

# **AGENDA PACKET**

## **12-9-2025 Board Meeting**

NOTE: Any documents that are not privileged provided to a majority of the Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection upon request.

### **AGENDA ITEM NO. 5**

Item 2: Audit Committee Minutes

### **AGENDA ITEM NO. 6**

MINUTES: August 11, 2025 Board Meeting

### **AGENDA ITEM NO. 7**

Item 1: Grant Program Summary Report

Item 2: AVAG Veterans Budget, Report and Newsletter

### **AGENDA ITEM NO. 8**

Item 1: Management Occupancy Report

Item 2: Management Contracts Summary Report

Item 3: Audited YE 6-30-2025 Financial Statement

**Agenda 5, Item 2**  
**Audit Committee Minutes**



**AFFORDABLE COMMUNITY LIVING CORP  
NONPROFIT CORPS  
AUDIT COMMITTEE MEETING  
Minutes  
October 23, 2025, 10:00am**

Attendees: Brad Carr, CPA, Audit Committee Member – attended via phone  
Tom LaCroix, Audit Committee Member - attended via phone  
Jess Maxcy, Audit Committee Member – attended in person  
Gary Brendzel, ACL COO and Guest Attendee – attended in person  
Aimee Molsberry, SCI President and Guest Attendee – attended in person  
Gardenya Duran, RAMS Auditor and Guest Attendee – attended via phone

1. A report of the findings of the Audit Committee will be presented to the ACL and Nonprofit Corp Boards at the annual meetings as well as confirmation of Committee Members for the new fiscal year.
2. The committee inquired as to whether there were any concerns with internal control procedures or any compliance issues. Gardenya from RAMS responded that there were no concerns or issues as reflected in the notes sections of the statements.
3. All statements were reviewed and discussed individually, and questions/comments addressed to RAMS and changes requested are as set for on Exhibit A.
  - a. Rancho Meridian –Only regular audit performed but they still review for internal controls and compliance issues.
  - b. Sequoia Plaza –Only regular audit performed but they still review for internal controls and compliance issues
  - c. Glen Aire –Only regular audit performed but they still review for internal controls and compliance issues
  - d. Pacific Palms –Only regular audit performed but they still review for internal controls and compliance issues
  - e. Friendly Village/Hillside –Only regular audit performed but they still review for internal controls and compliance issues.
  - f. Orangewood - Only regular audit performed but they still review for internal controls and compliance issues.
  - g. Sunrise Village - Only regular audit performed but they still review for internal controls and compliance issues.
  - h. Affordable Community Living Corporation – Only regular audit performed on this corporation which has four parks included, Santiago Estates Mojave, Santiago Silvercreek, Santiago Estates Grandview, Santiago Coronado Village and Ninth Street MHP.
4. RAMS fees charged for this audit:
  - \*Seven separate nonprofit corporations: \$9,000 each. This includes Sequoia, Rancho, Pacific Palms, Glen Aire, Orangewood, Sunrise, Friendly Village/Hillside.
  - \*Parent corporation: \$16,000. This includes Ninth Street, Grandview, Mojave, Silver Creek and Coronado.
5. RAMS fees to be charged for 2025-2026 audit:
  - \*Seven separate nonprofit corporations: \$9,500 each. This includes Sequoia, Rancho, Pacific Palms, Glen Aire, Orangewood, Sunrise, Friendly Village/Hillside.

\*Parent corporation: \$17,000. This includes Ninth Street, Grandview, Mojave, Silver Creek and Coronado.

Gardenya was thanked and she left the meeting.

6. The committee members discussed whether it was necessary to continue to review the financial stability of Enterprise Bank on a quarterly basis as due to the new investment accounts, the balances should never exceed the FDIC limit of \$250K. It was decided that the Audit Committee would continue to review the quarterly financial information.
7. A motion was made by Jess to accept the audited statements with the changes discussed. Tom seconded the motion. All were in favor and the motion passed unanimously.
8. A motion was made by Jess to retain the auditing services of RAMS and accept the fees for next fiscal year as presented. Tom seconded the motion and all members were in favor. The motion passed unanimously and will be presented to the main boards for final approval.
9. A motion was then made by Jess to adjourn the Audit Committee meeting. Tom seconded the motion. All were in favor and the motion passed unanimously.

## EXHIBIT A

### Question/Comments Presented to RAMS Auditors

#### **Changes to all statements:**

- \*Discussed bank balances that exceeded FDIC limits and a note will be added for those entities relating to the transition from Cetera investment accounts to Goldman Sachs that took place at the fiscal year end.
- \*Notes regarding Transfers to Related Entities and Transfers In and Out – these separate notes will be combined as one on all statements.
- \*Custodial Credit Risk Note – Gardenya to review to see if applicable to these entities and make revisions as necessary

#### **ACL:**

- \*Page 23, Note 6 – Dates on column year ending should be moved up a year, starting with 2026
- \*Page 19, Note 5 – Long term Debt Schedule doesn't break out Coronado like it does Ninth Street and Grandview.
- \*Page 25, Note 10 – Change total number of spaces for Coronado to 93
- \*Page 26 – Combine Notes 11 and 12 as mentioned above
- \*Page 28 – Transfers to related entities has an extra line item and revise the other two line items to and from as necessary.

#### **Sequoia:**

- \*Page 7 – (\$5,257,512) figure should be underlined

#### **Pacific Palms:**

- \*Page 9 and 19 – Note regarding reserves and replacement accounts removed as \$200K was received from lender in August, 2024.

#### **Orangewood:**

- \*Page 6 – related party receivable of \$52K was questioned and Aimee will look into it.
- \*Note 4 – prepayment schedule to be removed and verbiage changed.

#### **Rancho Meridian:**

- \*Page 5 Long term Debt figure isn't consistent with the Balance Sheet

#### **Friendly Village:**

- \*Page 6 – Liabilities – Accrued Interest Payable – is a negative figure and it shouldn't be
- \*Page 19 – remove prepayment schedule and change verbiage

#### **Glen Aire:**

- \*Page 7 – Other revenue of \$108K questioned. RAMS requested written explanation be provided. Aimee sent a written explanation to Gardenya 10/24/25
- \*Page 7 – unrealized gains on investments – this shouldn't have a balance as all investments were liquidated by fiscal year end. Remove “unrealized”

#### **Sunrise Village:**

- \*Note 4 – Notes Payable – modify paragraph at top of page 19 to make more clear regarding the remaining note to the City of Palm Springs.
- \*Page 19 – An underline is missing on the table.

## **Agenda 6**

# **Board Meeting Minutes from August 11, 2025**

MINUTES OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
OF  
**AFFORDABLE COMMUNITY LIVING CORPORATION**  
A California Non Profit Public Benefit Corporation

A regular meeting of the Board of Directors of AFFORDABLE COMMUNITY LIVING CORPORATION, a California Non Profit Public Benefit Corporation (the “Corporation”) was held on August 11, 2025, at 10:00 a.m., at 326 W. Katella Avenue, Suite 4L, Orange, California 92867, pursuant to notice duly given.

1. Call to Order
2. Roll Call. The following directors were present at the meeting:

Gary A. Brendzel  
Dennis Kazarian  
Barry Cole  
Thomas LaCroix  
John Yeandle  
Jess Maxcy  
Ramon Rodriguez  
David Yegenian  
Aaron Brandenberg

Who together constitute a quorum of the authorized number of directors of the Corporation.

Staff Present:

Richard Simonian  
Shontele Simonian  
Scott McReynolds  
Aimee Molsberry

## Guests Present

Marla Merhab Robinson  
Steve Churchwell

As a quorum of directors were present, Gary Brendzel called the meeting to order and Marla Merhab Robinson agreed to act as Secretary of the meeting and record the minutes.

3. Conflict of Interest. No Board member reported having a conflict of interest on an agenda item.

4. Public Comments. There were no public comments on any topic on the agenda.

5. Consent Calendar. Jess Maxcy moved to approve items 1 and 2, on the Consent Calendar, which was seconded by John Yeandle and unanimously approved.

6. New Business. Aimee Molsberry gave a staff report updating the Board on Mojave and Coronado Village. Mojave's spaces are now full with homes. The 15 homes that were recently purchased by the Corporation and placed in Coronado are currently in the process of being rehabilitated.

Richard Simonian reported on the Afghans filling the park and being fully trained to rehab homes. Richard Simonian reported that they are working to get them trained on setting homes. Richard Simonian estimates Coronado will be full within a year.

Scott McReynolds reported on the use of the down payment grant. The program was set to expire October 2025 and recently received an extension to July 2026. Scott McReynolds reported on Palm Springs' grant application is still pending. The San Bernardino application was rejected because we forgot to include audited financial statements. Mr. McReynolds reported that Santiago Communities has contracted with NPHs, a non profit Mr. McReynolds found with available home replacement funds that are unused. The agreement will provide that the replacement homes will be placed in the Corporation's parks.

7. Informational Items. None.

8. Closed Session. No items discussed.

9. Adjournment. Barry Cole moved to adjourn which was seconded by Ramon Rodriguez and unanimously carried. The meeting adjourned.

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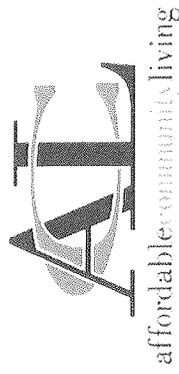
Marla Merhab Robinson  
Secretary of the Meeting

APPROVED:

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Gary A. Brendzel  
Chairman

**Agenda 7, Item 1**  
**Grant Program Summary Report**



# Affordable Community Living Calhome Grant Program Update

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AFFORDABLE COMMUNITY LIVING BOARD

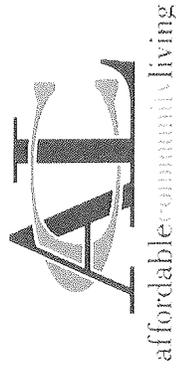
DECEMBER 9, 2025

UPDATE AS OF OCTOBER 31, 2025

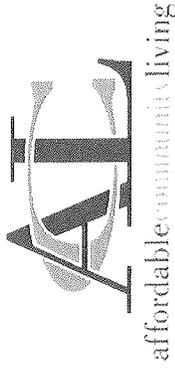


# Affordable Community Living

## Calhome Grant Program Update



- Affordable Community Living (ACL) was awarded a grant of \$5 million (OOR1) from the State of California for the purpose of making home repair/home replacement loans to residents. The award contract was signed on 2/2/21. The program is complete. \$4,990,034 was used of \$5,000,000 with an unused balance of \$9,966. Completed projects total 43 – 7 rehabs and 36 replacements. All Calhome funds have been received as of 1/11/24.
- ACL was awarded a grant of \$1,831,500 for Mortgage Assistance for first-time home buyers. The contract was executed on 10/19/22. The program provides forgivable down-payment assistance loans of up to 40% of the purchase price. Program approved 10/19/22. To date 34 grants have been approved for \$1,682,980 with \$148,520 remaining. Program extended to 7/18/26.
- ACL was awarded another grant of \$5 million (OOR2) from the State of California. Program began 4/2024. The program is was completed 1/14/24. \$4,971,947 was used of \$5,000,000 with an unused balance of \$28,053. Completed projects total 33 replacements.



# Affordable Community Living

## Calhome Grant Program Update



- Affordable Community Living (ACL) applied for two additional grants of \$5 million each;
- An application of \$5 million (OOR4) was made in partnership with the City of Palm Springs for home replacements in Santiago Sunrise Village in Riverside County. Projecting 30-35 home replacements.

**Application approved on 10/16/25. HCD and Palm Springs to provide contracts to ACL. The program should launch around 1/1/26.**

- An application of \$5 million (OOR3) was made for the purpose of making home repair/home replacement loans to residents in San Bernardino County. Projecting 30-35 home replacements. Application rejected by HCD.

## **Agenda 7, Item 2**

# **AVAG Veterans Program Budget, Report and Newsletter**





# AMERICAN VETERANS ASSISTANCE GROUP



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AFFORDABLE COMMUNITY LIVING BOARD

DECEMBER 9, 2025

UPDATE AS OF OCTOBER 31, 2025





## OVERVIEW



The Veterans Affordable Housing Program (VAHP) started in mid 2011 under Affordable Community Living (ACL). American Veterans Assistance Group (AVAG) was started in early 2014 at which time the VAHP program was transferred to AVAG.

The AVAG Board of Directors consists of Ramon Rodriguez (Chairman), John Yeandle, Glen Rudolph and Aaron Brandenburg.

Doreen Matsumoto is Chaplain and Scott McReynolds is the Program Director.

AVAG corporate officers are as follows;

President\Chief Executive Officer – Ramon Rodriguez

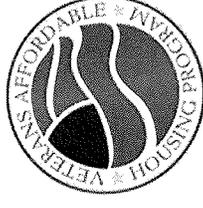
Secretary – Glen Rudolph

Chief Financial Officer - Shontele Simonian

Executive Vice-President - Richard Simonian



## \$1mil Federal Earmark Grant



- AVAG has applied for and has been awarded a federal earmark grant of \$1mil which was submitted to congress by Congressman Lou Correa. The bill HR 8294 was voted on and passed in December 2022. A letter of agreement has been signed by AVAG and HUD as of 4/17/24.
- Program Action Plan is being modified to exclude home repairs due to EPA requirements.
- **Fund request reimbursement of \$21,120 has been received with request for \$79,370 pending for periods of 2023-2024.**

**\*\*This opportunity was provided and applied for with the assistance of Townsend Public Affairs and continuing support by Blaise Associates.**



# VETERANS HELPED



Year	Total # helped	Down Payment	Rent Relief	Funds Distributed
2011 (May-Dec)	36	17	19	\$67,352
2012	45	45	0	\$98,393
2013	38	32	6	\$80,950
2014	20	17	3	\$46,800
2015	7	6	1	\$14,300
2016	21	17	4	\$51,800
2017	13	8	5	\$ 25,000
2018	12	4	8	\$ 18,600
2019	18	9	9	\$ 32,700
2020	23	9	14	\$ 39,300
2021	26	2	24	\$26,000
2022	31	10	21	\$49,200
2023	40	8	32	\$69,700
2024-25 (July-Oct)	34	1	33	\$38,500
<b>TOTAL to DATE</b> *includes 34 veterans receiving	<b>364</b> annual rent relief of	<b>185</b> \$36,000	<b>179</b>	<b>\$658,595*</b>



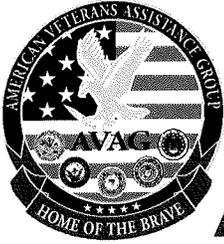
**VETERANS HELPED**  
**Home Repairs and Handicap Improvements**  
**July 2025 – October 2025**



July	Thorpe/Racho La Paz #28	flooring	\$2,575
July	Krajczar/Palm Vista #A2	landscape	\$4,650
August	Hourt/Cherokee #126	stairs	\$1,675
August	Finneran/Sequoia #46	paint/roof	\$6,800
September	Miller/Sequoia #35	paint/roof/porch	\$7,200
October	Lewis/Diamond Bar #80	paint/skirting/window	\$8,620
October	Holguin/San Jacinto #58	shed	

**7/25-10/25** **Total 7** **\$31,250**

**PROGRAM 2011 TO DATE** **TOTAL 110** **\$469,821**



# AVAG News

Winter 2025 • Volume 12 Issue 1

## IN THIS ISSUE

### **Congressional District 45 Honors Veterans Making a Difference**

AVAG veteran David King honored by Congresswoman Michelle Steel for his work advocating for veterans.

### **AVAG Observes Veterans Day**

AVAG hosts its annual Veterans Appreciation Luncheon at Cottonwood Church, as well as partnering with the Brookhurst Community Center and Cal Poly Pomona's Young Republican Club to honor our veterans.

### **Howard Koch**

### **100th Birthday Celebration**

### **AVAG Veterans Connect**

Celebrating the holiday season with fellowship and gratitude

### **Meet Our AVAG Veterans**

### **Sequoia Plaza MHP Community Outreach**

AVAG serves the residents of Sequoia Plaza MHP through our food distribution program.

### **Give Back Day: American Veterans Assistance Group at Rancho La Paz**

### **AVAG Bible Study Outreach**

AVAG continues to make an impact in the lives of veterans through its Bible study gatherings.

### **AVAG and Partners in Action**

AVAG and its partners continue to serve our Veteran community.

### **AVAG Supports Veterans at the VA**

AVAG continues to support veterans at the local Veterans Administration offices.

### **AVAG Connects with Special Forces Association Chapter 78**

### **AVAG Communities**

AVAG community events and activities

### **TAPS**

Our communities mourn the loss of four of its members.



Members of the Disabled American Veterans (DAV) Chapter 23 were in attendance to support fellow member David King who was honored as a 2024 Veteran of Distinction by Congressman Michelle Steel.

## **Congressional District 45 Honors Veterans Making a Difference**

The American Veterans Assistance Group (AVAG) was honored to nominate a veteran for the 2024 Veterans of Distinction Award, presented by Congresswoman Michelle Steele's office. This award recognizes veterans residing or working in California's 45th Congressional District, which includes Fountain Valley, Artesia, Brea, Buena Park, Cerritos, Cypress, Fullerton, Garden Grove, Hawaiian Gardens, Lakewood, La Palma, Los Alamitos, Placentia, Rossmoor, Westminster, and Yorba Linda. The award celebrates veterans who continue to serve their communities and make a meaningful impact after their military service.

AVAG selected David King as their nominee. Drafted into the U.S. Army in 1968 during the Vietnam War, King served with distinction as part of the 4th Battalion, 39th Infantry, 9th Division. As a sergeant in an air mobile assault unit, he participated in numerous helicopter combat missions. Over the course of his year-long service, King earned multiple commendations, including three Air Medals for over 75 combat aerial assaults, three Army Commendation Medals, and four Bronze Stars—one of which was awarded for valor.

(Continued on page 2)

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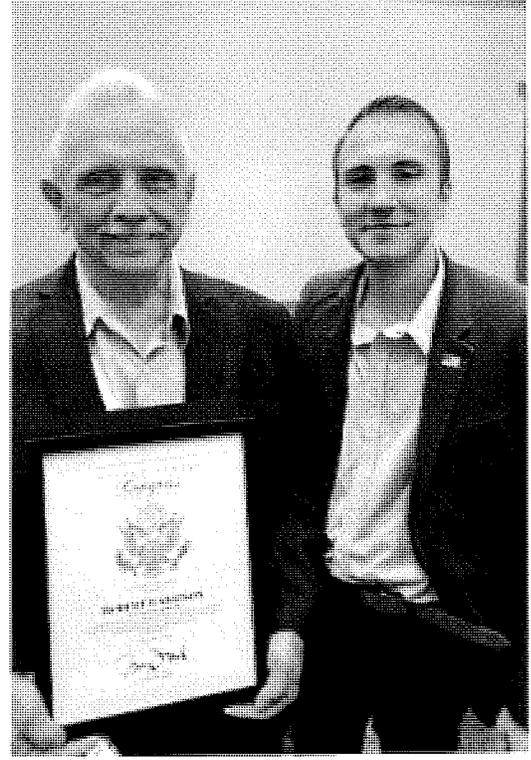


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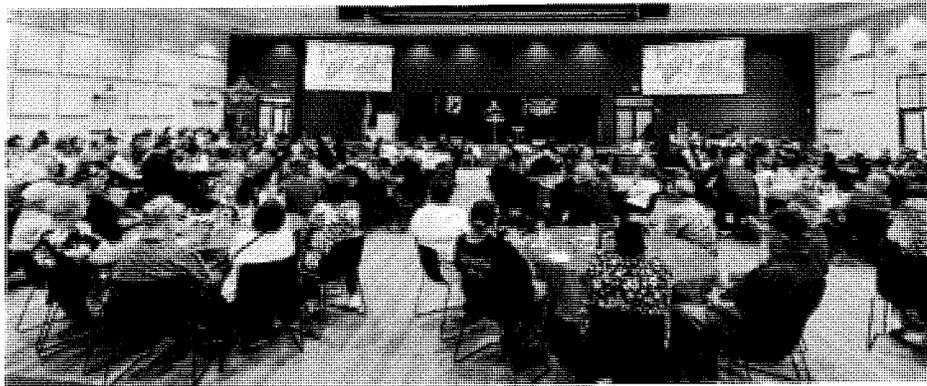
## **Congressional District 45 Honors Veterans Making a Difference continued**

Following his military service, King built a successful career as an estimator and later a part-owner in the power and telecommunications construction industry. Unfortunately, health complications linked to Agent Orange exposure in Vietnam forced him into early retirement. Despite these challenges, King remains a dedicated advocate for veterans. He serves on the executive committee of the Disabled American Veterans (DAV) Chapter 23 in Orange County, which recently hosted a luncheon for over 900 patients and staff at the Veterans Hospital of Long Beach.

