

**MANY MANSIONS
AND AFFILIATE**

**CONSOLIDATED FINANCIAL STATEMENTS,
SUPPLEMENTARY INFORMATION AND
AUDITORS' REPORTS
JUNE 30, 2021 AND 2020**

MANY MANSIONS
(A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION)
AND AFFILIATE
CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

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Independent Auditors' Report

To the Board of Directors
Many Mansions
1259 E. Thousand Oaks Blvd.
Thousand Oaks, California 91362

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of Many Mansions, a California nonprofit public benefit corporation, and its solely owned and operated residential rental apartment properties, collectively (the "Organization"), as well as its Affiliate Casa de Paz Housing, Inc. (the "Affiliate") as of June 30, 2021 and 2020, and the related consolidated statements of activities, total net assets without and with donor restrictions, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management (representing key personnel, corporate officers and supervisory positions) are responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of Many Mansions and its Affiliate's as of June 30, 2021 and 2020, and the changes in their net assets and their cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements taken as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 16, 2021 on our consideration of Many Mansions and its Affiliates' internal control over financial reporting and our tests of their compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audits.



Reseda, California
August 16, 2021

**MANY MANSIONS AND AFFILIATE
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2021 AND 2020**

	ASSETS	
	<u>2021</u>	<u>2020</u>
<u>Current assets</u>		
Cash and cash equivalents	\$ 2,841,431	\$ 2,080,715
Accounts receivable - governmental grants	23,154	3,257
Accounts receivable, other (Note 6)	764,095	8,140
Accounts receivable, tenant	29,786	34,446
Affiliates receivables (Note 13)	376,031	463,663
Deferred developer fee receivables (Note 13)	658,295	-
Prepaid expenses	113,327	193,540
Total current assets	<u>4,806,119</u>	<u>2,783,761</u>
<u>Property and equipment, at cost</u>		
Land	8,689,329	8,689,329
Land improvements	69,230	60,805
Buildings and improvements	25,675,648	25,323,399
Furniture and equipment	1,272,944	1,230,472
Vehicles	27,674	27,674
Total property and equipment	<u>35,734,825</u>	<u>35,331,679</u>
Less: accumulated depreciation	<u>(9,484,766)</u>	<u>(8,773,770)</u>
Net property and equipment (Note 2)	<u>26,250,059</u>	<u>26,557,909</u>
<u>Restricted reserves</u>		
Restricted reserves (Note 4)	1,379,109	1,425,589
Tenant security deposits	112,546	108,213
Total restricted reserves	<u>1,491,655</u>	<u>1,533,802</u>
<u>Other assets</u>		
Investment in partnerships	72,227	72,027
New projects	4,833,210	4,067,922
Notes and interest receivable (Note 12)	15,795,446	16,253,485
Other deposits	6,616	6,350
Total other assets	<u>20,707,499</u>	<u>20,399,784</u>
TOTAL ASSETS	<u><u>\$ 53,255,332</u></u>	<u><u>\$ 51,275,256</u></u>

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (CONTINUED)
JUNE 30, 2021 AND 2020**

LIABILITIES AND NET ASSETS

	<u>2021</u>	<u>2020</u>
<u>Current liabilities</u>		
Accounts payable and accrued expenses	\$ 822,995	\$ 697,859
Accrued interest payable (Note 7)	18,486	18,486
Deferred revenue and prepaid rents	69,575	69,985
Notes payable - current (Note 7)	<u>270,327</u>	<u>256,690</u>
Total current liabilities	1,181,383	1,043,020
<u>Other liabilities</u>		
Accrued interest on governmental debt (Note 7)	6,660,713	6,933,735
Line of credit payable	-	500,000
Notes payable - net of current portion (Note 7)	27,128,638	26,117,252
Tenant security deposits held in trust	<u>110,791</u>	<u>108,031</u>
Total other liabilities	33,900,142	33,659,018
Total liabilities	<u>35,081,525</u>	<u>34,702,038</u>
<u>Net assets</u>		
Without donor restrictions	17,845,895	16,193,299
With donor restrictions	327,911	379,919
Permanently restricted	<u>-</u>	<u>-</u>
Total net assets	<u>18,173,806</u>	<u>16,573,218</u>
TOTAL LIABILITIES AND NET ASSETS	\$ <u>53,255,331</u>	\$ <u>51,275,256</u>

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<i>Fiscal Year</i> <u>2020-2021</u>	<i>Fiscal Year</i> <u>2019-2020</u>
<u>Support and revenues</u>		
Apartment rental income	\$ 1,943,927	\$ 1,933,875
Contributions	343,731	409,985
Contributions in kind	25,628	25,605
Forgiven loan revenue	1,748,785	152,863
Grants and contracts	1,181,119	2,425,304
Interest and investment income	433,064	416,831
Project property cost reimbursement	816,788	769,966
Service fees	3,168,939	2,481,560
Special events and fundraising	-	39,253
Total support and revenues	<u>9,661,981</u>	<u>8,655,242</u>
 <u>Expenses</u>		
Program services	6,248,668	6,094,233
General and administrative	630,893	520,198
Fundraising	511,461	597,555
Total expenses	<u>7,391,022</u>	<u>7,211,986</u>
 <u>Change in net assets before depreciation</u>	 2,270,959	 1,443,256
Depreciation	710,996	725,799
 <u>Change in net assets</u>	 <u>1,559,963</u>	 <u>717,457</u>
Contributions/(distributions)	40,625	64,497
 <u>Net assets, beginning of the year</u>	 <u>16,573,218</u>	 <u>15,791,264</u>
 NET ASSETS, END OF YEAR	 <u>\$ 18,173,806</u>	 <u>\$ 16,573,218</u>

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
CONSOLIDATED STATEMENTS OF ACTIVITIES (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**

2021

	<i>Without Donor Restrictions</i>			<i>Total</i>
	<i>All Other Funds</i>	<i>Board Designated</i>		
	<i>Without Donor Restrictions</i>	<i>Endowment Funds</i>	<i>With Donor Restrictions</i>	
<u>Support and revenues</u>				
Apartment rental income	\$ 1,943,927	\$ -	\$ -	\$ 1,943,927
Contributions	265,038	-	78,693	343,731
Contributions in kind	25,628	-	-	25,628
Forgiven loan revenue	1,748,785	-	-	1,748,785
Grants and contracts	1,181,119	-	-	1,181,119
Interest and investment income	411,346	21,552	166	433,064
Project property cost reimbursement	816,788	-	-	816,788
Service fees	3,168,939	-	-	3,168,939
Special events and fundraising	-	-	-	-
Total support and revenues	<u>9,561,570</u>	<u>21,552</u>	<u>78,859</u>	<u>9,661,981</u>
<u>Expenses</u>				
Program services	6,248,668	-	-	6,248,668
General and administrative	630,893	-	-	630,893
Fundraising	511,461	-	-	511,461
Total expenses	<u>7,391,022</u>	<u>-</u>	<u>-</u>	<u>7,391,022</u>
<u>Change in net assets before depreciation</u>	2,170,548	21,552	78,859	2,270,959
Depreciation	710,996	-	-	710,996
<u>Change in net assets</u>	<u>1,459,552</u>	<u>21,552</u>	<u>78,859</u>	<u>1,559,963</u>
Net assets released from restrictions	148,687	(17,820)	(130,867)	-
Contributions / Distributions	40,625	-	-	40,625
<u>Net assets, beginning of the year</u>	<u>16,099,416</u>	<u>93,883</u>	<u>379,919</u>	<u>16,573,218</u>
NET ASSETS, END OF YEAR	<u>\$ 17,748,280</u>	<u>\$ 97,615</u>	<u>\$ 327,911</u>	<u>\$ 18,173,806</u>

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
CONSOLIDATED STATEMENTS OF ACTIVITIES (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

2020

	<i>Without Donor Restrictions</i>			<i>Total</i>
	<i>All Other Funds</i>	<i>Board Designated</i>		
	<i>Without Donor Restrictions</i>	<i>Endowment Funds</i>	<i>With Donor Restrictions</i>	
<u>Support and revenues</u>				
Apartment rental income	\$ 1,933,875	\$ -	\$ -	\$ 1,933,875
Contributions	311,279	-	98,706	409,985
Contributions in kind	25,605	-	-	25,605
Forgiven loan revenue	152,863	-	-	152,863
Grants and contracts	2,425,304	-	-	2,425,304
Interest and investment income	414,409	2,422	-	416,831
Project property cost reimbursement	769,966	-	-	769,966
Service fees	2,481,560	-	-	2,481,560
Special events and fundraising	39,253	-	-	39,253
Total support and revenues	<u>8,554,114</u>	<u>2,422</u>	<u>98,706</u>	<u>8,655,242</u>
<u>Expenses</u>				
Program services	6,094,233	-	-	6,094,233
General and administrative	520,198	-	-	520,198
Fundraising	597,555	-	-	597,555
Total expenses	<u>7,211,986</u>	<u>-</u>	<u>-</u>	<u>7,211,986</u>
<u>Change in net assets before depreciation</u>	1,342,128	2,422	98,706	1,443,256
Depreciation	725,799	-	-	725,799
<u>Change in net assets</u>	<u>616,329</u>	<u>2,422</u>	<u>98,706</u>	<u>717,457</u>
Net assets released from restrictions	59,112	(5,316)	(53,796)	-
Contributions / Distributions	64,497	-	-	64,497
<u>Net assets, beginning of the year</u>	<u>15,359,478</u>	<u>96,777</u>	<u>335,009</u>	<u>15,791,264</u>
NET ASSETS, END OF YEAR	<u>\$ 16,099,416</u>	<u>\$ 93,883</u>	<u>\$ 379,919</u>	<u>\$ 16,573,218</u>

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2021**

	2021			
	Supporting Services			
	<i>Program Services</i>	<i>General and Administrative</i>	<i>Fund- raising</i>	<i>Total</i>
Administration and management fees \$	162,246	\$ -	\$ -	\$ 162,246
Compensation and related expenses				
Employee benefits	276,959	43,089	50,358	370,406
Payroll taxes	283,732	32,035	28,489	344,256
Salaries	3,456,386	411,426	359,630	4,227,442
Workers' compensation	101,535	2,105	2,021	105,661
Total	4,118,612	488,655	440,498	5,047,765
Community and public relations	-	-	3,752	3,752
Computer and network maintenance	32,664	17,754	2,903	53,321
Dues and subscriptions	11,801	14,970	11,827	38,598
Equipment lease	4,597	2,928	1,647	9,172
Fundraising	-	-	9,318	9,318
Insurance and property taxes	81,993	22,106	2,267	106,366
Interest				
Governmental interest	557,416	-	-	557,416
Interest - debt issuance costs	8,232	-	-	8,232
First mortgage interest	309,600	-	-	309,600
Total interest	875,248	-	-	875,248
Legal and professional	-	40,839	-	40,839
Office supplies and postage	35,581	12,380	12,268	60,229
Rent expenses	21,600	-	-	21,600
Printing	559	164	3,551	4,274
Program services	141,034	-	-	141,034
Project pre-development costs	97,441	-	-	97,441
Repairs and maintenance	336,870	9,325	932	347,127
Staff development	14,708	4,764	14,354	33,826
Third-party services	14,226	-	-	14,226

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**

	2021			
	Supporting Services			
<i>Program Services</i>	<i>General and Administrative</i>	<i>Fund- raising</i>	<i>Total</i>	
Telephone	\$ 31,335	\$ 7,752	\$ 4,462	\$ 43,549
Transportation	19,269	3,000	3,056	25,325
Utilities	248,884	6,256	626	255,766
 TOTAL EXPENSES BEFORE DEPRECIATION	 6,248,668	 630,893	 511,461	 7,391,022
Depreciation	710,996	-	-	710,996
TOTAL EXPENSES	\$ 6,959,664	\$ 630,893	\$ 511,461	\$ 8,102,018

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2020**

	2020			
	<i>Program Services</i>	Supporting Services		<i>Total</i>
		<i>General and Administrative</i>	<i>Fund- raising</i>	
Administration and management fees	\$ 164,188	\$ -	\$ -	\$ 164,188
Compensation and related expenses				
Employee benefits	263,805	33,091	40,905	337,801
Payroll taxes	273,469	25,583	30,378	329,430
Salaries	3,287,794	360,841	346,376	3,995,011
Workers' compensation	99,855	1,961	1,632	103,448
Total	<u>3,924,923</u>	<u>421,476</u>	<u>419,291</u>	<u>4,765,690</u>
Community and public relations	-	-	32,209	32,209
Computer and network maintenance	33,837	18,466	5,299	57,602
Dues and subscriptions	21,284	6,099	3,737	31,120
Equipment lease	7,286	2,653	1,851	11,790
Fundraising	-	-	37,734	37,734
Insurance and property taxes	72,983	17,684	4,421	95,088
Interest				
Governmental interest	614,083	-	-	614,083
Interest - debt issuance costs	8,232	-	-	8,232
First mortgage interest	322,506	-	-	322,506
Total interest	<u>944,821</u>	<u>-</u>	<u>-</u>	<u>944,821</u>
Legal and professional	1,975	18,704	50,908	71,587
Office supplies and postage	34,282	8,127	10,978	53,387
Rent expenses	21,600	-	-	21,600
Printing	4,090	986	13,520	18,596
Program services	171,092	-	-	171,092
Project pre-development costs	48,955	-	-	48,955
Repairs and maintenance	333,861	4,827	1,207	339,895
Staff development	20,542	5,754	1,529	27,825
Third-party services	14,696	-	4,214	18,910

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

	2020			
	Supporting Services			
<i>Program Services</i>	<i>General and Administrative</i>	<i>Fund- raising</i>	<i>Total</i>	
Telephone	\$ 24,303	\$ 5,175	\$ 6,321	\$ 35,799
Transportation	26,997	6,123	3,305	36,425
Utilities	222,518	4,124	1,031	227,673
 TOTAL EXPENSES BEFORE DEPRECIATION	 6,094,233	 520,198	 597,555	 7,211,986
Depreciation	725,799	-	-	725,799
TOTAL EXPENSES	\$ 6,820,032	\$ 520,198	\$ 597,555	\$ 7,937,785

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
<u>Cash flows from operating activities</u>		
Receipts:		
Apartment rental income	\$ 1,957,317	\$ 2,080,300
Contributions	343,731	409,985
Forgiven loan revenue	1,046,608	152,863
Grants and contracts	1,161,221	2,425,082
Interest and investment income	433,064	416,831
Project property cost reimbursement	816,788	769,966
Service fees	1,833,509	2,481,560
Special events and fundraising	-	39,253
Total receipts	<u>7,592,238</u>	<u>8,775,840</u>
Disbursements:		
Administration and management fees	(162,246)	(138,770)
Community and public relationship	(3,752)	(32,209)
Computer and network maintenance	(53,321)	(57,602)
Dues and subscriptions	(38,598)	(31,120)
Employee benefits	(370,406)	(337,801)
Equipment lease	(9,172)	(11,790)
Fundraising	(9,318)	(37,734)
Government mortgage interest	(128,261)	(81,698)
Human resources expense	(16,025)	(7,930)
Insurance and property taxes	(106,366)	(185,073)
Legal and professional	(24,814)	(63,657)
Mortgage interest	(309,600)	(322,506)
Office supplies and postage	(60,229)	(53,387)
Payroll taxes	(344,256)	(329,430)
Printing	(4,274)	(18,596)
Program services	(115,406)	(145,487)
Project pre-development costs	(97,441)	(48,955)
Rent expenses	(21,600)	(21,600)
Repairs and maintenance	\$ (347,127)	\$ (339,895)

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF CASH FLOWS (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
<u>Cash flows from operating activities</u> (Continued)		
Disbursements (Continued):		
Salaries	(4,102,305)	(3,840,760)
Staff development	(33,826)	(27,825)
Telephone	(43,549)	(35,799)
Tenant security deposits payable	2,760	2,170
Third-party services	(14,226)	(18,910)
Travel	(25,325)	(36,425)
Utilities	(255,766)	(227,673)
Workers' compensation	(105,661)	(103,448)
Total disbursements	<u>\$ (6,800,110)</u>	<u>\$ (6,553,910)</u>
Net cash provided by operating activities	<u>\$ 792,128</u>	<u>\$ 2,221,930</u>
<u>Cash flows from investing activities</u>		
Net increase in property and equipment	\$ (403,146)	\$ (260,323)
Net decrease (increase) in notes and interest receivable	458,039	(1,488,477)
Net increase in investment partnerships	(200)	-
Net increase in new projects	(685,075)	(1,705,780)
Net increase in restricted cash	-	(189,313)
Net cash used in investing activities	<u>\$ (630,382)</u>	<u>\$ (3,643,893)</u>
<u>Cash flows from financing activities</u>		
Proceeds from notes payable	\$ 516,198	\$ 1,035,129
Contributions/(Distributions)	40,625	64,497
Net cash provided by (used in) financing activities	<u>\$ 556,823</u>	<u>\$ 1,099,626</u>
Net decrease in cash, cash equivalents and restricted cash	718,569	(322,337)
Cash, cash equivalents and restricted cash at beginning of the year	3,614,517	3,936,854
Cash, cash equivalents and restricted cash at end of the year	<u><u>\$ 4,333,086</u></u>	<u><u>\$ 3,614,517</u></u>
Cash, cash equivalents and restricted cash as of December 31, respectively, is as follows:		
Cash and cash equivalents	\$ 2,841,431	\$ 2,080,715
Restricted cash:		
Tenant security deposits	112,546	108,213
Operating reserve	378,756	377,886
Replacement reserve	371,462	350,173
Other restricted accounts	628,891	697,530
Total cash, cash equivalents and restricted cash	<u><u>\$ 4,333,086</u></u>	<u><u>\$ 3,614,517</u></u>

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 1 – Organization and Nature of Activities

The accompanying consolidated financial statements include the accounts of Many Mansions and Casa De Paz Housing, Inc., both California nonprofit public benefit corporations, as well as Many Mansion’s solely owned property operations of Bella Vista, Casa Garcia, La Rahada, LLC (a single member LLC owned by the Organization), D Street, Richmond Terrace, Terry’s Place and Peppertree SV LLC (a single member LLC owned by the Organization), (collectively these entities are referred to as “Many Mansions”). Many Mansions provides affordable housing and related services in both Ventura and Los Angeles Counties of California, and their income is generated primarily from real estate services including tenant rental income, property management, development services and private and public grants. The Affiliate - Casa De Paz Housing, Inc. is a 14-unit attached affordable housing property located in Simi Valley, California. Many Mansions, as described in Section 501(c)(3) of the Internal Revenue Code, is exempt from federal and state income taxes.

Many Mansions was incorporated August 24, 1979 to endeavor to provide decent affordable housing to persons of low and moderate income residing in the State of California, specifically, to Ventura County, the Conejo Valley, and surrounding communities. Many Mansions’ purpose is to provide affordable housing and life enriching services for low to moderate-income residents in both Ventura and Los Angeles Counties. This is achieved by providing affordable low-cost housing through its numerous rental properties. It also provides onsite supportive services such as case management, job development, after school homework/literary programs, summer camp and various other programs. The Board of Directors volunteer services and govern the activities of Many Mansions.

Many Mansions currently has an ownership interest in 20 affordable housing properties with 654 units, it presently manages 554 units at 16 different sites serving 1,255 residents, approximately 300 of whom are children. In addition, the Organization continues to provide the much-needed services that include homework tutoring, case management, career support, camp activities, a teen club program and much more.

Note 2 - Summary of Significant Accounting Policies

A summary of the consolidated financial statements’ significant accounting policies consistently applied in their preparation follows:

Adoption of Accounting Pronouncement

In May 2014, the FASB issued ASU 2014-09, Revenue from Contracts with Customers (Topic 606), which replaces numerous requirements in U.S. GAAP, including industry-specific requirements, and provides companies with a single revenue recognition model for recognizing revenue from contracts with customers. The core principle of the new standard is that a company should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the company expects to be entitled in exchange for those goods or services. During the year ended June 30, 2021, management implemented ASU 2014-09 and adjusted the presentation in these financial statements accordingly. The ASU has been applied using a modified retrospective approach during the year ended June 30, 2021. The implementation of the ASU had no effect on the financial statements.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 2 - Summary of Significant Accounting Policies (Continued)

Principles of Consolidation

The consolidated financial statements include the accounts of Many Mansions and Casa De Paz Housing, Inc., both California nonprofit public benefit corporations, as well as Many Mansions' solely owned property operations of Bella Vista, Casa Garcia, D Street, La Rahada LLC (a single member LLC owned by the Organization), Richmond Terrace, Terry's Place and Peppertree SV LLC (a single member LLC owned by the Organization), (collectively they are referred to as the "Many Mansions"). All material intercompany balances and transactions have been eliminated from the consolidated financial statements.

Method of Accounting

Many Mansions' financial statements are presented in conformity with accounting principles generally accepted in the United States of America. The accrual method of accounting is used, which reflects revenue when earned and expenses as incurred, regardless of the timing of payments.

Basis of Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting and in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Sub-topic 958-205, *"Not-for-Profit Entities - Presentation of Financial Statements"*. FASB ASC Sub-topic 958-205 establishes standards for external financial reporting by not-for-profit organizations and requires that resources be classified for accounting and reporting purposes into three net asset categories based on the existence or absence of donor-imposed restrictions.

Many Mansions reports information regarding its financial position and activities according to three classes of net assets, as applicable: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

Affiliated Organizations

The Board of Directors of Many Mansions also serves as the board of directors of a number of other affiliated entities. These entities operate affordable housing properties. All board members serve without compensation.

Many Mansions' financial statements do not include the assets, liabilities, revenue or expenses of the related organizations, except as described in principles of consolidation above (see Consolidation of Limited Partnerships below).

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 2 - Summary of Significant Accounting Policies (Continued)

Consolidation of Limited Partnerships

Many Mansions is subject to the provisions of Statement of Position 78-9 (SOP 78-9), *Accounting for Investments in Real Estate Ventures* that provides guidance on whether investments in real estate should be consolidated or accounted for under the equity method. Generally, if the rights and obligations of the general partner are such that the general partner controls the limited partnership, consolidation is required regardless of the ownership percentage. Guidance provided by the Emerging Issues Task Force, *Determining Whether a General Partner, or the General Partners As a Group, Controls a Limited Partnership or Similar Entity When the Limited Partners Have Certain Rights* (EITF No. 04-05) as well as FASB Accounting Standards Codification Sub-topic 810-20-25 was used to determine whether the rights of the limited partners overcome presumption of control by the general partner.

If the presumption of control by the general partner is overcome by the rights of the limited partners, the general partner should not consolidate but should apply the equity method of accounting to its interests. The rights of the limited partner overcome the presumption of control by the general partner when the limited partner has either (a) the substantive ability to dissolve the limited partnership or otherwise remove the general partner without cause or (b) substantive participating rights. At June 30, 2021 and 2020, respectively, the limited partner has substantive participating rights and therefore Many Mansions, as the general partner, did not control the limited partnership and is not required to consolidate its interest.

Investment in Partnerships

Pursuant to EITF No. 04-05 as well as FASB Accounting Standards Codification Sub-topic 810-20-25 above, investments in partnerships are accounted for using the equity method of accounting. The investment is initially recorded at cost then adjusted for the proportionate share of undistributed earnings or losses. Many Mansions' investment in partnerships is discussed in more detail at Note 13 below.

Receivables from Affiliates and Partnerships

Amounts are receivable from affiliates and partnerships for operational advances, construction advances and/or development and other fees. Such amounts are generally either received during the subsequent year, or become notes receivable over a longer period.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 2 - Summary of Significant Accounting Policies (Continued)

Project Feasibility Expenses and Accounting for Construction Cost

Project Pre-Development Expenses

Many Mansions incurs costs during the development phase of each affordable housing project. These costs are recorded as assets which generally are recoverable from the projects either from loan proceeds, equity investor contributions, or from residual receipts generated by the projects. Any funds expended on a project that does not pass beyond the pre-development stage are recorded as expenses (“project pre-development”) when further activity on the project ceases. As of June 30, 2021 and 2020, there were \$97,441 and \$48,955 of project pre-development expenses reported as such on the accompanying statements of functional expenses.

Accounting for Internally Generated Costs Relating to Real Estate Property Acquisition and Development

Many Mansions adopted the provisions of Statement of Financial Accounting Standards No. 67, “Accounting for Costs and Initial Rental Operations of Real Estate Projects”, pertaining to its acquisition and development of its affordable housing projects. Internally generated costs that are identifiable to specific projects are allocated to the projects on a specific identification basis.

Property, Furniture, Fixtures and Equipment

Land, buildings, improvements, furniture, fixtures and equipment are stated at cost of acquisition, or fair valued if donated. Many Mansions capitalizes expenditures or improvements that materially increase asset lives and charges ordinary repairs and maintenance to operations as incurred. When assets are sold or otherwise disposed of, the costs and related allowances/reserves are removed from the respective accounts, and any resulting gain or loss is included in operations.

Depreciation expense is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives. The estimated service life of the assets for depreciation purposes may be different than their actual economic useful lives. Construction in progress for Many Mansions-owned projects is not depreciated until the completion of construction. Depreciation is computed using the following applicable estimated useful lives:

	<u>Method</u>	<u>Estimated Life</u>
Buildings	Straight-line	40 years
Building improvements	Straight-line	40 years
Other type improvements	Straight-line	20 years
Furniture, fixtures and equipment	Straight-line	9-10 years
Vehicles	Straight-line	5 years

Depreciation aggregated \$710,996 and \$725,799 for the years ended June 30, 2021 and 2020, respectively.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 2 - Summary of Significant Accounting Policies (Continued)

Property, Furniture, Fixtures and Equipment (Continued)

Many Mansions is subject to the provisions of Statement of Financial Accounting Standards No. 144, "*Accounting for the Impairment or Disposal of Long-Lived Assets*" now contained in FASB ASC Sub-topic 360-10, "*Property, Plant and Equipment - Impairment or Disposal of Long-Lived Assets*", which requires impairment losses to be recorded on long-lived assets when indicators of impairment are present and the undiscounted cash flows estimated to be generated by those assets (excluding interest) are less than the carrying amount of the assets. In such cases, the carrying value of assets to be held and used are adjusted to their estimated fair value and assets held for sale are adjusted to their estimated fair value less selling expenses. No impairment losses were recognized for either of the years ended June 30, 2021 and 2020.

