

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

MEETING AGENDA

May 15, 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 Commissioners and HACB staff will be participating either in person or remotely. The Board of Commissioners welcomes and encourages public participation in the Board meetings either in person or remotely from a safe location.

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

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

<https://meet.goto.com/381942573>

You can also dial in using your phone.

Access Code:

381-942-573

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

United States:

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

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

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

NEXT RESOLUTION NO. 4959

ITEMS OF BUSINESS

*Housing Authority of the County of Butte
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1. ROLL CALL
2. AGENDA AMENDMENTS
3. CONSENT CALENDAR
 - 3.1 Minutes for the meeting of April 17, 2025
 - 3.2 Checks written for:
 - 3.2.1 Accounts Payable (General) – \$1,044,784.18
 - 3.2.2 Landlords – \$1,999,568.50
 - 3.2.3 Payroll – \$148,809.40
 - 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
 - 4.1 HUD – 2025 SEMAP Award
5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Family Self-Sufficiency (FSS Graduate) – Recognition of FSS Graduate Kristina Moon.

Recommendation: Resolution No. 4959

- 5.2 Housing Authority of the County of Butte (HACB) – Adopt HACB Strategic Plan.

Recommendation: Resolution 4960

- 5.3 Receive and File Proposed Agency Annual/Five-Year Plan – Authorize publication Notice for review and schedule Public Hearing on July 17, 2025 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 17, 2025 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 17, 2025.

- 5.5 Budgets – Establish 2025 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

- 11.1 Conference with real estate negotiator pursuant to California Government Code section 5496.8:

Property located at: Longfellow Apartments, Chico

- 11.2 Conference with real estate negotiator pursuant to California Government Code section 5496.8:

Properties located at: Chico, CA

12. COMMISSIONERS' CALENDAR

- **PSWRC-NAHRO – Annual Conference: May 28 – 30, 2025, Fresno, CA**
- **Next Meeting: Wednesday, June 18, 2025**

13. ADJOURNMENT

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

**MEETING MINUTES OF
April 17, 2025**

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 2:02 p.m.

1. ROLL CALL

Present for the Commissioners: Randy Coy, Bob Crowe, Rich Ober, and David Pittman; all attended in person.

Present for the Staff: Larry Guanzon, Executive Director; Tamra Young, Deputy Executive Director; Hope Stone, Finance Director; Angie Little, Rental Assistance Programs Manager; Juan Meza, Public Housing Manager; Taylor Gonzalez, Project Manager; and Marysol Perez, Executive Assistant; all attended in person.

Others Present: Tiffany Lee, Special Programs Coordinator and Kiara Wells, Family Self-Sufficiency Graduate.

2. AGENDA AMENDMENTS

Executive Director Guanzon is requesting two (2) Agenda Amendments to agenda; the first amendment includes re-numbering agenda item 5.7 to 5.8 and the second amendment included adding item 5.7 Infill Incentive Grant Program of 2019 Lincoln Street Senior Apartments – Resolution 4957. HACB learned of resolution requirements and amendments after the Board packet had been prepared and gone out to the Board of Commissioners and the authorizations is required due to permanent loan closing happening before the next Board of Directors meeting.

MOTION

Motion to allow amendment to agenda and acceptance of modified agenda. Commissioner Crowe moved to amend agenda as presented. Commissioner Ober seconded. The vote in favor was unanimous.

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MOTION

Motion to adopt amended agenda re-vising agenda item 5.7 and 5.8, and adding Resolution No. 4958. Commissioner Crowe moved to amend agenda as presented. Commissioner Ober seconded. The vote in favor was unanimous.

3. CONSENT CALENDAR

Commissioner Coy was hesitant about approving the financials presented in the consent calendar as he still has concerns, because of the significant adjustments from the last month. Finance Director Hope Stone replied that the numbers represent a snapshot in time and would review Commissioner Coy's specific concerns. Taylor Gonzalez, Program Manager shared that Mayer Commons completion has been delayed due to a delivery and installation issue with the cabinets, a reasonable estimate for project completion is now July 2025, a three-month delay to the project.

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

4. CORRESPONDENCE

4.1 Implementation of CDBG-DR MHP Preference Policy, Town of Paradise.

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 Guanzon, to conduct the annual election of Board Officers in accordance with HACB Bylaws. Executive Director Guanzon asked for nominations for the positions of Chair and Vice Chair for the year April 2025 through March 2026. Commissioner Ober nominated Chair Pittman to continue to serve as Chair, to which Commissioner Crowe 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. Commissioner Crowe nominated Vice Chair Ober to continue to serve as Vice Chair, to which Chair Pittman 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 Family Self-Sufficiency (FSS Graduate) – Family Self- Sufficiency Graduate Kiara Wells was present for her recognition. Ms. Wells started the FSS program in April of 2025. During her time enrolled in the FSS program she became gainfully employed and increased her earned income. She still has some personal goals to fulfill and will be graduating with \$35,548.40 in escrow funds.

RESOLUTION NO. 4955

Commissioner Ober moved that Resolution No. 4955 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE KIARA WELLS”. Commissioner Coy seconded. The vote in favor was unanimous.

- 5.3 Family Self-Sufficiency (FSS Graduate) – Ms. Taylor enrolled in the FSS programs in May of 2020, her goal was to become gainfully employed and she fulfilled that. Currently she is takin a fitness course that will allow her to become a fitness instructor. Ms. Taylor graduates the program having secured \$6,912.81 in escrow funds.

RESOLUTION NO. 4956

Commissioner Coy moved that Resolution No. 4956 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE ROXANNA TAYLOR”. Commissioner Crowe seconded. The vote in favor was unanimous.

- 5.4 Section 8 Housing Choice Voucher – Deputy Director Young provided a Shortfall update for 2025 as well as an established Action Plan. At the moment this is information only and no action is required at the time. HACB staff will keep the Board updated as things progress.
- 5.5 Mayer Commons – Executive Director Guanzon and Project Manager Taylor Gonzalez discussed the process of securing property insurance for Mayer Commons. HACB staff has been working diligently on this task and has received two (2) quotes. The quotes received vary greatly in costs and both include property and general liability coverages. A policy has not been secured yet, but HACB staff continues to pursue all available options to secure coverage while construction of the project comes to completion.
- 5.6 Housing Authority of the County of Butte (HACB) – A draft of the Strategic Plan was presented for review. Commissioner Coy had a couple comments that will be relayed to the consultants for implementation. A final draft will be presented for approval during the next Board meeting.

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- 5.7 Lincoln Senior Apartments, Oroville – The California Department of Housing and Community Development has awarded The Richmond Group of California and the HACB an Infill Infrastructure Grant IIG, in the amount of \$2,762,600. The proposed resolution authorizes Executive Director Guanzon to sign and submit to HCD and documents necessary to accept and implement the Conditional Award funds.

RESOLUTION NO. 4957

Commissioner Ober moved that Resolution No. 4957 be adopted by reading of title only: “AUTHORIZATION TO ACCEPT CONDITIONAL AWARD FUNDS INFILL INFRASTRUCTURE GRANT PROGRAM OF 2019 LINCOLN STREET SENIOR APARTMENTS, OROVILLE”. Commissioner Crowe seconded. The roll call vote in favor was unanimous.

- 5.8 Lincoln Senior Apartments, Oroville – The California Department of Housing and Community Development (HCD) has awarded The Richmond Group of California and the HACB an Infill Infrastructure Grant IIG, in the amount of \$2,762,600. The recipients of the funds are The Richmond Group and HACB. The Grant Award funds will be received by the HACB and passed through to The Richmond Group. proposed resolution authorizes Executive Director Guanzon to sign aa Conditional Award Funds-Pass Through Agreement.

RESOLUTION NO. 4958

Commissioner Ober moved that Resolution No. 4958 be adopted by reading of title only: “APPROVAL OF CONDITIONAL AWARD FUNDS PASS-THROUGH AGREEMENT INFILL INFRASTRUCTURE GRANT PROGRAM IIG LINCOLN SENIOR APARTMENTS, OROVILLE”. Commissioner Crowe seconded. The roll call 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 24,2025, Solvang, CA – Executive Director Guanzon attended this one-day retreat in Solvang, CA, he shared it was a great networking opportunity.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

Adjourned: 3:15 p.m.

Reconvened: 3:26 p.m.

All of those identified in the role call were in attendance, with the exception of Tiffany Lee, Special Programs Coordinator and Kiara Wells, FSS Graduate.

- 11.1 Conference with Real Estate negotiator pursuant to California Government Code 5496.8 – Direction was provided to staff to further explore acquisition of property located at, Longfellow Apartments, Chico.
- 11.2 Conference with Real Estate negotiator pursuant to California Government Code 5496.8 – Direction was provided to staff to further explore acquisition of property located Chico, CA.

12. COMMISSIONERS' CALENDAR

- **Preventing Sexual Harassment Training: May 14, 2025, 9:00 a.m., HACB Training Room.**
- **Next Meeting – May 15, 2025**
- **PSWRC-NAHRO – Annual Conference: May 28-30, 2024, Fresno, CA**

13. ADJOURNMENT

The meeting was adjourned at 3:30 p.m.

Dated: April 17, 2025.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

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

Check Date	Check #	Vendor	Total Amount
4/3/2025	4104	v0000031 - PG&E	123.00
4/10/2025	4127	v0000007 - CITY OF CHICO (22332) (FUEL)	75.56
4/10/2025	4128	v0000011 - California Water Service - Chico	126.93
4/10/2025	4129	v0000031 - PG&E	5,801.79
4/10/2025	4130	v0000031 - PG&E	18.22
4/10/2025	4131	v0000031 - PG&E	75.74
4/10/2025	4132	v0000057 - OPER. ENG. LOCAL #3	952.00
4/10/2025	4133	v0000140 - COMCAST CABLE	450.54
4/10/2025	4134	v0000229 - InterWest Insurance Services, LLC	600.00
4/10/2025	4135	v0000241 - WASTE MANAGEMENT	433.45
4/10/2025	4136	v0000362 - Modern Building, Inc.	303,731.15
4/10/2025	4137	v0000380 - Staples Business Credit	276.24
4/10/2025	4138	v0000380 - Staples Business Credit	134.30
4/10/2025	4139	v0000380 - Staples Business Credit	445.67
4/10/2025	4140	v0000380 - Staples Business Credit	257.99
4/10/2025	4141	v0000402 - US Bank	225.16
4/10/2025	4142	v0000420 - Vista Net, Inc.	13,946.57
4/10/2025	4143	v0000420 - Vista Net, Inc.	1,837.00
4/10/2025	4144	v0000459 - E Center	278.94
4/10/2025	4145	v0000469 - Thermalito Irrigation	5.00
4/10/2025	4146	v0000474 - Advanced Document	857.03
4/10/2025	4147	v0000504 - Jiffy Lube, Inc.	83.55
4/10/2025	4148	v0000599 - Access Information Holdings, LLC.	32.69
4/10/2025	4149	v0000631 - Hignell, Inc. dba Experts in Your Home	52,244.30
4/10/2025	4150	v0000773 - Clean Master	1,716.00
4/10/2025	4151	v0000795 - Richard's North State Pest Mgmt (dba)	43.00
4/10/2025	4152	v0000829 - Armed Guard Private Security, Inc	300.00
4/10/2025	4153	v0000863 - Nor-Cal Landscape Maintenance dba	76.84
4/10/2025	4154	v0000879 - GUZI-WEST Inspection and Consulting. LLC	5,500.00
4/10/2025	4155	v0004614 - City of Chico (Sewer)	33.29
4/10/2025	4156	v0004667 - NV5, Inc.	3,999.50
4/10/2025	4157	v0004733 - Bowman & Company, LLP.	7,503.12
4/10/2025	4158	v0004751 - Abila, Inc.	1,062.50
4/24/2025	4159	v0000004 - CHWCA	2,589.00
4/24/2025	4160	v0000017 - EAGLE SECURITY SYSTEMS	273.63
4/24/2025	4161	v0000031 - PG&E	975.82
4/24/2025	4162	v0000031 - PG&E	204.78
4/24/2025	4163	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
4/24/2025	4164	v0000040 - Gregory P. Einhorn	1,300.00
4/24/2025	4165	v0000108 - AT&T	10.55
4/24/2025	4166	v0000140 - COMCAST CABLE	670.58
4/24/2025	4167	v0000267 - OFFICE DEPOT INC	79.64
4/24/2025	4168	v0000312 - Unum Life Insurance Company	401.30
4/24/2025	4169	v0000402 - US Bank	166.40
4/24/2025	4170	v0000402 - US Bank	152.95
4/24/2025	4171	v0000554 - GreatAmerica Financial Services	202.50
4/24/2025	4172	v0000806 - Cypress Dental Administrators	732.20
4/24/2025	4173	v0004526 - VSP Vision Care	147.76
4/24/2025	4174	v0004549 - Randy Coy	50.00
4/24/2025	4175	v0004677 - Paradise Irrigation District	22.63
4/18/2025	41825	v0000891 - Paylocity	106,690.75
4/3/2025	100306	v0002183 - Chico Pacific Associates	1,066.00
4/3/2025	100307	v0003020 - Palo Verde Apartments LLC	815.00
4/3/2025	100308	v0003960 - Chico Housing Action Team	2,751.00
4/3/2025	100309	v0003988 - Elle Property Management Solutions	269.00

4/3/2025	100310	v0004114 - DeGarmo Terrace Apts	1,975.00
4/3/2025	100311	v0004575 - North Creek Crossings	784.00
4/3/2025	100312	v0004790 - RS1, LLC dba The Social	1,022.00
4/10/2025	100318	v0000821 - Golden State Risk Management Authority	8,229.00
4/10/2025	100319	v0004479 - Netsys Systems, Inc.	770.00
4/24/2025	100320	v0000155 - Susanne Kemp	122.93
4/24/2025	100321	v0000724 - ED MAYER	807.37
4/24/2025	100322	v0000724 - ED MAYER	807.37
4/24/2025	100323	v0000807 - David Pittman	50.00
4/24/2025	100324	v0000859 - Richard H. Ober	50.00
4/24/2025	100325	v0000890 - Robert R Crowe	50.00
4/24/2025	100326	v0004543 - Joseph Young	323.00
4/15/2025	501506	v0004576 - Aflac	1,041.54
4/15/2025	1081123	v0000799 - Benefit Resource, Inc.	175.00
4/21/2025	2759536	v0000891 - Paylocity	820.77
4/18/2025	2889851	v0000059 - CalPERS	12,464.62
4/18/2025	2889852	v0000059 - CalPERS	7,075.20
4/30/2025	2898115	v0000059 - CalPERS	12,464.44
4/30/2025	2898116	v0000059 - CalPERS	7,264.28
4/30/2025	2898117	v0000059 - CalPERS	565.00
4/30/2025	2898118	v0000059 - CalPERS	0.39
4/2/2025	4022025	v0000181 - Empower	1,495.00
4/2/2025	4022025	v0000439 - Umpqua Bank	3,338.84
4/2/2025	4022025	v0003846 - Dominguez, Raymond	355.02
4/4/2025	4042025	v0000891 - Paylocity	106,573.12
4/7/2025	12312024	v0000278 - Cal Dep of Tax and Fee Administration	22.00
4/18/2025	485933606	v0000181 - Empower	1,495.00

TOTAL			692,995.31
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**Housing Authority of the County of Butte
HACB Public Housing Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
4/1/2025	2234	v0000031 - PG&E	-1,121.00
4/14/2025	2502	v0000240 - CIC	-377.90
4/1/2025	2567	v0000011 - California Water Service - Chico	708.00
4/1/2025	2568	v0000014 - Gridley Municipal Utilities	653.00
4/1/2025	2569	v0000031 - PG&E	1,879.00
4/1/2025	2570	v0004614 - City of Chico (Sewer)	37.00
4/1/2025	2571	v0000031 - PG&E	1,178.00
4/10/2025	2572	v0000006 - Biggs Municipal Utilities	2,840.15
4/10/2025	2573	v0000007 - CITY OF CHICO (22332) (FUEL)	335.80
4/10/2025	2574	v0000011 - California Water Service - Chico	4,657.23
4/10/2025	2575	v0000015 - A-1 Appliance	91.16
4/10/2025	2576	v0000017 - EAGLE SECURITY SYSTEMS	61.80
4/10/2025	2577	v0000031 - PG&E	1,774.24
4/10/2025	2578	v0000031 - PG&E	331.09
4/10/2025	2579	v0000031 - PG&E	176.86
4/10/2025	2580	v0000031 - PG&E	31.16
4/10/2025	2581	v0000031 - PG&E	252.43
4/10/2025	2582	v0000072 - Towne Flooring Center	2,020.90
4/10/2025	2583	v0000140 - COMCAST CABLE	256.38
4/10/2025	2584	v0000203 - LOWE'S	19.01
4/10/2025	2585	v0000206 - JACKSONS GLASS CO, INC.	886.10
4/10/2025	2586	v0000235 - HD Supply Facilities Maintenance, Ltd.	1,697.88
4/10/2025	2587	v0000241 - WASTE MANAGEMENT	1,384.41
4/10/2025	2588	v0000261 - MACS HARDWARE	96.90
4/10/2025	2589	v0000309 - Illustratus	285.43
4/10/2025	2590	v0000347 - North Valley Tree Service dba	3,800.00
4/10/2025	2591	v0000347 - North Valley Tree Service dba	450.00
4/10/2025	2592	v0000380 - Staples Business Credit	180.45
4/10/2025	2593	v0000380 - Staples Business Credit	126.34
4/10/2025	2594	v0000380 - Staples Business Credit	13.49
4/10/2025	2595	v0000401 - Plan B Professional Answering Services	196.00
4/10/2025	2596	v0000425 - Climate & Energy Solutions	1,000.00
4/10/2025	2597	v0000469 - Thermalito Irrigation	463.23
4/10/2025	2598	v0000474 - Advanced Document	39.54
4/10/2025	2599	v0000504 - Jiffy Lube, Inc.	75.40
4/10/2025	2600	v0000592 - Neal Road Recycling & Waste	49.61
4/10/2025	2601	v0000599 - Access Information Holdings, LLC.	32.71
4/10/2025	2602	v0000669 - ROTO-ROOTER OROVILLE	535.00
4/10/2025	2603	v0000680 - MAINTENANCE PLUS	1,991.60
4/10/2025	2604	v0000722 - Sheri Bouvier	22.05
4/10/2025	2605	v0000773 - Clean Master	957.00
4/10/2025	2606	v0000795 - Richard's North State Pest Mgmt (dba)	1,561.50
4/10/2025	2607	v0000863 - Nor-Cal Landscape Maintenance dba	12,816.57
4/10/2025	2608	v0000886 - Candelario Ace Hardware dba	7.57
4/10/2025	2609	v0004593 - Citiguard, Inc.	2,976.75
4/10/2025	2610	v0004614 - City of Chico (Sewer)	1,610.11
4/10/2025	2611	v0004614 - City of Chico (Sewer)	85.80
4/10/2025	2612	v0004653 - Jessee Heating & Air Conditioning	355.00
4/10/2025	2613	v0004780 - Birchard Construction Inc.	65,240.00
4/10/2025	2614	v0004796 - Counter Magic Inc.	750.00
4/10/2025	2615	v0004818 - Michael Roberts Construction	108,005.32
4/23/2025	2616	v0000010 - California Water Service - Oroville	4,128.20
4/23/2025	2617	v0000010 - California Water Service - Oroville	302.37
4/23/2025	2618	v0000010 - California Water Service - Oroville	188.98
4/23/2025	2619	v0000010 - California Water Service - Oroville	322.48
4/23/2025	2620	v0000014 - Gridley Municipal Utilities	1,247.71
4/23/2025	2621	v0000015 - A-1 Appliance	210.88
4/23/2025	2622	v0000031 - PG&E	177.82
4/23/2025	2623	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	1,976.02
4/23/2025	2624	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,867.99
4/23/2025	2625	v0000108 - AT&T	22.04

4/23/2025	2626	v0000113 - MILLER GLASS, INC.	313.24
4/23/2025	2627	v0000140 - COMCAST CABLE	465.59
4/23/2025	2628	v0000171 - Industrial Power Products dba	16.91
4/23/2025	2629	v0000185 - Warren Asbestos Abatement Cont., Inc.	7,330.75
4/23/2025	2630	v0000267 - OFFICE DEPOT INC	155.01
4/23/2025	2631	v0000312 - Unum Life Insurance Company	649.84
4/23/2025	2632	v0000425 - Climate & Energy Solutions	650.00
4/23/2025	2633	v0000504 - Jiffy Lube, Inc.	216.54
4/23/2025	2634	v0000680 - MAINTENANCE PLUS	3,576.97
4/23/2025	2635	v0000694 - Trites Backflow Services, Inc.	50.00
4/23/2025	2636	v0000806 - Cypress Dental Administrators	1,556.96
4/23/2025	2637	v0000857 - ECORP Consulting, Inc.	4,423.75
4/23/2025	2638	v0000879 - GUZI-WEST Inspection and Consulting. LLC	1,089.05
4/23/2025	2639	v0000886 - Candelario Ace Hardware dba	219.92
4/23/2025	2640	v0004526 - VSP Vision Care	257.42
4/23/2025	2641	v0004787 - Tree of Eden, Inc.	5,425.00
4/23/2025	2642	v0004796 - Counter Magic Inc.	1,300.00
4/10/2025	10005	v0000240 - CIC	580.50
4/10/2025	10006	v0000821 - Golden State Risk Management Authority	16,019.00
4/10/2025	10007	v0004479 - Netsys Systems, Inc.	350.00
4/24/2025	10008	v0000240 - CIC	377.90
4/2/2025	4022025	v0000439 - Umpqua Bank	1,833.11
4/2/2025	4022025	v0000793 - Verizon Wireless	2,276.93
TOTAL			284,074.95

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

Check Date	Check #	Vendor	Total Amount
4/10/2025	151	v0000240 - CIC	1,452.75
4/10/2025	152	v0000821 - Golden State Risk Management Authority	17,036.00
4/10/2025	153	v0001443 - Francis	500.00
4/10/2025	154	v0001702 - Shadowbrook Villa LLC	500.00
4/10/2025	155	v0001994 - Table Mountain Property Management	500.00
4/10/2025	156	v0004227 - Paradise Boutique Apartments #1, LLC	1,420.00
4/10/2025	157	v0004479 - Netsys Systems, Inc.	490.00
4/10/2025	158	v0004628 - WP Sierra Heights Apartments Phase II	1,420.00
4/10/2025	159	v0004811 - Senator Conness	250.00
4/10/2025	160	v0004813 - Bill Tribble	1,900.00
4/24/2025	161	v0000240 - CIC	1,190.50
4/24/2025	162	v0003066 - Merle A Webb & Sons	2,000.00
4/24/2025	163	v0004820 - Samuel Polk	1,000.00
4/14/2025	2403	v0000240 - CIC	-1,190.50
4/10/2025	2420	v0000007 - CITY OF CHICO (22332) (FUEL)	98.11
4/10/2025	2421	v0000380 - Staples Business Credit	805.19
4/10/2025	2422	v0000380 - Staples Business Credit	13.49
4/10/2025	2423	v0000428 - Adecco Employment Services	2,252.16
4/10/2025	2424	v0000474 - Advanced Document	94.29
4/10/2025	2425	v0000599 - Access Information Holdings, LLC.	32.71
4/10/2025	2426	v0000863 - Nor-Cal Landscape Maintenance dba	223.83
4/24/2025	2427	v0000108 - AT&T	59.77
4/24/2025	2428	v0000267 - OFFICE DEPOT INC	79.64
4/24/2025	2429	v0000312 - Unum Life Insurance Company	460.66
4/24/2025	2430	v0000402 - US Bank	166.40
4/24/2025	2431	v0000428 - Adecco Employment Services	2,252.16
4/24/2025	2432	v0000806 - Cypress Dental Administrators	875.24
4/24/2025	2433	v0004526 - VSP Vision Care	173.06
4/2/2025	4022025	v0000439 - Umpqua Bank	26.63
4/2/2025	4022025	v0000793 - Verizon Wireless	172.91
TOTAL			36,255.00

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

Check Date	Check #	Vendor	Total Amount
4/10/2025	1193	v0000660 - HACB	1,899.50
4/10/2025	1194	v0000863 - Nor-Cal Landscape Maintenance dba	3.88
TOTAL			1,903.38

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

Check Date	Check #	Vendor	Total Amount
4/10/2025	1529	v0000660 - HACB	28,311.66
4/10/2025	1530	v0000863 - Nor-Cal Landscape Maintenance dba	3.88
4/24/2025	1531	v0000040 - Gregory P. Einhorn	1,240.00
TOTAL			29,555.54

Housing Authority of the County of Butte
BALANCE SHEET
CUMULATIVE

ASSETS

Current Assets	<u>March 31, 2025</u>	<u>February 28, 2025</u>	<u>Difference</u>	<u>Notes</u>
Cash - Unrestricted	27,968,496	27,862,068	106,428	
Cash - Other Restricted	(6,504,254)	(6,504,258)	4	
Account Receivable - Current	164,452	123,019	41,433	Port In Receivable
Other Current Assets	2,648,759	2,485,525	163,234	Prepaid Increase
Total Current Assets	24,277,453	23,966,354	311,098	
Fixed Assets				
Fixed Assets & Accumulated Depreciation	42,916,176	42,875,747	40,429	Cap Improvements less monthly Depreciation
Total Fixed Assets	42,916,176	42,875,747	40,429	
Other Non-Current Assets				
Notes Loans & Mortgages Receivable	758,368	758,368	0	No payments are made
Total Other Non-Current Assets	758,368	758,368	0	
TOTAL ASSETS	67,951,996	67,600,469	351,527	

LIABILITIES

Current Liabilities				
Accounts Payable	503,396	533,292	(29,896)	
Tenant Security Deposits	302,284	301,316	968	
Long Term Debt - Current Portion	881,436	881,436	0	12 months of debt
Other Long Term Liabilities	13,820,399	14,681,782	(861,383)	
Total Current Liabilities	15,507,515	16,397,826	(890,311)	
Long-Term Liabilities				
Long-Term Debt	12,785,459	12,785,459	0	No payments are made
Other Long Term Liabilities	8,130,823	7,416,915	713,908	Deferred Outflow
Total Long-Term Liabilities	20,916,282	20,202,374	713,908	
TOTAL LIABILITIES	36,423,797	36,600,200	(176,403)	
NET POSITION				
Beginning Net Position	3,072,216	3,072,216	0	
Retained Earnings	28,455,983	27,928,053	527,930	last month's RE plus prior month profit/loss
TOTAL NET POSITION	31,528,199	31,000,269	527,930	
TOTAL LIABILITIES AND NET POSITION	67,951,996	67,600,469	351,527	

Housing Authority of the County of Butte
CONSOLIDATED INCOME STATEMENT
March 31, 2025

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	41.67% % Used
Dwelling Rent	395,940	437,835	41,894	2,288,336	1,751,338	(536,998)	0.00%
Tenant Charges	9,730	5,673	(4,057)	79,585	22,692	(56,893)	0.00%
Laundry Revenue	2,228	2,818	590	13,506	11,273	(2,233)	0.00%
HUD Grant Revenue	2,498,150	2,300,616	(197,534)	15,156,097	9,202,465	(5,953,632)	54.90%
Other Grant Revenue	0	0	172,976	441,158	0	509,241	0.00%
Investment Income-unrestricted	6	7,610	7,604	43	30,442	30,399	0.05%
Investment Income - restricted	0	5,817	5,817	0	23,267	23,267	0.00%
Fraud Recovery	67	4,167	4,100	20,955	16,667	(4,288)	41.91%
Other Income	276,840	55,807	(221,033)	1,513,551	223,228	(1,290,323)	226.01%
TOTAL REVENUES	3,182,961	2,820,343	(189,643)	19,513,231	11,281,371	(7,281,460)	57.66%
Administrative Employee Salaries	200,757	237,776	37,019	1,287,080	951,105	(335,974)	45.11%
Audit Fee	0	3,748	3,748	82,698	14,993	(67,704)	183.85%
Advertising & Marketing	1,018	1,875	857	4,692	7,499	2,806	20.86%
Admin Fringe Benefits & Taxes	74,231	127,799	53,568	448,495	511,197	62,701	29.24%
Office Expenses	6,335	22,776	16,441	86,133	91,105	4,972	31.51%
Legal Expenses	4,876	5,145	269	35,963	20,580	(15,383)	58.25%
Travel	11,528	17,622	6,094	51,691	70,488	18,798	24.44%
Allocated Overhead	(0)	0	0	(0)	0	0	0.00%
Other Admin Expenses	77,464	57,681	(19,783)	516,629	230,723	(285,906)	74.64%
Total Operating Admin Costs	376,208	474,423	98,215	2,513,380	1,897,690	(615,690)	44.15%
Tenant Services - Salaries	5,856	12,143	6,287	55,562	48,572	(6,989)	38.13%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	579	5,474	4,895	5,435	21,895	16,460	8.27%
Resident Services MISC	0	19,929	19,929	0	79,715	79,715	0.00%
Total Tenant Services	6,435	37,546	31,110	60,996	150,182	89,186	13.54%
Water	20,157	19,655	(502)	133,416	78,621	(54,795)	56.57%
Electricity	13,451	11,212	(2,239)	68,159	44,848	(23,311)	50.66%
Gas	4,552	4,929	377	22,389	19,715	(2,675)	37.86%
Sewer	16,366	18,469	2,103	78,262	73,875	(4,387)	31.65%
Total Utilities - Project	54,525	54,265	(261)	302,226	217,059	(85,168)	44.66%
Maintenance Salaries	40,186	45,482	5,296	264,571	181,929	(82,642)	48.48%
Maintenance Materials	21,429	24,498	3,070	219,646	97,993	(121,653)	74.71%
Maintenance Contract Costs	40,984	103,668	62,684	516,710	414,670	(102,040)	41.54%
Maintenance Fringe Benefits	83,013	20,601	(62,412)	47,814	82,404	34,590	19.34%
Total Maintenance Costs	185,613	194,249	8,636	1,048,742	776,996	(271,746)	44.99%
Protective Services	2	2,825	2,823	25,166	11,300	(13,866)	74.24%
Insurance-Liability/Property/Auto	17,527	37,682	20,156	120,653	150,729	30,076	26.68%
Other General Expenses	2,840	24,257	21,417	14,569	97,028	82,459	5.01%
PILOT	0	16,959	16,959	0	67,836	67,836	0.00%
Bad Debt - Tenant	0	5,583	5,583	0	22,333	22,333	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	16,059	17,167	1,108	80,295	68,667	(11,628)	38.98%
Total Other Operating Expenses	36,427	104,473	68,046	240,682	417,893	177,211	19.20%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,995,823	1,851,075	(144,748)	12,012,282	7,404,301	(4,607,980)	54.08%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,995,823	1,851,075	(144,748)	12,012,282	7,404,301	(4,607,980)	54.08%
TOTAL EXPENSES	2,655,031	2,716,030	60,999	16,178,308	10,864,121	(5,314,187)	49.60%
RETAINED EARNINGS	527,930	104,312	(423,618)	3,334,922	417,250	(1,967,273)	8.06%

