



**SPECIAL MEETING OF THE
Board of Directors of the
El Segundo Senior Citizens Housing Corporation
AGENDA
Virtual Meeting via Zoom Teleconferencing**

MEETING DATE: Wednesday, April 28, 2021
MEETING TIME: 3:30 p.m.

DUE TO THE COVID-19 EMERGENCY, THIS MEETING WILL BE CONDUCTED
PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER N-29-20.

TELECONFERENCE VIA ZOOM MEETING

Meeting ID: [938 8506 3508](#)

Passcode: [193668](#)

How Can Members of the Public Observe and Provide Public Comments?

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.
Please use this URL

<https://zoom.us/j/93885063508?pwd=czVMcHIQRGNwWi90c3g5K3Z1QWZtUT09>

If you do not wish for your name to appear on the screen, then use the drop down menu and click on "rename" to rename yourself to be anonymous.

OR

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Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial "*67" before dialing the number as shown above to remain anonymous.

The time limit for comments is five (5) minutes per person. Before speaking to the Board, please state: your name and residence or the organization you represent. Please respect the time limits.

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: eschonborn@elsegundo.org. ***Please include the meeting date and item number in the subject line.*** If you would like to request that your emailed comment be read into the record, please include the request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails will be read to the Board at the appropriate time.

NOTE: Emails and documents submitted will be considered public documents and are subject to disclosure under the Public Records Act and possibly posted to the City's website.

NOTE: Public Meetings can be recorded and are subject to disclosure under the Public Records Act and possibly posted to the City's website.

Additional Information:

The Board of the Senior Citizen Housing Corporation, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject matter jurisdiction of the Board.

PLEASE NOTE: Public Meetings are recorded.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Venus Wesson, 310-524-2344. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER:

ROLL CALL

A. PUBLIC COMMUNICATION

At this time, members of the public may speak to any item on the agenda only. Before speaking, you are requested, but not required, to state your name and address for the record. If you represent an organization or a third party, please so state.

B. APPROVAL OF MEETING MINUTES

1. Special Meeting Wednesday, March 24, 2021

Recommendation: Approval

C. NEW BUSINESS

1. President's Report (Paul Lanyi)

Reports regarding correspondence, meetings, and business related to Park Vista.

Recommendation: Receive and File

2. Financial Statements and LAIF (Local Agency Investment Fund) (Neil Cadman)

a. Discuss, review and status report including, but not limited to, statements, invoices, and finances.

b. LAIF investment fund and transfers between accounts.

Recommendation: Receive and File

D. UNFINISHED BUSINESS

E. MANAGEMENT REPORT

Report from the Cadman Group regarding Park Vista operations and management. Unless otherwise listed on the agenda, the Board may not discuss or take action on matters raised in the management report but may vote to place an item on a future agenda for discussion and possible action.

F. CITY STAFF REPORT

G. BOARD MEMBERS REPORT

A general report from individual Board members.

NEXT REGULAR MEETINGS:

Wednesday, May 26, 2021

Wednesday, June 23, 2021

Wednesday, July 28, 2021

ADJOURNMENT

MINUTES OF THE SPECIAL MEETING
El Segundo Senior Citizen Housing Board Corporation
Thursday, February 24, 2021
Park Vista Senior Housing
350 Main St., El Segundo, CA 90245

CALL TO ORDER:

The special meeting was called to order at 3:37 p.m. by member Paul Lanyi presiding.

ROLL CALL

Members Present: Paul Lanyi
Paula Rotolo
Jim Latta

Member Absent: None

Others: Neil Cadman, Cadman Group
Scot Nicol, Councilmember
Sam Lee, Development Services Director
Eduardo Schonborn, Principal Planner
Venus Wesson, Senior Admin Specialist
Steve Haxton
Cathy

A. PUBLIC COMMUNICATION

Scot Nicol thanked the board for their presentation to the City Council on March 16, 2021.

B. APPROVAL OF MEETING MINUTES

Paul recommend a modification to the February 24, 2021 minutes to reflect that Scoot Mitnick would provide the board with the duties and rolls of the board and not the mission statement. Paul motion and Paula second. Motion carried 3-0

C. NEW BUSINESS

1. President's Report

Paul thanked Scot Nicol for recognizing the presentation from the board. He gave a brief overview of communication changes from Joe Lillio and Scott Mitnick to the presentation that was ultimately left up to the board on presenting to the City Council.