The award presentation took place on November 1, 2024, at the Brea Heights Campus. Members of DAV Chapter 23 showed their strong support by attending in large numbers. Other honorees included David Shackelford, a veteran of the of the 82nd Airborne Division from American Legion Post 295, and Robert Harrison, a familiar face at many AVAG events. ✂



## AVAG Hosts 7th Annual Veterans Appreciation Luncheon at Cottonwood Church



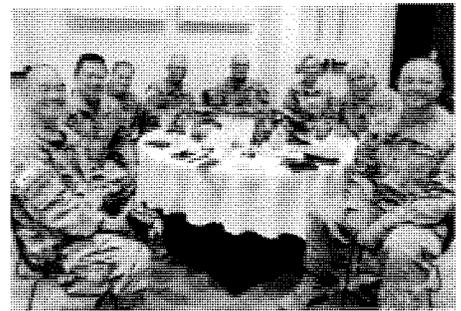
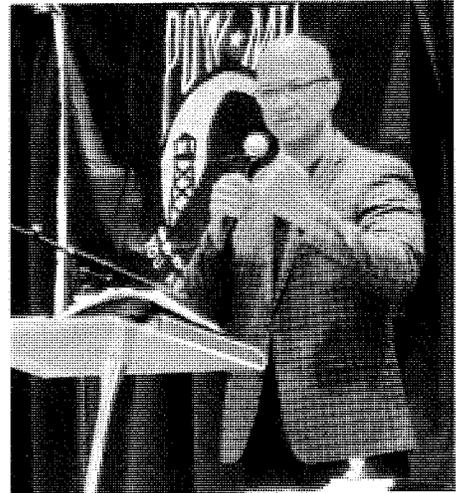
American Veterans Assistance Group (AVAG) proudly held its 7th Annual Veterans Appreciation Luncheon at Cottonwood Church, where we were thrilled to welcome an incredible turnout for this event.

A sincere thank you to our guest speaker, Air Force Veteran Damon Jones. Thank you also to Mellissa Arriola Breunig and Marla Ogelvie whose help with all the raffle prizes—your efforts were greatly appreciated by AVAG and all who attended the luncheon.

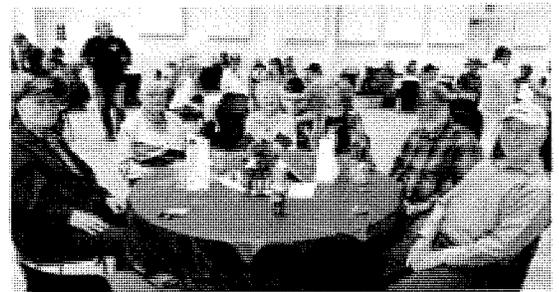
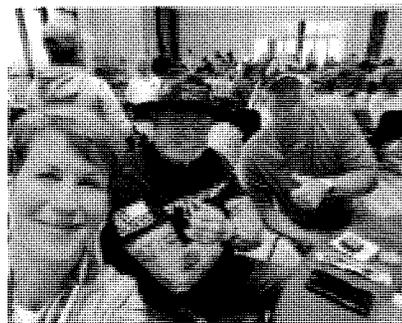
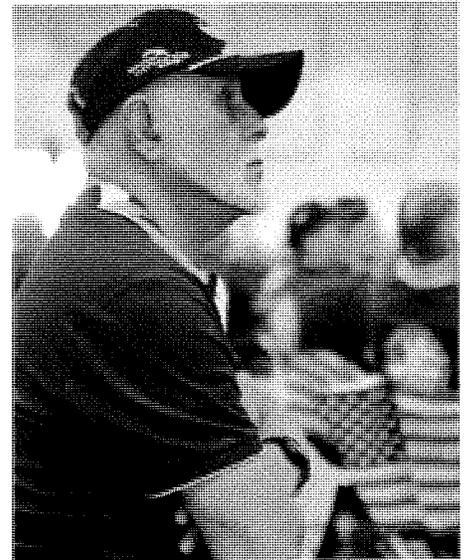
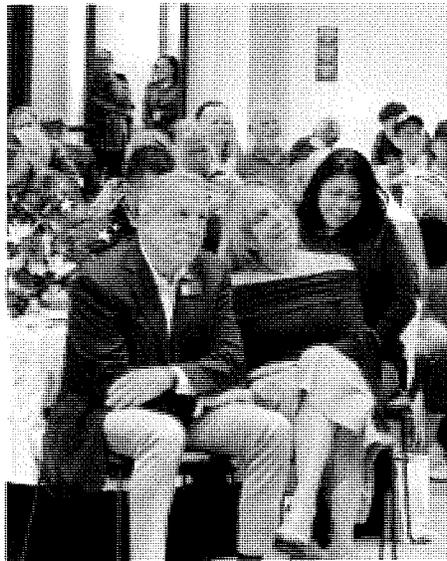
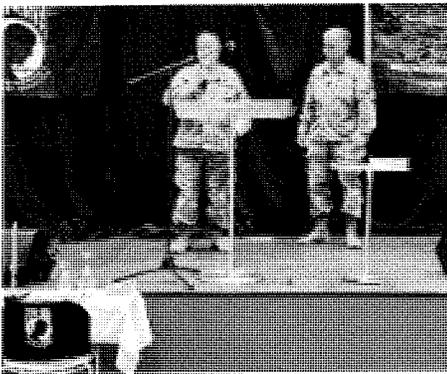
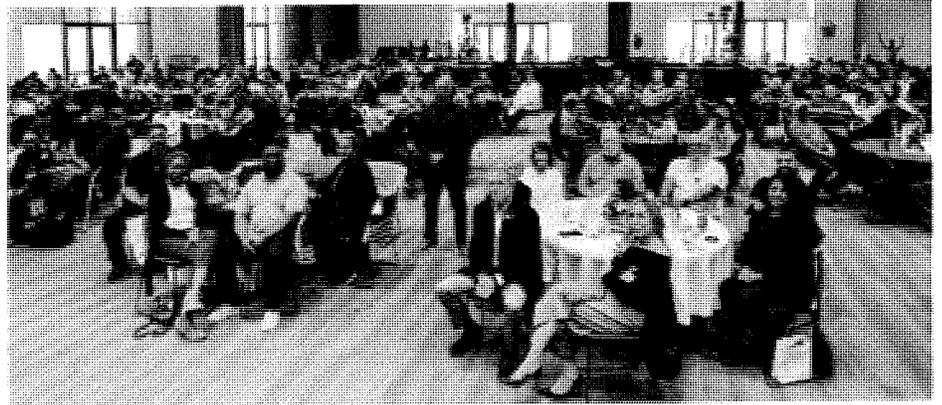
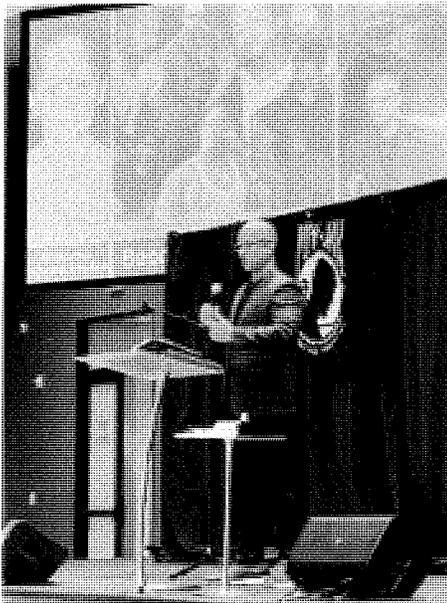
We extend a special thanks to the resource organizations that joined us to share vital information with our veterans and their families:

- **Salvation Army:** Caroline Hernandez
- **Doctors Hospice Southern California:** Lisa Abbott
- **Joint Forces Training Base:** Ron Cabrera
- **American Legion Post 295 - Cypress, California:** Commander Tom Roepke
- **DAV Chapter 23 - Orange County CA:** Craig Abbott
- **Long Beach VA Homeless Outreach:** Brian Thom
- **Navy Federal Credit Union**
- **Heart of Compassion Distribution**
- **Home Instead**

Your contributions make a significant difference in the lives of our veterans. Thank you for helping us honor and support those who have served our country. 🇺🇸



# AVAG's 7th Annual Veterans Appreciation Luncheon at Cottonwood Church

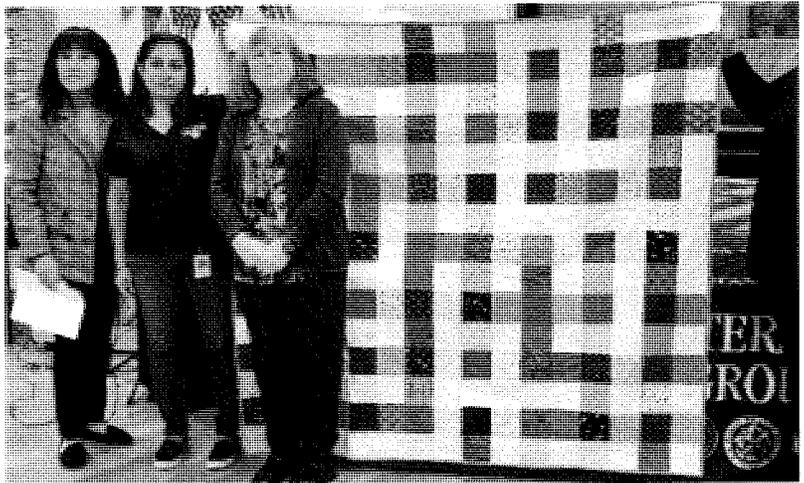


# AVAG Partners with Brookhurst Community Center for Memorable Veterans Day Celebration

AVAG Chaplain Doreen Matsumoto and Pam Punzalan, Senior Program Specialist at Brookhurst Community Center, collaborated to create a Veterans Day celebration which was held on Thursday, November 14.

In preparation, Doreen secured from SoCal Quilts of Valor beautifully handcrafted Quilts of Valor to be presented to veterans, who had registered ahead of time. Each veteran also received a certificate of appreciation and special gifts generously donated by Children's Giving Gifts.

The celebration featured live music, filling the room with joyful energy. Smiling seniors danced to lively tunes, momentarily transported back to their younger years. The event was a huge success, honoring the veterans' service but also promoting a strong sense of community. ♡



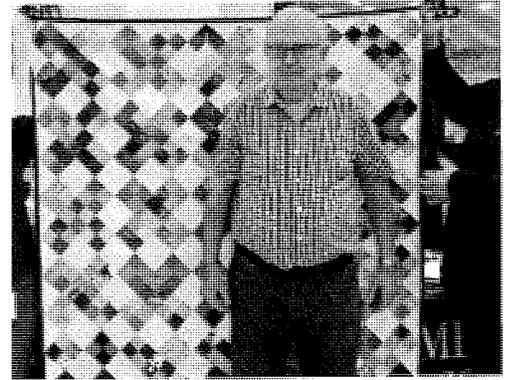
Rene Cabrera, US Air Force, Germany, Music Ambassador—she was a member in the band that was playing at the event today.



Bob Gilland, US Navy, Vietnam, 1964–1969, he also served in the Cuban missile crisis



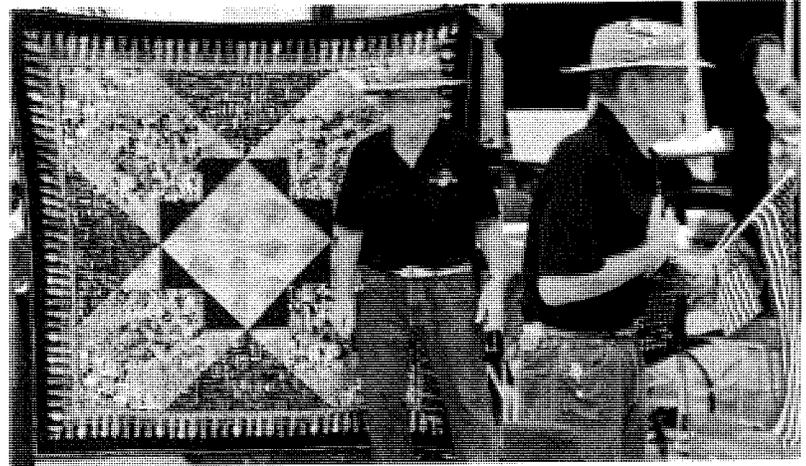
Ed Thomas US Marine Corps, Vietnam, 1959–1964



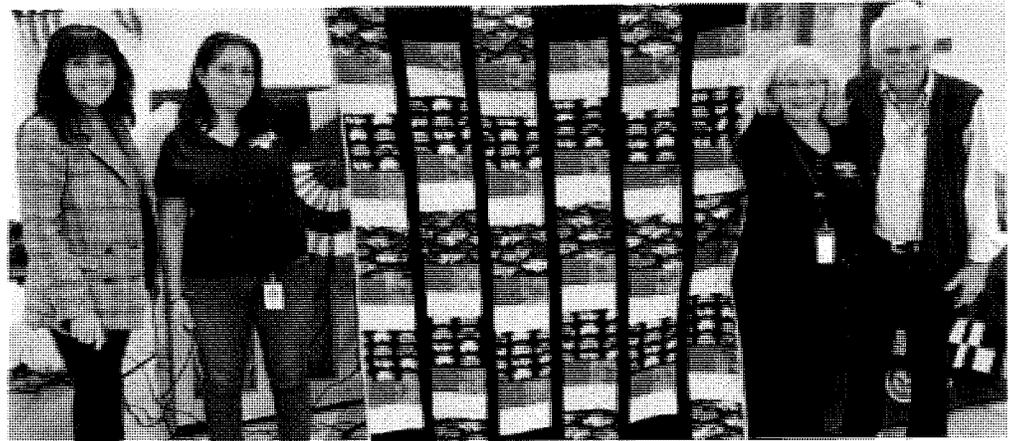
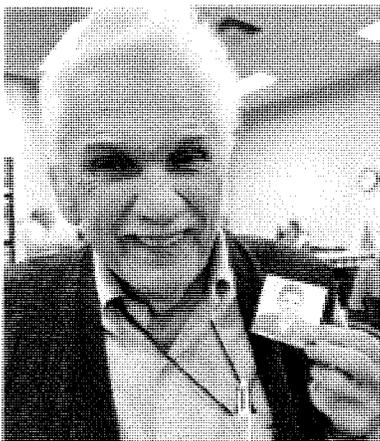
Joseph Hodeck US Army, Vietnam veteran 1967–1970



Thomas Baer, US Navy, 1958–1964



Robert Brenner, US Marine Corps, Vietnam veteran 1956–1961



Left, John McLean, US Army, Vietnam veteran, showing off a photo from back when he was in the military. At right, receiving his Quilt of Valor



Douglas Gilmour, US Army



David "Bulldog" Lopez, US Marine Corps

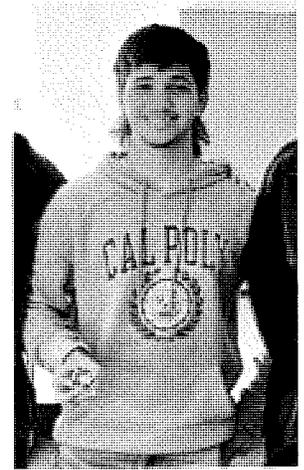
## Cal Poly Pomona Students Host Veterans Day Event Featuring Green Beret Richard Simonian

In celebration of Veterans Day, the students of Cal Poly Pomona's College Republican's club extended a gracious invitation to our organization to join them on campus at their November 12 meeting. This club is dedicated to promoting free speech and the exchange of political ideas, with a mission to engage students in current events.

AVAG founder Richard Simonian, a U.S. Army veteran who served as an original member of the U.S. Army Special Forces, also known as the Green Berets, represented AVAG at the club meeting. Mr. Simonian shared his military experiences, offering valuable insights into his service and the sacrifices made by veterans.

Mr. Simonian added a question and answer session, a personal touch, engaging students directly. When a student posed a question, he walked over and presented them with his personal challenge coin, creating a moment of connection and appreciation.

The president of the College Young Republican Club, Aadi Mehta, expressed great satisfaction with the event, praising the enthusiastic participation and thoughtful questions from the audience. Following the discussion, lunch was provided for all attendees, allowing students the opportunity to further engage with Mr. Simonian in informal conversations and ask additional questions. ✂





## Howard Koch 100th Birthday Celebration

Howard Koch celebrated his 100th birthday on January 18, 2025, at the La Mirada Activity Center. Howard's family organized the celebration, and all of them came into town for the celebration.

It is estimated that over 80 people celebrated his birthday with a delicious taco bar, champagne, and cake. Howard took pictures with most of the attendees. Howard's medals and photos of his past were displayed for all to see along with a slideshow. His family also told some stories. Howard's cheeks must be tired as he smiled and laughed all evening.

To celebrate with Howard were his family, his major domo Susana, neighbors, friends from AVAG, Cottonwood Church, Hope Chapel Huntington Beach, ekklesia.today Church, Veterans Connect, DAV, and many others.

Howard received several Certificates of Proclamation from:

- United States Congressman Correra. Congressman Correra also read the contents of Howard's certificate on the floor of the House of Representatives into the Official Congressional Record in Washington D.C., where it will be maintained in the permanent record of the United States.
- California State Senator Tom Umberg (a veteran)
- The City of La Mirada

A special letter of recognition was also received from the Commander of the 10th Mountain Division now headquartered at Fort Drum in the state of New York. The letter recognized Howard's contribution to the 10th Mountain Division seizure of German positions on Riva Ridge in Italy, breaking through the German mountain defenses into the Po River Valley and reaching the northern end of Lake Garda by



the war's end. During nearly five months of intense ground combat in Italy, the division was opposed by 100,000 German troops, yet effectively destroyed five German divisions, unhinging the defense in Italy and drawing forces away from other theaters.

A young man, Aesop Birkemeir, with his family, also showed up. He was invited because he won the Gold Medal for the Junior Individual Performance in the 2024 National History Day National Contest. His award-winning project was a short melodrama about how the 10th Mountain Division changed the course of the war in Italy during WWII. It was inspired by stories he heard growing up about his great-grandfather's time with the 10th Mountain Division and the assault on Riva Ridge. One of his resources for the presentation was Howard. For Howard's birthday, this young man played a videotape of his presentation. Everyone was impressed with his presentation, which included photos, narration, and Army combat gear.

Howard's 100th birthday celebration was a wonderful success enjoyed by all. ❧



# Veterans Connect: Celebrating the Holiday Season with Fellowship and Gratitude

The 2024 holiday season was filled with incredible gatherings and celebrations for our Veterans Connect group. Here's a look at our activities during the third quarter of 2024.

## October: A Special Gathering at Hope Chapel

Our October Veterans Connect meeting at Hope Chapel was a tremendous success with an outstanding turnout. We were thrilled to have AVAG volunteer Sherry Walker join us all the way from Oregon. Together, we continued our study in Operation Timothy, Book 3, deepening our spiritual growth and fellowship.

A generous potluck brought everyone together, offering plenty of delicious dishes to share and enjoy. A special highlight was veteran Barry surprising Chaplain Doreen with a birthday cake—such a thoughtful gesture! Additionally, we held a raffle with gift cards for the lucky winners.



## John "Pops" Walker's 95th Birthday Celebration

One of the most touching moments of the quarter was celebrating the 95th birthday of John Walker, affectionately known as "Pops." A proud Korean War veteran, Pops was a race car driver and continued riding motorcycles until he was 93 years old. He was a cherished member of Veterans Connect, faithfully attending our events.

Chaplain Doreen visited him at his rehab facility and arranged a special outdoor celebration. Friends and fellow veterans came to wish him a happy birthday, bringing cards and well-wishes. The highlight of his gifts was a Trump hat,

which he proudly wore immediately. In an unforgettable moment, the Huntington Beach Police Department honored Pops with a motorcycle and police car drive-by.

## November: A Time of Gratitude and Thanksgiving

Our Veterans Connect Thanksgiving celebration was a truly meaningful occasion. One of the special activities was when the group's veterans shared what they were thankful for. We were blessed with a delicious catered meal by Meals on the Grill prepared by Jason Cruz.

A special thank you to Liz Greco for bringing veterans from the Long Beach Blind Rehab to join in our gathering. Attendees enjoyed winning raffle prizes, and everyone left with special keepsakes. To top it off, the dessert table overflowed with an array of delicious pies, generously provided by our members.

## December: Christmas Cheer and Festivities

Our Christmas celebration at Hope Chapel brought together veterans and their families for a night of fun, fellowship, and faith. The turnout was fantastic, filled with holiday spirit.

The afternoon's activities included:

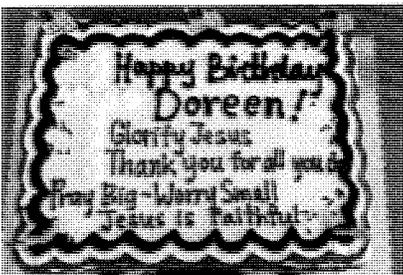
- Cookie Contest** – A deliciously competitive event!
- Name That Christmas Song** – Testing everyone's holiday music knowledge.
- Christmas Sweater Contest** – Showcasing the most festive and creative holiday attire.
- Christmas Duet** – Beautiful music performances by our talented veterans.
- Christmas Human Wrapping Contest** – A hilarious and entertaining highlight of the night.

We also played *Christmas Pass Along* with gift cards. It was a wonderful afternoon filled with laughter, great food, and the joy of celebrating together.