Housing Authority of the County of Butte
BUSINESS ACTIVITIES INCOME STATEMENT
March 31, 2025

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	273,350	278,535	5,185	1,528,144	1,671,207	143,063	45.72%
Tenant Charges	5,927	2,340	(3,587)	36,273	14,038	(22,236)	129.20%
Laundry Revenue	1,420	1,485	65	7,851	8,910	1,059	44.06%
HUD Grant Revenue	0	0	0	0	0	0	0.00%
Other Grant Revenue	0	0	0	441,158	0	(441,158)	0.00%
Investment Income-unrestricted	6	7,077	7,071	43	42,463	42,419	0.05%
Investment Income - restricted	0	1,650	1,650	0	9,900	9,900	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	245,764	54,982	(190,782)	1,384,997	329,892	(1,055,106)	209.92%
TOTAL REVENUES	526,467	346,068	(180,399)	3,398,467	2,076,409	(1,322,059)	81.84%
Administrative Employee Salaries	86,571	65,986	(20,585)	542,811	395,915	(146,896)	68.55%
Audit Fee	0	1,682	1,682	82,698	10,090	(72,608)	409.80%
Advertising & Marketing	410	708	298	2,912	4,248	1,336	34.28%
Admin Fringe Benefits & Taxes	31,581	36,235	4,654	177,073	217,409	40,336	40.72%
Office Expenses	4,990	3,693	(1,298)	77,226	22,158	(55,069)	174.27%
Legal Expenses	(30)	2,228	2,258	6,383	13,370	6,988	23.87%
Travel	1,985	3,041	1,056	11,157	18,244	7,087	30.58%
Allocated Overhead	(89,680)	24,116	113,796	(538,081)	144,694	682,775	-185.94%
Other Admin Expenses	61,154	26,547	(34,607)	461,468	159,283	(302,185)	144.86%
Total Operating Admin Costs	96,982	164,235	67,254	823,647	985,410	161,763	0.00%
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	4,793	4,793	0	28,760	28,760	0.00%
Total Tenant Services	0	4,793	4,793	0	28,760	28,760	0.00%
Water	7,208	8,647	1,439	45,857	51,882	6,025	44.19%
Electricity	11,164	5,720	(5,444)	56,853	34,322	(22,531)	82.82%
Gas	2,917	4,308	1,391	16,465	25,847	9,382	31.85%
Sewer	11,617	8,378	(3,239)	52,969	50,270	(2,699)	52.68%
Total Utilities - Project	32,906	27,053	(5,853)	172,143	162,321	(9,823)	53.03%
Maintenance Salaries	2,058	9,528	7,470	11,670	57,167	45,497	10.21%
Maintenance Materials	21,346	13,540	(7,806)	211,766	81,240	(130,526)	130.33%
Maintenance Contract Costs	31,005	62,488	31,484	278,615	374,930	96,315	37.16%
Maintenance Fringe Benefits	215	467	252	5,787	2,800	(2,987)	103.34%
Total Maintenance Costs	54,624	86,023	31,399	507,838	516,137	8,299	49.20%
Protective Services	(2,384)	167	2,551	7,923	1,000	(6,923)	396.17%
Insurance-Liability/Property/Auto	17,527	19,270	1,744	120,653	115,622	(5,031)	52.18%
Other General Expenses	2,840	4,211	1,372	14,569	25,269	10,700	28.83%
PILOT	0	292	292	0	1,754	1,754	0.00%
Bad Debt - Tenant	0	1,417	1,417	0	8,500	8,500	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	16,059	542	(15,517)	80,295	3,250	(77,045)	1235.30%
Total Other Operating Expenses	34,041	25,899	(8,142)	223,440	155,395	(68,045)	71.89%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	9,589	12,085	2,496	52,225	72,508	20,283	36.01%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	9,589	12,085	2,496	52,225	72,508	20,283	36.01%
TOTAL EXPENSES	228,141	320,088	91,947	1,779,293	1,920,530	141,237	46.32%
RETAINED EARNINGS	298,326	25,980		1,619,174	155,879		35.51%

Housing Authority of the County of Butte
HOUSING-ALL INCOME STATEMENT
March 31, 2025

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	122,590	159,300	36,710	760,192	955,800	195,608	39.77%
Tenant Charges	2,428	3,333	905	37,177	20,000	(17,177)	92.94%
Laundry Revenue	808	1,333	525	5,655	8,000	2,345	35.34%
HUD Grant Revenue	133,898	126,072	(7,826)	749,000	756,432	7,432	49.51%
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	200	200	0	1,200	1,200	0.00%
Fraud Recovery	(1,320)	0	1,320	(5,742)	0	5,742	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	258,404	290,622	32,217	1,546,282	1,743,732	197,449	44.34%
Administrative Employee Salaries	50,179	40,522	(9,658)	329,697	243,130	(86,568)	67.80%
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	20,174	21,598	1,424	130,991	129,588	(1,403)	50.54%
Office Expenses	490	5,000	4,510	1,540	30,000	28,460	2.57%
Legal Expenses	3,245	1,250	(1,995)	11,396	7,500	(3,896)	75.97%
Travel	3,726	5,924	2,199	9,638	35,547	25,909	13.56%
Allocated Overhead	41,212	41,212	(0)	247,270	247,270	(0)	50.00%
Other Admin Expenses	5,759	4,870	(889)	26,542	29,221	2,679	45.42%
Total Operating Admin Costs	124,785	121,392	(3,393)	757,074	728,355	(28,719)	51.97%
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%
Total Tenant Services	0	719	719	0	4,313	4,313	0.00%
Water	12,949	10,833	(2,116)	87,560	65,000	(22,560)	67.35%
Electricity	2,287	2,417	130	11,306	14,500	3,194	38.99%
Gas	1,635	500	(1,135)	5,925	3,000	(2,925)	98.75%
Sewer	4,749	11,775	7,026	25,293	70,650	45,357	17.90%
Total Utilities - Project	21,620	25,525	3,905	130,083	153,150	23,067	42.47%
Maintenance Salaries	38,128	35,454	(2,674)	252,901	212,726	(40,175)	59.44%
Maintenance Materials	51	10,417	10,366	6,562	62,500	55,938	5.25%
Maintenance Contract Costs	36,178	27,429	(8,749)	234,687	164,573	(70,114)	71.30%
Maintenance Fringe Benefits	8,442	19,854	11,412	42,027	119,127	77,099	17.64%
Total Maintenance Costs	82,798	93,154	10,356	536,177	558,925	22,748	47.97%
Protective Services	2,386	2,333	(53)	17,242	14,000	(3,242)	61.58%
Insurance-Liability/Property/Auto	0	16,822	16,822	0	100,932	100,932	0.00%
Other General Expenses	0	250	250	0	1,500	1,500	0.00%
PILOT	0	16,667	16,667	0	100,000	100,000	0.00%
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	6,650	6,650	0	39,900	39,900	0.00%
Total Other Operating Expenses	2,386	46,889	44,503	17,242	281,332	264,089	3.06%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	3,243	0	(3,243)	14,956	0	(14,956)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	3,243	0	(3,243)	14,956	0	(14,956)	0.00%
TOTAL EXPENSES	234,832	287,679	52,847	1,455,532	1,726,074	270,541	42.16%
RETAINED EARNINGS	23,573	2,943		90,750	17,658		2.18%

Housing Authority of the County of Butte
CAPITAL FUNDS INCOME STATEMENT
March 31, 2025

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	41.67% % 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	166,964	96,381	(70,583)	1,253,906	578,286	(675,620)	108.42%
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	3,625	0	(3,625)	3,625	0	(3,625)	0.00%
TOTAL REVENUES	170,589	96,381	(74,208)	1,257,531	578,286	(679,245)	108.42%
Administrative Employee Salaries	5,706	7,665	1,959	38,521	45,990	7,469	41.88%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	1,646	4,085	2,439	10,279	24,513	14,234	20.97%
Office Expenses	0	333	333	413	2,000	1,587	10.33%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	143	143	0	860	860	0.00%
Allocated Overhead	1,850	1,850	0	11,100	11,101	0	0.00%
Other Admin Expenses	0	208	208	0	1,250	1,250	0.00%
Total Operating Admin Costs	9,202	14,285	5,084	60,313	85,713	25,399	35.18%
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services	0	0	0	0	0	0	0.00%
Total Tenant Services	0	0	0	0	0	0	0.00%
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	0	0	0	0	0	0	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	0	0	0	0	0	0	0.00%
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	0	0	0	0	0	0	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	0	0	0	0	0	0	0.00%
TOTAL EXPENSES	9,202	14,285	5,084	60,313	85,713	25,399	17.38%
RETAINED EARNINGS	161,387	82,096		1,197,218	492,574		91.03%

Housing Authority of the County of Butte
SECTION 8 INCOME STATEMENT
March 31, 2025

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	41.67% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	1,544	0	(1,544)	7,154	0	(7,154)	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	2,056,959	1,941,688	(115,271)	12,434,011	11,650,129	(783,882)	53.36%
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	1,218	4,167	2,949	25,677	25,000	(677)	51.35%
Other Income	27,451	625	(26,826)	124,929	3,750	(121,179)	1665.72%
TOTAL REVENUES	2,087,172	1,950,797	199,890	12,591,771	11,704,779	(214,462)	53.79%
Administrative Employee Salaries	58,301	65,148	6,848	376,050	390,890	14,840	48.10%
Audit Fee	0	1,675	1,675	0	10,050	10,050	0.00%
Advertising & Marketing	608	417	(191)	1,780	2,500	720	35.61%
Admin Fringe Benefits & Taxes	20,830	34,724	13,894	130,153	208,345	78,191	31.24%
Office Expenses	855	10,417	9,562	6,953	62,500	55,547	5.56%
Legal Expenses	1,661	1,250	(411)	18,107	7,500	(10,607)	120.72%
Travel	5,817	7,452	1,635	30,896	44,712	13,816	34.55%
Allocated Overhead	42,618	42,618	0	255,710	255,710	0	50.00%
Other Admin Expenses	10,549	20,855	10,306	28,558	125,128	96,569	11.41%
Total Operating Admin Costs	141,238	184,556	43,318	848,208	1,107,334	259,125	38.30%
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	0	0	0	0	0	0	0.00%
Water	0	133	133	0	800	800	0.00%
Electricity	0	2,758	2,758	0	16,550	16,550	0.00%
Gas	0	83	83	0	500	500	0.00%
Sewer	0	417	417	0	2,500	2,500	0.00%
Total Utilities - Project	0	3,392	3,392	0	20,350	20,350	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	32	417	385	1,318	2,500	1,182	26.37%
Maintenance Contract Costs	1,538	917	(621)	3,409	5,500	2,091	30.99%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	1,570	1,333	(236)	4,727	8,000	3,273	29.54%
Protective Services	0	267	267	0	1,600	1,600	0.00%
Insurance-Liability/Property/Auto	0	455	455	0	2,730	2,730	0.00%
Other General Expenses	0	5,167	5,167	0	31,000	31,000	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	9,975	9,975	0	59,850	59,850	0.00%
Total Other Operating Expenses	0	15,863	15,863	0	95,180	95,180	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,882,770	1,742,365	(140,406)	11,317,827	10,454,187	(863,640)	54.13%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,882,770	1,742,365	(140,406)	11,317,827	10,454,187	(863,640)	54.13%
TOTAL EXPENSES	2,025,577	1,947,508	(78,069)	12,170,762	11,685,051	(485,712)	52.08%
RETAINED EARNINGS	61,595	3,288		421,009	19,729		1.71%

Housing Authority of the County of Butte
EMERGENCY HOUSING VOUCHERS INCOME STATEMENT
March 31, 2025

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	41.67% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	(169)	0	169	(1,020)	0	1,020	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	131,028	117,798	(13,230)	681,090	706,788	25,698	48.18%
Other Grant Revenue	0	0	336,265	0	0	672,530	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	169	0	(169)	1,020	0	(1,020)	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	131,028	117,798	323,035	681,090	706,788	698,228	48.18%
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	0	0	0	0	0	0.00%
Legal Expenses	0	0	0	77	0	(77)	0.00%
Travel	0	240	240	0	1,439	1,439	0.00%
Allocated Overhead	4,000	4,000	0	24,000	24,000	0	50.00%
Other Admin Expenses	2	951	948	61	5,704	5,643	0.54%
Total Operating Admin Costs	4,002	5,315	1,313	24,138	31,893	7,755	37.84%
Tenant Services - Salaries	5,856	4,910	(946)	36,513	29,463	(7,051)	61.97%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	579	1,759	1,180	3,601	10,555	6,954	17.06%
Resident Services MISC	0	16,917	16,917	0	101,500	101,500	0.00%
Total Tenant Services	6,435	23,586	17,151	40,114	141,518	101,404	14.17%
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	0	0	0	0	0	0	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	0	0	0	0	0	0	0.00%
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	100,221	88,896	(11,325)	627,274	533,377	(93,897)	58.80%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	100,221	88,896	(11,325)	627,274	533,377	(93,897)	58.80%
TOTAL EXPENSES	110,658	117,798	7,139	691,525	706,787	15,262	48.92%
RETAINED EARNINGS	20,370	0		(10,435)	1		-0.74%

Housing Authority of the County of Butte
ROSS GRANT (FSS) INCOME STATEMENT
March 31, 2025

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	41.67%
							% 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	9,301	7,197	(2,104)	38,090	43,183	5,093	44.10%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	9,301	7,197	(2,104)	38,090	43,183	5,093	44.10%
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	0	0	0	0	0	0	0.00%
Office Expenses	0	0	0	0	0	0	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	0	0	0	0	0	0.00%
Allocated Overhead	0	0	0	0	0	0	0.00%
Other Admin Expenses	0	0	0	0	0	0	0.00%
Total Operating Admin Costs	0	0	0	0	0	0	0.00%
Tenant Services - Salaries	0	4,837	4,837	19,049	29,020	9,971	32.82%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	2,361	2,361	1,834	14,164	12,329	6.47%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	0	7,197	7,197	20,883	43,183	22,300	24.18%
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	0	0	0	0	0	0	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	0	0	0	0	0	0	0.00%
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	0	0	0	0	0	0	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	0	0	0	0	0	0	0
TOTAL EXPENSES	0	7,197	7,197	20,883	43,183	22,300	24.18%
RETAINED EARNINGS	9,301	0		17,207	0		19.92%

May 8, 2025

MEMO

To: HACB Board of Directors

From: Hope Stone, Finance Director

Subject: February 2025 Financial Reports – Discrepancies

Numbers questioned by Commissioner Coy

1. Certain General Ledger Accounts show a higher monthly increase on the annual total than the actual monthly increase.
2. Certain General Ledger Accounts show a lower annual total from previous month.

Answers to above questions

1. In researching this issue, it became apparent there was a break in the formula calculating the annual amounts in the excel workbook that houses the financials. The break started at the maintenance salary row and ended at protective services. The formula has been corrected and this month's financials reflect the correction.
2. Portions of the Other Admin Expenses totals were reclassified to Office Expenses. This created a lower annual total for Other Admin Expenses and increased the annual total for Office Expense.

Please remember the monthly financials are a snap shot in time. They are continually evolving and can change from month to month.

Thank you for your continued interest and questions – it is much appreciated.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
CALENDAR YEAR 2025

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	1,658,751	1,709,546	1,772,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,658,751
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD ADMIN FEE REVENUE	187,129	187,129	187,129	0	0	0	0	0	0	0	0	0	561,387
FRAUD RECOVERY	1,136	1,660	2,115	0	0	0	0	0	0	0	0	0	4,911
INTEREST INCOME / GAIN or LOSS INV	0	0	0	0	0	0	0	0	0	0	0	0	0
DEPRECIATION (reduces Capital Assets)	0	0	0	0	0	0	0	0	0	0	0	0	0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0	0	0	0	0	0	0	0	0
ADMINISTRATIVE EXPENDITURES	-137,032	-125,425	-143,244	0	0	0	0	0	0	0	0	0	-405,701
ENDING ADMIN RESERVE BALANCE	1,709,546	1,772,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,818,910	1,819,348
YTD Change in Admin.	50,795	114,159	160,159	160,159	160,159	160,159	160,159	160,159	160,159	160,159	160,159	160,159	160,597
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	-146,796	-144,145	109,918	144,960	144,960	144,960	144,960	144,960	144,960	144,960	144,960	144,960	-146,796
HUD HAP REVENUE	1,841,622	2,103,007	1,869,830	0	0	0	0	0	0	0	0	0	5,814,459
FRAUD RECOVERY	1,136	1,660	2,115	0	0	0	0	0	0	0	0	0	4,911
FSS FORFEITURES	0	0	0	0	0	0	0	0	0	0	0	0	0
BAD DEBT-HAP	0	0	0	0	0	0	0	0	0	0	0	0	0
HOUSING ASSISTANCE PAYMENTS	-1,840,107	-1,850,604	-1,836,903	0	0	0	0	0	0	0	0	0	-5,527,614
ENDING HAP RESERVE BALANCE	-144,145	109,918	144,960	144,960	144,960	144,960	144,960	144,960	144,960	144,960	144,960	144,960	144,960
YTD Change in HAP	2,651	256,714	291,756	291,756	291,756	291,756	291,756	291,756	291,756	291,756	291,756	291,756	291,756
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)	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	20,396,695
HAP EXPENDITURES (Current Month)	1,977,139	1,976,029	1,980,147	0	0	0	0	0	0	0	0	0	5,933,315
CY 2024 HAP BUDGET UTILIZATION	116%	116%	116%	0%	0%	0%	0%	0%	0%	0%	0%	0%	29%
BUDGET AVAILABLE (YTD)	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	22,096,420
TOTAL HAP EXPENDITURES (YTD)	1,977,139	1,976,029	1,980,147	0	0	0	0	0	0	0	0	0	5,933,315
BUDGET REMAINING (YTD)	(277,414)	(276,304)	(280,422)	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	16,163,105
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	2,152	2,146	2,132	0	0	0	0	0	0	0	0	0	6,430
UNIT MONTH'S AVAILABLE	2,264	2,264	2,264	0	0	0	0	0	0	0	0	0	6,792
OVER or (UNDER) LEASED	-112	-118	-132	0	0	0	0	0	0	0	0	0	-362
CY 2025 VOUCHER UTILIZATION	95%	95%	94%	0%	0%	0%	0%	0%	0%	0%	0%	0%	95%
CY 2024 VOUCHER UTILIZATION	98%	98%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	98%
CY 2025 AVERAGE HAP	919	921	929	0	0	0	0	0	0	0	0	0	2768
CY 2024 AVERAGE HAP	807	824	838	0	0	0	0	0	0	0	0	0	2468

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

HOUSING CHOICE VOUCHER (SECTION 8)

UTILIZATION SUMMARY REPORT

ROLLING 12 MONTH ANALYSIS

UNITS LEASED SUMMARY	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24	JUN'24
BUTTE												
ACC UNIT MONTHS	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1973
CURRENT LEASED	1854	1861	1871	1882	1889	1902	1905	1917	1932	1981	1975	1958
VOUCHER UTILIZATION %	93.49%	93.85%	94.35%	94.91%	95.26%	95.92%	96.07%	96.67%	97.43%	99.90%	99.60%	99.24%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	105	105	106	105	105	102	103	106	81	77	78	76
VOUCHER UTILIZATION %	120.69%	120.69%	121.84%	120.69%	120.69%	117.24%	118.39%	121.84%	93.10%	88.51%	89.66%	87.36%
VASH												
ACC UNIT MONTHS	214	214	214	194	194	194	194	194	194	194	194	194
CURRENT LEASED	154	158	154	157	158	161	161	161	162	166	165	165
VOUCHER UTILIZATION %	71.96%	73.83%	71.96%	80.93%	81.44%	82.99%	82.99%	82.99%	83.51%	85.57%	85.05%	85.05%
TOTAL												
ACC UNIT MONTHS	2284	2284	2284	2264	2264	2264	2264	2264	2264	2264	2264	2254
CURRENT LEASED	2113	2124	2131	2144	2152	2165	2169	2184	2175	2224	2218	2199
VOUCHER UTILIZATION %	92.51%	92.99%	93.30%	94.70%	95.05%	95.63%	95.80%	96.47%	96.07%	98.23%	97.97%	97.56%

HAP SUMMARY*	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24	JUN'24
ACC BUDGET	\$ 1,828,272	\$ 1,828,272	\$ 1,828,272	\$ 1,828,272	\$ 1,828,272	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160
ACTUAL HAP	\$ 1,800,118	\$ 1,836,215	\$ 1,840,437	\$ 1,856,652	\$ 1,840,107	\$ 1,833,751	\$ 1,830,833	\$ 1,825,578	\$ 1,825,417	\$ 1,829,383	\$ 1,803,139	\$ 1,777,482
PER UNIT COST	\$ 852	\$ 865	\$ 864	\$ 866	\$ 855	\$ 847	\$ 844	\$ 836	\$ 839	\$ 823	\$ 813	\$ 808
BUDGET UTILIZATION %	98.46%	100.43%	100.67%	101.55%	100.65%	105.32%	105.15%	104.85%	104.84%	105.07%	103.56%	102.09%

ACTIVITY SUMMARY	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24	JUN'24
# PORT IN BILLED	26	26	24	23	20	19	15	13	11	7	4	2
#PORT OUT UNDER CONTRACT	77	73	73	71	71	66	63	62	52	56	57	57
ZERO HAP	4	8	8	7	8	10	9	11	12	10	11	12
UTILITY ASSISTANCE PAYMENTS	116	122	119	125	150	121	134	125	137	137	117	112
NEW ADMISSIONS	**	5	12	6	7	0	9	3	3	11	30	1
INITIAL VOUCHERS SEARCHING	28	16	5	5	3	3	1	1	4	4	4	5
ACTUAL/ESTIMATED EOP	18	11	13	20	10	12	14	24	18	24	21	21
REMAIN ON WAITING LIST	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501

*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
SECTION 8 EMERGENCY HOUSING CHOICE VOUCHER PROGRAM
CALENDAR YEAR 2025

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	334,096	331,086	330,040	331,856	331,856	331,856	331,856	331,856	331,856	331,856	331,856	331,856	334,096
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD EHV ADMIN FEE REVENUE	10,586	10,587	12,853	0	0	0	0	0	0	0	0	0	34,026
ADMINISTRATIVE EXPENDITURES	-13,596	-11,633	-11,037	0	0	0	0	0	0	0	0	0	-36,266
ENDING ADMIN RESERVE BALANCE	331,086	330,040	331,856	331,856	331,856	331,856	331,856	331,856	331,856	331,856	331,856	331,856	331,856
YTD Change in Admin.	-3,010	-4,056	-2,240	-2,240	-2,240	-2,240	-2,240	-2,240	-2,240	-2,240	-2,240	-2,240	-2,240
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	250,677	259,619	270,632	290,321	290,321	290,321	290,321	290,321	290,321	290,321	290,321	290,321	250,677
HUD EHV HAP REVENUE	110,401	110,402	118,175	0	0	0	0	0	0	0	0	0	338,678
HOUSING ASSISTANCE PAYMENTS	-101,459	-99,389	-98,486	0	0	0	0	0	0	0	0	0	-299,334
ENDING HAP RESERVE BALANCE	259,619	270,632	290,321	290,321	290,321	290,321	290,321	290,321	290,321	290,321	290,321	290,321	290,021
YTD Change in HAP	8,942	19,955	39,644	39,644	39,644	39,644	39,644	39,644	39,644	39,644	39,644	39,644	39,344
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)	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	1,357,911
HAP EXPENDITURES (Current Month)	115,055	111,022	109,523	0	0	0	0	0	0	0	0	0	335,600
CY 2024 EHV HAP BUDGET UTILIZATION	102%	98%	97%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%
BUDGET AVAILABLE (YTD)	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	1,471,071
TOTAL HAP EXPENDITURES (YTD)	115,055	111,022	109,523	0	0	0	0	0	0	0	0	0	335,600
BUDGET REMAINING (YTD)	(1,896)	2,137	3,636	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	113,159	1,135,471
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	106	106	102	0	0	0	0	0	0	0	0	0	314
UNIT MONTH'S AVAILABLE	98	98	98	0	0	0	0	0	0	0	0	0	294
OVER or (UNDER) LEASED	8	8	4	0	0	0	0	0	0	0	0	0	20
CY 2025 VOUCHER UTILIZATION	108%	108%	104%	0%	0%	0%	0%	0%	0%	0%	0%	0%	107%
CY 2024 VOUCHER UTILIZATION	99%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%
CY 2025 AVERAGE HAP	1085	1047	1074	0	0	0	0	0	0	0	0	0	1069
CY 2024 AVERAGE HAP	941	1006	944	0	0	0	0	0	0	0	0	0	1006

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
VACANCY REPORT AS OF THE 1ST OF THE MONTH
2025**

HOUSING AUTHORITY OWNED PROPERTIES													
	Gridley FLH		Open Market Units										
Location	FLH	Demo	Other	Gridley Springs II	Cameo	Locust	Alamont	Evanswood	Kathy Ct	Lincoln	Park Place	Total	Occupancy
# of Units	115*	6	1****	24	20	10	30	31	0 (12)***	18	40	173	%
May-24	12**	0	1****	3	0	2	0	0	12***	1	1	4	97.7%
Apr-24	13**	0	1****	1	1	0	0	0	12***	1	0	2	98.9%
Apr-25	12**	0	1****	0	0	0	0	0	12***	0	0	0	100.0%
Mar-25	13**	0	1****	2	1	0	0	0	12***	0	1	2	98.9%
Feb-25	14**	0	1****	3	1	0	0	0	12***	0	2	3	98.3%
Jan-25	12**	0	1****	2	0	0	0	1	12***	0	2	3	98.3%
Dec-24	12**	0	1****	1	2	0	0	2	12***	0	1	5	97.1%
Nov-24	12**	0	1****	0	2	0	0	2	12***	0	1	5	97.1%
Oct-24	12**	0	1****	2	2	0	1	2	12***	0	0	5	97.1%
Sep-24	12**	0	1****	2	1	0	2	2	12***	1	0	6	96.6%
Aug-24	12**	0	1****	1	1	0	1	1	12***	1	0	4	97.7%
Jul-24	11**	0	1****	1	0	0	2	0	12***	0	0	2	98.9%
Jun-24	12**	0	1****	0	0	0	0	0	12***	1	0	1	99.4%

* Unit count adjusted by units offline - (18) uninhabitable and (8) less units due to rehab reconfiguration.

