

# QUARTERLY MEETING

FRIDAY,  
JANUARY 30, 2026  
1:30 PM

- AGENDA
- MINUTES
- FINANCIAL STATEMENTS
- ELECTION NOTICE

COMSTOCK COMMUNITY CAFE  
1725 K STREET  
SACRAMENTO, CA 95811



1725 K STREET #101  
SACRAMENTO, CA 95811  
916.443.5547  
[SACRAB@GMAIL.COM](mailto:SACRAB@GMAIL.COM)  
[WWW.SACRAB.COM](http://WWW.SACRAB.COM)  
501(c)(3) TAX ID:  
26-3123191

## Quarterly Meeting

Friday, January 30, 2026, 1:30 pm  
Location: 1725 K St, Sacramento, CA 95811

All documents available on the web (<https://www.sacrab.org/meeting.html>)

### COMMITTEES:

#### [Agenda](#)

Call to Order

Approval of minutes: Printed and on the [web](#)

Financial Report: Printed, and on the [web](#)

#### [Housing Reports](#)

- Jim Shields, Interim Executive Director
- Wilma Williams, Deputy Executive Director, Housing
- Mark Hamilton, Director of RAD, Property Management: 1, 2
- Cecette Hawkins, Assistant Director, Property Management: 3, 4, 5

#### [Business](#)

New business

- Announcement: Board elections – April 24, 2026 Meeting
- Community Rep, Non-ACC Position open. May appoint.

#### [Notes](#)

- 

#### [Q & A and Comments](#)

Please limit your time to 3 minutes.

Adjourn:

**MEET WITH REGIONAL MANAGERS** after adjournment

Next Meeting April 24, 2026

PINE KNOLL

SHERMAN OAKS

WILLIAM LAND VILLA

SHARP PROPERTIES



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26-3123191

## Quarterly Meeting

Friday, October 24, 2025, 1:30 pm  
Location: 1725 K St, Sacramento, CA 95811

All documents available on the web (<https://www.sacrab.org/meeting.html>)

### COMMITTEES:

#### **Minutes**

ALDER GROVE Call to Order by Josh, October 24, 2025, at 1:33 pm

ARDEN VILLA Minutes approved by unanimous consent

BIG TREES Financial Report: presented by Gale

CAPITOL TERRACE

- Annual budget 2026 (January -June current, July – December projected)  
Tenant Participation, Y\_\_8; N\_\_0; A\_\_0  
Non-ACC/SHARP, Y\_\_2+5; N\_\_0; A\_\_0

#### **Housing Rep**

COMSTOCK Mark Hamilton, Director of RAD, Property Management: 1, 2, update on how operations are doing well

- Cecette Hawkins, Assistant Director, Property Management: 3, 4, 5 remind

#### **Business**

GIBSON OAKS New business

- Community Rep, Non-ACC Position open. May appoint.

#### **Notes**

- 

#### **Q & A and Comments**

MARINA VISTA Please limit your time to 3 minutes.

PARADISE MANOR

PINE KNOLL

SHERMAN OAKS

WILLIAM LAND VILLA

SHARP PROPERTIES

Adjourn:

Next Meeting January 30, 2025

## Sacramento Resident Advisory Board

## Profit &amp; Loss

January through December 2025

Jan - Dec 25

<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Government Grants (HUD-TPF)</b>	29,033.63
<b>Other Types of Income</b>	7,733.04
<b>Total Income</b>	36,766.67
<b>Cost of Goods Sold</b>	
<b>Cost of Sales - Inventory Sales</b>	233.04
<b>Total COGS</b>	233.04
<b>Gross Profit</b>	36,533.63
<b>Expense</b>	
<b>Officer Stipend</b>	10,430.00
<b>Operations</b>	
<b>Computer &amp; Web</b>	1,077.18
<b>Printing and Copy _Newsletters</b>	9,876.57
<b>Resident Committee Programs</b>	
<b>Committee Support Refreshments</b>	466.48
<b>Committee Support Travel</b>	1,000.00
<b>Resident Committee Programs - Other</b>	218.83
<b>Total Resident Committee Programs</b>	1,685.31
<b>SRAB Programs</b>	
<b>Community Meeting Support</b>	250.04
<b>Computer Labs</b>	1,100.29
<b>Events</b>	132.01
<b>Total SRAB Programs</b>	1,482.34
<b>Supplies</b>	97.80
<b>Telephone, Telecommunications</b>	2,683.14
<b>Total Operations</b>	16,902.34
<b>Other Types of Expenses</b>	
<b>Advertising Expenses</b>	453.57
<b>Other Costs</b>	130.00
<b>Prior Year</b>	
<b>SRAB 2020 funds</b>	1,411.82
<b>SRAB 2021 funds</b>	618.41
<b>Total Prior Year</b>	2,030.23
<b>Total Other Types of Expenses</b>	2,613.80
<b>Travel and Meetings</b>	
<b>Quarterly Meetings</b>	622.76
<b>Total Travel and Meetings</b>	622.76
<b>Total Expense</b>	30,568.90
<b>Net Ordinary Income</b>	5,964.73
<b>Net Income</b>	<b>5,964.73</b>

