 13,977.64	\$ (1,915.74)	\$ 40,141.98	\$ 55,910.64	\$ (15,768.66)
Utilities (From Pg 2)	2,460.61	4,880.58	(2,419.97)	7,894.11	19,522.33	(11,628.22)
Administrative (From Pg 2)	7,064.82	8,165.33	(1,100.51)	27,544.01	32,661.33	(5,117.32)
Taxes & Insurance (From Pg 2)	2,113.67	1,948.91	164.76	8,454.68	7,795.66	659.02
Other Taxes & Insurance (Fr Page	2,622.72	3,485.33	(862.61)	10,773.42	13,941.33	(3,167.91)
Other Project Expenses	790.43	1,083.75	(293.32)	4,020.46	4,335.00	(314.54)
<b>Total O&amp;M Expenses</b>	<b>\$ 27,114.15</b>	<b>\$ 33,541.54</b>	<b>\$ (6,427.39)</b>	<b>\$ 98,828.66</b>	<b>\$ 134,166.29</b>	<b>\$ (35,337.63)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 2,500.00	\$ 2,500.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	3,733.36	3,733.33	.03
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 2,808.34</b>	<b>\$ 2,808.33</b>	<b>\$ .01</b>	<b>\$ 11,233.36</b>	<b>\$ 11,233.33</b>	<b>\$ .03</b>
<b>Total Project Expenses</b>	<b>\$ 29,922.49</b>	<b>\$ 36,349.87</b>	<b>\$ (6,427.38)</b>	<b>\$ 110,062.02</b>	<b>\$ 145,399.62</b>	<b>\$ (35,337.60)</b>
<b>Net Profit (Loss)</b>	<b>\$ 13,272.26</b>	<b>\$ 2,104.21</b>	<b>\$ 11,168.05</b>	<b>\$ 62,431.64</b>	<b>\$ 8,416.71</b>	<b>\$ 54,014.93</b>
<b>Other Cash Flow Items:</b>						
Reserve Transfers	\$ (458.23)	\$ 0.00	\$ (458.23)	\$ (1,798.78)	\$ 0.00	\$ (1,798.78)
T & I Transfers	(1,994.53)	0.00	(1,994.53)	(7,972.08)	0.00	(7,972.08)

Walker Commons 550  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Operating - MMKT- FFB*	\$ (217.27)	\$ 0.00	\$ (217.27)	\$ (853.99)	\$ 0.00	\$ (853.99)
Other Cash Changes	0.00	0.00	0.00	(1.66)	0.00	(1.66)
Security Deposits Held	(290.00)	0.00	(290.00)	900.00	0.00	900.00
Authorized Reserve - Other	0.00	(3,583.33)	3,583.33	0.00	(14,333.33)	14,333.33
Tenant Receivables	(2,953.00)	0.00	(2,953.00)	(4,685.66)	0.00	(4,685.66)
Other Receivables	2,780.34	0.00	2,780.34	11,121.36	0.00	11,121.36
Accounts Payable - Trade	2,076.94	0.00	2,076.94	(18,243.03)	0.00	(18,243.03)
Accounts Payable Other	0.00	0.00	0.00	(2,428.00)	0.00	(2,428.00)
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	5,000.00	0.00	5,000.00
Accrued Partnership Fees	625.00	0.00	625.00	(5,000.00)	0.00	(5,000.00)
<b>Total Other Cash Flow Items</b>	<b>\$ 819.25</b>	<b>\$ (3,583.33)</b>	<b>\$ 4,402.58</b>	<b>\$ (23,961.84)</b>	<b>\$ (14,333.33)</b>	<b>\$ (9,628.51)</b>
<b>Net Operating Cash Change</b>	<b>\$ 14,091.51</b>	<b>\$ (1,479.12)</b>	<b>\$ 15,570.63</b>	<b>\$ 38,469.80</b>	<b>\$ (5,916.62)</b>	<b>\$ 44,386.42</b>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 64,428.37	\$ 102,898.17	\$ 38,469.80
Operating - MMKT- FFB*	256,384.62	257,238.61	853.99
Tax & Insurance - FFB	33,586.56	41,558.64	7,972.08
Security Deposit - FFB	21,230.00	21,230.00	0.00
Reserve Acct - FFB	42,300.28	46,106.22	3,805.94
Reserve Acct MMKT-FFB*	518,214.29	519,940.49	1,726.20
<b>Payables &amp; Receivables:</b>			
Accounts Payable - Trade	14,547.69	(3,695.34)	(18,243.03)
Rents Receivable - Current Tenants	(574.00)	3,996.50	4,570.50
Other Tenant Charges Receivable	226.00	341.16	115.16

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Maintenance &amp; Operating Expenses:</b>						
Maintenance Payroll	\$ 3,365.65	\$ 4,134.58	\$ (768.93)	\$ 12,237.31	\$ 16,538.33	\$ (4,301.02)
Janitorial/Cleaning Supplies	123.28	110.58	12.70	371.47	442.33	(70.86)
Plumbing Repairs	121.08	375.00	(253.92)	831.86	1,500.00	(668.14)
Painting & Decorating	0.00	461.25	(461.25)	362.23	1,845.00	(1,482.77)
Repairs & Maintenance - Supply	960.57	1,089.08	(128.51)	4,014.52	4,356.33	(341.81)
Repairs & Maintenance - Contract	1,990.78	1,250.00	740.78	5,809.64	5,000.00	809.64
Grounds Maintenance	1,750.00	2,008.33	(258.33)	7,000.00	8,033.33	(1,033.33)
Pest Control Service	526.00	333.33	192.67	1,315.00	1,333.33	(18.33)
Fire/Alarm Services	0.00	276.75	(276.75)	(43.41)	1,107.00	(1,150.41)
Capital Improvements - Other	0.00	3,371.33	(3,371.33)	100.64	13,485.33	(13,384.69)
Capital Improvements - Flooring	2,444.00	0.00	2,444.00	4,888.00	0.00	4,888.00

