

**BUTTE COUNTY AFFORDABLE HOUSING  
DEVELOPMENT CORPORATION**

**Board of Directors Meeting**

2039 Forest Avenue  
Chico, CA 95928

**SPECIAL MEETING AGENDA**

December 18, 2025  
2:00 p.m.

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

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

-----

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

<https://meet.goto.com/552721661>

You can also dial in using your phone.

Access Code:

552 721 661

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.

---

NEXT RESOLUTION NO. 25-16C

**ITEMS OF BUSINESS**

1. ROLL CALL

2. AGENDA AMENDMENTS
3. CONSENT CALENDAR
4. CORRESPONDENCE
5. REPORTS FROM PRESIDENT

- 5.1 Woodward Family Apartments, Orland – Adoption of FY2026 Woodward Family Apartments Budget.

Recommendation:

Resolution No. 25-16C

- 5.2 Liberty Bell Senior Apartments, Orland – Adoption of FY2026 Liberty Bell Senior Apartments Budget.

Recommendation

Resolution No. 25-17C

6. MEETING OPEN FOR PUBLIC DISCUSSION
7. MATTERS CONTINUED FOR DISCUSSION
8. SPECIAL REPORTS
9. REPORTS FROM DIRECTORS
10. MATTERS INITIATED BY DIRECTORS
11. EXECUTIVE SESSION
12. DIRECTORS' CALENDAR

- **Next meeting – February 19, 2026**

13. ADJOURNMENT

## MEMO

Date: December 12, 2025

To: BCAHDC Board of Directors

From: Larry Guanzon, BCAHDC President

Subject: Resolution No. 25-16C  
2026 Operating Budget – Woodward Family Apartments, Orland, CA (36 units,  
LIHTC subsidized, Family)

Attached please find the proposed calendar year 2026 Operating Budget for Woodward Family Apartments, Orland CA.

The proposed budget was prepared by Buckingham Property Management, third party property manager, along with TPC Holdings IX, LLC, the owning partnership's Administrative General Partner, and HACB, acting on behalf of BCAHDC in its role as Managing General Partner.

The budget has been sent to HCD and is pending approval.

*Recommendation: motion to approve Resolution No. 25-16C*

BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT

CORPORATION RESOLUTION NO. 25-16C

APPROVAL OF THE OPERATING BUDGET FOR FISCAL YEAR 2026 FOR  
WOODWARD APARTMENTS, ORLAND, CA

---

WHEREAS, Butte County Affordable Housing Development Corporation (BCAHDC) is Managing General Partner (MGP) of Orland Family Associates, LP (Partnership) itself the owner of Woodward Family Apartments, Orland, California; and,

WHEREAS, BCAHDC reviews the budget for Woodward Family Apartments in conjunction with TPC Holdings IX, LLC an Idaho Limited Liability Company; Partnership Administrative General Partners, its Managing General Partner agent, Butte County Affordable Housing Development Corporation, and Woodward Family Apartments property manager, Buckingham Property Management; and

WHEREAS, the Board of Directors of BCAHDC has reviewed the budget as proposed and found the budget to be in the best interest of the Woodward Family Apartments property, its residents, the Partnership, and BCAHDC;

THEREFORE, BE IT RESOLVED by the Board of Directors of the Butte County Affordable Housing Development Corporation, acting as Managing General Partner of Orland Family Associates LP, owner of the Woodward Family Apartments, Orland, CA, to hereby approve and adopt the Operating Budget for Fiscal Year 2026 for Woodward Family Apartments, Orland, California, such Operating Budget attached to and made a part of this Resolution No. 25-16C.

Dated: December 18, 2025.