## Sacramento Resident Advisory Board

## Balance Sheet

As of December 31, 2025

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	<u>Dec 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>HUD-Checking</b>	16,745.91
<b>Petty Cash</b>	78.47
<b>Prior year funds</b>	<u>16,785.45</u>
<b>Total Checking/Savings</b>	33,609.83
<b>Other Current Assets</b>	
<b>Products for residents</b>	41.76
<b>Total Other Current Assets</b>	<u>41.76</u>
<b>Total Current Assets</b>	<u>33,651.59</u>
<b>TOTAL ASSETS</b>	<b><u>33,651.59</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
<b>Opening Balance Equity</b>	8,899.40
<b>Temp. Restricted Net Assets</b>	-0.01
<b>Unrestricted Net Assets</b>	18,787.47
<b>Net Income</b>	<u>5,964.73</u>
<b>Total Equity</b>	<u>33,651.59</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>33,651.59</u></b>

## Sac Resident Advisory Board

## Profit &amp; Loss

January through December 2025

	Jan - Dec 25
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Investmemt income - Short term	194.96
Sales	12,795.18
Shipping and Delivery Income	6,854.36
	<hr/>
<b>Total Income</b>	19,844.50
<b>Cost of Goods Sold</b>	
Postage and Delivery	4,755.37
	<hr/>
<b>Total COGS</b>	4,755.37
	<hr/>
<b>Gross Profit</b>	15,089.13
<b>Expense</b>	
Bank Service Charges	30.36
Depreciation Expense	2,400.00
Office Supplies	86.92
Officer Stipends	1,400.00
Reconciliation Discrepancies	542.51
Resident Committees	
Bus passes & Mileage re-imburse	400.00
Meeting snacks	519.55
Resident Committees - Other	410.67
	<hr/>
<b>Total Resident Committees</b>	1,330.22
Software expence	999.00
SRAB	
Community events	93.75
Community Events / Meetings	276.48
Computer and web	59.99
Computer Lab expense	552.29
News Letter	7,500.00
Printing	146.14
	<hr/>
<b>Total SRAB</b>	8,628.65
SRAB Discretionary	120.00
Telephone Expense	1,497.75
	<hr/>
<b>Total Expense</b>	17,035.41
	<hr/>
<b>Net Ordinary Income</b>	-1,946.28
	<hr/>
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
Fines & Penalties, and Taxes	20.00
	<hr/>
<b>Total Other Expense</b>	20.00
	<hr/>
<b>Net Other Income</b>	-20.00
	<hr/>
<b>Net Income</b>	<b>-1,966.28</b>
	<hr/>