Paul asked Sam Lee if he can inform the board regarding which board members' terms are expiring. Paul also inquired if Sam had any updates on the rollout of the RFQ or vaccines before Public notifications.

2. Financial Statements and LAIF (Local Agency Investment Fund)

Paul inquired about overtime for Cadman Group assisting for Covid, which he believes would be refunded by FEMA. Sam Lee stated that he is not aware of the overtime payment. Neil stated that he believed it was Park and Recreation staff hours assisting the public during the pandemic.

Paul noted that \$60,000 is spent annually to provide cable for Park Vista residents.

Jim inquired about the number of vacancies. Neil provided a brief update on vacancies, and stated that the City Attorney asked him to hold off for 60 days.

Motion by Paula to Receive and File. Motion seconded by Jim. Motion passed, 3-0.

D. UNFINISHED BUSINESS

None

E. MANAGEMENT REPORT

Neil stated that Southern California Edison had recently scheduled a power outage for the area that includes Park Vista. He stated that Park Vista has a backup generator that covers 20 units, but he is not certain where else in the facility it is connected to. He stated that the recent power outage caused one elevator to be temporarily out of order. Ryan (Rec & Park) reached out to Cadman Group to arrange vaccinations for Park Vista residents requesting to be vaccinated in their homes.

Jim inquired about the cost of the damage motherboard that was damaged.

Neil responded that it's not an insurance claim but he is not certain how Edison procedures are handled.

F. CITY STAFF REPORT

Paul inquired about RFQ and board membership status.

Sam stated that the City is currently working on all board's status. He stated that Jim and Paul terms are up on June 30, 2021, and Paula's term is up in June 2022.

Regarding the RFQ, Sam stated the City is currently in negotiations and plans to be in place by June or July.

Paul inquired what would be the role of the board regarding the RFQ.

Jim expressed concern if the building is sold on gross income on monthly.

Sam stated that the Fire Department is reaching out to the community about the importance of being vaccinated, that the City is reaching out to the community to provide vaccinations. He stated that any Park Vista resident can reach out to him directly.

G. BOARD MEMBER REPORT

None.

NEXT MEETING: Wednesday, April 28, 2021

ADJOURMENT: 4:13 pm



PARK VISTA

Financial Reporting Analysis

March 2021

Gross Income: \$63,621.11

No out of the ordinary issues with regards to income for the month

Gross Expenses: \$39,738.49

Expenses for the month were normal except for the following:

- *Increased management fees due to overtime of staff members during the COVID-19 crisis.*
- *No Water bills were received for March.*
- *Maintenance of \$5,890.93 which comprised of mostly regular type of monthly supplies and small maintenance item.*
- *Capital Repairs of \$2,168.00 Invoices for a major pipe breach.*

Net Income: \$23,882.62

Total Account Balances: \$1,486,244.41

No known upcoming major expenses.

NOTE: THIS DOCUMENT IS A SUMMARY AND ANALYSIS ONLY OF THE MONTHLY FINANCIAL STATEMENTS FOR PARK VISTA. THEY ARE NOT PART OF THE ACTUAL FINANCIAL STATEMENTS FOR PARK VISTA.

**Total number of vacancies for the month: 92.8% occupied on 3/1/2021
92.8% occupied on 3/31/2021**

Move-outs: 0

Move-ins: 0

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month was a net income of \$9,708.73 under budget for March, and \$7,144.92 over budget YTD, however most capital repairs to date will be paid by insurance less deductible.

Income

- **Income for the month of March \$119.51 under budget.**

Expenses:

- **Overall \$12,330.76 under budget for all expenses for March, less capital repairs as such repairs are budgeted.**
- **Maintenance \$7,109.67 under budget for March and \$22,913.65 under budget YTD.**
- **Electricity \$5,43.41 under budget in March and \$1,837.59 under budget YTD.**
- **Gas \$112.74 over budget for March and \$353.79 over budget YTD.**
- **Cable Television over budget by \$157.77. Spectrum raised fees again and we did not know how much it would be raised when the budget was created.**
- **No Water bills in March, therefore \$3,831.39 under budget year to date on water.**

NOTE: THIS DOCUMENT IS A SUMMARY AND ANALYSIS ONLY OF THE MONTHLY FINANCIAL STATEMENTS FOR PARK VISTA. THEY ARE NOT PART OF THE ACTUAL FINANCIAL STATEMENTS FOR PARK VISTA.