** Vacancy rate does not include units offline for construction; (8) 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		
# of Units	50	20	100	60	45	20	50	345	%
May-25	3	2	4	0	2	0	0	11	96.8%
Apr-24	1	2	2	1	2	5	1	14	95.9%
Apr-25	4	2	3	1	5	0	0	15	95.7%
Mar-25	4	2	3	1	4	0	0	14	95.9%
Feb-25	3	1	2	1	3	2	0	12	96.5%
Jan-25	4	2	3	2	2	2	2	17	95.1%
Dec-24	4	2	2	2	1	2	1	14	95.9%
Nov-24	3	2	3	1	1	1	2	13	96.2%
Oct-24	2	1	3	1	2	1	3	13	96.2%
Sep-24	2	2	2	2	3	1	2	14	95.9%
Aug-24	2	3	2	2	3	2	1	15	95.7%
Jul-24	2	4	2	1	5	1	2	17	95.1%
Jun-24	1	2	3	1	5	2	3	17	95.1%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
May-25	11
Apr-25	10
Mar-25	11
Feb-25	12
Jan-25	8
Dec-24	8
Nov-24	7
Oct-24	8
Sep-24	9
Aug-24	9
Jul-24	7
Jun-24	7
May-24	9

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
May-25	5	1	4	2
Apr-25	6	0	2	3
Mar-25	7	0	2	3
Feb-25	8	0	2	1
Jan-25	8	0	2	2
Dec-24	9	0	1	2
Nov-24	7	1	2	0
Oct-24	8	0	1	0
Sep-24	8	0	1	1
Aug-24	11	0	2	1
Jul-24	6	0	1	0
Jun-24	4	0	1	0
May-24	4	1	0	1

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	10 Transfer list	6+	1809	6+	1457	6+
2	2734	3+			654	2+
3	647	2+	630	2+	377	2+
4	245	5+			107	4+
5					29	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	378	3	266	2
2	371	7			46	
3	26	2	31	6	16	
4	7	4+			4	
5					1	

MEMO

Date: May 08, 2025

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of May 08, 2025, the status of HACB construction activity follows:

2020A Bond – Activities:

- To date, **\$8,623,218** has been expended, representing approximately **91%** of the project fund. Expenses include the Property Condition Assessment Repairs completed at the six properties that were used to leverage the bond proceeds, and the larger scale capital improvement projects listed below. Last month, it was reported that \$598,293 in pending payments was owed to the Mayer Commons general contractor. (these payments were held back until the general contractor remedied a few labor compliance deficiencies) At the time, it was assumed that these payments would be fully covered by the 2020A Bond, contributing to the previously reported total of **\$8,700,117** in expended bond funds. However, now that the payments have been processed, a portion was instead funded through the PG&E Fire Victim Trust Funds, resulting in a slightly lower bond expenditure figure reported this month.

Mayer Commons (formerly Kathy Court Apartments), Paradise:

- The building's completion and occupancy will be delayed due to an issue with the cabinets that were delivered and installed. The general contractor is actively collaborating with the cabinet supplier to provide new cabinets that comply with the project specifications. At the time of this writing, the revised cabinet package is estimated to arrive in early-June.
- Interior work is moving forward despite the setbacks encountered by the cabinets. Flooring installation, low voltage trim-out, and HVAC startup is complete.
- Exterior work is nearly complete. Landscaping and irrigation work are complete with only parking lot striping and concrete wheel stop installation remaining.
- The 'Tot Lot' play equipment is installed along with the installation of the poured-in-place rubber fall surfacing. HACB staff must arrange for a certified inspector to verify that the play equipment has been properly installed before use by residents.
- HACB staff, Town of Paradise staff, and RSC Associates, the third-party property manager, continue to collaborate on pre-leasing activities.
- To improve privacy for neighboring properties, the deck railings which face neighboring properties have been raised and a window was removed during the framing phase. Additionally, the Landscape Architect has specified the installation of fast-growing privacy shrubs in key areas. HACB staff will continue to work collaboratively with surrounding neighbors to address any remaining privacy concerns.

May 08, 2025
HACB Construction Status Memo
pg. 1



Photo of overall progress



'Tot Lot' installation in process



'Tot Lot' installation complete



Deck railing installation and landscaping in process



Deck railing and landscaping complete

May 08, 2025
HACB Construction Status Memo
pg. 2



Deck railing and landscaping complete



Raised community planter beds installed



Landscaping in process



Landscaping complete



Building identification signage installed



Landscaping complete at rear of building

May 08, 2025
HACB Construction Status Memo
pg. 3

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.*

- Rehabilitation work has been delayed due to adverse weather conditions and setbacks caused by the general contractor, which disrupted the planned schedule.
- Remaining rehabilitation work includes the walkway deck coating installation, which commenced in early- May with final completion slated for Mid-May.
- HACB Staff and the architect will conduct a punch-list walkthrough once the deck-coating installation is complete.
- Once the rehabilitation work is complete, the third-party property manager will coordinate the repainting of the remaining areas of the building through normal operating funds.



Stucco fascia complete, painted and flashing installed



First coat of deck coating system installed at landing



First coat of deck coating system installed



Edge flashing and first coat of deck coating system

May 08, 2025
HACB Construction Status Memo
pg. 4

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

- The vacant lot is fully fenced, and the site is secure in anticipation of future development work.
- HACB staff is currently working to procure a design professional to complete the construction drawings, which will be used to obtain permits, and eventually procure a general contractor once funding is identified.
- In late March HCD formally announced 2020 CDBG-DR MPH awards, and while four Butte County projects were awarded funds, the Fogg Avenue Apartments was not one of them.
- Despite this, HACB staff continue to dedicate efforts to exploring and pursuing all available funding opportunities to fulfil the \$9.7 million project budget.

Park Place Apartments, Oroville: *Exterior Site Rehabilitation with emphasis on an Accessible Path of Travel and replacement of the pergola.*

- PG&E has started their gas-line replacement project on site in early May. PG&E is working closely with the third-party property manager, RSC Associates to ensure tenant safety. PG&E has estimated that the gas-line repair project will conclude in mid-June.
- Plans and specifications have been completed for remaining site work improvements which will be turned into the City of Oroville for plan review in mid-May.
- It is anticipated that when PG&E completes the gas-line replacement project, the remaining site improvement project can commence.

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

- The Rural Community Assistance Corporation (RCAC) has submitted an Implementation Plan to the Division of Financial Assistance for approval. (DFA) Approval from DFA is expected soon, and once approval is granted, detailed construction drawings will be prepared to initiate the bidding and construction phases.



FLH Wellhead

HACB Main Office Tenant Improvement Project, Chico: *Construction of new partition walls to create a new Section 8 and Accounting Office, along with improvements to the accessible pathway, as required by code.*

- The construction drawings (plans and specifications) have been turned into the City of Chico Building Department for plan review. Plan review is expected to be completed mid-May.
- Once plan review is complete, HACB staff will solicit bids from general contractors.

*May 08, 2025
HACB Construction Status Memo
pg. 5*

12 Month HACB Construction Project Schedule - May, 2025

		Budgeted Amount	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Lincoln Apartments, Chico														
	Stair and Second Floor Walkway Repair Project	\$530,683												
Park Place Apartments, Oroville														
	Community Building Renovation and Site Improvements	\$649,038												
Mayer Commons (Kathy Court Apartments) Paradise														
	Replacement Project	\$6,738,294												
HACB Main Office														
	Tenant Improvement Project	\$59,850												
Fogg Avenue Apartments, Oroville														
	Design Development and Construction Drawings	\$450,000												
	Seek Funding and Grant Application Preparation	\$50,000												
Farm Labor Housing, Gridley														
	Well 03 Backup Generator Installation (Grant Funded)	\$411,637												

Total next 12 months: \$8,889,502

Design/Bid Phase

Construction Phase

Completed

MEMO

Date: May 9, 2025

To: HACB Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Capital Fund Construction Projects – Status Update

As of May 9, 2025, the following summarizes the status of current HACB Capital Fund construction activities:

Bath Tub Refinishing – Select Units in Gridley/Biggs

- IFB to be issued 5/21/25.
- ICE: \$30,000.00
- Status: TBA – estimated to refinish approximately 30 bathtubs.

HVAC Replacement – Winston Gardens: 20 HVAC to replace aged/failing equipment

- IFB issued 1/6/25.
- Contract awarded to Expert In Your Home for \$178,550.00
- Status: Work to begin after completion of the safety and security project. End of May 2025.

Exterior Trim Painting – Oroville (43-15, 43-14)

- IFB issued 11/12/24.
- Contract awarded to: HB Restoration for \$78,250.00
- Status: Complete. Punch walk week of 5/12/25

Five-Year Environmental Review – All Sites

- RFP issued 8/27/24.
- Contract awarded to: E-Corp selected \$48,509.50
- Status: Final report complete. Next step - final publication and upload to HEROS.

HUD Safety & Security Grant – Winston Gardens (43-10)

- IFB issued: 8/15/2024
- Contract awarded to: Birchard Construction for \$496,711.00
- Status: Small amount of customized fencing will be completed by 5/9/25 and software programming will be the week of May 12th . Completion estimated at end of May.

Asbestos Floor Tile Abatement – All Sites

- Ongoing during unit turnover. 162 of 232 units completed

DETAILED CAPITAL FUND ACTIVITY BY CAPITAL FUND PROJECT

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

This Capital Fund is 100% obligated and 99.61% expended.

- ACM Tile Replacement – All concrete-block units – ongoing
- HVAC Replacement Chico – Replace 35 HVAC unit which reached the end of their useful life. Completed
- 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. Completed
- Architect Services – HMR to design plans for Safety and Security Improvements at Winston Gardens, in progress. Completed

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

This Capital Fund is 98% obligated and 73% expended.

- ACM Tile Replacement – All concrete-block units – ongoing
- Paint Trim - at 43-14 and 43-15 in Oroville
- 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
- HVAC Replacement – Replace 20 HVAC unit which reached the end of their useful life
- Roof Replacement – Replace 15 roofs which reached the end of their useful life

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 100% obligated and 57.59% 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

Capital Fund 2024, Funding Amount \$1,159,420.00 to be expended by May 5, 2028

This Capital Fund is 41.35% obligated and 32.72% expended.

- HVAC Replacement Project– Select units, replace HVAC units which have reached the end of their useful life, in planning
- Bathroom Tub/Shower Remodel – Select concrete block units, in planning
- Paint – at 43-10 in Oroville – Select units in phases, in planning
- New Monument Signs – replace monuments signs at Rhodes Terrance and Shelton Oaks
- Paint – 2039 Forest Ave., HACB main office building and monument sign

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 5/9/2025	7,401.00	-	10,000.00	-	1,171,804.76	1,189,205.76	
	CF-22, CF-23, CF23E, CF24 Funding							
100	Reserved Budget	7,401.00					7,401.00	
1406	Operations		-				-	
1408	Management Improvements			10,000.00			10,000.00	
1410	Administration				-		-	
	General Capital Fund Activity: Site Improvement, Dwelling							
1480	Structures, Dwelling Equipment					1,171,804.76	1,171,804.76	
							1,189,205.76	Total

0.00 0.00 0.00 0.00 0.00 0.00

Housing Authority of the County of Butte

HUD Low Income Public Housing

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 5/9/2025

Capital Funds CF-22, CF-23, CF-23E, CF24

			CF-22			CF-23			CF-23E Safety and Security Grant			CF-24			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	3,800.00			3,601.00						-			7,401.00	-	7,401.00
2	1406	Operations (25% Max)	58,149.00	58,149.00	58,149.00	45,668.00	45,668.00	45,668.00				231,314.00	231,314.00	231,314.00	335,131.00	335,131.00	-
3	1408	Management Improvements				5,000.00						5,000.00	-	-	10,000.00	-	10,000.00
4	1410	Administration (10% Max)	111,325.00	111,325.00	111,325.00	91,336.00	91,336.00	91,336.00				115,657.00	115,657.00	115,657.00	318,318.00	318,318.00	-
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment															
			943,782.00	947,582.00	943,223.67	1,001,774.00	988,146.71	701,228.19	225,639.00	225,639.00	129,951.41	807,449.00	132,446.22	32,435.97	2,978,644.00	1,806,839.24	1,171,804.76
			1,117,056.00	1,117,056.00	1,112,697.67	1,147,379.00	1,125,150.71	838,232.19	225,639.00	225,639.00	129,951.41	1,159,420.00	479,417.22	379,406.97	3,649,494.00	2,460,288.24	1,189,205.76
				100.00%	99.61%		98%	73%		100.00%	57.59%		41.35%	32.72%			

MEMO

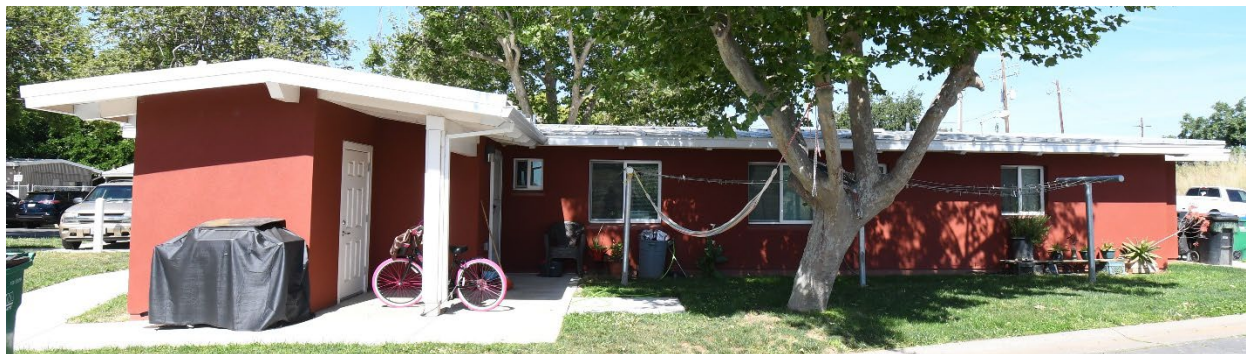
Date: May 8, 2025

To: HACB Board of Commissioners

From: Juan Meza, Public Housing Manager
Taylor Gonzalez, Project Manager

Subject: Farm Labor Housing, Gridley – status report

As of May 1st, there's a total of (77) occupied units. There was (1) move-out and (1) move-in during the month of April. A total of (12) concrete block units are vacant and are rent ready. (18) units are deemed uninhabitable, and (8) are offline, waiting for the next phase renovation. All of the remodeled units are currently occupied. There is was one move-in which occurred early in the month or prior to this memo. **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 or intent to vacate notices at this time. Unpaid rents – there are several and AWI is in the process of collecting.



Renovated 1980's era Concrete Block Housing

AWI staff continue their marketing efforts. There are several applicants on the waiting list at this time, and AWI has brought in additional staff to help expedite turns. 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 as well as installing new refrigerators in vacant units that don't currently have one to entice applicants to apply and eventually move-in.

Monthly rental income came in at \$6,452 less than budget at \$100,858.66. Monthly income is down due to vacancy loss being a little over \$3,380 more than what was budgeted for the month. Monthly expenses are \$25,970 less than budget at \$80,275 bringing our Net Profit higher than budget at \$20,583. Due to YTD expenses being lower than budget our net profit is much higher than anticipated. This number over the year will lower as we are rehabbing/renovating units with operating cashflow.

AWI has **now** heard back from USDA-RD in regards to their request for a waiver to house non-farm labor households. USDA has reiterated this request will be rushed thru the approval process. The Market Study submitted to USDA-RD for review indicates there's 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 in their home helping decrease the vacancy on the property.

Chavarria's Landscaping continues to service the landscaping needs of the property. AWI staff are in the process of obtaining bids for painting the exterior of the maintenance building, replacing the golf cart/batteries, and doing the in-house renovation of (2-4) rental units.



Unrenovated 1980's era Concrete-block Unit

Mi C.A.S.A.'s monthly food distribution was held on April 8th, 2025. Mi CASA's Spring Session is half way through, and staff will conclude classes in the month of June, 2025. Staff is reporting that they have (35-40) students attending classes on a daily basis. For the 2025 NAHRO "What Home Means to Me" poster contest we received several entries from Mi C.A.S.A. students which were voted on by HACB staff and Board members to determine which entry would be presented at the NorCal/Nevada NAHRO conference that was held on January 27-28th, 2025. The HACB poster entry won the Elementary category at the NAHRO conference and will now move on to the PSWRC NAHRO conference that will be held in May, 2025 in Fresno, CA.

The NVCSS Promotores Dual Language Learning (DLL) program is currently working with (14-16) families weekly within the community building on Staff Dr. Promotores staff would like to move forward with a plan to introduce a hydroponic unit to grow herbs and tomatoes as part of a community garden for all residents. The location for the community garden has been approved as they will use raised plantar beds. The location suggested is an area near the chapel where the raised plantar beds will be located.



State Demonstration "Demo" Housing Unit

AWI continues their efforts to renovate the old concrete block units. AWI was able to renovate (2) of the cinderblock units last year and plan to rehab another (2-4) cinderblock units in the upcoming year.

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



1930's era Wood Frame Units

Regarding the Well Backup Generator Project, an engineering assessment recommended installing a 200 KW natural gas generator. Rural Community Assistance Corporation (RCAC) has submitted an Implementation Plan (IP) to the Division of Financial Assistance for approval. (DFA) Approval from DFA is expected soon, and once approval is granted, detailed construction drawings will be prepared to initiate the bidding and construction phases.

Please find third party property manager AWI's April, 2025 report following.

**Gridley Farm Labor Housing
April 2025**



Separate *Variance Report* explaining budget differences and expenditures.

The current reserve balance is \$89,645.10.

Updates:

GFLH has 12 units available for occupancy at the end of April. There was 1 move-in and 1 move-out during the month of April.

As of the end of March.

- 77 Occupied
- 8 units held for the next phase of rehab / in house rehab
- 18 units deemed uninhabitable (old wooden units)
- 12 units available for occupancy

Future Rehab Units:

- **2-4 units are planned for renovation in 2025. Lead abatement has been completed in OG1478 & OG1482**
 - OG1478 – Abatement completed. Bids in hand for rehab and window installation.
 - OG1482 – Abatement completed. Bids in hand for rehab and window installation.
 - MC1464 – Abatement started. Bids in hand for rehab and window installation.
 - MC1468 – Abatement started. Bids in hand for rehab and window installation.

Unit Turns:

- Unit #SU1533 – Applicant scheduled for move-in on 5/6/25.



Staff are gathering additional competitive vinyl flooring bids for units with old asbestos flooring. Vacant units without fridges are now going to be offered with a fridge to help motivate renters.

The staff are working up all qualifying applications on hand. USDA-RD has acknowledged receipt of the farm labor unit waiver and are expediting 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, resident referral, move in specials and outreach to ag employers, canneries, etc...

We are starting the bidding process for the following 2025 / 2026 fiscal year capital items:

- Golf cart replacement vs battery replacement
 - Bids are in hand for a golf cart replacement.
 - Pending bids for a battery replacement.
- Painting of maintenance building
 - Working with vendors to gather bids.

Estimates will be forwarded for approval once obtained and reviewed.



Gridley Farm Labor 645
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 124,900.00	\$ 127,302.00	\$ (2,402.00)	\$ 873,704.00	\$ 891,114.00	\$ (17,410.00)
Vacancies	\$ (22,268.00)	\$ (18,888.00)	\$ (3,380.00)	\$ (156,186.00)	\$ (132,216.00)	\$ (23,970.00)
Manager's Unit	(1,906.00)	(1,382.00)	(524.00)	(14,649.00)	(9,674.00)	(4,975.00)
Total Tenant Rent	<u>\$ 100,726.00</u>	<u>\$ 107,032.00</u>	<u>\$ (6,306.00)</u>	<u>\$ 702,869.00</u>	<u>\$ 749,224.00</u>	<u>\$ (46,355.00)</u>
Other Project Income:						
Laundry Income	\$ (165.60)	\$ 163.33	\$ (328.93)	\$ 1,026.97	\$ 1,143.33	\$ (116.36)
Interest Income	236.40	23.67	212.73	1,627.81	165.67	1,462.14
Restricted Reserve Interest Incom	61.86	0.00	61.86	462.31	0.00	462.31
Other Tenant Income	0.00	91.67	(91.67)	80.00	641.67	(561.67)
Other Project Income	<u>\$ 132.66</u>	<u>\$ 278.67</u>	<u>\$ (146.01)</u>	<u>\$ 3,197.09</u>	<u>\$ 1,950.67</u>	<u>\$ 1,246.42</u>
Total Project Income	<u><u>\$ 100,858.66</u></u>	<u><u>\$ 107,310.67</u></u>	<u><u>\$ (6,452.01)</u></u>	<u><u>\$ 706,066.09</u></u>	<u><u>\$ 751,174.67</u></u>	<u><u>\$ (45,108.58)</u></u>
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 27,858.45	\$ 42,136.40	\$ (14,277.95)	\$ 213,766.03	\$ 294,954.90	\$ (81,188.87)
Utilities (Page 3)	5,502.35	11,582.09	(6,079.74)	50,815.76	81,074.59	(30,258.83)
Administrative (Page 3)	16,295.00	17,803.83	(1,508.83)	115,353.13	124,626.83	(9,273.70)
Taxes & Insurance (Page 3)	11,074.83	11,074.83	0.00	89,912.70	77,523.83	12,388.87
Other Taxes & Insurance (Page 4)	3,094.39	6,271.75	(3,177.36)	19,737.23	43,902.25	(24,165.02)
Other Project Expenses (Page 4)	391.66	1,318.34	(926.68)	7,484.60	9,228.34	(1,743.74)
Total O&M Expenses	<u>\$ 64,216.68</u>	<u>\$ 90,187.24</u>	<u>\$ (25,970.56)</u>	<u>\$ 497,069.45</u>	<u>\$ 631,310.74</u>	<u>\$ (134,241.29)</u>
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.	<u>\$ 16,058.96</u>	<u>\$ 16,058.58</u>	<u>\$.38</u>	<u>\$ 112,412.72</u>	<u>\$ 112,410.08</u>	<u>\$ 2.64</u>
Total Project Expenses	<u><u>\$ 80,275.64</u></u>	<u><u>\$ 106,245.82</u></u>	<u><u>\$ (25,970.18)</u></u>	<u><u>\$ 609,482.17</u></u>	<u><u>\$ 743,720.82</u></u>	<u><u>\$ (134,238.65)</u></u>
Net Profit (Loss)	<u><u>\$ 20,583.02</u></u>	<u><u>\$ 1,064.85</u></u>	<u><u>\$ 19,518.17</u></u>	<u><u>\$ 96,583.92</u></u>	<u><u>\$ 7,453.85</u></u>	<u><u>\$ 89,130.07</u></u>

Gridley Farm Labor 645
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (61.86)	\$ 0.00	\$ (61.86)	\$ (462.31)	\$ 0.00	\$ (462.31)
T & I Transfers	(10,611.41)	0.00	(10,611.41)	(9,826.43)	0.00	(9,826.43)
Operating-MMKT-FFB*	(20,123.99)	0.00	(20,123.99)	(5,870.86)	0.00	(5,870.86)
Cash - Payroll Control	0.00	0.00	0.00	(13,625.00)	0.00	(13,625.00)
Tenants Security Deposits - FLH	0.00	0.00	0.00	(453.00)	0.00	(453.00)
Tenant Receivables	1,179.00	0.00	1,179.00	4,538.42	0.00	4,538.42
Other Receivables	7,713.42	0.00	7,713.42	(37,104.46)	0.00	(37,104.46)
Rental Assistance	(735.00)	0.00	(735.00)	(8,907.00)	0.00	(8,907.00)
Accounts Payable - Trade	(6,150.73)	0.00	(6,150.73)	(6,789.20)	0.00	(6,789.20)
Accrued Sewer Fees	2,969.58	0.00	2,969.58	17,787.06	0.00	17,787.06
Accrued Property Taxes	2,500.00	0.00	2,500.00	(1,795.00)	0.00	(1,795.00)
Prepaid Rents	(16.00)	0.00	(16.00)	48.00	0.00	48.00
Accrued Property Taxes	1,528.08	0.00	1,528.08	10,583.24	0.00	10,583.24
Accrued Local Administration Fee	(6,875.00)	0.00	(6,875.00)	(3,125.00)	0.00	(3,125.00)
Total Other Cash Flow Items	<u>\$ (28,683.91)</u>	<u>\$ 0.00</u>	<u>\$ (28,683.91)</u>	<u>\$ (55,001.54)</u>	<u>\$ 0.00</u>	<u>\$ (55,001.54)</u>
Net Operating Cash Change	<u><u>\$ (8,100.89)</u></u>	<u><u>\$ 1,064.85</u></u>	<u><u>\$ (9,165.74)</u></u>	<u><u>\$ 41,582.38</u></u>	<u><u>\$ 7,453.85</u></u>	<u><u>\$ 34,128.53</u></u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 39,810.95	\$ 81,393.33	\$ 41,582.38
Operating-MMKT-FFB*	160,948.03	166,818.89	5,870.86
FLH Operating Acct TCB**	77,838.00	77,838.00	0.00
FLH Operating Acct-Umpq**	255,643.00	255,643.00	0.00
Tax & Insurance - FFB	92,559.11	101,874.58	9,315.47
Tax & Insurance - MMKT - FFB*	88,183.74	88,694.70	510.96
RD Reserves - FFB	9,057.79	9,231.58	173.79
RD Reserves - MMKT - FFB*	60,000.00	80,413.52	20,413.52
FLH Security Deposits-TCB**	49,340.00	49,340.00	0.00
FLH Reserves-TCB**	364,191.00	364,191.00	0.00
Payables & Receivables:			
Accounts Payable - Trade	0.00	(6,789.20)	(6,789.20)
Rents Receivable - Current Tenants	2,593.35	(1,979.07)	(4,572.42)
Allowance for Doubtful Accounts	(60.00)	(60.00)	0.00
Other Tenant Charges Receivable	0.00	34.00	34.00
Prepaid Rents	0.00	(48.00)	(48.00)

Gridley Farm Labor 645
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 7,764.89	\$ 8,652.83	\$ (887.94)	\$ 56,506.26	\$ 60,569.83	\$ (4,063.57)
Janitorial/Cleaning Supplies	15.85	152.67	(136.82)	848.16	1,068.67	(220.51)
Plumbing Repairs	0.00	227.75	(227.75)	3,659.00	1,594.25	2,064.75
Painting & Decorating	4.35	208.33	(203.98)	919.17	1,458.33	(539.16)
Repairs & Maintenance - Supply	3,048.39	1,597.33	1,451.06	8,771.16	11,181.33	(2,410.17)
Repairs & Maintenance - Contract	3,172.24	2,508.08	664.16	15,735.64	17,556.58	(1,820.94)
Grounds Maintenance	9,406.57	9,020.00	386.57	68,033.76	63,140.00	4,893.76
Pest Control Service	245.00	228.33	16.67	3,920.00	1,598.33	2,321.67
Fire/Alarm Services	273.63	100.00	173.63	1,206.94	700.00	506.94
Security Service	2,111.20	1,900.00	211.20	13,405.20	13,300.00	105.20
Repairs & Maintenance - Other	193.26	13,225.00	(13,031.74)	36,057.10	92,575.00	(56,517.90)
Repairs & Maintenance - Flooring	0.00	2,100.00	(2,100.00)	0.00	14,700.00	(14,700.00)
Repairs & Maintenance - Appliance	1,623.07	1,025.00	598.07	3,093.06	7,175.00	(4,081.94)
Repairs & Maintenance - HVAC	0.00	437.50	(437.50)	0.00	3,062.50	(3,062.50)
Repairs & Maintenance - Water Heaters	0.00	283.33	(283.33)	0.00	1,983.33	(1,983.33)
HVAC Repairs	0.00	428.58	(428.58)	1,310.00	3,000.08	(1,690.08)
Tenant Services	0.00	41.67	(41.67)	300.58	291.67	8.91
Total Maint. & Operating Exp.	\$ 27,858.45	\$ 42,136.40	\$ (14,277.95)	\$ 213,766.03	\$ 294,954.90	\$ (81,188.87)
Utilities:						
Electricity	\$ 203.42	\$ 2,791.67	\$ (2,588.25)	\$ 13,219.82	\$ 19,541.67	\$ (6,321.85)
Water	500.00	2,916.67	(2,416.67)	1,776.54	20,416.67	(18,640.13)
Sewer	2,469.58	2,469.58	0.00	18,796.93	17,287.08	1,509.85
Heating Fuel/Other	(57.80)	904.17	(961.97)	2,075.02	6,329.17	(4,254.15)
Garbage & Trash Removal	2,387.15	2,500.00	(112.85)	14,947.45	17,500.00	(2,552.55)
Total Utilities	\$ 5,502.35	\$ 11,582.09	\$ (6,079.74)	\$ 50,815.76	\$ 81,074.59	\$ (30,258.83)
Administrative:						
Manager's Salary	\$ 7,255.55	\$ 8,789.33	\$ (1,533.78)	\$ 54,100.92	\$ 61,525.33	\$ (7,424.41)
Management Fees	7,990.00	7,990.00	0.00	51,970.00	55,930.00	(3,960.00)
Bad Debt Expense	10.00	0.00	10.00	140.25	0.00	140.25
Auditing	666.67	666.67	0.00	4,666.69	4,666.67	.02
Bookkeeping Fees	350.00	0.00	350.00	1,400.00	0.00	1,400.00
Legal	0.00	208.33	(208.33)	0.00	1,458.33	(1,458.33)
Other Administrative Expenses	22.78	149.50	(126.72)	3,075.27	1,046.50	2,028.77
Total Administrative Expense	\$ 16,295.00	\$ 17,803.83	\$ (1,508.83)	\$ 115,353.13	\$ 124,626.83	\$ (9,273.70)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 1,528.08	\$ 1,528.08	\$ 0.00	\$ 10,583.24	\$ 10,696.58	\$ (113.34)
Special Assessments	2,500.00	2,500.00	0.00	29,622.09	17,500.00	12,122.09
Property Insurance	7,046.75	7,046.75	0.00	49,707.37	49,327.25	380.12

Gridley Farm Labor 645
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Total Taxes & Insurance Expense	\$ 11,074.83	\$ 11,074.83	\$ 0.00	\$ 89,912.70	\$ 77,523.83	\$ 12,388.87
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,440.76	\$ 1,579.33	\$ (138.57)	\$ 10,957.27	\$ 11,055.33	\$ (98.06)
Other Taxes, Fees & Permits	0.00	416.67	(416.67)	939.34	2,916.67	(1,977.33)
Bond Premiums	0.00	106.00	(106.00)	481.26	742.00	(260.74)
Worker's Compensation Insurance	577.87	937.50	(359.63)	4,414.16	6,562.50	(2,148.34)
Personnel Medical Insurance	1,075.76	3,232.25	(2,156.49)	2,945.20	22,625.75	(19,680.55)
Total Other Taxes & Insurance	\$ 3,094.39	\$ 6,271.75	\$ (3,177.36)	\$ 19,737.23	\$ 43,902.25	\$ (24,165.02)
Other Project Expenses						
Telephone & Answering Service	\$ 65.60	\$ 83.83	\$ (18.23)	\$ 659.10	\$ 586.83	\$ 72.27
Internet Service	0.00	366.17	(366.17)	2,809.26	2,563.17	246.09
Advertising	0.00	125.00	(125.00)	347.17	875.00	(527.83)
Water/Coffee Service	0.00	12.67	(12.67)	46.19	88.67	(42.48)
Office Supplies & Expense	286.27	370.17	(83.90)	2,526.77	2,591.17	(64.40)
Postage	18.90	35.33	(16.43)	215.69	247.33	(31.64)
Toner/Copier Expense	20.89	40.17	(19.28)	119.98	281.17	(161.19)
Travel & Promotion	0.00	144.58	(144.58)	220.00	1,012.08	(792.08)
Training Expense	0.00	104.17	(104.17)	412.08	729.17	(317.09)
Credit Checking	0.00	36.25	(36.25)	0.00	253.75	(253.75)
Employee Meals	0.00	0.00	0.00	128.36	0.00	128.36
Total Other Project Expenses	\$ 391.66	\$ 1,318.34	\$ (926.68)	\$ 7,484.60	\$ 9,228.34	\$ (1,743.74)
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>\$ 80,275.64</u>	<u>\$ 106,245.82</u>	<u>\$ (25,970.18)</u>	<u>\$ 609,482.17</u>	<u>\$ 743,720.82</u>	<u>\$ (134,238.65)</u>
Reserves	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

Date: May 9, 2025

MEMO

To: HACB Board of Commissioners

From: Larry Guanzon, 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)
- Mayer Commons, 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. No turnover occurred during the month and all rents were collected for the month. There is one (1) additional 30-day notices to vacate. Total monthly income is \$1,205 more than budget, at \$32,851. YTD Total Income came in \$9,555 more than budget at \$231,268. Total monthly expenses are \$6,603 less than anticipated, bringing the NOI to \$7,808 more than budget, at \$22,953. YTD NOI is \$17,284 more than budget at \$153,398. YTD capital improvements are \$7,585 less than anticipated at \$73,683. which consists of Flooring, Interior Paint, new refrigerator and dishwasher. Owner Distribution for April totals \$13,799.77 and YTD totals \$136,620.41.