---

Lawrence C Guanzon, President

ATTEST:

---

Marysol Perez, Secretary

MULTI-FAMILY (SENIOR) HOUSING ANNUAL BUDGET				
# OF UNITS:	#36	BORROWER NAME:	G.P.:	enter GP name here
PROJECT NAME:		Enter borrower name here	NON-PROFIT:	enter non-profit name here
Woodward Family				

		2025 BUDGET 1/1/2025 12/31/2025	2024 ACTUAL 1/1/2024 12/31/2024	12 Month ACTUAL 8/1/2024 7/31/2025	PROPOSED BUDGET 2026	COMMENTS
BEGINNING DATES> ENDING DATES>						
OPERATIONAL CASH SOURCES						
1. GROSS POTENTIAL RENT	5110	355,656	319,117	348,316	313,332	
2. (LESS VACANCY)	5220	(10,670)	(32,418)	(22,425)	(4,699)	-1.50%
3. GAIN / (LOSS) TO LEASE	5191	147,924	142,529	158,964	183,708	
4. CONCESSION LOSS	5270	0	0	0		
5. COLLECTION LOSS	5290	0	0	(5,938)		
6. INTEREST INCOME	5410	0	0	0		
7. INTEREST INCOME - RESERVES	5440	0	0	0		
8. LAUNDRY INCOME	5910	0	87	121		
9. NSF & LATE CHARGES	5920	0	318	418		
10. DAMAGES & CLEANING FEES	5930	0	950	1,150		
11. FORFEITED SEC DEPOSITS	5940	0	0	0		
12. OTHER REVENUE	5990	0	930	390		
13. OTHER - PROJECT SOURCES						
14. SUB - TOTAL (1 THRU 13)		492,910	431,513	480,996	492,341	
NON-OPERATIONAL CASH SOURCES						
15. CASH - NON PROJECT						
16. AUTHORIZED LOAN / PARTNER INVESTMENT						
17. TRANSFER FROM RESERVE					3,200	
18. SUB - TOTAL (15 THRU 17)		0	0	0	3,200	
19. TOTAL CASH SOURCES (14 + 18)		492,910	431,513	480,996	495,541	
OPERATIONAL CASH USES						
20. TOTAL O & M EXPENSES (From Part II)		295,176	224,548	244,866	288,178	
21. LOAN PAYMENT - 1		171,497	171,497	171,497	171,497	1st Loan Principle & Interest
22. LOAN PAYMENT - 2						2nd Loan Principle & Interest
23. OTHER DEBT PAYMENTS	6762	0	3,142	7,145	7,142	guaranty fees, etc
24. ISSUER & TRUSTEE FEES	6762	0				
25. TRANSFER TO RESERVE	6771	18,000	18,000	18,000	18,000	
26. SUB - TOTAL (20 THRU 25)		484,673	417,187	441,508	484,817	
27. NET CASH FROM OPERATIONS		8,237	14,326	39,488	7,524	
28. ANNUAL CAPITAL BUDGET (PAGE 4)					3,200	
29. NON-PROFIT MANAGING GP FEE	6781	7,500	1,434	115	7,500	
30. ANNUAL ASSET ADMIN.FEE (SYNDICATOR)	6781					
31. MISC PARTNERSHIP EXPENSE	6781					
32. OTHER OWNER DISTRIBUTIONS/LOAN PYMTS						
33. SUB - TOTAL (29 THRU 32)		7,500	1,434	115	7,500	
34. TOTAL CASH USES (26 + 28 + 33)		492,173	418,621	441,623	492,317	
35. NET CASH (DEFICIT) (19 - 34)		737	12,893	39,373	24	

## PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

		2025 BUDGET	2024 ACTUAL	12 Month ACTUAL	PROPOSED BUDGET	COMMENTS	COST PER UNIT
1. ADVERTISING	6210	0	0	59	100		3
2. MISC RENTING EXPENSE	6250	0	0	0			0
3. CREDIT REPORTS	6251	360	2,164	1,300	580		16
4. OFFICE SALARIES	6310	0	0	0			0
5. OFFICE SUPPLIES	6311	1,098	3,334	962	750		21
6. POSTAGE	6314	458	321	227	350		10
7. MILEAGE/TRAVEL EXPENSE	6315	1,800	1,825	2,003	1,800		50
8. MANAGEMENT FEE	6320	29,148	27,220	28,927	29,540	6% total income Per Mgmt Agreement	821
9. MANAGER SALARY	6330	26,960	44,247	30,791	30,000		833
10. MANAGER RENTAL UNIT	6331	14,256	11,140	13,368	14,652		407
11. TRAINING EXPENSE	6335	800	417	517	800		22
12. LEGAL EXPENSE	6340	800	1,220	2,056	800		22
13. AUDIT EXPENSE	6350	5,900	0	7,205	7,205		200
14. BOOKKEEPING	6351	0	0	0			0
15. TELEPHONE/CABLE/INTERNET	6360	4,380	3,494	4,146	4,512	\$376 per monyh	125
18. COMPUTER/SOFTWARE EXPENSE	6380	2,423	2,696	3,137	3,350		93
19. COPIER/PRINTER EXPENSE	6381	1,904	1,533	1,006	1,510		42
20. SOCIAL SERVICES	6385-00	12,000	0	0	12,000		333
21. TENANT AMENITIES (SOC SVC REQD)	6385-01	0	0	0			0
22. SOCIAL SERVICE SUPPLIES	6385-02	0	0	0			0
23. MISC ADMIN EXPENSE	6390	800	94	321	500		14
<b>24. SUB - TOTAL ADMINISTRATIVE EXPENSES</b>		<b>103,087</b>	<b>99,705</b>	<b>96,026</b>	<b>108,449</b>		<b>3,012</b>
25. ELECTRICITY	6450	14,325	18,226	12,900	12,900	Based on Actuals with no increase	358
26. WATER	6451	17,340	14,903	20,211	20,211	Based on Actuals with no increase	561
27. GAS	6452	0	0	0			0
28. SEWER	6453	15,000	12,802	17,851	17,851	Based on Actuals with no increase	496
29. OTHER UTILITIES	6454	0	0	0			0
<b>30. SUB - TOTAL UTILITIES</b>		<b>46,665</b>	<b>45,931</b>	<b>50,962</b>	<b>50,962</b>		<b>1,416</b>
31. EXTERMINATING	6519	3,010	1,825	2,939	3,010		84
32. GARBAGE & TRASH REMOVAL	6525	15,180	12,360	15,157	15,157	Based on Actuals with no increase	421
33. SECURITY PAYROLL/CONTRACT	6530	1,000	210	0			0
34. FIRE MONITORING FEE/REPAIR	6531	10,800	5,745	5,347	7,800		217
35. GROUNDS SUPPLIES	6536	500	0	0			0
36. GROUNDS CONTRACT	6537	10,900	1,817	10,900	10,900	contract	303
37. MAINTENANCE PAYROLL	6540	21,112	7,856	12,142	27,000		750
38. REPAIRS MATERIAL	6541	2,100	4,588	7,000	5,000		139
39. REPAIRS CONTRACT	6542	1,200	602	602	1,200		33
40. UNIFORMS	6543	490	270	405	490		14
41. ELEVATOR MAINTENANCE/CONTRACT	6544	0	0	0			0
42. FURNITURE & EQUIPMENT	6545-00	0	1,900	2,422	0	window coverings	0
43. FURNITURE & EQUIPMENT - APPLIANCES	6545-01	0	0	0	0		0
44. FURNITURE & EQUIPMENT - FLOORING	6545-02	0	0	0	0		0
45. FURNITURE & EQUIPMENT - HVAC	6545-03	0	0	0	0		0
46. FURNITURE & EQUIPMENT - WATER HEATER	6545-04	0	0	0	0		0
47. HEATING/COOLING REPAIRS	6546	1,000	0	952	1,325		37
48. POOL MAINTENANCE/CONTRACT	6547	0	0	0			0
49. SNOW REMOVAL	6548	0	0	0			0
50. DECORATING CONTRACT	6560	975	1,241	3,743	2,500		69
51. DECORATING SUPPLIES	6561	600	151	1,223	1,200		33
52. MISC OPERATING EXPENSE	6590	1,220	1,842	1,614	1,500		42
53. PAYROLL TAXES	6711	5,609	4,207	3,714	6,449	9% of budgeted payroll	179
54. WORKERS COMPENSATION	6722	4,363	3,038	2,529	5,016	7% of budgeted payroll	139
55. HEALTH INSURANCE/BENEFITS	6723	13,500	2,596	2,442	12,981	401k 6% of budgeted payroll + Health Ins \$8800/full time EE	361
<b>56. SUB - TOTAL MAINTENANCE &amp; REPAIRS</b>		<b>93,559</b>	<b>50,247</b>	<b>73,132</b>	<b>101,527</b>		<b>2,820</b>
57. SPECIAL ASSESSMENTS	6709	396	0	0	0		0
58. REAL ESTATE TAXES	6710	4,080	0	0	0	bpm729	0
59. MISC TAXES/FEES	6719	850	800	809	850	bpm729	24
60. PROPERTY & LIABILITY INSURANCE	6720	46,049	27,476	23,508	25,859	10% per pac west	718
61. EARTHQUAKE INSURANCE	6725	0	0	0			0
62. FLOOD INSURANCE	6727	0	0	0			0
63. OTHER INSURANCE	6729	490	390	429	530	EPL	15
<b>64. SUB - TOTAL TAXES &amp; INSURANCE</b>		<b>51,865</b>	<b>28,665</b>	<b>24,746</b>	<b>27,239</b>		<b>757</b>
<b>65. TOTAL O &amp; M EXPENSES</b>		<b>295,176</b>	<b>224,548</b>	<b>244,866</b>	<b>288,178</b>		<b>8,005</b>

