

**SAN GABRIEL VALLEY REGIONAL HOUSING TRUST**  
**A JOINT POWER AGREEMENT BETWEEN 22 CITIES**

**Basic Financial Statements and Independent Auditor's Report**

**Year Ended June 30, 2025**



**SAN GABRIEL VALLEY REGIONAL HOUSING TRUST**  
**Annual Basic Financial Report**  
**For the year ended June 30, 2025**

**Table of Contents**

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	<u>Page</u>
<b>Independent Auditor’s Report</b> .....	1
<b>Management’s Discussion and Analysis</b> .....	5
<b>Basic Financial Statements:</b>	
Government-Wide Financial Statements:	
Statement of Net Position .....	11
Statement of Activities .....	12
Fund Financial Statements:	
Governmental Fund Financial Statements:	
Balance Sheet – General Fund .....	13
Statement of Revenues, Expenditures and Changes in Fund Balances – General Fund .....	14
Notes to the Financial Statements .....	17

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
of the San Gabriel Valley Regional Housing Trust  
Monrovia, California

### **Report on the Audit of the Financial Statements**

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and general fund of San Gabriel Valley Regional Housing Trust (SGVRHT), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the SGVRHT's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and general fund of the SGVRHT, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the SGVRHT and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

The SGVRHT's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the SGVRHT's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 SGVRHT's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the SGVRHT's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

***Required Supplementary Information***

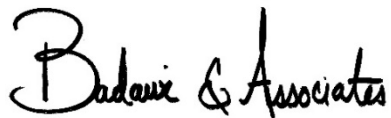
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for

To the Board of Directors  
of the San Gabriel Valley Regional Housing Trust  
Monrovia, California  
Page 3

consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted budgetary comparison information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

A handwritten signature in black ink that reads "Badawi & Associates". The signature is written in a cursive, flowing style.

Badawi & Associates, CPAs  
Emeryville, California  
March 25, 2026

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**San Gabriel Valley Regional Housing Trust  
Management's Discussion and Analysis  
For the year ended June 30, 2025**

Our discussion and analysis of the San Gabriel Valley Regional Housing Trust (SGVRHT) financial performance presents an overview of SGVRHT's financial activities during the year ended June 30, 2025. We encourage readers to consider information presented here in conjunction with the financial statements (beginning on page 11). The financial statements, notes and this discussion and analysis were prepared by management and are the responsibility of management.

**Background**

The San Gabriel Valley Regional Housing Trust (SGVRHT) is a joint powers authority created in February 2020 to fund and finance the planning and construction of homeless housing, and extremely low, very low, and low-income housing projects. Formation of the SGVRHT was authorized by SB 751 (Rubio), which allows San Gabriel Valley cities to band together to bring additional affordable housing resources to the San Gabriel Valley region.

The SGVRHT is governed by a nine-member Board of Directors, seven of whom are representatives from jurisdictions that are members of the SGVRHT and two of whom are experts in housing and homelessness. The members are appointed by the Governing Board of the San Gabriel Valley Council of Governments.

**Financial Highlights**

SGVRHT's financial highlights for the year ending June 30, 2025, are as follows:

- SGVRHT issued \$2 million in revolving loans to support 6 projects, which will result in the development of 242 housing units, including 16 affordable homeownership units.
- The total net position of SGVRHT increased by \$6.1 million, reflecting a 25% increase compared to the previous year.
- Total revenue decreased by \$11 million, marking a 88% decrease from the prior fiscal year

**Overview of Financial Statements**

The financial statements present the financial picture of the SGVRHT from the economic resources measurement focus using the accrual basis of accounting. These statements include all the recordable position of the SGVRHT as well as all liabilities. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. The statement of cash flows provides information about SGVRHT's cash receipts, cash payments, and net changes in cash resulting from operating, capital and related investing activities during the reporting period.

The statement of net position and the statement of revenues, expenses and changes in net position report the SGVRHT's net position and related changes. Net position is the difference between the recorded assets and deferred outflows of resources and liabilities and deferred inflows of resources. The recorded activities include all revenues from dues and operating expenses related to the operation of the SGVRHT. In addition, all of the SGVRHT's revenues and expenses related to its program activities and services are reflected in the statements.