Alamont Apartments, 811 West East Avenue, Chico

Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property had zero (0) vacancy as of May 1st. There are no additional 30-day notices. RSC is in the process of collecting unpaid rents as reiterated in their monthly narrative. Total YTD income is higher than budget by \$4,287 at \$132,403. Total YTD Operating Expenses are lower by \$9,358 at \$57,421 with YTD NOI higher than budget at \$74,982 or \$13,646 more than budget. The owner distribution for the month was \$0 and YTD totals \$35,349.80.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – There was zero (0) vacancies as of the 1st of May. There is no pending 30-day notice to vacate. RSC is collecting the unpaid balances owed which consist of veteran's approval for future rents. Total YTD income is \$15,470 more than anticipated, at \$295,977. YTD vacancy loss is more than budget by \$5,381 at \$13,881. Total YTD Operating Expenses are \$38,125 more than budget, at \$183,999. NOI is less than budget, at \$111,977. The decrease in NOI is due to Administrative, Utility, Turnover, and Maintenance expenses being high than anticipated. Owner distribution for the month totaled \$10,486.40 and YTD \$99,488.22.

Evanswood Estates Apartments, Oroville Units #21, 25, and 33, tracked separately, were occupied with no unpaid rents. YTD Income is slightly above budget by \$488 at \$24,701. Expenses are all within or slightly ahead of budget, with expenses being lower than budget. NOI is

\$1,998 more than budget, at \$14,581. The owner distribution for the month was \$1,736.80 and YTD \$11,537.83



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



Lincoln Apartments, 474 East 12th Street, Chico

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments had one (1) vacancy as of the first of the month but this vacancy has been re-rented as of May 5, 2025. All rents were collected for the month. Total YTD income is above budget by \$9,120 at \$117,192. YTD Expenses are under budget by \$3,536, bringing NOI to \$12,657 more than budget at \$66,608. Owner Distribution for the month was \$0 and YTD \$41,830.94. Exterior Rehabilitation including repairs to the upper level walkway and staircases, and painting of the building exterior are in process with the new contractor and set to be completed. HACB and 3rd party property manager (RSC) as well as, the general contractor developed a strategic plan to minimize tenant disturbances during construction. The first and second phases of construction were completed during January of 2025.

Locust Apartments, Chico (10 units, family, RSC) – The property has two (2) vacancies as of May 1st. All rent was collected for the month. Total income for the month is ahead of budget by \$894 at \$9,070. YTD Income comes in at \$3,247 more than budget at \$62,559. Total Monthly Expenses are lower than budget by \$2,268, so NOI came in better than budget by \$3,964, at

\$734. YTD NOI is \$17,909 more than anticipated at \$18,419. Owner distribution for April was \$0.00 s and YTD total \$33,655.72. 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 with no 30-day notices to vacate. All rents were paid for the month. Monthly Income is slightly higher than budget by \$1,722 at \$30,466. YTD Income is \$2,657 more than budget at \$208,813. Monthly Expenses are lower than budget by \$6,974 at \$9,962; bringing NOI to \$8,696 more than budget, at \$20,504. YTD NOI is \$18,424 more than budget at \$127,600. The owner distribution for the month was \$11,132 and YTD totals \$38,712.11. 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 early 2nd & 3rd quarter in 2025. We are also working with P G & E due to old gas lines having to be replaced at the site. Property easements are being sought in order for P G & E to replace old gas lines. P G & E has agreed to work with the HACB cooperatively as we will be upgrading all sidewalks to ADA compliance.

Other-Owned Properties

Gridley Springs II, Gridley (24 units, Family, Arrowhead Housing) The property has three (3) vacancies as of early May. Applications are being processed for the current vacancies. There is one (1) additional 30-day notice. Property management has transitioned to Arrowhead Housing. The property annual inspections will occur this month and will also be re-inspected in June of 2025. The monthly financials have been revised with Arrowhead Housing's enclosed. Expenses were moved into the appropriate line items. The "Bad Debt" write-offs were moved to the suspense account to be written off at fiscal year-end. The replacement funds request which was rejected by HCD was voided, as this was pre-approval for funds since it was over \$10,000. The HVAC unit was repaired as opposed to replacement.

Due to YTD vacancy loss of \$17,618 the property net income is down compared to budget at \$130,109. YTD Operating Expenses comes in at \$1,785 more than budget at \$115,319, bringing NOI YTD to \$14,790 or \$10,629 less than budget. Annual interior inspections have been completed. 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) – **Applications are being processed for new prospective households.** Construction continues to pace on schedule with final completion slated for late June, 2025. Exterior work is progressing as planned with site concrete installation well underway. A significant milestone has been achieved with the delivery and installation of the electrical switchgear. The delay in switchgear delivery has been a key factor impacting the project schedule but has since been installed. Permanent power was activated by the beginning of March, ahead of PG&E's timeline. Interior cabinets and or replacement has hindered the completion by about 30 days. See additional information under Taylor Gonzalez, Project Manager Construction Report.

2131 Fogg Ave, Oroville (SFH, HACB) – The vacant lot is fully fenced and secure, awaiting future development. While staff continues to explore funding opportunities, efforts are underway to procure a design professional to complete the construction drawings, which will be used to obtain permits, and eventually procure a general contractor. See additional information under Taylor Gonzalez, Project Manager Construction Report.



May 12, 2025

Larry Guanzon
Executive Director
Housing Authority of the County of Butte
2039 Forest Ave
Chico, CA 95928

RE: April 2025 HACB Monthly Financial Package

Dear Mr. Guanzon:

Below is a summary of the April 2025 key operational activities and highlights of significant financial results for HACB properties managed by RSC Associates, Inc. For additional details, please review the following comprehensive financial reports provided for each property.

If you have any questions or concerns, please get in touch with Patti or me.

Respectfully,

Susan Critser, CPM
Regional Property Manager
530-893-8228 Ext 240
scritser@rsc-associates.com
DRE# 01312715

cc Richard Gillaspie

**1519 Locust Street
April 2025**



Monthly Highlights:

Updates—In April, unit #7, a two-bedroom / one-bathroom unit, vacated on 4/15/25. The tenant lived there for 10 years. This unit will require a renovation. The current rent is \$910.00, with a new market rent of \$1,195.00. Unit #3, a one-bedroom unit, vacated on 4/30/25. The current rent is \$900.00, with a new market rent of \$1,095.00.

Occupancy -

- ✓ At the end of April, we have two vacant units.

Rent Collection -

- ✓ There are no delinquent rents for April 2025.

Expense Variances -

- ✓ Total Operating Expenses were under budget by 16.64%.
- ✓ NOI totaled \$5,055.53, which is 50.51% above budget.

Capital Expenses -

- ✓ A new range was installed in unit #4.

Owner Distributions -

- ✓ No owner distribution for April. We are holding funds for the turnover expenses in May. Year to date totaled \$33,655.72.



Cash Flow Statement

Period = Apr 2025

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	9,013.00	99.36	62,158.00	99.36
TOTAL RENTAL INCOME	9,013.00	99.36	62,158.00	99.36
NET RENTAL INCOME	9,013.00	99.36	62,158.00	99.36
SERVICE INCOME				
Late Charges	0.00	0.00	75.00	0.12
Laundry Income	57.75	0.64	164.36	0.26
Miscellaneous	0.00	0.00	160.83	0.26
Interest - General Savings	0.00	0.00	0.91	0.00
Interest - General Checking	0.00	0.00	0.62	0.00
TOTAL SERVICE INCOME	57.75	0.64	401.72	0.64
TOTAL INCOME	9,070.75	100.00	62,559.72	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	41.50	0.46	290.50	0.46
Forms/Office Supplies	47.40	0.52	244.01	0.39
TOTAL RENTING EXPENSES	88.90	0.98	534.51	0.85
ADMINISTRATIVE EXPENSES				
Resident Manager Expense	0.00	0.00	148.50	0.24
Management Fee	589.60	6.50	4,066.38	6.50
Asset Management Fee	124.00	1.37	868.00	1.39
TOTAL ADMINISTRATIVE EXPENSES	713.60	7.87	5,082.88	8.12
UTILITY EXPENSES				
Electricity	51.53	0.57	360.18	0.58
Exterminator	70.00	0.77	490.00	0.78
Garbage/Trash	78.72	0.87	551.04	0.88
Water	150.12	1.66	1,129.59	1.81
Sewer	179.90	1.98	1,259.30	2.01
TOTAL UTILITY EXPENSES	530.27	5.85	3,790.11	6.06
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	485.00	5.35	3,335.00	5.33
Landscape Maintenance - Other	0.00	0.00	165.00	0.26
On-Site Ground Staff	0.00	0.00	63.96	0.10
Grounds Clean-Up	241.37	2.66	1,704.06	2.72
Repairs - Labor	1,564.29	17.25	3,077.82	4.92
Service - HVAC	0.00	0.00	190.00	0.30
TOTAL MAINTENANCE EXPENSES	2,290.66	25.25	8,535.84	13.64
TAX and INSURANCE EXPENSE				
Insurance	391.79	4.32	2,742.48	4.38
TOTAL TAX and INSURANCE EXPENSE	391.79	4.32	2,742.48	4.38
TOTAL OPERATING EXPENSES	4,015.22	44.27	20,685.82	33.07
NET OPERATING INCOME	5,055.53	55.73	41,873.90	66.93
CAPITAL IMPROVEMENTS				
Range	1,131.66	12.48	1,131.66	1.81
TOTAL CAPITAL IMPROVEMENTS	1,131.66	12.48	1,131.66	1.81
FINANCIAL EXPENSES				
Note - Principle and Interest	2,939.00	32.40	20,573.00	32.89
Capital Repl Resv Fund	250.00	2.76	1,750.00	2.80
TOTAL FINANCIAL EXPENSES	3,189.00	35.16	22,323.00	35.68
TOTAL CAP IMPV & FIN EXPENSE	4,320.66	47.63	23,454.66	37.49
NET INCOME	734.87	8.10	18,419.24	29.44
ADJUSTMENTS				
Capital Repl Res	250.00	2.76	1,750.00	2.80

Cash Flow Statement

Period = Apr 2025

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
Debt Service Reserve	2,939.00	32.40	20,573.00	32.89
Account Receivable	-9.00	-0.10	41.00	0.07
Prepaid Expense	391.79	4.32	-1,958.95	-3.13
Prepaid Rent	-219.00	-2.41	-80.00	-0.13
Owner Withdrawal	0.00	0.00	-33,655.72	-53.80
TOTAL ADJUSTMENTS	3,352.79	36.96	-13,330.67	-21.31
CASH FLOW	4,087.66	45.06	5,088.57	8.13

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	5,000.00	5,898.63	898.63
Cash - General Savings	6,840.54	6,840.57	0.03
Cash - Deposit Savings	3,625.00	3,625.00	0.00
Cash - Financial Resv.	5,000.00	8,189.00	3,189.00
Total Cash	20,465.54	24,553.20	4,087.66

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	5,000.00	5,898.63	898.63
Cash - General Savings	5,839.63	6,840.57	1,000.94
Cash - Deposit Savings	3,625.00	3,625.00	0.00
Cash - Financial Resv.	5,000.00	8,189.00	3,189.00
Total Cash	19,464.63	24,553.20	5,088.57

1519 LOCUST STREET APARTMENTS

2024 / 2025 PERFORMANCE REVIEW

Ala08-09pr.xls

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	8,480	8,505	8,535	8,616	8,651	97,558
TOTAL INCOME 2024/25	8,565	8,748	9,218	9,041	8,958	8,958	9,071						62,560
VARIANCE	361	-820	-1,373	-1,394	-1,523	-1,063	-735						-6,547

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	0	0	0	0	0	-1,099
2024/25 VACANCY LOSS	0	0	0	0	0	0	0						0
VARIANCE	-50	130	0	-267	-360	-552	0						-1,099

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	0	-768	768	768	0	402
2024/25 UNPAID RENTS	-24	74	0	0	0	0	-9						41
VARIANCE	289	-1,459	526	1,279	424	-424	45						680

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	2,927	2,652	2,962	2,392	2,986	35,068
2024/25 TOTAL OPER EXP	3,188	2,511	2,917	2,658	2,764	2,631	4,015						20,686
VARIANCE	249	-331	-698	597	515	2,415	-1,255						1,492

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	5,553	5,853	5,573	6,224	5,665	62,490
2024/25 TOTAL NOI	5,276	6,602.96	6,301	2,658	6,194	6,327	5,056						38,414
VARIANCE	112	-855	-675	1,734	-2,038	-3,478	519						-4,681

Alamont Apartments April 2025



Monthly Highlights:

Updates - April total rental income exceeded budget by 6.94%.

Occupancy -

- ✓ Occupancy for April totaled 100%. We have a new notice for unit #29, a one-bedroom, which will vacate on 5/31/25.

Rent Collection -

- ✓ We concluded April with no delinquencies.

Expense Variances -

- ✓ The Total Operating Expenses were under budget at 40.02%. We budgeted the apartment turnover expense in April, and the expense will reflect in June.

Capital Expenses -

- ✓ No capital improvements for April.

Owner Distributions -

- ✓ The owner distribution, for April, totaled \$13,799.77. Year to date totaled \$136,620.41.

EXTERIOR PHOTOS



Cash Flow Statement

Period = Apr 2025

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	34,051.00	103.65	236,600.00	102.31
Manager Unit	-1,200.00	-3.65	-8,313.00	-3.59
Vacancy Loss	0.00	0.00	-170.97	-0.07
TOTAL RENTAL INCOME	32,851.00	100.00	228,116.03	98.64
NET RENTAL INCOME	32,851.00	100.00	228,116.03	98.64
SERVICE INCOME				
Laundry Income	0.00	0.00	3,034.90	1.31
Miscellaneous	0.00	0.00	114.00	0.05
Interest - General Savings	0.00	0.00	2.08	0.00
Interest - General Checking	0.00	0.00	1.38	0.00
TOTAL SERVICE INCOME	0.00	0.00	3,152.36	1.36
TOTAL INCOME	32,851.00	100.00	231,268.39	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	64.50	0.20	451.50	0.20
Forms/Office Supplies	131.84	0.40	607.86	0.26
TOTAL RENTING EXPENSES	196.34	0.60	1,059.36	0.46
ADMINISTRATIVE EXPENSES				
Collection Fees	0.00	0.00	29.89	0.01
Resident Manager Expense	497.02	1.51	2,947.48	1.27
Management Fee	1,806.81	5.50	12,719.78	5.50
Cellular	58.94	0.18	405.18	0.18
Internet	112.06	0.34	784.42	0.34
Asset Management Fee	373.00	1.14	2,611.00	1.13
License and Permits	53.69	0.16	375.83	0.16
TOTAL ADMINISTRATIVE EXPENSES	2,901.52	8.83	19,873.58	8.59
UTILITY EXPENSES				
Electricity	738.72	2.25	6,141.66	2.66
Exterminator	115.00	0.35	595.00	0.26
Garbage/Trash	251.89	0.77	1,887.41	0.82
Water	959.44	2.92	8,184.83	3.54
Sewer	776.37	2.36	5,434.59	2.35
TOTAL UTILITY EXPENSES	2,841.42	8.65	22,243.49	9.62
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	0.00	0.00	288.00	0.12
T/O Interior Repairs - Labor	0.00	0.00	3,825.80	1.65
T/O Interior Repairs - Materials	0.00	0.00	1,649.74	0.71
TOTAL APARTMENT T/O EXPENSES	0.00	0.00	5,763.54	2.49
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	745.00	2.27	5,215.00	2.26
Landscape Maintenance - Other	0.00	0.00	440.00	0.19
On-Site Ground Staff	0.00	0.00	270.61	0.12
On-Site Cleaning Staff	153.00	0.47	1,075.50	0.46
Paint - Materials	0.00	0.00	353.98	0.15
Repairs - Labor	462.48	1.41	6,621.68	2.86
Repairs - Materials	156.92	0.48	2,116.04	0.92
Pool Maintenance	488.25	1.49	3,308.24	1.43
Service - Gutters and Drains	0.00	0.00	489.00	0.21
Service - Appliances	355.30	1.08	993.47	0.43
Service - Equipment	0.00	0.00	162.00	0.07
Service - HVAC	710.00	2.16	1,185.00	0.51
Exterior Lighting Repairs	0.00	0.00	485.59	0.21
TOTAL MAINTENANCE EXPENSES	3,070.95	9.35	22,716.11	9.82

Cash Flow Statement

Period = Apr 2025

Book = Accrual . Tree = hacb-cf

	Period to Date	%	Year to Date	%
TAX and INSURANCE EXPENSE				
Insurance	887.62	2.70	6,213.34	2.69
TOTAL TAX and INSURANCE EXPENSE	887.62	2.70	6,213.34	2.69
TOTAL OPERATING EXPENSES	9,897.85	30.13	77,869.42	33.67
NET OPERATING INCOME	22,953.15	69.87	153,398.97	66.33
CAPITAL IMPROVEMENTS				
Flooring	0.00	0.00	2,886.98	1.25
Dishwasher	0.00	0.00	668.35	0.29
Refrigerator	0.00	0.00	860.02	0.37
Interior Paint	0.00	0.00	2,299.31	0.99
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	6,714.66	2.90
FINANCIAL EXPENSES				
Note - Principle and Interest	8,817.00	26.84	61,719.00	26.69
Capital Repl Resv Fund	750.00	2.28	5,250.00	2.27
TOTAL FINANCIAL EXPENSES	9,567.00	29.12	66,969.00	28.96
TOTAL CAP IMPV & FIN EXPENSE	9,567.00	29.12	73,683.66	31.86
NET INCOME	13,386.15	40.75	79,715.31	34.47
ADJUSTMENTS				
Capital Repl Res	750.00	2.28	5,250.00	2.27
Debt Service Reserve	8,817.00	26.84	61,719.00	26.69
Account Receivable	167.00	0.51	-130.18	-0.06
Prepaid Expense	887.62	2.70	-4,438.11	-1.92
Security Deposit Collected	0.00	0.00	1,325.00	0.57
Prepaid Rent	-641.00	-1.95	-203.97	-0.09
Owner Withdrawal	-13,799.77	-42.01	-136,620.41	-59.07
TOTAL ADJUSTMENTS	-3,819.15	-11.63	-73,098.67	-31.61
CASH FLOW	9,567.00	29.12	6,616.64	2.86
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	5,000.00	0.00	
Cash - General Savings	9,512.90	9,512.90	0.00	
Cash - Deposit Savings	13,000.00	13,000.00	0.00	
Cash - Financial Resv.	5,000.00	14,567.00	9,567.00	
Petty Cash	50.00	50.00	0.00	
Total Cash	32,562.90	42,129.90	9,567.00	
Year to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	1,672.03	5,000.00	3,327.97	
Cash - General Savings	17,510.82	9,512.90	-7,997.92	
Cash - Deposit Savings	11,000.00	13,000.00	2,000.00	
Cash - Financial Resv.	5,000.00	14,567.00	9,567.00	
Petty Cash	50.00	50.00	0.00	
Total Cash	35,232.85	42,129.90	6,897.05	

ALAMONT APARTMENTS

2024/2025 PERFORMANCE REVIEW

Performance Review 2024-25

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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 2024/25	30,657	30,607	30,913	31,008	30,111	31,074	31,143	30,422	29,857	30,138	30,994	31,014	367,940
TOTAL INCOME 2024/25	32,256	32,874	33,370	33,338	33,332	33,248	32,851						231,268
VARIANCE	5,531	2,267	2,457	2,329	3,221	2,174	1,708						19,686

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	-755	-2,050	-1,373	-1,025	-1,218	-8,177
2024/25 VACANCY LOSS	-171	0	0	0	0	0	0						-171
VARIANCE	2,863	604	0	77	980	95	0						4,619

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	0	50	0	0	0	50
2024/25 UNPAID RENTS	50	0	0	87	0	0	128						265
VARIANCE	-743	534	-760	-42	0	50	128						-833

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	11,242	11,375	12,853	23,491	11,064	133,838
2024/25 TOTAL OPER EXP	17,723	10,781	10,747	10,703	9,103	8,916	9,898						77,869
VARIANCE	-946	2,027	16	1,858	56	664	640						4,316

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	19,180	18,481	17,286	7,502	19,950	234,102
2024/25 TOTAL NOI	14,533	22,093	22,623	22,635	24,230	24,331	22,953						153,399
VARIANCE	6,476	239	2,440	471	3,165	1,510	1,068						15,370

Cordillera/Cameo Drive Apartments April 2025



Monthly Highlights:

Updates - April total rental income exceeded budget by 9.66%.

Occupancy –

- ✓ Occupancy for April totaled 100%. No new notices to move out.

Rent Collection -

- ✓ Unit 37- 3A has a balance of \$350.00 paid in May.
- ✓ Unit #45-3 has a balance of \$1,225.00 paid in April.
- ✓ Unit #53-2 owes \$313.37. A payment arrangement for carpet repair due to tenant damage.

Expense Variances -

- ✓ Total Operating Expenses were under budget in April at \$4,581.19.

Capital Expenses -

- ✓ We replaced the laundry room roof after the roof collapsed, totaling \$5,615.00.
- ✓ Unit #45-2 had the window retrofitted, totaling \$1,210.00.

Owner Distributions -

- ✓ No distribution for April. Year to date totaled \$35,349.80.

EXTERIOR PHOTOS



Cash Flow Statement

Period = Apr 2025

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	20,274.00	103.87	140,853.00	106.38
Manager Unit	-1,125.00	-5.76	-7,845.00	-5.93
Vacancy Loss	0.00	0.00	-5,426.45	-4.10
TOTAL RENTAL INCOME	19,149.00	98.10	127,581.55	96.36
NET RENTAL INCOME	19,149.00	98.10	127,581.55	96.36
SERVICE INCOME				
Late Charges	400.00	2.05	800.00	0.60
Cleaning	0.00	0.00	294.00	0.22
Repairs and Maintenance	0.00	0.00	2,863.28	2.16
Laundry Income	0.00	0.00	583.81	0.44
Application Fees	-30.01	-0.15	119.99	0.09
Miscellaneous	0.00	0.00	158.33	0.12
Interest - General Savings	0.00	0.00	1.57	0.00
Interest - General Checking	0.55	0.00	1.26	0.00
TOTAL SERVICE INCOME	370.54	1.90	4,822.24	3.64
TOTAL INCOME	19,519.54	100.00	132,403.79	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	48.00	0.25	336.00	0.25
Forms/Office Supplies	109.50	0.56	492.72	0.37
TOTAL RENTING EXPENSES	157.50	0.81	828.72	0.63
ADMINISTRATIVE EXPENSES				
Bad Debt Expense	0.00	0.00	1,691.90	1.28
Credit Reports	0.00	0.00	60.00	0.05
Resident Manager Expense	255.48	1.31	1,773.93	1.34
Resident Manager Bonus	0.00	0.00	300.00	0.23
Management Fee	1,073.57	5.50	7,282.21	5.50
Miscellaneous	0.00	0.00	15.00	0.01
Telephone	105.15	0.54	697.29	0.53
Internet	71.95	0.37	503.65	0.38
Asset Management Fee	249.00	1.28	1,743.00	1.32
Employee Education	0.00	0.00	25.00	0.02
License and Permits	53.69	0.28	375.83	0.28
TOTAL ADMINISTRATIVE EXPENSES	1,808.84	9.27	14,467.81	10.93
UTILITY EXPENSES				
Electricity	151.40	0.78	1,150.64	0.87
Gas	541.34	2.77	3,571.73	2.70
Exterminator	70.00	0.36	-10.00	-0.01
Garbage/Trash	817.92	4.19	5,725.44	4.32
Water	471.54	2.42	4,064.22	3.07
Sewer	435.19	2.23	3,046.33	2.30
TOTAL UTILITY EXPENSES	2,487.39	12.74	17,548.36	13.25
APARTMENT TURNOVER EXPENSES				
T/O Carpet Cleaning	0.00	0.00	214.00	0.16
T/O Interior Paint	0.00	0.00	977.70	0.74
T/O Interior Repairs - Labor	0.00	0.00	1,903.47	1.44
T/O Interior Repairs - Materials	0.00	0.00	500.47	0.38
TOTAL APARTMENT T/O EXPENSES	0.00	0.00	3,595.64	2.72
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	820.00	4.20	5,740.00	4.34
Landscape Maintenance - Other	0.00	0.00	445.00	0.34
Irrigation Repairs	0.00	0.00	346.00	0.26
On-Site Ground Staff	0.00	0.00	307.95	0.23

Cash Flow Statement

Period = Apr 2025

Book = Accrual : Tree = hachb-cf

	Period to Date	%	Year to Date	%
On-Site Cleaning Staff	0.00	0.00	156.56	0.12
Paint - Materials	0.00	0.00	538.48	0.41
Repairs - Labor	875.79	4.49	5,106.30	3.86
Repairs - Materials	248.25	1.27	1,351.80	1.02
Service - Appliances	0.00	0.00	180.00	0.14
Service - Equipment	0.00	0.00	90.00	0.07
Exterior Lighting Repairs	0.00	0.00	339.88	0.26
Roof Repairs	275.00	1.41	275.00	0.21
TOTAL MAINTENANCE EXPENSES	2,219.04	11.37	14,876.97	11.24
TAX and INSURANCE EXPENSE				
Insurance	872.04	4.47	6,104.26	4.61
TOTAL TAX and INSURANCE EXPENSE	872.04	4.47	6,104.26	4.61
TOTAL OPERATING EXPENSES	7,544.81	38.65	57,421.76	43.37
NET OPERATING INCOME	11,974.73	61.35	74,982.03	56.63
CAPITAL IMPROVEMENTS				
Building	1,210.00	6.20	1,210.00	0.91
Flooring	0.00	0.00	8,482.01	6.41
Interior Paint	0.00	0.00	3,985.78	3.01
Roof	5,615.00	28.77	5,615.00	4.24
TOTAL CAPITAL IMPROVEMENTS	6,825.00	34.97	19,292.79	14.57
FINANCIAL EXPENSES				
Note - Interest	8.19	0.04	57.33	0.04
Note - Principle and Interest	5,878.00	30.11	35,268.00	26.64
Capital Repl Resv Fund	500.00	2.56	3,000.00	2.27
TOTAL FINANCIAL EXPENSES	6,386.19	32.72	38,325.33	28.95
TOTAL CAP IMPV & FIN EXPENSE	13,211.19	67.68	57,618.12	43.52
NET INCOME	-1,236.46	-6.33	17,363.91	13.11
ADJUSTMENTS				
Capital Repl Res	500.00	2.56	3,000.00	2.27
Debt Service Reserve	5,878.00	30.11	35,268.00	26.64
Account Receivable	-644.15	-3.30	-2,294.70	-1.73
Prepaid Expense	872.04	4.47	-4,360.20	-3.29
Security Deposit Collected	0.00	0.00	995.00	0.75
Prepaid Rent	-1,138.99	-5.84	-892.37	-0.67
Owner Withdrawal	0.00	0.00	-35,349.80	-26.70
Note - Interest	-8.19	-0.04	-57.33	-0.04
TOTAL ADJUSTMENTS	5,475.09	28.05	-3,576.74	-2.70
CASH FLOW	4,238.63	21.71	13,787.17	10.41
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	2,860.08	-2,139.92	
Cash - General Savings	1,048.62	1,049.17	0.55	
Cash - Deposit Savings	7,479.50	7,479.50	0.00	
Cash - Financial Resv.	10,000.00	16,378.00	6,378.00	
Petty Cash	100.00	100.00	0.00	
Total Cash	23,628.12	27,866.75	4,238.63	
Year to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	758.77	2,860.08	2,101.31	
Cash - General Savings	841.31	1,049.17	207.86	
Cash - Deposit Savings	7,379.50	7,479.50	100.00	
Cash - Financial Resv.	5,000.00	16,378.00	11,378.00	

CAMEO DR APARTMENTS
2024-2025 PERFORMANCE REVIEW

CA08pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	17922	18022	18746	18822	17372	211,009
TOTAL INCOME 2024/25	18044	18646	19939	18140	19624	18491	19520						132,404
VARIANCE	392	739	2637	1685	3336	1500	1412						11,701

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	0	0	0	-350	-1300	-10,245
2024/25 VACANCY LOSS	-1490	-975	-121	-907	-1175	-758	0						-5,426
VARIANCE	-325	-650	204	1495	1720	756	808						4,008

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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
2024/25 UNPAID RENTS	-429	-1713	-763	1195	2544	183	-1742	1494	0	-489	-489	-1002	-1,212
2023/24 UNPAID RENTS	710	451	-1311	-1025	1341	-58	-455						-347
VARIANCE	83	2164	-548	-2220	-1203	-240	1287						-677

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	7050	7025	7440	8304	6818	110,636
2024/25 TOTAL OPER. EXP.	9162	8653	8128	7502	9098	7334	7545						57,422
VARIANCE	-399	1843	1725	-5484	-3375	-1651	-13099						-20,438

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	10872	10997	11307	10519	10554	100,373
2024/25 TOTAL NOI	8882	9993	11811	10639	10526	11157	11975						74,982
VARIANCE	790	-1104	912	7169	6711	3151	14511						32,140

Evanswood Estates Apartments April 2025



Monthly Highlights:

Updates - Rental income exceeded the budget by 9.47% and year-to-date by 1.41%.