Walker Commons 550  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Capital Improvements - Appliance	\$ 780.54	\$ 0.00	\$ 780.54	\$ 2,476.44	\$ 0.00	\$ 2,476.44
Carpet Cleaning	0.00	70.83	(70.83)	0.00	283.33	(283.33)
HVAC Repairs	0.00	200.00	(200.00)	0.00	800.00	(800.00)
Cable Service	0.00	96.58	(96.58)	425.50	386.33	39.17
Tenant Services	0.00	200.00	(200.00)	352.78	800.00	(447.22)
<b>Total Maint. &amp; Operating Exp.</b>	<b>\$ 12,061.90</b>	<b>\$ 13,977.64</b>	<b>\$ (1,915.74)</b>	<b>\$ 40,141.98</b>	<b>\$ 55,910.64</b>	<b>\$ (15,768.66)</b>
<b>Utilities:</b>						
Electricity	\$ 426.14	\$ 779.83	\$ (353.69)	\$ 2,012.46	\$ 3,119.33	\$ (1,106.87)
Water	357.47	775.00	(417.53)	1,428.69	3,100.00	(1,671.31)
Sewer	946.18	2,178.92	(1,232.74)	2,837.72	8,715.67	(5,877.95)
Heating Fuel/Other	101.22	386.58	(285.36)	802.17	1,546.33	(744.16)
Garbage & Trash Removal	629.60	760.25	(130.65)	813.07	3,041.00	(2,227.93)
<b>Total Utilities</b>	<b>\$ 2,460.61</b>	<b>\$ 4,880.58</b>	<b>\$ (2,419.97)</b>	<b>\$ 7,894.11</b>	<b>\$ 19,522.33</b>	<b>\$ (11,628.22)</b>
<b>Administrative:</b>						
Manager's Salary	\$ 3,430.15	\$ 4,134.58	\$ (704.43)	\$ 13,005.33	\$ 16,538.33	\$ (3,533.00)
Management Fees	2,968.00	2,968.00	0.00	11,872.00	11,872.00	0.00
Bad Debt Expense	0.00	208.33	(208.33)	0.00	833.33	(833.33)
Auditing	666.67	666.67	0.00	2,666.68	2,666.67	.01
Legal	0.00	171.08	(171.08)	0.00	684.33	(684.33)
Other Administrative Expenses	0.00	16.67	(16.67)	0.00	66.67	(66.67)
<b>Total Administrative Expense</b>	<b>\$ 7,064.82</b>	<b>\$ 8,165.33</b>	<b>\$ (1,100.51)</b>	<b>\$ 27,544.01</b>	<b>\$ 32,661.33</b>	<b>\$ (5,117.32)</b>
<b>Taxes &amp; Insurance Reserve For:</b>						
Real Estate Taxes	\$ 0.00	\$ 12.58	\$ (12.58)	\$ 0.00	\$ 50.33	\$ (50.33)
Property Insurance	2,113.67	1,936.33	177.34	8,454.68	7,745.33	709.35
<b>Total Taxes &amp; Insurance Expense</b>	<b>\$ 2,113.67</b>	<b>\$ 1,948.91</b>	<b>\$ 164.76</b>	<b>\$ 8,454.68</b>	<b>\$ 7,795.66</b>	<b>\$ 659.02</b>
<b>Other Taxes &amp; Insurance:</b>						
Payroll Taxes	\$ 479.62	\$ 751.58	\$ (271.96)	\$ 2,457.83	\$ 3,006.33	\$ (548.50)
Other Taxes, Fees & Permits	0.00	295.92	(295.92)	820.95	1,183.67	(362.72)
Bond Premiums	0.00	25.08	(25.08)	0.00	100.33	(100.33)
Worker's Compensation Insurance	273.05	449.83	(176.78)	1,027.48	1,799.33	(771.85)
Personnel Medical Insurance	1,870.05	1,962.92	(92.87)	6,467.16	7,851.67	(1,384.51)
<b>Total Other Taxes &amp; Insurance</b>	<b>\$ 2,622.72</b>	<b>\$ 3,485.33</b>	<b>\$ (862.61)</b>	<b>\$ 10,773.42</b>	<b>\$ 13,941.33</b>	<b>\$ (3,167.91)</b>
<b>Other Project Expenses</b>						
Telephone & Answering Service	\$ 72.25	\$ 229.00	\$ (156.75)	\$ 966.65	\$ 916.00	\$ 50.65
Internet Service	0.00	197.00	(197.00)	287.80	788.00	(500.20)
Advertising	0.00	16.67	(16.67)	0.00	66.67	(66.67)
Water/Coffee Service	99.62	2.08	97.54	105.30	8.33	96.97
Office Supplies & Expense	358.94	325.00	33.94	1,854.16	1,300.00	554.16

Walker Commons 550  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Postage	\$ 0.00	\$ 81.00	\$ (81.00)	\$ 165.90	\$ 324.00	\$ (158.10)
Toner/Copier Expense	0.00	110.33	(110.33)	66.00	441.33	(375.33)
Office Furniture & Equipment Expe	48.70	0.00	48.70	48.70	0.00	48.70
Travel & Promotion	0.00	33.33	(33.33)	171.08	133.33	37.75
Training Expense	210.92	47.67	163.25	210.92	190.67	20.25
Credit Checking	0.00	41.67	(41.67)	143.95	166.67	(22.72)
<b>Total Other Project Expenses</b>	<b>\$ 790.43</b>	<b>\$ 1,083.75</b>	<b>\$ (293.32)</b>	<b>\$ 4,020.46</b>	<b>\$ 4,335.00</b>	<b>\$ (314.54)</b>
<b>Lease Up Expenses</b>						
<b>Total Lease Up Expenses</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 2,500.00	\$ 2,500.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	3,733.36	3,733.33	.03
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 2,808.34</b>	<b>\$ 2,808.33</b>	<b>\$ .01</b>	<b>\$ 11,233.36</b>	<b>\$ 11,233.33</b>	<b>\$ .03</b>
<b>Total Expenses</b>	<b>\$ 29,922.49</b>	<b>\$ 36,349.87</b>	<b>\$ (6,427.38)</b>	<b>\$ 110,062.02</b>	<b>\$ 145,399.62</b>	<b>\$ (35,337.60)</b>
<b>Authorized Reserve - Other</b>	<b>\$ 0.00</b>	<b>\$ 3,583.33</b>	<b>\$ (3,583.33)</b>	<b>\$ 0.00</b>	<b>\$ 14,333.33</b>	<b>\$ (14,333.33)</b>
	\$ 0.00	\$ 3,583.33	\$ (3,583.33)	\$ 0.00	\$ 14,333.33	\$ (14,333.33)

## Park Avenue Apartments April 2024



Separate Variance Report explaining budget differences and expenditures.

### Updates:

1200 Park Avenue currently has 4 vacancies.

Vacancies:

- **Unit #237** Unit market ready. Currently working on applicants. Pending current & previous landlord.
- **Unit #126** Unit market ready. Working on applicant from San Jose area.
- **Unit #217** Unit market ready. Working on applicants.
- **Unit #329** Unit turn in process. Pending full paint, flooring, blinds and detail cleaning.

Upcoming Vacancies:

- Unit #260 Termination for unauthorized occupant, property damage and nuisance conduct. The 10 day notice to quit expired. Resident didn't move-out and the UD has been submitted. Process server was unable to personally serve the tenant. The judge signed the court order to post and mail the UD complaint.

Current applicants on waiting list have insufficient income to pay the 50% and 60% rents. To attract more traffic we have created resident referral flyers and installed a feather banner outside the property. Hopefully the sign will help attract applicants.

To date in May, 7 Rent payments are outstanding.

Katherine Lascano, part time office assistant resigned, her last day was 04/22/24. An ad has been placed and we are currently reviewing resumes. In the meantime coverage is in place from local property managers.