Various disclosures accompany the financial statements in order to provide a full picture of the SGVRHT's finances. The notes to the financial statements are on pages 17-23.

## Financial Analysis

The SGVRHT's statements of net position on June 30, 2025, and 2024 are as follows:

	June 30		Variance	
	2025	2024	Amount	%
<b>ASSETS</b>				
Cash and investments	\$ 11,262,498	\$ 2,151,695	\$ 9,110,803	423%
Grants receivable	10,914	1,180,433	(1,169,519)	-99%
Accounts receivable	181,641	114,430	67,211	59%
Notes receivable	26,308,920	20,539,494	5,769,426	28%
Other Receivable	2,201,439	-	2,201,439	100%
Nondepreciable Capital Assets	4,105,000	4,105,000	-	0%
Total assets	<u>44,070,412</u>	<u>28,223,387</u>	<u>15,979,360</u>	57%
<b>LIABILITIES</b>				
Accounts payable	33,313	102,232	(68,919)	-67%
Unearned revenue	11,003,373	2,851,779	8,151,594	286%
Due to other government	2,097,138	315,101	1,782,037	566%
Total liabilities	<u>13,133,824</u>	<u>17,637,812</u>	<u>9,864,712</u>	56%
<b>NET POSITION</b>				
Net investment in capital assets	4,105,000	4,105,000	-	0%
Restricted	26,831,588	20,716,940	6,114,648	30%
Total net position (deficit)	<u>\$ 30,936,588</u>	<u>\$ 24,821,940</u>	<u>\$ 6,114,648</u>	25%

SGVRHT's cash and investments saw a significant increase of \$9.1 million, or 423%, in 2025. The increase was primarily due to the receipt of approximately \$5.0 million in additional funding from the Southern California Association of Governments Regional Early Action Planning (REAP) program. In addition, the SGVCOG Planning Division received approximately \$2.6 million in funding through the Permanent Local Housing Allocation (PLHA) program, which supports affordable housing and homelessness-related activities across California jurisdictions. Furthermore, SGVCOG received \$1.0 million under AB 157, a California state program that provides funding to assist local governments in implementing homelessness prevention and housing stability initiatives.

Unearned revenue increased by 286%, or \$8.1 million, primarily due to additional funding received from the Southern California Association of Governments Early Action Plan (REAP) Fund and the Permanent Local Housing Allocation (PLHA) Program.

The net position can serve as an indicator of financial health. SGVRHT's assets exceeded liabilities by \$30.9 million.

The following table presents SGVRHT’s revenues, expenses, and changes in fund balance for the year ended June 30, 2025, and 2024:

	June 30		Variance	
	2025	2024	Amount	%
<b>REVENUES:</b>				
Membership Revenues	\$ 415,434	\$ 363,347	\$ 52,087	14%
Origination Fee	20,500	195,942	(175,442)	-90%
State Fund Revenue	6,687,611	17,572,718	(10,885,107)	-62%
Total revenues	<u>7,123,545</u>	<u>12,514,635</u>	<u>(11,008,462)</u>	-88%
<b>EXPENDITURES:</b>				
Administrative	33,573	78,697	(45,124)	-57%
Contract Service	346,477	121,354	225,123	186%
Affordable Housing Program	-	1,500,000	(1,500,000)	-100%
MSA Program	625,627	461,000	164,627	36%
Montebello Tiny Homes Program	3,220	1,159,472	(1,156,252)	-100%
Baldwin Park TinyHomes Project	-	485,348	(485,348)	-100%
Homeless Pilot Program	-	89,771	(89,771)	-100%
Total expenditures	<u>1,008,897</u>	<u>7,496,310</u>	<u>(2,886,745)</u>	-39%
NET CHANGE IN FUND BALANCES	6,114,648	14,236,365	(8,121,717)	-57%
BEGINNING FUND BALANCES	20,716,940	6,480,575	14,236,365	220%
ENDING FUND BALANCES	<u>\$ 26,831,588</u>	<u>\$ 20,716,940</u>	<u>\$ 6,114,648</u>	30%

For fiscal year 2025, the primary source of revenue for SGVRHT comes from dues paid by 25 member cities. Also, a significant amount of revenue from State Funds was allocated specifically for the issuance of affordable housing loans and revolving loans. These loans are crucial for the organization’s ability to support the development of affordable housing projects.