Occupancy –

- ✓ Occupancy totaled 100% in April.

Rent Collection -

- ✓ #65 has a balance owed of \$2,750.00, pending veterans' approval for future rents.

Expense Variances -

- ✓ Total Operating Expenses were under budget by 5.09% in April.

Capital Improvements -

- ✓ No capital improvements for April.

Owner Distributions -

- ✓ The owner distribution, for April, totaled \$10,486.40. Year to date totaled \$99,488.22.

Cash Flow Statement

Period = Apr 2025

Book = Accrual ; Tree = hach-bf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	43,454.00	103.44	302,034.00	102.05
Manager Unit	-1,500.00	-3.57	-10,390.00	-3.51
Vacancy Loss	-1,354.17	-3.22	-13,881.31	-4.69
Pet Rent	375.00	0.89	1,970.67	0.67
TOTAL RENTAL INCOME	40,974.83	97.54	279,733.36	94.51
NET RENTAL INCOME	40,974.83	97.54	279,733.36	94.51
SERVICE INCOME				
Late Charges	0.00	0.00	125.00	0.04
Cleaning	477.00	1.14	2,578.86	0.87
Repairs and Maintenance	528.34	1.26	12,656.92	4.28
Application Fees	30.00	0.07	270.00	0.09
Miscellaneous	0.00	0.00	609.10	0.21
Interest - General Savings	0.00	0.00	2.34	0.00
Interest - General Checking	0.00	0.00	1.70	0.00
TOTAL SERVICE INCOME	1,035.34	2.46	16,243.92	5.49
TOTAL INCOME	42,010.17	100.00	295,977.28	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	45.00	0.11	570.99	0.19
Forms/Office Supplies	329.27	0.78	1,085.04	0.37
TOTAL RENTING EXPENSES	374.27	0.89	1,656.03	0.56
ADMINISTRATIVE EXPENSES				
Bad Debt Expense	0.00	0.00	12,480.08	4.22
Credit Reports	0.00	0.00	360.00	0.12
Resident Manager Expense	629.16	1.50	6,136.55	2.07
Management Fee	2,100.51	5.00	14,798.87	5.00
Miscellaneous	0.00	0.00	210.00	0.07
Telephone	58.43	0.14	434.88	0.15
Internet	74.90	0.18	492.26	0.17
Asset Management Fee	348.00	0.83	2,436.00	0.82
H/O Association Dues	6,300.00	15.00	42,420.00	14.33
Employee Education	0.00	0.00	43.97	0.01
License and Permits	27.00	0.06	200.00	0.07
TOTAL ADMINISTRATIVE EXPENSES	9,538.00	22.70	80,012.61	27.03
UTILITY EXPENSES				
Electricity	0.00	0.00	187.51	0.06
Gas	0.00	0.00	10.60	0.00
Garbage/Trash	551.04	1.31	3,857.28	1.30
Water	1,355.08	3.23	9,915.22	3.35
Sewer	1,327.48	3.16	9,292.36	3.14
TOTAL UTILITY EXPENSES	3,233.60	7.70	23,262.97	7.86
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	360.00	0.86	1,686.25	0.57
T/O Carpet Cleaning	265.00	0.63	1,347.00	0.46
T/O Interior Paint	0.00	0.00	9,114.67	3.08
T/O Interior Repairs - Labor	525.00	1.25	13,230.77	4.47
T/O Interior Repairs - Materials	623.75	1.48	8,004.67	2.70
TOTAL APARTMENT T/O EXPENSES	1,773.75	4.22	33,383.36	11.28
MAINTENANCE EXPENSES				
Landscape Maintenance - Other	0.00	0.00	485.00	0.16
On-Site Ground Staff	0.00	0.00	378.00	0.13
On-Site Cleaning Staff	0.00	0.00	40.00	0.01
Interior Painting	0.00	0.00	1,800.00	0.61

Cash Flow Statement

Period = Apr 2025

Book = Accrual , Tree = hachb-cf

	Period to Date	%	Year to Date	%
Paint - Materials	0.00	0.00	58.73	0.02
Exterior Painting	0.00	0.00	537.33	0.18
Repairs - Labor	2,286.29	5.44	21,662.60	7.32
On-Site Maintenance Staff	0.00	0.00	198.00	0.07
Repairs - Materials	0.00	0.00	1,356.12	0.46
Service - Appliances	0.00	0.00	707.75	0.24
Service - HVAC	1,334.88	3.18	2,121.38	0.72
Service - Water Heater	0.00	0.00	691.13	0.23
Exterior Lighting Repairs	0.00	0.00	286.72	0.10
TOTAL MAINTENANCE EXPENSES	3,621.17	8.62	30,322.76	10.24
TAX and INSURANCE EXPENSE				
Insurance	2,244.39	5.34	15,362.05	5.19
TOTAL TAX and INSURANCE EXPENSE	2,244.39	5.34	15,362.05	5.19
TOTAL OPERATING EXPENSES	20,785.18	49.48	183,999.78	62.17
NET OPERATING INCOME	21,224.99	50.52	111,977.50	37.83
CAPITAL IMPROVEMENTS				
Carpet	0.00	0.00	2,657.03	0.90
Linoleum	0.00	0.00	415.00	0.14
Flooring	0.00	0.00	3,975.25	1.34
Range	0.00	0.00	1,516.98	0.51
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	8,564.26	2.89
FINANCIAL EXPENSES				
Note - Principle and Interest	8,229.00	19.59	57,603.00	19.46
Capital Repl Resv Fund	700.00	1.67	4,900.00	1.66
TOTAL FINANCIAL EXPENSES	8,929.00	21.25	62,503.00	21.12
TOTAL CAP IMPV & FIN EXPENSE	8,929.00	21.25	71,067.26	24.01
NET INCOME	12,295.99	29.27	40,910.24	13.82
ADJUSTMENTS				
Capital Repl Res	700.00	1.67	4,900.00	1.66
Debt Service Reserve	8,229.00	19.59	57,603.00	19.46
Account Receivable	-447.96	-1.07	863.32	0.29
Prepaid Expense	1,666.02	3.97	0.00	0.00
Security Deposit Collected	-1,800.00	-4.28	-390.00	-0.13
Security Deposit - Pet	0.00	0.00	600.00	0.20
Accounts Payable	-1,905.85	-4.54	33.85	0.01
Prepaid Rent	-1,133.50	-2.70	-2,433.15	-0.82
Owner Withdrawal	-10,486.40	-24.96	-99,488.22	-33.61
TOTAL ADJUSTMENTS	-1,366.99	-3.25	-39,578.90	-13.37
CASH FLOW	10,929.00	26.02	1,331.34	0.45
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	7,000.00	2,000.00	
Cash - General Savings	669.06	669.06	0.00	
Cash - Deposit Checking	0.00	0.00	0.00	
Cash - Deposit Savings	18,000.00	18,000.00	0.00	
Cash - Replacement Reserve-2015	0.00	0.00	0.00	
Cash - Financial Resv.	5,000.00	13,929.00	8,929.00	
Petty Cash	0.00	0.00	0.00	
Total Cash	28,669.06	39,598.06	10,929.00	
Year to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	7,000.00	2,000.00	

EVANSWOOD ESTATES
2024 - 2025 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	39226	40121	40040	38149	38435	471173
TOTAL INCOME 2024/2025	37808	40227	39071	52901	42385	41575	42010						295977
VARIANCE	5058	-883	231	16499	1512	2175	2509						27101
	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	0	0	0	-2442	-1811	-9591
2024/2025 VACANCY LOSS	-5397	-3467	-2949	0	0	-714	-1354						-13881
VARIANCE	-5397	-3287	-2131	3154	1186	-714	-1354						-8544
	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	-45	-50	-1735	-1735	-1885	-2775
2024/2025 UNPAID RENTS	-2472	2114	310	1230	-1669	-1620	-81						-2189
VARIANCE	-632	-2427	1181	1518	-762	-2811	-931						-4864
	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	16197	16097	16918	19548	19026	240293
2024/235TOTAL OPER. EXP.	30423	24606	19085	49292	22063	17745	20785						184000
VARIANCE	12907	4966	968	25739	2072	-15536	377						31494
	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	23028	24023	23122	18601	19408	230880
2024/2025TOTAL NOI	7385	15621	19986	3609	20322	23830	21225						111978
VARIANCE	-14176	-5849	-738	-9240	-560	17710	2132						-10720

Evanswood #21, #25, and #33
April 2025



Monthly Highlights:

Updates - Income for April exceeded the budget by 5.35% and year-to-date by 2.02%.

Occupancy –

- ✓ Totaled 100% at the end of April.

Rent Collection –

- ✓ There are no delinquent rents for April 2025

Expense Variances—

- ✓ Total operating expenses in April were \$2,139.91, which is \$405.91 over budget. This represents a repair to unit #33, the dining room ceiling, from a water leak, totaling \$833.10.

Distributions –

- ✓ The owner distribution, for April, totaled \$1,736.80. Year to date totaled \$11,537.83.

Drainage behind houses
on the hill



Drainage between
units #17 & #21



units #9 & #13



We are making minor repairs and cleaning the drainage system to improve water flow.

Cash Flow Statement

Period = Apr 2025

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	3,760.00	103.18	25,513.00	103.29
Manager Unit	-116.00	-3.18	-812.00	-3.29
TOTAL RENTAL INCOME	3,644.00	100.00	24,701.00	100.00
NET RENTAL INCOME	3,644.00	100.00	24,701.00	100.00
TOTAL INCOME	3,644.00	100.00	24,701.00	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Forms/Office Supplies	4.95	0.14	34.65	0.14
TOTAL RENTING EXPENSES	4.95	0.14	34.65	0.14
ADMINISTRATIVE EXPENSES				
Resident Manager Expense	67.59	1.85	470.94	1.91
Management Fee	182.20	5.00	1,235.05	5.00
H/O Association Dues	675.00	18.52	4,545.00	18.40
TOTAL ADMINISTRATIVE EXPENSES	924.79	25.38	6,250.99	25.31
UTILITY EXPENSES				
Water	134.36	3.69	1,026.62	4.16
Sewer	86.82	2.38	607.74	2.46
TOTAL UTILITY EXPENSES	221.18	6.07	1,634.36	6.62
MAINTENANCE EXPENSES				
Repairs - Labor	833.10	22.86	833.10	3.37
Service - HVAC	0.00	0.00	275.00	1.11
TOTAL MAINTENANCE EXPENSES	833.10	22.86	1,108.10	4.49
TAX and INSURANCE EXPENSE				
Insurance	155.89	4.28	1,091.27	4.42
TOTAL TAX and INSURANCE EXPENSE	155.89	4.28	1,091.27	4.42
TOTAL OPERATING EXPENSES	2,139.91	58.72	10,119.37	40.97
NET OPERATING INCOME	1,504.09	41.28	14,581.63	59.03
NET INCOME	1,504.09	41.28	14,581.63	59.03
ADJUSTMENTS				
Account Receivable	-5.00	-0.14	-15.00	-0.06
Prepaid Expense	242.71	6.66	-171.71	-0.70
Prepaid Rent	-5.00	-0.14	-15.00	-0.06
Owner Withdrawal	-1,736.80	-47.66	-11,537.83	-46.71
TOTAL ADJUSTMENTS	-1,504.09	-41.28	-11,739.54	-47.53
CASH FLOW	0.00	0.00	2,842.09	11.51
Period to Date				
	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	5,000.00	0.00	
Cash - General Savings	8,842.09	8,842.09	0.00	
Cash - Deposit Savings	3,900.00	3,900.00	0.00	
Total Cash	17,742.09	17,742.09	0.00	
Year to Date				
	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	5,000.00	0.00	
Cash - General Savings	6,000.00	8,842.09	2,842.09	
Cash - Deposit Savings	3,900.00	3,900.00	0.00	
Total Cash	14,900.00	17,742.09	2,842.09	

Mayer Commons
April 2025



Monthly Highlights:

Updates—Construction for Mayer Commons continues. Construction completion is scheduled for July delayed due to cabinetry.

Taylor Gonzalez will provide construction updates and photos.

We are still accepting applications.

Cash Flow Statement

Period = Apr 2025

Book = Accrual , Tree = hachicf

	Period to Date	%	Year to Date	%
PROJECT EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	250.00	0.00	1,750.00	0.00
Asset Management Fee	120.00	0.00	840.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	370.00	0.00	2,590.00	0.00
TAX and INSURANCE EXPENSE				
Insurance	0.00	0.00	6.00	0.00
TOTAL TAX and INSURANCE EXPENSE	0.00	0.00	6.00	0.00
TOTAL OPERATING EXPENSES	370.00	0.00	2,596.00	0.00
NET OPERATING INCOME	-370.00	0.00	-2,596.00	0.00
NET INCOME	-370.00	0.00	-2,596.00	0.00
ADJUSTMENTS				
Funds from Owner	0.00	0.00	5,000.00	0.00
TOTAL ADJUSTMENTS	0.00	0.00	5,000.00	0.00
CASH FLOW	-370.00	0.00	2,404.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	4,114.04	3,744.04	-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
Total Cash	4,114.04	3,744.04	-370.00

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	1,340.04	3,744.04	2,404.00
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
Total Cash	1,340.04	3,744.04	2,404.00

Lincoln Apartments April 2025



Monthly Highlights:

Updates –

- ✓ Balcony renovations continue. Taylor Gonzalez will provide construction updates and photos.
- ✓ Operating income for April totaled \$15,791.50 exceeding budget by 8.01%.

Occupancy -

- ✓ In April unit #18 vacated. The new tenant is scheduled for a 5/5/15 move-in date.

Rent Collection -

- ✓ No delinquent rent for the month.

Expense Variances -

- ✓ Total Operating Expenses were under budget by \$331.16 or 4.10% in April.
- ✓ Unit #10 had major labor repairs to prepare for a rent-ready condition.

Capital Improvements -

- ✓ Flooring replacement in unit #10 with LVP totaled \$5,073.64.

Owner Distributions -

- ✓ No owner distribution for April. Year to date totaled \$41,830.94.

UNIT #18 TURNOVER



Cash Flow Statement

Period = Apr 2025

Book = Accrual . Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	17,033.00	104.94	117,331.00	100.12
Manager Unit	-858.00	-5.29	-6,006.00	-5.12
Vacancy Loss	-383.50	-2.36	-2,810.42	-2.40
TOTAL RENTAL INCOME	15,791.50	97.29	108,514.58	92.60
NET RENTAL INCOME	15,791.50	97.29	108,514.58	92.60
SERVICE INCOME				
Cleaning	0.00	0.00	387.13	0.33
Repairs and Maintenance	0.00	0.00	5,325.37	4.54
Laundry Income	350.24	2.16	2,648.99	2.26
Application Fees	90.00	0.55	150.00	0.13
Miscellaneous	0.00	0.00	164.18	0.14
Interest - General Savings	0.00	0.00	1.16	0.00
Interest - General Checking	0.00	0.00	0.81	0.00
TOTAL SERVICE INCOME	440.24	2.71	8,677.64	7.40
TOTAL INCOME	16,231.74	100.00	117,192.22	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	53.20	0.33	372.40	0.32
Forms/Office Supplies	114.71	0.71	449.68	0.38
TOTAL RENTING EXPENSES	167.91	1.03	822.08	0.70
ADMINISTRATIVE EXPENSES				
Bad Debt Expense	0.00	0.00	4,504.46	3.84
Credit Reports	60.00	0.37	180.00	0.15
Resident Manager Expense	256.19	1.58	3,613.87	3.08
Management Fee	892.75	5.50	6,445.57	5.50
Telephone	0.00	0.00	67.13	0.06
Cellular	69.00	0.43	408.45	0.35
Internet	69.08	0.43	483.56	0.41
Asset Management Fee	224.00	1.38	1,568.00	1.34
Employee Education	0.00	0.00	25.00	0.02
License and Permits	27.00	0.17	189.00	0.16
TOTAL ADMINISTRATIVE EXPENSES	1,598.02	9.85	17,485.04	14.92
UTILITY EXPENSES				
Electricity	491.62	3.03	3,323.71	2.84
Gas	-26.30	-0.16	251.81	0.21
Exterminator	168.00	1.03	648.00	0.55
Garbage/Trash	193.94	1.19	1,357.58	1.16
Water	499.15	3.08	2,925.32	2.50
Sewer	410.20	2.53	2,871.40	2.45
TOTAL UTILITY EXPENSES	1,736.61	10.70	11,377.82	9.71
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	0.00	0.00	562.13	0.48
T/O Interior Paint	0.00	0.00	309.83	0.26
T/O Interior Repairs - Labor	337.50	2.08	1,067.05	0.91
T/O Interior Repairs - Materials	503.56	3.10	503.56	0.43
TOTAL APARTMENT T/O EXPENSES	841.06	5.18	2,442.57	2.08
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	365.00	2.25	2,145.00	1.83
Landscape Maintenance - Other	0.00	0.00	2,800.00	2.39
Irrigation Repairs	0.00	0.00	30.00	0.03
On-Site Ground Staff	0.00	0.00	275.00	0.23
On-Site Cleaning Staff	0.00	0.00	229.63	0.20
Repairs - Labor	1,957.99	12.06	6,543.06	5.58

Cash Flow Statement

Period = Apr 2025

Book = Accrual : Tree = hach-cf

	Period to Date	%	Year to Date	%
On-Site Maintenance Staff	0.00	0.00	23.93	0.02
Service - Appliances	0.00	0.00	363.62	0.31
Service - Equipment	386.58	2.38	386.58	0.33
Service - Water Heater	0.00	0.00	769.14	0.66
TOTAL MAINTENANCE EXPENSES	2,709.57	16.69	13,565.96	11.58
TAX and INSURANCE EXPENSE				
Insurance	698.67	4.30	4,890.70	4.17
TOTAL TAX and INSURANCE EXPENSE	698.67	4.30	4,890.70	4.17
TOTAL OPERATING EXPENSES	7,751.84	47.76	50,584.17	43.16
NET OPERATING INCOME	8,479.90	52.24	66,608.05	56.84
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	0.00	0.00	26,358.00	22.49
Carpet	0.00	0.00	1,974.96	1.69
Linoleum	0.00	0.00	723.93	0.62
Flooring	5,073.64	31.26	9,620.90	8.21
Range	0.00	0.00	1,526.86	1.30
Refrigerator	0.00	0.00	1,664.99	1.42
Interior Paint	0.00	0.00	2,200.00	1.88
TOTAL CAPITAL IMPROVEMENTS	5,073.64	31.26	44,069.64	37.60
FINANCIAL EXPENSES				
Note - Principle and Interest	5,290.00	32.59	37,030.00	31.60
Capital Repl Resv Fund	450.00	2.77	3,150.00	2.69
TOTAL FINANCIAL EXPENSES	5,740.00	35.36	40,180.00	34.29
TOTAL CAP IMPV & FIN EXPENSE	10,813.64	66.62	84,249.64	71.89
NET INCOME	-2,333.74	-14.38	-17,641.59	-15.05
ADJUSTMENTS				
Capital Repl Res	450.00	2.77	3,150.00	2.69
Debt Service Reserve	5,290.00	32.59	37,030.00	31.60
Account Receivable	33.54	0.21	705.74	0.60
Prepaid Expense	698.67	4.30	-3,493.40	-2.98
Security Deposit Collected	-885.00	-5.45	-425.00	-0.36
Prepaid Rent	-47.54	-0.29	-1,209.95	-1.03
Owner Advance	0.00	0.00	26,358.00	22.49
Owner Withdrawal	0.00	0.00	-41,830.94	-35.69
TOTAL ADJUSTMENTS	5,539.67	34.13	20,284.45	17.31
CASH FLOW	3,205.93	19.75	2,642.86	2.26
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	583.86	1,049.79	465.93	
Cash - General Savings	5,660.16	2,660.16	-3,000.00	
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	200.00	200.00	0.00	
Total Cash	17,144.02	20,349.95	3,205.93	
Year to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	3,287.46	1,049.79	-2,237.67	
Cash - General Savings	3,619.63	2,660.16	-959.47	
Cash - Deposit Checking	0.00	0.00	0.00	
Cash - Deposit Savings	5,700.00	5,700.00	0.00	

LINCOLN APARTMENTS

2024 / 2025 PERFORMANCE REVIEW

LNA07-08pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	14394	14613	15227	14271	16918	179,620
TOTAL INCOME 2024/25	15726	15845	16859	16279	15231	21020	16232						117,192
VARIANCE	650	1359	976	850	956	6266	1937						12,995
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	-1200	-177	-895	-895	-178	-6,616
2024/25 VACANCY LOSS	0	0	0	-552	-879	-996	-384						-2,810
VARIANCE	0	970	0	-552	-148	-211	402						460
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	684
2022/23 UNPAID RENTS	-6	17	-569	0	18	-47	94	0	-26	0	26	0	-493
2023/24 UNPAID RENTS	-960	-930	0	-517	-723	666	-176	-443	958	0	-850	800	-2,175
2024/25 UNPAID RENTS	-1040	0	786	303	-563	463	64						14
VARIANCE	-80	930	786	821	160	-203	239						2,654
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	11766	5507	7252	5769	12062	91,167
2024/25 TOTAL OPER. EXP.	4985	6131	5748	6748	5489	13732	7752						50,584
VARIANCE	-412	-12	-3658	1399	-3664	5979	2142						1,774
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
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	2628	9106	7976	8501	4855	88,453
2024/25 TOTAL NOI	10742	9714	11111	9531	9743	7288	8480						66,608
VARIANCE	1061	1372	4634	-549	4620	287	-205						11,221

Park Place April 2025



Monthly Highlights:

Updates -

- ✓ PG&E has begun construction on the inside of the property.
- ✓ Net Rental income exceeded the budget by 7.78% and year-to-date by 1.93%.

Occupancy -

- ✓ In unit #36, the tenant passed away. The family has cleaned the unit, and we are preparing it for a rent-ready condition.

Rent Collection -

- ✓ There are no delinquent rents in April.

Expense Variances -

- ✓ Total operating expenses for April were under budget at 41.18%.
- ✓ We budgeted the apartment turnover expense in April, which will be reflected in the May financials.

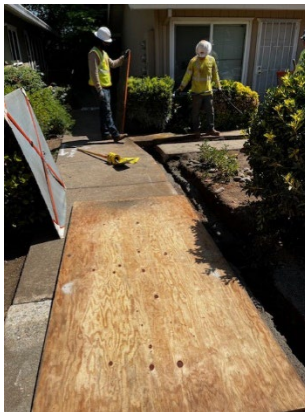
Capital Improvements -

- ✓ No capital expenses in April.

Owner Distributions -

- ✓ The owner distribution, for April, totaled \$11,132.54. Year to date, it totaled \$38,712.11.