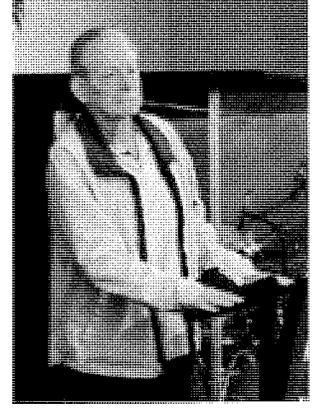
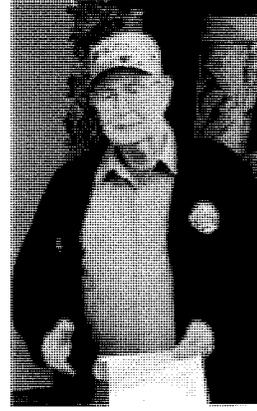
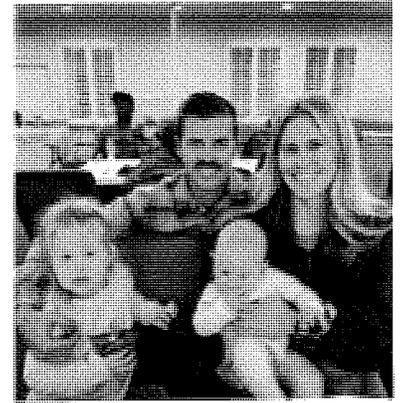
## Join Us for Future Gatherings

Veterans Connect continues to meet every fourth Saturday of the month at 12 noon–1:45 p.m. at Hope Chapel, located at 715 Lake St., Huntington Beach. We welcome all veterans and their spouses to join us for faith, fellowship, and community. ✨

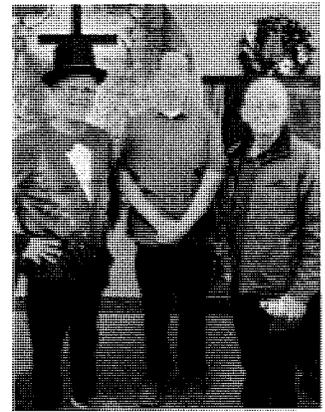
## OCTOBER



**NOVEMBER – Veterans Connect celebrates Thanksgiving**



**DECEMBER – Christmas Cheer!**



# Meet AVAG Veterans

## John Counts

John Counts is a servant whose mission in life is to help, to get things done, and to fix things—the long way if it's the right way. But he gets it done, and he does what he says. He has a particular sense of humor. We know he has a sense of humor because he lived in Barstow for a long time.

Picture John, a 17-year-old on the verge of turning 18, was looking for a mission in Alb.—which led to one of the most remarkable careers of service, Cryptologic Technician. What precisely does a Cryptologic Technician do? Well, I could tell you, but then John would have to... suffice it to say it involves secrets and codes. He still texts people in Morse code to this day.

John's journey took him from the sunny shores of Imperial Beach, California, to places most of us only see on maps—Kamiseya and Hokkaido in Japan, Okinawa, Norfolk, Taiwan, and even the mysterious halls of the NSA in Washington, DC.

Next, picture this young man from New Mexico stepping onto a destroyer, or as they called it, a "Radar Picket Ship"—heading into the vast Pacific. John probably thought he'd seen it all after his first tour.

But like many of the Greatest Generation, when he returned home and found no jobs available, he did what came naturally—he signed right back up! John's service stands out not for the locations or secrecy, but for his dedication—five years in Taiwan, multiple tours in Okinawa, safeguarding vital communications—all a testament to his commitment beyond duty.

Most people would think retiring from the Navy and working for Southern California Edison for 18.5 years would be enough public service for one lifetime. Not John Counts! John decided to take on a whole new challenge with the Coast Guard Auxiliary. Imagine an experienced veteran climbing up a Jacob's ladder—basically a rope ladder swaying in the wind—to inspect massive cargo ships and oil tankers—as a volunteer!

From the engine rooms to the sleeping quarters, from lifeboats to galleys, John inspected it all. He helped develop the Marine Domain Awareness manual, trained others in marina inspections, and even managed the auxiliary materials center in Anaheim on weekends. By 2020, John had accumulated an astounding 27,000 volunteer hours with the Coast Guard.



John's service record is more than assignments—it reflects a life of purpose. From a teen eager to exit Albuquerque to a devoted volunteer with 27,000 Coast Guard hours, he embodies the best of America.

And now, after climbing all those Jacob's ladders and inspecting more ships than most of us have seen in pictures, John has traded in his clipboard for a cribbage board!

So as AVAG recently honored John at 83 years young, all present were not just celebrating his military service or volunteer work. They were celebrating John Counts—a man who has lived a life of dedication, service, and integrity.

His commitment and humility have inspired and touched us all. His example continues to guide us. AVAG proudly salutes John Counts. Thank you for supporting our organization. Cheers to your retirement. ✕



## Vic Sober

Meet Vic Sober, a new Creek Orange resident, who served in the Navy and as Fleet Marine Force Corpsman for 24 years.

For 17 years he served with the Marines, completing two combat tours in Operation Iraqi Freedom and Desert Storm. He earned the Combat Action Ribbon and Navy Commendation Medal during combat operations.

His duty stations include Camp Pendleton, Camp Lejeune, Okinawa, Japan, Naval Stations Treasure Island, Mare Island and San Diego. He retired as a Chief Petty Officer in 2014. ✕



## Sequoia Plaza MHP Community Outreach

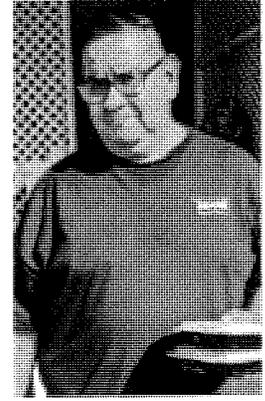
AVAG is privileged to serve the residents of Sequoia Plaza Mobile Home Park through our food distribution program. We appreciate the unique opportunities to connect with the community and provide much-needed support.

Each month residents can receive freshly prepared meals, both healthy and hearty, from Bracken's Kitchen and other essential items. We appreciate the many residents who often join in to help. It has been encouraging to see new faces among those seeking help, underscoring the growing need for our efforts.

Special thanks to Bracken's Kitchen for consistently helping us provide freshly prepared meals to the community. Their contributions have been instrumental in making a positive impact. We also thank Hearts of Compassion for the donations of essential items so appreciated by the residents.

In addition to these monthly events, our weekly food deliveries remain a cornerstone of our program. These deliveries are brought directly to the homes of veterans, seniors, and low-income families. This personalized approach ensures that no one is left behind, further highlighting the importance of our mission.

We are honored to continue this outreach and look forward to many more opportunities to serve and connect with the wonderful residents of Sequoia Plaza Mobile Home Park. 🐦



## Give Back Day: American Veterans Assistance Group at Rancho La Paz

With the help of the AVAG veterans at Rancho La Paz Mobile Home Park, the Chaplain team, and Pastor Cris and his church ekklesia.today. We were able to help U.S. Army veteran John Hodges and his family with some home and yard maintenance.

John is 80 years old and needed help cleaning up his porch and shed. We also cut back his bamboo trees. Joe Penna, a friend of Chaplain Doreen, used his expertise as a contractor to help by power washing John's home. Chaplain Doreen and Commander Pepper even installed a new U.S. Flag.

Our friend Doug Duran brought his trailer, which was filled up with items that needed disposal.

It was a huge project, but we'll be back to help him repair his porch and roof, and to paint his home. ✂



The crew—AVAG veterans, the Chaplain team, Pastor Cris and his team from ekklesia.today at Rancho La Paz Mobile Home Park.



Chaplain Wendy Loveless



Installing the new flag.



Chaplain Doreen and Pastor Cris



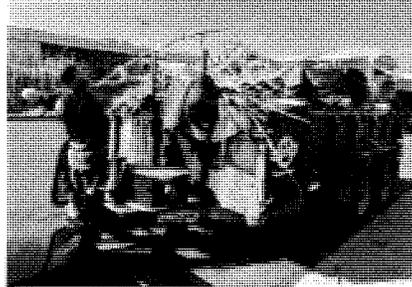
Pastor Cris and Brian Williams



Michael Martinez



ekkleisia.today member Sandy Martinez



Doug Duran's team hard at work.



Pastor Janus throwing trash in the dumpster



James Warner, a Rancho La Paz veteran



John Hodges thrilled beyond words after all the work was done.

## AVAG Bible Study Outreach

The American Veterans Assistance Group (AVAG) continues to make a profound impact in the lives of veterans through its Bible study gatherings. These faith-based meetings, held in various AVAG communities, provide a place of fellowship, spiritual growth, and support for veterans and residents alike.

### Westmount Senior Living



The Bible study at Westmount Senior Living remains a strong group, currently working through Operation Timothy Book 3. The seniors participate in Monday morning gatherings, beginning with music led by Mellissa Breunig before study and discussion. The impact of this gathering continues to grow, with even caregivers now attending and requesting Bibles and Operation Timothy books. In honor of the holiday, special Christmas gifts were given to all attendees in December.

### Cherokee Mobile Home Park



Cherokee Mobile Home Park's Bible study group has seen consistent growth, with increasing attendance each month. With more veterans actively participating, the group continues to expand—they may soon require a larger meeting space.

In October, members reached out to Chaplain Doreen with a special request—transportation to church. Honored by the opportunity, she provided rides, allowing the group to worship and praise together. By December, the group's sense of fellowship was further strengthened with the distribution of Christmas gifts to all participants.

### Diamond Bar Mobile Home Park



The Diamond Bar Mobile Home Park Bible study group remains enthusiastic in their journey to explore the Bible together. This dedicated gathering continues to seek deeper biblical wisdom, fostering a spirit of learning and fellowship. In December, small Christmas gifts were distributed to all attendees, reflecting the spirit of giving and strengthening the community bond.

### Casitas La Verne Mobilehome Estates



The Casitas La Verne Bible study group continues to grow in discipleship and fellowship as they work through Operation Timothy: Book 3. In the spirit of their shared journey, they also took time to celebrate the October birthdays of their members, including Cathy, Chaplain Doreen, and Lou Bosch, who marked a special milestone—her 92nd birthday.

### The Power of Faith and Fellowship

Through these Bible study groups, AVAG is making a difference, bringing veterans and community members together. The studies provide a comforting space for those seeking spiritual nourishment and community, reinforcing the values of service, compassion, and shared devotion.

As the groups continue to grow, the commitment to providing guidance, encouragement, and support remains. The group's stories illustrate how the love of Christ, combined with the spirit of service, can transform lives in remarkable ways. ✨

## AVAG and Partners in Action

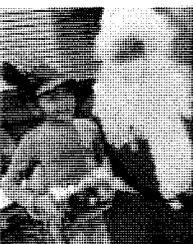
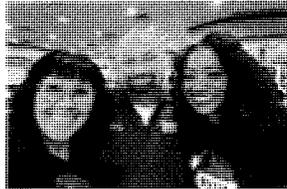
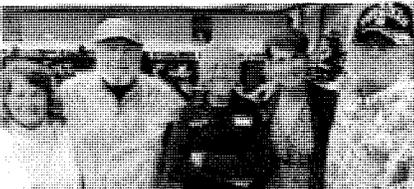
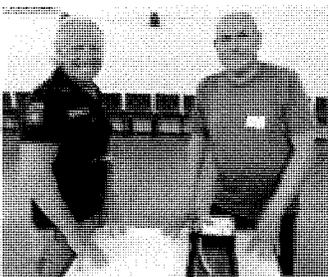
### Disabled American Veterans (DAV)

Thank you to DAV 23 for partnering with AVAG to help veterans.

In October at DAV's E-Board meeting, they presented Chaplain Doreen with \$1000 worth of \$50 gift cards to pass out to our veterans in need. This is the second time they have done this for us.

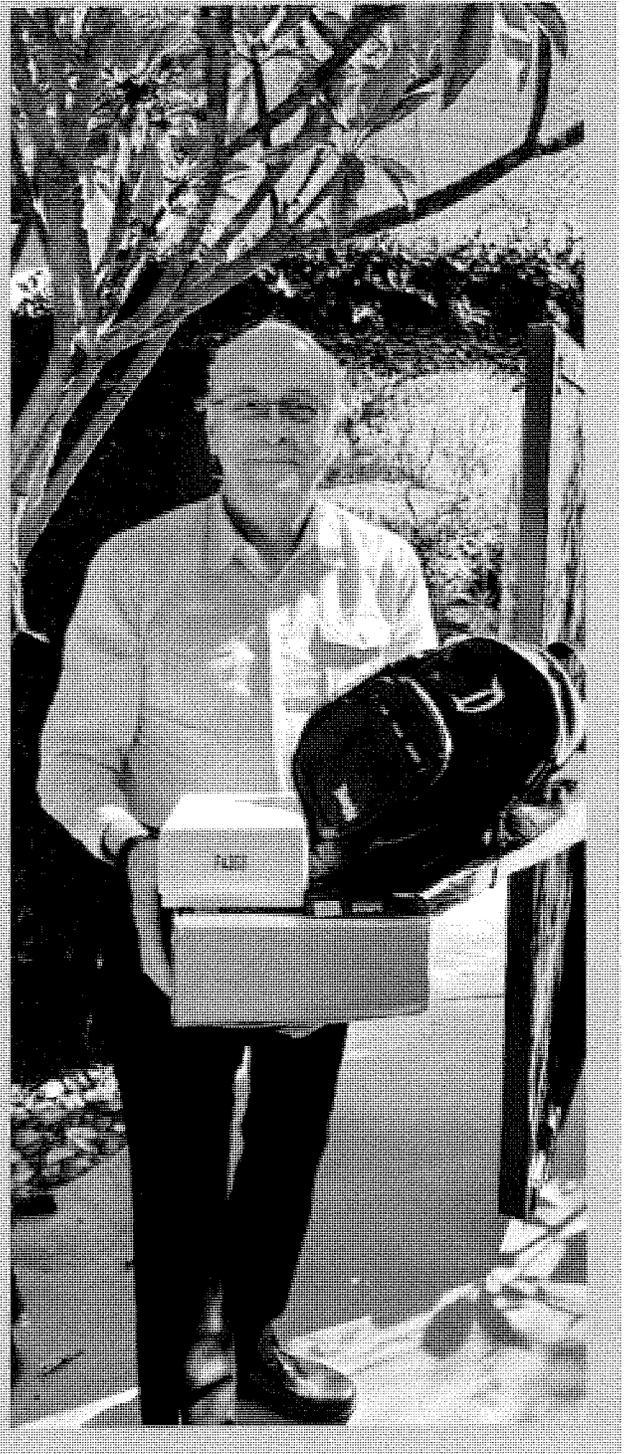
In December, AVAG joined with DAV Chapter 23 in Orange County, California, with the objective of spreading Christmas joy among children. The unwavering support of these veterans for our organization over the years is truly appreciated. We are grateful to Nightrain Joe for inviting us to participate in this initiative alongside veterans' families from our communities. "As a lifetime member of DAV 23, I am proud to be a part of their organization," said American Veterans Assistance Group (AVAG), DAV Chapter 23 Orange County CA, Nightrain Joe.

Thank you Heart of Compassion Distribution for providing the Disney ears and hats for this Christmas celebration. ♡



### We Are Vets

Chaplain Doreen met up with Paul Jones, who ran for the office of California State Assembly District 62, located in Southeastern Los Angeles County, last November. Paul, a retired combat Marine Corps Vietnam veteran, works with We Are Vets, a local foundation that helps veterans. AVAG was able to give him a few walkers and some items for the veterans. ♡



## Karta Motorwerks

At AVAG, we are deeply grateful for the support of Atrak Rahmani, owner of Karta Motorwerks. His generosity and dedication to our veterans have made a meaningful impact on our community, and we want to take a moment to recognize his contributions.

Atrak has been a steadfast supporter of our mission, demonstrating his kindness by sponsoring lunches for our AVAG meetings at the Cherokee Mobile Home Park. His commitment goes beyond financial contributions—he also volunteers his time, attending meetings and offering assistance wherever needed.

Recently Chaplain Doreen Matsumoto asked Atrak if he could help locate an affordable, dependable car for Marine Corps veteran Ryan Gutierrez, whose story will appear on the following pages, to help him get to job interviews and then to a job once he is hired. Amazingly, Atrak had just finished repairing a car that he had acquired and said that Ryan could pick the car up—FREE—a few days later! Ryan and Erika were extremely grateful for these blessings!

As a token of our appreciation, AVAG recently presented Atrak with a custom tablecloth featuring his business information. This gift will allow him to showcase his shop whenever he joins our meetings.

Karta Motorwerks is a family-owned business that takes great pride in providing quality automotive services. If you or someone you know ever needs assistance with car repairs or maintenance, we encourage you to reach out to Atrak.

For all your automotive needs, visit Karta Motorwerks at: 725 South Beach Blvd., Anaheim, CA 92804

Thank you, Atrak and Karta Motorwerks, for your generosity and dedication to supporting our veterans! 🙌

## Meet Atrak Rahmani

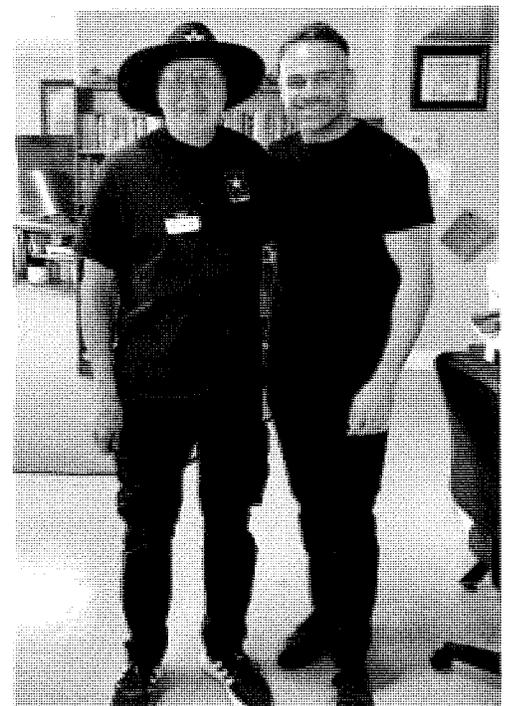
Atrak Rahmani is the owner/operator of Karta Motorwerks on Beach Boulevard in Anaheim. He is a proud, first-generation American. His father started the business in 1995, in Cypress, as Papa's Auto Service. But the family's story has roots in the land of ancient Persia, known now as Iran. In Iran, Atrak's father was well educated and had earned a bachelor's degree and completed law school. He also was an active supporter of a women's rights organization and operated a successful clothing boutique. In 1979, the lives of the Rahmani family changed literally overnight when Shah Mohamed Reza Pahlavi was overthrown in the Iranian Revolution that put the current regime in power. Like many other Iranians, the Rahmani family escaped from Iran and found their way to Orange County, California, where they had relatives.

Being a very enterprising entrepreneur, Atrak's father quickly found employment. But he had the dream to open a vehicle repair business. Papa's Auto Service was born in 1995! His business added many satisfied customers to its list of "regulars," and the repair shop was very successful. Atrak, born in Orange County, was very young as the repair shop grew. He spent many hours at the shop with his father and uncle Majid (who goes by the name of "Charlie"). It was a high priority for Atrak's dad to build community relationships and to support the community in any way that he could. He started offering towing services, roadside assistance, and helping people in their time of need, especially women with children whose cars had broken down at night. The AAA-approved auto repair shop was birthed as a result of his caring heart.

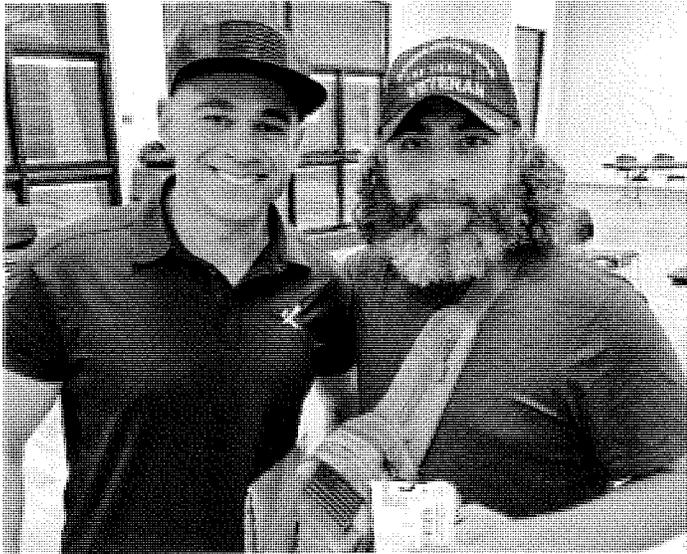
Atrak, very bright and attentive, followed his father's example of getting an education and serving others while learning about automotive repair. Atrak graduated with a business management degree from Cal State Fullerton in 2008 and took on more responsibility at Papa's Auto Service. He wanted to see the shop continue to flourish so he sug-



Chaplain Doreen Matsumoto and Atrak Rahmani with the custom tablecloth presented to Atrak by AVAG in appreciation for his generosity and dedication to our veterans.



Tony Martinez of Cherokee Mobile Home Park and Atrak Rahmani.



Karta Motorwerks' owner Atrak Rahmani and U.S. Marine Corps veteran Ryan Gutierrez at the POW/MIA event in September.

gested several changes that transformed the business. It was decided to move the shop to its current location, Anaheim, and to change the name to "Karta Motorwerks." As automobiles became more technically complex, an updated name would suggest a more modern automotive repair facility, which would attract a younger clientele.

Tony Martinez (aka "the Commander"), a veteran living in Cherokee Mobile Home Park, a 55+ resident community in Anaheim, had been a faithful customer at Papa's Auto Repair shop for many years. When the shop moved to Anaheim in 2013 and changed its name, Tony continued to have his automobile serviced by the friendly Rahmani family at the new location. Tony referred Karta Motorwerks to other residents at Cherokee, many of whom are veterans.