Income Statement

Cadman Group

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Owned By: El Segundo Senior Citizens Housing Corporation

As of: Mar 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
RENT				
Rent Income	61,494.50	97.06	179,796.50	97.20
Parking Income	1,447.50	2.28	4,317.50	2.33
Total RENT	62,942.00	99.35	184,114.00	99.53
Prepayment	45.00	0.07	138.00	0.07
NSF Bank Fees Collected	0.00	0.00	0.00	0.00
Laundry Income	368.63	0.58	733.13	0.40
Total Operating Income	63,355.63	100.00	184,985.13	100.00
Expense				
Fire Service	150.00	0.24	421.19	0.23
Maintenance	5,890.33	9.30	16,086.35	8.70
Elevator service	1,338.48	2.11	1,338.48	0.72
Gardening	1,076.90	1.70	3,304.70	1.79
Management Fees	19,716.74	31.12	61,276.38	33.13
Pest Control	214.00	0.34	488.00	0.26
Insurance - Property	0.00	0.00	0.00	0.00
Licenses and Permits	0.00	0.00	0.00	0.00
Electricity	1,156.59	1.83	3,262.41	1.76
Gas	1,312.74	2.07	3,953.79	2.14
Water	0.00	0.00	6,668.61	3.60
Telephone/Internet	1,826.94	2.88	5,256.49	2.84
Cable/Television	4,857.77	7.67	14,573.81	7.88
Office Supplies	0.00	0.00	0.00	0.00
Advertising & Promotion	0.00	0.00	0.00	0.00
Bank Service Fees	30.00	0.05	60.00	0.03
Total Operating Expense	37,570.49	59.30	116,690.21	63.08
NOI - Net Operating Income	25,785.14	40.70	68,294.92	36.92
Other Income & Expense				
Other Income				
Interest on Bank Accounts	265.48	0.42	875.67	0.47
Total Other Income	265.48	0.42	875.67	0.47

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Expense				
Capital Expenditures				
Plumbing	2,168.00	3.42	19,504.00	10.54
Total Capital Expenditures	2,168.00	3.42	19,504.00	10.54
Total Other Expense	2,168.00	3.42	19,504.00	10.54
Net Other Income	-1,902.52	-3.00	-18,628.33	-10.07
Total Income	63,621.11	100.42	185,860.80	100.47
Total Expense	39,738.49	62.72	136,194.21	73.62
Net Income	23,882.62	37.70	49,666.59	26.85

Balance Sheet

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

As of: 03/31/2021

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	335,939.75
Park Vista - Grandpoint Account	183,804.80
Park Vista Business Checking Account - CHASE	11,110.00
Park Vista Reserve Account - LAIF	847,506.38
Park Vista Money Market Account - CHASE	107,883.48
Total Cash	1,486,244.41
Building Improvements	1,046,041.00
Equipment	144,679.00
Furnishings	153,863.00
Personal Property	39.95
Accumulated Depreciation	-811,284.00
TOTAL ASSETS	2,019,583.36
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,125.00
Key Deposit	1,270.00
Security Deposit	49,843.00
Passthrough Cash Account	-661.00
Accounts Payable	2,595.00
Total Liabilities	57,172.00
Capital	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	184,881.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	49,666.59
Calculated Prior Years Retained Earnings	1,715,166.82
Total Capital	1,962,411.36
TOTAL LIABILITIES & CAPITAL	2,019,583.36

Bill Detail

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Payees: All

Payment Type: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 03/01/2021 to 03/31/2021