Deferred Costs

Deferred costs consist of computer software, which are stated at cost and amortized using the straight-line method over a 3 year term.

Amortization aggregated zero and zero for the years ended June 30, 2021 and 2020, respectively.

Cash

Cash is defined as cash in demand deposit accounts as well as cash on hand. Not included as cash are funds restricted as to their use, regardless of liquidity, such as security deposits and restricted reserves.

Concentration of Credit Risk

Many Mansions has cash in a money market account which is not subject to appreciation or depreciation in market value. The amount is guaranteed by the investment company which holds and invests the funds. Many Mansions does not believe there is a significant risk associated with its investment in the money market fund.

Concentration of Business Risk

Many Mansions receives a significant amount of revenue from affordable housing projects in which it is the general partner, as well as from grants and Section 8 subsidies. These sources of funds are dependent upon the continued successful development of affordable housing projects by Many Mansions, as well as the availability of funds from federal programs.

Many Mansions receives a significant amount of revenue from the development of affordable housing projects. The source of future developer fees is dependent upon the ability of Many Mansions to locate properties and secure the financing to develop affordable housing.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 2 - Summary of Significant Accounting Policies (Continued)

Concentration of Business Risk (Continued)

Many Mansions has an outstanding developer fee receivable from Ormond Beach and Richmond Terrace for which collection is dependent upon available project funds. These developer fee receivables are unsecured.

Many Mansions is the sole owner of Bella Vista, Casa Garcia, D Street, La Rahada, Richmond Terrace, Peppertree, and Terry's Place, all of which must rent to residents with qualifying levels of income. Many Mansions is subject to business risks associated with the economy and level of unemployment in California and available subsidies, which affect occupancy as well as the tenants' ability to make rental payments. In addition, Many Mansions operates in a heavily regulated environment and operations of the Many Mansions are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, the U.S. Department of Housing and Urban Development (HUD). Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD and may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden to comply with a change.

Classification of Net Assets

Net assets of the Organization are classified based on the presence or absence of donor-imposed restrictions. Net assets are comprised of two groups as follows:

Net Assets Without Donor Restrictions – Amounts that are not subject to usage restrictions based on donor-imposed requirements. This class also includes assets previously restricted where restrictions have expired or been met.

Net Assets With Donor Restrictions – Assets that are subject to usage limitations based on donor-imposed or grantor requirements. These restrictions may be temporary or may be based on a particular use. Restrictions may be met by the passage of time or by actions of the Organization. Certain restrictions may need to be maintained in perpetuity.

Earnings related to restricted net assets will be included in net assets without donor-restrictions unless otherwise specifically required to be included in donor-restricted net assets by the donor or by applicable state law.

The Organization does not interpret the guidance in the standard to include amounts restricted by CalHFA, HCD or MHSA as donor-restricted. The Organization believes that these amounts do not meet the spirit of the standard for such a classification, nor is there any industry standard indicating that others will treat these assets as donor-restricted. Donor restricted net assets of the Organization at June 30, 2021 and 2020 in the amount of \$327,911 and \$379,919, respectively, were considered to be restricted as follows:

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 2 - Summary of Significant Accounting Policies (Continued)

Classification of Net Assets (Continued)

<u>Donor restricted net assets</u>	<u>2021</u>	<u>2020</u>
Hillcrest and Ormond Beach Capital Funds	\$ 137,154	\$ 258,522
Scholarship Fund	171,264	117,302
Resident Funds	<u>19,493</u>	<u>4,095</u>
 Total donor restricted net assets	 <u>\$ 327,911</u>	 <u>\$ 379,919</u>

Revenue Recognition

Contributions

Contributions are recognized as revenue when they are unconditionally communicated. Grants represent contributions if resource providers receive no value in exchange for the assets transferred. Contributions are recorded at their fair value as without donor restricted support, or with donor restricted support, depending on the absence or existence of donor-imposed restrictions as applicable. When a restriction expires (that is when a stipulated time restriction ends or purpose restriction is accomplished), with donor restriction net assets are reclassified to without donor restriction net assets and reported in the statements of activities as net assets released from donor restrictions. If donors' restrictions are satisfied in the same period that the contribution is received, the contribution is reported as without donor restricted support. Contributions restricted for the purchase of long-lived assets are reported as without donor restricted support when expended for that purpose.

Grants

During the years ended June 30, 2021 and 2020, government grants from various governmental sources including the City of Thousand Oaks and the Department of Housing and Urban Development-Continuum of Care Program amounted to \$663,726 and \$468,532 respectively. Contributions received from private foundations, nonprofit organizations and local business were \$156,937 and \$919,572, respectively.

Service Fees

Revenues are billed to programs and affiliates on the basis of approved contracts and include the following fees: asset management, bookkeeping, developer, partnership management, property management, and resident service.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 2 - Summary of Significant Accounting Policies (Continued)

Public Support and Revenue

Support for Many Mansions is received from the State of California, U.S. Department of Housing and Urban Development (HUD), County of Ventura, City of Agoura Hills, City of Thousand Oaks, City of Simi Valley, City of Westlake Village and various private foundations and private contributions from the general public.

Tenant Lease-Properties

Many Mansions owns various multifamily properties which are subject to regulatory agreements which, among other things, limit the amount of rent charged to its tenants.

Donated Services

The value of donated services has not been recorded in the accompanying financial statements since Many Mansions does not believe these services are enhancing non-financial assets or would normally have to be purchased if volunteers were not available.

Contributions in-Kind

During the years ended June 30, 2021 and 2020, supplies donated for the various programs were \$25,628 and \$25,605, respectively. These donations were received as donations in-kind and expensed.

Contributions Property - Dedication Agreement - T.O. Boulevard Storage Partners, LLC

An executed Dedication Agreement and Joint Escrow (the “Dedication Agreement”) was finalized by and between T.O. Boulevard Storage Partners, LLC (“T.O. Storage”), and Many Mansions with an effective date as of August 10, 2015. T. O. Storage had formally dedicated and transferred a fee title interest to Many Mansions for a portion of the land along with a new office building that T. O. Storage constructed on the land. This conveyance was made as a gift at no cost to Many Mansions except as expressly set forth in the Dedication Agreement. The dedication involved a mutually accepted grant deed, whereby Many Mansions’ was formally given title to the office building and the land upon which it resides.

Income Taxes

Many Mansions is exempt from federal income taxes under section 501(c)(3) of the Internal Revenue Code and the related California code sections. In addition, contributions to Many Mansions and Casa de Paz Housing, Inc. qualify for charitable contribution deduction treatment by donors.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 2 - Summary of Significant Accounting Policies (Continued)

Promises to Give

Unconditional promises to give are recorded when received at their net realizable value. Unconditional promises to give, due in more than one year, are reflected at the present value of estimated future cash flows.

Functional Expenses Allocation

The costs of providing Many Mansions' programs and other activities have been summarized on a functional basis in the statement of functional expenses. Accordingly, certain costs have been allocated either to direct programs or supporting services. The functional classifications are defined as follows:

- Program service expenses consist of costs incurred in connection with providing services and conducting programs.
- General and administrative expenses consist of costs incurred in connection with the overall activities of Many Mansions which are not allocable to another functional expense category.
- Fundraising expenses consist of costs incurred in connection with activities related to obtaining grants and activities designed to generate revenue.

Unrealized Gains and Losses

Many Mansions carries the Ventura County Community Foundation Endowment Fund portfolio of investments in marketable securities with readily determinable fair values in the accompanying consolidated Statements of Financial Position at their respective fair market values. The Financial Standards Accounting Board has determined that not-for-profit organizations must show the current market value of investments on statements. To be consistent with the requirements under accounting principles generally accepted in the United States of America, the Organization's unrealized gains and losses are included along with the realized gains and losses in the accompanying consolidated Statements of Activities. For the years ended June 30, 2021 and 2020 unrealized gains and (losses) of \$15,594 and (\$3,343) were reported, respectively.

Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses, and disclosure of contingent assets and liabilities at the date of the financial statements. Actual results may differ from those estimates.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 2 - Summary of Significant Accounting Policies (Continued)

Subsequent Events

Management has evaluated subsequent events through August 16, 2021, the date on which the financial statements were available to be issued and determined there were only the subsequent events as reported in Note 18 that required disclosure.

Note 3 – Adoption of Accounting Pronouncement

In May 2014, the FASB issued ASU 2014-09, Revenue from Contracts with Customers (Topic 606), which replaces numerous requirements in U.S. GAAP, including industry-specific requirements, and provides companies with a single revenue recognition model for recognizing revenue from contracts with customers. The core principle of the new standard is that a company should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the company expects to be entitled in exchange for those goods or services. During the year ended June 30, 2021, management implemented ASU 2014-09 and adjusted the presentation in these financial statements accordingly. The ASU has been applied using a modified retrospective approach during the year ended June 30, 2021. The implementation of the ASU had no effect on the financial statements.

Note 4 – Restricted Reserves

Many Mansions has set aside funds as required by various loan, regulatory, grant and other agreements as follows:

	<u>2021</u>	<u>2020</u>
Endowment fund account*	\$ 97,615	\$ 93,883
Operating reserves	378,756	377,886
Replacement reserves	371,462	350,173
Peppertree supplemental COSR account	108,994	119,480
Scholarship fund account	171,264	117,302
Other reserve accounts	<u>251,018</u>	<u>366,865</u>
Total restricted reserves	\$ <u>1,379,109</u>	\$ <u>1,425,589</u>

* The Endowment fund account above represents a Board Designated Endowment Fund. It is an endowment fund established by the Board of Directors of Many Mansions designating a portion of the Organization's net assets without donor restrictions to be invested to provide income for a long, but not necessarily specified, period. Endowment funds are available primarily for scholarship awards, and are further restricted annually to a limit of 5.0% of the prior twelve quarter average of the fair market value of the endowment fund account.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 5 – Liquidity

At June 30, 2021 and 2020, the Organization has 2,841,431 and \$2,080,715 cash and equivalents, respectively, available to meet needs for general expenditures. In addition, there was \$29,786 and \$34,446, respectively, of tenant receivables, representing additional liquidity. None of these financial assets are subject to donor or other contractual restrictions. Accordingly, all such funds are available to meet the cash needs of the Organization in the next 12 months. In addition, the Organization maintains funds in restricted reserves and tenant security deposits. These funds are used for the benefit of the tenant and/or Organization and are required by CalHFA, HCD and MHSA or other donor restrictions. The funds may be withdrawn only with the approval of CalHFA, HCD and MHSA, or meeting the release of the funds from certain donor restrictions, as applicable. Portions of these funds are not considered by the Organization to have donor-restrictions (see Note 2 above as to Donor Restricted Net Assets as to the donor restricted portion of net assets).

The Organization manages its liquidity by developing and adopting annual operating budgets that provide sufficient funds for general expenditures in meeting its liabilities and other obligations as they become due. Cash needs of the Organization are expected to be met on a monthly basis from operating revenue sources. In general, the Organization maintains sufficient financial assets on hand to meet 30 days' worth of normal operating expenses.

Note 6 – Accounts Receivable - Other

Accounts receivable - other are summarized as of June 30th as follows:

	<u>2021</u>	<u>2020</u>
Receivables from governmental agencies	\$ 23,154	\$ 3,257
Other receivables	<u>764,095</u>	<u>8,140</u>
Total accounts receivable - other	<u>\$ 787,249</u>	<u>\$ 11,397</u>

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 7 – Notes Payable

Notes payable consist of the following:

	<u>2021</u>	<u>2020</u>
<u>Bella Vista</u>		
Note payable to J.P. Morgan Chase, secured by a deed of trust. Monthly payments of \$34,630.90 including interest at 5.07%. Note payments began August 1, 2005. The note matures on July 1, 2035. Accrued interest at June 30, 2021 and 2020 was zero and \$18,486, respectively.	\$ 4,159,985	\$ 4,359,133
Note payable to the California Department of Housing and Community Development in the maximum amount of \$3,400,000, secured by a deed of trust on the property. Interest accrues at a simple rate of 3% per annum and is payable from residual receipts, as defined. The entire unpaid principal advanced together with all the accrued and unpaid interest is due May 17, 2060. At June 30, 2021 and 2020, \$3,400,000 and \$3,400,000, respectively, has been advanced on the note. Accrued interest at June 30, 2021 and 2020 was \$1,433,686 and \$1,363,097, respectively.	3,400,000	3,400,000
Note payable to the City of Thousand Oaks secured by a deed of trust. Interest accrues at a simple rate of 3% per annum. Interest and principal payments shall be made from residual receipts, as defined. The note is due and payable June 29, 2060. Accrued interest at June 30, 2021 and 2020 was \$1,696,163 and \$1,615,363, respectively.	4,139,200	4,139,200
<u>Casa de Paz</u>		
A capital advance was entered into with the U.S. Department of Housing and Urban Development (HUD) on behalf of Casa de Paz Housing, Inc. on March 20, 2002 for \$1,122,000, secured by a deed of trust. The advance shall bear no interest and is not required to be repaid so long as the housing remains available to eligible very low-income households for a period of 40 years.	1,122,000	1,122,000
Note payable to the California Department of Housing and Community Development (HCD) for the rehabilitation of the Organization on March 21, 2002 for \$346,381 secured by a deed of trust. Interest accrues at simple interest of 3.0 percent per annum and is payable from residual receipts as defined. The note matures on March 21, 2032. Accrued interest at June 30, 2021 and 2020 was \$200,416 and \$190,025, respectively.	\$ 346,381	\$ 346,381

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 7 – Notes Payable (Continued)

	<u>2021</u>	<u>2020</u>
<u>Casa de Paz (Continued)</u>		
<p>Note payable to the City of Simi Valley on behalf of Casa de Paz Housing, Inc. on November 20, 2001 for \$122,551 secured by a deed of trust. The note is forgivable after 50 years so long as the housing remains available for very low-income elderly persons or very low-income persons with disabilities.</p>	\$ 122,551	\$ 122,551
<u>La Rahada Project</u>		
<p>Note payable to California Housing Finance Agency (“CalHFA-MHSA”), secured by a deed of trust, representing a permanent loan in the original amount of \$756,653 bears interest at 3% per annum, with an annual servicing fee of \$3,304, representing a charge of .42% of the principal loan balance, commencing July 1, 2009. The CalHFA-MSA permanent note is to be repaid in full by July 1, 2064. Accrued interest was \$283,195 and \$259,595 for the years ended June 30, 2021 and 2020, respectively.</p>	786,653	786,653
<p>Note payable to the California Department of Housing and Community Development (“HCD Loan”) in the principal amount of \$1,209,276, secured by a deed of trust. Interest is at 3 percent simple per annum. Annual payments of \$5,079 per year are required for 30 years and then reset based on HCD monitoring costs. The payments are based on .42% of the loan balance. Unpaid interest and principal are due January 28, 2065. Accrued interest was \$356,241 and \$330,121 for the years ended June 30, 2021 and 2020, respectively.</p>	1,209,276	1,209,276
<p>Note payable to the City of Simi Valley dated June 17, 2008 for \$250,000 secured by a deed of trust, with an Assignment of Leases and Rights, Security Agreement, Financing Statement, and Fixture Filing. Interest accrues at a simple rate of 3% per annum and is payable from residual receipts, as defined. The entire unpaid principal advanced together with all the accrued and unpaid interest is due June 2063. Accrued interest at June 30, 2021 and 2020 was \$96,596 and \$89,096, respectively.</p>	\$ 250,000	\$ 250,000

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 7 – Notes Payable (Continued)

	<u>2021</u>	<u>2020</u>
<u>Richmond Terrace</u>		
<p>Note payable to Pacific Western Bank secured by a deed of trust dated March 22, 2004, in the original principal amount of \$1,875,938. Terms of the agreement were amended in December 2006 and again on January 1, 2014, to require \$9,508 and \$8,091 monthly payments of principal and interest beginning January 1, 2007 and January 1, 2014, at a fixed interest rate of 7.50% and 5.50%, with a final payment of \$9,512.62 and \$8,095 due April 1, 2034, respectively. Accrued interest at June 30, 2021 and 2020 was zero and zero, respectively.</p>	\$ 886,133	\$ 930,206
<p>Note payable to the State of California Department of Housing and Community Development (HCD) secured by a deed of trust on the property. Interest accrues at 3% per annum. Commencing on the last day of the initial operating year, accrued and unpaid interest equal to the lesser of unpaid interest or residual receipts, if any, is due. The entire principal and any unpaid interest are due on the maturity date, February 19, 2033. Accrued interest at June 30, 2021 and 2020 was \$739,647 and \$698,379, respectively.</p>	1,375,610	1,375,610
<p>Note payable to HCD secured by a deed of trust on the property. Simple interest accrues at a 3% per annum with an annual servicing fee of \$4,464, representing a charge of .42% of the principal loan balance, and is payable from 37% of residual receipt, as defined. Payments on the loan are dependent upon the generation of residual receipts, as defined. The loan matures on April 1, 2059. Accrued interest at June 30, 2021 and 2020 was \$473,075 and \$450,114, respectively.</p>	1,062,966	1,062,966
<p>Note payable to the City of Thousand Oaks in the amount of \$420,000 for the rehabilitation of the Warwick Apartments secured by a deed of trust. Terms of the Agency Loan include simple interest at a fixed interest rate of 3.00% per annum, with a final payment of unpaid principal and interest due June 4, 2043. Accrued interest at June 30, 2021 and 2020 was \$222,178 and \$209,578, respectively</p>	\$ 420,000	\$ 420,000

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 7 – Notes Payable (Continued)

	<u>2021</u>	<u>2020</u>
<u>D Street Apartments</u>		
<p>Note payable to the California Department of Housing and Community Development (“HCD Loan”) under their Multifamily Housing Program (“MHP”) in the principal amount of \$947,065, secured by a deed of trust. Interest is at 3 percent simple per annum. Annual payments of \$3,978 per year are required for 30 years and then reset based on HCD monitoring costs. The payments are based on .42% of the loan balance. Unpaid interest and principal are due in November 2067. Accrued interest was \$210,857 and \$190,402 for the years ended June 30, 2021 and 2020, respectively.</p>	\$ 947,065	\$ 947,065
<p>Note payable to California Housing Finance Agency (“CalHFA-MHSA”), secured by a deed of trust, representing a permanent loan in the original amount of \$666,390 bearing interest at 3% per annum, with an annual payment of accrued interest and outstanding principal made from 34.84% of residual receipts, commencing on May 23, 2011. The CalHFA-MHSA permanent note is to be repaid in full by May 1, 2066. Accrued interest was \$201,998 and \$182,006 for the years ended June 30, 2021 and 2020, respectively.</p>	666,390	666,390
<p>Note payable to the City of Oxnard (“City of Oxnard Loan”) in the principal amount of \$299,500, secured by a deed of trust. Interest is 4% per annum. All unpaid principal and interest are due and payable 55 years from the date Borrower becomes the owner of the Project and in no event later than December 31, 2066. Accrued interest was \$121,605 and \$109,625 for the years ended June 30, 2021 and 2020, respectively.</p>	299,500	299,500
<p>Note payable to Mississippi Valley Life Insurance Company in the principal amount of \$80,000 under the Federal Home Loan Bank Affordable Housing Program (“AHP”), secured by a deed of trust. The loan bears no interest. The maturity date of the loan is 15 years after the date of completion of the Project.</p>	\$ 80,000	\$ 80,000

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 7 - Notes Payable (Continued)

	<u>2021</u>	<u>2020</u>
<u>Peppertree</u>		
Note payable to City of Simi Valley in the principal amount of \$575,000, secured by an Agency deed of trust. Simple interest of 3% per annum. The note matures 55 years from the date the deed of trust is recorded. Accrued interest at June 30, 2021 and 2020 was \$132,849 and \$115,599, respectively.	\$ 575,000	\$ 575,000
Note payable to the California Department of Housing and Community Development (“HCD Loan”) under their Multifamily Housing Program (“MHP”) in the principal amount of \$1,955,806, secured by a deed of trust. Interest is at 3 percent simple per annum. Annual payments of \$8,214 per year are required for 30 years and then reset based on HCD monitoring costs. The payments are based on .42% of the loan balance. Unpaid interest and principal are due in December 2069. Accrued interest was \$323,912 and \$281,665 for the years ended June 30, 2021 and 2020, respectively.	1,955,806	1,955,806
Note payable to California Housing Finance Agency (“CalHFA-MHSA”), secured by a deed of trust, representing a permanent loan in the original amount of \$223,937 bearing interest at 3% per annum, with an annual payment of accrued interest and outstanding principal made from 10.27% of residual receipts, commencing on January 29, 2015. The CalHFA-MHSA permanent note is to be repaid in full by October 1, 2068. Accrued interest was \$43,125 and \$36,407 for the years ended June 30, 2021 and 2020, respectively.	223,937	223,937
Note payable to Mississippi Valley Life Insurance Company in the principal amount of \$120,000 under the Federal Home Loan Bank Affordable Housing Program (“AHP”), secured by a deed of trust. The loan bears no interest. The maturity date of the loan is 15 years after the date of completion of the Project.	120,000	120,000
<u>Casa Garcia</u>		
Note payable to Century Housing Corporation secured by a deed of trust dated November 30, 2018, in the original principal amount of \$710,500. Monthly payments of principle and interest of \$3,999, at a fixed interest rate of 5.89% and maturity on December 1, 2033.	\$ 694,235	\$ 701,105

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 7 - Notes Payable (Continued)

	<u>2021</u>	<u>2020</u>
<u>Casa Garcia</u> (Continued)		
Note payable to the County of Ventura, under the HOME Program, bears interest at 6.14% compounded semi-annually. The entire amount of outstanding principal and accrued interest were forgiven in full in November 2020 in accordance with Promissory Note Modification No. 1 dated November 6, 2015. Accrued interest payable was zero and \$702,176 as of June 30, 2021 and 2020, respectively.	\$ -	\$ 280,000
<u>Terry's Place</u>		
Note payable to Montecito Bank & Trust secured by a deed of trust dated July 2, 2012, in the original principal amount of \$45,424. Monthly payments of principle and interest of \$367.32, at a fixed interest rate of 6.35% and maturity on July 1, 2027. Accrued interest at June 30, 2021 and 2020 was zero and zero, respectively.	22,525	25,643
Note payable to the City of Oxnard ("City of Oxnard Loan") in the principal amount of \$367,127, secured by a deed of trust. Interest is 4% per annum. All unpaid principal and interest are due and payable 55 years from the date Borrower becomes the owner of the Project and in no event later than December 31, 2067. Accrued interest at June 30, 2021 and 2020 was \$125,171 and \$110,486, respectively.	\$ 367,127	\$ 367,127

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 7 - Notes Payable (Continued)

	<u>2021</u>	<u>2020</u>
<u>Many Mansions</u>		
Note payable to the Corporation for Supportive Housing (CSH) in the principal amount of \$500,000, secured by a deed of trust. Interest is 6% per annum. The loan proceeds are to be used to cover a portion of the predevelopment costs of the La Guadalupe project in Los Angeles. All unpaid principal and interest are due and payable on the earlier of the closing of construction financing or November 3, 2023. As of June 30, 2021, only \$300,000 of the CSH loan was advanced.	\$ 300,000	-
Note payable to Housing Trust Fund Ventura County in the principal amount of \$250,000, secured by a deed of trust. Interest is 4% per annum and is being paid monthly. The loan proceeds are to be used to cover a portion of the predevelopment costs of the Aspire project in Camarillo. All unpaid principal and interest are due and payable on August 24, 2023.	250,000	-
Note payable to Housing Trust Fund Ventura County in the principal amount of \$1,000,000, secured by a deed of trust. Interest is 4% per annum and is being paid monthly. The loan proceeds are to be used to cover a portion of the predevelopment costs of the Central Terrace project in Oxnard. All unpaid principal and interest are due and payable on January 31, 2023.	1,000,000	-
In April 2020 the Organization applied for and received a Paycheck Protection Program (PPP I) loan in the amount of \$766,608. In January 2021 the Organization applied for and received a second Paycheck Protection Program (PPP II) loan in the amount of \$766,608. The PPP I and II enabled the Organization to effectively apply for a loan of up to 2.5 times their monthly payroll costs, up to a ceiling amount of \$10 million. These loans will be fully forgivable if the Organization uses 60 percent of the PPP I and II funds in the amount of \$766,608 for payroll within 24 weeks of receiving the money, and can prove that they met certain conditions like rehiring laid off workers, as well numerous other restrictions as to the use of these funds. The PPP I loan has been forgiven in full on December 29, 2020. Management anticipates completing the application for forgiveness as to PPP II with the Small Business Administration by September of 2021.	\$ 766,608	\$ 766,608
		\$
Total notes payable	\$ 27,548,948	26,532,157
Less: portion due within one year	(270,327)	(256,690)
Long-term portion	27,278,621	26,275,467
Less: Unamortized debt issuance costs	(149,983)	(158,215)
Notes payable, long-term portion, net	<u>\$ 27,128,638</u>	<u>\$ 26,117,252</u>

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 7 - Notes Payable (Continued)

The Accrued Interest on Governmental Debt Obligations as stated on the accompanying consolidated Statement of Activities by Fund, represents, accrued interest due upon the generation of residual receipts, which are defined as cash generated over and above, that which is necessary to fund operations and reserve requirements. If there are no available residual receipts the accruals of interest are carried forward without demand for payment or penalty.

