

ED Summary Report- Affiliate Update October 2019

To: Board of Directors

From: Lorraine Larson

Mission: *Building decent, affordable homes in partnership with future homeowners.*

Finance:

Finance Cashflow and Actuals: *Cash flow Summaries including ReStore for August 2019 are available to download from the board login site on our webpage..*

Login link and instructions: Link: <https://nchabitat.org/back-office/>

Instructions:

- *If you have saved your login from a previous visit, you will already be logged in*
- *Otherwise you will see a grey bar directly underneath the words:
To view this protected post, enter the password below:
Type the password hab_board in the grey bar and click the submit button to the right.*

Summary: August 2019 Actuals – new fiscal year cash flow completed and uploaded.

- **ReStore Income and Expenses:**

Income:

- August income 3.5% above. Total income for both months nearly \$8k more than estimated. A sneak peak at September financials show budget projections met even with one day power shut down! October will be a challenge with 2-4 days total PG&E shut down, however Store Manager working on ways to keep store open for checks and cash customers.

Expenses:

- Slightly higher than projections by about 2.5%. This is due to the following occurrences:
 - Personnel costs higher due to overlap of managers, and payout of previous manager's vacation.
 - Credit Card charges higher than estimated. Mary is researching this change with the new POS provider.

- **Affiliate Income and Expenses**

Income:

- Fundraising ahead of projections by about 12% compared to projections for both months.
- Overall income higher than projected.
- Street of Dreams income is looking higher than projected also!

Expenses:

- Total expenses on track with projections for August.

Homeowner Mortgages (Septemer):

- Mortgages in Arrears: We always have one or more that are a little, those pay a late fee. However, the two that have been in arrears consistently continue to work to pay down. Here are the details:
 - Ref #1 – Homeowner has begun to pay extra towards arrears, reducing each month.
 - Ref #16 – Homeowner under forbearance agreement has stayed on track and in November will be current, dropping payments down to normal mortgage amount (less \$300) in December!!
 - Ref #30 – Homeowner catching up in December.

Park Place:

- See report submitted by Andy Kramer (could be Monday on website).

Heritage Oaks II:

- Plans responded to by City of Grass Valley with some requested changes to be completed by SCO. Terry, Andy K., and Lorraine meeting with Martin Wood of SCO on Monday, October 28 to go over modifications. Details will be reported at the board meeting verbally.

Homeowner Selection:

- Applicant chosen for 1BR Park Place home. Recommendation for board vote will be presented in board meeting. Thanks to Homeowner Selection Committee to putting together this special selection process!!

Construction Schedule home #16:

1. See Andy Kramer Construction Committee report for most up to date information (Will be uploaded to website on Monday).

Homeowner Support:

- Report from Ann Davis, Committee Chair will be available Monday on the BOD Resource page.

Strategic Planning:

- Date has been re-scheduled for December 13. More details will be forthcoming by email.

Other:

Habitat CA conference was a wealth of good information and resources from everything from new and innovative funding models, to best practices in Homeowner Selection and Support. It is clear that having a staff person (Debbie) at the State Support Organization (Habitat California) has made a difference in the conference being relevant, inspiring, and challenging! We have secured a grant to pay for most of the conference and hotel fees.

A first time Western regional Habitat conference is scheduled for April 15-17 there is a first time Western in Portland Oregon that key leadership staff members will attend.