Total expenditure decreased by 39% to \$2.9 million in FY2025, primarily reflecting the completion of major initiatives, including the Affordable Housing Program, the Baldwin Park Tiny Homes Project, and the Homeless Pilot Program, which reduced program-related spending during the year.

Fund balance increased by \$6.1 million primarily because of the revenue recognized when the notes related to revolving loans were issued.

### Capital Assets

SGVRHT had \$4.1 million invested in capital assets as of June 30, 2025.

## **Economic Factors and Next Year's Budget**

The budget for fiscal year 2026 assumes that the on-hand net position as of June 30, 2025, will be required and available to fulfill the program and administrative expense requirements.

## **Further Information**

This report has been designed to provide SGVRHT's stakeholders with a general overview of SGVRHT's financial condition and related issues. Inquiries should be directed to the Director of Finance, 1333 S Mayflower Avenue, Suite 360, Monrovia, CA 91016.

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**BASIC  
FINANCIAL STATEMENTS**

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# San Gabriel Valley Regional Housing Trust

## Statement of Net Position

June 30, 2025

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<b>ASSETS</b>	
Cash and investments	\$ 11,262,498
Grants receivable	10,914
Interest receivable	181,641
Notes receivable	26,308,920
Unbilled receivable	2,201,439
Nondepreciable capital assets	4,105,000
Total assets	<u>44,070,412</u>
<b>LIABILITIES</b>	
Accounts payable	33,313
Unearned revenue	11,003,373
Due to other government	2,097,138
Total liabilities	<u>13,133,824</u>
<b>NET POSITION</b>	
Net investment in capital assets	4,105,000
Restricted for housing program	26,831,588
Total net position (deficit)	<u>\$ 30,936,588</u>

The notes to the financial statements are an integral part of this statement.

# San Gabriel Valley Regional Housing Trust

## Statement of Activities

For the year ended June 30, 2025

Functions/Programs	Expenses	Program Revenues		Net Revenues (Expenses) and Changes in Net Position Governmental Activities
		Charges for Services	Operating Grants and Contributions	
Administrative and contract services	\$ 1,005,677	\$ 435,934	\$ -	\$ (569,743)
Homeless and affordable housing program	3,220	-	6,687,611	6,684,391
Total governmental activities	<u>\$ 1,008,897</u>	<u>\$ 435,934</u>	<u>\$ 6,687,611</u>	<u>6,114,648</u>
Change in net position				6,114,648
NET POSITION (DEFICIT) - BEGINNING				<u>24,821,940</u>
NET POSITION (DEFICIT) - ENDING				<u>\$ 30,936,588</u>

# San Gabriel Valley Regional Housing Trust

## Balance Sheet

### General Fund

June 30, 2025

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	<u>General Fund</u>
<b>ASSETS</b>	
Cash and investments	\$ 11,262,498
Grants receivable	10,914
Interest receivable	181,641
Notes receivable	26,308,920
Unbilled receivable	2,201,439
Total assets	<u>\$ 39,965,412</u>
<b>LIABILITIES AND FUND BALANCES</b>	
Liabilities:	
Accounts payable	\$ 33,313
Unearned revenue	11,003,373
Due to other government	2,097,138
Total liabilities	<u>13,133,824</u>
Fund balances - restricted	26,831,588
Total fund balance	<u>26,831,588</u>
Total liabilities and fund balances	<u>\$ 39,965,412</u>
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities were not current financial resources. Therefore, they were not reported in the Governmental Funds Balance Sheet.	<u>\$ 4,105,000</u>
Net position of governmental activities	<u>\$ 30,936,588</u>