I'm sure all of us have seen how connections grow and how people discover mutual friends as they reach out. This is what happened at Cherokee! Tony had the opportunity to meet AVAG's Chaplain Doreen. In 2023, Tony and Doreen planned the first Veterans event at Cherokee. It has turned into a monthly event that approximately twenty-five veterans, spouses, and friends attend on a regular basis. The monthly luncheon, coordinated by Chaplain Doreen, features speakers and representatives from businesses and organizations that benefit veterans and seniors. Since Tony knew of Atrak and the excellent services that he provided, Tony told Doreen about him and his business. She contacted Atrak to talk about AVAG and the AVAG events that take place. While they were talking, at one point they discovered that Atrak and Doreen had a mutual connection! Both of their family businesses had been in the city of Cypress. Atrak and his family had been good customers of the other business for over fifteen years. At that moment the trust of working together was immediately established between Atrak and Doreen!

Atrak now attends the monthly events at Cherokee and offers amazing service to its residents. One example is when Cathy Rubino, a resident and veteran, needed her car to be serviced, Atrak picked up her car from her home, serviced it, washed it, and returned it to her home!

Not many places give THAT degree of service! In at least one of the past few months, Karta Motorwerks provided the monthly lunches at Cherokee. Recently, rather than the usual In-N-Out burgers, Atrak provided a sumptuous lunch of Persian cuisine from Hatam Restaurant, located on Lincoln Avenue in Anaheim. Atrak's father, now retired, met Hatam's owner when the Rahmani family arrived from Iran. The owner of the restaurant formerly owned a clothing boutique (like Atrak's father had owned in Iran), and they became forever friends.

Another example of Atrak's desire to help others was in September of this year. He attended a Veterans Luncheon at the Brookhurst Community Center in Anaheim commemorating POW/MIA (Prisoner of War/Missing in Action) Day. At the event, Chaplain Doreen introduced Atrak to a young veteran, Ryan Gutierrez, who had no job. He, his pregnant wife, and young son had come to the event by bus. He also had to use the bus to go to job interviews since he had no car. Chaplain Doreen asked Atrak to be on the lookout for an affordable car that would provide reliable transportation for the young veteran and his family. "Coincidentally" (by God's providence), Atrak had recently received a donated auto that needed mechanical work. He had just finished fixing it up, and he arranged to transfer ownership to Ryan (at no cost!) later that week! Ryan's situation improved dramatically! Now, Atrak says that when he saw him recently, Ryan even looked like a new man! God bless you, Atrak!

At the close of my interview with Atrak, I asked him how he had come up with the name "Karta Motorwerks" He said that it was really quite simple. He merely spelled his name backwards! K-A-R-T-A!

If you are looking for reliable, reasonably priced auto repair services, you may want to consider Karta Motorwerks. Not only will your car be taken care of, but you'll also make a new, caring friend! ✨

## Meet Ryan Gutierrez

Ryan Gutierrez served in the U.S. Marine Corps from 2009 to 2013 as a Combat Engineer. During his four year enlistment as a Marine, he was stationed at Camp Pendleton and went on two overseas deployments to Afghanistan (Operation Enduring Freedom) that were each four to six months in duration. Ryan decided not to reenlist and was discharged. He attained the rank of Lance Corporal (E-3).

Once he became a civilian again, Ryan started work as a carpentry apprentice and landscaper. He also was employed as a roofer and did part-time security work to be able to meet his financial obligations. He was a roofer for about five years and then went to work in a warehouse with the Tierney Center for Veterans Services until he injured his hand in a non-job related accident. He then faced a period of unemployment.

A few years out from serving in the military, in 2015, Ryan met his wife Erika. He never found the type of career related job that he was seeking and life was a constant struggle. In 2022, Erika and Ryan had their first child, a son, Samson. Having a baby in the home made life even more complicated. In early 2023 the couple welcomed a second son, Elijah, into the family. Erika was also pregnant with their third child, but their joy was short-lived when Elijah passed away unexpectedly in August of 2024. In addition, Ryan was still unable to secure a permanent job.



Left to right, Melissa, a veteran who connected Ryan with Doreen; Erika, Ryan's wife; Samson, son of Ryan and Erika; Chaplain Doreen; Pastor Cris; Atrak Rahmani; Ryan Gutierrez; and Patrick Duffy.

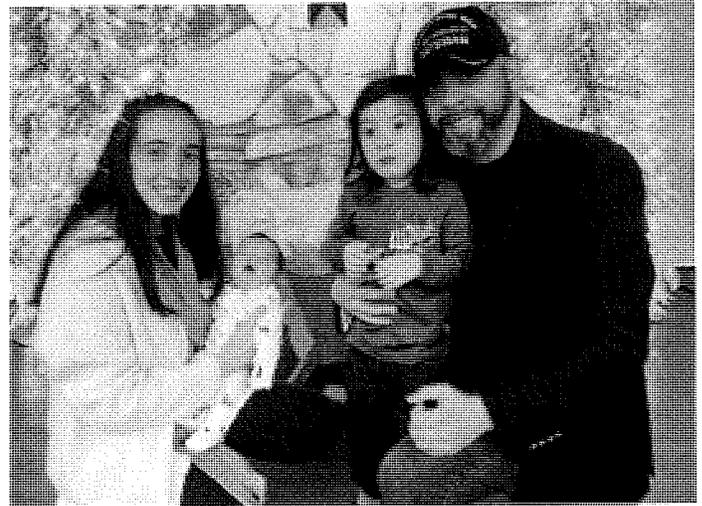
Life was very complicated, finances had dried up, and they no longer had a car. Ryan applied for many different jobs, taking the bus to job interviews. The death of their infant son was difficult enough, but they could not even pay for the final expenses related to their baby's death. Needless to say, Ryan and Erika were very discouraged.

By the grace of God, things started to change. Ryan was put in contact with AVAG Chaplain Doreen by an Air Force veteran friend, Melissa. Chaplain Doreen invited Ryan and Erika to a veterans luncheon at the Brookhurst Community Center, in Anaheim, on POW/MIA Day in late September 2024. Chaplain Doreen arranged for Uber to bring them to the luncheon, and she had also worked with Mrs. Johnson of Torres Mortuary and CHOC Hospital to make final arrangements for their son. At the POW/MIA event, another veteran, Patrick Duffy, learned of the young couple's plight and arranged to pay the remaining expenses related to their son's death.

It also "just so happened" that Atrak Rahmani, owner of Karta Motorwerks in Anaheim, a strong supporter of veterans, was at the same event. Chaplain Doreen asked Atrak if he could help locate an affordable, dependable car for Ryan so that he could get to job interviews and then to a job once he was hired. Amazingly, Atrak had just finished repairing a car that he had acquired and said that Ryan could pick the car up—FREE—a few days later! Ryan and Erika were extremely grateful for these blessings!

A few months later, the Gutierrez's welcomed a daughter, Hosanna, into their family. She was born on Veterans' Day, November 11th!

Ryan is now taking classes at the Santa Ana campus of Oak Valley College. He is currently in his second semester of pursuing a Bachelor of Arts degree in Business. He is on track to graduate in early 2027 and has plans for a ministry/career following his graduation.



The Gutierrez's at the AVAG Christmas party in December.

His dream is to form a 501(c)(3) non-profit ministry helping people with free education and affordable housing. He would also like to operate food trucks to hand out food on skid row to unhoused men and women, to tell them the "good news", and direct them into faith-based rehabilitation programs.

While developing the non-profit organization, he believes that he has learned the skills that he could use to buy a four-plex and "flip it" or start his own roofing company. The recent change of events in his life have encouraged him greatly and have given new hope for the future of his family.

Ryan and Erika are very grateful for all of the people that partnered with AVAG to bring about such a great change in their lives! 🙏

### SoCal Quilts of Valor

SoCal Quilts of Valor (QOV) has awarded more than 7,800 quilts to veterans since 2007. The veterans pictured earlier in this issue at the Brookhurst Community Center Veterans Day event were awarded Quilts of Valor.

In October, we visited Rowntree Gardens Senior Living to present a Quilt of Valor to Air Force veteran John Sweet. One of our retired chaplains, Patrick Duffy, was on hand to assist in presenting the quilt. Members of the American Legion Post 716 from Los Alamitos and Post 295 from Cypress was there for the presentation.

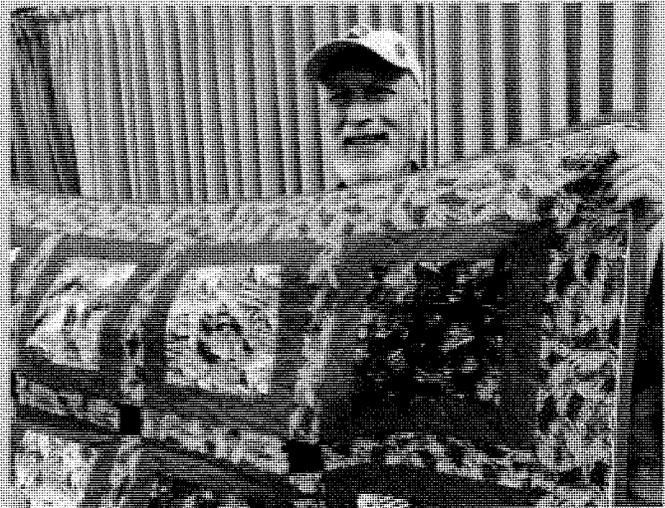
Also in October, AVAG presented a Quilt of Valor to Army veteran Ruben Johnson at Sequoia Mobile Home Park, where Ruben regularly attends monthly AVAG meetings. Ruben served from 1976 to 1979, and he served in the Reserves from 1979 to 1990. Ruben was an E5, and when he retired from the service, he held a meat-packing job and also worked as a truck driver.

In November, AVAG presented a Quilt of Valor to Army veteran Catherine Barrett, who served her country from December 1982 to October 2008. She was stationed at Fort Knox, KY; Salt Lake City, UT; Los Alamitos, CA; Indianapolis, IN; Fort Totten, NY; and Camp Arifjan, Kuwait. She attained the rank of Master Sergeant.

Later in the month, a Quilt of Valor was presented to Freddie House, a U.S. Air Force Vietnam veteran. When he saw the quilt his eyes welled up with tears of gratitude. The quilt was perfect for him, with a design that included musical notes, and he is the leader of a band.

In December, AVAG was proud to join forces with So Cal Quilts of Valor to celebrate the remarkable achievements of Staton Gibson III, an exemplary Air Force Vietnam veteran who demonstrated extraordinary commitment and bravery during his 12 years as an E6 technical sergeant flight engineer and 6 years in the National Guard as an E6 Staff Sergeant refueling aircraft and vehicles.

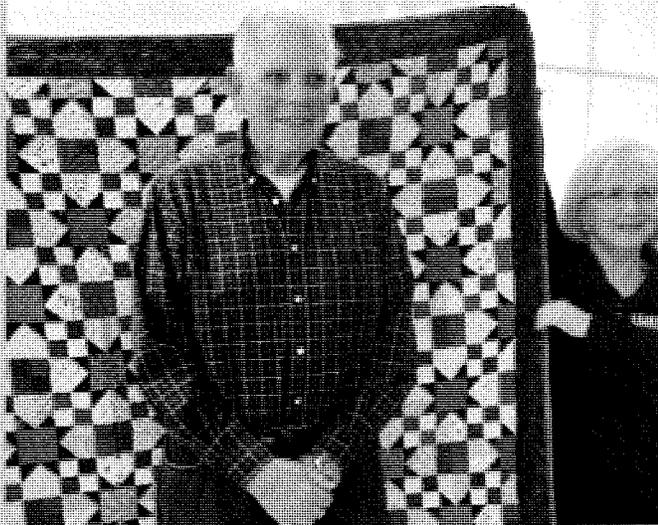
Thank you to SoCal QOV for honoring our veterans. ♡



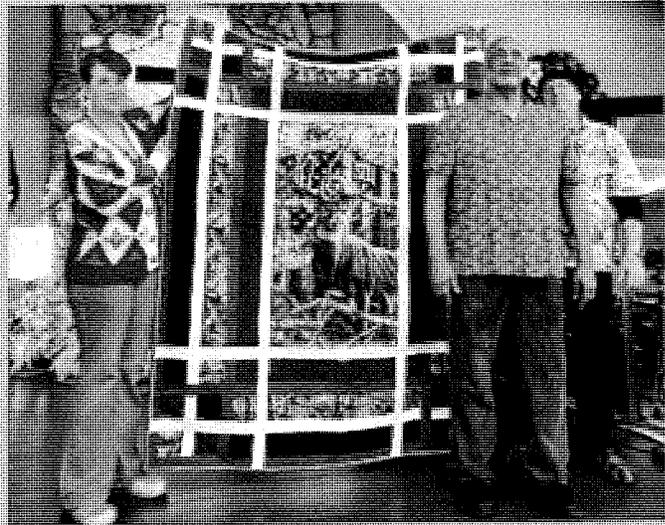
Ruben Johnson, a Sequoia Mobile Home U.S. Army veteran



Catherine Barrett, U.S. Army veteran



Freddie House, U.S. Air Force Veteran



Staton Gibson III, U.S. Air Force Vietnam veteran



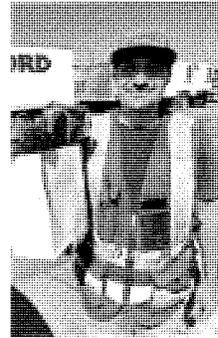
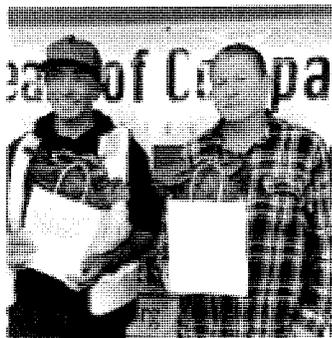
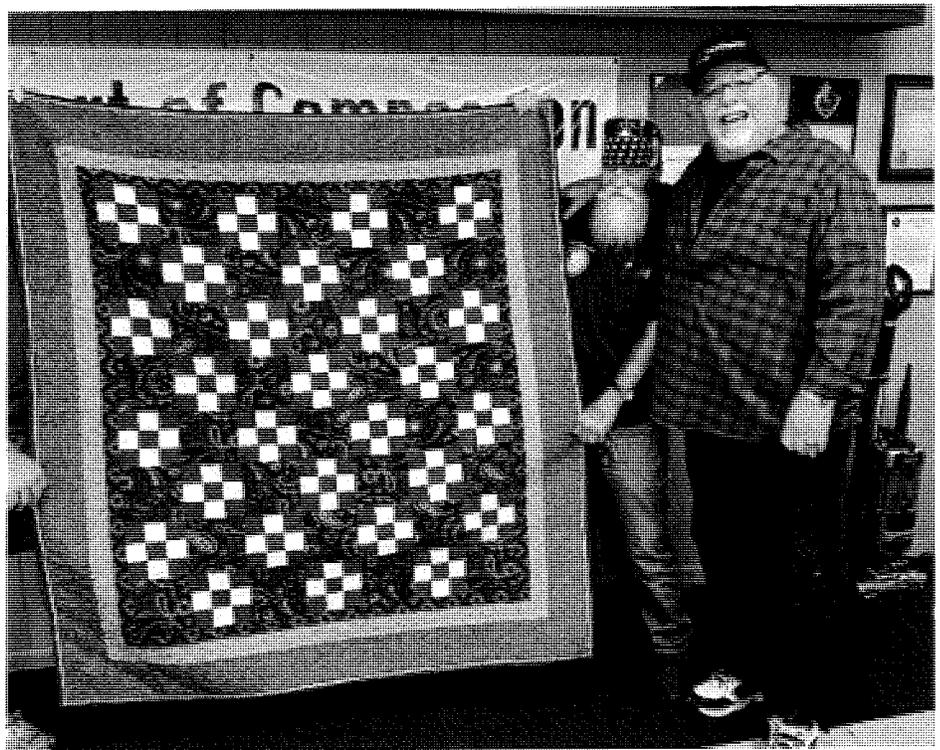
## Heart of Compassion (HOC)

In October, we went to Heart of Compassion (HOC) to pick up some donations that Pastor Eric had set aside for AVAG. HOC has been so generous to us and has made it possible to bless our communities with the items they provide.

To show our appreciation, we presented gifts to the guys and girls that work there, and we surprised Pastor Eric with a beautiful quilt made by So Cal Quilts of Valor.

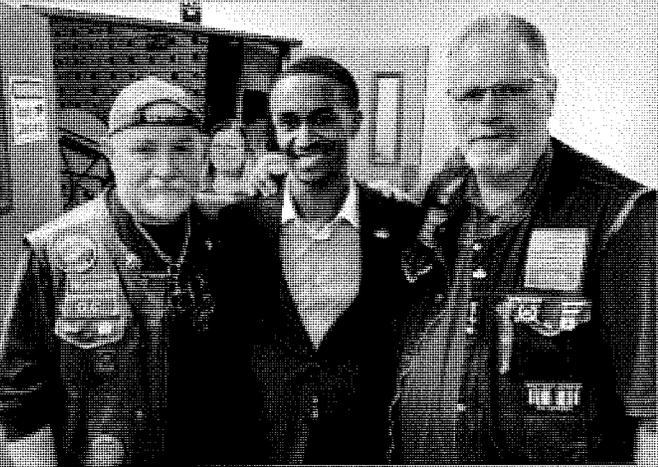
Pastor Eric Tietze served in the U.S. Army from 1973 to 1975, during the Vietnam era, but was stationed in Germany. He was an expert with the M-16 and grenades and was a marksman.

Thank you to HOC for their generous donations, which have blessed so many in our communities. To learn more about HOC, visit [heartofcompassionca.org](http://heartofcompassionca.org). 🐦



### American Legion Post 295—Cypress

Our AVAG team supported the Marine Corps Riders fundraiser. This is our last fundraiser for the year at American Legion Post 295. Everyone had a great time! 🐻

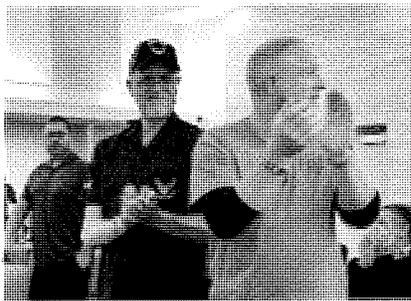


## Hope Chapel Huntington Beach

The American Veterans Assistance Group (AVAG) is proud to partner with Hope Chapel Huntington Beach, the host location for our monthly Veterans Connect group. It has been inspiring to see so many veterans who first connected with us through these gatherings now becoming part of the Hope Chapel community. We also welcome Rick Sundell from DAV 23 and his wife, who have recently joined the church.

On December 15, 2024, AVAG organized a Children's Gift-Giving Event at Hope Chapel, bringing the spirit of generosity and community to local families. This special event gave children the opportunity to choose gifts for their loved ones, completely free of charge, teaching them the joy of giving. The day was filled with holiday cheer, with Santa taking photos, refreshments being served, and a festive atmosphere that made the event truly special.

We extend our heartfelt gratitude to Hope Chapel for providing a welcoming space for our veterans and for supporting this meaningful event. A special thank you to our chaplaincy team, team leaders, and Richard Sundell for their dedication to making the day a success. We are also grateful to Heart of Compassion Distribution for donating Disney treats and hats, adding an extra touch of holiday magic for the families we serve. ✨



## **A Community of Giving: AVAG's Toy Drive Brings Holiday Joy**

This holiday season, AVAG was blessed with an outpouring of generosity from our partners, businesses, organizations, and community members who helped make our annual toy drive a success. Thanks to their kindness, we will be able to bring joy to the children of veterans and low-income families during our big toy giveaway this December.

A heartfelt thank you to those who placed toy collection boxes in their locations and rallied their communities to give:

- Hope Chapel – 2 boxes
- American Legion Cypress – 1 box
- Cherokee Mobile Home Park – 3 boxes
- Casitas Laverne Mobile Home Park – 1 box
- Creek Orange Mobile Home Park – 1 box
- VFW Anaheim – 1 box
- ekklesia.today Church – 1 box
- Marine Corp Riders Bike Night Fundraiser – 1 box
- Karta Motorwerks (Atrak Rahmani)– 1 box
- Westmount Senior Living – 1 box
- Next Level Fitness (Travis Mayfield) – 1 box
- Wilma's Patio Restaurant (Sheri Drewry) – 1 box
- Amanda Elekes of the Joint Forces Training Base – 1 box and scooters

The spirit of giving is alive and well, and we are deeply grateful to everyone who contributed. Your generosity ensures that these children will experience the joy and magic of the holiday season. Thank you for standing with us and supporting our veterans' families. 🐦



Amanda Elkes with the toy collection box which was located at the Joint Forces Training Base in Los Alamitos. The contents filled the trunk of her vehicle.

# Bringing Christmas Joy to AVAG Families



The magic of Christmas was made even more special this year thanks to the generosity of our incredible sponsors. Your kindness and generosity made this Christmas unforgettable for so many families. Thank you for being a beacon of hope and love in our community.