PG&E STARTING ON MYERS STREET



Cash Flow Statement

Period = Apr 2025

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	31,620.00	103.79	217,049.00	103.94
Manager Unit	-760.00	-2.49	-5,300.48	-2.54
Vacancy Loss	-727.07	-2.39	-5,632.16	-2.70
TOTAL RENTAL INCOME	30,132.93	98.90	206,116.36	98.71
NET RENTAL INCOME	30,132.93	98.90	206,116.36	98.71
SERVICE INCOME				
Cleaning	0.00	0.00	285.25	0.14
Laundry Income	333.80	1.10	2,213.75	1.06
Application Fees	0.00	0.00	30.00	0.01
Miscellaneous	0.00	0.00	153.31	0.07
Interest - General Savings	0.00	0.00	12.84	0.01
Interest - General Checking	0.00	0.00	1.54	0.00
TOTAL SERVICE INCOME	333.80	1.10	2,696.69	1.29
TOTAL INCOME	30,466.73	100.00	208,813.05	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	80.00	0.26	770.99	0.37
Forms/Office Supplies	175.50	0.58	1,152.15	0.55
Resident Activities	0.00	0.00	496.27	0.24
TOTAL RENTING EXPENSES	255.50	0.84	2,419.41	1.16
ADMINISTRATIVE EXPENSES				
Credit Reports	0.00	0.00	30.00	0.01
Resident Manager Expense	298.33	0.98	2,895.12	1.39
Resident Manager Bonus	0.00	0.00	300.00	0.14
Management Fee	1,523.34	5.00	10,440.66	5.00
Miscellaneous	0.00	0.00	9.71	0.00
Internet	255.81	0.84	1,787.90	0.86
Asset Management Fee	400.00	1.31	2,800.00	1.34
Employee Education	0.00	0.00	43.97	0.02
License and Permits	27.00	0.09	214.30	0.10
TOTAL ADMINISTRATIVE EXPENSES	2,504.48	8.22	18,521.66	8.87
UTILITY EXPENSES				
Electricity	451.22	1.48	3,663.28	1.75
Gas	74.12	0.24	995.74	0.48
Exterminator	280.00	0.92	2,110.00	1.01
Garbage/Trash	324.16	1.06	2,269.12	1.09
Water	922.05	3.03	6,744.06	3.23
Sewer	1,896.40	6.22	13,274.80	6.36
TOTAL UTILITY EXPENSES	3,947.95	12.96	29,057.00	13.92
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	0.00	0.00	125.25	0.06
T/O Carpet Cleaning	0.00	0.00	435.00	0.21
T/O Interior Repairs - Labor	0.00	0.00	1,715.54	0.82
T/O Interior Repairs - Materials	0.00	0.00	1,407.19	0.67
TOTAL APARTMENT T/O EXPENSES	0.00	0.00	3,682.98	1.76
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	800.00	2.63	5,480.00	2.62
Landscape Maintenance - Other	0.00	0.00	195.00	0.09
Irrigation Repairs	0.00	0.00	180.00	0.09
On-Site Ground Staff	0.00	0.00	76.50	0.04
On-Site Cleaning Staff	0.00	0.00	537.50	0.26
Paint - Materials	0.00	0.00	556.08	0.27
Repairs - Labor	912.94	3.00	7,980.67	3.82

Cash Flow Statement

Period = Apr 2025

Book = Accrual , Tree = hacb-cf

	Period to Date	%	Year to Date	%
On-Site Maintenance Staff	60.88	0.20	665.83	0.32
Repairs - Materials	0.00	0.00	671.58	0.32
Service - Gutters and Drains	0.00	0.00	1,545.00	0.74
Service - Appliances	0.00	0.00	542.22	0.26
Service - Equipment	0.00	0.00	144.00	0.07
Service - HVAC	0.00	0.00	894.50	0.43
Service - Water Heater	72.50	0.24	72.50	0.03
Exterior Lighting Repairs	91.25	0.30	91.25	0.04
TOTAL MAINTENANCE EXPENSES	1,937.57	6.36	19,632.63	9.40
TAX and INSURANCE EXPENSE				
Insurance	1,316.50	4.32	7,898.96	3.78
TOTAL TAX and INSURANCE EXPENSE	1,316.50	4.32	7,898.96	3.78
TOTAL OPERATING EXPENSES	9,962.00	32.70	81,212.64	38.89
NET OPERATING INCOME	20,504.73	67.30	127,600.41	61.11
CAPITAL IMPROVEMENTS				
Blinds	0.00	0.00	303.31	0.15
Flooring	0.00	0.00	5,827.37	2.79
Interior Paint	0.00	0.00	4,155.26	1.99
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	10,285.94	4.93
FINANCIAL EXPENSES				
Note - Principle and Interest	11,756.00	38.59	82,292.00	39.41
Capital Repl Resv Fund	1,000.00	3.28	7,000.00	3.35
TOTAL FINANCIAL EXPENSES	12,756.00	41.87	89,292.00	42.76
TOTAL CAP IMPV & FIN EXPENSE	12,756.00	41.87	99,577.94	47.69
NET INCOME	7,748.73	25.43	28,022.47	13.42
ADJUSTMENTS				
Capital Repl Res	1,000.00	3.28	7,000.00	3.35
Debt Service Reserve	11,756.00	38.59	82,292.00	39.41
Account Receivable	752.07	2.47	1,931.14	0.92
Security Deposit Collected	0.00	0.00	1,076.00	0.52
Accounts Payable	-3,212.90	-10.55	-5,375.81	-2.57
Prepaid Rent	-581.16	-1.91	-3,697.67	-1.77
Owner Withdrawal	-11,132.54	-36.54	-38,712.11	-18.54
TOTAL ADJUSTMENTS	5,007.27	16.44	55,265.17	26.47
CASH FLOW	12,756.00	41.87	83,287.64	39.89

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	5,000.00	5,000.00	0.00
Cash - General Savings	13,373.94	13,373.94	0.00
Cash - Deposit Savings	12,000.00	12,000.00	0.00
Cash - Financial Resv.	300,229.00	312,985.00	12,756.00
Petty Cash	100.00	100.00	0.00
Total Cash	330,702.94	343,458.94	12,756.00
Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	20,928.18	5,000.00	-15,928.18
Cash - General Savings	5,450.12	13,373.94	7,923.82
Cash - Deposit Savings	10,000.00	12,000.00	2,000.00
Cash - Financial Resv.	223,693.00	312,985.00	89,292.00
Petty Cash	100.00	100.00	0.00
Total Cash	260,171.30	343,458.94	83,287.64

PARK PLACE APARTMENTS

2024 / 2025 PERFORMANCE REVIEW

Ala08-09pr.xls

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2020/21	23,364	26,994	26,050	23,591	24,587	24,798	24,718	24,674	24,883	24,136	25,133	24,768	297,696
TOTAL INCOME 2021/22	24,337	23,908	24,872	24,782	23,296	26,066	25,168	26,338	25,296	26,668	26,893	27,660	305,285
TOTAL INCOME 2022/23	26,657	26,554	26,249	26,958	27,287	26,824	26,530	27,184	27,403	27,234	27,340	27,091	323,311
TOTAL INCOME 2023/24	27,547	28,403	29,040	27,251	28,552	28,870	28,910	28,954	29,533	29,585	29,571	29,630	345,847
TOTAL INCOME 2024/25	29,313	28,811	29,726	29,348	29,993	31,155	30,467						208,813
VARIANCE	1,766	408	686	2,097	1,441	2,285	1,556						10,239

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 VACANCY LOSS	43	0	-161	0	-102	-635	0	0	-40	-650	-360	0	-1,904
2021/22 VACANCY LOSS	-575	-1,612	-282	0	-1,740	-68	0	0	-738	0	0	0	-5,014
2022/23 VACANCY LOSS	0	0	-452	0	513	0	-588	-288	0	0	-503	-543	-1,862
2023/24 VACANCY LOSS	-1,762	-632	-750	-2,390	-780	0	-554	-352	0	0	0	0	-7,219
2024/25 VACANCY LOSS	-385	-735	-960	-1,535	-1,211	-80	-727						-5,632
VARIANCE	1,377	-103	-210	855	-431	-80	-173						1,235

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 UNPAID RENTS	-1,876	1,505	1,290	359	0	239	-182	-1,216	613	106	662	-718	783
2021/22 UNPAID RENTS	1,697	1,176	60	-190	-426	0	0	-1,608	1,725	0	0	0	2,434
2022/23 UNPAID RENTS	15	332	-414	-1,626	309	574	-748	-969	-364	-695	2,686	1,752	852
2023/24 UNPAID RENTS	-120	177	-1,569	1,071	185	-103	104	14	-115	-186	-186	243	-484
2024/25 UNPAID RENTS	263	-670	669	141	-204	25	25						249
VARIANCE	383	-847	2,238	-930	-389	128	-79						504

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL OPER EXP	30,368	7,722	8,178	12,825	14,037	9,150	15	8,283	9,807	7,376	19,987	12,054	139,803
2021/22 TOTAL OPER EXP	9,275	13,239	10,511	9,762	9,086	11,293	9,156	9,455	14,212	9,838	10,518	10,363	126,708
2022/23 TOTAL OPER EXP	7,602	10,116	11,649	14,738	9,315	8,953	10,076	15,388	9,997	10,693	12,681	16,360	137,568
2023/24 TOTAL OPER EXP	23,713	10,840	14,521	20,024	15,378	10,689	11,691	14,973	10,740	10,371	12,608	12,570	168,117
2024/25 TOTAL OPER EXP	11,715	13,676	13,294	12,020	10,758	9,788	9,962						81,213
VARIANCE	-11,997	2,836	-1,227	-8,004	-4,620	-901	-1,729						-25,643

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL NOI	7,003	19,272	17,872	10,766	10,550	15,647	24,703	16,391	15,076	16,760	5,146	12,714	171,900
2021/22 TOTAL NOI	15,062	10,669	14,362	15,020	14,210	14,773	16,012	16,883	11,083	16,830	16,375	17,297	178,577
2022/23 TOTAL NOI	19,055	16,438	14,600	12,221	17,972	17,871	16,454	11,796	17,405	16,540	14,659	10,731	185,743
2023/24 TOTAL NOI	3,834	17,563	14,519	7,228	13,174	18,181	17,219	13,981	18,794	19,214	16,964	17,059	177,730
2024/25 TOTAL NOI	17,597	15,136	16,433	17,328	19,235	21,367	20,505						127,600
VARIANCE	13,763	-2,427	1,913	10,100	6,061	3,186	3,286						35,882

GRIDLEY SPRINGS

May 2025

Property Status:

Gridley Springs 1 (GS1):

- **1** current vacant unit; **2** notices to vacate.
 - We are **diligently working on move-in files** and have an applicant for each upcoming vacancy and NTV.
 - One application was denied due to being over-income.
 - Currently undergoing a **file audit** in preparation for the **HOME inspection scheduled for May 15th**.
 - Uneven concrete and parking lot striping have been completed.
 - New mailboxes have been installed and look great.
 - **Annual inspections have been completed.**
-

Gridley Springs 2 (GS2):

- **3** vacant units; **1** notice to vacate.
- We are **diligently working on move-in files** and have an applicant for each upcoming vacancy and NTV.
- **Annual inspections have been completed.**

Sincerely,

Laurie Hunter

Gridley Springs 2 Budget Comparison April 30, 2025

	Month Ending 04/30/2025				Year to Date 04/30/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120 - Rent Revenue -- Gross Potential	19,768.00	19,768.00	0.00	0.00	138,376.00	138,376.00	0.00	0.00
5180 - Local Section 8 Subsidy Revenue	578.00	233.00	345.00	148.06	3,011.00	1,631.00	1,380.00	84.61
5195 - Leases Less than Market	0.00	0.00	0.00	0.00	(3,912.00)	0.00	(3,912.00)	(100.00)
5196 - Leases in Excess of Market	1,196.00	0.00	1,196.00	100.00	1,810.00	0.00	1,810.00	100.00
Total Rental Income	21,542.00	20,001.00	1,541.00	7.70	139,285.00	140,007.00	(722.00)	(0.51)
Vacancy, Losses & Concessions								
5220 - Vacancy Loss - Apartments	(4,055.00)	(400.00)	(3,655.00)	(913.75)	(17,618.00)	(2,800.00)	(14,818.00)	(529.21)
Total Vacancy, Losses & Concessions	(4,055.00)	(400.00)	(3,655.00)	(913.75)	(17,618.00)	(2,800.00)	(14,818.00)	(529.21)
Net Rental Income	17,487.00	19,601.00	(2,114.00)	(10.78)	121,667.00	137,207.00	(15,540.00)	(11.32)
Financial Income								
5440 - Interest Revenue -- Replacement Reserve	2.46	0.00	2.46	100.00	17.89	0.00	17.89	100.00
Total Financial Income	2.46	0.00	2.46	100.00	17.89	0.00	17.89	100.00
Other Income								
5910 - Laundry Revenue	26.65	42.00	(15.35)	(36.54)	80.65	290.00	(209.35)	(72.18)
5920 - Tenant Charges (Late Fees, Damages)	200.00	208.00	(8.00)	(3.84)	8,343.56	1,456.00	6,887.56	473.04
Total Other Income	226.65	250.00	(23.35)	(9.34)	8,424.21	1,746.00	6,678.21	382.48
Total Income	17,716.11	19,851.00	(2,134.89)	(10.75)	130,109.10	138,953.00	(8,843.90)	(6.36)
Expenses								
Administrative Expenses								
6311 - Office Supplies	1,535.61	583.00	(952.61)	(163.39)	5,937.95	4,083.00	(1,854.95)	(45.43)
6320 - Management Fee Expense	945.00	1,080.00	135.00	12.50	6,795.00	7,560.00	765.00	10.11
6330 - Manager Salaries	1,952.91	2,000.00	47.09	2.35	13,547.11	14,000.00	452.89	3.23
6340 - Legal Expense - Project	0.00	167.00	167.00	100.00	770.00	1,167.00	397.00	34.01
6350 - Audit Expense	0.00	0.00	0.00	0.00	1,150.00	9,000.00	7,850.00	87.22
6351 - Bookkeeping Fees/Accounting Services	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00
7006 - Seminars & Training	20.89	30.00	9.11	30.36	146.17	204.00	57.83	28.34
Total Administrative Expenses	4,454.41	3,885.00	(569.41)	(14.65)	28,346.23	36,189.00	7,842.77	21.67
Marketing Expenses								
6210 - Advertising and Marketing	0.00	21.00	21.00	100.00	451.96	145.00	(306.96)	(211.69)
Total Marketing Expenses	0.00	21.00	21.00	100.00	451.96	145.00	(306.96)	(211.69)
Utilities								
6449 - Utilities - Vacant	0.00	0.00	0.00	0.00	33.46	0.00	(33.46)	(100.00)
6450 - Electricity	169.36	310.00	140.64	45.36	1,723.82	2,170.00	446.18	20.56

Gridley Springs 2 Budget Comparison April 30, 2025

	Month Ending 04/30/2025				Year to Date 04/30/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6451 - Water	425.70	500.00	74.30	14.86	3,999.70	3,500.00	(499.70)	(14.27)
6452 - Gas	122.98	69.00	(53.98)	(78.23)	704.22	478.00	(226.22)	(47.32)
6453 - Sewer	887.28	820.00	(67.28)	(8.20)	6,934.79	5,740.00	(1,194.79)	(20.81)
Total Utilities	1,605.32	1,699.00	93.68	5.51	13,395.99	11,888.00	(1,507.99)	(12.68)
Operating & Maintenance Expenses								
6512 - Maintenance Salaries	1,933.70	2,000.00	66.30	3.31	13,603.75	14,000.00	396.25	2.83
6515 - Supplies - Maint. & Repairs	0.00	1,917.00	1,917.00	100.00	5,896.81	13,415.00	7,518.19	56.04
6520 - Contracts - Maint. & Repairs	100.00	1,667.00	1,567.00	94.00	27,969.42	11,665.00	(16,304.42)	(139.77)
6525 - Garbage & Trash Removal	504.62	567.00	62.38	11.00	3,532.34	3,966.00	433.66	10.93
6546 - Repairs - HVAC Repairs & Maintenance	0.00	500.00	500.00	100.00	991.95	3,500.00	2,508.05	71.65
6590 - Misc. Operating & Maint Expenses	0.00	899.00	899.00	100.00	4,795.00	6,290.00	1,495.00	23.76
Total Operating & Maintenance Expenses	2,538.32	7,550.00	5,011.68	66.37	56,789.27	52,836.00	(3,953.27)	(7.48)
Taxes & Insurance								
6711 - Payroll Taxes	412.46	418.17	5.71	1.36	2,872.52	2,927.15	54.63	1.86
6720 - Property & Liability Insurance (Hazard)	0.00	0.00	0.00	0.00	5,848.52	4,000.00	(1,848.52)	(46.21)
6722 - Workers Compensation Ins	300.63	296.67	(3.96)	(1.33)	2,267.55	2,076.65	(190.90)	(9.19)
6723 - Health Insurance and Other Employee Benefits	475.08	496.00	20.92	4.21	5,346.99	3,472.00	(1,874.99)	(54.00)
Total Taxes & Insurance	1,188.17	1,210.84	22.67	1.87	16,335.58	12,475.80	(3,859.78)	(30.93)
Total Operating Expenses	9,786.22	14,365.84	4,579.62	31.87	115,319.03	113,533.80	(1,785.23)	(1.57)
Net Operating Income (Loss)	7,929.89	5,485.16	2,444.73	44.56	14,790.07	25,419.20	(10,629.13)	(41.81)
Net Income (Loss)	7,929.89	5,485.16	2,444.73	44.56	14,790.07	25,419.20	(10,629.13)	(41.81)

MEMO

Date: May 9, 2025

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 (11) vacancies as of this memo’s date. There was one move-in after the first April and a move-out. Several of the current vacancies are attributed to non-payment of rent and or failure to follow lease policies. Increased vacancies were anticipated with lease up of the new tax-credit subsidized properties in the area. AWI has increased their marketing to address the dynamic and loss. AWI details current turnover status in the monthly narrative following, as well as upcoming notices. AWI’s narrative also details unpaid rent balances. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Monthly income is below budget by \$2,393 compared to budget, at \$66,292, with total expenses \$5,487 less than budget at \$61,868. YTD Maintenance & Operating Expenses, Utilities, all came in lower YTD. Net income YTD is \$27,316 more than budget, at \$32,637. Current Reserve Balance is \$536,732.25 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 has two (2) vacancies as of May 1st. There are two (2) pending applications. There are no additional thirty (30) day notices to vacate as of this memo. Residents and staff have continued to partner to create monthly activities supporting all residents, such as donut and ice cream socials. The community resident garden will be implemented once again as Spring is upon us and residents find this a worthy enhancement to the property. Monthly income is higher than budget by approximately \$5,827 at \$45,181 with overall YTD expenses lower than anticipated by \$6,839, bringing the property's Net Profit to \$28,005 more than budget, at \$32,012. Total Property Reserves balance is \$683,507.17. Bids are being collected for elimination of trip hazards. The rear building gutters/downspout replacement has been completed. Tree Trimming & Path-Lighting underground wiring is also being planned. The property is subject to repositioning, involving refinance, capital improvements and replacements. Whitney Vaughan is the new on-site manager. The property generates significant cash, which will help with anticipated renovations. Please find the AWI monthly owners report following.



Walker Commons Apartments, Chico - Community Room Building



1200 Park Avenue - Street Entry

1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BAHDC, PM: AWI) – There are five (5) vacancies as of early May, as a move-in occurred. AWI reviews the turnover and market ready status of these 5 units in their report, following. There is one (1) additional 30-day notice. Any unpaid rents are also being collected. 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. Bids are being sought for “sun” damaged or frayed window screens throughout the property. Landscaping needs are being addressed. CAA Food Distribution is on-going. North Valley Catholic Social Services and others are continuing to be contacted to provide activities for property residents. 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. Interior carpet cleaning is being completed within the complex.

Monthly income is up by \$2,149, at \$94,169.76. Monthly expenses come in at \$94,520.52 or \$3,115 more than budget. This brought the YTD net monthly profit to a positive \$7,056.62 or \$4,593.95 more than anticipated. Total Reserve balance is \$340,693.98. The property is subject to repositioning, involving refinancing and capital improvements.

Please find AWI’s monthly financials following.



1200 Park Avenue Apartments, Inner Courtyard view

Chico Commons Apartments

April 2025



Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$536,732.25.

Updates:

Chico Commons currently has 11 units available for occupancy, 1 Move-in and 1 Move-out in April.

Several of the current vacancies are attributed to non-payment of rent and terminations for failure to follow lease and house rules.

Vacancies:

- **Unit 16:** (Termination for non-payment) Unit is market ready. Applicant in process.
- **Unit 47:** (Termination for non-payment) Major repairs needed, flooring, cabinets, cleaning. Collecting bids for the cabinets.
- **Unit 13:** (Personal) Unit is market ready. Applicant in process.
- **Unit 26:** (Personal) Unit is market ready. Applicant in process.
- **Unit 49:** (Termination for non-payment) Major repairs and full paint.
- **Unit 23:** (Termination for criminal activity) - Repairs & cleaning
- **Unit 59:** (Termination for non-payment) - Full paint, Major repairs
- **Unit 05:** (Personal) - Minor repairs and painting
- **Unit 02:** (Personal) - Full paint, Minor repairs
- **Unit 52:** (Relocating) - Full paint, Major repairs
- **Unit 12:** (Personal) - Minor repairs & repairs

In an effort to attract renters that can afford the units, we have temporarily reduced rents for two and three bedrooms. We have organized additional assistance to allow the property manager to more specifically focus on applicant

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



processing and marketing.

Aging Balances:

- **Unit 21:** (Failure to pay) - UD has been prepared.
- **Unit 53:** (Failure to pay) - This household is at the attorney for a combination of issues. Working towards a stipulation for payment and damages.
- **Unit 14:** (Made a payment arrangement) Payments are being paid on time.
- **Unit 3:** Past balance for pro-rated rent from move in and Security Deposit.

• Projects:

- All patios have been completed.
- Electrical panel fences have been repaired and primed for paint.
- Gathering bids for building painting.

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AWI Management Corporation is an Equal Opportunity provider.

Chico Commons 549
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 76,809.00	\$ 76,209.00	\$ 600.00	\$ 306,778.00	\$ 304,836.00	\$ 1,942.00
Vacancies	\$ (11,562.00)	\$ (7,620.92)	\$ (3,941.08)	\$ (47,238.00)	\$ (30,483.67)	\$ (16,754.33)
Rent Adjustments	0.00	(134.83)	134.83	0.00	(539.33)	539.33
Manager's Unit	(1,049.00)	(1,049.00)	0.00	(4,196.00)	(4,196.00)	0.00
Total Tenant Rent	\$ 64,198.00	\$ 67,404.25	\$ (3,206.25)	\$ 255,344.00	\$ 269,617.00	\$ (14,273.00)
Other Project Income:						
Laundry Income	\$ 354.81	\$ 477.25	\$ (122.44)	\$ 542.14	\$ 1,909.00	\$ (1,366.86)
Interest Income	108.77	38.08	70.69	363.73	152.33	211.40
Restricted Reserve Interest Incom	440.89	0.00	440.89	1,712.50	0.00	1,712.50
Late Charges	327.00	271.08	55.92	1,502.09	1,084.33	417.76
Other Tenant Income	863.00	495.17	367.83	3,065.05	1,980.67	1,084.38
Other Project Income	\$ 2,094.47	\$ 1,281.58	\$ 812.89	\$ 7,185.51	\$ 5,126.33	\$ 2,059.18
Total Project Income	\$ 66,292.47	\$ 68,685.83	\$ (2,393.36)	\$ 262,529.51	\$ 274,743.33	\$ (12,213.82)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 31,394.22	\$ 29,235.75	\$ 2,158.47	\$ 97,370.74	\$ 116,943.00	\$ (19,572.26)
Utilities (Page 3)	7,334.04	10,953.75	(3,619.71)	29,490.03	43,815.00	(14,324.97)
Administrative (Page 3)	11,123.71	10,984.92	138.79	51,788.89	43,939.67	7,849.22
Taxes & Insurance (Page 3)	4,110.67	4,193.17	(82.50)	15,757.59	16,772.67	(1,015.08)
Other Taxes & Insurance (Page 4)	1,351.42	4,215.09	(2,863.67)	6,545.10	16,860.34	(10,315.24)
Other Project Expenses (Page 4)	370.29	1,588.75	(1,218.46)	4,202.96	6,355.00	(2,152.04)
Total O&M Expenses	\$ 55,684.35	\$ 61,171.43	\$ (5,487.08)	\$ 205,155.31	\$ 244,685.68	\$ (39,530.37)
Mortgage & Owner's Expense						
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
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 24,736.68	\$ 24,736.67	\$.01
Total Project Expenses	\$ 61,868.52	\$ 67,355.60	\$ (5,487.08)	\$ 229,891.99	\$ 269,422.35	\$ (39,530.36)
Net Profit (Loss)	\$ 4,423.95	\$ 1,330.23	\$ 3,093.72	\$ 32,637.52	\$ 5,320.98	\$ 27,316.54

Chico Commons 549
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (440.89)	\$ 0.00	\$ (440.89)	\$ (1,712.50)	\$ 0.00	\$ (1,712.50)
T & I Transfers	(3,218.64)	0.00	(3,218.64)	(12,863.24)	0.00	(12,863.24)
Operating - MMKT- FFB*	(75.63)	0.00	(75.63)	(242.49)	0.00	(242.49)
Security Deposits Held	150.00	0.00	150.00	(499.00)	0.00	(499.00)
Authorized Reserve - Other	0.00	(11,783.33)	11,783.33	0.00	(47,133.33)	47,133.33
Tenant Receivables	(1,849.00)	0.00	(1,849.00)	8,063.61	0.00	8,063.61
Other Receivables	5,110.67	0.00	5,110.67	(31,223.41)	0.00	(31,223.41)
Accounts Payable - Trade	(6,747.61)	0.00	(6,747.61)	(73,834.67)	0.00	(73,834.67)
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	10,416.68	0.00	10,416.68
Total Other Cash Flow Items	<u>\$ (4,466.93)</u>	<u>\$ (11,783.33)</u>	<u>\$ 7,316.40</u>	<u>\$ (101,895.02)</u>	<u>\$ (47,133.33)</u>	<u>\$ (54,761.69)</u>
Net Operating Cash Change	<u><u>\$ (42.98)</u></u>	<u><u>\$ (10,453.10)</u></u>	<u><u>\$ 10,410.12</u></u>	<u><u>\$ (69,257.50)</u></u>	<u><u>\$ (41,812.35)</u></u>	<u><u>\$ (27,445.15)</u></u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 100,305.86	\$ 31,048.36	\$ (69,257.50)
Operating - MMKT- FFB*	89,298.46	89,540.95	242.49
Tax & Insurance-FFB	69,294.47	82,157.71	12,863.24
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	16,375.41	26,407.51	10,032.10
Reserve Acct - MMKT - FFB*	508,644.34	510,324.74	1,680.40
Payables & Receivables:			
Accounts Payable - Trade	67,524.93	(6,309.74)	(73,834.67)
Rents Receivable - Current Tenants	21,205.01	10,559.94	(10,645.07)
Allowance for Doubtful Accounts	(2,407.61)	(2,407.61)	0.00
Other Tenant Charges Receivable	4,228.37	6,809.83	2,581.46

Chico Commons 549
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 5,414.19	\$ 6,555.00	\$ (1,140.81)	\$ 21,200.41	\$ 26,220.00	\$ (5,019.59)
Janitorial/Cleaning Supplies	7.51	137.33	(129.82)	414.83	549.33	(134.50)
Plumbing Repairs	393.03	468.17	(75.14)	3,372.04	1,872.67	1,499.37
Painting & Decorating	690.97	774.83	(83.86)	1,420.35	3,099.33	(1,678.98)
Repairs & Maintenance - Supply	3,822.39	3,707.08	115.31	12,477.96	14,828.33	(2,350.37)
Repairs & Maintenance - Contract	1,460.49	3,000.33	(1,539.84)	13,880.93	12,001.33	1,879.60
Grounds Maintenance	1,930.00	2,219.17	(289.17)	7,450.00	8,876.67	(1,426.67)
Pest Control Service	957.00	995.67	(38.67)	4,078.00	3,982.67	95.33
Fire/Alarm Services	1,228.52	740.00	488.52	2,020.61	2,960.00	(939.39)
Capital Improvements - Other	5,924.56	5,733.33	191.23	10,033.93	22,933.33	(12,899.40)
Capital Improvements - Flooring	7,930.44	2,400.00	5,530.44	8,317.20	9,600.00	(1,282.80)
Capital Improvements - Appliances	1,277.12	729.17	547.95	1,842.78	2,916.67	(1,073.89)
Capital Improvements - HVAC Repl.	0.00	0.00	0.00	8,900.00	0.00	8,900.00
Carpet Cleaning	169.00	91.92	77.08	586.00	367.67	218.33
HVAC Repairs	189.00	1,539.25	(1,350.25)	954.00	6,157.00	(5,203.00)
Cable Service	0.00	102.83	(102.83)	421.70	411.33	10.37
Tenant Services	0.00	41.67	(41.67)	0.00	166.67	(166.67)
Total Maint. & Operating Exp.	\$ 31,394.22	\$ 29,235.75	\$ 2,158.47	\$ 97,370.74	\$ 116,943.00	\$ (19,572.26)
Utilities:						
Electricity	\$ 893.12	\$ 1,003.42	\$ (110.30)	\$ 4,054.79	\$ 4,013.67	\$ 41.12
Water	1,345.61	2,754.83	(1,409.22)	5,636.43	11,019.33	(5,382.90)
Sewer	1,657.31	2,746.58	(1,089.27)	6,413.18	10,986.33	(4,573.15)
Heating Fuel/Other	1,588.76	1,933.92	(345.16)	6,835.59	7,735.67	(900.08)
Garbage & Trash Removal	1,849.24	2,515.00	(665.76)	6,550.04	10,060.00	(3,509.96)
Total Utilities	\$ 7,334.04	\$ 10,953.75	\$ (3,619.71)	\$ 29,490.03	\$ 43,815.00	\$ (14,324.97)
Administrative:						
Manager's Salary	\$ 3,977.89	\$ 4,950.17	\$ (972.28)	\$ 15,989.16	\$ 19,800.67	\$ (3,811.51)
Management Fees	4,032.00	4,032.00	0.00	16,128.00	16,128.00	0.00
Bad Debt Expense	1,240.00	0.00	1,240.00	11,609.86	0.00	11,609.86
Auditing	1,000.00	1,000.00	0.00	3,725.00	4,000.00	(275.00)
Legal	782.70	833.33	(50.63)	2,928.35	3,333.33	(404.98)
Other Administrative Expenses	91.12	169.42	(78.30)	1,408.52	677.67	730.85
Total Administrative Expense	\$ 11,123.71	\$ 10,984.92	\$ 138.79	\$ 51,788.89	\$ 43,939.67	\$ 7,849.22
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 82.50	\$ (82.50)	\$ 0.00	\$ 330.00	\$ (330.00)
Property Insurance	4,110.67	4,110.67	0.00	15,757.59	16,442.67	(685.08)
Total Taxes & Insurance Expense	\$ 4,110.67	\$ 4,193.17	\$ (82.50)	\$ 15,757.59	\$ 16,772.67	\$ (1,015.08)

Chico Commons 549
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,010.75	\$ 1,118.17	\$ (107.42)	\$ 4,015.71	\$ 4,472.67	\$ (456.96)
Other Taxes, Fees & Permits	0.00	192.00	(192.00)	816.07	768.00	48.07
Bond Premiums	0.00	32.33	(32.33)	317.90	129.33	188.57
Worker's Compensation Insurance	336.67	501.17	(164.50)	1,379.44	2,004.67	(625.23)
Personnel Medical Insurance	4.00	2,371.42	(2,367.42)	15.98	9,485.67	(9,469.69)
Total Other Taxes & Insurance	<u>\$ 1,351.42</u>	<u>\$ 4,215.09</u>	<u>\$ (2,863.67)</u>	<u>\$ 6,545.10</u>	<u>\$ 16,860.34</u>	<u>\$ (10,315.24)</u>
Other Project Expenses						
Telephone & Answering Service	\$ 74.50	\$ 258.00	\$ (183.50)	\$ 927.04	\$ 1,032.00	\$ (104.96)
Internet Service	0.00	271.50	(271.50)	579.40	1,086.00	(506.60)
Advertising	0.00	54.17	(54.17)	0.00	216.67	(216.67)
Water/Coffee Service	51.95	18.75	33.20	191.82	75.00	116.82
Office Supplies & Expense	80.27	265.58	(185.31)	1,564.02	1,062.33	501.69
Postage	0.00	88.75	(88.75)	187.97	355.00	(167.03)
Toner/Copier Expense	138.38	188.08	(49.70)	618.14	752.33	(134.19)
Office Furniture & Equipment Expense	0.00	208.33	(208.33)	0.00	833.33	(833.33)
Travel & Promotion	25.19	70.92	(45.73)	61.76	283.67	(221.91)
Training Expense	0.00	64.67	(64.67)	0.00	258.67	(258.67)
Credit Checking	0.00	100.00	(100.00)	0.00	400.00	(400.00)
Employee Meals	0.00	0.00	0.00	72.81	0.00	72.81
Total Other Project Expenses	<u>\$ 370.29</u>	<u>\$ 1,588.75</u>	<u>\$ (1,218.46)</u>	<u>\$ 4,202.96</u>	<u>\$ 6,355.00</u>	<u>\$ (2,152.04)</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 10,416.68	\$ 10,416.67	\$.01
Reporting / Partner Management Fee	\$ 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
Total Mortgage & Owner's Exp.	<u>\$ 6,184.17</u>	<u>\$ 6,184.17</u>	<u>\$ 0.00</u>	<u>\$ 24,736.68</u>	<u>\$ 24,736.67</u>	<u>\$.01</u>
Total Expenses	<u><u>\$ 61,868.52</u></u>	<u><u>\$ 67,355.60</u></u>	<u><u>\$ (5,487.08)</u></u>	<u><u>\$ 229,891.99</u></u>	<u><u>\$ 269,422.35</u></u>	<u><u>\$ (39,530.36)</u></u>
Reserves						
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 11,783.33</u>	<u>\$ (11,783.33)</u>	<u>\$ 0.00</u>	<u>\$ 47,133.33</u>	<u>\$ (47,133.33)</u>
	\$ 0.00	\$ 11,783.33	\$ (11,783.33)	\$ 0.00	\$ 47,133.33	\$ (47,133.33)

Walker Commons April 2025



Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$683,507.17.