The carpet cleaning of all the hallways in the first floor is complete.

Staff is seeking estimates to replace damaged or frayed screens on the 2<sup>nd</sup> & 3<sup>rd</sup> floor.



Staff has contacted the landscaping vendor and addressed some landscaping areas that need attention. Pictures have been provided to the landscaper for reference. With spring here the necessary measures will be taken to address those issues and improve the property curb appeal!

Mai Kirk, MSW Social Worker from County of Butte is providing information on many different resources for seniors, including Passages and In- Home Supportive Services. During the service on April 11, 2024 snacks were provided!



Park Avenue 569  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 92,175.00	\$ 94,698.25	\$ (2,523.25)	\$ 368,149.00	\$ 378,793.00	\$ (10,644.00)
Vacancies	(3,042.00)	(2,840.92)	(201.08)	(11,099.00)	(11,363.67)	264.67
Rent Adjustments	(10.00)	0.00	(10.00)	(214.34)	0.00	(214.34)
Manager's Unit	(965.00)	(889.00)	(76.00)	(3,807.00)	(3,556.00)	(251.00)
<b>Total Tenant Rent</b>	<b>\$ 88,158.00</b>	<b>\$ 90,968.33</b>	<b>\$ (2,810.33)</b>	<b>\$ 353,028.66</b>	<b>\$ 363,873.33</b>	<b>\$ (10,844.67)</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 2,000.00	\$ 2,666.67	\$ (666.67)
Interest Income	119.61	0.00	119.61	451.60	0.00	451.60
Restricted Reserve Interest Incom	20.47	1.67	18.80	64.39	6.67	57.72
Late Charges	121.16	36.08	85.08	421.92	144.33	277.59
Other Tenant Income	\$ 110.00	\$ 350.00	\$ (240.00)	\$ 893.00	\$ 1,400.00	\$ (507.00)
Miscellaneous Income	\$ 135.00	\$ 45.58	\$ 89.42	\$ 178.36	\$ 182.33	\$ (3.97)
<b>Other Project Income</b>	<b>\$ 506.24</b>	<b>\$ 1,100.00</b>	<b>\$ (593.76)</b>	<b>\$ 4,009.27</b>	<b>\$ 4,400.00</b>	<b>\$ (390.73)</b>
<b>Total Project Income</b>	<b>\$ 88,664.24</b>	<b>\$ 92,068.33</b>	<b>\$ (3,404.09)</b>	<b>\$ 357,037.93</b>	<b>\$ 368,273.33</b>	<b>\$ (11,235.40)</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Fr Page 2)	\$ 22,251.25	\$ 19,730.17	\$ 2,521.08	\$ 79,120.22	\$ 78,920.67	\$ 199.55
Utilities (From Pg 2)	3,271.11	13,232.67	(9,961.56)	30,654.43	52,930.67	(22,276.24)
Administrative (From Pg 2)	11,214.46	12,638.91	(1,424.45)	46,881.01	50,555.66	(3,674.65)
Taxes & Insurance (From Pg 2)	6,169.25	5,650.17	519.08	24,677.00	22,600.67	2,076.33
Other Taxes & Insurance (Fr Page	2,413.59	3,989.66	(1,576.07)	11,516.29	15,958.66	(4,442.37)
Other Project Expenses	2,145.48	1,988.51	156.97	9,932.77	7,954.01	1,978.76
<b>Total O&amp;M Expenses</b>	<b>\$ 47,465.14</b>	<b>\$ 57,230.09</b>	<b>\$ (9,764.95)</b>	<b>\$ 202,781.72</b>	<b>\$ 228,920.34</b>	<b>\$ (26,138.62)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 104,421.56	\$ 105,201.67	\$ (780.11)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 4,342.00	\$ 4,472.33	\$ (130.33)
Transfer - Reserves	2,675.00	2,675.00	0.00	10,700.00	10,700.00	0.00
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 29,865.89</b>	<b>\$ 30,093.50</b>	<b>\$ (227.61)</b>	<b>\$ 119,463.56</b>	<b>\$ 120,374.00</b>	<b>\$ (910.44)</b>
<b>Total Project Expenses</b>	<b>\$ 77,331.03</b>	<b>\$ 87,323.59</b>	<b>\$ (9,992.56)</b>	<b>\$ 322,245.28</b>	<b>\$ 349,294.34</b>	<b>\$ (27,049.06)</b>
<b>Net Profit (Loss)</b>	<b>\$ 11,333.21</b>	<b>\$ 4,744.74</b>	<b>\$ 6,588.47</b>	<b>\$ 34,792.65</b>	<b>\$ 18,978.99</b>	<b>\$ 15,813.66</b>
<b>Other Cash Flow Items:</b>						
Reserve Transfers	\$ (15.35)	\$ 0.00	\$ (15.35)	\$ 101.71	\$ 0.00	\$ 101.71
T & I Transfers	(7,506.34)	0.00	(7,506.34)	(30,003.85)	0.00	(30,003.85)

Park Avenue 569  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Operating - MMKT- FFB*	\$ (76.77)	\$ 0.00	\$ (76.77)	\$ (301.75)	\$ 0.00	\$ (301.75)
Other Cash Changes	0.00	0.00	0.00	(121.08)	0.00	(121.08)
Security Deposits Held	300.00	0.00	300.00	0.00	0.00	0.00
Authorized Reserve - Other	0.00	(11,138.00)	11,138.00	0.00	(44,552.00)	44,552.00
Tenant Receivables	878.12	0.00	878.12	3,427.03	0.00	3,427.03
Other Receivables	6,856.75	0.00	6,856.75	27,426.00	0.00	27,426.00
Accounts Payable - Trade	4,504.76	0.00	4,504.76	(14,380.96)	0.00	(14,380.96)
Accrued Expenses	1,785.00	0.00	1,785.00	1,785.00	0.00	1,785.00
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	24,500.00	0.00	24,500.00
Accrued Local Administration Fee	416.67	0.00	416.67	1,666.68	0.00	1,666.68
Accrued Managing GP Fee	668.83	0.00	668.83	(17,189.68)	0.00	(17,189.68)
Accrued Interest Housing Authority	4,785.75	0.00	4,785.75	19,143.00	0.00	19,143.00
<b>Total Other Cash Flow Items</b>	<b>\$ 18,722.42</b>	<b>\$ (11,138.00)</b>	<b>\$ 29,860.42</b>	<b>\$ 16,052.10</b>	<b>\$ (44,552.00)</b>	<b>\$ 60,604.10</b>
<b>Net Operating Cash Change</b>	<b><u>\$ 30,055.63</u></b>	<b><u>\$ (6,393.26)</u></b>	<b><u>\$ 36,448.89</u></b>	<b><u>\$ 50,844.75</u></b>	<b><u>\$ (25,573.01)</u></b>	<b><u>\$ 76,417.76</u></b>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 60,451.88	\$ 111,296.63	\$ 50,844.75
Operating - MMKT- FFB*	90,586.16	90,887.91	301.75
Tax & Insurance-FFB	80,765.80	110,769.65	30,003.85
Security Deposit - FFB	36,064.00	36,064.00	0.00
Repl Reserves - Berkadia - IMP**	363,342.15	373,940.44	10,598.29
<b>Payables &amp; Receivables:</b>			
Accounts Payable - Trade	13,450.23	(930.73)	(14,380.96)
Rents Receivable - Current Tenants	2,490.89	(950.92)	(3,441.81)
Other Tenant Charges Receivable	3,335.58	3,350.36	14.78