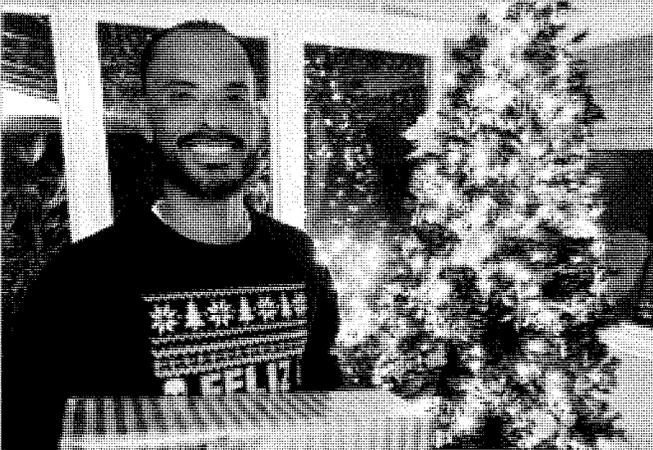
We also extend our deep gratitude to Dianna Roper Knight for partnering with American Veterans Assistance Group (AVAG) to sponsor a wonderful veteran family for Christmas. Your generosity has made a meaningful impact.

Our sincere appreciation goes to Amanda Elekes for her role in securing sponsors for children. Overflowing with joy, they eagerly unwrapped a few gifts while saving others for Christmas morning, filling their homes with happiness.

A heartfelt thank you to Amanda for also sponsoring the Gutierrez family during this difficult time. After the devastating loss of their infant son in August, your kindness brought so much joy and comfort to their lives.



Thank you to Nancy and Lloyd Hall for sponsoring three beautiful girls from Sequoia Mobile Home Park. Your generosity and love truly blessed them this holiday season.



Special thanks to Jason Cruz from Meals on the Grill for his selfless act of kindness. We received a heartbreaking call from a veteran's family at Glen Aire Mobile Home Park, sharing the tragic loss of their granddaughter, leaving behind a young son. Jason's generosity will surely bring solace during this difficult time. Please keep them in your prayers, and may this act of love bring a glimmer of hope to their lives.



Thank you to Jen and Daniel for sponsoring little Daniel for Christmas. Your support has helped brighten the holidays for veterans' children.

## AVAG Supports Veterans at the VA

AVAG Chaplain Doreen Matsumoto continues her work supporting veterans through visits to the Veterans Administration (VA) offices in Long Beach.

In October, Chaplain Doreen and Jason, a retired U.S. Navy SEAL who regularly participates in AVAG's Veterans Connect program, extended a helping hand to two veterans at the Long Beach Veterans Affairs (LBVA) facility. Their mission was to assist these veterans as needed, ensuring they receive the support and care they have earned through their service.

Among the veterans they met was Mr. Espinoza, a distinguished combat veteran of the Vietnam War and a double Purple Heart recipient, having been wounded twice in his legs during combat. Recognizing his need for medical assistance and benefits, Doreen and Jason guided him through the process of starting his claim and setting up medical appointments.

In November, AVAG's dedication to supporting veterans continued with a visit to the LBVA Blind Rehabilitation Center. The team organized a spirited game of bingo. To add to the fun, they substituted traditional numbers with military terms such as "Battalion 10," "Infiltrator 18," "Navy 32," "Guard Duty 44," and "Osprey 57," among others.

Generosity was also on display as Wendy donated pumpkin and cranberry orange bread, which was entrusted to Liz to distribute among the veterans during their shared meal. Additionally, each veteran received a gift bag containing hats and insulated mugs.

AVAG's dedication to supporting veterans at the VA highlights the ongoing commitment to ensuring that no veteran is left behind. ♡



## AVAG Connects with Special Forces Association Chapter 78

AVAG Chaplain Doreen Matsumoto has continued to attend the monthly meetings of Special Forces Association Chapter 78, a group composed mostly of retired Army Special Forces members. Her invocations at the start of the meetings are always appreciated by the group members. She has been able to connect with members and has offered assistance to many. The members always enjoy the goodies that she brings along to distribute before the start of the meeting.

Chaplain Doreen was invited to perform the invocation for the chapter's annual Christmas Party, which she attended along with AVAG members Mary Cruz and Paul Buron. Cadets from the Sunburst Youth Academy were on hand to act as color guard, and one of them sang the U.S. National Anthem.

Guest speaker U.S. Army LTC Johann Hindert reflected on the state of current affairs and the obligation that, as Green Berets, they have to seek ways to offer their unique attributes and training to aid society. ♡



# AVAG Communities Holiday Cheer and Year-End Activities

## Cherokee Senior Mobile Home Park

The last quarter of 2024 was a whirlwind of festive activity for the Cherokee Mobile Home Park community in Anaheim.

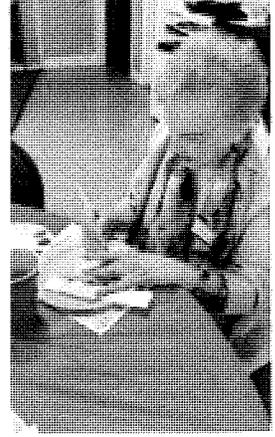
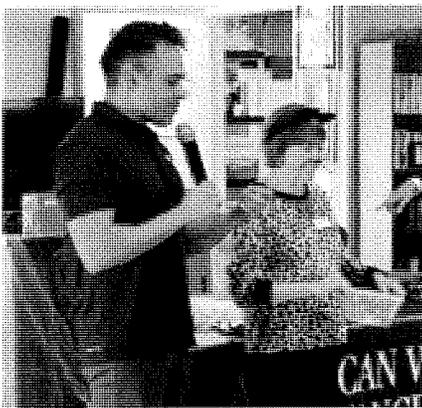
October kicked off the quarter with a well-attended Veterans meeting, complete with delicious food provided by Atrak Rahmani of Karta Motorwerks. The Halloween theme added an extra layer of fun, with a costume contest taking center stage. Commander Manuel Martinez, dressed as a Zoot suitor, and veteran Jim Long, channeling Wyatt Earp, shared the \$50 prize for best costume. Donna Graham also impressed as Disney's fairy godmother, winning the best female costume. The meeting featured two important guest speakers: Bryan Thom from the Long Beach VA Homeless Task Force, and Karen Rossi, a senior elder financial abuse specialist from the Council on Aging, who spoke about the Senior Protection Program and the Financial Abuse Specialist Team (FAST).

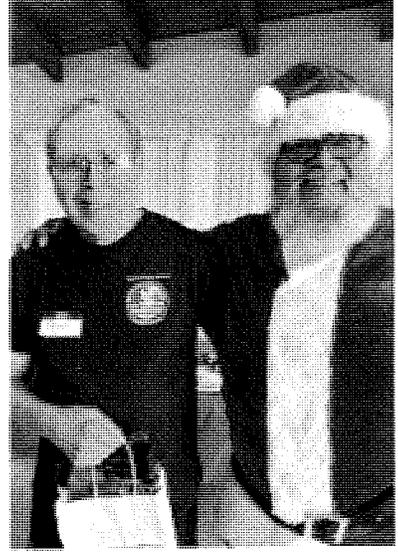
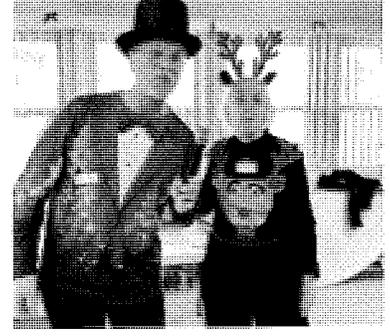
There was a great turnout for November's AVAG Thanksgiving luncheon. A special thank you to the City of Anaheim Recreation Department, who came out and brought special ornaments for the residents to paint for Thanksgiving. Jason Cruz from Meals on the Grill prepared a scrumptious meal. Amazing raffle prizes were donated by commander Manuel Martinez. And an extra special thanks to our volunteers—we couldn't do without our your help!

December's AVAG Christmas party was the highlight of the season! Commander Manuel Martinez generously supplied raffle prizes, and the fun Christmas contests were a hit.

A spirited duet contest showcased the talents of Marine Corps veterans Franco and Wayne singing "Jingle Bells," Air Force veteran Doug Zimmer and Donna Grims performing "Rudolph the Red-Nosed Reindeer," and Lupe and Rose leading the kids in a lively "Feliz Navidad" and conga line. However, the standout performance belonged to Cristina and Army veteran Peter, whose rendition of "Silent Night" in both English and Chinese was a truly moving and unforgettable experience.

Army Vietnam veteran Charlie Aroz, dressed as Santa Claus, and Atrak served as judges for the cookie contest. Donna Grims' sugar cookies, Carol's chocolate chip face cookies, and Lupe's macarons were contenders, but Lupe took home the prize. The human wrapping contest saw fierce competition between Irene and Becky, Atrak and Rose, and Jack and Rose-Marie, with Rose and Atrak emerging victorious. Donna Grims proved her Christmas song knowledge by winning the "Name That Tune" game, and the beautifully decorated tables were judged, with two winners announced. A Christmas attire contest, featuring 20 participants in their festive best, was won by Becky Martinez. There was an abundance of food and desserts, contributed by residents, the commander's sandwiches, and Atrak provided chicken. Contest winners received prizes and gift cards, and special gifts were distributed to all attendees. ✨





## Santiago Creek Orange Estates

Our AVAG meetings at Santiago Creek Orange Estates continue to be a success, bringing together veterans, their families, and community members for support, education, and camaraderie.

At October gathering, we had an excellent turnout and were privileged to hear from guest speakers on Medicare and the new perks available. Lisa Abbott shared insights on Home Health, while her husband, Craig Abbott, spoke about the Disabled American Veterans (DAV) organization. As always, our commander did a fantastic job organizing the event, and we all enjoyed pizza from Costco. Veterans and their spouses were honored with military bracelets as a token of appreciation for their service.

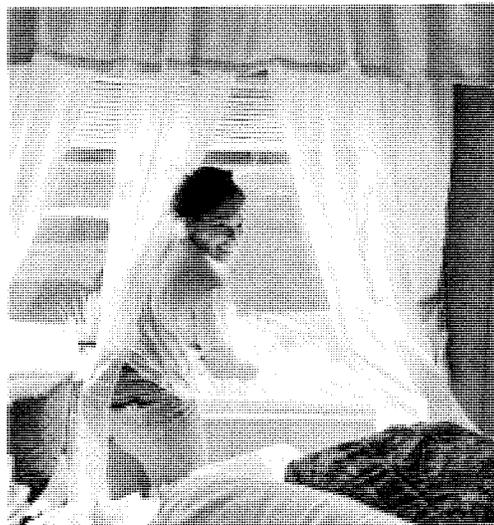
Beyond our meetings there, AVAG is dedicated to helping those in need. We recently assisted Charles from Creek Orange by replacing his door lock, washing his windows, and helping him donate unwanted furniture to the Salvation Army. A special thanks to Natalie Favela from Cottonwood Church for her invaluable support in making this happen.

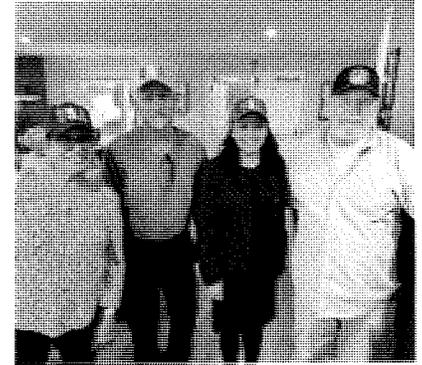
In November, our Creek Orange veterans and community members gathered for a special Thanksgiving Dinner. The delicious meal was prepared by Jason Cruz from Meals on the Grill, with residents contributing desserts and appetizers. This gathering was made pos-

sible through the dedication of Commander Glenn Williamson and Nancy Novak. We also took time to remember and honor David Brammer, a Navy veteran who had recently passed. Navy veteran Carolina Hernandez, representing the Salvation Army, shared about the organization's services for veterans. The evening was filled with fellowship, raffles, and generous donations from DAV Chapter 23, who provided USA hats for attendees. Despite exceeding our expected headcount, Jason ensured there was enough food for everyone—truly a blessing reminiscent of the biblical story of the fish and loaves.

December was a time of joy and festive celebrations. AVAG hosted a well attended Christmas party, which was filled with laughter and holiday spirit. Highlights included a Christmas duet singing contest featuring Doug Zimmer and Kathy Watson performing "Jingle Bells," and veteran Kenny Boham singing "Silent Night" with his sister Dorothy. Attendees also enjoyed a Christmas pass-along gift exchange, a cookie contest with two winners, and fun competitions like guessing Christmas songs and a Christmas sweater contest. Once again, a heartfelt thank-you to Commander Glenn and his wife, Nancy, for their dedication in making this event such a success.

As we step into a new year, we thank everyone who contributes their time, resources, and heart to this community—we couldn't do it without you! 🐦





### **Heart of Compassion Partners with AVAG for Creek Orange Shopping Expedition**

To close out the year, AVAG partnered with Heart of Compassion to support our veterans and veterans' widows by taking them grocery shopping. It was a truly uplifting experience, made even more special by the generosity of Pastor Eric, who provided gift cards to cover the expenses. A special acknowledgment to Jackie, the manager at Albertsons on Collins Street in Orange, for her kindness and support. Thanks to this partnership, we were able to provide groceries and even purchase flowers for Mrs. Lattimore, spreading a little extra joy during the holiday season.



## Diamond Bar Estates

### Halloween Fun for the Kids

Our Diamond Bar Estates Kids Club celebrated Halloween with an exciting party and costume contest! The children had a fantastic time, enjoying pizza and raffle prizes. The winners of the costume contest took home gift cards, adding to the fun of the day. They also played bingo and won delightful Disney-themed items generously provided by Heart of Compassion. A huge thank you to our dedicated Bible study group, whose volunteer efforts made this event such a success!



### Thanksgiving Blessings

Thanksgiving was a time of giving and gratitude as we worked with Flagman Frank to secure turkeys for families in need. We distributed these at Diamond Bar Estates. Seeing the happiness on the faces of those we helped, including veteran Daniel Kellogg (the man in the center in the photo at right), was truly heartwarming. What a blessing it was to share in this spirit of generosity!



### A Special Christmas Celebration

What an amazing AVAG Christmas event we had for the children at Diamond Bar Estates! It was a joy to collaborate with the park's manager, Yessie, to make this day special for so many families. Each child received a toy and had the opportunity to take pictures with Santa—portrayed by our wonderful Navy veteran, Michael Goens.

The festivities included fantastic raffle prizes such as bikes, scooters, skateboards, and other exciting toys. The holiday spirit was in full swing as everyone enjoyed a delicious lunch featuring chicken, strawberries, and an array of desserts.

We extend our gratitude to our friends at Heart of Compassion Distribution for providing chips and snacks, making the event even more delightful. The celebration wasn't just for the little ones—our teenagers participated in a special raffle for Dr. Dre Beats AirPods, and the adults had their own raffle with gift cards to popular spots like Starbucks, Denny's, and Chick-fil-A.

A heartfelt thank you to all our volunteers who made these holiday events possible. Your generosity and dedication truly made a difference in our community! 🐦



## Pacific Palms MHP

### October: Fellowship and Fun

Our October monthly potluck was a special time spent with veterans and residents. Freshly prepared meals from Bracken's Kitchen were provided for residents to take home, and we enjoyed a delicious potluck, complete with pizza. After lunch, we played a lively game of Left Right Center, where Elise won a \$25 Food 4 Less gift card!

Thanks to Heart of Compassion, we were also able to distribute a variety of donated items, including a fun collection of Disney-themed gifts. A highlight of the day was presenting two \$50 gift cards to veterans Mr. Green and Mr. Sower, generously provided by DAV 23.

### November: A Special AVAG Thanksgiving

We celebrated Thanksgiving in a special way, honoring our veterans and guests with thoughtful gifts from Children Giving Gifts. The room was filled with excitement as Frank A. Waldrop called out the numbers for BINGO, where winners received \$25 Food 4 Less gift cards! Bracken's Kitchen once again provided freshly prepared meals, ensuring everyone had something delicious to take home. Heart of Compassion contributed even more items for a raffle, adding to the festive spirit of gratitude and giving.

### December: Coming Together in Support of the Martinez Family

When the Martinez family tragically lost their home to a fire, AVAG stepped in to organize a remarkable fundraiser at Pacific Palms MHP. The event was a tremendous success, raising nearly \$2,000 to help with their expenses.

The Martinez family graciously cooked tacos, beans, and rice, while various organizations came together to donate incredible raffle prizes. Special thanks to Heart of Compassion Distribution, Children Giving Gifts, and the Richard Breunig Foundation for their generous contributions. Even Santa himself made an appearance, bringing extra Christmas joy to the event!

A huge thank you to all our veterans who helped with setup and tear-down—pulling off a fundraiser like this takes an army, and we're grateful for each and every one of you. ✂



## Rancho La Paz Mobile Home Park

Rancho La Paz Mobile Home Park monthly meetings bring together residents, veterans, and special guests, and October's meeting was no exception. The attendees had the privilege of hearing from Nelson Cook, who shared his personal testimony and military experiences. They also welcomed Paul Jones, a candidate for the 62nd district, who introduced himself and shared his vision for the future.

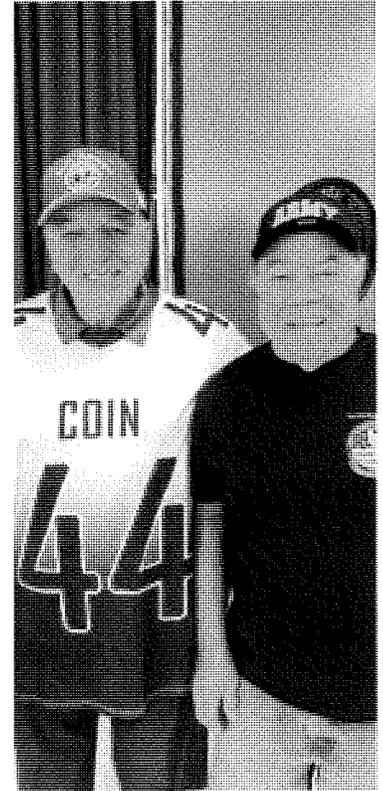
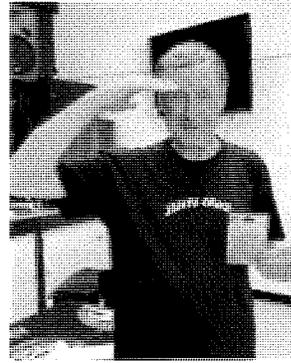
A highlight was the distribution of gift cards to some of the veterans. One of the \$50 gift cards from DAV 23 was presented to Army veteran John Hodges. In addition, Brian Williams brought a special treat—a Halloween-themed container filled with candy, and attendees had fun guessing the number of candies for a chance to take it home. The group enjoyed a meal from In-N-Out Burger, complemented by homemade side dishes graciously brought by some of the guests.

At November's meeting representatives from the City of Anaheim's Recreation Department who provided valuable information about community activities for seniors and veterans. They led a creative activity where everyone painted a leaf and wrote what they were thankful for in preparation for Thanksgiving.

Military baseball caps and thoughtfully assembled gift bags were distributed. Guest speaker Mike Talleda from Wounded Heroes shared the inspiring story of his foundation and the meaningful work it does to support veterans in need. A delicious catered lunch, was provided by Jason Cruz with Meals on the Grill

The holiday season at Rancho La Paz was especially meaningful this year the life of Jack Gutman, who passed away in early December, was celebrated, reminding all present that every day is a gift. Jack's legacy will live on through the countless lives he touched. His 77-year marriage to Jo serves as a shining example of love's endurance.

Natalie and her fiancé, Michael, graced all with their beautiful voices. The community honored Jack's memory with a delicious lunch and engaging Christmas games. The wrapping contest, Christmas attire contest, and duo singing competition brought out the best in everyone. Brian Williams' delicious cookies earned him a well-deserved win. The gift card exchange added to the joy. The group were honored to have the Long Beach VA Blind Rehab Veterans join the meeting, thanks to Liz Greco's efforts. Commander Pepper's exceptional leadership made the event truly unforgettable. ✂





### A Special Thanksgiving Celebration at Rancho La Paz

What an incredible evening we had as AVAG provided 150 Thanksgiving meals to the seniors at Rancho La Paz in Anaheim. The AVAG partnered with Pastor Crispin Tenorio and Pastor Melinda Tenorio from ekklesia.today Church to bring both physical and spiritual nourishment to our community.

The evening began with the Pledge of Allegiance, led by Michael Martin, followed by an invocation by Chaplain Doreen. Resource tables were available, including representatives from the City of Anaheim Recreation Department and Southern California Home Health and Medicare, offering valuable information for attendees.

The event was filled with uplifting Christian music, performed by the ekklesia.today Church band. Air Force veteran Brian Williams delivered a moving rendition of “Amazing Grace.”