Updates:

Walker Commons currently has 2 units available for occupancy.

Unit Turns:

- **#4:** (Medical) - Unit is Market Ready – Reviewing applications
- **#11:** (Left the country) – Reviewing applications

Events:

- The property continues to hold a donut and ice cream social event each Friday.
- Spring is here and it is time to enhance the focus on the community garden. Management will host a Spring “planting party” to engage residents in beautifying the garden.

Projects:

- Updating the bark around the clubhouse.
- Gathering bids to replace dirt areas with DG.
- Replacing trees that are missing on the main path.
- Gathering bids for tree cleanup behind the buildings.
- Working on beautifying the garden area and adding irrigation with timers for the gardens.
- Hard wiring the path lighting, installing outlet lock boxes to improve the look of the grounds while also restricting unwarranted use.

The new Property Manager Whitney is assimilating into the community and partnering with residents and co-workers.



Walker Commons 550
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 38,008.00	\$ 40,595.50	\$ (2,587.50)	\$ 151,128.00	\$ 162,382.00	\$ (11,254.00)
Private Subsidy Income	\$ 8,390.00	\$ 0.00	\$ 8,390.00	\$ 30,602.00	\$ 0.00	\$ 30,602.00
Vacancies	(1,368.00)	(608.92)	(759.08)	(5,041.00)	(2,435.67)	(2,605.33)
Rent Adjustments	0.00	(18.00)	18.00	0.00	(72.00)	72.00
Manager's Unit	(906.00)	(906.00)	0.00	(3,624.00)	(3,624.00)	0.00
Total Tenant Rent	<u>\$ 44,124.00</u>	<u>\$ 39,062.58</u>	<u>\$ 5,061.42</u>	<u>\$ 173,065.00</u>	<u>\$ 156,250.33</u>	<u>\$ 16,814.67</u>
Other Project Income:						
Laundry Income	\$ 0.00	\$ 271.83	\$ (271.83)	\$ 1,206.94	\$ 1,087.33	\$ 119.61
Interest Income	144.52	6.08	138.44	558.15	24.33	533.82
Restricted Reserve Interest Income	552.62	0.00	552.62	2,152.11	0.00	2,152.11
Late Charges	385.00	4.17	380.83	1,335.00	16.67	1,318.33
Application Fees	(25.00)	0.00	(25.00)	(25.00)	0.00	(25.00)
Other Tenant Income	0.00	9.17	(9.17)	289.00	36.67	252.33
Other Project Income	<u>\$ 1,057.14</u>	<u>\$ 291.25</u>	<u>\$ 765.89</u>	<u>\$ 5,516.20</u>	<u>\$ 1,165.00</u>	<u>\$ 4,351.20</u>
Total Project Income	<u><u>\$ 45,181.14</u></u>	<u><u>\$ 39,353.83</u></u>	<u><u>\$ 5,827.31</u></u>	<u><u>\$ 178,581.20</u></u>	<u><u>\$ 157,415.33</u></u>	<u><u>\$ 21,165.87</u></u>
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 29,881.22	\$ 14,480.41	\$ 15,400.81	\$ 74,539.56	\$ 57,921.66	\$ 16,617.90
Utilities (Page 3)	2,498.05	4,920.08	(2,422.03)	11,090.05	19,680.33	(8,590.28)
Administrative (Page 3)	5,227.88	8,827.24	(3,599.36)	26,747.23	35,308.99	(8,561.76)
Taxes & Insurance (Page 3)	2,572.50	2,585.33	(12.83)	9,831.17	10,341.33	(510.16)
Other Taxes & Insurance (Page 4)	1,603.34	3,702.25	(2,098.91)	9,823.44	14,809.00	(4,985.56)
Other Project Expenses (Page 4)	468.10	1,028.41	(560.31)	3,303.74	4,113.66	(809.92)
Total O&M Expenses	<u>\$ 42,251.09</u>	<u>\$ 35,543.72</u>	<u>\$ 6,707.37</u>	<u>\$ 135,335.19</u>	<u>\$ 142,174.97</u>	<u>\$ (6,839.78)</u>
Mortgage & Owner's Expense						
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
Total Mortgage & Owner's Exp.	<u>\$ 2,808.34</u>	<u>\$ 2,808.33</u>	<u>\$.01</u>	<u>\$ 11,233.36</u>	<u>\$ 11,233.33</u>	<u>\$.03</u>
Total Project Expenses	<u><u>\$ 45,059.43</u></u>	<u><u>\$ 38,352.05</u></u>	<u><u>\$ 6,707.38</u></u>	<u><u>\$ 146,568.55</u></u>	<u><u>\$ 153,408.30</u></u>	<u><u>\$ (6,839.75)</u></u>
Net Profit (Loss)	<u><u>\$ 121.71</u></u>	<u><u>\$ 1,001.78</u></u>	<u><u>\$ (880.07)</u></u>	<u><u>\$ 32,012.65</u></u>	<u><u>\$ 4,007.03</u></u>	<u><u>\$ 28,005.62</u></u>

Walker Commons 550
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (552.62)	\$ 0.00	\$ (552.62)	\$ (2,152.11)	\$ 0.00	\$ (2,152.11)
T & I Transfers	(2,140.97)	0.00	(2,140.97)	(8,555.86)	0.00	(8,555.86)
Operating - MMKT- FFB*	(117.22)	0.00	(117.22)	(456.97)	0.00	(456.97)
Security Deposits Held	0.00	0.00	0.00	(340.00)	0.00	(340.00)
Authorized Reserve - Other	0.00	(6,458.33)	6,458.33	0.00	(25,833.33)	25,833.33
Tenant Receivables	38,202.00	0.00	38,202.00	16,117.00	0.00	16,117.00
Other Receivables	3,572.50	0.00	3,572.50	(21,541.16)	0.00	(21,541.16)
Accounts Payable - Trade	(8,372.63)	0.00	(8,372.63)	(23,687.45)	0.00	(23,687.45)
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	2,500.00	0.00	2,500.00
Total Other Cash Flow Items	<u>\$ 32,466.06</u>	<u>\$ (6,458.33)</u>	<u>\$ 38,924.39</u>	<u>\$ (33,116.55)</u>	<u>\$ (25,833.33)</u>	<u>\$ (7,283.22)</u>
Net Operating Cash Change	<u><u>\$ 32,587.77</u></u>	<u><u>\$ (5,456.55)</u></u>	<u><u>\$ 38,044.32</u></u>	<u><u>\$ (1,103.90)</u></u>	<u><u>\$ (21,826.30)</u></u>	<u><u>\$ 20,722.40</u></u>
Cash Accounts	End Balance 1 Year Ago	Current Balance	Change			
Operating-FFB	\$ 92,257.74	\$ 91,153.84	\$ (1,103.90)			
Operating - MMKT- FFB*	138,328.81	138,785.78	456.97			
Tax & Insurance - FFB	58,478.71	67,034.57	8,555.86			
Security Deposit - FFB	21,230.00	21,230.00	0.00			
Reserve Acct - FFB	53,777.13	57,601.54	3,824.41			
Reserve Acct MMKT-FFB*	623,844.57	625,905.63	2,061.06			
Payables & Receivables:						
Accounts Payable - Trade	19,214.82	(4,472.63)	(23,687.45)			
Rents Receivable - Current Tenants	1,832.74	(15,845.26)	(17,678.00)			
Other Tenant Charges Receivable	217.00	887.00	670.00			

Walker Commons 550
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 2,880.63	\$ 4,370.00	\$ (1,489.37)	\$ 13,874.26	\$ 17,480.00	\$ (3,605.74)
Janitorial/Cleaning Supplies	251.03	133.08	117.95	926.39	532.33	394.06
Plumbing Repairs	254.67	239.92	14.75	2,428.76	959.67	1,469.09
Painting & Decorating	146.73	301.25	(154.52)	457.73	1,205.00	(747.27)
Repairs & Maintenance - Supply	1,589.45	1,089.08	500.37	6,557.15	4,356.33	2,200.82
Repairs & Maintenance - Contract	0.00	1,299.83	(1,299.83)	2,588.99	5,199.33	(2,610.34)
Grounds Maintenance	1,840.00	2,008.33	(168.33)	8,335.00	8,033.33	301.67
Pest Control Service	278.00	333.33	(55.33)	1,112.00	1,333.33	(221.33)
Fire/Alarm Services	0.00	276.75	(276.75)	252.00	1,107.00	(855.00)
Capital Improvements - Other	19,087.00	1,169.17	17,917.83	20,546.73	4,676.67	15,870.06
Capital Improvements - Flooring	2,659.85	1,041.67	1,618.18	10,207.70	4,166.67	6,041.03
Capital Improvements - Appliances	763.66	387.50	376.16	4,497.47	1,550.00	2,947.47
Capital Improvements - HVAC Repl.	0.00	583.33	(583.33)	925.18	2,333.33	(1,408.15)
Capital Improvements - Water Heaters	0.00	666.67	(666.67)	0.00	2,666.67	(2,666.67)
Carpet Cleaning	0.00	70.83	(70.83)	129.00	283.33	(154.33)
HVAC Repairs	0.00	200.00	(200.00)	893.00	800.00	93.00
Cable Service	130.20	109.67	20.53	611.90	438.67	173.23
Tenant Services	0.00	200.00	(200.00)	196.30	800.00	(603.70)
Total Maint. & Operating Exp.	\$ 29,881.22	\$ 14,480.41	\$ 15,400.81	\$ 74,539.56	\$ 57,921.66	\$ 16,617.90
Utilities:						
Electricity	\$ 365.89	\$ 819.33	\$ (453.44)	\$ 1,937.84	\$ 3,277.33	\$ (1,339.49)
Water	594.88	775.00	(180.12)	2,360.14	3,100.00	(739.86)
Sewer	0.00	2,178.92	(2,178.92)	2,638.02	8,715.67	(6,077.65)
Heating Fuel/Other	85.68	386.58	(300.90)	631.25	1,546.33	(915.08)
Garbage & Trash Removal	1,451.60	760.25	691.35	3,522.80	3,041.00	481.80
Total Utilities	\$ 2,498.05	\$ 4,920.08	\$ (2,422.03)	\$ 11,090.05	\$ 19,680.33	\$ (8,590.28)
Administrative:						
Manager's Salary	\$ 810.88	\$ 4,368.33	\$ (3,557.45)	\$ 6,356.76	\$ 17,473.33	\$ (11,116.57)
Management Fees	3,136.00	3,136.00	0.00	12,544.00	12,544.00	0.00
Bad Debt Expense	281.00	0.00	281.00	3,295.00	0.00	3,295.00
Auditing	1,000.00	1,000.00	0.00	3,666.67	4,000.00	(333.33)
Legal	0.00	171.08	(171.08)	0.00	684.33	(684.33)
Other Administrative Expenses	0.00	151.83	(151.83)	884.80	607.33	277.47
Total Administrative Expense	\$ 5,227.88	\$ 8,827.24	\$ (3,599.36)	\$ 26,747.23	\$ 35,308.99	\$ (8,561.76)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 12.83	\$ (12.83)	\$ 0.00	\$ 51.33	\$ (51.33)
Property Insurance	2,572.50	2,572.50	0.00	9,831.17	10,290.00	(458.83)
Total Taxes & Insurance Expense	\$ 2,572.50	\$ 2,585.33	\$ (12.83)	\$ 9,831.17	\$ 10,341.33	\$ (510.16)

Walker Commons 550
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 396.59	\$ 827.17	\$ (430.58)	\$ 2,176.63	\$ 3,308.67	\$ (1,132.04)
Other Taxes, Fees & Permits	0.00	295.92	(295.92)	800.00	1,183.67	(383.67)
Bond Premiums	0.00	25.83	(25.83)	247.25	103.33	143.92
Worker's Compensation Insurance	136.99	380.50	(243.51)	703.06	1,522.00	(818.94)
Personnel Medical Insurance	1,069.76	2,172.83	(1,103.07)	5,896.50	8,691.33	(2,794.83)
Total Other Taxes & Insurance	<u>\$ 1,603.34</u>	<u>\$ 3,702.25</u>	<u>\$ (2,098.91)</u>	<u>\$ 9,823.44</u>	<u>\$ 14,809.00</u>	<u>\$ (4,985.56)</u>
Other Project Expenses						
Telephone & Answering Service	\$ 236.15	\$ 237.58	\$ (1.43)	\$ 1,239.41	\$ 950.33	\$ 289.08
Internet Service	71.95	100.00	(28.05)	359.75	400.00	(40.25)
Advertising	0.00	16.67	(16.67)	0.00	66.67	(66.67)
Water/Coffee Service	0.00	24.50	(24.50)	237.27	98.00	139.27
Office Supplies & Expense	0.00	325.00	(325.00)	943.69	1,300.00	(356.31)
Postage	0.00	81.00	(81.00)	46.72	324.00	(277.28)
Toner/Copier Expense	0.00	110.33	(110.33)	121.90	441.33	(319.43)
Travel & Promotion	160.00	33.33	126.67	355.00	133.33	221.67
Training Expense	0.00	58.33	(58.33)	0.00	233.33	(233.33)
Credit Checking	0.00	41.67	(41.67)	0.00	166.67	(166.67)
Total Other Project Expenses	<u>\$ 468.10</u>	<u>\$ 1,028.41</u>	<u>\$ (560.31)</u>	<u>\$ 3,303.74</u>	<u>\$ 4,113.66</u>	<u>\$ (809.92)</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Reporting / Partner Management Fee	\$ 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
Total Mortgage & Owner's Exp.	<u>\$ 2,808.34</u>	<u>\$ 2,808.33</u>	<u>\$.01</u>	<u>\$ 11,233.36</u>	<u>\$ 11,233.33</u>	<u>\$.03</u>
Total Expenses	<u>\$ 45,059.43</u>	<u>\$ 38,352.05</u>	<u>\$ 6,707.38</u>	<u>\$ 146,568.55</u>	<u>\$ 153,408.30</u>	<u>\$ (6,839.75)</u>
Reserves						
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 6,458.33</u>	<u>\$ (6,458.33)</u>	<u>\$ 0.00</u>	<u>\$ 25,833.33</u>	<u>\$ (25,833.33)</u>
	\$ 0.00	\$ 6,458.33	\$ (6,458.33)	\$ 0.00	\$ 25,833.33	\$ (25,833.33)

1200 Park Avenue Apartments April 2025



Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$340,693.98.

Updates:

1200 Park Avenue currently has 5 units available for occupancy, 1 move-in and no move-outs in April.

Vacancies:

- **Unit #214:** (Deceased) In Process, Painting and minor repairs.
- **Unit #242:** (RA Transfer to #133) In Process, Unit needs minor repairs.
- **Unit #262:** (Leaving the Area) Unit needs minor repairs.
- **Unit #305:** (Deceased) Minor repairs, Full paint and flooring.
- **Unit #331:** (Personal) Minor repairs.

Upcoming Vacancies:

- The resident in #239 is currently at legal for non-compliance with pest control treatments and causing a nuisance to the complex and staff.

Staff are working to turn and lease units as quickly as possible and have made great progress over the last several months. Advertising is ongoing.

Quarterly carpet cleaning has been completed on the 2nd and 3rd floors with the 1st floor scheduled for 5/8/25.

Staffing: Fully Staffed, we have heard very positive feedback from the residents on the new Manager and Assistant Manager.

Events:

- Cindi and Amber are planning a soup and salad event to build a relationship with all of the residents and get to know them better.



Park Avenue 569
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 98,858.00	\$ 95,845.08	\$ 3,012.92	\$ 378,946.00	\$ 383,380.33	\$ (4,434.33)
Vacancies	\$ (4,579.00)	\$ (3,833.83)	\$ (745.17)	\$ (20,313.00)	\$ (15,335.33)	\$ (4,977.67)
Manager's Unit	(1,111.00)	(1,111.00)	0.00	(4,444.00)	(4,444.00)	0.00
Total Tenant Rent	\$ 93,168.00	\$ 90,900.25	\$ 2,267.75	\$ 354,189.00	\$ 363,601.00	\$ (9,412.00)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 0.00	\$ 2,666.67	\$ (2,666.67)
Interest Income	36.01	0.00	36.01	158.49	0.00	158.49
Restricted Reserve Interest Income	18.00	18.17	(.17)	87.48	72.67	14.81
Late Charges	446.82	68.50	378.32	908.76	274.00	634.76
Application Fees	0.00	13.92	(13.92)	25.00	55.67	(30.67)
Other Tenant Income	115.00	333.33	(218.33)	709.25	1,333.33	(624.08)
Miscellaneous Income	385.93	19.83	366.10	674.93	79.33	595.60
Other Project Income	\$ 1,001.76	\$ 1,120.42	\$ (118.66)	\$ 2,563.91	\$ 4,481.67	\$ (1,917.76)
Total Project Income	\$ 94,169.76	\$ 92,020.67	\$ 2,149.09	\$ 356,752.91	\$ 368,082.67	\$ (11,329.76)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 24,721.30	\$ 21,761.42	\$ 2,959.88	\$ 93,034.83	\$ 87,045.67	\$ 5,989.16
Utilities (Page 3)	13,560.24	13,232.49	327.75	36,077.54	52,929.99	(16,852.45)
Administrative (Page 3)	13,268.79	13,035.42	233.37	50,917.14	52,141.67	(1,224.53)
Taxes & Insurance (Page 3)	7,269.41	7,439.75	(170.34)	27,834.89	29,759.00	(1,924.11)
Other Taxes & Insurance (Page 4)	2,699.64	3,453.91	(754.27)	11,758.86	13,815.66	(2,056.80)
Other Project Expenses (Page 4)	3,135.25	2,401.09	734.16	10,609.47	9,604.34	1,005.13
Total O&M Expenses	\$ 64,654.63	\$ 61,324.08	\$ 3,330.55	\$ 230,232.73	\$ 245,296.33	\$ (15,063.60)
Mortgage & Owner's Expense						
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	\$ 1,105.50	\$ (20.00)	\$ 4,342.00	\$ 4,422.00	\$ (80.00)
Transfer - Reserves	2,675.00	2,675.00	0.00	10,700.00	10,700.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,080.92	\$ (215.03)	\$ 119,463.56	\$ 120,323.67	\$ (860.11)
Total Project Expenses	\$ 94,520.52	\$ 91,405.00	\$ 3,115.52	\$ 349,696.29	\$ 365,620.00	\$ (15,923.71)
Net Profit (Loss)	\$ (350.76)	\$ 615.67	\$ (966.43)	\$ 7,056.62	\$ 2,462.67	\$ 4,593.95

Park Avenue 569
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (13.50)	\$ 0.00	\$ (13.50)	\$ 65,494.71	\$ 0.00	\$ 65,494.71
T & I Transfers	(7,495.93)	0.00	(7,495.93)	39,463.57	0.00	39,463.57
Operating - MMKT- FFB*	(3.58)	0.00	(3.58)	(20,006.06)	0.00	(20,006.06)
Other Cash Changes	(225.96)	0.00	(225.96)	400.61	0.00	400.61
Security Deposits Held	900.00	0.00	900.00	1,500.00	0.00	1,500.00
Authorized Reserve - Other	0.00	(10,941.67)	10,941.67	(65,410.32)	(43,766.67)	(21,643.65)
Pending Reserves	(18,913.42)	0.00	(18,913.42)	(21,977.91)	0.00	(21,977.91)
Tenant Receivables	4,303.18	0.00	4,303.18	(10,863.76)	0.00	(10,863.76)
Other Receivables	8,173.41	0.00	8,173.41	17,868.71	0.00	17,868.71
Accounts Payable - Trade	(10,756.00)	0.00	(10,756.00)	(5,700.40)	0.00	(5,700.40)
Accrued Expenses	1,951.00	0.00	1,951.00	3,902.00	0.00	3,902.00
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	2,675.32	0.00	2,675.32
Accrued Interest Housing Authority	4,785.75	0.00	4,785.75	19,143.00	0.00	19,143.00
Partner's Equity	0.00	0.00	0.00	(535.00)	0.00	(535.00)
Total Other Cash Flow Items	<u>\$ (10,084.55)</u>	<u>\$ (10,941.67)</u>	<u>\$ 857.12</u>	<u>\$ 52,121.15</u>	<u>\$ (43,766.67)</u>	<u>\$ 95,887.82</u>
Net Operating Cash Change	<u><u>\$ (10,435.31)</u></u>	<u><u>\$ (10,326.00)</u></u>	<u><u>\$ (109.31)</u></u>	<u><u>\$ 59,177.77</u></u>	<u><u>\$ (41,304.00)</u></u>	<u><u>\$ 100,481.77</u></u>
Cash Accounts	End Balance 1 Year Ago	Current Balance	Change			
Operating-FFB	\$ 26,393.72	\$ 85,571.49	\$ 59,177.77			
Operating - MMKT- FFB*	1,026.23	21,032.29	20,006.06			
Cash Transfers	0.00	18.75	18.75			
Tax & Insurance-FFB	125,483.44	86,019.87	(39,463.57)			
Security Deposit - FFB	36,064.00	36,064.00	0.00			
Repl Reserves - Berkadia - IMP**	395,488.69	340,693.98	(54,794.71)			
Payables & Receivables:						
Accounts Payable - Trade	1,892.81	(3,807.59)	(5,700.40)			
Rents Receivable - Current Tenants	6,428.44	17,161.37	10,732.93			
Other Tenant Charges Receivable	3,750.94	3,274.77	(476.17)			

Park Avenue 569
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 7,539.76	\$ 7,900.00	\$ (360.24)	\$ 29,890.08	\$ 31,600.00	\$ (1,709.92)
Janitorial/Cleaning Supplies	119.75	318.25	(198.50)	765.42	1,273.00	(507.58)
Plumbing Repairs	0.00	219.75	(219.75)	0.00	879.00	(879.00)
Painting & Decorating	183.56	223.83	(40.27)	575.05	895.33	(320.28)
Repairs & Maintenance - Supply	1,388.31	1,547.75	(159.44)	6,457.05	6,191.00	266.05
Repairs & Maintenance - Contract	917.00	2,250.00	(1,333.00)	9,290.93	9,000.00	290.93
Grounds Maintenance	2,135.00	1,966.67	168.33	7,730.00	7,866.67	(136.67)
Elevator Maintenance & Contract	0.00	984.17	(984.17)	3,421.12	3,936.67	(515.55)
Pest Control Service	1,176.08	1,000.00	176.08	2,511.08	4,000.00	(1,488.92)
Fire/Alarm Services	1,391.00	1,523.92	(132.92)	7,581.31	6,095.67	1,485.64
Security Service	681.00	711.00	(30.00)	3,351.00	2,844.00	507.00
Capital Improvements - Other	3,500.31	1,660.00	1,840.31	8,905.41	6,640.00	2,265.41
Capital Improvements - Flooring	2,459.59	0.00	2,459.59	7,839.05	0.00	7,839.05
Capital Improvements - Appliances	1,729.94	826.33	903.61	2,627.33	3,305.33	(678.00)
Carpet Cleaning	1,500.00	416.67	1,083.33	1,947.00	1,666.67	280.33
HVAC Repairs	0.00	86.00	(86.00)	0.00	344.00	(344.00)
Tenant Services	0.00	127.08	(127.08)	143.00	508.33	(365.33)
Total Maint. & Operating Exp.	\$ 24,721.30	\$ 21,761.42	\$ 2,959.88	\$ 93,034.83	\$ 87,045.67	\$ 5,989.16
Utilities:						
Electricity	\$ 8,177.04	\$ 8,621.08	\$ (444.04)	\$ 14,670.06	\$ 34,484.33	\$ (19,814.27)
Water	1,256.71	1,149.33	107.38	4,946.44	4,597.33	349.11
Sewer	1,951.00	1,963.58	(12.58)	7,803.94	7,854.33	(50.39)
Heating Fuel/Other	1,117.93	454.92	663.01	4,680.86	1,819.67	2,861.19
Garbage & Trash Removal	1,057.56	1,043.58	13.98	3,976.24	4,174.33	(198.09)
Total Utilities	\$ 13,560.24	\$ 13,232.49	\$ 327.75	\$ 36,077.54	\$ 52,929.99	\$ (16,852.45)
Administrative:						
Manager's Salary	\$ 3,898.90	\$ 5,411.67	\$ (1,512.77)	\$ 14,247.48	\$ 21,646.67	\$ (7,399.19)
Management Fees	5,992.00	5,992.00	0.00	23,968.00	23,968.00	0.00
Bad Debt Expense	1,087.00	0.00	1,087.00	5,202.00	0.00	5,202.00
Auditing	1,000.00	1,000.00	0.00	3,687.50	4,000.00	(312.50)
Legal	1,275.00	407.17	867.83	2,427.50	1,628.67	798.83
Reporting Ptr/Mgmt Fees	0.00	0.00	0.00	(535.00)	0.00	(535.00)
Other Administrative Expenses	15.89	224.58	(208.69)	1,919.66	898.33	1,021.33
Total Administrative Expense	\$ 13,268.79	\$ 13,035.42	\$ 233.37	\$ 50,917.14	\$ 52,141.67	\$ (1,224.53)
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 27.75	\$ (27.75)	\$ 0.00	\$ 111.00	\$ (111.00)
Property Insurance	7,112.08	7,112.08	0.00	27,205.57	28,448.33	(1,242.76)
Other Insurance	157.33	299.92	(142.59)	629.32	1,199.67	(570.35)