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Maintenance &amp; Operating Expenses:</b>						
Maintenance Payroll	\$ 7,204.72	\$ 7,750.25	\$ (545.53)	\$ 28,304.36	\$ 31,001.00	\$ (2,696.64)
Janitorial/Cleaning Supplies	469.25	318.25	151.00	559.26	1,273.00	(713.74)
Plumbing Repairs	160.00	219.75	(59.75)	210.00	879.00	(669.00)
Painting & Decorating	197.23	223.83	(26.60)	458.97	895.33	(436.36)
Repairs & Maintenance - Supply	2,282.83	1,000.00	1,282.83	6,311.76	4,000.00	2,311.76
Repairs & Maintenance - Contract	1,956.00	2,250.00	(294.00)	11,523.51	9,000.00	2,523.51
Grounds Maintenance	1,750.00	1,966.67	(216.67)	7,385.00	7,866.67	(481.67)
Elevator Maintenance & Contract	1,895.10	984.17	910.93	3,790.20	3,936.67	(146.47)
Pest Control Service	1,254.00	1,000.00	254.00	1,935.00	4,000.00	(2,065.00)
Fire/Alarm Services	1,552.36	773.33	779.03	4,184.67	3,093.33	1,091.34



Park Avenue 569  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Service	\$ 0.00	\$ 701.00	\$ (701.00)	\$ 2,721.00	\$ 2,804.00	\$ (83.00)
Capital Improvements - Other	189.53	257.83	(68.30)	291.89	1,031.33	(739.44)
Capital Improvements - Flooring	3,087.29	275.00	2,812.29	7,413.05	1,100.00	6,313.05
Capital Improvements - Appliance	0.00	422.50	(422.50)	720.95	1,690.00	(969.05)
Capital Improvements - HVAC Repl	0.00	0.00	0.00	594.29	0.00	594.29
Capital Improvements - Water Heat	0.00	0.00	0.00	835.57	0.00	835.57
Carpet Cleaning	0.00	891.67	(891.67)	1,200.00	3,566.67	(2,366.67)
HVAC Repairs	0.00	179.42	(179.42)	159.00	717.67	(558.67)
Cable Service	0.00	391.50	(391.50)	0.00	1,566.00	(1,566.00)
Tenant Services	252.94	125.00	127.94	521.74	500.00	21.74
<b>Total Maint. &amp; Operating Exp.</b>	<b>\$ 22,251.25</b>	<b>\$ 19,730.17</b>	<b>\$ 2,521.08</b>	<b>\$ 79,120.22</b>	<b>\$ 78,920.67</b>	<b>\$ 199.55</b>
<b>Utilities:</b>						
Electricity	\$ 0.00	\$ 6,614.58	\$ (6,614.58)	\$ 13,979.06	\$ 26,458.33	\$ (12,479.27)
Water	742.55	1,037.92	(295.37)	3,537.72	4,151.67	(613.95)
Sewer	1,785.00	4,081.67	(2,296.67)	7,140.21	16,326.67	(9,186.46)
Heating Fuel/Other	0.00	454.92	(454.92)	1,944.20	1,819.67	124.53
Garbage & Trash Removal	743.56	1,043.58	(300.02)	4,053.24	4,174.33	(121.09)
<b>Total Utilities</b>	<b>\$ 3,271.11</b>	<b>\$ 13,232.67</b>	<b>\$ (9,961.56)</b>	<b>\$ 30,654.43</b>	<b>\$ 52,930.67</b>	<b>\$ (22,276.24)</b>
<b>Administrative:</b>						
Manager's Salary	\$ 3,871.59	\$ 5,859.00	\$ (1,987.41)	\$ 19,662.66	\$ 23,436.00	\$ (3,773.34)
Management Fees	5,671.00	5,671.00	0.00	22,684.00	22,684.00	0.00
Bad Debt Expense	(323.25)	208.33	(531.58)	316.75	833.33	(516.58)
Auditing	687.50	625.00	62.50	2,749.00	2,500.00	249.00
Legal	1,302.50	212.33	1,090.17	1,302.50	849.33	453.17
Other Administrative Expenses	5.12	63.25	(58.13)	166.10	253.00	(86.90)
<b>Total Administrative Expense</b>	<b>\$ 11,214.46</b>	<b>\$ 12,638.91</b>	<b>\$ (1,424.45)</b>	<b>\$ 46,881.01</b>	<b>\$ 50,555.66</b>	<b>\$ (3,674.65)</b>
<b>Taxes &amp; Insurance Reserve For:</b>						
Special Assessments	\$ 0.00	\$ 27.58	\$ (27.58)	\$ 0.00	\$ 110.33	\$ (110.33)
Property Insurance	5,869.33	5,322.67	546.66	23,477.32	21,290.67	2,186.65
Other Insurance	299.92	299.92	0.00	1,199.68	1,199.67	.01
<b>Total Taxes &amp; Insurance Expense</b>	<b>\$ 6,169.25</b>	<b>\$ 5,650.17</b>	<b>\$ 519.08</b>	<b>\$ 24,677.00</b>	<b>\$ 22,600.67</b>	<b>\$ 2,076.33</b>
<b>Other Taxes &amp; Insurance:</b>						
Payroll Taxes	\$ 824.21	\$ 1,199.75	\$ (375.54)	\$ 4,734.82	\$ 4,799.00	\$ (64.18)
Other Taxes, Fees & Permits	179.50	233.33	(53.83)	979.50	933.33	46.17
Bond Premiums	0.00	108.75	(108.75)	0.00	435.00	(435.00)
Worker's Compensation Insurance	435.68	726.08	(290.40)	1,880.35	2,904.33	(1,023.98)
Personnel Medical Insurance	974.20	1,721.75	(747.55)	3,921.62	6,887.00	(2,965.38)
<b>Total Other Taxes &amp; Insurance</b>	<b>\$ 2,413.59</b>	<b>\$ 3,989.66</b>	<b>\$ (1,576.07)</b>	<b>\$ 11,516.29</b>	<b>\$ 15,958.66</b>	<b>\$ (4,442.37)</b>