Long-term debt maturities are estimated as follows:

June 30 th	Bella Vista	Casa De Paz, Inc.	Casa Garcia	D Street	La Rahada Project	Richmond Terrace
2022	\$ 209,483	\$ -	\$ 7,302	\$ -	\$ -	\$ 49,955
2023	220,354	-	7,746	-	-	52,773
2024	231,789	-	8,215	-	-	55,750
2025	243,818	-	8,713	-	-	58,894
2026	256,471	-	9,238	-	-	62,216
Thereafter	10,537,270	1,590,932	653,021	1,992,955	2,245,929	3,465,121
Total	<u>\$11,699,185</u>	<u>\$ 1,590,932</u>	<u>\$ 694,235</u>	<u>\$ 1,992,955</u>	<u>\$ 2,245,929</u>	<u>\$ 3,744,709</u>

June 30 th	Terry's Place	Peppertree	Many Mansions	Total
2022	\$ 3,587	\$ -	\$ -	\$ 270,327
2023	3,822	-	-	284,695
2024	4,073	-	-	299,827
2025	4,116	-	-	315,541
2026	4,387	-	-	332,312
Thereafter	369,667	2,874,743	2,316,608	26,046,246
Total	<u>\$ 389,652</u>	<u>\$ 2,874,743</u>	<u>\$ 2,316,608</u>	<u>\$ 27,548,948</u>

Note 8 – Operating Lease Commitment

Equipment leases are held under non-cancelable operating leases. Lease expense for equipment leases is approximately \$11,400 per year for the next five years.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 9 – Employee Retirement Plan

Many Mansions has a deferred contribution plan, under Internal Revenue Code 403(b). Participating employees make pre-tax retirement contributions. The Organization did not historically contribute to the plan. The Organization adopted a policy of matching plan contributions of up to 4% effective as of July 1, 2018. As a result of this change to the Organization's 403(b) plan is now subject to certain requirements of the Employee Retirement Income Security Act (ERISA). One of those requirements is that the Organization files an annual information return via Form 5500. Due to the nature of the Employee's Deferred Contribution Plan being funded as a pay-as-you-go type plan, Management determined there would be no overall impact to net assets as a result of implementing GASB 68 effective for the year ended June 30, 2017, as well as any future periods, unless the retirement plan were to change as to its funding requirements.

Note 10 – Donated Services

Many Mansions receives a significant amount of donated services from unpaid volunteers who assist in fund-raising and special projects. No amounts have been recognized in the statement of activities because the criteria for recognition under FASB Accounting Standards Codification Sub-topic 958-605-25, "*Not-For-Profit Entities - Revenue Recognition – Recognition*" have not been satisfied.

Note 11 – Functional Allocation of Expenses

The costs of providing the various programs and activities have been summarized on a functional basis in the accompanying Statements of Activities. Accordingly, certain costs have been allocated to the programs and supporting services benefited.

Note 12 – Related Party Transactions

Notes and Interest Receivable

Note receivable from Esseff Village payable to Many Mansions (the "MM Esseff Village Loan") in the amount of \$150,659, secured by a deed of trust, interest at 5.43% compounded annually, with all principal and accrued interest due March 31, 2041. Repayment of the MM Esseff Village Loan is dependent on the Esseff Village Apartments future cash flow. As of June 30, 2021 and 2020, Many Mansions had accrued \$193,736 and \$175,998, respectively, of interest income related to the MM Esseff Village Loan.

As of June 30, 2021 and 2020, Many Mansions had accrued \$121,027 and \$129,062, respectively, of interest income related to the MM Villa Garcia Loan and the MM Villa Garcia Seller Carryback Loan, respectively. During the years ended June 30, 2021 and 2020, interest payments of \$423,674 and \$429,787, respectively, were made.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 12 – Related Party Transactions (Continued)

Seller Carryback Notes and Interest Receivable

The following three seller carryback note receivables represent debt instruments that were issued in consideration for the sales of real property. They are subject to applicable agency assigned interest rates, which are prescribed by the Internal Revenue Service monthly, under Internal Revenue Code Section 1274 in the form of a monthly Revenue Ruling as further described individually below.

Note receivable from Villa Garcia LP payable to Many Mansions (the “MM Villa Garcia Loan”) in the amount of \$2,700,000, secured by a second deed of trust on the property, accruing interest at 2.82% per annum compounding annually (this interest rate represents the adjusted federal long-term rate for the current month, as prescribed within Rev. Rul. 2015-16 Table 1 for August 2015, which is the applicable federal rate (AFR) as of the date the Note was executed), with all principal and accrued interest due August 12, 2070. Interest and principal payments are to be made from available surplus cash, as defined. Repayment of the MM Villa Garcia Loan is dependent on the Villa Garcia Apartments future cash flow. As of June 30, 2021 and 2020 the outstanding loan balance was \$2,429,666 and \$2,568,558, respectively.

To facilitate the sale of the Thousand Oaks Gardens, L.P. property to Villa Garcia LP, Many Mansions in its capacity as the seller and a lender, facilitated a promissory note for \$2,393,548 (the “MM Villa Garcia Seller Carryback Loan”). The MM Villa Garcia Seller Carryback Loan represents a note receivable obligation from Villa Garcia LP payable to Many Mansions in the amount of \$2,393,548, secured by a third deed of trust on the property, accruing interest at 2.61% per annum compounding annually, (this interest rate represents the adjusted federal long-term rate for the current month, as prescribed within Rev. Rul. 2015-25 Table 1 for December 2015, which is the applicable federal rate (AFR) as of the date the Note was executed), with all principal and accrued interest due December 15, 2070. Interest and principal payments are to be made from available surplus cash, as defined. Repayment of the MM Villa Garcia Seller Carryback Loan is dependent on the Villa Garcia Apartments future cash flow. As of June 30, 2021 and 2020 the outstanding loan balance was \$1,980,462 and \$2,136,181, respectively.

To facilitate the syndication of the Shadow Hills Apartments property to Shadow Hills LP, Many Mansions, in its capacity as the seller and a lender, facilitated a promissory note for \$8,845,945 (the “MM Shadow Hills Seller Carryback Loan”). The MM Shadow Hills Seller Carryback Loan represents a note receivable obligation from Shadow Hills LP payable to Many Mansions in the amount of \$8,845,945, secured by a third deed of trust on the property, accruing interest at 1.95% per annum compounding annually, (this interest rate represents the adjusted federal long-term rate for the current month, as prescribed within Rev. Rul. 2016-25 Table 1 for October 2016, which is the applicable federal rate (AFR) as of the date the Note was executed), with all principal and accrued interest due October 19, 2073. Interest and principal payments are to be made from available surplus cash, as defined. Repayment of the MM Shadow Hills Seller Carryback Loan is dependent on the Shadow Hills LP future cash flow. As of June 30, 2021 and 2020, the outstanding balance was \$8,764,816 and \$8,845,945, respectively.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 12 – Related Party Transactions (Continued)

Seller Carryback Notes and Interest Receivable (Continued)

As of June 30, 2021 and 2020, Many Mansions had accrued \$42,728 and \$496,882, respectively, of interest income related to MM Shadow Hills Seller Carryback Loan. During the years ended June 30, 2021 and 2020, interest payments of \$633,058 and \$159,070, respectively, were made.

Many Mansions has outstanding related party notes receivables and interest receivables as follows:

Notes Receivable

	<u>2021</u>	<u>2020</u>
11681 Foothill LP – Home Depot	\$ 400,000	\$ 400,000
Esseff Village Associates, LP	150,659	150,659
Mountain View 77 LP – County CDBG	1,037,200	1,037,200
Ormond Beach LP – Home Depot and County CDBG	675,152	313,000
Shadow Hills LP - Seller Carryback Loan	8,764,816	8,845,945
Villa Garcia LP - City Assigned Loan	2,429,666	2,568,558
Villa Garcia LP - Seller Carryback Loan	<u>1,980,462</u>	<u>2,136,181</u>
Total notes receivables	<u>\$ 15,437,955</u>	<u>\$ 15,451,543</u>

Interest Receivables

	<u>2021</u>	<u>2020</u>
Esseff Village Associates, LP	\$ 193,736	\$ 175,998
Shadow Hills LP - Seller Carryback Loan	42,728	496,882
Villa Garcia LP - City Assigned Loan	69,000	72,944
Villa Garcia LP - Seller Carryback Loan	<u>52,027</u>	<u>56,118</u>
Total interest receivables	<u>\$ 357,491</u>	<u>\$ 801,942</u>

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 12 – Related Party Transactions (Continued)

Partnership Management, Asset Management and Developer Fees

In accordance with certain partnership and property management agreements, Many Mansions is entitled to receive fees for partnership management, asset management and development services rendered on behalf of certain affiliates.

A summary of these amounts received or receivable as of June 30, 2021 is as follows:

Name	Resident and Partnership Management Fees	Bookkeeping Fees	Developer Fees	Property Management Fees	Consolidated Eliminated Total	Consolidated Not Eliminated Total
Bella Vista	\$ 12,000*	\$ 8,208*	\$ -	\$ 67,392*	\$ 87,600*	\$ -
Casa de Paz	-	1,596*	-	10,752*	12,348*	-
Casa Garcia	-	1,680*	-	13,104*	14,784*	-
D Street	-	912*	-	6,528*	7,440*	-
Esseff Village	-	5,814	-	27,776	-	33,590
Hacienda de Feliz	-	2,850	-	23,400	-	26,250
Harvard Place	-	10,884	-	-	-	10,884
Hillcrest Drive	-	6,840	-	43,290	-	50,130
La Rahada	-	912*	-	7,488*	8,400*	-
MountainView Richmond Terrace	-	-	301,771	-	-	301,771
Schillo Gardens	-	3,078*	-	25,272*	28,350*	-
Shadow Hills	92,354	5,220	-	28,836	-	126,410
Stoll House	25,000	12,120	-	94,536	-	131,656
Villa Garcia	-	1,254	-	8,976	-	10,230
Ormond	33,581	14,400	-	80,702	-	128,683
Terry’s Place	-	5,880	1,183,295	19,200	-	1,208,375
Summit View	-	360*	-	1,872*	2,232*	-
Sun King	-	-	312,500	-	-	312,500
Walnut	-	-	677,136	-	-	677,136
Solimar Associates	6,630	-	140,933	-	-	147,563
Totals	3,761	-	-	-	-	3,761
	\$ 173,326	\$ 83,376	\$2,615,635	\$ 468,484	\$ 171,882	\$ 3,168,939

* For the purposes of consolidating the financial statements, the fees associated with Bella Vista Apartments, Casa De Paz, Inc., Casa Garcia, D Street, La Rahada, Peppertree, Richmond Terrace, Terry’s Place, and the corresponding income to Many Mansions have been eliminated.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 12 – Related Party Transactions (Continued)

Partnership Management, Asset Management and Developer Fees (Continued)

A summary of these amounts received or receivable as of June 30, 2020 is as follows:

Name	Resident and Partnership Management Fees	Bookkeeping Fees	Developer Fees	Property Management Fees	Consolidated Eliminated Total	Consolidated Not Eliminated Total
Bella Vista	\$ 12,000*	\$ 8,208*	\$ -	\$ 67,392*	\$ 87,600*	\$ -
Casa de Paz	-	1,596*	-	10,752*	12,348*	-
Casa Garcia	-	1,680*	-	-	1,680*	-
D Street	-	912*	-	6,528*	7,440*	-
Esseff Village	2,300	5,814	-	30,688	-	38,802
Hacienda de Feliz	5,490	2,925	-	23,400	-	31,815
Harvard Place	-	10,884	-	-	-	10,884
Hillcrest Drive	19,000	7,020	-	42,120	-	68,140
La Rahada	-	912*	-	7,488*	8,400*	-
Other Projects	-	696	-	-	-	696
Peppertree	-	1,368*	-	9,360*	10,728*	-
Richmond Terrace	-	3,078*	-	25,272*	28,350*	-
Schillo Gardens	88,164	5,220	-	27,862	-	121,246
Shadow Hills	100,000	12,120	1,511,886	94,536	-	1,718,542
Stoll House	5,000	1,254	-	8,976	-	15,230
Villa Garcia	31,879	14,400	-	77,976	-	124,255
Ormond	-	5,400	8,000	14,400	-	27,800
Terry's Place	-	360*	-	1,872*	2,232*	-
Summit View	-	-	312,500	-	-	312,500
Walnut	7,999	-	-	-	-	7,999
Solimar Associates	3,651	-	-	-	-	3,651
Totals	\$ 275,483	\$ 83,847	\$1,832,386	\$ 448,622	\$ 158,778	\$ 2,481,560

* For the purposes of consolidating the financial statements, the fees associated with Bella Vista Apartments, Casa De Paz, Inc., D Street, La Rahada, Peppertree, Richmond Terrace, Terry's Place, and the corresponding income to Many Mansions have been eliminated.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 12 – Related Party Transactions (Continued)

Partnership Management, Asset Management and Developer Fees (Continued)

Collection of certain of these receivables is dependent upon the individual projects improving cash flow generated from operations. Many Mansions' management has evaluated the individual projects' performance and believes the unpaid fees are realizable.

Note 13 – Investments in Partnerships

A summary of Many Mansions' investments as a general partner in limited partnerships is as follows:

Name of Partnership	Many Mansions Investment Balance	% of Ownership Profits/Losses	Capital (Deficit) Balance at December 31, 2020	2020 Profit/(Loss)
Conejo Valley Community Housing Associates LP	\$ -	1.000%	\$ (14,768)	\$ (166)
Esseff Village	-	0.100%	(91,290)	(111)
Hillcrest Drive LP	41,483	0.010%	40,895	(84)
Hacienda de Feliz	-	0.010%	(317)	(24)
Mountain View77 LP	100	0.010%	-	-
Ormond Beach LP	80	0.008%	3	(38)
Schillo Gardens LP	100	0.010%	11,624	(26)
Shadow Hills LP	30,143	0.010%	30,009	(12)
Solimar Associates LP	21	0.210%	25,562	(4)
Sun King LP	100	0.010%	-	-
Villa Garcia LP	200	0.010%	40,452	5
Walnut24 LP	-	0.005%	43	(24)
Total	<u>\$ 72,227 ^(a)</u>		<u>\$ 42,213</u>	<u>\$ (485)</u>

^(a) As of December 31, 2015 Many Mansions has suspended the recording of partnership net losses.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 13 – Investments in Partnerships (Continued)

A summary of Many Mansions’ investments as a general partner in limited partnerships is as follows:

Name of Partnership	Many Mansions Investment Balance	% of Ownership Profits/Losses	Capital (Deficit) Balance at December 31, 2019	2019 Profit/(Loss)
Conejo Valley Community				
Housing Associates LP	\$ -	1.000%	\$ (14,602)	\$ (72)
Esseff Village	-	0.100%	(91,179)	152
Hillcrest Drive LP	41,483	0.010%	40,983	(81)
Hacienda de Feliz	-	0.010%	(293)	(23)
Ormond Beach LP	80	0.008%	42	(38)
Schillo Gardens LP	100	0.010%	56,081	(26)
Shadow Hills LP	30,143	0.010%	30,021	(24)
Solimar Associates LP	21	0.210%	25,566	(5)
Villa Garcia LP	200	0.010%	40,447	4
Walnut24 LP	-	0.005%	67	(26)
Total	<u>\$ 72,027 ^(a)</u>		<u>\$ 87,133</u>	<u>\$ (139)</u>

^(a) As of December 31, 2015 Many Mansions has suspended the recording of partnership net losses.

Interorganization/Affiliate Receivables/Developer Fee Receivable

As of June 30, 2021 and June 30, 2020, Many Mansions had advanced approximately \$376,031 and \$463,663, respectively, to Affiliates. The advances are non-interest bearing and are currently due. As of June 30, 2021 and June 30, 2020, Many Mansions had an unpaid portion of its developer fee due from Ormond Beach LP in the amounts of \$658,295 and zero, respectively, and has been reported as deferred developer fee receivables on the accompanying statements of financial position.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 13 – Investments in Partnerships (Continued)

Consolidation of Limited Partnerships

Many Mansions is subject to the provisions of Statement of Position 78-9 (SOP 78-9), *Accounting for Investments in Real Estate Ventures*, which provides guidance on whether investments in real estate should be consolidated or accounted for under the equity method. Generally, if the rights and obligations of the general partner are such that the general partner controls the limited partnership, consolidation is required regardless of the ownership percentage. Guidance provided by the Emerging Issues Task Force, *Determining Whether a General Partner, or the General Partners as a Group, Controls a Limited Partnership or Similar Entity When the Limited Partners Have Certain Rights* (EITF No. 04-05), which is now codified into FASB Accounting Standards Codification Sub-topic 810-20-25 was used to determine whether the rights of the limited partners overcome presumption of control by the general partner. If the presumption of control by the general partner is overcome by the rights of the limited partners, the general partner should not consolidate but should apply the equity method of accounting to its interests. In accordance with FASB Accounting Standards Codification Sub-topic 810-20-25-5 the rights of the limited partner overcome the presumption of control by the general partner when the limited partner has either (a) the substantive ability to dissolve the limited partnership or otherwise remove the general partner without cause or (b) substantive participating rights. At December 31, 2020 and 2019, it was determined that the limited partners in all of the above partnerships had substantive participating rights and therefore Many Mansions, as the general partner, did not control the limited partnerships and is not required to consolidate its interests.

Based on the preceding paragraph, the financial information of the above partnerships is not consolidated in the accompanying financial statements, as is required by EITF No. 04-05, as well as FASB Accounting Standards Codification Sub-topic 810-20-25.

Note 14 – Current Vulnerability due to Certain Considerations

Many Mansions' operations are concentrated in programs for housing. The City, County, State and Federal governments provide a significant portion of revenue and loans. The operations of Many Mansions are subject to the administrative directives, rules and regulations of the state and local regulatory agencies. Such administrative directives, rules and regulations, may be subject to change by new state or federal law. Such change may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change. Government entities contract with Many Mansions annually or in multi-year contracts. Management believes, since Many Mansions is a major provider of low-income housing services in Ventura County, and its level of services is less costly to administer than other government-run housing services, its inclusion is critical to the operation of housing services in the community and risk of vulnerability is mitigated.

Note 15 – Commitments and Contingencies

Many Mansions' investment as a general partner in various unconsolidated limited partnerships may result in contingent liabilities. In addition, for certain partnerships, Many Mansions is responsible for cost overruns during a project's construction phase and for operating deficits, as well as for certain other guarantees, as defined in the limited partnership agreements.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 16 – Line of Credit

At June 30, 2021 and 2020 Many Mansions had \$1,000,000 and \$1,000,000 of an available line of credit with Pacific Western Bank, respectively. The interest rate is the Wall Street Journal Prime Rate plus one percent. At June 30, 2021 and 2020 the applicable interest rate was 4.75% and 4.75%, respectively. However, the interest rate is subject to a floor rate of 4.75% and in no circumstance is a lesser rate to be charged on any borrowings, pursuant to the line of credit agreement terms. The outstanding balance was zero and \$500,000 as of June 30, 2021 and 2020, respectively. As of June 30, 2021 and 2020, \$1,000,000 and \$500,000 of the line of credit was unused and remains available, respectively. Management repaid in full the advance of the \$500,000 from the line of credit in the fourth quarter of 2020.

Note 17 – U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) – Bella Vista Apartments and Casa de Paz Apartments

Many Mansions acting as a subrecipient (the Subrecipient”) on July 13, 2020, entered in to an agreement for grant funds with the City of Thousand Oaks (the “City”) as the primary recipient, of \$258,000 of the City’s share of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) entitlement funds. The use of these grant funds is subject to restricted uses as to funding the replacement of all exterior windows at Bella Vista Apartments, which is located in Thousand Oaks, California. The scope of work is anticipated to include the following:

- Replacement of windows;
- Administrative fee; and
- Affirmatively monitor payment of federal prevailing wage rates for project labor.

All of the persons residing at the Bella Vista Apartments rental complex have incomes that qualify them to benefit from CDBG - funded improvements as low- and very low-income households.

Many Mansions acting as a subrecipient (the Subrecipient”) on January 5, 2021, entered in to an agreement for grant funds with the City of Simi Valley (the “City”) as the primary recipient, of \$61,818 of the City’s share of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) entitlement funds. The use of these grant funds is subject to restricted uses as to funding the replacement of all exterior windows at Casa de Paz Apartments, which is located in Simi Valley, California. The scope of work is anticipated to include the following:

- Replacement of windows; and
- Affirmatively monitor payment of federal prevailing wage rates for project labor.

All of the persons residing at the Casa de Paz Apartments rental complex have incomes that qualify them to benefit from CDBG - funded improvements as low- and very low-income households.

**MANY MANSIONS AND AFFILIATE
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

Note 18 – Subsequent Events

Paycheck Protection Program (PPP II) Debt Forgiveness

Management completed the application for forgiveness with the Small Business Administration in September of 2021, which will ultimately result in the Paycheck Protection Program (PPP II) loan in the amount of \$766,608 being forgiven in its entirety.

Summit View Apartments - Construction in Progress

Construction is in progress as to a large parcel of land that was acquired in Sylmar, California, eventually to become a 49-unit apartment complex to be known as Summit View Apartments with an anticipated placed in service date of the December of 2021. Many Mansions has completed the syndication of the property with a national syndicator of qualifying low-income housing partnerships. This project will eventually qualify as a low-income housing property as defined within Internal Revenue Code Section 42, thus, allowing for its syndication of low-income housing tax credits. This transaction will generate significant funds for Many Mansions in the years to come.

Mountain View Apartments - Construction in Progress

Construction is in progress as to a large parcel of land that was acquired in Fillmore, California, eventually to become a 77-unit apartment complex to be known as Mountain View Apartments with an anticipated placed in service date of the April of 2022. Many Mansions has completed the syndication of the property with a national syndicator of qualifying low-income housing partnerships. This project will eventually qualify as a low-income housing property as defined within Internal Revenue Code Section 42, thus, allowing for its syndication of low-income housing tax credits. This transaction will generate significant funds for Many Mansions in the years to come.

La Guadalupe Apartments - Development in Progress

In October 2021, the Organization will convert from the predevelopment financing phase to the construction financing phase of La Guadalupe Apartments, located in Los Angeles, California. The land was acquired to facilitate the construction of a 44-unit apartment complex to be known as La Guadalupe Apartments.

Central Terrace Apartments - Development in Progress

In June 2022, the Organization will convert from the predevelopment financing phase to the construction financing phase of Central Terrace Apartments, located in Oxnard, California. The land was acquired to facilitate the construction of an 87-unit apartment complex to be known as Central Terrace Apartments.