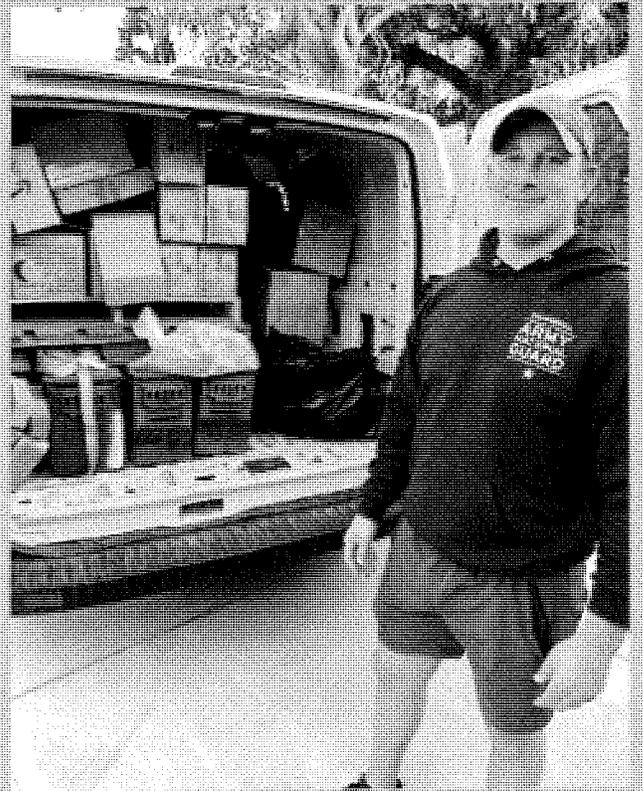
A full, catered Thanksgiving meal was served, complete with delicious desserts. Every attendee also received a special gift from Children’s Giving Gifts. The celebration was made even more meaningful with the help of a special volunteer team—kids from a Fellowship of Christian athletes—who generously gave their time to serve the community.

The evening concluded with an invitation to come to Christ, and in a powerful moment, the entire room stood up, reflecting the deep spiritual impact of the gathering. ✨



### Santiago Estates Of Mojave

AVAG was able to provide joy for the children of the Mojave community through toys and scooters and essential baby items. Special thanks to SGM Chris Wood from the California Army National Guard located at the Joint Forces Training Base for ensuring their safe transportation to the kids. Sincere gratitude to Richard Breunig Foundation, Mellissa Arciola Breunig, and David Breunig for generously supplying all of the baby items. Thank you also to Amanda Elektes for her help securing the scooters. We are deeply grateful for the collective efforts of our partners, who made this possible. ✨



## Sequoia Plaza MHP

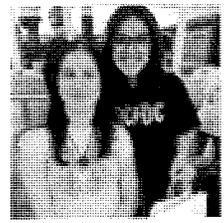
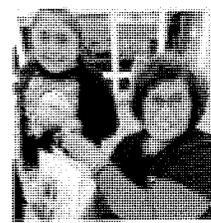
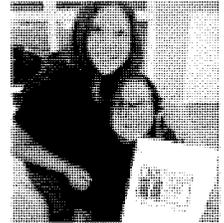
### October Gatherings and Halloween Fun

October was a month filled with connections and fun. The monthly AVAG meeting was well attended, with Sequoia residents, along with residents from Pacific Palm and Orangewood MHP, gathering to share a meal, enjoy fellowship, and engage in friendly games like Left Right Center, hosted by Paul, a crowd favorite. Later in the month, the children of Sequoia Plaza enjoyed a special Halloween event. While some kids arrived in costumes, even those who didn't had a great time. The event was a fun for all, as they received candy bags and selected Disney items generously donated by Heart of Compassion.



### A Thanksgiving Celebration to Remember

November's AVAG meeting took on a special meaning as it became a Thanksgiving celebration. Despite a late flyer distribution, personal outreach ensured a strong turnout, demonstrating the strong relationships within the community. Jason Cruz with Meals on the Grill provided a delicious catered meal with residents contributing delicious sides, desserts, and fruit. A highlight of the evening was the special gifts distributed to every resident. With love in their hearts, the children of the community took pride in passing out these gifts, making the evening even more meaningful.



### Bringing Holiday Cheer in December

The holiday spirit was in full swing at Sequoia Plaza in December, beginning with a heartfelt Toy Giveaway on December 14. Thanks to the generosity of Children Giving Gifts, children not only received presents but also had the opportunity to select gifts for their parents. The event featured an exciting raffle, courtesy of David and Mellissa Breunig with the Richard Breunig Foundation, with incredible prizes such as Dr. Dre Beats, AirPods, and Hot Wheels for the little ones, and Heart of Compassion Distribution and Coca-Cola contributed snacks and refreshments for all.

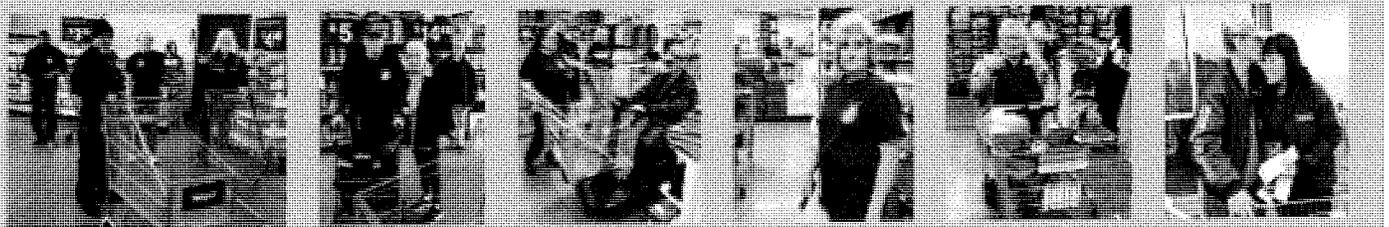
The celebrations continued with the annual AVAG Christmas Party, an evening of food, laughter, and holiday spirit. Residents engaged in entertaining activities, including a Christmas wrapping contest where participants wrapped each other in festive paper, a baking contest, and a Christmas attire contest. A Christmas duet performance and an exciting present pass-along game added to the joy of the evening, making it an unforgettable night for all. ♡



### Walmart Adventure Brings Smiles to Local Veterans



Chaplain Doreen Matsumoto recently led a lively group of 10 veterans on a shopping spree at Walmart in Rialto, thanks to a generous \$1,000 donation from Scott McReynolds. Veterans from Sequoia, Mountain View, Orangewood Estates, and Pacific Palms Mobile Home Parks enjoyed picking out clothes, electronics, household essentials, and even a few toys for their families. While \$100 per person doesn't go as far as it used to, they managed to find great deals—and had plenty of fun along the way. Keeping everyone together was a bit of a challenge, but the smiles and camaraderie made it all worthwhile! ♡



# TAPS

## Jack Gutman

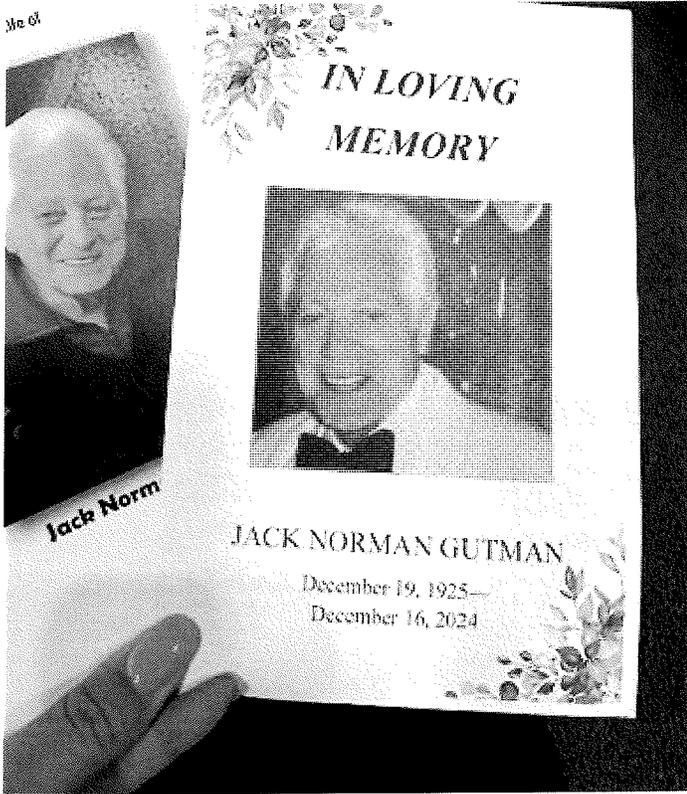
United States Navy veteran Jack Gutman lived an incredibly courageous life. A World War II veteran and a veteran's advocate, he was also a devoted father, grandfather, and a loving husband to Mary Jo, for 77 years. Jack passed away on December 16, 2024, just three days short of what would have been his 99th birthday.

Jack selflessly saved countless lives as a Corpsman, bravely serving our country in the invasion of Normandy on D-Day, and, a year later, in Okinawa. These were some of the bloodiest battles of WWII. What Jack referred to as the "absolute nightmare" of the experiences led to his suffering from post-traumatic stress for over 60 years before he sought treatment.

After treatment, Jack wrote a book about his experience entitled *One Veteran's Journey to Heal the Wounds of War*. His story also has been documented by the National World War II Museum in New Orleans, Louisiana. He dedicated his life to speaking with fellow veterans and encouraging them to seek help with PTSD as he had.

Jack is survived by his wife, daughters Lesley Schiedow and Paula Shaw, son Craig Gutman and his wife Marilyn. He has five grandchildren and three great-grandchildren.

We felt honored that he was a member of American Veterans Assistance Group. ✕



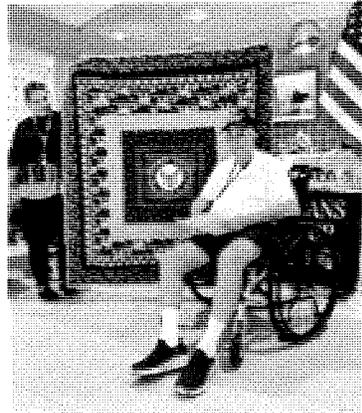


**Michael Scuro**

U.S. Navy veteran Michael Scuro, a member of the Westmount of Cypress Senior Living community, passed away on October 28, 2024. In his 23 years of service, Lieutenant Commander (ret.) Mike Scuro served in Vietnam where he flew search and rescue helicopters, and later picked up the astronauts on the Apollo mission.

Chaplain Doreen met him at a veterans event that AVAG sponsored. Over the last few of years she has ministered to Mike and his family. As AVAG Chaplain she arranged for to fulfill Mike's request for an electric wheelchair. The look on his face when he immediately rode it around the parking lot as soon as he was seated was priceless. Mike was so happy to be able to get around independently.

Mike was interred at Riverside National Cemetery with AVAG Chaplain Douglas Zimmer acting as celebrant. He is survived by his wife and daughter, Angie. ♡



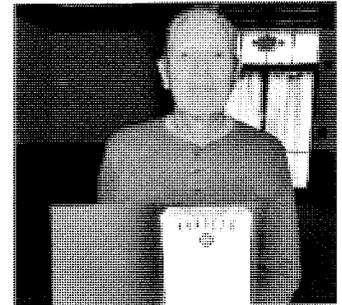
**John "Pops" Walker**

U.S. Army veteran John Walker, AKA "Pops," passed away in December, 2024, just two month's after his well-celebrated 95th birthday, as was reported on earlier in this issue.

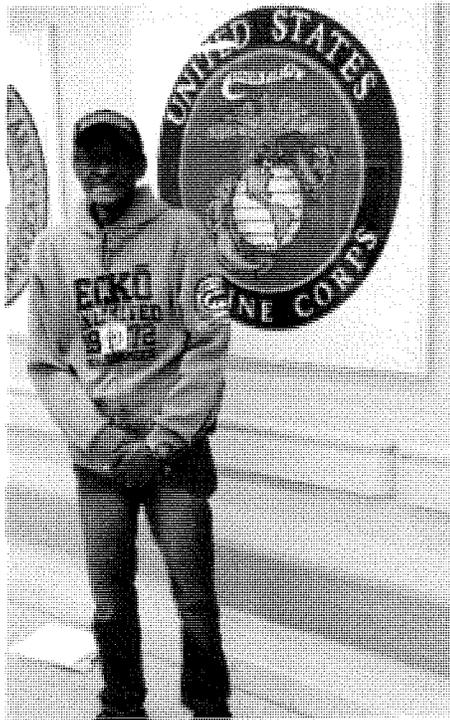
Pops was a Korean War veteran, was a race car driver, and also rode a motorcycle up to age 93. He was a part of our Veterans Connect discipleship group, and came out to support all of our Veterans events.

He was also a member of the Marine Riders group in Cypress, where Chaplain Doreen first met him in at a Bike Night in 2004. Pops and his son, Tim Walker, attended every fundraiser there.

It's hard to believe he's gone to be with the Lord. Pops will be missed by many. ♡



# In Memoriam



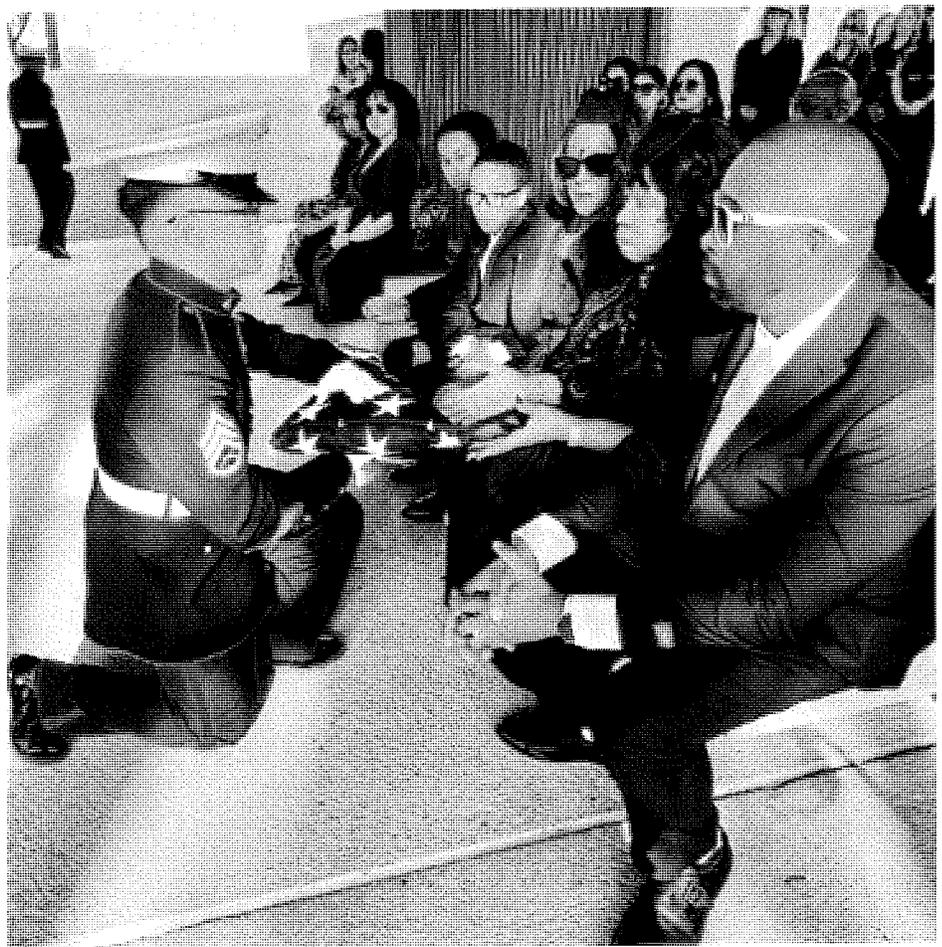
## Charles Lattimore

It is with great sadness that we bid farewell to Charles Michael Lattimore, an original member of our AVAG community and a proud United States Marine Corps veteran.

As one of our valued veterans from the Santiago Creekside Estates community, we were honored to provide assistance with home repairs and VA benefits. Charles was a joy to interact with, always displaying a warm smile and genuine appreciation for our support. He actively participated in community events and proudly displayed the US flag we presented to him.

We extend our condolences to his wife, children, and grandchildren, as they mourn the loss of a loving family member, who would have celebrated 48 years of marriage this month.

We take comfort in knowing that he is now at peace with our Lord Jesus in heaven. ✕



## AVAG News



Under the aegis of VAHP  
VeteransAffordableHousing.org  
(888) 923-VETS (8387)

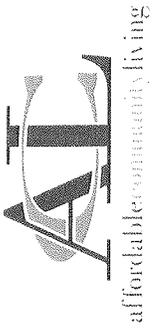
**Contributors:**  
Doreen Matsumoto  
Douglas "Chief" Zimmer  
Paul Buron

**Editor/Graphic Design:**  
Debra Holm/Dunwiddie Holm Graphics

For questions or additional information,  
contact us at our website: [www.avagusa.com](http://www.avagusa.com)

**American Veterans Assistance Group (AVAG)**  
**Board of Directors**  
Chairman of the Board  
Ramon Rodriguez  
John Yeazle  
Aaron Brandenburg  
Glen Rudolph

**Agenda 8, Item 1**  
**Management Occupancy Report**



**MANAGEMENT STAFF REPORT**  
**AFFORDABLE COMMUNITY LIVING CORP.**  
**OCCUPANCY INFORMATION as of November 30, 2025 for the**  
**December 9, 2025 Board Meeting**

	<b>Park</b>	<b>Total Spaces</b>	<b>Occupancy Rate</b>	<b>Vacant Lots and Homes</b>	<b>Rent</b>
<b>NSM</b>	Ninth Street MHP San Bernardino, California	109	99% Occupied	1 Lot	High \$685 Avg \$482 Low \$228
<b>SSC</b>	Santiago Silver Creek Safford, Arizona	84	62% Occupied	4 Lots 28 Homes	High \$485 Avg \$430 Low \$383
<b>SEG</b>	Santiago Estates Grandview San Jacinto, CA	58	86% Occupied	4 Lots 4 Home	High \$705 Avg \$636 Low \$567
<b>SEM</b>	Santiago Estates Mojave Mojave, CA	84	71% Occupied	2 Lots 22 Homes	High \$500 Avg \$431 Low \$415

**Rent Increases:**

NSM – 4/1/26 is next increase and will increase the allowable 80% of CPI if approved by board.

SSC – 5/1/25 was last increase at \$10 per space, \$500 total monthly increase

SEG – 7/1/2025 was last increase at \$10/space, \$640 total monthly increase

SEM – 1/1/26 is next increase for \$20/space, same as last year, \$1,200 total monthly increase

## **Agenda 8, Item 2**

# **Management Contracts Summary Report**

Contract loans @ 10-31-2025

Loan	Original Credit	Loan Bal @ 10-31-2025	Payment Amt	Avail Credit	Loan Dates	
					Start	Maturity
Enterprise Bank RLOC # 4220827	\$ 3,000,000.00	\$ 2,273,957.36	\$ 14,627.53	\$ 726,042.64	Int Only	4/4/2027
Enterprise Bank Term 5 #4221450	\$ 1,397,302.61	\$ 1,246,169.58	\$ 12,956.92	\$ 151,133.03	Prin/Int	5/5/2024
<b>Loan Totals</b>	<b>\$ 4,397,302.61</b>	<b>\$ 3,520,126.94</b>	<b>\$ 27,584.45</b>	<b>\$ 877,175.67</b>		

	Month to Date	Year to Date
Interest Revenue	\$ 72,076.86	\$ 291,871.69
Interest Expense	\$ 22,261.63	\$ 91,289.11
Remarketing Fees	\$ -	\$ -
Contract Servicing	\$ 7,500.00	\$ 30,200.00
<b>Cash Flow</b>	<b>\$ 42,315.23</b>	<b>\$ 170,382.58</b>

Principle payments	\$ 5,322.82	\$ 20,594.13
<b>Cash Flow after Principle Pmnts</b>	<b>\$ 36,992.41</b>	<b>\$ 149,788.45</b>

Contracts as of 10-31-2025

Original principle of contracts: \$12,348,889.83 / current principal balance \$9,479,122.05

Total Contracts: 147

contracts at 0%:	6	
Contracts at 5%:	12	
Contracts at 6%:	8	
Contracts at 7%:	48	
Contracts at 8%:	1	
Contracts at 8.95%:	1	
Contracts at 9%:	1	
Contracts at 9.5%:	10	
Contracts at 9.9%:	11	
Contracts at 10%:	2	
Contracts at 10.25%:	1	
Contracts at 10.375%:	32	
Contracts at 10.95%:	6	
Contracts at 12%:	6	
Contracts at 13%:	2	

AVE INTEREST RATE 8.17%

NODs currently issued:	10
Foreclosures done fiscal YTD	0
SIGN-BACKS	2

## **Agenda 8, Item 3**

# **Audited YE 6-30-2025 Financial Statement**

*AFFORDABLE COMMUNITY LIVING CORPORATION*

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

**Year Ended June 30, 2025**

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Table of Contents

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*Independent Auditor's Report*

To the Honorable Board of Directors  
Affordable Community Living Corporation  
Santa Ana, California

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

***Opinion***

We have audited the financial statements of the Affordable Community Living Corporation as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the entity'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 financial position of the Affordable Community Living Corporation as of June 30, 2025, and changes in its net position and its cash flows for the year ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 entity 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 opinion.

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

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 entity'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 opinion. 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 and *Government Auditing Standards* 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 and *Government Auditing Standards*, 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 entity'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 entity'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, as noted in the table of contents, be presented to supplement the basic financial statements. Such 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. 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 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying Schedule of Revenues and Expenses by Mobile Home Park is presented for purposes of additional analysis and is not a required part of the 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 financial statements.

Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the 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 financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated November 17, 2025, on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

*Rogers, Anderson, Malody & Scott, LLP.*

San Bernardino, California  
November 17, 2025

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Management's Discussion and Analysis For the Year Ended June 30, 2025

---

### The Corporation

The Affordable Community Living Corporation (Corporation) is organized and operates as a nonprofit organization. The Corporation was created for the purpose of providing assistance to governmental entities in their redevelopment efforts to promote economic development within their cities in order to increase the availability of low- and moderate-income housing within their cities and to further include financial assistance for housing to low- and moderate-income veterans and active military or disabled veterans.

### The Basic Financial Statements

Affordable Community Living Corporation is engaged in activities that support itself through revenue from lease income, and fees for services. Accordingly, the accompanying financial statements are presented in the format prescribed for proprietary funds by the Governmental Accounting Standards Board (GASB).

These financial statements consist of three interrelated statements designed to provide the reader with relevant, understandable data about the Corporation's financial condition and operating results. They are (1) the Statement of Net Position, (2) the Statement of Revenues, Expenses and Changes in Net Position, and (3) the Statement of Cash Flows.

The Statement of Net Position presents the Corporation's assets, liabilities and the difference, or net position, between what is owned and what is owed as of the last day of the Corporation's fiscal year. The Statement of Revenues, Expenses and Changes in Net Position describes the financial results of the Corporation's operations for the year reported. These results, or changes in net position, are

caused by the increases or decreases in the bottom line of the Statement of Net Position.

The Statement of Cash Flows conveys to financial statement users how the Corporation managed cash resources during the year. This statement converts the Change in Net Position presented on the Statement of Revenues, Expenses and Changes in Net Position into actual cash provided by, or used for, operations. The Statement of Cash Flows also details how the Corporation obtains cash through financing and investing activities and, conversely, how cash is spent for these purposes.

### Summary of Financial Information and Analysis

During the year ended June 30, 2025, the Corporation's total net position increased by \$4,974,009 from \$9,185,984 to \$14,159,993. Total assets and deferred outflow of resources increased \$8,403,566 and liabilities increased \$3,429,557.

The increase in net position can largely be attributed to nonoperating transfers from subsidiaries totaling \$3,499,654. The increase in total assets is largely due to the acquisition of a new mobile home park, Santiago Coronado Village.

The increase in liabilities is due to a new promissory note entered in conjunction with the new mobile home park totaling \$4,200,000.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Management's Discussion and Analysis For the Year Ended June 30, 2025

---

### Financial Statement Summary (In Thousands)

	6/30/25	6/30/24
<b>Total Assets &amp; Deferred Outflows of Resources</b>	\$38,909	\$30,506
<b>Total Liabilities</b>	24,749	21,320
<b>Operating Revenue</b>	3,235	3,080
<b>Operating Expense</b>	(4,517)	(3,939)
<b>Excess of Revenue Over (Under) Expense</b>	(1,282)	(859)
<b>Nonoperating Revenues (Expenses)</b>	6,256	1,372
<b>Change in Net Position</b>	4,974	513

### Categories of Net Position

The Corporation is required to present its net position in three categories: Invested in Capital Assets, Restricted, and Unrestricted.

### Net Investment in Capital Assets

At June 30, 2025, Net Investment in Capital Assets included Property and Equipment, net of Accumulated Depreciation and reduced by any bonds, mortgages, notes, capital leases or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Net investment in capital assets carried a balance of \$3,844,099 at June 30, 2025.

### Unrestricted

The Corporation had \$10,315,894 at June 30, 2025 in unrestricted net position.

### Capital Assets

The Corporation's capital assets as of June 30, 2025, amounted to \$19,684,707 (net of accumulated depreciation). This investment in capital assets includes land, leased land, construction in progress, buildings and improvements, and Office furniture and equipment. Additions to capital assets for the current fiscal year substantially include the purchase of a new mobile home park. Additions to land are totaled \$500,000 and additions to depreciable assets were \$4,936,437. Deletions totaled \$50,840.

### Long-Term Debt including Capital Leases Payable

As of June 30, 2025, the Corporation's long-term debt including capital leases payable outstanding was \$17,133,756. During the year ended June 30, 2025, additions to long-term debt totaled \$4,200,000 and retirements totaled \$239,061 including capital lease payments.

### Contacting the Corporation's CFO

This financial report is designed to provide our customers, investors, and creditors with an overview of the Corporation's financial operations and conditions. If you have questions about this report or need additional information, you may contact the Corporation's CFO at P.O. Box 10029, Santa Ana, CA 92711.

**Statement of Net Position**  
**June 30, 2025**


---

**ASSETS**

## Current Assets:

Cash	\$ 1,869,125
Accounts receivable, net	225,927
Prepaid expenses	4,520
Prepaid insurance	146,281
Mobile home inventory	6,981,899
Contracts receivable - current	249,132
Total Current Assets	9,476,884

## Noncurrent Assets:

## Capital Assets:

Land	4,198,913
Buildings and improvements	11,315,681
Office furniture and equipment	27,179
Vehicles	111,722
Right to use asset - land	7,041,234
Less: accumulated depreciation and amortization	(3,010,022)
Total Capital Assets	19,684,707

Contracts receivable - non-current	9,716,148
Deposits	5,000
	9,721,148

Total Noncurrent Assets 29,405,855

Total Assets 38,882,739

**DEFERRED OUTFLOWS OF RESOURCES**

Deferred loss on debt refunding	26,383
Total Deferred Outflows of Resources	26,383

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

**Statement of Net Position, Continued**  
**June 30, 2025**


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**LIABILITIES**

## Current Liabilities:

Accounts payable	\$ 153,325
Accrued liabilities	260,720
Security and other deposits	52,550
Accrued interest payable, current portion	41,936
Line of credit	2,518,397
Notes payable, current portion	166,859
Advance payable	89,375
Land leases payable, current portion	53,801
Total Current Liabilities	<u>3,336,963</u>

## Noncurrent Liabilities:

Accrued interest payable, long term portion	2,311,774
Note payable - City of San Bernardino	2,187,296
Notes payable, long term portion	10,125,294
Land leases payable	6,787,802
Total Noncurrent Liabilities	<u>21,412,166</u>

## Total Liabilities

24,749,129**NET POSITION**

Net investment in capital assets	3,844,099
Unrestricted	<u>10,315,894</u>
Total Net Position	<u>\$ 14,159,993</u>

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

**Statement of Revenues, Expenses and Changes in Net Position  
For the Year Ended June 30, 2025**

<b>OPERATING REVENUES</b>	
Rentals	\$ 1,686,345
Utility income	480,164
City fees	7,544
Late charges	40,430
Legal fee reimbursement	6,594
Workers' compensation refund	6,717
Other revenue	46,056
Reimbursements - salary and payroll taxes	106,321
Reimbursements - corporate expenses	1,342
Interest income	853,811
Total Operating Revenues	<u>3,235,324</u>
<b>OPERATING EXPENSES</b>	
Bad debt expense	57,219
Contracted services	84,300
Depreciation and amortization	607,434
Donations	275,000
Insurance expense	219,316
Interest expense	812,827
Lease expense	47,345
Legal expense	39,796
Low income assistance	25,420
Management and accounting services	127,100
Miscellaneous expenses	35,411
Office expense	136,345
Outside services	109,929
Repairs and maintenance	170,715
Salaries, wages and benefits	668,093
Security	11,950
Taxes, licenses and permits	120,015
Tenant expense	445,355
Utilities	507,017
Veterans Program	16,800
Total Operating Expenses	<u>4,517,387</u>
Operating Loss	<u>(1,282,063)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>	
Loan costs	(5,090)
Loan forgiveness	2,774,784
Loss on disposal of assets	(15,132)
Transfers from related entities	3,499,654
Gains on investments	1,856
Total Nonoperating Revenues (Expenses)	<u>6,256,072</u>
Change in Net Position	4,974,009
Net Position, beginning of year	<u>9,185,984</u>
Net Position, End of Year	<u>\$ 14,159,993</u>

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

**Statement of Cash Flows**  
**For the Year Ended June 30, 2025**


---

**CASH FLOWS FROM OPERATING ACTIVITIES**

Cash received from tenants, including cash deposits	\$ 2,268,035
Workers' compensation refund	6,717
City fees	7,544
Reimbursements salary and payroll taxes	106,321
Reimbursements corporate expenses	1,342
Other revenue	46,056
Interest received	853,811
Cash paid to suppliers	(2,300,893)
Cash paid to employees (salaries and benefits)	(668,093)
Interest paid	(681,699)
Net Cash (Used for) Operating Activities (See Page 10)	<u>(360,859)</u>

**CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES**

Loan costs	773
Principal payments for notes payable	(186,713)
Drawdown on line of credit	2,172,552
Repayments on line of credit	(260,201)
Advances from related entity	29,375
Transfers from related entities	3,499,654
Net Cash Provided by Non-Capital Financing Activities	<u>5,255,440</u>

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES**

Proceeds from loan	4,200,000
Principal payments for land leases payable	(52,348)
Acquisition of mobile home inventory	(2,828,228)
Acquisition and construction of capital assets	(5,316,437)
Net Cash (Used for) Capital and Related Financing Activities	<u>(3,997,013)</u>

**CASH FLOWS FROM INVESTING ACTIVITIES**

Proceeds from sale of investments	107,024
Loans made	(205,903)
Net Cash (Used for) Investing Activities	<u>(98,879)</u>

Net Increase in Cash 798,689

Cash and Cash Equivalents, Beginning of Year 1,070,436

Cash and Cash Equivalents, End of Year \$ 1,869,125

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

**Statement of Cash Flows, Continued**  
**For the Year Ended June 30, 2025**

---

**RECONCILIATION OF OPERATING LOSS TO NET****CASH PROVIDED BY OPERATING ACTIVITIES**

Operating Loss	\$ (1,282,063)
Adjustments to Reconcile Operating Loss to Net Cash Provided by Operating Activities:	
Depreciation and amortization	607,434
 (Increase) Decrease in Assets:	
Accounts receivable, net	39,302
Deposits	15,200
Prepaid insurance	(40,712)
Prepaid expenses	(1,696)
Increase (Decrease) in Liabilities:	
Accounts payable	153,135
Deposits	25,350
Accrued liabilities	(7,937)
Accrued interest payable	<u>131,128</u>
 Net Cash (Used for) Operating Activities	 <u><u>\$ (360,859)</u></u>

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

# *AFFORDABLE COMMUNITY LIVING CORPORATION*

## **Notes to Financial Statements June 30, 2025**

---

### **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### Nature of Activities

The Affordable Community Living Corporation (Corporation) is organized and operates as a nonprofit organization. The specific purpose of the Corporation is to lessen the governmental burdens by providing assistance to governmental entities in their efforts to promote economic development and eliminate blighting conditions within such Cities, including, but not limited to, assuming the ownership and operation of mobile home parks in order to increase the availability of low and moderate income housing, and to further include financial assistance for housing to low and moderate income veterans and active military or disabled veterans. The costs associated with the Veterans Affordable Housing Program are reported as Donations and Low-Income Assistance on the Statement of Revenues, Expenses and Changes in Net Position.

The Corporation acquired the following mobile home parks from the City of San Bernardino Economic Development Agency (Agency) on July 1, 1997: Glen Aire Mobile Home Park, Orangewood Mobile Home Park, Friendly Village Mobile Home Park, Sequoia Plaza Mobile Home Park, Pacific Palms Mobile Home Park, Tropicana Mobile Home Park, Ninth Street Mobile Home Park and Rancho Meridian Mobile Home Park.

On April 1, 2001, the assets and liabilities of the Sequoia Plaza Mobile Home Park were transferred to the Sequoia Plaza Mobile Home Park Corporation, a wholly owned subsidiary of the Affordable Community Living Corporation.

On April 1, 2001, the assets and liabilities of the Rancho Meridian Mobile Home Park were transferred to the Rancho Meridian Mobile Home Park Corporation, a wholly owned subsidiary of the Affordable Community Living Corporation.

On December 31, 2001, the assets and liabilities of the Glen Aire Mobile Home Park were transferred to the Glen Aire Mobile Home Park Corporation, a wholly owned subsidiary of the Affordable Community Living Corporation.

On December 31, 2001, the assets and liabilities of the Pacific Palms Mobile Home Park were transferred to the Pacific Palms Mobile Home Park Corporation, a wholly owned subsidiary of the Affordable Community Living Corporation.

On March 1, 2004, the assets and liabilities of the Friendly Village Mobile Home Park, dba Santiago Hillside Estates, were transferred to the Friendly Village Mobile Home Park Corporation, a wholly owned subsidiary of the Affordable Community Living Corporation.

On March 1, 2004, the assets and liabilities of the Orangewood Mobile Home Park were transferred to the Orangewood Mobile Home Park Corporation, a wholly owned subsidiary of the Affordable Community Living Corporation.

On November 4, 2004, the Corporation acquired the Sunrise Village Mobile Home Park located in the City of Palm Springs, California. Upon purchase, the assets and liabilities of the Park were transferred to the Santiago Sunrise Village Mobile Home Park Corporation, a wholly owned subsidiary of the Affordable Community Living Corporation.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

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### NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

#### Nature of Activities, (continued)

On June 26, 2006, the Corporation sold the Tropicana Mobile Home Park.

On October 1, 2015, the Corporation entered into a land lease for the Santiago Silver Creek Mobile Home Park (See Note 5).

On November 10, 2021, the Corporation acquired the Santiago Estates Grandview Mobile Home Park located in the City of San Jacinto, California.

On December 3, 2021, the Corporation acquired Santiago Estates Mojave Mobile Home Park and entered into a land lease for the Park (See Note 5) located in the City of Mojave, California.

On May 8, 2025, the Corporation acquired Santiago Coronado Village Mobile Home Park located in the City of Needles, California. The corporation entered a note payable for the purchase.

#### Basis of Accounting

The Corporation uses the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

The Corporation has elected to follow all pronouncements of the Governmental Accounting Standards Board (GASB).

#### Net Position

Net Position is classified 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 net position* – This component of net position consists of constraints placed on net position use 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 net position* – This component of net position consists of items that do not meet the definition of “restricted” or “net investment in capital assets.”

# *AFFORDABLE COMMUNITY LIVING CORPORATION*

## **Notes to Financial Statements June 30, 2025**

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### **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)**

#### Net Position, (continued)

It is the Corporation's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

#### Income Taxes

The Corporation is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code and is classified as an organization that is not a private foundation. A comparable exemption has been granted by the State of California under the Revenue and Taxation Code 23701(d).

The Corporation files informational tax returns in the U.S. federal jurisdictions and the state of California. The Corporation is subject to potential examination by taxing authorities for income tax returns filed in the U.S. federal jurisdiction and the State of California. The tax years that remain subject to potential examination for the U.S. federal jurisdiction are fiscal years June 30, 2022, and forward. The State of California tax jurisdiction is subject to potential examination for fiscal years June 30, 2021, and forward.

#### Cash and Investments

For the purpose of the statement of cash flows, cash and cash equivalents include all highly liquid investments (including restricted assets) with maturity of three months or less when purchased. Cash and cash equivalents are presented on the balance sheet as cash.

Investments are stated at fair value.

#### Accounts Receivable

Accounts receivable are recorded net of an allowance for doubtful accounts. No interest is charged on these accounts. The allowance is estimated based on historical performance and current economic conditions. Losses are charged to the reserve when management deems further collection efforts will not produce additional recoveries. Periodically, management evaluates the accounts and writes off any amounts considered uncollectible. On June 30, 2025, the allowance for doubtful accounts was \$11,090.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

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### NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

#### Capital Assets

Property, plant and equipment with a cost of \$2,000 or more are capitalized and recorded at cost, except for donated assets, which are recorded at their acquisition value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized in proprietary funds. Depreciation has been computed on the straight-line method over the assets' estimated useful lives. The estimated useful lives are as follows:

Furniture, fixtures and equipment	5 – 7 years
Vehicles	5 – 7 years
Buildings and improvements	10 – 40 years

#### Financial Instruments

The carrying amount of all financial instruments approximates fair value. The carrying amounts for cash and cash equivalents, accounts receivable, accounts payable and short-term debt approximate fair value because of the short maturity of these instruments. The fair value of capital lease obligations and long-term debt approximates the carrying amounts based upon the Corporation's expected borrowing rate for debt with similar remaining maturities and comparable risk.

#### Deferred Outflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense) until then. The Corporation only has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

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### NOTE 2: CASH AND INVESTMENTS

Cash and investments as of June 30, 2025 are classified in the accompanying financial statements as follows:

Cash	<u>\$ 1,869,125</u>
	<u>\$ 1,869,125</u>

Cash as of June 30, 2025 consist of the following:

Cash on hand	\$ 300
Deposits with financial institutions	<u>1,868,825</u>
	<u>\$ 1,869,125</u>

#### Authorized Investments

The Corporation may invest in the following types of investments as authorized by the California Government Code:

- Securities of the U. S. Government or its agencies
- Negotiable certificates of deposits
- Bankers' acceptances
- Commercial paper
- Repurchase agreements

#### Interest Rate Risk

Interest rate risk is the risk that changes in market rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. As of June 30, 2025, the Corporation did not hold any investments.

#### Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligations to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. As of June 30, 2025, the Corporation did not hold any investments.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

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### NOTE 2: CASH AND INVESTMENTS, (continued)

#### Concentration Credit Risk

The investment policy of the Corporation contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the Government Code. The Corporation had no investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5% or more of the Corporation's total investments.

As of June 30, 2025, the Corporation's deposits with financial institutions were \$1,491,126 in excess of federal depository insurance limits, due to the transfer of investments from Cetera to Goldman Sachs. On a quarterly basis the Corporation reviews the financial condition of the institution that carries account balances exceeding the \$250,000 FDIC insurance amount.

#### Fair Value Measurements

Generally accepted accounting principles provides the framework for measuring fair value. The framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value with Level 1 given the highest priority and Level 3 the lowest priority. The three levels of the fair value hierarchy are as follows:

*Level 1* inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the organization has the ability to access at the measurement date.

*Level 2* inputs are inputs other than quoted prices included within *Level 1* that are observable for the asset or liability, either directly or indirectly. *Level 2* inputs include the following:

- a. Quoted prices for similar assets or liabilities in active markets.
- b. Quoted prices for identical or similar assets or liabilities in markets that are not active.
- c. Inputs other than quoted prices that are observable for the asset or liability (for example, interest rates and yield curves observable at commonly quoted intervals, volatilities, prepayment speeds, loss severities, credit risks, and default rates).
- d. Inputs that are derived principally from or corroborated by observable market data by correlation or other means (market-corroborated inputs).

*Level 3* inputs are unobservable inputs for the asset or liability.

As of June 30, 2025, the Corporation did not hold any investments subject to the fair value hierarchy.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

### NOTE 3: CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 3,698,913	\$ 500,000	\$ -	\$ 4,198,913
Construction in progress	120,000	-	(120,000)	-
Total capital assets, not being depreciated	3,818,913	500,000	(120,000)	4,198,913
Capital assets, being depreciated/amortized:				
Buildings and improvements	6,411,317	4,933,204	(28,840)	11,315,681
Office furniture and equipment	49,179	-	(22,000)	27,179
Vehicles	108,489	3,233	-	111,722
Right to use asset - land	7,041,234	-	-	7,041,234
Total capital assets, being depreciated	13,610,219	4,936,437	(50,840)	18,495,816
Less accumulated depreciation/amortization for:				
Buildings and improvements	(2,036,884)	(460,749)	21,614	(2,476,019)
Office furniture and equipment	(27,172)	(12,638)	14,094	(25,716)
Vehicles	(28,653)	(21,498)	-	(50,151)
Right to use asset - land	(345,587)	(112,549)	-	(458,136)
Total accumulated depreciation/amortization	(2,438,296)	(607,434)	35,708	(3,010,022)
Total capital assets, being depreciated/amortized, net	11,171,923	4,329,003	(15,132)	15,485,794
Total capital assets, net	\$ 14,990,836	\$ 4,829,003	\$ (135,132)	\$ 19,684,707

Depreciation and amortization expense for the year ended June 30, 2025 was \$607,434.

### NOTE 4: RELATED PARTY NOTE PAYABLE

On December 13, 2022, the Corporation borrowed a balance of \$2,623,000 from the Sequoia Plaza Mobile Home Park Corporation under a promissory note. The unpaid principal balance accrues interest at a rate of 4.34% per annum, beginning on December 13, 2022. Monthly interest-only payments are due to the lender in the amount of \$9,487, commencing thirty days from the date of the note and continuing the same day of each subsequent month thereafter. The entire principal balance, along with any accrued but unpaid interest, is payable on demand by the lender. The borrower may pay all or any part of the principal at any time without penalty, with payments first applied to any accrued interest.