Park Avenue 569  
For the Month Ended April 30, 2024  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Other Project Expenses</b>						
Telephone & Answering Service	\$ 554.93	\$ 556.00	\$ (1.07)	\$ 2,326.20	\$ 2,224.00	\$ 102.20
Internet Service	571.44	355.92	215.52	2,121.96	1,423.67	698.29
Advertising	0.00	3.33	(3.33)	317.68	13.33	304.35
Water/Coffee Service	25.98	111.25	(85.27)	150.01	445.00	(294.99)
Office Supplies & Expense	275.78	433.33	(157.55)	2,704.46	1,733.33	971.13
Postage	0.00	87.67	(87.67)	195.72	350.67	(154.95)
Toner/Copier Expense	35.55	297.92	(262.37)	576.00	1,191.67	(615.67)
Office Furniture & Equipment Expe	132.38	0.00	132.38	779.45	0.00	779.45
Travel & Promotion	302.38	41.67	260.71	422.65	166.67	255.98
Training Expense	210.92	63.92	147.00	260.92	255.67	5.25
Credit Checking	36.12	29.17	6.95	77.72	116.67	(38.95)
Employee Meals	0.00	8.33	(8.33)	0.00	33.33	(33.33)
<b>Total Other Project Expenses</b>	<b>\$ 2,145.48</b>	<b>\$ 1,988.51</b>	<b>\$ 156.97</b>	<b>\$ 9,932.77</b>	<b>\$ 7,954.01</b>	<b>\$ 1,978.76</b>
<b>Lease Up Expenses</b>						
<b>Total Lease Up Expenses</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 104,421.56	\$ 105,201.67	\$ (780.11)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 4,342.00	\$ 4,472.33	\$ (130.33)
Transfer - Reserves	2,675.00	2,675.00	0.00	10,700.00	10,700.00	0.00
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 29,865.89</b>	<b>\$ 30,093.50</b>	<b>\$ (227.61)</b>	<b>\$ 119,463.56</b>	<b>\$ 120,374.00</b>	<b>\$ (910.44)</b>
<b>Total Expenses</b>	<b>\$ 77,331.03</b>	<b>\$ 87,323.59</b>	<b>\$ (9,992.56)</b>	<b>\$ 322,245.28</b>	<b>\$ 349,294.34</b>	<b>\$ (27,049.06)</b>
Authorized Reserve - Other	\$ 0.00	\$ 11,138.00	\$ (11,138.00)	\$ 0.00	\$ 44,552.00	\$ (44,552.00)
	\$ 0.00	\$ 11,138.00	\$ (11,138.00)	\$ 0.00	\$ 44,552.00	\$ (44,552.00)

Date: 5/9/2024

MEMO

To: Board of Commissioners

From: Sharice Atkins, Special Programs Coordinator

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

<b>Program Statistics for Period Ending</b>	<b>April 2024</b>	<b>April 2023</b>
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	0	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	\$205,974.65	\$127,650.47

### FSS FY 2023 HUD Grant Program Tracking Data

<b>Program Management Questions:</b>	<b>YTD (2023)</b>
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 April 2024**

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	04/2024 Enrollment	04/2024 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	\$127,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	8	\$7,350.00	\$13,141.00
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	\$0.00
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	\$17,817.00
<b>Totals</b>		<b>\$163,717.00</b>			<b>35</b>			<b>10</b>	<b>\$7,850.00</b>	<b>\$39,958.00</b>

**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:**05/08/2024

**Path:** Z:\Boutique Programs/Special Programs Budget and Reports

\*\*Written authorization given from BCDBH 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**  
**March 31, 2024**

INVESTMENT	MATURITY		COST	MARKET VALUE	NON-FEDERAL FUNDS	HUD PUBLIC HSG	HUD HCV SEC. 8	CA HCD RHCP-GSII	USDA-RD FARM LABOR
	DATE	YIELD							
Umpqua - Sec 8 HAP		0.00	2,841,683	2,841,683			2,841,683		
Umpqua - Savings Account		VAR.	289,793	289,793	289,793				
Umpqua - Section 8 FSS Escrow		VAR.	205,973	205,973			205,973		
Umpqua - Sec. 125 Cafeteria Plan		0.00	42,890	42,890	42,890				
Umpqua - Business Activities		0.00	857,066	857,066	857,066				
Umpqua - Sec 8 Admin		0.00	698,117	698,117			698,117		
Umpqua - Bond		0.00	33,374	33,374					
Umpqua - Public Housing		0.00	1,213,809	1,213,809		1,213,809			
FNC - Money Market Funds		VAR.	34,686	34,686	1,734	9,712	23,240		
Mechanics Bank (Security Deposit dox location)		0.00	1,546	1,546	1,546				
Petty Cash Accounts		0.00	107	107.34	107				
Locust St balances @ RSC		0.00	12,876	12,876	12,876				
Park Place Apts @ RSC		0.00	20,987	20,986.57	20,987				
Lincoln Apts balances @ RSC		0.00	11,167	11,167	11,167				
Kathy Court balances @ RSC		0.00	4,504	4,504	4,504				
Alamont Apts balances @ RSC		0.00	49,473	49,473	49,473				
Evanswood balances @ RSC #0284		0.00	37,165	37,165	37,165				
New Evanswood units balances @ RSC #9758		0.00	35,091	35,091	35,091				
Gridley Springs II @ Sackett		0.00	96,709	96,709	96,709			96,709	
Cordillera Apts (Cameo Dr) balances @ RSC		0.00	16,231	16,231	16,231				
<b>SUBTOTAL CASH ACCOUNTS</b>			<b>6,503,246</b>	<b>6,503,246</b>	<b>1,477,339</b>	<b>1,223,521</b>	<b>3,769,013</b>	<b>96,709</b>	<b>0</b>
TCB FLH Operating Account		0.00	77,838	77,838					77,838
TCBFLH Construction Account		VAR.	255,767	255,767					255,767
TCBFLH Tax & Insurance		VAR.	2,696	2,696					2,696
TCB FLH Reserves Security Deposits		VAR.	364,464	364,464					364,464
TCBFLH Security Deposits		VAR.	49,355	49,355					49,355
<b>TOTAL USDA-RD FARM LABOR</b>			<b>750,119</b>	<b>750,119</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>750,119</b>
BNY Mellon - Debt Reserve - 2020A			187,916	187,916	187,916				
BNY Mellon - Bond Program Acct (Proceeds) - 2020A			4,384,712	4,384,712	4,384,712				
BNY Mellon - Bond Reserve (P&I) - 2020A			536,246	536,246	536,246				
<b>TOTAL HACB BONDS</b>			<b>5,108,874</b>	<b>5,108,874</b>	<b>5,108,874</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
BLUPEAK CU - 11/21/23 - NEW	11/20/2024	5.75	150,000	150,390		150,000			
Greenstate Credit Union - 5/16/22 - NEW	5/16/2024	2.75	100,000	99,656			100,000		
Goldman SACHS BK NEW YORK - 5/6/2021 - NEW	6/3/2024	2.90	240,000	238,930		120,000	120,000		
DISCOVER BANK - 11/1/2023 - NEW	5/1/2025	5.50	150,000	150,645		150,000			
Global Fed Cr Union - 6/16/23 - NEW	6/17/2024	5.40	200,000	199,928		100,000	100,000		
Western Alliance Bank - 5/5/23 - NEW	5/3/2024	5.06	100,000	99,953		50,000	50,000		
MOUTAIN AMERICAN FCU 11/30/22 NEW	5/28/2024	5.00	240,000	239,875		240,000			
Centris Fed Credit Union 5/11/23 - NEW	11/25/2024	5.15	200,000	199,896		200,000			
ALLIANT CU - 11/8/2023 - NEW	11/7/2024	5.80	200,000	200,520		200,000			
First Technology Fed Credit Union - 5/11/23 - NEW	5/24/2024	5.25	200,000	199,910		200,000			
<b>TOTAL FNC CD'S</b>			<b>1,780,000</b>	<b>1,779,703</b>	<b>0</b>	<b>1,410,000</b>	<b>370,000</b>	<b>0</b>	<b>0</b>
Self-Help Credit Union - CD DTD 2/10/20 (compounding)	2/11/2024	3.56	108,065	109,177	109,177				
<b>TOTAL CD'S</b>			<b>1,888,065</b>	<b>1,888,880</b>	<b>109,177</b>	<b>1,410,000</b>	<b>370,000</b>	<b>0</b>	<b>0</b>