SUPPLEMENTARY INFORMATION

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF FINANCIAL POSITION BY FUND
JUNE 30, 2021
(WITH COMPARATIVE TOTALS FOR 2020)**

ASSETS

	<u>Many Mansions</u>	<u>Bella Vista</u>	<u>Casa de Paz</u>	<u>D Street</u>	<u>Terry's Place</u>	<u>La Rahada Project</u>	<u>Peppertree</u>	<u>Richmond Terrace</u>
<u>Current assets</u>								
Cash and cash equivalents	\$ 2,663,835	\$ 55,529	\$ 9,651	\$ 33,251	\$ 21,880	\$ 35,893	\$ 13,866	\$ 4,364
Current receivables:								
Accounts receivable	677,136	84,753	-	684	-	-	880	-
Deferred developer fee receivables	839,615	-	-	-	-	-	-	-
Grant receivables	23,154	-	-	-	-	-	-	-
Interorganization/affiliate receivables	1,266,908	-	-	-	-	-	-	-
Tenant receivables	-	497	1,106	6,170	348	2,673	17,752	803
Total current receivables	<u>2,806,813</u>	<u>85,250</u>	<u>1,106</u>	<u>6,854</u>	<u>348</u>	<u>2,673</u>	<u>18,632</u>	<u>803</u>
Prepaid expenses	<u>66,804</u>	<u>26,801</u>	<u>4,898</u>	<u>2,836</u>	<u>540</u>	<u>1,506</u>	<u>2,471</u>	<u>3,544</u>
Total current assets	<u>5,537,452</u>	<u>167,580</u>	<u>15,655</u>	<u>42,941</u>	<u>22,768</u>	<u>40,072</u>	<u>34,969</u>	<u>8,711</u>
<u>Property and equipment, at cost</u>								
Land	500,000	4,720,765	280,000	377,121	200,000	1,000,000	470,000	800,000
Land improvements	-	26,006	13,409	3,950	-	-	1,515	24,350
Buildings and improvements	1,330,140	11,349,576	1,428,314	1,709,759	209,681	1,255,650	2,173,497	4,882,918
Furniture and equipment	354,238	540,634	85,327	31,031	-	24,637	21,326	188,872
Vehicles	<u>27,674</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total property and equipment	<u>2,212,052</u>	<u>16,636,981</u>	<u>1,807,050</u>	<u>2,121,861</u>	<u>409,681</u>	<u>2,280,287</u>	<u>2,666,338</u>	<u>5,896,140</u>
Less: accumulated depreciation	<u>(580,433)</u>	<u>(4,794,245)</u>	<u>(666,454)</u>	<u>(397,533)</u>	<u>(46,496)</u>	<u>(385,167)</u>	<u>(390,521)</u>	<u>(2,119,656)</u>
Net property and equipment	<u>1,631,619</u>	<u>11,842,736</u>	<u>1,140,596</u>	<u>1,724,328</u>	<u>363,185</u>	<u>1,895,120</u>	<u>2,275,817</u>	<u>3,776,484</u>
<u>Other assets</u>								
Investment in partnerships	72,227	-	-	-	-	-	-	-
New projects	4,833,210	-	-	-	-	-	-	-
Notes and interest receivable	15,795,446	-	-	-	-	-	-	-
Other deposits	6,616	-	-	-	-	-	-	-
Restricted cash:								
Operating reserve	-	280,791	-	23,641	-	24,533	28,868	20,923
Other restricted funds	425,526	-	3,501	52,410	-	-	147,454	-
Replacement reserve	-	100,353	81,948	6,616	12,426	44,469	35,849	74,386
Tenant security deposits	-	68,846	5,152	2,073	1,222	2,413	2,904	11,198
Total other assets	<u>21,133,025</u>	<u>449,990</u>	<u>90,601</u>	<u>84,740</u>	<u>13,648</u>	<u>71,415</u>	<u>215,075</u>	<u>106,507</u>
TOTAL ASSETS	<u>\$ 28,302,096</u>	<u>\$ 12,460,306</u>	<u>\$ 1,246,852</u>	<u>\$ 1,852,009</u>	<u>\$ 399,601</u>	<u>\$ 2,006,607</u>	<u>\$ 2,525,861</u>	<u>\$ 3,891,702</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF FINANCIAL POSITION BY FUND
JUNE 30, 2021
(WITH COMPARATIVE TOTALS FOR 2020)**

ASSETS					
	<u>Casa Garcia</u>	<u>Total</u>	<u>Eliminations Dr/(Cr)</u>	<u>2021 Adjusted Total</u>	<u>2020 Adjusted Total</u>
<u>Current assets</u>					
Cash and cash equivalents	\$ 3,162	\$ 2,841,431	\$ -	\$ 2,841,431	\$ 2,080,715
Current receivables:					
Accounts receivable	642	764,095	-	764,095	8,140
Deferred developer fee receivables	-	839,615	(181,320)	658,295	-
Grant receivables	-	23,154	-	23,154	3,257
Interorganization/affiliate receivables	-	1,266,908	(890,877)	376,031	463,663
Tenant receivables	437	29,786	-	29,786	34,446
Total current receivables	<u>1,079</u>	<u>2,923,558</u>	<u>(1,072,197)</u>	<u>1,851,361</u>	<u>509,506</u>
Prepaid expenses	<u>3,927</u>	<u>113,327</u>	<u>-</u>	<u>113,327</u>	<u>193,540</u>
Total current assets	<u>8,168</u>	<u>5,878,316</u>	<u>(1,072,197)</u>	<u>4,806,119</u>	<u>2,783,761</u>
<u>Property and equipment, at cost</u>					
Land	389,443	8,737,329	(48,000)	8,689,329	8,689,329
Land improvements	-	69,230	-	69,230	60,805
Buildings and improvements	1,560,113	25,899,648	(224,000)	25,675,648	25,323,399
Furniture and equipment	26,879	1,272,944	-	1,272,944	1,230,472
Vehicles	-	27,674	-	27,674	27,674
Total property and equipment	<u>1,976,435</u>	<u>36,006,825</u>	<u>(272,000)</u>	<u>35,734,825</u>	<u>35,331,679</u>
Less: accumulated depreciation	<u>(104,261)</u>	<u>(9,484,766)</u>	<u>-</u>	<u>(9,484,766)</u>	<u>(8,773,770)</u>
Net property and equipment	<u>1,872,174</u>	<u>26,522,059</u>	<u>(272,000)</u>	<u>26,250,059</u>	<u>26,557,909</u>
<u>Other assets</u>					
Investment in partnerships	-	72,227	-	72,227	72,027
New projects	-	4,833,210	-	4,833,210	4,067,922
Notes and interest receivable	-	15,795,446	-	15,795,446	16,253,485
Other deposits	-	6,616	-	6,616	6,350
Restricted cash:					
Operating reserve	-	378,756	-	378,756	377,886
Other restricted funds	-	628,891	-	628,891	697,530
Replacement reserve	15,415	371,462	-	371,462	350,173
Tenant security deposits	18,738	112,546	-	112,546	108,213
Total other assets	<u>34,153</u>	<u>22,199,154</u>	<u>-</u>	<u>22,199,154</u>	<u>21,933,586</u>
TOTAL ASSETS	<u>\$ 1,914,495</u>	<u>\$ 54,599,529</u>	<u>\$ (1,344,197)</u>	<u>\$ 53,255,332</u>	<u>\$ 51,275,256</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF FINANCIAL POSITION BY FUND
JUNE 30, 2020
(WITH COMPARATIVE TOTALS FOR 2019)**

ASSETS

	<u>Many Mansions</u>	<u>Bella Vista</u>	<u>Casa de Paz</u>	<u>D Street</u>	<u>Terry's Place</u>	<u>La Rahada Project</u>	<u>Peppertree</u>	<u>Richmond Terrace</u>
<u>Current assets</u>								
Cash and cash equivalents	\$ 1,854,080	\$ 79,978	\$ 14,037	\$ 16,499	\$ 18,725	\$ 61,677	\$ 18,654	\$ 6,386
Current receivables:								
Accounts receivable	35	-	-	-	-	-	-	-
Contract receivables	181,795	-	-	-	-	-	-	-
Grant receivables	3,257	-	-	-	-	-	-	-
Interorganization/affiliate receivables	1,354,540	-	-	-	-	-	-	-
Tenant receivables	-	368	971	6,024	-	300	21,951	4,826
Total current receivables	<u>1,539,627</u>	<u>368</u>	<u>971</u>	<u>6,024</u>	<u>-</u>	<u>300</u>	<u>21,951</u>	<u>4,826</u>
Prepaid expenses	<u>65,308</u>	<u>110,652</u>	<u>4,867</u>	<u>2,732</u>	<u>419</u>	<u>1,243</u>	<u>2,266</u>	<u>3,066</u>
Total current assets	<u>3,459,015</u>	<u>190,998</u>	<u>19,875</u>	<u>25,255</u>	<u>19,144</u>	<u>63,220</u>	<u>42,871</u>	<u>14,278</u>
<u>Property and equipment, at cost</u>								
Land	500,000	4,720,765	280,000	377,121	200,000	1,000,000	470,000	800,000
Land improvements	-	26,006	13,409	3,950	-	-	1,515	15,925
Buildings and improvements	1,330,140	11,074,344	1,356,797	1,709,759	209,681	1,255,650	2,167,997	4,882,918
Furniture and equipment	354,238	525,022	78,736	31,031	-	19,187	21,326	186,547
Vehicles	<u>27,674</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total property and equipment	<u>2,212,052</u>	<u>16,346,137</u>	<u>1,728,942</u>	<u>2,121,861</u>	<u>409,681</u>	<u>2,274,837</u>	<u>2,660,838</u>	<u>5,885,390</u>
Less: accumulated depreciation	<u>(542,530)</u>	<u>(4,481,488)</u>	<u>(629,061)</u>	<u>(350,898)</u>	<u>(41,254)</u>	<u>(351,342)</u>	<u>(333,829)</u>	<u>(1,980,292)</u>
Net property and equipment	<u>1,669,522</u>	<u>11,864,649</u>	<u>1,099,881</u>	<u>1,770,963</u>	<u>368,427</u>	<u>1,923,495</u>	<u>2,327,009</u>	<u>3,905,098</u>
<u>Other assets</u>								
Investment in partnerships	72,027	-	-	-	-	-	-	-
New projects	4,067,922	-	-	-	-	-	-	-
Notes and interest receivable	16,253,485	-	-	-	-	-	-	-
Other deposits	6,350	-	-	-	-	-	-	-
Restricted cash:								
Operating reserve	-	280,651	-	23,479	-	24,268	28,557	17,871
Other restricted funds	473,802	-	13,408	52,384	-	-	157,936	-
Replacement reserve	-	90,431	88,256	8,140	10,426	39,637	33,899	62,620
Tenant security deposits	-	66,101	4,401	2,073	1,222	2,237	2,685	12,125
Total other assets	<u>20,873,586</u>	<u>437,183</u>	<u>106,065</u>	<u>86,076</u>	<u>11,648</u>	<u>66,142</u>	<u>223,077</u>	<u>92,616</u>
TOTAL ASSETS	<u>\$ 26,002,123</u>	<u>\$ 12,492,830</u>	<u>\$ 1,225,821</u>	<u>\$ 1,882,294</u>	<u>\$ 399,219</u>	<u>\$ 2,052,857</u>	<u>\$ 2,592,957</u>	<u>\$ 4,011,992</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF FINANCIAL POSITION BY FUND
JUNE 30, 2020
(WITH COMPARATIVE TOTALS FOR 2019)**

	ASSETS				
	<u>Casa Garcia</u>	<u>Total</u>	<u>Eliminations Dr/(Cr)</u>	<u>2020 Adjusted Total</u>	<u>2019 Adjusted Total</u>
<u>Current assets</u>					
Cash and cash equivalents	\$ 10,679	\$ 2,080,715	\$ -	\$ 2,080,715	\$ 2,594,292
Current receivables:					
Accounts receivable	8,105	8,140	-	8,140	7,971
Contract receivables	-	181,795	(181,795)	-	-
Grant receivables	-	3,257	-	3,257	3,035
Interorganization/affiliate receivables	-	1,354,540	(890,877)	463,663	617,831
Tenant receivables	6	34,446	-	34,446	25,948
Total current receivables	<u>8,111</u>	<u>1,582,178</u>	<u>(1,072,672)</u>	<u>509,506</u>	<u>654,785</u>
Prepaid expenses	<u>2,987</u>	<u>193,540</u>	<u>-</u>	<u>193,540</u>	<u>103,555</u>
Total current assets	<u>21,777</u>	<u>3,856,433</u>	<u>(1,072,672)</u>	<u>2,783,761</u>	<u>3,352,632</u>
<u>Property and equipment, at cost</u>					
Land	389,443	8,737,329	(48,000)	8,689,329	8,689,329
Land improvements	-	60,805	-	60,805	60,805
Buildings and improvements	1,560,113	25,547,399	(224,000)	25,323,399	25,167,300
Furniture and equipment	14,385	1,230,472	-	1,230,472	1,126,248
Vehicles	-	27,674	-	27,674	27,674
Total property and equipment	<u>1,963,941</u>	<u>35,603,679</u>	<u>(272,000)</u>	<u>35,331,679</u>	<u>35,071,356</u>
Less: accumulated depreciation	<u>(63,076)</u>	<u>(8,773,770)</u>	<u>-</u>	<u>(8,773,770)</u>	<u>(8,047,971)</u>
Net property and equipment	<u>1,900,865</u>	<u>26,829,909</u>	<u>(272,000)</u>	<u>26,557,909</u>	<u>27,023,385</u>
<u>Other assets</u>					
Investment in partnerships	-	72,027	-	72,027	72,027
New projects	-	4,067,922	-	4,067,922	2,362,142
Notes and interest receivable	-	16,253,485	-	16,253,485	14,765,008
Other deposits	-	6,350	-	6,350	3,550
Restricted cash:					
Operating reserve	3,060	377,886	-	377,886	398,388
Other restricted funds	-	697,530	-	697,530	560,450
Replacement reserve	16,764	350,173	-	350,173	277,438
Tenant security deposits	17,369	108,213	-	108,213	106,286
Total other assets	<u>37,193</u>	<u>21,933,586</u>	<u>-</u>	<u>21,933,586</u>	<u>18,545,289</u>
TOTAL ASSETS	<u>\$ 1,959,835</u>	<u>\$ 52,619,928</u>	<u>\$ (1,344,672)</u>	<u>\$ 51,275,256</u>	<u>\$ 48,921,306</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF FINANCIAL POSITION BY FUND (CONTINUED)
JUNE 30, 2021
(WITH COMPARATIVE TOTALS FOR 2020)**

LIABILITIES AND NET ASSETS

	<u>Many Mansions</u>	<u>Bella Vista</u>	<u>Casa de Paz</u>	<u>D Street</u>	<u>Terry's Place</u>	<u>La Rahada Project</u>	<u>Peppertree</u>	<u>Richmond Terrace</u>
<u>Current liabilities</u>								
Accounts payable	\$ 39,989	\$ 58,875	\$ 20,393	\$ 7,966	\$ 1,000	\$ 10,242	\$ 5,011	\$ 150,804
Accrued expenses	488,430	10,688	443	3,879	920	-	4,768	7,178
Accrued interest on mortgage debt	-	18,486	-	-	-	-	-	-
Deferred developer fees	-	-	-	-	-	-	-	181,320
Deferred revenue and prepaid rents	-	1,699	3,097	31,903	58	28,974	2,152	1,522
Interorganization/affiliate payables	-	-	-	-	-	-	-	500,000
Notes payable - current	-	209,483	-	-	3,587	-	-	49,955
Total current liabilities	<u>528,419</u>	<u>299,231</u>	<u>23,933</u>	<u>43,748</u>	<u>5,565</u>	<u>39,216</u>	<u>11,931</u>	<u>890,779</u>
<u>Other liabilities</u>								
Accrued interest on governmental debt	-	3,129,849	200,416	534,460	125,171	736,032	499,885	1,434,900
Line of credit payable	-	-	-	-	-	-	-	-
Notes payable - net of current portion	2,316,608	11,398,396	1,590,932	1,986,264	386,065	2,226,158	2,870,401	3,694,754
Tenant security deposits held in trust	-	67,093	5,152	2,073	1,222	2,413	2,904	11,197
Total other liabilities	<u>2,316,608</u>	<u>14,595,338</u>	<u>1,796,500</u>	<u>2,522,797</u>	<u>512,458</u>	<u>2,964,603</u>	<u>3,373,190</u>	<u>5,140,851</u>
Total liabilities	<u>2,845,027</u>	<u>14,894,569</u>	<u>1,820,433</u>	<u>2,566,545</u>	<u>518,023</u>	<u>3,003,819</u>	<u>3,385,121</u>	<u>6,031,630</u>
<u>Net assets</u>								
Net assets, beginning of the year	24,282,854	(2,422,179)	(577,560)	(615,660)	(109,216)	(905,753)	(722,014)	(1,969,257)
Change in net assets	1,058,803	62,703	3,979	(98,876)	(9,206)	(91,459)	(137,246)	(170,671)
Contributions / (Distributions)	<u>115,412</u>	<u>(74,787)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net assets, end of the year	<u>25,457,069</u>	<u>(2,434,263)</u>	<u>(573,581)</u>	<u>(714,536)</u>	<u>(118,422)</u>	<u>(997,212)</u>	<u>(859,260)</u>	<u>(2,139,928)</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 28,302,096</u>	<u>\$ 12,460,306</u>	<u>\$ 1,246,852</u>	<u>\$ 1,852,009</u>	<u>\$ 399,601</u>	<u>\$ 2,006,607</u>	<u>\$ 2,525,861</u>	<u>\$ 3,891,702</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF FINANCIAL POSITION BY FUND (CONTINUED)
JUNE 30, 2021
(WITH COMPARATIVE TOTALS FOR 2020)**

LIABILITIES AND NET ASSETS

	<u>Casa Garcia</u>	<u>Total</u>	<u>Eliminations Dr/(Cr)</u>	<u>2021 Adjusted Total</u>	<u>2020 Adjusted Total</u>
<u>Current liabilities</u>					
Accounts payable	\$ 11,002	\$ 305,282	\$ -	\$ 305,282	\$ 229,990
Accrued expenses	1,407	517,713	-	517,713	467,869
Accrued interest on mortgage debt	-	18,486	-	18,486	18,486
Deferred developer fees	-	181,320	181,320	-	-
Deferred revenue and prepaid rents	170	69,575	-	69,575	69,985
Interorganization/affiliate payables	390,877	890,877	890,877	-	-
Notes payable - current	7,302	270,327	-	270,327	256,690
Total current liabilities	<u>410,758</u>	<u>2,253,580</u>	<u>1,072,197</u>	<u>1,181,383</u>	<u>1,043,020</u>
<u>Other liabilities</u>					
Accrued interest on governmental debt	-	6,660,713	-	6,660,713	6,933,735
Line of credit payable	-	-	-	-	500,000
Notes payable - net of current portion	659,060	27,128,638	-	27,128,638	26,117,252
Tenant security deposits held in trust	18,737	110,791	-	110,791	108,031
Total other liabilities	<u>677,797</u>	<u>33,900,142</u>	<u>-</u>	<u>33,900,142</u>	<u>33,659,018</u>
Total liabilities	<u>1,088,555</u>	<u>36,153,722</u>	<u>1,072,197</u>	<u>35,081,525</u>	<u>34,702,038</u>
<u>Net assets</u>					
Net assets, beginning of the year	(115,996)	16,845,219	272,000	16,573,219	15,791,264
Change in net assets	941,936	1,559,963	-	1,559,963	717,457
Contributions / (Distributions)	-	40,625	-	40,625	64,497
Net assets, end of the year	<u>825,940</u>	<u>18,445,807</u>	<u>272,000</u>	<u>18,173,807</u>	<u>16,573,218</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 1,914,495</u>	<u>\$ 54,599,529</u>	<u>\$ 1,344,197</u>	<u>\$ 53,255,332</u>	<u>\$ 51,275,256</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF FINANCIAL POSITION BY FUND (CONTINUED)
JUNE 30, 2020
(WITH COMPARATIVE TOTALS FOR 2019)**

LIABILITIES AND NET ASSETS

	<u>Many Mansions</u>	<u>Bella Vista</u>	<u>Casa de Paz</u>	<u>D Street</u>	<u>Terry's Place</u>	<u>La Rahada Project</u>	<u>Peppertree</u>	<u>Richmond Terrace</u>
<u>Current liabilities</u>								
Accounts payable	\$ 22,282	\$ 31,527	\$ 16,812	\$ 1,797	\$ 868	\$ 8,999	\$ 1,954	\$ 134,249
Accrued expenses	430,379	19,414	644	1,573	3,066	-	4,643	6,451
Accrued interest on mortgage debt	-	18,486	-	-	-	-	-	-
Deferred developer fees	-	-	-	-	-	475	-	181,320
Deferred revenue and prepaid rents	-	516	567	24,358	23	42,389	1,707	423
Interorganization/affiliate payables	-	-	-	-	-	-	-	500,000
Notes payable - current	-	199,148	-	-	3,366	-	-	47,288
Total current liabilities	<u>452,661</u>	<u>269,091</u>	<u>18,023</u>	<u>27,728</u>	<u>7,323</u>	<u>51,863</u>	<u>8,304</u>	<u>869,731</u>
<u>Other liabilities</u>								
Accrued interest on governmental debt	-	2,978,460	190,025	482,034	110,486	678,812	433,670	1,358,071
Line of credit payable	500,000	-	-	-	-	-	-	-
Notes payable - net of current portion	766,608	11,601,358	1,590,932	1,986,119	389,404	2,225,698	2,870,312	3,741,494
Tenant security deposits held in trust	-	66,100	4,401	2,073	1,222	2,237	2,685	11,953
Total other liabilities	<u>1,266,608</u>	<u>14,645,918</u>	<u>1,785,358</u>	<u>2,470,226</u>	<u>501,112</u>	<u>2,906,747</u>	<u>3,306,667</u>	<u>5,111,518</u>
Total liabilities	<u>1,719,269</u>	<u>14,915,009</u>	<u>1,803,381</u>	<u>2,497,954</u>	<u>508,435</u>	<u>2,958,610</u>	<u>3,314,971</u>	<u>5,981,249</u>
<u>Net assets</u>								
Net assets, beginning of the year	22,874,903	(2,176,558)	(539,611)	(517,378)	(99,854)	(815,048)	(598,559)	(2,036,521)
Change in net assets	1,272,551	(174,718)	(37,949)	(98,282)	(9,362)	(90,705)	(123,455)	67,264
Contributions / (Distributions)	<u>135,400</u>	<u>(70,903)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net assets, end of the year	<u>24,282,854</u>	<u>(2,422,179)</u>	<u>(577,560)</u>	<u>(615,660)</u>	<u>(109,216)</u>	<u>(905,753)</u>	<u>(722,014)</u>	<u>(1,969,257)</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 26,002,123</u>	<u>\$ 12,492,830</u>	<u>\$ 1,225,821</u>	<u>\$ 1,882,294</u>	<u>\$ 399,219</u>	<u>\$ 2,052,857</u>	<u>\$ 2,592,957</u>	<u>\$ 4,011,992</u>

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**MANY MANSIONS AND AFFILIATE
STATEMENTS OF FINANCIAL POSITION BY FUND (CONTINUED)
JUNE 30, 2020
(WITH COMPARATIVE TOTALS FOR 2019)**

LIABILITIES AND NET ASSETS

	<u>Casa Garcia</u>	<u>Total</u>	<u>Eliminations Dr/(Cr)</u>	<u>2020 Adjusted Total</u>	<u>2019 Adjusted Total</u>
<u>Current liabilities</u>					
Accounts payable	\$ 11,502	\$ 229,990	\$ -	\$ 229,990	\$ 139,003
Accrued expenses	1,698	467,869	-	467,869	404,605
Accrued interest on mortgage debt	-	18,486	-	18,486	19,420
Deferred developer fees	-	181,795	181,795	-	-
Deferred revenue and prepaid rents	2	69,985	-	69,985	69,061
Interorganization/affiliate payables	390,877	890,877	890,877	-	-
Notes payable - current	6,888	256,690	-	256,690	523,738
Total current liabilities	<u>410,967</u>	<u>2,115,692</u>	<u>1,072,672</u>	<u>1,043,020</u>	<u>1,155,827</u>
<u>Other liabilities</u>					
Accrued interest on governmental debt	702,177	6,933,735	-	6,933,735	6,400,416
Line of credit payable	-	500,000	-	500,000	-
Notes payable - net of current portion	945,327	26,117,252	-	26,117,252	25,467,938
Tenant security deposits held in trust	17,360	108,031	-	108,031	105,861
Total other liabilities	<u>1,664,864</u>	<u>33,659,018</u>	<u>-</u>	<u>33,659,018</u>	<u>31,974,215</u>
Total liabilities	<u>2,075,831</u>	<u>35,774,710</u>	<u>1,072,672</u>	<u>34,702,038</u>	<u>33,130,042</u>
<u>Net assets</u>					
Net assets, beginning of the year	(28,109)	16,063,264	272,000	15,791,264	16,293,577
Change in net assets	(87,887)	717,457	-	717,457	(556,802)
Contributions / (Distributions)	-	64,497	-	64,497	54,489
Net assets, end of the year	<u>(115,996)</u>	<u>16,845,218</u>	<u>272,000</u>	<u>16,573,218</u>	<u>15,791,264</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 1,959,835</u>	<u>\$ 52,619,928</u>	<u>\$ 1,344,672</u>	<u>\$ 51,275,256</u>	<u>\$ 48,921,306</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF ACTIVITIES BY FUND
FOR THE YEAR ENDED JUNE 30, 2021
(WITH COMPARATIVE TOTALS FOR 2020)**

	<u>Many Mansions</u>	<u>Bella Vista</u>	<u>Casa de Paz</u>	<u>D Street</u>	<u>Terry's Place</u>	<u>La Rahada Project</u>	<u>Peppertree</u>	<u>Richmond Terrace</u>
<u>Support and revenues</u>								
Service fees								
Bookkeeping fees	\$ 83,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer fees	2,615,635	-	-	-	-	-	-	-
Partnership fees	97,959	-	-	-	-	-	-	-
Property management fees	468,484	-	-	-	-	-	-	-
Resident and social service fees	75,367	-	-	-	-	-	-	-
Grants and contracts								
Government grants	626,700	258,000	69,018	21,485	-	-	27,344	21,635
Private grants and contracts	156,937	-	-	-	-	-	-	-
Contributions								
Donation revenue	343,731	-	-	-	-	-	-	-
In kind contributions	25,628	-	-	-	-	-	-	-
Interest and dividends	430,563	219	85	195	-	328	1,629	35
Special events and fundraising	-	-	-	-	-	-	-	-
Forgiven loan revenue	766,608	-	-	-	-	-	-	-
Tenant lease properties and distributions								
Revenue - properties	-	1,115,532	104,139	97,075	29,403	80,791	108,003	259,639
Property costs and services reimbursements	1,127,825	-	-	-	-	-	-	-
TOTAL SUPPORT AND REVENUES	6,818,813	1,373,751	173,242	118,755	29,403	81,119	136,976	281,309
<u>Expenses</u>								
Administration and management fees	-	134,708	36,255	28,662	3,339	23,859	36,479	43,779
Compensation and related expenses								
Employee benefits	370,406	15,505	1,078	799	13	691	1,432	6,406
Payroll taxes	344,256	8,634	1,516	2,066	325	1,152	2,616	3,485
Salaries	4,227,442	97,703	16,862	18,923	6,298	12,858	30,468	39,489
Workers' compensation	105,661	6,899	1,552	1,929	236	839	2,492	2,701
Total compensation and related expenses	\$ 5,047,765	\$ 128,741	\$ 21,008	\$ 23,717	\$ 6,872	\$ 15,540	\$ 37,008	\$ 52,081

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**MANY MANSIONS AND AFFILIATE
STATEMENTS OF ACTIVITIES BY FUND
FOR THE YEAR ENDED JUNE 30, 2021
(WITH COMPARATIVE TOTALS FOR 2020)**