Automated AP: All

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
2120 - Passthrough Cash Account											
	03/01/2021	03/01/2021	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Hansel, Kathleen K.	3.00	0.00	5642	03/02/2021	Kathleen K. Hansel, Park Vista - 220: Move Out Refund
6000 - Fire Service											
1766	03/18/2021	03/18/2021	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Brigade Fire Protection Inc.	150.00	0.00	4513-560A	03/30/2021	Quarterly alarm monitoring service - 1st quarter.
6210 - Maintenance											
577495	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	280.00	0.00	C606-9714	03/17/2021	Replace section of leaking water heater connecting pipe and shut-off valve on roof.
577494	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	307	Montalvo, Uriel	600.00	0.00	6BC4-DF78	03/10/2021	Removal of drenched dryway and insulation from leaking area above shower stall, replace copper piping to fix leak, let dry, replace drywall and insulation, patch, texturize and

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
											paint to match. #307.
44999	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	166.41	0.00	5645	03/09/2021	Maintenance supplies.
45028	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	6.56	0.00	5645	03/09/2021	Maintenance supplies.
20120500-60	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Superior Awning	1,349.00	0.00	3000000198	03/17/2021	Remainder of payment for new awning unit and installation, #208.
	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	502	Vazquez, Raul	450.00	0.00	8D71-FBB2	03/05/2021	Start up check for back entrance gate repair to propert; materials
596592	03/08/2021	03/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	307	Garcia, Gerardo	165.00	0.00	5644	03/09/2021	Replace leaky drain pipe under sink and unclog sink #307. (Esteban out sick)
9189109961	03/09/2021	03/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	134.91	0.00	5646	03/09/2021	Maintenance supplies
9189109960	03/09/2021	03/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	63.65	0.00	5646	03/09/2021	Supplies for #212
9189317655	03/09/2021	03/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	80.35	0.00	5646	03/09/2021	Wall heater thermostats for Unit #312 & #411

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
69405	03/10/2021	03/10/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		L & R Heating & Air Conditioning Inc.	175.00	0.00	C617-9FC8	03/17/2021	Replaced pilot tubing for wall heater.
0000397	03/11/2021	03/11/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	205	Vazquez, Raul	150.00	0.00	C618-AEEA	03/17/2021	Repair door closure, clean oil that leaked, prime and paint door to match. #205
32084	03/22/2021	03/22/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	90.32	0.00	ACH	03/22/2021	Quill Invoice #13834438 - Cleaning supplies
32084	03/22/2021	03/22/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	22.31	0.00	ACH	03/22/2021	Quill Invoice #13825973 - Cleaning supplies
32084	03/22/2021	03/22/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	21.89	0.00	ACH	03/22/2021	Amazon order - Office supplies
3222021	03/22/2021	03/22/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Peraza, Gabriel	255.00	0.00	451E-80DE	03/30/2021	Edison Planned Power Outage Event: Repair front entrance intercom, communication problems with reciever - reset unit inside motherboard for key fobs to work properly again.
9189575341	03/23/2021	03/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	10.94	0.00	5657	03/23/2021	Janitorial and maintenance supplies
9189575345	03/23/2021	03/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	149.70	0.00	5657	03/23/2021	Maintenance supplies

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							
9189575343	03/23/2021	03/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	125.32	0.00	5657	03/23/2021	Maintenance supplies Unit #205
	03/24/2021	03/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	172.97	0.00	5658	03/24/2021	Maintenance supplies.
3192021	03/26/2021	03/26/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Peraza, Gabriel	340.00	0.00	451E-80DE	03/30/2021	Edison Planned Power Outage Event: Repairs made to power supply line to fix main entrance issues for tenants and their key fobs to work properly after it was burned out.
3334	03/29/2021	03/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	413	OC-LA Appliance Solutions	195.00	0.00	8DAA-C258	04/08/2021	Repairs made to 2 front burners of stove; parts + labor. #413
3335	03/29/2021	03/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	417	OC-LA Appliance Solutions	200.00	0.00	8DAA-C258	04/08/2021	Repairs made to fridge compressor to cool again. #417.
3339	03/29/2021	03/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	310	OC-LA Appliance Solutions	400.00	0.00	8DAA-C258	04/08/2021	Replaced dishwasher control panel; parts + labor.
532558	03/31/2021	03/31/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	213	Garcia, Gerardo	185.00	0.00	5662	04/13/2021	Afterhours call; unclog kitchen sink, clean overflow area and sanitize. #213.