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
 QUARTERLY CASH AND INVESTMENT REPORT  
 March 31, 2024**

<b>PARS SECTION 115 TRUST</b>	var	2,543,222	2,543,222	254,322	1,017,289	1,271,611		
<b>TOTAL HOUSING AUTHORITY CASH &amp; INVESTMENTS</b>		<b>16,793,528</b>	<b>16,794,342</b>	<b>6,949,713</b>	<b>3,650,810</b>	<b>5,410,624</b>	<b>96,709</b>	<b>750,119</b>

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE	
1200 Park Avenue, L.P.; 11/23/2004	11/23/2054	4.84	675,000	1,321,499	* interest compounds to principal June 1st annually
Chico Harvest Park, L.P.; 1/29/2013	1/28/2068	2.31	600,000	774,494	* interest compounds to principal May 1st annually
<b>TOTAL for HACB Mortgages &amp; Loans</b>			<b>1,275,000</b>	<b>2,095,993</b>	

<b>BCAHDC*</b>	
BCAHDC Umpqua Operating Account	761,911
BCAHDC Umpqua Savings Account	342,962

<b>BANYARD MANAGEMENT</b>	
Banyard - Umpqua General Savings	171,895

HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
RESTRICTED VS. UN-RESTRICTED FUNDS ANALYSIS  
March 31, 2024

	a	b	c	=a-b-c	
<b>HACB - Primary Government</b>					
	<b>Total Cash + Current Assets</b>	<b>Restricted Cash</b>	<b>Current Liabilities, less debt</b>	<b>3/31/2024 Available Fund Balance</b>	<b>3/31/2023 Available Cash Balance</b>
<b><u>Unrestricted HA Owned</u></b>					
Evanswood Estates 21,25,33	14,931	0	4,326	10,605	27,382
Alamont Apts	33,167	0	25,254	7,914	41,668
Cordillera/Cameo	24,664	0	20,106	4,559	14,742
Demo Housing	28,880	0	4,166	24,713	60,576
Evanswood Estates	32,779	0	44,624	-11,845	52,856
General Fund	14,074,631	8,793,836	796,735	4,484,061	2,741,026
Kathy Ct Apts	4,504	0	176	4,328	1,211
Lincoln Apts	26,154	0	12,350	13,803	18,320
Locust St Apts	18,401	0	10,055	8,346	20,706
Park Place Apts (Oro)	176,342	0	36,862	139,480	4,006
<b>Total Unrestricted HA Owned</b>	<b>14,434,453</b>	<b>8,793,836</b>	<b>954,654</b>	<b>4,685,964</b>	<b>2,982,492</b>
<b><u>Restricted to Federal or State Program</u></b>					
HCD Gridley Springs II	212,439	138,123	80,551	-6,234	-27,587
HUD Public Housing	1,091,927	950,367	166,993	-25,433	844,023
USDA Farm Labor Housing	825,370	574,759	316,707	-66,096	-258,283
HUD EHV (S8)	2,121,515	1,608,423	362,182	150,909	0
HUD Section 8 HCV	35,147,620	27,136,789	2,572,845	5,437,987	1,492,079
HUD ROSS Program (S8)	9,815	0	10,201	-386	47,589
<b>Total Federal/State Programs</b>	<b>39,408,686</b>	<b>30,408,461</b>	<b>3,509,478</b>	<b>5,490,747</b>	<b>2,097,822</b>
<b>TOTAL HACB PRIMARY GOV'T</b>	<b>53,843,139</b>	<b>39,202,296</b>	<b>4,464,132</b>	<b>10,176,711</b>	<b>5,080,314</b>

<b>HACB - Component Units</b>					
	<b>Total Cash &amp; Current A/R</b>	<b>Restricted Cash</b>	<b>Current Liabilities</b>	<b>3/31/2024 Available Fund Balance</b>	<b>3/31/2023 Available Cash Balance</b>
<b><u>Restricted to Mission Stmt</u></b>					
BCAHDC General Fund	1,099,806	0	103,450	996,356	1,117,441
Banyard Management	174,182	0	0	174,182	215,942

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



May 9, 2024

**MEMO**

To: HACB Board of Commissioners  
From: Sharice Atkins, Special Programs Coordinator  
Subject: Resolution No. 4920  
Section 8 FSS Graduate, Page Gearhart-Davis

Page started her journey pregnant and homeless, with 4 children, living in a shelter. She received her Section 8 voucher in Yuba City in 2012, where she lived for a little under 2 years, being forced to move because the City was widening the roads. With City help Page was able to find a house, but was asked to move again because the owner was selling the property. Page moved (ported) to Oroville in October 2022 where she now lives with all her children, except the oldest.

Since moving to Oroville, Page has taken guardianship of her grandson, born in 2013, She went back to school and earned her AA in Human Services/Sociology from Yuba Community College (2015), and her BA in Sociology/Communications from CSU Chico (2017) while working at Yuba College part time. She did so well in school she was inspired to continue her education. Page received a Master's Degree in Social Work in 2019. As of April 9<sup>th</sup>, Page has been accepted to the Doctoral Program at Sacramento State and will start this fall.

Page enrolled in the Family Self-Sufficiency program October 1, 2016 in Yuba City. In 2022 Page ported to Chico with the following goals:

- Obtain MSW from CSU Chico – Completed May 2019
- Internship for Social Work – Completed 2021
- Purchase a home hopefully by 2024 and work on credit (Obtainable with escrow)

All goals have been met except the purchase of a home, something her FSS escrow can help achieve. Page accumulated \$18,745.43 in escrow earnings through the FSS program.