	<u>Casa Garcia</u>	<u>Total</u>	<u>Eliminations Dr/(Cr)</u>	<u>2021 Adjusted Total</u>	<u>2020 Adjusted Total</u>
<u>Support and revenues</u>					
Service fees					
Bookkeeping fees	\$ -	\$ 83,376	\$ 18,114	\$ 65,262	\$ 65,733
Developer fees	-	2,615,635	-	2,615,635	1,832,386
Partnership fees	-	97,959	12,000	85,959	190,334
Property management fees	-	468,484	141,768	326,716	319,958
Resident and social service fees	-	75,367	-	75,367	73,149
Grants and contracts					
Government grants	-	1,024,182	-	1,024,182	1,505,732
Private grants and contracts	-	156,937	-	156,937	919,572
Contributions					
Donation revenue	-	343,731	-	343,731	409,985
In kind contributions	-	25,628	-	25,628	25,605
Interest and dividends	10	433,064	-	433,064	416,831
Special events and fundraising	-	-	-	-	39,253
Forgiven loan revenue	982,177	1,748,785	-	1,748,785	152,863
Tenant lease properties and distributions					
Revenue - properties	149,345	1,943,927	-	1,943,927	1,933,875
Property costs and services reimbursements	-	1,127,825	311,037	816,788	769,966
TOTAL SUPPORT AND REVENUES	<u>1,131,532</u>	<u>10,144,900</u>	<u>482,919</u>	<u>9,661,981</u>	<u>8,655,242</u>
<u>Expenses</u>					
Administration and management fees	27,047	334,128	(171,882)	162,246	164,188
Compensation and related expenses					
Employee benefits	2,700	399,030	(28,624)	370,406	337,801
Payroll taxes	1,725	365,775	(21,519)	344,256	329,430
Salaries	20,995	4,471,038	(243,596)	4,227,442	3,995,011
Workers' compensation	650	122,959	(17,298)	105,661	103,448
Total compensation and related expenses	<u>\$ 26,070</u>	<u>\$ 5,358,802</u>	<u>\$ (311,037)</u>	<u>\$ 5,047,765</u>	<u>\$ 4,765,690</u>

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**MANY MANSIONS AND AFFILIATE
STATEMENTS OF ACTIVITIES BY FUND
FOR THE YEAR ENDED JUNE 30, 2020
(WITH COMPARATIVE TOTALS FOR 2019)**

	<u>Many Mansions</u>	<u>Bella Vista</u>	<u>Casa de Paz</u>	<u>D Street</u>	<u>Terry's Place</u>	<u>La Rahada Project</u>	<u>Peppertree</u>	<u>Richmond Terrace</u>
<u>Support and revenues</u>								
Service fees								
Bookkeeping fees	\$ 83,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer fees	1,832,386	-	-	-	-	-	-	-
Partnership fees	202,334	-	-	-	-	-	-	-
Property management fees	448,622	-	-	-	-	-	-	-
Resident and social service fees	73,149	-	-	-	-	-	-	-
Grants and contracts								
Government grants	1,271,715	-	6,472	19,570	-	-	31,251	176,724
Private grants and contracts	919,572	-	-	-	-	-	-	-
Contributions								
Donation revenue	409,985	-	-	-	-	-	-	-
In kind contributions	25,605	-	-	-	-	-	-	-
Interest and dividends	411,780	982	83	318	-	547	3,065	43
Special events and fundraising	39,253	-	-	-	-	-	-	-
Forgiven loan revenue	-	-	-	-	-	-	-	152,863
Tenant lease properties and distributions								
Revenue - properties	-	1,110,268	119,077	92,935	29,061	68,316	94,676	267,452
Property costs and services reimbursements	1,106,537	-	-	-	-	-	-	-
TOTAL SUPPORT AND REVENUES	6,824,785	1,111,250	125,632	112,823	29,061	68,863	128,992	597,082
<u>Expenses</u>								
Administration and management fees	-	121,896	33,553	27,991	3,536	17,723	36,322	65,630
Compensation and related expenses								
Employee benefits	337,801	20,091	766	2,380	1,616	379	1,218	3,218
Payroll taxes	329,430	7,489	1,587	2,164	328	1,241	2,226	4,418
Salaries	3,995,011	96,649	17,841	24,970	3,358	13,714	26,544	51,853
Workers' compensation	103,448	6,604	1,492	2,101	244	759	1,767	3,005
Total compensation and related expenses	\$ 4,765,690	\$ 130,833	\$ 21,686	\$ 31,615	\$ 5,546	\$ 16,093	\$ 31,755	\$ 62,494

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**MANY MANSIONS AND AFFILIATE
STATEMENTS OF ACTIVITIES BY FUND
FOR THE YEAR ENDED JUNE 30, 2020
(WITH COMPARATIVE TOTALS FOR 2019)**

	<u>Casa Garcia</u>	<u>Total</u>	<u>Eliminations Dr/(Cr)</u>	<u>2020 Adjusted Total</u>	<u>2019 Adjusted Total</u>
<u>Support and revenues</u>					
Service fees					
Bookkeeping fees	\$ -	\$ 83,847	\$ 18,114	\$ 65,733	\$ 59,883
Developer fees	-	1,832,386	-	1,832,386	1,842,436
Partnership fees	-	202,334	12,000	190,334	84,728
Property management fees	-	448,622	128,664	319,958	333,849
Resident and social service fees	-	73,149	-	73,149	74,870
Grants and contracts					
Government grants	-	1,505,732	-	1,505,732	432,614
Private grants and contracts	-	919,572	-	919,572	359,007
Contributions					
Donation revenue	-	409,985	-	409,985	332,149
In kind contributions	-	25,605	-	25,605	27,045
Interest and dividends	13	416,831	-	416,831	399,023
Special events and fundraising	-	39,253	-	39,253	63,328
Forgiven loan revenue	-	152,863	-	152,863	-
Tenant lease properties and distributions					
Revenue - properties	152,090	1,933,875	-	1,933,875	1,836,092
Property costs and services reimbursements	-	1,106,537	336,571	769,966	728,989
TOTAL SUPPORT AND REVENUES	<u>152,103</u>	<u>9,150,591</u>	<u>495,349</u>	<u>8,655,242</u>	<u>6,574,013</u>
<u>Expenses</u>					
Administration and management fees	16,315	322,966	(158,778)	164,188	148,694
Compensation and related expenses					
Employee benefits	6,169	373,638	(35,837)	337,801	275,985
Payroll taxes	2,123	351,006	(21,576)	329,430	264,126
Salaries	25,510	4,255,450	(260,439)	3,995,011	3,519,719
Workers' compensation	2,747	122,167	(18,719)	103,448	97,393
Total compensation and related expenses	<u>\$ 36,549</u>	<u>\$ 5,102,261</u>	<u>\$ (336,571)</u>	<u>\$ 4,765,690</u>	<u>\$ 4,157,223</u>

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**MANY MANSIONS AND AFFILIATE
STATEMENTS OF ACTIVITIES BY FUND (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021
(WITH COMPARATIVE TOTALS FOR 2020)**

	<u>Many Mansions</u>	<u>Bella Vista</u>	<u>Casa de Paz</u>	<u>D Street</u>	<u>Terry's Place</u>	<u>La Rahada Project</u>	<u>Peppertree</u>	<u>Richmond Terrace</u>
<u>Expenses (Continued)</u>								
Community and public relationship	\$ 3,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer and network maintenance	53,321	-	-	-	-	-	-	-
Dues and subscriptions	38,598	-	-	-	-	-	-	-
Equipment lease	9,172	-	-	-	-	-	-	-
Fundraising	9,318	-	-	-	-	-	-	-
Human resources expense	16,025	-	-	-	-	-	-	-
Insurance and property taxes	45,346	24,601	5,917	2,655	703	2,918	4,799	13,446
Interest								
Accrued interest on governmental debt	-	236,176	10,391	60,383	14,685	67,381	82,643	85,757
Interest - debt issuance costs	-	6,521	-	145	-	460	89	-
First mortgage interest	-	216,423	-	-	1,290	-	-	50,771
Total interest	-	459,120	10,391	60,528	15,975	67,841	82,732	136,528
Legal and professional	24,814	-	-	-	-	-	-	-
Office supplies and postage	60,229	-	-	-	-	-	-	-
Rent expenses	21,600	-	-	-	-	-	-	-
Printing	4,274	-	-	-	-	-	-	-
Project pre-development costs	97,441	-	-	-	-	-	-	-
Program services	141,034	-	-	-	-	-	-	-
Repairs and maintenance	19,055	137,096	34,536	34,097	4,101	11,562	31,620	33,229
Staff development	33,826	-	-	-	-	-	-	-
Telephone	43,549	-	-	-	-	-	-	-
Third-party services	14,226	-	-	-	-	-	-	-
Travel	25,325	-	-	-	-	-	-	-
Utilities	13,437	114,025	23,763	21,337	2,377	17,033	24,892	33,553
TOTAL EXPENSES BEFORE DEPRECIATION	<u>5,722,107</u>	<u>998,291</u>	<u>131,870</u>	<u>170,996</u>	<u>33,367</u>	<u>138,753</u>	<u>217,530</u>	<u>312,616</u>
<u>Change in net assets before depreciation</u>	1,096,706	375,460	41,372	(52,241)	(3,964)	(57,634)	(80,554)	(31,307)
Depreciation	37,903	312,757	37,393	46,635	5,242	33,825	56,692	139,364
Total depreciation	<u>37,903</u>	<u>312,757</u>	<u>37,393</u>	<u>46,635</u>	<u>5,242</u>	<u>33,825</u>	<u>56,692</u>	<u>139,364</u>
CHANGE IN NET ASSETS	<u>\$ 1,058,803</u>	<u>\$ 62,703</u>	<u>\$ 3,979</u>	<u>\$ (98,876)</u>	<u>\$ (9,206)</u>	<u>\$ (91,459)</u>	<u>\$ (137,246)</u>	<u>\$ (170,671)</u>

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**MANY MANSIONS AND AFFILIATE
STATEMENTS OF ACTIVITIES BY FUND (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021
(WITH COMPARATIVE TOTALS FOR 2020)**

	<u>Casa Garcia</u>	<u>Total</u>	<u>Eliminations Dr/(Cr)</u>	<u>2021 Adjusted Total</u>	<u>2020 Adjusted Total</u>
<u>Expenses (Continued)</u>					
Community and public relationship	\$ -	\$ 3,752	\$ -	\$ 3,752	\$ 32,209
Computer and network maintenance	-	53,321	-	53,321	57,602
Dues and subscriptions	-	38,598	-	38,598	31,120
Equipment lease	-	9,172	-	9,172	11,790
Fundraising	-	9,318	-	9,318	37,734
Human resources expense	-	16,025	-	16,025	7,930
Insurance and property taxes	5,981	106,366	-	106,366	95,088
Interest					
Accrued interest on governmental debt	-	557,416	-	557,416	614,083
Interest - debt issuance costs	1,017	8,232	-	8,232	8,232
First mortgage interest	41,116	309,600	-	309,600	322,506
Total interest	42,133	875,248	-	875,248	944,821
Legal and professional	-	24,814	-	24,814	63,657
Office supplies and postage	-	60,229	-	60,229	53,387
Rent Expenses	-	21,600	-	21,600	21,600
Printing	-	4,274	-	4,274	18,596
Project feasibility	-	97,441	-	97,441	48,955
Program services	-	141,034	-	141,034	171,092
Repairs and maintenance	41,831	347,127	-	347,127	339,895
Staff development	-	33,826	-	33,826	27,825
Telephone	-	43,549	-	43,549	35,799
Third-party services	-	14,226	-	14,226	18,910
Travel	-	25,325	-	25,325	36,425
Utilities	5,349	255,766	-	255,766	227,673
TOTAL EXPENSES BEFORE DEPRECIATION	<u>148,411</u>	<u>7,873,941</u>	<u>(482,919)</u>	<u>7,391,022</u>	<u>7,211,986</u>
<u>Change in net assets before depreciation</u>	983,121	2,270,959	-	2,270,959	1,443,256
Depreciation	41,185	710,996	-	710,996	725,799
Total depreciation	41,185	710,996	-	710,996	725,799
CHANGE IN NET ASSETS	<u>\$ 941,936</u>	<u>\$ 1,559,963</u>	<u>\$ -</u>	<u>\$ 1,559,963</u>	<u>\$ 717,457</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF ACTIVITIES BY FUND (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020
(WITH COMPARATIVE TOTALS FOR 2019)**

	<u>Many Mansions</u>	<u>Bella Vista</u>	<u>Casa de Paz</u>	<u>D Street</u>	<u>Terry's Place</u>	<u>La Rahada Project</u>	<u>Peppertree</u>	<u>Richmond Terrace</u>
<u>Expenses (Continued)</u>								
Community and public relationship	\$ 32,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer and network maintenance	57,602	-	-	-	-	-	-	-
Dues and subscriptions	31,120	-	-	-	-	-	-	-
Equipment lease	11,790	-	-	-	-	-	-	-
Fundraising	37,734	-	-	-	-	-	-	-
Human resources expense	7,930	-	-	-	-	-	-	-
Insurance and property taxes	44,211	22,059	4,128	1,962	583	2,759	3,849	11,705
Interest								
Accrued interest on governmental debt	-	236,176	10,391	60,384	14,538	67,378	82,642	85,757
Interest - debt issuance costs	-	6,521	-	145	-	460	89	-
First mortgage interest	-	226,248	-	-	1,455	-	-	53,295
Total interest	-	468,945	10,391	60,529	15,993	67,838	82,731	139,052
Legal and professional	63,657	-	-	-	-	-	-	-
Office supplies and postage	53,387	-	-	-	-	-	-	-
Rent expenses	21,600	-	-	-	-	-	-	-
Printing	18,596	-	-	-	-	-	-	-
Project pre-development costs	48,955	-	-	-	-	-	-	-
Program services	171,092	-	-	-	-	-	-	-
Repairs and maintenance	12,068	116,970	32,018	20,902	5,250	8,121	20,349	84,661
Staff development	27,825	-	-	-	-	-	-	-
Telephone	35,799	-	-	-	-	-	-	-
Third-party services	18,910	-	-	-	-	-	-	-
Travel	36,425	-	-	-	-	-	-	-
Utilities	11,351	100,631	22,439	21,941	2,273	13,275	21,334	30,357
TOTAL EXPENSES BEFORE DEPRECIATION	<u>5,507,951</u>	<u>961,334</u>	<u>124,215</u>	<u>164,940</u>	<u>33,181</u>	<u>125,809</u>	<u>196,340</u>	<u>393,899</u>
<u>Change in net assets before depreciation</u>	1,316,834	149,916	1,417	(52,117)	(4,120)	(56,946)	(67,348)	203,183
Depreciation	44,283	324,634	39,366	46,165	5,242	33,759	56,107	135,919
Total depreciation	<u>44,283</u>	<u>324,634</u>	<u>39,366</u>	<u>46,165</u>	<u>5,242</u>	<u>33,759</u>	<u>56,107</u>	<u>135,919</u>
CHANGE IN NET ASSETS	<u>\$ 1,272,551</u>	<u>\$ (174,718)</u>	<u>\$ (37,949)</u>	<u>\$ (98,282)</u>	<u>\$ (9,362)</u>	<u>\$ (90,705)</u>	<u>\$ (123,455)</u>	<u>\$ 67,264</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
STATEMENTS OF ACTIVITIES BY FUND (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020
(WITH COMPARATIVE TOTALS FOR 2019)**

	<u>Casa Garcia</u>	<u>Total</u>	<u>Eliminations Dr/(Cr)</u>	<u>2020 Adjusted Total</u>	<u>2019 Adjusted Total</u>
<u>Expenses (Continued)</u>					
Community and public relationship	\$ -	\$ 32,209	\$ -	\$ 32,209	\$ 16,522
Computer and network maintenance	-	57,602	-	57,602	65,718
Dues and subscriptions	-	31,120	-	31,120	24,482
Equipment lease	-	11,790	-	11,790	10,873
Fundraising	-	37,734	-	37,734	15,305
Human resources expense	-	7,930	-	7,930	4,922
Insurance and property taxes	3,832	95,088	-	95,088	92,034
Interest					
Accrued interest on governmental debt	56,817	614,083	-	614,083	589,557
Interest - debt issuance costs	1,017	8,232	-	8,232	7,215
First mortgage interest	41,508	322,506	-	322,506	317,690
Total interest	<u>99,342</u>	<u>944,821</u>	<u>-</u>	<u>944,821</u>	<u>914,462</u>
Legal and professional	-	63,657	-	63,657	41,965
Office supplies and postage	-	53,387	-	53,387	43,513
Rent Expenses	-	21,600	-	21,600	19,600
Printing	-	18,596	-	18,596	14,156
Project feasibility	-	48,955	-	48,955	85,642
Program services	-	171,092	-	171,092	173,781
Repairs and maintenance	39,556	339,895	-	339,895	285,515
Staff development	-	27,825	-	27,825	43,651
Telephone	-	35,799	-	35,799	19,773
Third-party services	-	18,910	-	18,910	19,773
Travel	-	36,425	-	36,425	39,651
Utilities	4,072	227,673	-	227,673	212,624
TOTAL EXPENSES BEFORE DEPRECIATION	<u>199,666</u>	<u>7,707,335</u>	<u>(495,349)</u>	<u>7,211,986</u>	<u>6,430,106</u>
<u>Change in net assets before depreciation</u>	<u>(47,563)</u>	<u>1,443,256</u>	<u>-</u>	<u>1,443,256</u>	<u>143,907</u>
Depreciation	40,324	725,799	-	725,799	700,709
Total depreciation	<u>40,324</u>	<u>725,799</u>	<u>-</u>	<u>725,799</u>	<u>700,709</u>
CHANGE IN NET ASSETS	<u>\$ (87,887)</u>	<u>\$ 717,457</u>	<u>\$ -</u>	<u>\$ 717,457</u>	<u>\$ (556,802)</u>

See auditors' report

**MANY MANSIONS AND AFFILIATE
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2021**

<i>Federal Grantor/Pass-Through Grantor/Program Title</i>	<i>Period</i>	<i>Federal CFDA Number</i>	<i>Total Grant</i>	<i>Expenditures July 20 to June 21</i>	<i>Amount Received July 20 to June 21</i>
US Dept. of Housing & Urban Development					
<i>Continuum of Care Program (CoC):</i>					
CA0613L9D111912 Consolidation	6/20-5/21	14.235	168,608	153,720	153,720
CA0613L9D112013 Consolidation	6/21-5/22	14.235	173,175	15,468	-
CA0611L9D111912 Consolidation	7/20-6/21	14.235	129,720	129,720	129,720
Total for CoC			471,503	298,908	283,440
HAP Section 8 Housing Assistance					
Bella Vista	7/20-6/21	14.195	391,358	391,358	391,358
Casa Garcia	7/20-6/21	14.195	11,613	11,613	11,613
Peppertree	7/20-6/21	14.195	40,320	40,320	40,320
Richmond Terrace	7/20-6/21	14.195	114,421	114,421	114,421
Terry's Place	7/20-6/21	14.195	8,949	8,949	8,949
Total for HAP Section 8			566,661	566,661	566,661
<i>Community Development Block Grant (CDBG):</i>					
CDBG - City of Thousand Oaks - Bella Vi	7/20-6/21	14.218	258,000	258,000	258,000
CDBG - City of Simi Valley - Casa de Paz	7/20-6/21	14.218	61,818	61,818	61,818
CDBG - City of Simi Valley - Peppertree	7/20-6/21	14.218	25,000	25,000	21,846
CDBG - Enterprise Community Partners	2/17/21-12/31/21	14.252	35,000	20,000	-
<i>Home Investment Partnership Program (HOME):</i>					
Section 811 Loan - Casa de Paz		14.181	1,122,000	-	-
Total Federal Expenditures			\$ 2,539,982	\$ 1,230,387	\$ 1,191,765

**MANY MANSIONS AND AFFILIATE
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2020**

<i>Federal Grantor/Pass-Through Grantor/Program Title</i>	<i>Period</i>	<i>Federal CFDA Number</i>	<i>Total Grant</i>	<i>Expenditures July 19 to June 20</i>	<i>Amount Received July 19 to June 20</i>
US Dept. of Housing & Urban Development					
<i>Continuum of Care Program (CoC):</i>					
CA0613L9D111811 Consolidation	3/19-5/20	14.235	\$ 166,945	\$ 144,301	\$ 144,301
CA0613L9D111912 Consolidation	6/20-5/21	14.235	168,608	14,888	14,888
CA 0611L9D111811 Consolidation	4/19-6/20	14.235	128,714	115,393	115,393
CA1026L9D111705 D Street	11/18-10/19	14.235	22,506	5,863	5,863
CA1245L9D111704 Peppertree	10/18-9/19	14.235	65,395	15,007	15,007
Total for CoC			552,168	295,452	295,452
HAP Section 8 Housing Assistance					
Bella Vista	7/19-6/20	14.195	382,362	382,362	382,362
Casa Garcia	7/19-6/20	14.195	11,345	11,345	11,345
Peppertree	7/19-6/20	14.195	37,447	37,447	37,447
Richmond Terrace	7/19-6/20	14.195	117,378	117,378	117,378
Terry's Place	7/19-6/20	14.195	7,683	7,683	7,683
Total for HAP Section 8			556,215	556,215	556,215
<i>Community Development Block Grant (CDBG):</i>					
CDBG - County of Ventura Subrecipient Number CD19229102	7/19-6/20	14.218	1,037,200	1,037,200	1,037,200
<i>Home Investment Partnership Program (HOME):</i>					
Section 811 Loan - Casa de Paz		14.181	1,122,000	-	-
Total Federal Expenditures			\$ 3,267,583	\$ 1,888,867	\$ 1,888,867

The accompanying notes are an integral part of these consolidated financial statements.

**MANY MANSIONS AND AFFILIATE
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
JUNE 30, 2021 AND 2020**

Note 1 – Basis of Presentation

The accompanying schedule of expenditures of federal awards (the “Schedule”) includes the federal grant activity of Many Mansions under programs of the federal government for the year ended June 30, 2021. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of Many Mansions, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Many Mansions.

Notes 2 – Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustment or credits made in the normal course of business to amounts reported as expenditures in prior years. Many Mansions has not elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance, as to any federal grants awarded, whereby the indirect cost rate was not required to be 10%.