## MEMO

Date: December 12, 2025

To: BCAHDC Board of Directors

From: Larry Guanzon, BCAHDC President

Subject: Resolution No. 25-17C  
2026 Operating Budget – Liberty Bell Senior Apartments, Orland, CA (32 units, LIHTC subsidized, Senior)

Attached please find the proposed calendar year 2026 Operating Budget for Liberty Bell Senior Apartments, Orland CA.

The proposed budget was prepared by Buckingham Property Management, third party property manager, along with TPC Holdings IX, LLC, the owning partnership's Administrative General Partner, and HACB, acting on behalf of BCAHDC in its role as Managing General Partner.

The budget has been sent to HCD and is pending approval.

*Recommendation: motion to approve Resolution No. 25-17C*

BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT

CORPORATION RESOLUTION NO. 25-17C

APPROVAL OF THE OPERATING BUDGET FOR FISCAL YEAR 2026 FOR  
LIBERTY BELL APARTMENTS, ORLAND, CA

---

WHEREAS, Butte County Affordable Housing Development Corporation (BCAHDC) is Managing General Partner (MGP) of Orland Senior Associates, LP (Partnership) itself the owner of Liberty Bell Senior Apartments, Orland, California; and,

WHEREAS, BCAHDC reviews the budget for Liberty Bell Senior Apartments in conjunction with TPC Holdings IX, LLC an Idaho Limited Liability Company; Partnership Administrative General Partners, its Managing General Partner agent, Butte County Affordable Housing Development Corporation, and Liberty Bell Senior Apartments property manager, Buckingham Property Management; and

WHEREAS, the Board of Directors of BCAHDC has reviewed the budget as proposed and found the budget to be in the best interest of the Liberty Bell Senior Apartments property, its residents, the Partnership, and BCAHDC;

THEREFORE, BE IT RESOLVED by the Board of Directors of the Butte County Affordable Housing Development Corporation, acting as Managing General Partner of Orland Senior Associates LP, owner of the Liberty Bell Senior Apartments, Orland, CA, to hereby approve and adopt the Operating Budget for Fiscal Year 2026 for Liberty Bell Senior Apartments, Orland, California, such Operating Budget attached to and made a part of this Resolution No. 25-17C.

Dated: December 18, 2025.

---

Lawrence C Guanzon, President

ATTEST:

---

Marysol Perez, Secretary



MULTI-FAMILY (SENIOR) HOUSING ANNUAL BUDGET				
# OF UNITS:	32	BORROWER NAME:	G.P.: enter GP name here	
PROJECT NAME:		Enter borrower name here		
Liberty Bell			NON-PROFIT:	enter non-profit name here