**San Gabriel Valley Regional Housing Trust**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**General Fund**  
**For the year ended June 30, 2025**

	<b>General Fund</b>
<b>REVENUES:</b>	
Membership Revenues	\$ 415,434
Origination Fee	20,500
State Fund Revenue	6,687,611
Total revenues	<u>7,123,545</u>
<b>EXPENDITURES:</b>	
Current:	
Administrative	33,573
Contract Service	346,477
MSA Program	625,627
Montebello Tiny Homes Program	3,220
Total expenditures	<u>1,008,897</u>
<b>NET CHANGE IN FUND BALANCES</b>	6,114,648
<b>BEGINNING FUND BALANCES</b>	<u>20,716,940</u>
<b>ENDING FUND BALANCES</b>	<u>\$ 26,831,588</u>
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds reported capital outlay as expenditures. However, in the Government-Wide Statement of Activities, the cost of those assets was allocated over their estimated lives as depreciation expense.	<u>\$ -</u>
Change in net position of governmental activities	<u>\$ 6,114,648</u>

The notes to the financial statements are an integral part of this statement.

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# NOTES TO BASIC FINANCIAL STATEMENTS

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# San Gabriel Valley Regional Housing Trust

## Notes to the Financial Statements

For the year ended June 30, 2025

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### 1. ORGANIZATION

The San Gabriel Regional Housing Trust (the "SGVRHT") was created effective February 2020 by a Joint Powers Agreement (JPA) among various San Gabriel Valley cities to fund and finance the planning and construction of homeless housing, and extremely low, very low, and low-income housing projects.

The SGVRHT is supported by contributions from its members and also receives grant funds for housing projects, as a sub-grantee of other governmental entities. The SGVRHT is a non-profit California Public Agency and is tax exempt.

The SGVRHT is governed by a nine-member Board of Directors, seven of whom are representatives from jurisdictions that are members of the SGVRHT and two of whom are experts in housing and homelessness. The members are appointed by the Governing Board of the San Gabriel Valley Council of Governments.

### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### A. *Reporting Entity*

The San Gabriel Valley Regional Housing Trust (SGVRHT) is a legally separate and independent entity that is not a component unit of member cities. Further, the SGVRHT has no component unit organizations under its control. Therefore, this annual financial report and the financial statements contained within represent solely the activities, transactions, and status of the SGVRHT.

#### B. *Government-Wide and Fund Financial Statements*

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the activities of the SGVRHT. All activities are categorized *governmental activities* as they are attributable to services for housing supported largely by contributions from the member cities and grants from other governments.

The Statement of Activities demonstrates the degree to which the expenses are offset by program revenues which include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided and 2) contributions that are restricted to meeting the operational or capital requirements of a particular segment. Other items not properly included among program revenues are reported as *general revenues*.

#### C. *Measurement Focus, Basis of Accounting, and Financial Statement Presentation*

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Contributions from the member agencies are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

# San Gabriel Valley Regional Housing Trust

## Notes to the Financial Statements

For the year ended June 30, 2025

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### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

#### C. *Measurement Focus, Basis of Accounting, and Financial Statement Presentation, Continued*

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The SGVRHT considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, expenditures related to compensated absences are recorded only when payment is due.

The SGVRHT reports the following major governmental fund:

The *General Fund* is the only SGVRHT's major and primary operating fund. It accounts for all financial resources of the SGVRHT.

The financial statements are presented in accordance with the provisions of GASB Statement No. 34 *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* as amended by GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and *Audits of State and Local Governmental Units* issued by the Governmental Accounting Standards Board. Statement No. 34 established standards for external financial reporting for all state and local governmental entities. Statement No. 63 requires the classification of net position into three components – net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

- Net investment in capital assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.
- Restricted – This component of net position consists of constraints placed on resources through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted – This component of net position consists of resources that do not meet the definition of “restricted” or “net investment in capital assets.”