LA RAHADA
SCHEDULES OF OPERATING REVENUES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
Rent Revenue		
5120 Rent Revenue - Gross Potential	\$ 31,258	\$ 29,806
5180 Capital Operating Subsidy	51,189	38,026
5190 Miscellaneous Rent Revenue (Rent free unit)	-	-
5100T Total Rent Revenue	<u>\$ 82,447</u>	<u>\$ 67,832</u>
Vacancies		
5220 Apartments	\$ 2,221	\$ -
5240 Stores & Commercial	-	-
5250 Rental Concessions	-	-
5270 Garage & Parking Spaces	-	-
5290 Miscellaneous (loss to lease)	-	-
5200T Total Vacancies	<u>\$ 2,221</u>	<u>\$ -</u>
5152N Net Rental Revenue (Rent Revenue Less Vacancies)	<u>\$ 80,226</u>	<u>\$ 67,832</u>
Financial Revenue		
5410 Financial Revenue - Project Operations	\$ 32	\$ 43
5440 Revenue from Investments - Replacement Reserves	31	28
5490 Revenue from Investments - Miscellaneous	265	476
5400T Total Financial Revenue	<u>\$ 328</u>	<u>\$ 547</u>
Other Revenue		
5910 Laundry & Vending Revenue	\$ 415	\$ 459
5920 Tenant Charges	150	25
5990 Miscellaneous Revenue	-	-
5900T Total Other Revenue	<u>565</u>	<u>484</u>
5000T Total Revenue	<u><u>\$ 81,119</u></u>	<u><u>\$ 68,863</u></u>

**LA RAHADA
SCHEDULES OF OPERATING EXPENSES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

		<u>2021</u>	<u>2020</u>
Administrative Expenses			
6203	Conventions & Meetings	\$ 10	\$ 2
6210	Marketing	-	-
6310	Office Salaries	855	1,084
6311	Office Expenses	1,135	1,323
6320	Property Management Fees	7,488	7,488
6330	Manager's Salary	7,568	8,078
6340	Professional Fees - Legal	7,010	-
6350	Professional Fees - Accounting	2,000	1,500
6370	Bad Debts	-	1,573
6390	Other Administrative Expenses		
6390-010	Description: Bookkeeping	912	912
6390-010	Description: Bank & Finance Fee	-	-
6390-010	Description: Travel	-	-
6390-010	Description: Telephone	2,000	1,621
6263T	Total Administrative Expenses	\$ <u>28,978</u>	\$ <u>23,581</u>

LA RAHADA
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

		<u>2021</u>	<u>2020</u>
Utility Expenses			
6450	Electricity	\$ 6,265	\$ 5,110
6451	Water	6,503	4,404
6452	Gas	3,770	3,221
6453	Sewer	495	463
6400T	Total Utilities Expenses	<u>\$ 17,033</u>	<u>\$ 13,198</u>
Operating and Maintenance Expenses			
6510	Payroll	\$ 4,435	\$ 4,552
6515	Supplies	5,059	1,528
6520	Contracts	3,346	3,205
6525	Garbage & Trash Removal	3,056	3,131
6530	Security Payroll/Contracts	-	185
6546	Heating/Cooling Repairs & Maintenance	-	-
6570	Vehicle & Maintenance Equip. Operation & Repairs	101	149
6580	Lease Expense	-	-
6590	Miscellaneous Operating and Maintenance Expenses	-	-
6500T	Total Operating and Maintenance	<u>\$ 15,997</u>	<u>\$ 12,750</u>
Taxes & Insurance			
6710	Real Estate Taxes	\$ 355	\$ 354
6711	Payroll Taxes	1,152	1,241
6720	Property and Liability Insurance	1,720	1,559
6722	Workers' Compensation	839	759
6723	Health Insurance and Other Employee Benefits	691	379
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	843	846
6700T	Total Taxes & Insurance	<u>\$ 5,600</u>	<u>\$ 5,138</u>
	Total Operating Expenses	<u>\$ 67,608</u>	<u>\$ 54,667</u>
Financial Expenses			
6820	Interest on Mortgage	\$ 62,302	\$ 62,299
6825	Interest on Other Mortgages	-	-
6830	Interest on Notes Payable (Long Term)	-	-
6840	Interest on Notes Payable (Short Term)	-	-
6890	Miscellaneous Financial Expenses	8,383	8,383
6800T	Total Financial Expenses	<u>\$ 70,685</u>	<u>\$ 70,682</u>
6000	Total Cost of Operations before Depreciation	<u>\$ 138,293</u>	<u>\$ 125,349</u>
5060	Operating Profit (Loss)	<u>\$ (57,174)</u>	<u>\$ (56,486)</u>

LA RAHADA
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
5060 Operating Profit (Loss)	\$ (57,174)	\$ (56,486)
Depreciation and Amortization Expense		
6600 Depreciation Expense	\$ 33,825	\$ 33,759
6610 Amortization Expense	460	460
5060N Operating Profit (Loss)	<u>\$ (91,459)</u>	<u>\$ (90,705)</u>
Net Entity Expenses		
3250 Change in Total Net Assets from Operations (Net Loss)	<u>\$ (91,459)</u>	<u>\$ (90,705)</u>

LA RAHADA
COMPUTATION OF OPERATING CASH FLOW/SURPLUS CASH
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
Operating income		
Total income	\$ 81,119	\$ 68,863
Interest earned on restricted reserve accounts	<u>(328)</u>	<u>(505)</u>
Adjusted operating income	80,791	68,358
Operating expenses	<u>67,608</u>	<u>54,667</u>
Adjusted net income	\$ 13,183	\$ 13,691
Other activity		
Mandatory debt service (first mortgage)	\$ -	\$ -
MHSA loan service fee	(3,304)	(3,304)
MHP required annual interest payment (.42% of loan amount)	(5,079)	(5,079)
Required deposits into the replacement reserve account	<u>(4,800)</u>	<u>(4,800)</u>
Total other activity	\$ <u>(13,183)</u>	\$ <u>(13,183)</u>
Operating cash flow/surplus cash (Deficit Cash)	<u>\$ -</u>	<u>\$ 508</u>
Distribution of operating cash flow/surplus cash		
Payment of the deferred developer fee amount permitted by HCD to be paid on a priority basis	<u>-</u>	<u>475</u>
Total cash available for distribution (Net Cash Flow)	<u>\$ -</u>	<u>\$ 33</u>

PROJECT: **La Rahada** AUDIT YEAR: **2020-2021**

CalHFA#: **08-011S** 03/31 06/30 09/30 12/31
 Fiscal Year End (FYE)

Total # Non-COSR MHSA Units: **8**
 Total # Non-MHSA Units: **8** Total Units: **8**
 Total COSR MHSA Units: **8** Per Unit Avg: **100%**

Acct #	Account Description	Actuals	Non-MHSA Units & Non-COSR MHSA Units	COSR MHSA Units	Comments or Variance Explanation
REVENUE					
Rent					
5120	Total Other Units - Non COSR MHSA				
5121	MHSA COSR Units - Tenant Payment	\$31,258		\$31,258	
5140	Rent Revenue- Stores & Commercial				
5170	Rent Revenue- Garage & Parking				
5180-010	Non MHSA COSR Units - Tenant Rental Subsidy				
5180-020	MHSA COSR Units - Tenant Rental Subsidy				
5100T	Total Rent Revenue	\$31,258	\$0	\$31,258	
Vacancies					
5220	Apartments- MHSA Unit	\$2,221		\$2,221	
5240	Apartments- Non MHSA Unit				
5250	Rental Concessions				
5270	Garage & Parking Spaces				
5290	Miscellaneous				
5200T	Total Vacancies	\$2,221	\$0	\$2,221	
5152N	Net Rental Revenue	\$29,037	\$0	\$29,037	
Financial Revenue					
5332	Food				
5380	Recreation (Activities) and Rehabilitation				
5385	Rehabilitation				
5390	Other Service Revenue				
5300	Total Elderly Care Revenue	\$0	\$0	\$0	
5410	Financial Revenue- Project Operations Interest				
5430	Revenue from Investments- Residual Receipts Interest				
5440	Revenue from Investments- Replacement Reserves Interest				
5490	Revenue from Investments- Miscellaneous Interest				
5400T	Total Financial Revenue	\$0	\$0	\$0	
Other Revenue					
5910	Laundry & Vending Revenue	\$415	\$0	\$415	
5920	Tenant Charges	\$150	\$0	\$150	
5990	Miscellaneous Revenue				
5900T	Total Other Revenue	\$39,356	\$0	\$39,356	Received 5/19/20 for FY20-21
5000T	Total Revenue	\$68,958	\$0	\$68,958	
EXPENSES					
Administrative Expenses					
6203	Conventions & Meetings	\$10	\$0	\$10	
6204	Management Consultants				
6210	Advertising & Marketing				
6250	Other Renting Expenses				
6310	Office Salaries	\$855	\$0	\$855	
6311	Office Expenses	\$3,080	\$0	\$3,080	
6312	Office or Model Apartment Rent				
6320	Management Fee	\$7,488	\$0	\$7,488	
6330	Manager or Superintendent Salaries	\$7,568	\$0	\$7,568	
6331	Administrative Rent Free Unit				
6340	Legal Expense - Project	\$7,010	\$0	\$7,010	
6350	Audit Expense	\$2,000	\$0	\$2,000	
6351	Bookkeeping Fees/Accounting Services	\$912	\$0	\$912	
6370	Bad Debts				
6390	Miscellaneous Administrative Expenses	\$54	\$0	\$54	mileage for manager
6263T	Total Administrative Expenses	\$28,977	\$0	\$28,977	
Utilities					
6420	Fuel Oil/ Coal				
6450	Electricity	\$6,265	\$0	\$6,265	
6451	Water	\$6,503	\$0	\$6,503	
6452	Gas	\$3,770	\$0	\$3,770	
6453	Sewer	\$495	\$0	\$495	

6400T	Total Utilities Expense	\$17,033	\$0	\$17,033	
Acct #	Account Description	Actuals	Non-MHSA Units & Non-COSR MHSA Units	COSR MHSA Units	Comments or Variance Explanation
	Operating & Maintenance Expenses				
6510	Payroll	\$4,435	\$0	\$4,435	
6515	Supplies	\$5,060	\$0	\$5,060	
6520	Contracts	\$3,346	\$0	\$3,346	
6521	Operating & Maintenance Rent Free Unit				
6525	Garbage & Trash Removal	\$3,056	\$0	\$3,056	
6530	Security Payroll/ Contracts				
6531	Security Rent Free Unit				
6546	Heating/Cooling Repairs & Maintenance				
6548	Snow Removal				
6570	Vehicle & Maintenance Equip. Operation & Repairs	\$101	\$0	\$101	
6590	Miscellaneous Operating & Maintenance Expenses				
6500T	Total Operating & Maintenance	\$15,998	\$0	\$15,998	
	Taxes & Insurance				
6710	Real Estate Taxes	\$355	\$0	\$355	
6711	Payroll Taxes (Project's share)	\$1,152	\$0	\$1,152	
6720	Property & Liability Insurance (Hazard)	\$1,720	\$0	\$1,720	
6721	Fidelity Bond Insurance				
6722	Workmen's Compensation	\$839	\$0	\$839	
6723	Health Insurance & Other Benefits	\$691	\$0	\$691	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$843	\$0	\$843	\$800 franchise tax and \$43 for vehicle insurance
6700T	Total Taxes & Insurance	\$5,600	\$0	\$5,600	
	Financial Expenses				
6820	1st Mortgage (P&I) Debt Service				
6830	Interest on Notes Payable (Long Term)				
6840	Interest on Notes Payable (Short Term)				
6850	Mortgage Insurance Premium/ Service Charge				
6890	Miscellaneous Financial Expenses				
6890-50	Portion of Non COSR Partnership Asset Management Fees				
6890-50	Portion of Non COSR Deferred Developer Fee				
6800T	Total Financial Expenses	\$0	\$0	\$0	
6932	Food				
6980	Recreation and Rehabilitation				
6983	Rehabilitation Salaries				
6990	Other Service Expenses				
6900	Total Elderly Care Expense	\$0	\$0	\$0	
	Replacement Reserve	\$4,800	\$0	\$4,800	
	MHSA Perm Loan Service Fee	\$3,304	\$0	\$3,304	
6000T	Total Cost of Operations	\$75,712	\$0	\$75,712	
	Net Revenue or (Deficit)	-\$6,754	\$0	-\$6,754	

Account Description	COSR	Comments or Variance Explanation
Optional Expenses paid from available COSR		
On-site Supportive Service Costs		
HCD MHP Service Fee	\$5,079	
Partnership Asset Management Fees		
Annual Bond Issuance Fees		
Operating Expense Reserve		
Portion of Deferred Developer Fee		
Total MHSA Optional Expense	\$5,079	
Variance - Underfunded or (Overfunded)	\$11,833	

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA HOUSING FINANCE AGENCY
LA RAHADA APARTMENTS
CALHFA PROJECT NO. 08-011-S
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Cash on Hand and in Banks

	<u>2021</u>	<u>2020</u>
Unrestricted accounts:		
Petty cash	\$ 100	\$ 100
Checking account- operating	35,793	61,577
Total	<u>\$ 35,893</u>	<u>\$ 61,677</u>
Restricted accounts:		
Replacement reserve	\$ 44,469	\$ 39,637
Operating reserve	24,533	24,268
Total	<u>\$ 69,002</u>	<u>\$ 63,905</u>

Tenant security deposits are maintained in a separate interest-bearing account and interest earned on these deposits. However, the funds representing interest earned have been transferred to the operating cash account to fund operations. Interest earned from July 1, 2020 through June 30, 2021 and July 1, 2019 through June 30, 2020 was zero as to each period.

Accounts Receivable

Accounts receivable consists of a tenant receivables of \$2,673 and \$300 as of June 30, 2021 and 2020, respectively.

Taxes

The Company has received an exemption of direct assessments to real property issued by the County of Ventura Assessor. The Company has paid the other 2021 and 2020 assessments billed by the County of Ventura on a current basis for 2021 and 2020, respectively. The tax statements are paid when due, and are not impounded monthly.

Insurance

Insurance premiums are paid current as of June 30, 2021 and 2020.

Debt service

The debt service payments are current.

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA HOUSING FINANCE AGENCY
LA RAHADA APARTMENTS
CALHFA PROJECT NO. 08-011-S
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Reserves for Replacements and Operating Expenses

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>
Balance, July 1, 2020	\$ 39,637	\$ 24,268
Deposits:		
Initial	4,800	-
Interest earned, net of bank charges	32	265
Withdrawals		
	-	-
Balance, ending June 30, 2021	<u>\$ 44,469</u>	<u>\$ 24,533</u>

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>
Balance, July 1, 2019	\$ 34,809	\$ 23,791
Deposits:		
Initial	4,800	-
Interest earned, net of bank charges	28	477
Withdrawals		
	-	-
Balance, ending June 30, 2020	<u>\$ 39,637</u>	<u>\$ 24,268</u>

Property, Equipment and Improvements

	<i>Land</i>	<i>Buildings and Improvements</i>	<i>Furniture and Equipment</i>	<i>Total</i>
Balance, July 1, 2019	\$ 1,000,000	\$1,255,650	\$ 19,187	\$2,274,837
Additions	-	-	-	-
Balance, June 30, 2020	<u>\$ 1,000,000</u>	<u>\$1,255,650</u>	<u>\$ 19,187</u>	<u>\$2,274,837</u>
Additions	-	-	5,450	5,450
Balance, June 30, 2021	<u>\$ 1,000,000</u>	<u>\$1,255,650</u>	<u>\$ 24,637</u>	<u>\$2,280,287</u>

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA HOUSING FINANCE AGENCY
LA RAHADA APARTMENTS
CALHFA PROJECT NO. 08-011-S
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Accounts Payable and Accrued Expenses

Accounts payable are payable to vendors and are being paid on a current basis (details follow):

	<u>2021</u>	<u>2020</u>
Accounts payable, trade	\$ 6,202	\$ 2,098
Accrued expenses- accounting services	2,000	2,000
Accrued CalHFA annual servicing fee	-	3,304
Accrued franchise tax	800	800
Accrued utility expenses	250	377
Accrued payroll expenses	990	420
Total accounts payable and accrued expenses	\$ <u>10,242</u>	\$ <u>8,999</u>

Gross Potential Rents

	<u>2021</u>	<u>2020</u>
Tenant rental payments	\$ 31,258	\$ 29,806
MHSA Subsidy Payments	51,189	38,026
Vacancy loss and concessions	-	-
Total gross potential rents	\$ <u>82,447</u>	\$ <u>67,832</u>

Management Fee

A property management fee of \$7,488 was incurred for each of the years ended June 30, 2021 and 2020 for property management services provided by Many Mansions as the management agent.

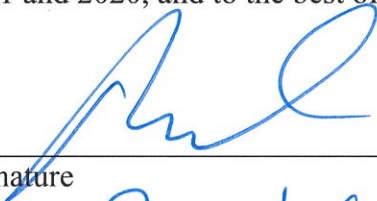
Surplus Cash Computation

See page 66 as to the computation of operating cash flow/surplus cash as it relates to La Rahada Apartments.

MANY MANSIONS AND AFFILIATE
LA RAHADA APARTMENTS
CALHFA PROJECT NO. 08-011-S
HCD LOAN NO. 08-SHMHP-4864
OWNER CERTIFICATION
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

OWNER CERTIFICATION

We hereby certify that we have examined the accompanying financial statements and supplemental data of Many Mansions and Affiliates as it relates to La Rahada Apartments, as of and for the years ended June 30, 2021 and 2020, and to the best of our knowledge and belief, the same is complete and accurate.



Signature

President

Title

9/24/2021

Date

Owner's Federal Employer Identification Number: 95-3424516

MANY MANSIONS AND AFFILIATE
LA RAHADA APARTMENTS
CALHFA PROJECT NO. 08-011-S
HCD LOAN NO. 08-SHMHP-4864
CERTIFICATE OF MANAGING AGENT
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

CERTIFICATE OF MANAGING AGENT

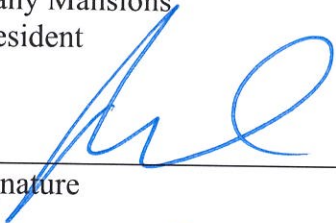
I hereby certify that I have examined the accompanying financial statements and supplemental data of La Rahada Apartments and to the best of my knowledge and belief, the same is complete and accurate.

Many Mansions
President

Signature

Date

Print Name


9/24/2021
R. Schroeder

BELLA VISTA
SCHEDULES OF OPERATING REVENUES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
Rent Revenue		
5120 Rent Revenue - Gross Potential	\$ 705,150	\$ 708,054
5180 Rental Income Subsidy	391,358	382,362
5190 Miscellaneous Rent Revenue (Rent free unit)	13,390	11,484
5100T Total Rent Revenue	<u>\$ 1,109,898</u>	<u>\$ 1,101,900</u>
Vacancies		
5220 Apartments	\$ 9,949	\$ 15,481
5250 Rental Concessions	-	550
5200T Total Vacancies	<u>\$ 9,949</u>	<u>\$ 16,031</u>
5152N Net Rental Revenue (Rent Revenue Less Vacancies)	<u>\$ 1,099,949</u>	<u>\$ 1,085,869</u>
Financial Revenue		
5410 Financial Revenue - Project Operations	\$ 67	\$ 466
5440 Revenue from Investments - Replacement Reserves	12	98
5490 Revenue from Investments - Miscellaneous	140	418
5400T Total Financial Revenue	<u>\$ 219</u>	<u>\$ 982</u>
Other Revenue		
5910 Laundry & Vending Revenue	\$ 9,432	\$ 15,630
5920 Tenant Charges	6,151	8,769
5990 Miscellaneous Revenue (CBDG Grant \$258,000)	258,000	-
5900T Total Other Revenue	<u>273,583</u>	<u>24,399</u>
5000T Total Revenue	<u><u>\$ 1,373,751</u></u>	<u><u>\$ 1,111,250</u></u>

BELLA VISTA
SCHEDULES OF OPERATING EXPENSES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

		<u>2021</u>	<u>2020</u>
Administrative Expenses			
6210	Marketing	\$ 22	\$ -
6250	Other Renting Expenses	-	456
6310	Office Salaries	14,445	16,548
6311	Office Expenses	8,849	10,805
6320	Property Management Fees	67,392	67,392
6330	Manager's Salary	38,280	37,644
6331	Manager's Unit	13,390	11,484
6340	Professional Fees - Legal	14,387	64
6350	Professional Fees - Accounting	6,000	6,000
6370	Bad Debts	-	397
6390	Other Administrative Expenses		
6390-010	Description: Bookkeeping	8,208	8,208
6390-010	Description: Conventions and Meetings	298	720
6390-010	Description: Bank & Finance Fee	392	333
6390-010	Description: Telephone	3,770	4,037
6263T	Total Administrative Expenses	\$ <u>175,433</u>	\$ <u>164,088</u>

BELLA VISTA
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

		<u>2021</u>	<u>2020</u>
Utility Expenses			
6450	Electricity	\$ 14,382	\$ 13,536
6451	Water	53,623	42,796
6452	Gas	20,687	18,295
6453	Sewer	25,333	26,004
6400T	Total Utilities Expenses	<u>\$ 114,025</u>	<u>\$ 100,631</u>
Operating and Maintenance Expenses			
6510	Payroll	\$ 44,978	\$ 42,371
6515	Supplies	48,138	45,910
6520	Contracts	66,755	47,530
6525	Garbage & Trash Removal	17,454	14,134
6530	Security Payroll/Contracts	-	86
6546	Heating/Cooling Repairs & Maintenance	4,338	8,996
6570	Vehicle & Maintenance Equip. Operation & Repairs	411	400
6580	Lease Expense	-	-
6590	Miscellaneous Operating and Maintenance Expenses	-	-
6500T	Total Operating and Maintenance	<u>\$ 182,074</u>	<u>\$ 159,427</u>
Taxes & Insurance			
6710	Real Estate Taxes	\$ 2,961	\$ 2,926
6711	Payroll Taxes	8,634	7,489
6720	Property and Liability Insurance	20,517	18,322
6722	Workers' Compensation	6,899	6,604
6723	Health Insurance and Other Employee Benefits	15,505	20,091
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	1,123	811
6700T	Total Taxes & Insurance	<u>\$ 55,639</u>	<u>\$ 56,243</u>
	Total Operating Expenses	<u>\$ 527,171</u>	<u>\$ 480,389</u>
Financial Expenses			
6820	Interest on Mortgage	\$ 226,423	\$ 236,248
6825	Interest on Other Mortgages	-	-
6830	Interest on Notes Payable (Long Term)	226,176	226,176
6840	Interest on Notes Payable (Short Term)	-	-
6890	Miscellaneous Financial Expenses (debt issuance costs)	6,521	6,521
6800T	Total Financial Expenses	<u>\$ 459,120</u>	<u>\$ 468,945</u>
6000	Total Cost of Operations before Depreciation	<u>\$ 986,291</u>	<u>\$ 949,334</u>
5060	Operating Profit (Loss)	<u>\$ 387,460</u>	<u>\$ 161,916</u>

BELLA VISTA
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
5060 Operating Profit (Loss)	\$ 387,460	\$ 161,916
Depreciation and Amortization Expense		
6600 Depreciation Expense	\$ 312,757	\$ 324,634
5060N Operating Profit (Loss)	<u>\$ 74,703</u>	<u>\$ (162,718)</u>
Net Entity Expenses		
7190 Other Expenses	\$	\$
7190-010 Description: Asset management fee	<u>12,000</u>	<u>12,000</u>
7100T Total Net Entity Expenses	<u>\$ 12,000</u>	<u>\$ 12,000</u>
3250 Change in Total Net Assets from Operations (Net Loss)	<u><u>\$ 62,703</u></u>	<u><u>\$ (174,718)</u></u>

BELLA VISTA
COMPUTATION OF OPERATING CASH FLOW/SURPLUS CASH
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
Operating income		
Total income	\$ 1,373,751	\$ 1,111,250
Less: CDBG Grant for window replacement	(258,000)	-
Interest earned on restricted reserve accounts	(152)	(516)
Adjusted operating income	<u>1,115,599</u>	<u>1,110,734</u>
Operating expenses	<u>527,171</u>	<u>480,389</u>
Adjusted net income	\$ 588,428	\$ 630,345
Other activity		
Mandatory debt service (first mortgage)	\$ (415,571)	\$ (415,571)
Mandatory debt service after year 10 (City of Thousand Oaks)	(10,000)	(10,000)
Required deposits into the replacement reserve account	(43,200)	(43,200)
Withdrawals from replacement reserve account included in operating expenses	-	-
Total other activity	\$ <u>(468,771)</u>	\$ <u>(468,771)</u>
Operating cash flow/surplus cash (Deficit Cash)	<u>\$ 119,657</u>	<u>\$ 161,574</u>
Distribution of operating cash flow/surplus cash		
Asset management fee	(12,000)	(12,000)
Total cash available for distribution (Net Cash Flow)	<u>\$ 107,657</u>	<u>\$ 149,574</u>
Distributions and loan payments		
50% to be distributed to owner	\$ (53,829)	\$ (74,787)
50% split and paid as follows per Regulatory Agreement:		
42% to HCD loan	(22,608)	(31,411)
58% to City of Thousand Oaks loan	(31,220)	(43,376)
Total distributions to lenders	\$ <u>(53,828)</u>	\$ <u>(74,787)</u>
Total distributions to owner and lenders	<u>\$ (107,657)</u>	<u>\$ (149,574)</u>

**MANY MANSIONS AND AFFILIATE
 SUPPLEMENTARY INFORMATION REQUIRED BY THE
 CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 BELLA VISTA
 LOAN NO. 04-HOME-0739
 FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Cash on Hand and in Banks

	<u>2021</u>	<u>2020</u>
Unrestricted accounts:		
Petty cash	\$ 300	\$ 300
Checking account- operating	55,229	79,678
Total	<u>\$ 55,529</u>	<u>\$ 79,978</u>
Restricted accounts:		
Replacement reserve	\$ 100,353	\$ 90,431
Operating reserve	280,791	280,651
Total	<u>\$ 381,144</u>	<u>\$ 371,082</u>

Tenant security deposits are maintained in a separate interest-bearing account and interest earned on these deposits. However, the funds representing interest earned have been transferred to the operating cash account to fund operations. Interest earned during the years ended June 30, 2021 and 2020 was \$67 and \$73, respectively.

Accounts Receivable

Accounts receivable consists of tenant receivables of \$497 and \$368 as of June 30, 2021 and 2020, respectively.

Taxes

The Organization has paid indirect assessments billed by the County of Ventura on a current basis for the years ended June 30, 2021 and 2020. The tax statements are paid when due, and are not impounded monthly.

Insurance

Insurance premiums are paid current as of June 30, 2021 and 2020.

Debt service

The debt service payments are current.

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BELLA VISTA
LOAN NO. 04-HOME-0739
FOR THE YEARS ENDED JUNE 30, 2021 and 2020**

Reserves for Replacements and Operating Expenses

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>
Balance, July 1, 2020	\$ 90,431	\$ 280,651
Deposits:		
Required	43,200	-
Interest earned, net of bank charges	12	140
Withdrawals	(33,290)	-
Balance, ending June 30, 2021	<u>\$ 100,353</u>	<u>\$ 280,791</u>

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>
Balance, July 1, 2019	\$ 47,133	\$ 280,233
Deposits:		
Required	43,200	-
Interest earned, net of bank charges	98	418
Withdrawals	-	-
Balance, ending June 30, 2020	<u>\$ 90,431</u>	<u>\$ 280,651</u>

Property, Equipment and Improvements

	<i>Land</i>	<i>Buildings and Improvements</i>	<i>Furniture and Equipment</i>	<i>Total</i>
Balance, July 1, 2019	\$ 4,720,765	\$ 11,100,350	\$ 491,732	\$ 16,312,847
Additions	-	-	33,290	33,290
Balance, June 30, 2020	<u>\$ 4,720,765</u>	<u>\$ 11,100,350</u>	<u>\$ 525,022</u>	<u>\$ 16,346,137</u>
Additions	-	275,232	15,612	290,844
Balance, June 30, 2021	<u>\$ 4,720,765</u>	<u>\$ 11,375,582</u>	<u>\$ 540,634</u>	<u>\$ 16,636,981</u>

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BELLA VISTA
LOAN NO. 04-HOME-0739
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Accounts Payable and Accrued Expenses

Accounts payable are payable to vendors and are being paid on a current basis (details follow):

	<u>2021</u>	<u>2020</u>
Accounts payable, trade	\$ 77,361	\$ 50,013
Accrued expenses- accounting services	6,000	6,000
Accrued payroll expenses	2,949	10,404
Accrued utility expenses	1,739	3,010
Total accounts payable and accrued expenses	<u>\$ 88,049</u>	<u>\$ 69,427</u>

Gross Potential Rents

	<u>2021</u>	<u>2020</u>
Tenant rental payments	\$ 718,540	\$ 719,538
Subsidy Payments	391,358	382,362
Vacancy loss and concessions	(9,949)	(16,031)
Total gross potential rents	<u>\$ 1,099,949</u>	<u>\$ 1,085,869</u>

Management Fee

A property management fee of \$67,392 was incurred for each of the years ended June 30, 2021 and 2020 for property management services provided by Many Mansions.

Surplus Cash Computation

See page 78 as to the computation of operating cash flow/surplus cash as it relates to Bella Vista Apartments.