In July 2025, the Sequoia Plaza Mobile Home Park Corporation elected to forgive the balance of the loan and all accrued interest.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

### NOTE 5: LONG-TERM DEBT

The following is a summary of changes in long-term debt for the year ended June 30, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Notes Payable:					
Ninth Street	\$ 2,706,468	\$ -	\$ 25,961	\$ 2,680,507	\$ 55,147
Grandview	2,189,832	-	44,951	2,144,881	48,119
Coronado	-	4,200,000	-	4,200,000	-
Parent	1,382,566	-	115,801	1,266,765	63,593
Total Long-Term Debt	\$ 6,278,866	\$ 4,200,000	\$ 186,713	\$ 10,292,153	\$ 166,859

The annual requirements to amortize the long-term debt outstanding as of June 30, 2025, including interest payments, are as follows:

Year Ending June 30,	Notes Payable							
	Ninth Street		Grandview		Coronado		Parent	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2026	\$ 55,147	\$ 146,386	\$ 48,119	\$ 83,758	\$ -	\$ 294,000	\$ 63,593	\$ 91,890
2027	58,302	143,231	50,055	81,822	48,673	293,858	68,477	87,006
2028	61,251	140,282	52,068	79,809	304,232	280,955	73,510	81,973
2029	2,505,807	113,854	54,163	77,715	326,225	258,962	79,381	76,102
2030	-	-	56,341	75,536	349,807	235,379	981,804	5,989
2031-2035	-	-	1,884,135	103,109	2,166,952	758,982	-	-
2036-2037	-	-	-	-	1,004,111	68,730	-	-
Total	\$ 2,680,507	\$ 543,753	\$ 2,144,881	\$ 501,749	\$ 4,200,000	\$ 2,190,866	\$ 1,266,765	\$ 342,960

### Notes Payable

#### Ninth Street Mobile Home Park, single note as follows:

Interest at 4.85%, monthly payments of \$7,978 commencing March 1, 2013, through and including February 1, 2043. Secured by a Deed of Trust on the real property located at 780 Ninth Street, San Bernardino, CA, the Ninth Street Mobile Home Park.

In March 2019, the Corporation refinanced the Mortgage Loan with a Promissory Note in the amount of \$2,931,500, issued by the Bank of Hemet (Lender). The principal and interest on the Note is payable in 60 monthly installments of \$16,794 commencing May 1, 2019, and on the first day of each succeeding month until April 1, 2024, with interest calculated on the unpaid principal balances using an interest rate of 5.50%. An interest rate change will occur on May 1, 2024, interest will be calculated on the unpaid principal balances using the index rate in effect as of the date (Weekly Average Yield on United States Treasury Securities adjusted to a Constant Maturity of One (1) Year), plus a margin of 3.00% with a floor rate of 5.50%. Beginning May 1, 2024, principal and interest are payable in 60 monthly installments on the first day of each month until April 1, 2029 (Maturity Date). On the Maturity Date, the balance of the principal remaining unpaid of \$1,801,409, plus accrued interest shall be due and payable. The Note is secured by a Deed of Trust on the real property located at 780 Ninth Street, San Bernardino, CA, the Ninth Street Mobile Home Park. The note contains an event of default that changes the timing of repayment of outstanding amounts to become immediately due if the Corporation is unable to make payment.

# ***AFFORDABLE COMMUNITY LIVING CORPORATION***

## **Notes to Financial Statements June 30, 2025**

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### **NOTE 5: LONG-TERM DEBT, (continued)**

#### Notes Payable, (continued)

#### Ninth Street Mobile Home Park, single note as follows, (continued):

The refunding resulted in a difference between the reacquisition price and the net carry amount of the old debt of \$58,630. The difference is reported in the accompanying financial statements as deferred outflows of resources and is being amortized through April 30, 2029 using the straight-line method of amortization. As a result of the refunding, the Corporation increase its debt service cash flow by \$463,351, resulting in an economic loss of \$27,682 (calculated as the difference between the debt service payments under the old and new debt discounted to present value using the effective interest rate).

As of June 30, 2025, the note is not longer subject to prepayment penalties.

Upon any declaration of the default, the timing of repayment of outstanding amounts may become immediately due or the mortgaged property may be repossessed, and interest rate shall immediately increase by adding an additional 5% point margin. Balance due on June 30, 2025, is \$2,680,507.

#### Santiago Estates Grandview Mobile Home Park, single note as follows:

On November 9, 2021, the Corporation obtained a Note with HCN Bank for \$2,300,000 with a maturity date of November 1, 2031. Interest at 3.95%, monthly payments of \$10,990 commencing December 1, 2021, through and including November 1, 2031. Balance due on June 30, 2025, is \$2,144,881. At the end of the term a balloon payment of \$1,802,941 is due and payable. Secured by a Deed of Trust on the real property located at 351 East Seventh Street in the City of San Jacinto, California, the Santiago Estates Grandview Mobile Home Park.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

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### NOTE 5: LONG-TERM DEBT, (continued)

#### Notes Payable, (continued)

#### Santiago Estates Grandview Mobile Home Park, single note as follows, (continued):

The Note is subject to prepayment penalties as of the date of the agreement, December 1, 2021. The Corporation may prepay the indebtedness, in whole or in an amount equal to one or more monthly payments of principal next due, provided that such payment is accompanied by the prepayment penalty (expressed as a percentage of the principal amount so prepaid) set forth below:

<u>Prepayment Periods</u>	<u>Prepayment Penalty</u>
November 1, 2024 through October 31, 2025	2%
November 1, 2025 through October 31, 2026	1%
November 1, 2026 and thereafter	None

Upon any declaration of the default, the timing of repayment of outstanding amounts may become immediately due or the mortgaged property may be repossessed, and interest rate shall immediately increase by adding an additional 5% point margin.

#### Promissory Note with Santiago Riverview Village LLC:

On May 9, 2025, the Corporation entered a promissory note with Santiago Riverview Village LLC in connection with the purchase of Santiago Estates Coronado Mobile Home Park in the principal amount of \$4,200,000. For the first 24 months of the loan, the Corporation is to make monthly payments of interest only. Beginning at month 25, the corporation is to make monthly payments of principal and interest amortized over a period of ten years. Interest accrues at a rate of 7%. The principal balance may be prepaid, in full or in part, at any time without penalty. Balance due on June 30, 2025, is \$4,200,000.

#### Outstanding Term Notes as follows:

Term Note 5 – Issued on January 28, 2019, in the original principal amount of \$2,000,000 with monthly payments of \$14,153 commencing March 5, 2019 through and including July 26, 2024, with interest calculated on the unpaid principal balances using an interest rate based on the prime rate as published daily in The Wall Street Journal, plus a margin of 0.25%. Secured by all Assigned Retail Installment Contracts and Security Agreements, Security Agreement Addenda, Financing Agreements, and similar agreements, between the Corporation and various third parties. On May 5, 2024, the term of the note was extended to July 5, 2029, and the interest rate was fixed at 7.320%. The amount outstanding at June 30, 2025 was \$1,266,765.

Term Notes 1 through 4 were paid in full during the fiscal year ended June 30, 2023. All term notes contain an event of default that changes the timing of the repayment of outstanding amounts to become immediately due if the Corporation is unable to make payment.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

### NOTE 6: LEASES PAYABLE

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Land Leases Payable:					
Santiago Silver Creek	\$ 4,475,030	\$ -	\$ 33,807	\$ 4,441,223	\$ 34,745
Santiago Estates of Mojave	2,418,921	-	18,541	2,400,380	19,056
Total Land Leases Payable	<u>\$ 6,893,951</u>	<u>\$ -</u>	<u>\$ 52,348</u>	<u>\$ 6,841,603</u>	<u>\$ 53,801</u>

#### Santiago Silver Creek Land Lease

On October 1, 2015, the Corporation entered into a land lease for Santiago Silver Creek Mobile Home Park location. The initial lease liability was recorded in the amount of \$4,571,071. The land is leased for a term of sixty-five (65) years, commencing on October 1, 2015, and terminating on September 30, 2080, unless sooner terminated as provided within the ground lease. The Corporation is required to make monthly payments as follows: A minimum monthly ground rent of the greater of: eighteen percent (18%) of the gross rental income derived from the Lessee's use of the Leased Land ("Operating Income") or \$143,000 for the first year of the Lease term; and eighteen percent (18%) of the Operating Income or \$156,000 for every year of the Lease term thereafter. The lease has an implied interest rate of 2.74%. The amount outstanding for the land lease payable at June 30, 2025 was \$4,441,223. The value of the right to use asset as of June 30, 2025 was \$4,571,071 with accumulated amortization of \$291,884 and is included in right to use asset - land on Note 3.

#### Santiago Estate Mojave Land Lease

On November 18, 2021, the Corporation entered into a land lease for its new Santiago Estate of Mojave Mobile Home Park location. The initial lease liability was recorded in the amount of \$2,470,163. The land is leased for a term of fifty-nine (59) years, commencing on December 1, 2021, and terminating on September 11, 2080, unless sooner terminated as provided within the ground lease. The Corporation is required to make monthly fixed payments of \$7,049. The lease has an implied interest rate of 2.74%. The amount outstanding for the land lease payable at June 30, 2025 was \$2,400,380. The value of the right to use asset as of June 30, 2025 was \$2,470,163 with accumulated amortization of \$168,899 and is included in right to use asset - land on Note 3.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

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### NOTE 6: LEASES PAYABLE, (continued)

The annual requirements to amortize the leases payable outstanding as of June 30, 2025, including interest payments, are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 53,801	\$ 186,787	\$ 240,588
2027	55,293	185,295	240,588
2028	56,828	183,760	240,588
2029	58,404	182,184	240,588
2030	58,978	181,610	240,588
2031-2035	326,049	876,891	1,202,940
2036-2040	373,864	829,076	1,202,940
2041-2045	428,691	774,249	1,202,940
2046-2050	491,558	711,382	1,202,940
2051-2055	563,645	639,295	1,202,940
2056-2060	646,303	556,637	1,202,940
2061-2065	741,082	461,858	1,202,940
2066-2070	849,761	353,179	1,202,940
2071-2075	974,377	228,563	1,202,940
2076-2080	1,111,264	85,670	1,196,934
2081	51,705	295	52,000
	<u>\$ 6,841,603</u>	<u>\$ 6,436,731</u>	<u>\$ 13,278,334</u>

### NOTE 7: NOTES PAYABLE – CITY OF SAN BERNARDINO

#### Original Notes Payable

In 1997, the Corporation secured eight notes from the Redevelopment Agency of the City of San Bernardino in the aggregate amount of \$4,187,296. The notes consisted of \$1,942,648, which constituted “unreimbursed expenses” as defined in the Agreement for Purchase and Sale and Joint Escrow Instructions by and between the Corporation and Agency, and \$2,244,648, which constituted the cumulative total of installments of principal, and interest owed under the Redevelopment Agency of the City of San Bernardino Promissory Notes made by the Agency. The Sequoia Plaza, Rancho Meridian, Glen Aire, Pacific Palms, Orangewood, Friendly Village and Ninth Street notes were repaid as part of the refunding of the Notes associated with those Parks, and new notes were entered into when the Parks were transferred into their own corporations, as discussed in Note 1. The entire balance of the note however, remained with the Corporation.

On June 26, 2006, the Corporation sold the Tropicana Mobile Home Park and used a portion of the proceeds to repay \$1,806,203 of the Note. The Agency forgave an additional \$1,284,941 of the Note, and added accrued but unpaid interest of \$371,144 which left a note balance of \$2,187,296 on June 30, 2006. During the year ending June 30, 2025, there were no additional reductions in the note due to the Agency.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

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### NOTE 7: NOTES PAYABLE – CITY OF SAN BERNARDINO, (continued)

Outstanding balances under the note accrues interest at 5.6%. The Note is unsecured. Principal and interest payments are to be made from monies on deposit in the Surplus Fund to the extent such funds are available through April 30, 2041. From May 1, 2041, to May 1, 2051, monthly installment payments are required to pay off the note by its maturity date of May 1, 2051. The balance of the note on June 30, 2025 was \$2,187,296. The outstanding principal and accrued interest payable balance of the note are reported as non-current liabilities on the Statement of Net Position.

Effective February 1, 2012 the Note Payables were transferred to the City of San Bernardino as the Housing Successor Agency in accordance with AB1x 26.

### NOTE 8: LINE OF CREDIT

On April 4, 2025, the Corporation extended its \$3,000,000 line of credit from First Choice Bank, maturing on March 4, 2025. The line of credit bears an interest rate at prime plus 0.25%, and on June 30, 2025, the rate was 4.323% per annum. It is secured by the collateral listed in the Commercial Pledge Agreement. On June 30, 2025, the outstanding balance was \$2,518,397 and the amount of unused line of credit was \$481,603.

### NOTE 9: NET POSITION

#### Net Investment in Capital Assets

Net position is classified as 1) net investment in capital assets, 2) restricted, or 3) unrestricted. Net position that was classified as net investment in capital assets as of June 30, 2025, was determined as follows:

Capital assets, net of accumulated depreciation	\$ 19,684,707
Less:	
Outstanding principal balance of note payable	(10,292,153)
Outstanding principal balance of land leases payable	(6,841,603)
Portion of loan not expended for capital purposes	1,266,765
Outstanding principal of capital-related debt	<u>(15,866,991)</u>
Add:	
Unamortized balance of deferred loss on capital-related debt refinancing	<u>26,383</u>
Net investment in capital assets	<u>\$ 3,844,099</u>

# ***AFFORDABLE COMMUNITY LIVING CORPORATION***

## **Notes to Financial Statements June 30, 2025**

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### **NOTE 10: PROJECT DESCRIPTION**

The below four parks are included in the financial reporting of the Company:

#### Ninth Street Mobile Home Park

Ninth Street Mobile Home Park (Ninth Street) is located at 780 East Ninth Street in the City of San Bernardino, California. The Project consists of 109 mobile home spaces. Ninth Street consists mainly of singlewide spaces; however, there are a few doublewide spaces. Most of the homes have awnings and concrete driveways, as well as covered carports. Ninth Street has a total area of approximately 8.13 acres. The Park was constructed around 1972. The overall range for rents is \$228 to \$678 per month with average rents of \$475 per month, excluding utilities.

#### Santiago Silver Creek Mobile Home Park

Silver Creek Mobile Home Park (Silver Creek) is located at 1600 E. Highway 70, Safford, Arizona. The Project consists of 84 mobile home spaces. Silver Creek has a total area of approximately 12.1 acres. The overall range for rents is \$383 to \$776 per month with average rents of \$482 per month, excluding utilities.

#### Santiago Estates Grandview Mobile Home Park

Santiago Estates Grandview Mobile Home Park (Grandview) is located at 351 East Seventh Street in the City of San Jacinto, California. The Park consists of 58 mobile home spaces. The overall range for rents is \$560 to \$705 per month with average rents of \$570 per month, excluding utilities.

#### Santiago Estates Mojave Mobile Home Park

Santiago Estates Mojave Mobile Home Park (Mojave) is located at 15540 Allie Street in the City of Mojave, California. The park consists of 83 mobile home spaces. The overall range for rents is \$415 to \$875 per month with average rents of \$634 per month, excluding utilities.

#### Santiago Coronado Village Mobile Home Park

Santiago Coronado Village Mobile Home Park (Coronado) is located at 900 Coronado Street in the City of Needles, California. The park consists of 93 mobile home spaces. The overall range for rents is \$470 to \$1,500 per month with average rents of \$533 per month, excluding utilities.

# AFFORDABLE COMMUNITY LIVING CORPORATION

## Notes to Financial Statements June 30, 2025

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### NOTE 11: RELATED PARTY TRANSACTIONS

The Corporation provides services and incurs costs for all the individual parks and invoices each park for their share of these expenses on a monthly basis. These expenses include Director's fees, salaries, insurance, vehicle lease, mileage reimbursements, office rent, legal fees, repairs and maintenance for office facilities, and office supplies and expenses.

As of June 30, 2025, the following transfers were made to the Affordable Community Living Corporation to support its ongoing nonprofit programs:

	<u>Transfers in:</u>
	Affordable Community Living Corp.
<b>Transfers out:</b>	
Glen Aire MHP	\$ 678,169
Orangewood MHP	182,300
Pacific Palms MHP	351,300
Rancho Meridian MHP	836,684
Friendly Village MHP	384,800
Sequoia Plaza MHP	701,201
Santiago Sunrise Village MHP	365,200
	<hr/>
Total Transfers In	<u>\$ 3,499,654</u>

**Schedule of Revenues and Expenses by Mobile Home Park  
For the Year Ended June 30, 2025**

	Parent	Ninth Street	Silver Creek
<b>OPERATING REVENUES</b>			
Rentals	\$ -	\$ 604,909	\$ 285,828
Utility income	-	73,496	125,002
City fees	-	-	5,295
Late charges	26,380	1,855	5,135
Legal fee reimbursement	5,594	-	1,000
Workers' compensation refund	1,441	878	780
Other revenue	18,822	10,430	3,271
Reimbursements - salary and payroll taxes	106,321	-	-
Reimbursements - corporate expenses	1,342	-	-
Interest income	853,047	320	41
Total Operating Revenues	<u>1,012,947</u>	<u>691,888</u>	<u>426,352</u>
<b>OPERATING EXPENSES</b>			
Bad debt expense	16,572	-	12,550
Contracted services	84,300	-	-
Depreciation and amortization	45,821	72,460	164,764
Donations	275,000	-	-
Insurance expense	28,374	36,459	54,023
Interest expense	600,552	212,275	-
Lease expense	47,345	-	-
Legal expense	24,986	2,041	3,442
Low income assistance	25,420	-	-
Management and accounting services	2,818	44,616	24,297
Miscellaneous expenses	35,006	405	-
Office expense	4,722	59,790	21,655
Outside services	95,156	2,828	3,872
Repairs and maintenance	6,590	32,888	29,387
Salaries, wages and benefits	212,138	105,229	101,393
Security	-	11,950	-
Taxes, licenses and permits	1,063	7,898	15,898
Tenant expense	445,355	-	-
Utilities	-	83,354	126,576
Veterans Program	16,800	-	-
Total Operating Expenses	<u>1,968,018</u>	<u>672,193</u>	<u>557,857</u>
Operating Income (Loss)	<u>(955,071)</u>	<u>19,695</u>	<u>(131,505)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>			
Loan costs	(5,090)	-	-
Loss on disposal of asset	(15,132)	-	-
Loan forgiveness	2,774,784	-	-
Transfers from related entities	3,499,654	-	-
Unrealized gains on investments	-	1,856	-
Total Nonoperating Revenues (Expenses)	<u>6,254,216</u>	<u>1,856</u>	<u>-</u>
Change in Net Position	<u>\$ 5,299,145</u>	<u>\$ 21,551</u>	<u>\$ (131,505)</u>

**Schedule of Revenues and Expenses by Mobile Home Park  
For the Year Ended June 30, 2025**

	Mojave	Coronado	Grandview	Total
<b>OPERATING REVENUES</b>				
Rentals	\$ 418,533	\$ 18,452	\$ 358,623	\$ 1,686,345
Utility income	211,906	2,250	67,510	480,164
City fees	-	-	2,249	7,544
Late charges	4,460	25	2,575	40,430
Legal fee reimbursement	-	-	-	6,594
Workers' compensation refund	1,944	-	1,674	6,717
Other revenue	4,481	208	8,844	46,056
Reimbursements - salary and payroll taxes	-	-	-	106,321
Reimbursements - corporate expenses	-	-	-	1,342
Interest income	41	313	49	853,811
Total Operating Revenues	<u>641,365</u>	<u>21,248</u>	<u>441,524</u>	<u>3,235,324</u>
<b>OPERATING EXPENSES</b>				
Bad debt expense	21,581	-	6,516	57,219
Contracted services	-	-	-	84,300
Depreciation and amortization	248,853	-	75,536	607,434
Donations	-	-	-	275,000
Insurance expense	65,410	1,016	34,034	219,316
Interest expense	-	-	-	812,827
Lease expense	-	-	-	47,345
Legal expense	1,859	2,263	5,205	39,796
Low income assistance	-	-	-	25,420
Management and accounting services	30,763	524	24,082	127,100
Miscellaneous expenses	-	-	-	35,411
Office expense	28,933	1,739	19,506	136,345
Outside services	5,549	268	2,256	109,929
Repairs and maintenance	67,747	6,058	28,045	170,715
Salaries, wages and benefits	152,254	9,944	87,135	668,093
Security	-	-	-	11,950
Taxes, licenses and permits	35,790	2,482	56,884	120,015
Tenant expense	-	-	-	445,355
Utilities	212,555	6,122	78,410	507,017
Veterans Program	-	-	-	16,800
Total Operating Expenses	<u>871,294</u>	<u>30,416</u>	<u>417,609</u>	<u>4,517,387</u>
Operating Income (Loss)	<u>(229,929)</u>	<u>(9,168)</u>	<u>23,915</u>	<u>(1,282,063)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>				
Loan costs	-	-	-	(5,090)
Loss on disposal of asset	-	-	-	(15,132)
Loan forgiveness	-	-	-	2,774,784
Transfers from related entities	-	-	-	3,499,654
Unrealized gains on investments	-	-	-	1,856
Total Nonoperating Revenues (Expenses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,256,072</u>
Change in Net Position	<u>\$ (229,929)</u>	<u>\$ (9,168)</u>	<u>\$ 23,915</u>	<u>\$ 4,974,009</u>

**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**

*Independent Auditor's Report*

To the Honorable Board of Directors  
Affordable Community Living Corporation  
Santa Ana, California

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 (*Government Auditing Standards*), the financial statements of the Affordable Community Living Corporation (the entity) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the entity's basic financial statements, and have issued our report thereon dated November 17, 2025.

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the entity's internal control over financial reporting (internal control) as a basis for designing 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 entity's internal control. Accordingly, we do not express an opinion on the effectiveness of the entity'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 entity'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 over financial reporting 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 weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the entity's financial statements are free from 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Rogers, Anderson, Malody & Scott, LLP.*

San Bernardino, California  
November 17, 2025