# San Gabriel Valley Regional Housing Trust

## Notes to the Financial Statements

For the year ended June 30, 2025

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### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

#### C. *Measurement Focus, Basis of Accounting, and Financial Statement Presentation, Continued*

The following are the major revenue components of the SGVRHT:

Measure H pass-through – Funds passed through from member cities’ Measure H revenue to support the affordable housing and homeless housing projects.

Member Fees – Funds contribution from member cities to support the operation of SGVRHT.

Measure H Innovation Revenue – Funds provided by County of Los Angeles to support the affordable housing and homeless housing projects.

State Homeless Funds – Funds provided by San Gabriel Valley Council of Governments to support the affordable housing and homeless housing projects.

#### D. *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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

#### E. *Cash, Cash Equivalents and Investments*

The SGVRHT considers money market funds and all equivalent liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

#### F. *Accounts Receivable*

Accounts receivable relate to member fees due from member agencies and are expected to be fully collectible. Accordingly, an allowance for doubtful accounts is not provided.

#### G. *Grants Receivable*

Grants receivable relate to expense reimbursements due from governmental and other agencies and are expected to be fully collectible. Accordingly, an allowance for doubtful accounts is not provided.

#### H. *Notes Receivable*

Notes receivable relate to the development loan promissory note funding from the State and local funding source.

#### I. *Deferred Outflows and Inflows of Resources*

Pursuant to GASB Statement No. 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position, and 65, Items Previously Reported as Assets and Liabilities, SGVRHT recognize deferred outflows and inflows of resources. A deferred outflow of resources is defined as a consumption of net assets by the government that is applicable to a future reporting period. A deferred inflow of resources is defined as an acquisition of net assets by the government that is applicable to a future reporting period.

# San Gabriel Valley Regional Housing Trust

## Notes to the Financial Statements

For the year ended June 30, 2025

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### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

#### J. *Prepaid Expenses*

Prepaid expenses relate to the advance payment for Southern California Association of Non-Profit Housing for conference event registration.

#### K. *Capital Asset*

Capital Asset relate to the land purchased during fiscal year 2023 from San Gabriel Valley Council of Governments.

#### L. *Reconciliation of Government-wide and Fund Financial Statements*

A reconciliation between total fund balance of the governmental funds and total net position of the governmental activities as reported in the government-wide statement of net position is presented in the basic financial statements.

A reconciliation between total net change in fund balance of the governmental funds and total change in net position of governmental activities as reported in the government-wide statement of activities is presented in the basic financial statements.

#### M. *Implementation of New Accounting Pronouncements*

During the fiscal year ended June 30, 2025, SGVRHT adopted the following new Statement of the Governmental Accounting Standards Board (GASB):

The GASB Statement No. 101, Compensated Absences - The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The SGVRHT implemented the requirement of this statement during the current fiscal year, and no impact on the financial statement.

The GASB Statement No. 102, Certain Risk Disclosures - The objective of this Statement is to provide users of financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The SGVRHT implemented the requirement of this statement during the current fiscal year, which resulted in no disclosure.

# San Gabriel Valley Regional Housing Trust

## Notes to the Financial Statements

For the year ended June 30, 2025

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### 3. CASH AND INVESTMENTS

The SGVRHT has the following cash and investments at June 30, 2025:

Deposits with financial institution	\$ 11,262,498
Total cash and investments	<u>\$ 11,262,498</u>

#### A. Deposits

The carrying amounts of the SGVRHT's cash deposits were \$11,262,498. Bank balances before reconciling items were \$11,262,498 the total amount of which was collateralized or insured with securities held by the pledging financial institutions in the SGVRHT's name as discussed below.

The California Government Code requires California banks and savings and loan associations to secure the SGVRHT's cash deposits by pledging securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in the SGVRHT's name.

The market value of the pledged securities must equal at least 110% of the SGVRHT's cash deposits. California law also allows institutions to secure special districts deposits by pledging first trust deed mortgage notes having a value of 150% of the SGVRHT's total cash deposits. The SGVRHT may waive collateral requirements for cash deposits which are fully insured up to \$250,000 by the Federal Deposit Insurance Corporation. The SGVRHT, however, has not waived the collateralization requirements.