MANY MANSIONS AND AFFILIATE
BELLA VISTA
LOAN NO. 04-HOME-0739
OWNER CERTIFICATION
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

OWNER CERTIFICATION

We hereby certify that we have examined the accompanying financial statements and supplemental data of Many Mansions and Affiliates as it relates to Bella Vista, as of and for the years ended June 30, 2021 and 2020, and to the best of our knowledge and belief, the same is complete and accurate.



Signature

Title

Date

President
9/24/2021

**D STREET
SCHEDULES OF OPERATING REVENUES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
Rent Revenue		
5120 Rent Revenue - Gross Potential	\$ 21,288	\$ 22,376
5180 Rental Income Subsidy	69,543	65,289
5190 Miscellaneous Rent Revenue (Rent free unit)	6,120	6,120
5100T Total Rent Revenue	<u>\$ 96,951</u>	<u>\$ 93,785</u>
Vacancies		
5220 Apartments	\$ 740	\$ 1,817
5200T Total Vacancies	<u>\$ 740</u>	<u>\$ 1,817</u>
5152N Net Rental Revenue (Rent Revenue Less Vacancies)	<u>\$ 96,211</u>	<u>\$ 91,968</u>
Financial Revenue		
5410 Financial Revenue - Project Operations	\$ 6	\$ 3
5440 Revenue from Investments - Replacement Reserves	1	-
5490 Res/Transition Res)	188	315
5400T Total Financial Revenue	<u>\$ 195</u>	<u>\$ 318</u>
Other Revenue		
5910 Laundry & Vending Revenue	\$ 579	\$ 447
5920 Tenant Charges	285	520
5990 Miscellaneous Revenue (Grant income)	21,485	19,570
5900T Total Other Revenue	<u>22,349</u>	<u>20,537</u>
5000T Total Revenue	<u><u>\$ 118,755</u></u>	<u><u>\$ 112,823</u></u>

**D STREET
SCHEDULES OF OPERATING EXPENSES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

		<u>2021</u>	<u>2020</u>
Administrative Expenses			
6210	Marketing	\$ -	\$ -
6250	Other Renting Expenses	2,302	312
6310	Office Salaries	855	919
6311	Office Expenses	5,145	3,955
6320	Property Management Fees	6,528	6,528
6330	Manager's Salary	11,890	15,766
6331	Manager's Unit	6,120	6,120
6340	Professional Fees - Legal	685	-
6350	Professional Fees - Accounting	1,500	1,500
6370	Bad Debts	251	2,408
6390	Other Administrative Expenses		
6390-010	Description: Bookkeeping	912	912
6390-010	Description: Conventions and Meetings	10	444
6390-010	Description: Bank & Finance Fee	125	112
6390-010	Description: Telephone	2,285	2,901
6263T	Total Administrative Expenses	<u>\$ 38,608</u>	<u>\$ 41,877</u>

D STREET
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

		<u>2021</u>	<u>2020</u>
Utility Expenses			
6450	Electricity	\$ 8,535	\$ 5,659
6451	Water	7,450	10,336
6452	Gas	-	-
6453	Sewer	5,352	5,946
6400T	Total Utilities Expenses	<u>\$ 21,337</u>	<u>\$ 21,941</u>
Operating and Maintenance Expenses			
6510	Payroll	\$ 6,178	\$ 8,285
6515	Supplies	8,025	8,033
6520	Contracts	23,375	10,225
6525	Garbage & Trash Removal	2,641	2,369
6530	Security Payroll/Contracts	-	-
6546	Heating/Cooling Repairs & Maintenance	-	-
6570	Vehicle & Maintenance Equip. Operation & Repairs	56	275
6580	Lease Expense	-	-
6590	Miscellaneous Operating and Maintenance Expenses	-	-
6500T	Total Operating and Maintenance	<u>\$ 40,275</u>	<u>\$ 29,187</u>
Taxes & Insurance			
6710	Real Estate Taxes	\$ 114	\$ 113
6711	Payroll Taxes	2,066	2,164
6720	Property and Liability Insurance	2,498	1,803
6722	Workers' Compensation	1,929	2,101
6723	Health Insurance and Other Employee Benefits	799	2,380
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	43	46
6700T	Total Taxes & Insurance	<u>\$ 7,449</u>	<u>\$ 8,607</u>
	Total Operating Expenses	<u>\$ 107,669</u>	<u>\$ 101,612</u>
Financial Expenses			
6820	Interest on Mortgage	\$ -	\$ -
6825	Interest on Other Mortgages	-	-
6830	Interest on Notes Payable (Long Term)	60,383	60,384
6840	Interest on Notes Payable (Short Term)	-	-
6890	Miscellaneous Financial Expenses	2,944	2,944
6800T	Total Financial Expenses	<u>\$ 63,327</u>	<u>\$ 63,328</u>
6000	Total Cost of Operations before Depreciation	<u>\$ 170,996</u>	<u>\$ 164,940</u>
5060	Operating Profit (Loss)	<u>\$ (52,241)</u>	<u>\$ (52,117)</u>

D STREET
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
5060 Operating Profit (Loss)	\$ (52,241)	\$ (52,117)
Depreciation and Amortization Expense		
6600 Depreciation Expense	\$ 46,635	\$ 46,165
6610 Amortization Expense	-	-
5060N Operating Profit (Loss)	<u>\$ (98,876)</u>	<u>\$ (98,282)</u>
3250 Change in Total Net Assets from Operations (Net Loss)	<u>\$ (98,876)</u>	<u>\$ (98,282)</u>

D STREET
COMPUTATION OF OPERATING CASH FLOW/SURPLUS CASH
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
Operating income		
Total income	\$ 118,755	\$ 112,823
Interest earned on restricted reserve accounts	<u>(189)</u>	<u>(314)</u>
Adjusted operating income	118,566	112,509
Operating expenses	<u>107,669</u>	<u>101,612</u>
Adjusted net income	\$ 10,897	\$ 10,897
Other activity		
Mandatory debt service (first mortgage)	\$ -	\$ -
MHSA loan service fee	(2,799)	(2,799)
MHP required annual interest payment (.42% of loan amount)	(3,978)	(3,978)
Required deposits into the replacement reserve account	(4,120)	(4,120)
Withdrawals from replacement reserve account included in operating expenses	-	-
Total other activity	<u>\$ (10,897)</u>	<u>\$ (10,897)</u>
Operating cash flow/surplus cash (Deficit Cash)	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

PROJECT: **D Street** AUDIT YEAR: **2020-2021**

CalHFA#: **10-055M** 03/31 06/30 09/30 12/31
 Fiscal Year End (FYE)

Total # Non-COSR MHSA Units: **1**
 Total # Non-MHSA Units: **7** Total Units: **8**
 Total COSR MHSA Units: **7** Per Unit Avg: **88%**

Acct #	Account Description	Actuals	Non-MHSA Units & Non-COSR MHSA Units	COSR MHSA Units	Comments or Variance Explanation
REVENUE					
Rent					
5120	Total Other Units - Non COSR MHSA	\$11,063	\$11,063		Allocate revenue to cover expenses for manager unit
5121	MHSA COSR Units - Tenant Payment	\$16,345		\$16,345	
5140	Rent Revenue- Stores & Commercial				
5170	Rent Revenue- Garage & Parking				
5180-010	Non MHSA COSR Units - Tenant Rental Subsidy				
5180-020	MHSA COSR Units - Tenant Rental Subsidy				
5100T	Total Rent Revenue	\$27,408	\$11,063	\$16,345	
Vacancies					
5220	Apartments- MHSA Unit	\$740		\$740	
5240	Apartments- Non MHSA Unit				
5250	Rental Concessions				
5270	Garage & Parking Spaces				
5290	Miscellaneous				
5200T	Total Vacancies	\$740	\$0	\$740	
5152N	Net Rental Revenue	\$26,668	\$11,063	\$15,605	
Financial Revenue					
5332	Food				
5380	Recreation (Activities) and Rehabilitation				
5385	Rehabilitation				
5390	Other Service Revenue				
5300	Total Elderly Care Revenue	\$0	\$0	\$0	
5410	Financial Revenue- Project Operations Interest	\$6	\$6		
5430	Revenue from Investments- Residual Receipts Interest				
5440	Revenue from Investments- Replacement Reserves Interest				
5490	Revenue from Investments- Miscellaneous Interest				
5400T	Total Financial Revenue	\$6	\$6	\$0	
Other Revenue					
5910	Laundry & Vending Revenue	\$579	\$69	\$510	
5920	Tenant Charges	\$285	\$34	\$251	
5990	Miscellaneous Revenue	\$21,485	\$2,578	\$18,907	CoC grants
	COSR Payment	\$43,126		\$43,126	Received 6/3/20 for FY20-21
5900T	Total Other Revenue	\$65,475	\$2,682	\$62,793	
5000T	Total Revenue	\$92,149	\$13,751	\$78,398	
EXPENSES					
Administrative Expenses					
6203	Conventions & Meetings	\$10	\$1	\$9	
6204	Management Consultants				
6210	Advertising & Marketing				
6250	Other Renting Expenses	\$2,302	\$276	\$2,026	
6310	Office Salaries	\$855	\$103	\$752	
6311	Office Expenses	\$6,716	\$806	\$5,910	
6312	Office or Model Apartment Rent				
6320	Management Fee	\$6,528	\$783	\$5,745	
6330	Manager or Superintendent Salaries	\$11,890	\$1,427	\$10,463	
6331	Administrative Rent Free Unit	\$6,120	\$734	\$5,386	
6340	Legal Expense - Project	\$685	\$82	\$603	
6350	Audit Expense	\$1,500	\$180	\$1,320	
6351	Bookkeeping Fees/Accounting Services	\$912	\$109	\$803	
6370	Bad Debts	\$251	\$30	\$221	
6390	Miscellaneous Administrative Expenses	\$838	\$101	\$737	mileage for manager and bank charges
6263T	Total Administrative Expenses	\$38,607	\$4,633	\$33,974	
Utilities					
6420	Fuel Oil/ Coal				
6450	Electricity	\$8,535	\$1,024	\$7,511	
6451	Water	\$7,450	\$894	\$6,556	
6452	Gas				
6453	Sewer	\$5,352	\$642	\$4,710	

6400T	Total Utilities Expense	\$21,337	\$2,560	\$18,777	
Acct #	Account Description	Actuals	Non-MHSA Units & Non-COSR MHSA Units	COSR MHSA Units	Comments or Variance Explanation
	Operating & Maintenance Expenses				
6510	Payroll	\$6,178	\$741	\$5,437	
6515	Supplies	\$8,027	\$963	\$7,064	
6520	Contracts	\$23,375	\$2,805	\$20,570	
6521	Operating & Maintenance Rent Free Unit				
6525	Garbage & Trash Removal	\$2,641	\$317	\$2,324	
6530	Security Payroll/ Contracts				
6531	Security Rent Free Unit				
6546	Heating/Cooling Repairs & Maintenance				
6548	Snow Removal				
6570	Vehicle & Maintenance Equip. Operation & Repairs	\$56	\$7	\$49	
6590	Miscellaneous Operating & Maintenance Expenses				
6500T	Total Operating & Maintenance	\$40,277	\$4,833	\$35,444	
	Taxes & Insurance				
6710	Real Estate Taxes	\$114	\$14	\$100	
6711	Payroll Taxes (Project's share)	\$2,066	\$248	\$1,818	
6720	Property & Liability Insurance (Hazard)	\$2,498	\$300	\$2,198	
6721	Fidelity Bond Insurance				
6722	Workmen's Compensation	\$1,928	\$231	\$1,697	
6723	Health Insurance & Other Benefits	\$799	\$96	\$703	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$43	\$5	\$38	vehicle insurance
6700T	Total Taxes & Insurance	\$7,448	\$894	\$6,554	
	Financial Expenses				
6820	1st Mortgage (P&I) Debt Service				
6830	Interest on Notes Payable (Long Term)				
6840	Interest on Notes Payable (Short Term)				
6850	Mortgage Insurance Premium/ Service Charge				
6890	Miscellaneous Financial Expenses				
6890-50	Portion of Non COSR Partnership Asset Management Fees				
6890-50	Portion of Non COSR Deferred Developer Fee				
6800T	Total Financial Expenses	\$0	\$0	\$0	
6932	Food				
6980	Recreation and Rehabilitation				
6983	Rehabilitation Salaries				
6990	Other Service Expenses				
6900	Total Elderly Care Expense	\$0	\$0	\$0	
	Replacement Reserve	\$4,120	\$494	\$3,626	
	MHSA Perm Loan Service Fee	\$2,799	\$336	\$2,463	
6000T	Total Cost of Operations	\$114,588	\$13,751	\$100,837	
	Net Revenue or (Deficit)	-\$22,439	\$0	-\$22,439	

Account Description	COSR	Comments or Variance Explanation
Optional Expenses paid from available COSR		
On-site Supportive Service Costs		
HCD MHP Service Fee	\$3,978	
Partnership Asset Management Fees		
Annual Bond Issuance Fees		
Operating Expense Reserve		
Portion of Deferred Developer Fee		
Total MHSA Optional Expense	\$3,978	
Variance - Underfunded or (Overfunded)	\$26,417	

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA HOUSING FINANCE AGENCY AND
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
D STREET
CALHFA PROJECT NO. 10055M
HCD LOAN NO. 10-HYMHP-6825
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Cash on Hand and in Banks

	<u>2021</u>	<u>2020</u>
Unrestricted accounts:		
Petty cash	\$ 200	\$ 200
Checking account- operating	33,051	16,299
Total	<u>\$ 33,251</u>	<u>\$ 16,499</u>
Restricted accounts:		
Replacement reserve	\$ 6,616	\$ 8,140
Operating reserve	23,641	23,479
Transition reserve	52,410	52,384
Total	<u>\$ 82,667</u>	<u>\$ 84,003</u>

Tenant security deposits are maintained in a separate interest-bearing account and interest earned on these deposits. However, the funds representing interest earned have been transferred to the operating cash account to fund operations. Interest earned during the years ended June 30, 2021 and 2020 was zero as to each year.

Accounts Receivable

Accounts receivable consists of tenant receivables of \$6,170 and \$6,024 as of June 30, 2021 and 2020, respectively.

Taxes

The Organization has paid indirect assessments billed by the County of Ventura on a current basis for the years ended June 30, 2021 and 2020. The tax statements are paid when due, and are not impounded monthly.

Insurance

Insurance premiums are paid current as of June 30, 2021 and 2020.

Debt service

The debt service payments are current.

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA HOUSING FINANCE AGENCY AND
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
D STREET
CALHFA PROJECT NO. 10055M
HCD LOAN NO. 10-HYMHP-6825
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Reserves for Replacements and Operating Expenses

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>	<i>Transition Reserve</i>
Balance, July 1, 2020	\$ 8,140	\$ 23,479	\$ 52,384
Deposits: Required	4,240	-	-
Interest earned, net of bank charges	(124)	162	26
Withdrawals	(5,640)	-	-
Balance, ending June 30, 2021	<u>\$ 6,616</u>	<u>\$ 23,641</u>	<u>\$ 52,410</u>

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>	<i>Transition Reserve</i>
Balance, July 1, 2019	\$ 4,131	\$ 23,191	\$ 62,647
Deposits: Required	4,120	-	-
Interest earned, net of bank charges	(111)	288	26
Withdrawals	-	-	(10,289)
Balance, ending June 30, 2020	<u>\$ 8,140</u>	<u>\$ 23,479</u>	<u>\$ 52,384</u>

Property, Equipment and Improvements

	<i>Land</i>	<i>Buildings and Improvements</i>	<i>Furniture and Equipment</i>	<i>Total</i>
Balance, July 1, 2019	\$ 377,121	\$ 1,710,864	\$ 28,236	\$ 2,116,221
Additions	-	2,845	2,795	5,640
Balance, June 30, 2020	<u>\$ 377,121</u>	<u>\$ 1,713,709</u>	<u>\$ 31,031</u>	<u>\$ 2,121,861</u>
Additions	-	-	-	-
Balance, June 30, 2021	<u>\$ 377,121</u>	<u>\$ 1,713,709</u>	<u>\$ 31,031</u>	<u>\$ 2,121,861</u>

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA HOUSING FINANCE AGENCY AND
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
D STREET
CALHFA PROJECT NO. 10055M
HCD LOAN NO. 10-HYMHP-6825
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Accounts Payable and Accrued Expenses

Accounts payable are payable to vendors and are being paid on a current basis (details follow):

	<u>2021</u>	<u>2020</u>
Accounts payable, trade	\$ 7,966	\$ 597
Accrued expenses- accounting services	1,500	1,500
Accrued payroll expenses	1,179	883
Accrued utility expenses	<u>1,200</u>	<u>390</u>
Total accounts payable and accrued expenses	\$ <u>11,845</u>	\$ <u>3,370</u>

Gross Potential Rents

	<u>2021</u>	<u>2020</u>
Tenant rental payments	\$ 27,408	\$ 28,496
Tenant rental payments- residual	-	-
Vacancy loss and concessions	<u>(740)</u>	<u>(1,817)</u>
Total gross potential rents	\$ <u>26,668</u>	\$ <u>26,679</u>

Management Fee

A property management fee of \$6,528 was incurred for each of the years ended June 30, 2021 and 2020 for property management services provided by Many Mansions.

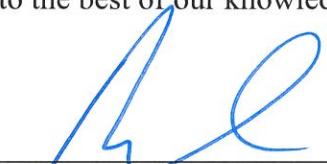
Surplus Cash Computation

See page 87 as to the computation of operating cash flow/surplus cash as it relates to D Street Apartments.

MANY MANSIONS AND AFFILIATE
D STREET
CALHFA PROJECT NO. 10055M
HCD LOAN NO. 10-HYMHP-6825
OWNER CERTIFICATION
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

OWNER CERTIFICATION

We hereby certify that we have examined the accompanying financial statements and supplemental data of Many Mansions and Affiliates as it relates to D Street, as of and for the years ended June 30, 2021 and 2020, and to the best of our knowledge and belief, the same is complete and accurate.



Signature

President

Title

1/24/2021

Date

MANY MANSIONS AND AFFILIATE
D STREET
CALHFA PROJECT NO. 10055M
HCD LOAN NO. 10-HYMHP-6825
CERTIFICATE OF MANAGING AGENT
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

CERTIFICATE OF MANAGING AGENT

I hereby certify that I have examined the accompanying financial statements and supplemental data of D Street and to the best of my knowledge and belief, the same is complete and accurate.

Many Mansions
President



Signature

9/24/2021

Date

R. Schroeder

Print Name

**RICHMOND TERRACE
SCHEDULES OF OPERATING REVENUES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
Rent Revenue		
5120 Rent Revenue - Gross Potential	\$ 133,981	\$ 142,686
5180 Rental Income Subsidy	114,421	117,378
5190 Miscellaneous Rent Revenue (Rent free unit)	3,656	2,410
5100T Total Rent Revenue	<u>\$ 252,058</u>	<u>\$ 262,474</u>
Vacancies		
5220 Apartments	\$ 1,631	\$ 3,418
5200T Total Vacancies	<u>\$ 1,631</u>	<u>\$ 3,418</u>
5152N Net Rental Revenue (Rent Revenue Less Vacancies)	<u>\$ 250,427</u>	<u>\$ 259,056</u>
Financial Revenue		
5410 Financial Revenue - Project Operations	\$ 6	\$ 6
5440 Revenue from Investments - Replacement Reserves	20	24
5490 Revenue from Investments - Miscellaneous (Oper. Reserve)	9	13
5400T Total Financial Revenue	<u>\$ 35</u>	<u>\$ 43</u>
Other Revenue		
5910 Laundry & Vending Revenue	\$ 1,262	\$ 1,424
5920 Tenant Charges	-	196
5990 Miscellaneous Revenue (COC \$21,635 and Garage Revenue of \$7,950)	29,585	183,500
5900T Total Other Revenue	<u>30,847</u>	<u>185,120</u>
5000T Total Revenue	<u><u>\$ 281,309</u></u>	<u><u>\$ 444,219</u></u>

**RICHMOND TERRACE
SCHEDULES OF OPERATING EXPENSES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

		<u>2021</u>	<u>2020</u>
Administrative Expenses			
6210	Marketing	\$ 22	\$ -
6250	Other Renting Expenses	-	20,769
6310	Office Salaries	4,928	5,768
6311	Office Expenses	3,954	4,958
6320	Property Management Fees	25,272	25,272
6330	Manager's Salary	17,761	23,442
6331	Manager's Unit	3,656	2,410
6340	Professional Fees - Legal	-	-
6350	Professional Fees	3,000	3,000
6370	Bad Debts	505	300
6390	Other Administrative Expenses		
6390-010	Description: Bookkeeping	3,078	3,078
6390-010	Description: Conventions and Meetings	206	627
6390-010	Description: Bank Fee	80	175
6390-010	Description: Telephone	4,006	5,041
6263T	Total Administrative Expenses	<u>\$ 66,468</u>	<u>\$ 94,840</u>

RICHMOND TERRACE
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

		<u>2021</u>	<u>2020</u>
Utility Expenses			
6450	Electricity	\$ 6,085	\$ 5,887
6451	Water	12,483	9,898
6452	Gas	4,866	4,537
6453	Sewer	10,119	10,035
6400T	Total Utilities Expenses	<u>\$ 33,553</u>	<u>\$ 30,357</u>
Operating and Maintenance Expenses			
6510	Payroll	\$ 16,800	\$ 22,643
6515	Supplies	3,482	30,183
6520	Contracts	11,397	49,674
6525	Garbage & Trash Removal	4,461	4,242
6530	Security Payroll/Contracts	-	-
6546	Heating/Cooling Repairs & Maintenance	-	5
6570	Vehicle & Maintenance Equip. Operation & Repairs	13,889	557
6580	Lease Expense	-	-
6590	Miscellaneous Operating and Maintenance Expenses	-	-
6500T	Total Operating and Maintenance	<u>\$ 50,029</u>	<u>\$ 107,304</u>
Taxes & Insurance			
6710	Real Estate Taxes	\$ 1,256	\$ 1,234
6711	Payroll Taxes	3,485	4,418
6720	Property and Liability Insurance	11,677	9,946
6722	Workers' Compensation	2,701	3,005
6723	Health Insurance and Other Employee Benefits	6,406	3,218
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	513	525
6700T	Total Taxes & Insurance	<u>\$ 26,038</u>	<u>\$ 22,346</u>
	Total Operating Expenses	<u>\$ 176,088</u>	<u>\$ 254,847</u>
Financial Expenses			
6820	Interest on Mortgage	\$ 50,771	\$ 53,295
6825	Interest on Other Mortgages	-	-
6830	Interest on Notes Payable (Long Term)	85,757	85,757
6840	Interest on Notes Payable (Short Term)	-	-
6890	Miscellaneous Financial Expenses	-	-
6800T	Total Financial Expenses	<u>\$ 136,528</u>	<u>\$ 139,052</u>
6000	Total Cost of Operations before Depreciation	<u>\$ 312,616</u>	<u>\$ 393,899</u>
5060	Operating Profit (Loss)	<u>\$ (31,307)</u>	<u>\$ 50,320</u>

**RICHMOND TERRACE
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
5060 Operating Profit (Loss)	\$ (31,307)	\$ 50,320
Depreciation and Amortization Expense		
6600 Depreciation Expense	\$ 139,364	\$ 135,919
6610 Amortization Expense	-	-
5060N Operating Profit (Loss)	<u>\$ (170,671)</u>	<u>\$ (85,599)</u>
3250 Change in Total Net Assets from Operations (Net Loss)	<u>\$ (170,671)</u>	<u>\$ (85,599)</u>

RICHMOND TERRACE
COMPUTATION OF OPERATING CASH FLOW/SURPLUS CASH
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
Operating income		
Total income	\$ 281,309	\$ 444,219
Interest earned on restricted reserve accounts	<u>(29)</u>	<u>(37)</u>
Adjusted operating income	281,280	444,182
Operating expenses	<u>176,088</u>	<u>254,847</u>
Adjusted net income	\$ 105,192	\$ 189,335
Other activity		
Mandatory debt service (first mortgage)	\$ (97,095)	\$ (97,095)
MHP required annual interest payment (.42% of loan amount)	(4,464)	(4,464)
Required deposits into the replacement reserve account	(11,745)	(11,745)
Required deposits into the operating reserve account	(3,043)	(3,043)
CDBG grant funds utilized for capital expenditures	<u>-</u>	<u>(149,175)</u>
Total other activity	\$ <u>(116,347)</u>	\$ <u>(265,522)</u>
Operating cash flow/surplus cash (Deficit Cash)	<u>\$ (11,155)</u>	<u>\$ (76,187)</u>

**MANY MANSIONS AND AFFILIATE
 SUPPLEMENTARY INFORMATION REQUIRED BY THE
 CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 RICHMOND TERRACE
 LOAN NO. 00-HOME-0492
 FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Cash on Hand and in Banks

	2021	2020
Unrestricted accounts:		
Petty cash	\$ 200	\$ 200
Checking account- operating	4,164	6,186
Total	\$ 4,364	\$ 6,386
Restricted accounts:		
Replacement reserve	\$ 74,386	\$ 62,620
Operating reserve	20,923	17,871
Total	\$ 95,309	\$ 80,491

Tenant security deposits are maintained in a separate interest-bearing account and interest earned on these deposits. However, the funds representing interest earned have been transferred to the operating cash account to fund operations. Interest earned during the years ended June 30, 2021 and 2020 was \$6 and \$6, respectively.

Accounts Receivable

Accounts receivable consists of tenant receivables of \$803 and \$4,826 as of June 30, 2021 and 2020, respectively.

Taxes

The Organization has paid indirect assessments billed by the County of Ventura on a current basis for the years ended June 30, 2021 and 2020. The tax statements are paid when due, and are not impounded monthly.