Through it all, Page has set goals and conquered obstacles in seeking sustainability and opportunity for her family. She has set examples for her children and grandson. Page's success illustrates how the FSS can help. Page is requesting to speak at her graduation to express her gratitude.

*Recommendation: Adoption of Resolution No. 4920.*

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4920

RECOGNITION OF FSS GRADUATE

PAGE GEARHART-DAVIS

---

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Butte wishes to recognize the graduates of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program (FSS); and

WHEREAS, PAGE GEARHART-DAVIS entered the FSS program on October 1, 2016; and

WHEREAS, PAGE GEARHART-DAVIS successfully completed her FSS Contract of Participation September 30, 2023, by fulfilling all of her responsibilities under the terms of the Contract of Participation; and

WHEREAS, PAGE GEARHART-DAVIS obtained and maintained suitable employment and has been free of welfare assistance for over one year; and

WHEREAS, in completing her Contract of Participation PAGE GEARHART-DAVIS has accrued an FSS escrow balance of \$18,785.43;

NOW, THEREFORE, BE IT KNOWN that the Board of Commissioners of the Housing Authority of the County of Butte congratulates and presents this Resolution in recognition of PAGE GEARHART-DAVIS's successful completion of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program.

Dated: May 16, 2024

---

David Pittman, Board Chair

ATTEST:

---

Edward S. Mayer, Secretary

May 9, 2024

**MEMO**

To: HACB Board of Commissioners  
From: Sharice Atkins, Special Programs Coordinator  
Subject: Resolution No. 4921  
Section 8 FSS Graduate – Louis Reed

Louis reed started the Section 8 FSS program in Kern County in March 2023. As a single father of two he joined the program unemployed. Shortly after enrolling in the FSS program Louis was hired at a Target Distribution center where he worked for three years. Louis's employer changed a few times but he stayed employed only taking time off for surgery. After surgery, Louis found work through a temp agency and completed credit counseling and budgeting classes.

In December 2022, Louis and his family ported to Chico due to his brother falling ill. Louis has been taking care of his brother and raising his children. He was off work for a while but was able to return to work a few months ago and complete the FSS program as of February 29, 2024. He earned an FSS escrow account of \$15,526.83 through program participation. This month Louis' family will be moving into a new apartment.

The goals that were set were:

- ✓ Job search(es)
- ✓ Job Retention
- ✓ Credit Counseling

Louis has expressed interest going back to Culinary Arts school and opening a restaurant.

*Recommendation: adoption of Resolution No. 4921.*

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4921

RECOGNITION OF FSS GRADUATE

LOUIS REED

---

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Butte wishes to recognize the graduates of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program (FSS); and

WHEREAS, LOUIS REED entered the FSS program on March 2, 2017; and

WHEREAS, LOUIS REED successfully completed his FSS Contract of Participation February 29, 2024 by fulfilling all of his responsibilities under the terms of his Contract of Participation; and

WHEREAS, LOUIS REED obtained and maintained suitable employment and has been free of welfare assistance for over one year; and

WHEREAS, in completing her Contract of Participation, LOUIS REED has accrued an FSS escrow balance of \$15,526.83;

NOW, THEREFORE, BE IT KNOWN that the Board of Commissioners of the Housing Authority of the County of Butte congratulates and presents this Resolution in recognition of LOUIS REED's successful completion of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program.

Dated: May 16, 2024

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David Pittman, Board Chair

ATTEST:

---

Edward S. Mayer, Secretary

May 8, 2024

MEMORANDUM

To: HACB Board of Commissioners

From: Tamra C. Young, Administrative Operations Director  
Marysol Perez, Executive Assistant

Subject: Agenda Items 5.2, 5.3 and 5.4 - 2024 Draft Agency Documents

- Annual Agency Plan
- Annual and Five-Year (rolling) Capital Fund Plans
- Public Housing Admissions and Continued Occupancy Policy (ACOP)
- Section 8 Administrative Plan (AP)
- FSS Action Plan

As a public agency administering the HUD Public Housing and Section 8 Housing Choice Voucher (HCV) programs, HACB is required to submit to HUD applicable agency and administrative plan documents 75 days prior to the end of the HACB’s fiscal year. Resident Advisory Board (RAB) meetings and solicitation of public comment are an integral part of the plan review process. This year, the plans, including any revisions, must be approved at the July Meeting of the Board in order to meet the HUD submission deadline. Below is a summary of the important dates:

DATE	REQUIRED ACTION
5/07/24	Resident Advisory Board meeting held
<b>5/16/24</b>	<b><i>Draft approval by HACB Board</i></b>
5/16-7/5/24	Required 45-day Review Period - Documents available for public comment.
7/5/24	Comments, if any, due to HACB
<b>7/18/24</b>	<b><i>Final approval by HACB Board</i></b>
Deadline 7/18/24	Submit documents to HUD with applicable attachments
10/1/24	Effective date of documents

Below are some of the revision highlights for each document as recommended by Staff:

Annual Plan

- Description of progress in meeting HACB’s 5-Year goals
  - Project-Based Voucher Projects
  - Development Projects
  - Capital Fund Community Facilities Grants or Emergency Safety and Security Grant
    - Access Control and Video Surveillance Systems will be installed at Winston Gardens (PH 43-10)

Both Section 8 Administrative Plan and Public Housing ACOP

- Final Rule implementing Section 102, 103 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA):
  - Added Equal Access Final Rule barring certain types of discrimination (Chapter 2)
  - Edit definition of family (p3-2 Admin Plan; p3-3 ACOP)
  - Substantial edit of Chapter 6: Income and Subsidy Determinations (Admin Plan), Income and Rent Determinations (ACOP)
  - Substantial edit of Chapter 7: Verification
  - Substantial edit of Chapter 8: National Standards for the Physical Inspection of Real Estate (NSPIRE); formerly HQS in Section 8 and UPCS in Public Housing
  - Substantial edit of Reexaminations (Admin Plan Chapter 11, ACOP Chapter 9)
  - Added “De Minimis Errors” (p14-8 Admin Plan; 15-10 ACOP)

Section 8 Administrative Plan

- HACB updates:
  - Updated Section 4-III.E. Application Interview – Eligibility process is no longer in person.
  - Changed Minimum Rent from \$50 to \$0 (p6-68)
  - Added “Reasonable Accommodation Exception to HACB Section 8 HCV Nonresident Port Policy” (p10-7)
  - Added PHA Policy regarding informal conference (p 12-7)
  - Under Special Housing Types, added “The PHA does not offer” for clarification on which Special Housing Types are available (Chapter 15)
  - Updated Informal Reviews to match HACB practice (16-III.B.)
  - Updated open PBV project wait lists (p17-26) and PBV project information for projects under HAP contract (Exhibit 17-1)
  - Better defined requirements “Under Family Right to Move” (p17-34)
- Nan McKay & Associates recommended updates including:
  - Added human trafficking as protected class under VAWA
  - Added “economic abuse” and “technological abuse” to VAWA protections

Both Public Housing ACOP and FSS Action Plan

- Nan McKay & Associates recommended updates

Please find following the draft changes to the Agency Annual Plan, Public Housing Capital Fund Plan, Section 8 Admin Plan, and Public Housing ACOP documents, in excerpt form. The entire plans, as existing, can be found on the Dropbox site, and also the agency website.