### 4. NOTES RECEIVABLE

The SGVRHT has provided development loan utilizing funding from the State of California and Local Housing Trust Fund. On June 30, 2025, the SGVCOG had fourteen outstanding loans. These loans are provided for a term of 55 years with an annual interest rate of 3%.

# San Gabriel Valley Regional Housing Trust

## Notes to the Financial Statements

For the year ended June 30, 2025

### 4. NOTES RECEIVABLE, Continued

At June 30, 2025, notes receivables consisted of the following:

	Balance at June 30, 2025
Notes Receivable AHL-West Mission Housing Partners	\$ 1,350,000
Notes Receivable AHL-Chapel Housing Partners	1,760,000
Notes Receivable AHL-Montebello Affordable Housing	1,700,000
Notes Receivable AHL-Linc Ramona Apts	1,560,000
Notes Receivable RL-SG Senior Housing Partners	328,316
Notes Receivable AHL-Larkin Place Housing Partners	3,000,000
Notes Receivable AHL-SGV Habitat for Humanity	334,216
Notes Receivable RL-Torch Street	309,637
Notes Receivable AHL-Plaza Ortiz	1,687,807
Notes Receivable AHL-Baldwin Park Housing Develop	2,500,000
Notes Receivable RL-The Blvd	4,000,000
Notes Receivable RL-Garey Avenue	1,224,960
Notes Receivable AHL-Prisma Artist	2,000,000
Notes Receivable AHL-Restore Neighborhood LA	517,235
Notes Receivable AHL - God's Pantry	1,800,000
Notes Receivable AHL - Pomona Housing Development	1,000,000
Notes Receivable RL - Alhambra Second Street	1,236,749
	<u>\$ 26,308,920</u>

### 5. CAPITAL ASSETS

The following is a summary of capital assets for SGVRHT:

	Balance at July 1, 2024	Additions	Deletions	Balance at June 30, 2025
<i>Governmental Activities</i>				
Capital assets not being depreciated:				
Land	\$ 4,105,000	\$ -	\$ -	\$ 4,105,000
Governmental activity capital assets, net	<u>\$ 4,105,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,105,000</u>

### 6. FUND BALANCES

In fund financial statements, fund balances are categorized as follows:

*Nonspendable Fund Balances* - Items that cannot be spent because they are either (a) not in spendable form, such as prepaid items and inventories, or (b) items that are legally or contractually required to be maintained intact, such as principal of an endowment or revolving loan funds. The SGVRHT has no nonspendable fund balances.

# San Gabriel Valley Regional Housing Trust

## Notes to the Financial Statements

For the year ended June 30, 2025

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### 6. FUND BALANCES, Continued

*Restricted Fund Balances* - Restricted fund balances encompass the portion of fund balance subject to externally enforceable legal restrictions. This includes externally imposed restrictions by laws or regulations of other governments, as well as restrictions imposed by law through constitutional provisions or enabling legislation. All fund balances as of June 30, 2025 were restricted fund balances.

*Committed Fund Balances* - Committed fund balances encompass the portion of fund balance, the use of which is constrained by limitations that the government imposes upon itself at its highest level of decision making, normally the governing body and that remain binding unless removed in the same manner. The Fire Board is considered the highest authority for the SGVRHT. A Board resolution is required to have fund balance committed. The SGVRHT has no committed fund balances.

*Assigned Fund Balances* - Assigned fund balances encompass the portion of fund balance reflecting the government's intended use of resources. Assignment of resources can be done by the highest level of decision making. The SGVRHT has no assigned fund balances.

*Unassigned Fund Balances* - This amount is for any portion of the fund balances that do not fall into one of the above categories. The general fund is the only fund that reports a positive unassigned fund balance amount. In other funds, it is not appropriate to report a positive unassigned fund balance amount. However, in funds other than general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund. The SGVRHT has no unassigned fund balances.

### 7. DEFICIT FUND BALANCES

At June 30, 2025 the general fund did not have deficit fund balance.