Insurance

Insurance premiums are paid current as of June 30, 2021 and 2020.

Debt service

The debt service payments are current.

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
RICHMOND TERRACE
LOAN NO. 00-HOME-0492
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Reserves for Replacements and Operating Expenses

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>
Balance, July 1, 2020	\$ 62,620	\$ 17,871
Deposits:		
Required	11,745	3,043
Transfers	-	-
Interest earned, net of bank charges	21	9
Withdrawals	-	-
Balance, ending June 30, 2021	<u>\$ 74,386</u>	<u>\$ 20,923</u>

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>
Balance, July 1, 2019	\$ 57,822	\$ 40,119
Deposits:		
Required	11,745	3,043
Transfers	-	-
Interest earned, net of bank charges	24	13
Withdrawals	(6,971)	(25,304)
Balance, ending June 30, 2020	<u>\$ 62,620</u>	<u>\$ 17,871</u>

Property, Equipment and Improvements

	<i>Land</i>	<i>Buildings and Improvements</i>	<i>Furniture and Equipment</i>	<i>Total</i>
Balance, July 1, 2019	\$ 800,000	\$4,745,588	\$ 138,356	\$5,683,944
Additions	-	153,255	48,191	201,446
Balance, June 30, 2020	<u>\$ 800,000</u>	<u>\$4,898,843</u>	<u>\$ 186,547</u>	<u>\$5,885,390</u>
Additions	-	8,425	2,325	10,750
Balance, June 30, 2021	<u>\$ 800,000</u>	<u>\$4,907,268</u>	<u>\$ 188,872</u>	<u>\$5,896,140</u>

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
RICHMOND TERRACE
LOAN NO. 00-HOME-0492
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Accounts Payable and Accrued Expenses

Accounts payable are payable to vendors and are being paid on a current basis (details follow):

	<u>2021</u>	<u>2020</u>
Accounts payable, trade	\$ 150,804	\$ 134,249
Accrued expenses- accounting services	3,000	3,000
Accrued payroll expenses	1,787	1,191
Accrued utility expenses	2,391	2,260
Total accounts payable and accrued expenses	<u>\$ 157,982</u>	<u>\$ 140,700</u>

Gross Potential Rents

	<u>2021</u>	<u>2020</u>
Tenant rental payments	\$ 133,981	\$ 142,686
Subsidy Payments	114,421	117,378
Vacancy loss and concessions	(1,631)	(3,418)
Total gross potential rents	<u>\$ 246,771</u>	<u>\$ 256,646</u>

Management Fee

A property management fee of \$25,272 was incurred for each of the years ended June 30 2021 and 2020 for property management services provided by Many Mansions.

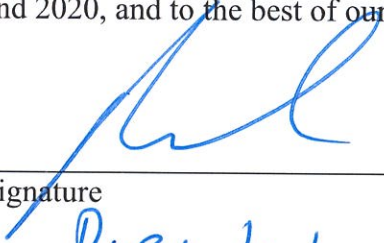
Surplus Cash Computation


See page 99 as to the computation of operating cash flow/surplus cash as it relates to Richmond Terrace Apartments.


MANY MANSIONS AND AFFILIATE
RICHMOND TERRACE
HCD LOAN NO. 00-MHP-067
LOAN NO. 00-HOME-0492
OWNER CERTIFICATION
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

OWNER CERTIFICATION

We hereby certify that we have examined the accompanying financial statements and supplemental data of Many Mansions and Affiliates as it relates to Richmond Terrace, as of and for the years ended June 30, 2021 and 2020, and to the best of our knowledge and belief, the same is complete and accurate.



Signature


Title


Date

MANY MANSIONS AND AFFILIATE
RICHMOND TERRACE
HCD LOAN NO. 00-MHP-067
LOAN NO. 00-HOME-0492
CERTIFICATE OF MANAGING AGENT
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

CERTIFICATE OF MANAGING AGENT

I hereby certify that I have examined the accompanying financial statements and supplemental data of Richmond Terrace and to the best of my knowledge and belief, the same is complete and accurate.

Many Mansions
President



Signature

9/24/2021

Date

R. Schwede

Print Name

**PEPPERTREE
SCHEDULES OF OPERATING REVENUES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
Rent Revenue		
5120 Rent Revenue - Gross Potential	\$ 52,325	\$ 49,446
5180 Rental Income Subsidy	40,320	37,447
5190 Miscellaneous Rent Revenue (Rent free unit)	11,976	10,978
5100T Total Rent Revenue	<u>\$ 104,621</u>	<u>\$ 97,871</u>
Vacancies		
5220 Apartments	\$ 451	\$ 4,790
5200T Total Vacancies	<u>\$ 451</u>	<u>\$ 4,790</u>
5152N Net Rental Revenue (Rent Revenue Less Vacancies)	<u>\$ 104,170</u>	<u>\$ 93,081</u>
Financial Revenue		
5410 Financial Revenue - Project Operations	\$ 3	\$ 3
5440 Revenue from Investments - Replacement Reserves	2	4
5490 Revenue from Investments - Miscellaneous (other/op res)	1,624	3,058
5400T Total Financial Revenue	<u>\$ 1,629</u>	<u>\$ 3,065</u>
Other Revenue		
5910 Laundry & Vending Revenue	\$ 2,599	\$ 773
5920 Tenant Charges	1,234	822
5990 Miscellaneous Revenue - CoC Grant Income	27,344	31,251
5900T Total Other Revenue	<u>31,177</u>	<u>32,846</u>
5000T Total Revenue	<u><u>\$ 136,976</u></u>	<u><u>\$ 128,992</u></u>

PEPPERTREE
SCHEDULES OF OPERATING EXPENSES
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

		<u>2021</u>	<u>2020</u>
Administrative Expenses			
6203	Conventions & Meetings	\$ 95	\$ 305
6310	Office Salaries	1,585	1,255
6311	Office Expenses	4,024	3,468
6320	Property Management Fees	9,360	9,360
6330	Manager's Salary	19,128	15,561
6331	Manager's Unit	11,976	10,978
6340	Professional Fees - Legal	-	500
6350	Professional Fees - Accounting	2,000	2,000
6370	Bad Debts	3,577	4,808
6390	Other Administrative Expenses		
6390-010	Description: Bookkeeping	1,368	1,368
6390-010	Description: Advertising	-	-
6390-010	Description: Bank & Finance Fee	614	582
6390-010	Description: Telephone	2,524	2,012
6263T	Total Administrative Expenses	<u>\$ 56,251</u>	<u>\$ 52,197</u>

PEPPERTREE
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

		<u>2021</u>	<u>2020</u>
Utility Expenses			
6450	Electricity	\$ 10,783	\$ 7,884
6451	Water	6,084	5,735
6452	Gas	3,966	3,920
6453	Sewer	4,059	3,795
6400T	Total Utilities Expenses	<u>\$ 24,892</u>	<u>\$ 21,334</u>
Operating and Maintenance Expenses			
6510	Payroll	\$ 9,755	\$ 9,728
6515	Supplies	10,651	9,278
6520	Contracts	9,004	3,305
6525	Garbage & Trash Removal	6,591	6,553
6530	Security Payroll/Contracts	-	-
6546	Heating/Cooling Repairs & Maintenance	901	901
6570	Vehicle & Maintenance Equip. Operation & Repairs	4,473	312
6580	Lease Expense	-	-
6590	Miscellaneous Operating and Maintenance Expenses	-	-
6500T	Total Operating and Maintenance	<u>\$ 41,375</u>	<u>\$ 30,077</u>
Taxes & Insurance			
6710	Real Estate Taxes	\$ 533	\$ 531
6711	Payroll Taxes	2,616	2,226
6720	Property and Liability Insurance	3,401	2,448
6722	Workers' Compensation	2,492	1,767
6723	Health Insurance and Other Employee Benefits	1,432	1,218
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	865	870
6700T	Total Taxes & Insurance	<u>\$ 11,339</u>	<u>\$ 9,060</u>
	Total Operating Expenses	<u>\$ 133,857</u>	<u>\$ 112,668</u>
Financial Expenses			
6820	Interest on Mortgage	\$ -	\$ -
6825	Interest on Other Mortgages	-	-
6830	Interest on Notes Payable (Long Term)	82,643	82,642
6840	Interest on Notes Payable (Short Term)	-	-
6890	Miscellaneous Financial Expenses	941	941
6800T	Total Financial Expenses	<u>\$ 83,584</u>	<u>\$ 83,583</u>
6000	Total Cost of Operations before Depreciation	<u>\$ 217,441</u>	<u>\$ 196,251</u>
5060	Operating Profit (Loss)	<u>\$ (80,465)</u>	<u>\$ (67,259)</u>

PEPPERTREE
SCHEDULES OF OPERATING EXPENSES (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
5060 Operating Profit (Loss)	\$ (80,465)	\$ (67,259)
Depreciation and Amortization Expense		
6600 Depreciation Expense	\$ 56,692	\$ 56,107
6610 Amortization Expense	89	89
5060N Operating Profit (Loss)	<u>\$ (137,246)</u>	<u>\$ (123,455)</u>
Net Entity Expenses		
7190 Other Expenses		
7190-010 Description: Asset management fee	\$ -	\$ -
7190-010 Description: Partnership management fee		
7190-010 Description: Incentive fee		
7100T Total Net Entity Expenses	<u>\$ -</u>	<u>\$ -</u>
3250 Change in Total Net Assets from Operations (Net Loss)	<u><u>\$ (137,246)</u></u>	<u><u>\$ (123,455)</u></u>

PEPPERTREE
COMPUTATION OF OPERATING CASH FLOW/SURPLUS CASH
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
Operating income		
Total income	\$ 136,976	\$ 128,992
Interest earned on restricted reserve accounts	(1,626)	(3,062)
Adjusted operating income	<u>135,350</u>	<u>125,930</u>
Operating expenses	<u>133,857</u>	<u>112,668</u>
Adjusted net income	\$ 1,493	\$ 13,262
Other activity		
Mandatory debt service (first mortgage)	\$ -	\$ -
MHP required annual interest payment (.42% of loan amount)	(8,214)	(8,214)
MHSA required annual service fee	(941)	(941)
SCOSR funds received	11,660	7,984
Required deposits into the replacement reserve account	(7,236)	(7,236)
Total other activity	<u>\$ (4,731)</u>	<u>\$ (8,407)</u>
Operating cash flow/surplus cash (Deficit Cash)	<u><u>\$ (3,238)</u></u>	<u><u>\$ 4,855</u></u>

PROJECT: **Peppertree** AUDIT YEAR: **2020-2021**

CalHFA#: **12026M** 03/31 06/30 09/30 12/31
 Fiscal Year End (FYE)

Total # Non-COSR MHSA Units: **1**
 Total # Non-MHSA Units: **11** Total Units: **12**
 Total COSR MHSA Units: **11** Per Unit Avg: **92%**

Acct #	Account Description	Actuals	Non-MHSA Units & Non-COSR MHSA Units	COSR MHSA Units	Comments or Variance Explanation
REVENUE					
Rent					
5120	Total Other Units - Non COSR MHSA	\$8,866	\$8,866		Allocate revenue to cover expenses for manager unit
5121	MHSA COSR Units - Tenant Payment	\$95,755		\$95,755	
5140	Rent Revenue- Stores & Commercial				
5170	Rent Revenue- Garage & Parking				
5180-010	Non MHSA COSR Units - Tenant Rental Subsidy				
5180-020	MHSA COSR Units - Tenant Rental Subsidy				
5100T	Total Rent Revenue	\$104,621	\$8,866	\$95,755	
Vacancies					
5220	Apartments- MHSA Unit	\$451		\$451	
5240	Apartments- Non MHSA Unit				
5250	Rental Concessions				
5270	Garage & Parking Spaces				
5290	Miscellaneous				
5200T	Total Vacancies	\$451	\$0	\$451	
5152N	Net Rental Revenue	\$104,170	\$8,866	\$95,304	
Financial Revenue					
5332	Food				
5380	Recreation (Activities) and Rehabilitation				
5385	Rehabilitation				
5390	Other Service Revenue				
5300	Total Elderly Care Revenue	\$0	\$0	\$0	
5410	Financial Revenue- Project Operations Interest	\$3	\$3		
5430	Revenue from Investments- Residual Receipts Interest				
5440	Revenue from Investments- Replacement Reserves Interest				
5490	Revenue from Investments- Miscellaneous Interest				
5400T	Total Financial Revenue	\$3	\$3	\$0	
Other Revenue					
5910	Laundry & Vending Revenue	\$2,599	\$208	\$2,391	
5920	Tenant Charges	\$1,234	\$99	\$1,135	
5990	Miscellaneous Revenue	\$27,344	\$2,188	\$25,156	CoC grants
	COSR Payment	\$11,660		\$11,660	Received 6/5/20 for FY20-21 Supplemental COSR
5900T	Total Other Revenue	\$42,837	\$2,494	\$40,343	
5000T	Total Revenue	\$147,010	\$11,363	\$135,647	
EXPENSES					
Administrative Expenses					
6203	Conventions & Meetings	\$95	\$8	\$87	
6204	Management Consultants				
6210	Advertising & Marketing				
6250	Other Renting Expenses				
6310	Office Salaries	\$1,585	\$127	\$1,458	
6311	Office Expenses	\$4,827	\$386	\$4,441	
6312	Office or Model Apartment Rent				
6320	Management Fee	\$9,360	\$749	\$8,611	
6330	Manager or Superintendent Salaries	\$19,128	\$1,530	\$17,598	
6331	Administrative Rent Free Unit	\$11,976	\$958	\$11,018	
6340	Legal Expense - Project				
6350	Audit Expense	\$2,000	\$160	\$1,840	
6351	Bookkeeping Fees/Accounting Services	\$1,368	\$109	\$1,259	
6370	Bad Debts	\$3,577	\$286	\$3,291	
6390	Miscellaneous Administrative Expenses	\$2,336	\$187	\$2,149	mileage for manager and bank charges
6263T	Total Administrative Expenses	\$56,252	\$4,500	\$51,752	
Utilities					
6420	Fuel Oil/ Coal				
6450	Electricity	\$10,783	\$863	\$9,920	
6451	Water	\$6,084	\$487	\$5,597	
6452	Gas	\$3,966	\$317	\$3,649	
6453	Sewer	\$4,059	\$325	\$3,734	

6400T	Total Utilities Expense	\$24,892	\$1,991	\$22,901	
Acct #	Account Description	Actuals	Non-MHSA Units & Non-COSR MHSA Units	COSR MHSA Units	Comments or Variance Explanation
	Operating & Maintenance Expenses				
6510	Payroll	\$9,755	\$780	\$8,975	
6515	Supplies	\$7,927	\$634	\$7,293	
6520	Contracts	\$16,415	\$1,313	\$15,102	
6521	Operating & Maintenance Rent Free Unit				
6525	Garbage & Trash Removal	\$6,591	\$527	\$6,064	
6530	Security Payroll/ Contracts	\$616	\$49	\$567	
6531	Security Rent Free Unit				
6546	Heating/Cooling Repairs & Maintenance				
6548	Snow Removal				
6570	Vehicle & Maintenance Equip. Operation & Repairs	\$72	\$6	\$66	
6590	Miscellaneous Operating & Maintenance Expenses				
6500T	Total Operating & Maintenance	\$41,376	\$3,310	\$38,066	
	Taxes & Insurance				
6710	Real Estate Taxes	\$533	\$43	\$490	
6711	Payroll Taxes (Project's share)	\$2,616	\$209	\$2,407	
6720	Property & Liability Insurance (Hazard)	\$3,401	\$272	\$3,129	
6721	Fidelity Bond Insurance				
6722	Workmen's Compensation	\$2,492	\$199	\$2,293	
6723	Health Insurance & Other Benefits	\$1,432	\$115	\$1,317	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$865	\$69	\$796	vehicle insurance and \$800 franchise tax payment
6700T	Total Taxes & Insurance	\$11,339	\$907	\$10,432	
	Financial Expenses				
6820	1st Mortgage (P&I) Debt Service				
6830	Interest on Notes Payable (Long Term)				
6840	Interest on Notes Payable (Short Term)				
6850	Mortgage Insurance Premium/ Service Charge				
6890	Miscellaneous Financial Expenses				
6890-50	Portion of Non COSR Partnership Asset Management Fees				
6890-50	Portion of Non COSR Deferred Developer Fee				
6800T	Total Financial Expenses	\$0	\$0	\$0	
6932	Food				
6980	Recreation and Rehabilitation				
6983	Rehabilitation Salaries				
6990	Other Service Expenses				
6900	Total Elderly Care Expense	\$0	\$0	\$0	
	Replacement Reserve	\$7,236	\$579	\$6,657	
	MHSA Perm Loan Service Fee	\$941	\$75	\$866	
6000T	Total Cost of Operations	\$142,036	\$11,363	\$130,673	
	Net Revenue or (Deficit)	\$4,974	\$0	\$4,974	

Account Description	COSR	Comments or Variance Explanation
Optional Expenses paid from available COSR		
On-site Supportive Service Costs		
HCD MHP Service Fee	\$8,214	
Partnership Asset Management Fees		
Annual Bond Issuance Fees		
Operating Expense Reserve		
Portion of Deferred Developer Fee		
Total MHSA Optional Expense	\$8,214	
Variance - Underfunded or (Overfunded)	\$3,240	

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PEPPERTREE
CALHFA PROJECT NO. 12-026-M
HCD LOAN NO. 11-GHI-8115
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Cash on Hand and in Banks

	<u>2021</u>	<u>2020</u>
Unrestricted accounts:		
Petty cash	\$ 200	\$ 200
Checking account- operating	13,666	18,454
Total	<u>\$ 13,866</u>	<u>\$ 18,654</u>
Restricted accounts:		
Replacement reserve	\$ 35,849	\$ 33,899
Operating reserve	28,868	28,557
Total	<u>\$ 64,717</u>	<u>\$ 62,456</u>

Tenant security deposits are maintained in a separate interest-bearing account and interest earned on these deposits. However, the funds representing interest earned have been transferred to the operating cash account to fund operations. Interest earned during the years ended June 30, 2021 and 2020 was zero as to each year.

Accounts Receivable

Accounts receivable consists of tenant receivables of \$18,632 and \$21,951 as of June 30, 2021 and 2020, respectively.

Taxes

The Organization has paid indirect assessments billed by the County of Ventura on a current basis for the years ended June 30, 2021 and 2020. The tax statements are paid when due, and are not impounded monthly.

Insurance

Insurance premiums were paid current as of June 30, 2021 and 2020.

Debt service

The debt service payments are current.

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PEPPERTREE
CALHFA PROJECT NO. 12-026-M
HCD LOAN NO. 11-GHI-8115
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Reserves for Replacements and Operating Expenses

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>	<i>Supplemental COSR Reserve</i>	<i>Transition Reserve</i>
Balance, July 1, 2020	\$ 33,899	\$ 28,557	\$ 119,480	\$ 38,456
Deposits:				
Required	7,236	-	-	-
Transfers	-	-	-	-
Interest earned, net of bank charges	2	311	1,310	4
Withdrawals	(5,288)	-	(11,796)	-
Balance, ending June 30, 2021	\$ 35,849	\$ 28,868	\$ 108,994	\$ 38,460

	<i>Replacement Reserve</i>	<i>Operating Reserve</i>	<i>Supplemental COSR Reserve</i>	<i>Transition Reserve</i>
Balance, July 1, 2019	\$ 26,659	\$ 27,996	\$ 138,090	\$ 38,451
Deposits:				
Required	7,236	-	-	-
Transfers	-	-	-	-
Interest earned, net of bank charges	4	561	2,492	5
Withdrawals	-	-	(21,102)	-
Balance, ending June 30, 2020	\$ 33,899	\$ 28,557	\$ 119,480	\$ 38,456

Property, Equipment and Improvements

	<i>Land</i>	<i>Buildings and Improvements</i>	<i>Furniture and Equipment</i>	<i>Total</i>
Balance, July 1, 2019	\$ 470,000	\$2,169,512	\$ 16,038	\$2,655,550
Additions	-	-	5,288	5,288
Balance, June 30, 2020	\$ 470,000	\$2,169,512	\$ 21,326	\$2,660,838
Additions	-	5,500	-	5,500
Balance, June 30, 2021	\$ 470,000	\$2,175,012	\$ 21,326	\$2,666,338

**MANY MANSIONS AND AFFILIATE
SUPPLEMENTARY INFORMATION REQUIRED BY THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PEPPERTREE
CALHFA PROJECT NO. 12-026-M
HCD LOAN NO. 11-GHI-8115
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020**

Accounts Payable and Accrued Expenses

Accounts payable are payable to vendors and are being paid on a current basis (details follow):

	<u>2021</u>	<u>2020</u>
Accounts payable, trade	\$ 5,011	\$ 1,954
Accrued audit expenses	2,000	2,000
Accrued franchise tax	800	800
Accrued payroll expenses	1,165	960
Accrued utility expenses	<u>803</u>	<u>883</u>
Total accounts payable and accrued expenses	\$ <u>9,779</u>	\$ <u>6,597</u>

Gross Potential Rents

	<u>2021</u>	<u>2020</u>
Tenant rental payments	\$ 64,301	\$ 60,424
Subsidy Payments	40,320	37,447
Vacancy loss and concessions	<u>(451)</u>	<u>(4,790)</u>
Total gross potential rents	\$ <u>104,170</u>	\$ <u>93,081</u>

Management Fee

A property management fee of \$9,360 was incurred for each of the years ended June 30, 2021 and 2020 for property management services provided by Many Mansions.

Surplus Cash Computation

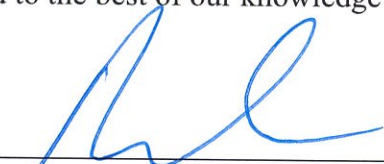
See page 109 as to the computation of operating cash flow/surplus cash as it relates to Peppertree.

MANY MANSIONS AND AFFILIATE
PEPPERTREE
CALHFA PROJECT NO. 12-026-M
HCD LOAN NO. 11-GHI-8115
OWNER CERTIFICATION
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020

OWNER CERTIFICATION

We hereby certify that we have examined the accompanying financial statements and supplemental data of Many Mansions and Affiliates as it relates to Peppertree, as of and for the years ended June 30, 2021 and 2020, and to the best of our knowledge and belief, the same is complete and accurate.

Signature



President

Title

9/24/2021

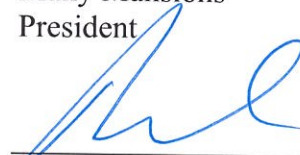
Date

MANY MANSIONS AND AFFILIATE
PEPPERTREE
CALHFA PROJECT NO. 12-026-M
HCD LOAN NO. 11-GHI-8115
CERTIFICATE OF MANAGING AGENT
FOR THE YEARS ENDED JUNE 30, 2021 AND 2020


CERTIFICATE OF MANAGING AGENT

I hereby certify that I have examined the accompanying financial statements and supplemental data of Peppertree and to the best of my knowledge and belief, the same is complete and accurate.

Many Mansions
President


Signature

9/24/2021
Date


Print Name

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
*GOVERNMENT AUDITING STANDARDS***

To the Board of Directors
Many Mansions
1259 E. Thousand Oaks Blvd.
Thousand Oaks, California 91362

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the accompanying consolidated statements of financial position of Many Mansions, a California nonprofit public benefit corporation and its Affiliate (the “Organization”) as of June 30, 2021, and the related consolidated statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated August 16, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Organization’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Organization’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weakness or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weakness. However, material weaknesses may exist that have not been identified.

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS (CONTINUED)**

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Many Mansions' and its Affiliate's consolidated financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Reseda, California
August 16, 2021

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS
APPLICABLE TO EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE**

To the Board of Directors
Many Mansions
1259 E. Thousand Oaks Blvd.
Thousand Oaks, California 91362

Report on Compliance for Each Major Federal Program

We have audited Many Mansions', a California nonprofit public benefit corporation, compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Many Mansion's major federal programs for the year ended June 30, 2021. Many Mansions' major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of Many Mansions' major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Many Mansions' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination on Many Mansions' compliance.

Opinion on Each Major Federal Program

In our opinion, Many Mansions complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2021.

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS
APPLICABLE TO EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE (CONTINUED)**

Internal Control Over Compliance

Management of Many Mansions is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit, we considered Many Mansions' internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Many Mansions' internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that a material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Fell & Associates LLP

Reseda, California
August 16, 2021

**MANY MANSIONS
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2021**

Section I – Summary of Auditors’ Results

Financial Statements

	2021
Type of auditors’ report issued:	Unqualified
Internal control over financial reporting:	
• Material weakness(es) identified?	No
• Significant deficiencies(ies) identified that are not considered to be material weakness(es)?	None
Noncompliance material to the financial statements noted?	No

Federal Awards

	2021
Internal control over major programs:	
• Material weakness(es) identified?	No
• Reportable condition(s) identified that are not considered to be material weakness(es)?	None
Type of auditors’ report issued on compliance for major programs:	Unqualified
Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance?	No

**MANY MANSIONS
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**

Identification of major programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.181	HUD Section 811 Capital Advance
14.195	Section 8 Housing Assistance Payments
14.218	Community Development Block Grant

Dollar threshold used to distinguish
Between Type A and Type B programs: \$750,000

Auditee qualified as low-risk auditee? Yes

Section II – Financial Statement Findings

We found no reportable conditions, material weaknesses or instances of noncompliance related to the financial statements that are required to be reported in accordance with paragraphs 5.18 through 5.20 of *Government Auditing Standards*.

Section III – Federal Award Findings and Questioned Costs

There were no audit findings required to be reported by the Uniform Guidance.