# Sac Resident Advisory Board

## Balance Sheet

As of December 31, 2025

Cash Basis

	Dec 31, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Non-Restricted	5,014.70
PayPal	58.81
Petty Cash	76.70
Savings	52,870.88
	<hr/>
<b>Total Checking/Savings</b>	58,021.09
<b>Accounts Receivable</b>	
Payee account	-2,165.58
	<hr/>
<b>Total Accounts Receivable</b>	-2,165.58
<b>Other Current Assets</b>	
<b>Investments</b>	
f SAFE 22 - 7-31-22 - 2.4%	1,302.34
g SAFE 33 - 9-30-24 - 1.7%	4,541.43
	<hr/>
<b>Total Investments</b>	5,843.77
	<hr/>
<b>Total Other Current Assets</b>	5,843.77
	<hr/>
<b>Total Current Assets</b>	61,699.28
<b>Fixed Assets</b>	
<b>Furniture and Equipment</b>	1,388.75
	<hr/>
<b>Total Fixed Assets</b>	1,388.75
	<hr/>
<b>TOTAL ASSETS</b>	<b>63,088.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
<b>Committee funds</b>	
Alder Grove	50.00
Big Trees	217.52
Colonial Heights	146.38
Comstock	356.98
	<hr/>
Gran Casa Linda	81.00
Pine Knoll	40.96
River View Plaza	940.00
Sherman Oaks	1,483.82
Washington Plaza	730.00
William Land Villa	678.47
	<hr/>
<b>Total Committee funds</b>	4,725.13
	<hr/>
FPU Class deposit	150.00
Sales Tax Payable	-51.09
	<hr/>
<b>Total Other Current Liabilities</b>	4,824.04
	<hr/>
<b>Total Current Liabilities</b>	4,824.04
	<hr/>
<b>Total Liabilities</b>	4,824.04
<b>Equity</b>	
<b>Opening Balance Equity</b>	6,883.16
<b>Unrestricted Net Assets</b>	53,347.11
<b>Net Income</b>	-1,966.28
	<hr/>
<b>Total Equity</b>	<b>58,263.99</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>63,088.03</b>

## Sacramento Resident Advisory Board

The **Executive Officers** (Board of Directors) shall be elected from their membership, for a three-year term at the April 24, 2026, meeting. The Executive Officers shall consist of a Chair, 1st Vice Chair, 2nd Vice Chair / Parliamentarian, Secretary, and a Treasurer. The Executive Officers shall represent all the Residents of SHRA managed properties and will act in an advisory capacity to convey concerns of the Residents to SHRA staff or to the Housing Commission. The board shall also cooperate with SHRA in the development of housing policy.

All executive officers and members must be in good standing with SHRA at the time of election.

### President

#### Qualifications:

The Chair shall have prior or concurrent experience serving as chairman of any committee or organization.

#### Duties:

The Chair shall conduct meetings. He/she shall work with the balance of the committee to obtain committee and RAB goals. The Chair shall also call special meetings and appoint any sub-committees.

### Vice President

#### Qualifications:

The 1st Vice-Chair shall have prior or concurrent experience serving as chairman of any committee or organization.

#### Duties:

The 1st Vice Chair shall conduct meetings when the Chairperson is not available. Working with the balance of committee to obtain committee and RAB goals.

### 2nd Vice President

#### Qualifications:

The 2nd Vice-Chair/ Parliamentarian shall have prior or concurrent experience serving as chairman of any committee or organization.

#### Duties:

The 2nd Chair/Parliamentarian shall be available if Chair and 1st Vice Chair are not available. Present Bylaws and Code of Federal Regulations when there is a difference of opinion or clarification is needed in RAB meetings.

### Secretary

#### Qualifications:

The secretary must be a resident of a SHRA property.

#### Duties:

The Secretary shall keep all records from all RAB and resident committee meetings. Responsible for RAB minutes, agenda, mailings, and notices.

### Treasurer

#### Qualifications:

The treasurer shall have prior or concurrent experience serving as resident committee chair or treasurer from his/her committee.

#### Duties:

The Treasurer shall create the annual operating budget. Present reports and financial

statements for SRAB. Oversee checkbooks and financial books for all the committees.

Elected non officer position:

### Committee Representative

#### Qualifications:

The Committee Representative, also a member of the executive committee shall serve at the will of the committee. The Committee Representative may be elected or appointed by the executive committee and shall have prior or concurrent experience serving as resident committee officer.

#### Duties:

The Committee Representative shall represent the SRAB at the committees of properties that are not Public Housing or RAD properties.

### Election Procedure

The SRAB will hold elections at a minimum of every three years

This notice is provided to the voting members by mail at least 30 days prior to the elections.

The notice is also posted in a common location, as with all meeting notices.

Monitoring oversight: the SRAB shall use an independent person or organization to, observe, certify, or conduct elections.

Vacancies: the chair may call for a special election to fill vacancies with a 30-day posted notice. If the remaining term of the vacant office is one year or less, a vote of majority of the remaining officers may appoint the position.