		2025 BUDGET 1/1/2025 12/31/2025	2024 ACTUAL 1/1/2024 12/31/2024	12 Month ACTUAL 6/1/2024 7/31/2025	PROPOSED BUDGET 2026	COMMENTS
BEGINNING DATES> ENDING DATES>						
OPERATIONAL CASH SOURCES						
1. GROSS POTENTIAL RENT	5110	324,300	135,125	320,219	341,760	
2. (LESS VACANCY)	5220	0	4,232	(4,404)	(3,418)	1.00%
3. GAIN / (LOSS) TO LEASE	5191	0	3,828	22,736	53,640	
4. CONCESSION LOSS	5270	0	(296)	(296)		
5. COLLECTION LOSS	5290	0	0	0		
6. INTEREST INCOME	5410	0	0	0		
7. INTEREST INCOME - RESERVES	5440	0	0	0		
8. LAUNDRY INCOME	5910	0	206	1,024	220	
9. NSF & LATE CHARGES	5920	0	208	308		
10. DAMAGES & CLEANING FEES	5930	0	0	318		
11. FORFEITED SEC DEPOSITS	5940	0	0	0		
12. OTHER REVENUE	5990	0	750	595	150	
13. OTHER - PROJECT SOURCES		0	0	0		
14. SUB - TOTAL (1 THRU 13)		324,300	144,053	340,499	392,352	
NON-OPERATIONAL CASH SOURCES						
15. CASH - NON PROJECT						
16. AUTHORIZED LOAN / PARTNER INVESTMENT						
17. TRANSFER FROM RESERVE					0	
18. SUB - TOTAL (15 THRU 17)		0	0	0	0	
19. TOTAL CASH SOURCES (14 + 18)		324,300	144,053	340,499	392,352	
OPERATIONAL CASH USES						
20. TOTAL O & M EXPENSES (From Part II)		177,570	113,786	225,408	285,952	
21. LOAN PAYMENT - 1					87,606	1st Loan Principle & Interest Per Loan statement
22. LOAN PAYMENT - 2						2nd Loan Principle & Interest
23. OTHER DEBT PAYMENTS	6762					guaranty fees, etc
24. ISSUER & TRUSTEE FEES	6762					
25. TRANSFER TO RESERVE	6771				16,000	Per Proforma
26. SUB - TOTAL (20 THRU 25)		177,570	113,786	225,408	389,558	
27. NET CASH FROM OPERATIONS		146,730	30,267	115,091	2,795	
28. ANNUAL CAPITAL BUDGET (PAGE 4)					0	
29. NON-PROFIT MANAGING GP FEE	6781		615	115		
30. ANNUAL ASSET ADMIN.FEE (SYNDICATOR)	6781					
31. MISC PARTNERSHIP EXPENSE	6781					
32. OTHER OWNER DISTRIBUTIONS/LOAN PYMTS						
33. SUB - TOTAL (29 THRU 32)		0	615	115	0	
34. TOTAL CASH USES (26 + 28 + 33)		177,570	114,401	225,523	389,558	
35. NET CASH (DEFICIT) (19 - 34)		146,730	29,652	114,976	2,795	

## PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

		2025 BUDGET	2024 ACTUAL	12 Month ACTUAL	PROPOSED BUDGET	COMMENTS	COST PER UNIT
1. ADVERTISING	6210	0	0	0			0
2. MISC RENTING EXPENSE	6250	0	0	0			0
3. CREDIT REPORTS	6251	100	6	198	250		8
4. OFFICE SALARIES	6310	0	0	0			0
5. OFFICE SUPPLIES	6311	3,000	3,174	2,862	3,000		94
6. POSTAGE	6314	200	89	299	300		9
7. MILEAGE/TRAVEL EXPENSE	6315	4,000	3,050	3,264	4,000		125
8. MANAGEMENT FEE	6320	19,458	13,123	20,612	23,541	6% per total income	736
9. MANAGER SALARY	6330	21,000	11,491	25,166	30,000		938
10. MANAGER RENTAL UNIT	6331	14,256	3,564	11,880	15,228		476
11. TRAINING EXPENSE	6335	400	267	567	660		21
12. LEGAL EXPENSE	6340	300	0	112	300		9
13. AUDIT EXPENSE	6350	0	0	7,126	7,126		223
14. BOOKKEEPING	6351	0	0	0			0
15. TELEPHONE/CABLE/INTERNET	6360	3,356	1,760	4,204	4,152		130
18. COMPUTER/SOFTWARE EXPENSE	6380	1,680	1,870	2,771	3,000		94
19. COPIER/PRINTER EXPENSE	6381	300	606	1,018	500		16
20. SOCIAL SERVICES	6385-00	0	0	7,500	10,000		313
21. TENANT AMENITIES (SOC SVC REQD)	6385-01	0	0	0			0
22. SOCIAL SERVICE SUPPLIES	6385-02	0	0	0			0
23. MISC ADMIN EXPENSE	6390	3,600	109	235	350		11
<b>24. SUB - TOTAL ADMINISTRATIVE EXPENSES</b>		<b>71,650</b>	<b>39,109</b>	<b>87,815</b>	<b>102,407</b>		<b>3,200</b>
25. ELECTRICITY	6450	6,400	7,521	12,845	14,130	10% increase	442
26. WATER	6451	11,000	7,266	16,433	18,076	10% increase	565
27. GAS	6452	400	211	452	497	10% increase	16
28. SEWER	6453	10,900	5,560	14,015	15,417	10% increase	482
29. OTHER UTILITIES	6454	0	0	1			0
<b>30. SUB - TOTAL UTILITIES</b>		<b>28,700</b>	<b>20,558</b>	<b>43,746</b>	<b>48,120</b>		<b>1,504</b>
31. EXTERMINATING	6519	800	826	2,576	2,600		81
32. GARBAGE & TRASH REMOVAL	6525	10,900	6,207	14,276	15,704	10% increase includes large haul offs	491
33. SECURITY PAYROLL/CONTRACT	6530	700	58	0			0
34. FIRE MONITORING FEE/REPAIR	6531	3,876	2,203	5,058	6,000		188
35. GROUNDS SUPPLIES	6536	500	0	0			0
36. GROUNDS CONTRACT	6537	9,100	3,792	9,100	10,000		313
37. MAINTENANCE PAYROLL	6540	20,999	14,990	21,218	30,000		938
38. REPAIRS MATERIAL	6541	500	4,505	8,336	9,000		281
39. REPAIRS CONTRACT	6542	2,000	2,005	3,710	3,800		119
40. UNIFORMS	6543	250	0	135	250		8
41. ELEVATOR MAINTENANCE/CONTRACT	6544	5,000	0	0	5,000		156
42. FURNITURE & EQUIPMENT	6545-00	100	1,900	1,900		window coverings	0
43. FURNITURE & EQUIPMENT - APPLIANCES	6545-01	0	0	0	0		0
44. FURNITURE & EQUIPMENT - FLOORING	6545-02	0	0	0	0		0
45. FURNITURE & EQUIPMENT - HVAC	6545-03	0	0	0	0		0
46. FURNITURE & EQUIPMENT - WATER HEATER	6545-04	0	0	0	0		0
47. HEATING/COOLING REPAIRS	6546	1,000	0	0	1,000		31
48. POOL MAINTENANCE/CONTRACT	6547	0	0	0			0
49. SNOW REMOVAL	6548	0	0	0			0
50. DECORATING CONTRACT	6560	300	0	650	750		23
51. DECORATING SUPPLIES	6561	300	0	77	300		9
52. MISC OPERATING EXPENSE	6590	300	1,438	1,659	500		16
53. PAYROLL TAXES	6711	5,139	1,899	3,841	6,771	9% of budgeted payroll	212
54. WORKERS COMPENSATION	6722	3,997	1,674	2,667	5,266	7% of budgeted payroll	165
55. HEALTH INSURANCE/BENEFITS	6723	11,459	2,607	2,982	14,200	401k 6% of budgeted payroll + Health Ins \$10800/full time EE	444
<b>56. SUB - TOTAL MAINTENANCE &amp; REPAIRS</b>		<b>77,220</b>	<b>44,102</b>	<b>78,185</b>	<b>111,140</b>		<b>3,473</b>
57. SPECIAL ASSESSMENTS	6709	0	0	0			0
58. REAL ESTATE TAXES	6710	0	0	0			0
59. MISC TAXES/FEES	6719	0	0	809	820	FTB	26
60. PROPERTY & LIABILITY INSURANCE	6720	0	10,000	14,472	22,985	10% per pac west. Increased per Stephanie	718
61. EARTHQUAKE INSURANCE	6725	0	0	0			0
62. FLOOD INSURANCE	6727	0	0	0			0
63. OTHER INSURANCE	6729	0	17	381	480	EPL	15
<b>64. SUB - TOTAL TAXES &amp; INSURANCE</b>		<b>0</b>	<b>10,017</b>	<b>15,662</b>	<b>24,285</b>		<b>759</b>
<b>65. TOTAL O &amp; M EXPENSES</b>		<b>177,570</b>	<b>113,786</b>	<b>225,408</b>	<b>285,952</b>		<b>8,936</b>