Park Avenue 569
For the Month Ended April 30, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Total Taxes & Insurance Expense	\$ 7,269.41	\$ 7,439.75	\$ (170.34)	\$ 27,834.89	\$ 29,759.00	\$ (1,924.11)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,216.05	\$ 1,350.83	\$ (134.78)	\$ 4,554.70	\$ 5,403.33	\$ (848.63)
Other Taxes, Fees & Permits	0.00	233.33	(233.33)	800.00	933.33	(133.33)
Bond Premiums	0.00	108.75	(108.75)	472.43	435.00	37.43
Worker's Compensation Insurance	392.00	641.25	(249.25)	1,583.95	2,565.00	(981.05)
Personnel Medical Insurance	1,091.59	1,119.75	(28.16)	4,347.78	4,479.00	(131.22)
Total Other Taxes & Insurance	\$ 2,699.64	\$ 3,453.91	\$ (754.27)	\$ 11,758.86	\$ 13,815.66	\$ (2,056.80)
Other Project Expenses						
Telephone & Answering Service	\$ 670.58	\$ 592.33	\$ 78.25	\$ 2,776.35	\$ 2,369.33	\$ 407.02
Internet Service	1,086.64	558.33	528.31	2,416.17	2,233.33	182.84
Advertising	0.00	39.75	(39.75)	0.00	159.00	(159.00)
Water/Coffee Service	18.00	111.25	(93.25)	238.07	445.00	(206.93)
Office Supplies & Expense	0.00	468.00	(468.00)	2,638.07	1,872.00	766.07
Postage	154.18	87.67	66.51	267.71	350.67	(82.96)
Toner/Copier Expense	13.49	297.92	(284.43)	638.90	1,191.67	(552.77)
Office Furniture & Equipment Expense	1,192.36	0.00	1,192.36	1,584.20	0.00	1,584.20
Travel & Promotion	0.00	144.42	(144.42)	0.00	577.67	(577.67)
Training Expense	0.00	63.92	(63.92)	0.00	255.67	(255.67)
Credit Checking	0.00	29.17	(29.17)	0.00	116.67	(116.67)
Employee Meals	0.00	8.33	(8.33)	50.00	33.33	16.67
Total Other Project Expenses	\$ 3,135.25	\$ 2,401.09	\$ 734.16	\$ 10,609.47	\$ 9,604.34	\$ 1,005.13
Mortgage & Owner's Expense						
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	\$ 1,105.50	\$ (20.00)	\$ 4,342.00	\$ 4,422.00	\$ (80.00)
Transfer - Reserves	2,675.00	2,675.00	0.00	10,700.00	10,700.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,080.92	\$ (215.03)	\$ 119,463.56	\$ 120,323.67	\$ (860.11)
Total Expenses	<u>\$ 94,520.52</u>	<u>\$ 91,405.00</u>	<u>\$ 3,115.52</u>	<u>\$ 349,696.29</u>	<u>\$ 365,620.00</u>	<u>\$ (15,923.71)</u>
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 10,941.67	\$ (10,941.67)	\$ 65,410.32	\$ 43,766.67	\$ 21,643.65
Pending Reserves	<u>18,913.42</u>	<u>0.00</u>	<u>18,913.42</u>	<u>21,977.91</u>	<u>0.00</u>	<u>21,977.91</u>
	\$ 18,913.42	\$ 10,941.67	\$ 7,971.75	\$ 87,388.23	\$ 43,766.67	\$ 43,621.56

MEMO

Date: May 8, 2025

To: HACB Board of Commissioners

From: Tiffany Lee, Special Programs Coordinator

Subject: Family Self-Sufficiency (FSS) Program update for April 2025

Program Statistics for Period Ending	April 2025	April 2024
Number of participants as of last day of the month	29	32
Number of Orientation Briefings	6	0
Number of signed contracts	7	0
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	2	0
Contract Expired	2	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	16	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	11	21
Number of participants currently escrowing	9	16
Amount disbursed from escrow account	\$43,961.21	\$0.00
Balance of Forfeiture account	\$23,616.14	\$0.00
Balance of Escrow Account	\$ 104,491.04	\$20,5974.65

FSS FY 2024 HUD Grant Program Tracking Data

Program Management Questions:	2025 Calendar Year
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	29
Number of FSS participants identified as a person with disabilities	5
Number of FSS participants employed	9
Number of FSS participants in training programs	0
Number of FSS participants enrolled in higher/adult education	4
Number of FSS participants enrolled in school and employed	3
Number of FSS families receiving cash assistance	7
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	0
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of April 2025										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	04/2025 Enrollment	04/2025 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/24 - 6/30/25	\$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	7/1/24 - 6/30/25	\$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	6	\$7,721.00	\$84,114.00
BHHAP/Security Deposit**	7/1/24 - 6/30/25	\$3,426.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	\$0.00	\$1,626.00
BHHAP/ASOC	7/1/24 - 6/30/25	\$24,291.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	2	\$1,084.00	\$14,531.00
Totals		\$186,717.00			35			8	\$8,805.00	\$109,271.00

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

Last update:05/07/2025
Path: Z:\Boutique Programs\Special Programs Budget and Reports

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

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
March 31, 2025

	MATURITY DATE	YIELD	COST	MARKET VALUE	NON-FEDERAL FUNDS	HUD PUBLIC HSG	HUD HCV SEC. 8	CA HCD RHCP-GSII	USDA-RD FARM LABOR
Umpqua - Sec 8 HAP - 2311		0.00	484,195	484,195			484,195		
Umpqua - Savings Account - 2524		VAR.	515,219	515,219	515,219				
Umpqua - Section 8 FSS Escrow - 9910		VAR.	122,859	122,859			122,859		
Umpqua - Sec. 125 Cafeteria Plan - 5603		0.00	21,063	51,241	51,241				
Umpqua - Business Activities - 0907		0.00	212,073	212,073	212,073				
Umpqua - Sec 8 Admin - 1442		0.00	1,147,050	1,147,050			1,147,050		
Umpqua - Bond - 6220		0.00	117,514	135,154					
Umpqua - Public Housing - 7738		0.00	1,141,414	1,141,414		1,141,414			
FNC - Money Market Funds		VAR.	112,326	112,326	5,616	31,451	75,259		
Mechanics Bank (Security Deposit dox location)		0.00	1,333	1,333	1,333				
Petty Cash Accounts		0.00	107	107	107				
Locust St balances @ RSC		0.00	9,957	9,957	9,957				
Park Place Apts @ RSC		0.00	25,600	25,600	25,600				
Lincoln Apts balances @ RSC		0.00	13,763	13,763	13,763				
Kathy Court balances @ RSC		0.00	5,224	5,224	5,224				
Alamont Apts balances @ RSC		0.00	24,075	24,075	24,075				
Evanswood balances @ RSC #0284		0.00	30,768	30,768	30,768				
New Evanswood units balances @ RSC #9758		0.00	17,742	17,742	17,742				
Gridley Springs II @ Sackett		0.00	14,947	14,947	14,947			14,926	
Cordillera Apts (Cameo Dr) balances @ RSC		0.00	17,700	17,700	17,700				
SUBTOTAL CASH ACCOUNTS			4,034,929	4,082,748	945,366	1,172,865	1,829,363	14,926	0
TCB FLH Operating Account - 0723		0.00	77,838	77,838					77,838
TCB FLH Construction Account - 0735		VAR.	255,863	255,863					255,863
TCB FLH Tax & Insurance - 0772		VAR.	2,696	2,696					2,696
TCB FLH Reserves Security Deposits - 0747		VAR.	364,601	364,601					364,601
TCB FLH Security Deposits - 0759		VAR.	49,362	49,362					49,362
TOTAL USDA-RD FARM LABOR			750,361	750,361	0	0	0	0	750,361
BNY Mellon - Debt Reserve - 2020A			54,674	54,674	54,674				
BNY Mellon - Bond Program Acct (Proceeds) - 2020A			3,817,386	3,817,386	3,817,386				
BNY Mellon - Bond Reserve (P&I) - 2020A			528,799	528,799	528,799				
TOTAL HACB BONDS			4,400,858	4,400,858	4,400,858	0	0	0	0
Kemba Finl CR Union - 11/20/24	11/20/2025	4.30	136,000	136,185		68,000	68,000		
Wings Finl Cr Union - 11/20/25	11/25/2025	4.40	137,000	137,312		68,500	68,500		
United Heritage Cr Union - 11/29/24	12/1/2025	4.50	249,000	249,807		124,500	124,500		
City Bank - 6/18/24	6/25/2025	5.35	100,000	100,506		50,000	50,000		
DISCOVER BANK - 11/1/2023	5/1/2025	5.50	150,000	150,584		75,000	75,000		
COMENITY BANK - 5/13/24	5/13/2025	5.10	100,000	100,009		50,000	50,000		
BMO Bank - 5/30/25	5/30/2025	5.30	200,000	200,780		100,000	100,000		
BANK OF AMERICA - 5/22/24	5/30/2025	5.20	200,000	200,780		100,000	100,000		
CHARLES SCHWAB - 06/04/24	6/12/2025	5.40	240,000	241,150		120,000	120,000		
MORGAN STANLEY - 5/30/24	12/1/2025	5.20	150,000	151,502		75,000	75,000		
CUSTOMERS BANK - 6/27/24	6/27/2029	4.55	100,000	102,217		50,000	50,000		
TOTAL FNC CD'S			1,762,000	1,770,831	0	536,000	536,000	0	0

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
March 31, 2025

Self-Help Credit Union - CD DTD 2/10/20 (compounding)	2/22/2025	4.60	113,027	114,224	114,224				
TOTAL CD'S			1,875,027	1,885,055	114,224	536,000	536,000	0	0
PARS SECTION 115 TRUST		var	2,622,993	2,622,993	262,299	1,049,197	1,311,496		

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE	
1200 Park Avenue, L.P.; 11/23/2004	11/23/2054	4.84	675,000	1,332,469	* interest compounds to principal June 1st annually * interest compounds to principal May 1st annually
Chico Harvest Park, L.P.; 1/29/2013	1/28/2068	2.31	600,000	778,965	
TOTAL for HACB Mortgages & Loans			1,275,000	2,111,434	

BCAHDC*				
BCAHDC Umpqua Operating Account - 3261				726,287
BCAHDC Umpqua Savings Account - 5545				847,213
Mechanics Bank - CD Opened 09/23/2024	3/23/2025	4.00	250,000	250,000
Tri Counties Bank - CD Opened 09/30/2024	9/30/2025	4.16	250,000	250,000
Golden Valley Bank - CD Opened 01/22/2025	1/22/2026	3.50	250,000	250,000
TOTAL for BCAHDC				2,323,501

BANYARD MANAGEMENT	
Banyard - Umpqua Operating Acct - 7883	170,122
TOTAL for BANYARD MGT	170,122

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
RESTRICTED VS. UN-RESTRICTED FUNDS ANALYSIS
March 31, 2025

	a	b	c	=a-b-c	
HACB - Primary Government					
	Total Cash + Current Assets	Restricted Cash	Current Liabilities, less debt	3/31/2025 Available Fund Balance	3/31/2024 Available Cash Balance
<u>Unrestricted HA Owned</u>					
Evanswood Estates 21,25,33	18,167	0	4,970	13,196	10,605
Alamont Apts	37,991	0	27,260	10,731	7,914
Cordillera/Cameo	31,960	0	19,268	12,692	4,559
Demo Housing	1,301	0	918	383	24,713
Evanswood Estates	32,103	0	42,763	-10,660	-11,845
General Fund	1,252,087	0	327,992	924,095	4,484,061
Kathy Ct Apts	4,114	0	176	3,938	4,328
Lincoln Apts	20,775	0	13,314	7,461	13,803
Locust St Apts	22,816	0	9,324	13,492	8,346
Park Place Apts (Oro)	332,247	0	35,789	296,458	139,480
Total Unrestricted HA Owned	1,753,562	0	481,774	1,271,788	4,685,964
<u>Restricted to Federal or State Program</u>					
HCD Gridley Springs II	187,276	177,114	70,820	-60,658	-6,234
HUD Public Housing	3,098,847	166,087	2,890,128	42,632	-25,433
USDA Farm Labor Housing	1,333,527	639,602	289,696	404,229	-66,096
HUD EHV (S8)	1,772,641	1,082,080	428,583	261,979	150,909
HUD Section 8 HCV	20,786,686	19,224,376	916,373	645,937	5,437,987
HUD ROSS Program (S8)	136,422	109,871	25,995	556	-386
Total Federal/State Programs	27,315,399	21,399,129	4,621,595	1,294,676	5,490,747
TOTAL HACB PRIMARY GOV'T	29,068,961	21,399,129	5,103,369	2,566,463	10,176,711

HACB - Component Units					
	Total Cash & Current A/R	Restricted Cash	Current Liabilities	3/31/2025 Available Fund Balance	3/31/2024 Available Cash Balance
<u>Restricted to Mission Stmt</u>					
BCAHDC General Fund	2,370,844	0	124,385	2,246,459	996,356
Banyard Management	171,075	0	189	170,886	174,182

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



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

April 18, 2025

Butte Housing Authority
2039 Forest Ave Suite #10
Chico, CA 95928

Dear Larry Guanzon and Team:

Each year at the Northern California/Nevada NAHRO Chapter Conference the HUD team gives out awards to the PHAs for exceptional performance in various categories. You'll be very happy to hear that your PHA was given an award on January 28, 2025. Since you were not able to receive your award in person, the Department has enclosed your award with this letter.

It is unfortunate that we were not able to see each other in person. Hopefully, we will be able to cross paths at a future conference, meeting at the HUD office in San Francisco, or visit to your PHA.

Sincerely,

A handwritten signature in black ink, reading "Trevor Auser". The signature is written in a cursive, flowing style.

Trevor T. Auser
Acting Director
Office of Public Housing, San Francisco



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Certificate of Recognition

2025 SEMAP Award

This certificate is awarded to:

Housing Authority of the County of Butte

Presented by

A handwritten signature in blue ink, appearing to read "Gerard R. Windt", is positioned above a horizontal green line.

Gerard R. Windt, Director

MEMO

Date: May 8, 2025
To: HACB Board of Commissioners
From: Tiffany Lee, Special Programs Coordinator
Subject: Resolution No. 4959
Section 8 FSS Graduate – Kristina Moon

Kristina Moon started the FSS Program July 1, 2017. At the start of the program Kristina's primary goal was to obtain a job she enjoyed, potentially begin her own business, keeping track of her credit, and becoming independent with the help of The Housing Authority of the County of Butte. During her time with the FSS program Kristina has been running her own business, Affordable Appliance, for many years.

Kristina was able to enroll back in college with the help of her FSS coordinator and complete her Associated degree in Accounting at Butte College. She also successfully attended many meetings provided by the FSS program. Kristina thanks the FSS program for helping her attain self-confidence and making huge strides toward self-sufficiency.

Kristina has put a lot of time and effort into her participation with the FSS program. Kristina has been dedicated to furthering her education and has reached the end of her FSS contract requirements.

Recommendation: Adoption of Resolution No. 4959

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4959

RECOGNITION OF FSS GRADUATE

KRISTINA MOON

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, KRISTINA MOON entered the FSS program in July 1, 2017; and

WHEREAS, KRISTINA MOON successfully completed her FSS Contract of Participation, effective June 30, 2024, by fulfilling all of her responsibilities under the terms of the Contract of Participation; and

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

WHEREAS, (KRISTINA MOON, in completing her Contract of Participation, has accrued an FSS escrow balance of \$5,877.09;

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 KRISTINA MOON'S successful completion of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program.

Dated: May 15, 2025

ATTEST:

David Pittman, Board Chair

Lawrence C Guanzon, Secretary

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4960

ADOPTION OF STRATEGIC PLAN

WHEREAS, the Housing Authority of the County of Butte (HACB) was established in 1946 as an independent public agency, by action of the Butte County Board of Supervisors; and

WHEREAS, the mission of the HACB was to *assist low- and moderate-income residents secure and maintain high-quality affordable housing*; and

WHEREAS, in 2025 the Board of Commissioners of the HACB determined that an updated to the mission and Strategic Plan on behalf of the HACB was necessary to assess, affirm and further direct the HACB in service to its mission; and

WHEREAS, the HACB retained a strategic planning consultant to guide the HACB, its Board and staff through a strategic planning process; and

WHEREAS, such strategic plan was developed and reviewed; and

WHEREAS, the mission of the HACB was updated as follows *The Housing Authority of the County of Butte provides access to affordable and innovative housing solutions for the well-being of all. We support residents in securing and maintaining quality housing as a pathway to fostering sustainable, resilient, and stable communities.*; and

WHEREAS, consistent with its mission, the HACB seeks to create and optimize affordable housing opportunity on behalf of the communities and citizenry it serves; and

WHEREAS, the Board of Commissioner has determined the resulting strategic plan document to represent the best interests of the HACB, its clients, and the communities it serves;

NOW, THEREFORE, BE IT RESOLVED BY the Board of Commissioners of the Housing Authority of the County of Butte to hereby approve and adopt its Strategic Plan, such Strategic Plan attached to and made a part of this Resolution No. 4960.

Dated: May 15, 2025.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary



**Housing Authority
of the County of Butte**

Strategic Plan

April 2025



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Message from the Executive Director

The Housing Authority's work to develop and update the five-year strategic plan was initiated by the Board of Commissioners in early 2025. With years of accumulation of programs, properties, and new developments in the last three years since its founding in 1946, the Housing Authority now serves more than 4,600 households in Butte and Glenn Counties, through a diverse mix of rental assistance programs and affordable housing properties. Having navigated the Great Recession, been instrumental in contributing to post-disaster recovery efforts in both Butte and Glenn Counties, and confronting federal and State funding constraints, the Board felt it time to revisit the agency's mission, evaluate its programs and properties in service to the community, to develop and affirm strategic directions and policies that will guide the agency moving forward.

Established as an independent public agency by action of the Butte County Board of Supervisors, the Housing Authority's former mission was to *"assist low- and moderate-income residents to secure and maintain high-quality affordable housing"*.

The Housing Authority's updated mission is ***to provide access to affordable and innovative housing solutions for the well-being of all. We support residents in securing and maintaining quality housing as a pathway to fostering sustainable, resilient, and stable communities.*** Specifically, the Board recognized the need to continue to expand its Agency's goals to include the following priorities; increasing our Affordable Housing Stock, Incorporate Resilience and Sustainability into Housing Solutions, Promote Upward Mobility Through Housing Programs, Address the Unique Housing Needs of Vulnerable Populations, Enhance Staff Engagement and Development, Improve Tenant Onboarding and Retention, Achieve Operational Efficiency and Transparency in Service Delivery, and Adapting to Changes Over Time. The stated agency goals ensure best use of staff energies and financial resources, in an operating environment that included ongoing substantial local affordable housing need, continual federal and State funding uncertainty, appreciating operational costs, and historically low interest rates.

The subsequent strategic planning effort provided a forum for Board members and staff to work together to discuss their vision for the future of the Housing Authority, and to think together about the biggest challenges facing their everyday work. The results of these work sessions are contained in the following pages of the Strategic Plan. In large part, the Strategic Plan affirms the path the Housing Authority was already taking as an organization; that is, efficiently and effectively taking advantage of program and development opportunities as they arise within the constraints of the "uncertainty" we are faced with pending possible cuts from the Federal Government.

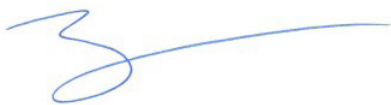
However, this plan also pays new attention to the role of the organization in encouraging the on-going goal of self-sufficiency for program participants and residents. We strive to help with contributions made to our residents' quality of life, through provision of community-building services, assistance to residents in development of job skills, education of youth, improvement of health outcomes, and generally, working with clients to optimize their potential for self-sufficiency.

Through this strategic planning process, Board members gave more precise definition to the Housing Authority's role in the community, as a supporter and partner to fellow agencies and organizations providing social services and housing assistance. This is particularly true for the issue of local homelessness, where the Housing Authority continues to not see itself as a front-line agency, but rather, as a support agency to those working directly with the homeless. We have many local non-profits within our community that are the "experts" in dealing with homelessness.

For our staff and board members, the safety and quality of the housing stock we provide is paramount. This strategic plan process will require the need to continue to develop an updated strategic asset plan, wherein the properties developed and acquired over the years be evaluated as a whole for their condition, service to housing need, physical needs, and finance opportunities, all by way of planning for a more coherent affordable housing portfolio built to serve future generations.

The Housing Authority values continual improvement in the way we work. Maintaining our commitment to employee training and well-being, and program administration that is client-friendly and accessible, was affirmed to be of great importance. Customer and resident relations are a priority for all staff as we commit to strive to improve this important aspect of the Housing Authority.

The value of these discussions will only be realized if we continue to fully commit to implementation of this new revised Strategic Plan. As a living document that serves as a benchmark, road map, and "to-do" list for its readers, we hope our staff, residents, and the greater communities of Butte and Glenn Counties will embrace this map, understanding who and where we are, and where we need to go. Working together, we will further expand affordable housing opportunity to those we serve, fulfilling their need for the shelter that is a basis for their well-being. Lastly, the Housing Authority of the County of Butte supports all types of housing for our communities in order to meet the demands of our ever-growing populations.

A handwritten signature in blue ink, appearing to read 'L. Guanzon', with a long horizontal stroke extending to the right.

Lawrence C. Guanzon
Executive Director

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Mission

The Housing Authority of the County of Butte provides access to affordable and innovative housing solutions for the well-being of all. We support residents in securing and maintaining quality housing as a pathway to fostering sustainable, resilient, and stable communities.



Vision

By promoting sustainable development and addressing the impacts of trauma, we strive for resilient, stable communities that support economic and social well-being.

We collaborate with partner organizations to connect residents with essential services, including those addressing housing needs, security and stability. We recognize these partnerships as key to creating a supportive environment for all those we serve.

We are committed to operational efficiency, ensuring that our programs are effective, fiscally responsible, and impactful in meeting the needs of residents in our communities.

We strive to improve our housing stock, expand our resources, and seek new opportunities to grow and invest in sustainable, affordable housing solutions for the future.

We address the unique housing challenges faced by vulnerable populations, including individuals and families recovering from trauma.

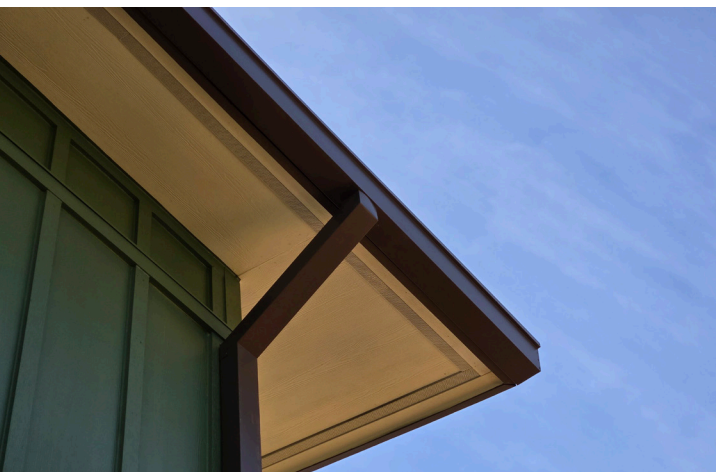
We encourage a work environment where staff members feel inspired, proud of their work, and are recognized for their efforts.

Goals & Objectives

Goal 1: Expand Affordable Housing Stock

Objective 1A: Continue to pursue all available sources of funding to ensure that expansion of housing stock continues even in years when there is funding uncertainty or development cost increases.

Objective 1B: Explore public and private partnerships to identify suitable properties for construction or rehabilitation, to increase supply of affordable housing units.



Goal 2: Incorporate Resilience and Sustainability into Housing Solutions

Objective 2A: Apply for available funding (e.g., CalHome funds) to retroactively install fire-resistant (or wildfire prepared) materials, flood defenses, and energy-efficient systems in HACB-managed properties, especially those in disaster-prone areas.

Objective 2B: Continue to incorporate fiscally prudent disaster-resilient technologies (such as solar panels and rainwater collection systems) in new projects, to increase long-term sustainability.

Objective 2C: Ensure all new HACB developments meet the highest energy efficiency standards, incorporating low-flow plumbing, and high-efficiency HVAC systems.

Objective 2D: Support innovative building technologies, materials, and housing typologies that increase sustainability while also reducing construction time and costs.

Goals 3: Promote Upward Mobility Through Housing Programs

Objective 3A: Continue to promote the Family Self-Sufficiency (FSS) program (through the Housing Choice Voucher Program) and increase participation.

Objective 3B: Fortify partnerships to connect residents with services such as: job training and financial literacy programs, healthcare and childcare resources, transportation assistance and meal programs.



Goal 4: Address the Unique Housing Needs of Vulnerable Populations

Objective 4A: Continue to retrofit existing HACB properties to include accessibility features such as ramps, elevators, and accessible bathrooms for elderly and disabled residents.

Objective 4B: Continue to prioritize the development of accessible units in new projects to ensure that elderly and disabled residents have adequate housing options and age in place.

Objective 4C: Connect residents with services (provided by partners) to help them improve their quality of life.



Goal 5: Enhance Staff Engagement and Development

Objective 5A: Recognize staff achievements through awards, public acknowledgments, and team-building events to enhance morale.

Objective 5B: Continue to offer extensive opportunities for staff training and networking (NAHRO, Fair Housing, NMA, BDO, etc.) as funding is available.



Goal 6: Improve Tenant Onboarding and Retention

Objective 6A: Support case workers in creating a more personalized case management process, which may connect residents with services (provided by partners) that improve their quality of life and help them maintain stability in their housing.

Objective 6B: Expand use of online platforms to streamline rent payment, communication, and tenant management, enhancing both the onboarding process and ongoing tenant retention.

Objective 6C: Continue to educate residents on how to maintain their units and fulfill their lease obligations.

Objective 6D: Continue to engage and educate landlords on policies and procedures.



Goal 7: Achieve Operational Efficiency and Transparency in Service Delivery

Objective 7A: Continue transparent program and property tracking and reporting, including information on housing outcomes, funding, and program effectiveness.

Objective 7B: Continue to conduct regular audits – at the agency level, at the program level, and at the property level – to ensure efficiency and fiscal responsibility.



Goal 8: Adapting to Changes Over Time

Objective 8A: Ensure that new units can adapt to evolving environmental, economic, and demographic changes while meeting current housing demands.

Objective 8B: Regularly evaluate internal processes to identify opportunities for improvement in service delivery, resource allocation, and program administration, while maintaining financial stability for HACB.

Objective 8C: Continue to build a shared understanding of on-ground needs, services and resources available by connecting staff and communities at local forums.

Objective 8D: Identify and capitalize on emerging services and resources.

Objective 8E: Continue to advocate for all types of housing, given the changing housing needs based on demographic shifts.



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May 8, 2025

MEMORANDUM

To: HACB Board of Commissioners

From: Tamra C. Young, Deputy Executive Director
Marysol Perez, Executive Assistant
Angie Little, Rental Assistance Programs Manager
Juan Meza, Public Housing Manager
Sheri Bouvier, Contracts Administrator

Subject: 2025 Draft Agency Documents

- Annual and Five-Year 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
5/06/25	Resident Advisory Board meeting held
5/15/25	<i>Draft approval by HACB Board</i>
5/15 - 7/17/25	Required 45-day Review Period - Documents available for public comment.
7/3/25	Comments, if any, due to HACB, for inclusion in draft presented to Board
7/17/25	<i>Public Hearing; Final approval by HACB Board</i>
Deadline 7/18/25	Submit documents to HUD with applicable attachments
10/1/25	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

Five-Year Plan

- 2025 Agency Five Year Plan has been drafted based upon the Mission, Vision, Goals, and Objectives from the 2025 HACB Strategic Plan

Both Section 8 Administrative Plan and Public Housing ACOP

- Due to delay in HUD implementation of Final Rule implementing Section 102/104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), Nan McKay & Associates updated both the Admin Plan and ACOP to include pre- (A) and post-HOTMA (B) chapters:
 - Admin Plan - Chapters 6: Income and Subsidy Determinations, 7: Verification, 8: Housing Quality Standards, and Chapter 11: Reexaminations.
 - ACOP – Chapters 6: Income, 7: Verification, and 9: Reexaminations.

Section 8 Administrative Plan

- Nan McKay & Associates recommended updates including:
 - Change NSPIRE to housing quality standards (Chapter 8)

FSS Action Plan

- Added names of organizations to the list of those who participate in Program Coordinating Committee (PCC) (3-II.B.)
- Nan McKay & Associates recommended updates (6-I.B.)

ACOP

- Per regulations, add PH wait list preferences for households transferring from HCV to PH for 1) emergency VAWA transfer or 2) HCV abatement-affected family.

The draft Agency Annual Plan, Agency Five-Year Plan, Public Housing Capital Fund Plan, Public Housing ACOP, Section 8 Admin Plan, and FSS Action Plan, as redlined documents, can be found on the Dropbox site and the HACB website at www.butte-housing.com.

Recommendation: Receive draft documents (draft revised Agency Annual Plan, Agency Five-Year Plan, Capital Fund Plan, Public Housing ACOP, Section 8 Admin Plan, and FSS Action 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 17, 2025.

AGENDA

at a glance

Wednesday, May 28, 2025

12 – 5 pm: Business Partners Move-In
6 – 8 pm: PSWRC Executive Board Meeting (Offsite)

Thursday, May 29, 2025

8 am – 3 pm: Registration
7:30 – 8:30 am: Business Partners Move-In
8:30 – 10 am: Opening Session w/ Continental Breakfast
10 – 10:30 am: Refreshment Break w/ Business Partners
10:30 am – 5 pm: Breakout Sessions
12 – 1:30 pm: Lunch with Annual Business Meeting
3:00 – 5:00 pm: CRD Tour
6 pm: Offsite Event – All Invited

Friday, May 30, 2025

8 am – 12 pm: Registration
8 – 9 am: Continental Breakfast w/ Legislative Update
9 am – 2 pm: Breakout Sessions
10:30 – 10:45 am: Final Break w/ Business Partners
12 pm: General Conference Closes



Hotel Accommodations



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CUT OFF
MAY 13
2025**

Ways to Reserve!



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