*Recommendation: by motion, receive and file draft documents (draft revised Agency Annual Plan, Capital Fund Plan, Public Housing ACOP, and Section 8 Admin Plan), authorize publication of Public Notice for public review and comment (minimum 45 days required), and schedule Public Hearing for receipt of comment and final adoption of documents on July 18, 2024.*

May 9, 2024

Memo

To: HACB Board of Commissioners  
From: Ed Mayer, Executive Director

Subject: Agenda Item 5.5 - Resolution 4922  
Lincoln Street Family Apartments, Oroville  
State Infrastructure Investment Grant Award Acceptance

This action authorizes the HACB to accept a \$2,765,600 State Infrastructure Investment Grant (IIG) award on behalf of the 61-unit Lincoln Senior Apartments project in Oroville. Only a public agency can accept such awards. The City of Oroville has declined, citing lack of capacity to administer the grant.

HACB's non-profit instrumentality, the Butte County Affordable Housing Development Corporation (BCAHDC), is Managing General Partner (MGP) of the partnership that owns the development. The HACB has committed 25 Section 8 vouchers to the property. The project developer, The Richman Group of California, has requested the Housing Authority accept the grant as the only alternate public entity available.

The project has yet to break ground, still seeking to complete its finance package. The IIG grant is only one part of the package, which includes a City of Oroville commitment of CDBG-DR funds. IIG funds will be passed through the Housing Authority to the partnership on behalf of the project, the affordable housing considered an infill infrastructure project under the program.

*Recommendation: Adoption of Resolution No. 4922, authorizing the Housing Authority to accept State IIG program grant funds on behalf of the Lincoln Senior Apartments, Oroville project.*

RESOLUTION OF THE GOVERNING BODY OF THE  
HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
RESOLUTION NO. 4922  
INFILL INFRASTRUCTURE GRANT PROGRAM OF 2019  
LINCOLN STREET SENIOR APARTMENTS

---

WHEREAS, the California Department of Housing and Community Development ("Department"), has issued a Notice of Funding Availability ("NOFA") dated June 16, 2022, pursuant to the Infill Infrastructure Grant Program of 2019 ("Program") established by Health and Safety Code section 53559, et seq, and implemented by the Infill Infrastructure Grant Program Small Jurisdiction Set Aside and Qualifying Infill Areas Final Guidelines issued June 16, 2022 ("Guidelines"). The Program provides grant assistance available as gap funding for Capital Improvement Projects, which are an integral part of, or necessary to facilitate the development of, a Qualifying Infill Project or Qualifying Infill Area; and

WHEREAS, the Housing Authority of the County of Butte, a public housing authority ("Public Entity"), submitted an application to the Department in response to the NOFA (the "Application") and based on the Application the Department made an award of Program funds (the "Program Award") pursuant to that certain conditional award letter, dated February 9, 2023;

NOW, THEREFORE, IT IS RESOLVED, that the Public Entity is hereby authorized and directed to accept and incur an obligation for the Program Award in an amount not to exceed \$2,765,600, and to enter into, execute, and deliver an STD 213, Standard Agreement (the "Standard Agreement"), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the Program, including, but not limited to, an affordable housing covenant, a performance deed of trust, a disbursement agreement, and all amendments thereto (collectively, the "Program Award Documents").

RESOLVED FURTHER: That the Executive Director or his designee is hereby authorized to execute the Program Award Documents on behalf of the Public Entity.



RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, effective as of May 16, 2024 by the consent of the Board of Commissioners of the of the Housing Authority of the County of Butte by the following vote:

\_\_\_\_\_AYES      \_\_\_\_\_NAYS      \_\_\_\_\_ABSTAIN      \_\_\_\_\_ABSENT

\_\_\_\_\_  
David Pittman, Board Chair

ATTEST:

\_\_\_\_\_  
Edward S. Mayer, Secretary

CERTIFICATE OF THE SECRETAR OF THE PUBLIC ENTITY

The undersigned, Marysol Perez, Secretary of the Public Entity, does hereby attest and certify that the foregoing is a true, full and correct copy of Resolution Number 4922 that was duly adopted by the Board of Commissioners of the Housing Authority of the County of Butte on May 16, 2024, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Marysol Perez, Secretary

May 9, 2024

Memo

To: Board of Commissioners

From: Ed Mayer, Executive Director

Subject: Agenda Item 5.6 - Humboldt Senior Housing Apartments, Chico  
Application for Congressional Funds

Please know that the Housing Authority has applied for \$5 million from Congress, through Congressman LaMalfa's office. Community Project Funding initiative funds are made available annually. The funds were applied for at the request, and on behalf of, one of the disaster recovery projects that has struggled to secure financing.

The application for funds was made on behalf of the Christian Church Home's (CCH's) 80-unit Humboldt Senior Housing Apartment, to be located adjacent to the old municipal landfill in the Highway 32 and Bruce Road apartments complex area. The HACB committed 25 HUD Section 8 vouchers to the project. Unfortunately, after repeat attempts, the disaster recovery project failed to secure the financing (tax-credits) necessary for build out.

CCH was compelled to give Butte County's commitment of CDBG-DR monies back to the County, to try from scratch again. The \$5 million application is part of the second effort.

CCH second run at the project includes application for HUD Section 202 funds (supporting low-income seniors), complement that commitment with about \$9 million in City of Chico CDBG-DR monies, fill the gap with the \$5 million from Congress (passed on to the project from the Housing Authority), and apply for tax-credits to complete the needed \$40 million capital stack.

This may be seen as an extreme measure, the odds are long when it comes to Section 202 monies, the Congressional monies are typically very oversubscribed, and the State has shown no inclination to prioritize tax-credit funding to disaster recovery projects. But it is a necessary step in bringing the housing to realization.

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San Jose, CA

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Phone: 940-521-9982 | Email: [pswro@nahro.org](mailto:pswro@nahro.org) | Address: 12246 FM 1769, Graham, TX 76450

Explore the past and shape the future of affordable housing!



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Get ready for informative plenary sessions led by thought leaders and industry experts, a Washington Report with the latest updates from HUD and Capitol Hill, an **Executive Leaders of Small Agencies Professional Development Seminar**, and a 50th anniversary celebration of HUD's voucher program alongside the soft opening of the National Public Housing Museum!

Our Summer Symposium is a great opportunity for you and fellow Housers to highlight the most pressing affordable housing issues affecting our nation and discuss tangible skills and plans to improve the current state for years to come.

Check back periodically to stay abreast of new conference details as we add to the **agenda**, announce featured speakers, update **hotel information**, and more!

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