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
532556	03/31/2021	03/31/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	108	Garcia, Gerardo	360.00	0.00	5662	04/13/2021	Afterhours call; snaked drain affecting 2 units to clear clogs in 2 unit's kitchen sinks. #213, #108.
532554	03/31/2021	03/31/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	107	Garcia, Gerardo	280.00	0.00	5662	04/13/2021	Weekend afterhours call; snake bathroom drains to clear toilet and bathtub clog, check plumbing. #107
							6,429.33	0.00			

6245 - Elevator service

151400328459	03/12/2021	03/12/2021	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,338.48	0.00	C619-ACF0	03/17/2021	Service 4/1/21 - 6/30/21
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6250 - Gardening

4463	03/09/2021	03/09/2021	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,076.90	0.00	5D2A-DC32	03/09/2021	Monthly Service - February
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6270 - Management Fees

	03/04/2021	03/04/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,000.00	0.00	3421	03/04/2021	Management Fees for 03/2021
	03/08/2021	03/08/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	1,838.37	0.00	ACH	03/08/2021	Increased maintenance and Janitorial due to COVID-19
	03/08/2021	03/08/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El		Cadman Group	520.00	0.00	ACH	03/08/2021	Increased management due to COVID-19

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							
	03/22/2021	03/22/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	1,838.37	0.00	ACH	03/22/2021	Increased maintenance and Janitorial due to COVID-19
	03/22/2021	03/22/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	520.00	0.00	ACH	03/22/2021	Increased management due to COVID-19
							19,716.74	0.00			

6315 - Pest Control

139208	03/09/2021	03/09/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	150.00	0.00	3000000197	03/09/2021	Vermin Service 2/25/21
438951	03/23/2021	03/23/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	64.00	0.00	5656	03/23/2021	Monthly Service - March
							214.00	0.00			

6410 - Electricity

2-22-974-6581	03/23/2021	03/23/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	150.64	0.00	5653	03/23/2021	Service 2/11/21 - 3/15/21
2-02-314-5071	03/23/2021	03/23/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,005.95	0.00	5652	03/23/2021	Service 2/11/21 - 3/15/21
							1,156.59	0.00			

6420 - Gas

056 105 3200 3	03/23/2021	03/23/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,311.97	0.00	3000000201	03/23/2021	Service 2/3/21 - 3/5/21
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
075 005 3297 8	03/23/2021	03/23/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Gas Company	0.77	0.00	3000000202	03/23/2021	Service 2/3/21 - 3/5/21

1,312.74 0.00

6445 - Telephone/Internet

287272447593	03/02/2021	03/02/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.50	0.00	5643	03/02/2021	Service 2/17/ 21 - 3/16/21
310-640-7156	03/17/2021	03/17/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	620.02	0.00	5647	03/17/2021	Service 3/5/21 - 4/4/21
310-322-5036	03/17/2021	03/17/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	512.62	0.00	5648	03/17/2021	Service 3/4/21 - 4/3/21
310-519-1730	03/23/2021	03/23/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	201.43	0.00	5651	03/23/2021	Service 3/13/ 21 - 4/12/21
337000205336	03/23/2021	03/23/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	103.44	0.00	5650	03/23/2021	Service 2/9/21 - 3/8/21
337000205336	03/23/2021	03/23/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	110.44	0.00	5650	03/23/2021	Service 3/9/21 - 4/8/21
149394202	03/23/2021	03/23/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	255.49	0.00	5649	03/23/2021	Service 3/3/21 - 4/2/21

1,826.94 0.00

6455 - Cable/Television

8448 30 006 0255251	03/23/2021	03/23/2021	6455 - Cable/ Television	Park Vista - 615 E. Holly		Spectrum	17.23	0.00	5655	03/23/2021	Service 3/1/21 - 3/29/21
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Avenue El Segundo, CA 90245							
8448 30 006 0017008	03/23/2021	03/23/2021	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	108	Spectrum	4,840.54	0.00	5654	03/23/2021	Service 3/4/21 - 4/3/21
							4,857.77	0.00			

9121 - Plumbing

M14587	03/09/2021	03/09/2021	9121 - Plumbing	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	420	CARPET DEPOT, INC.	2,168.00	0.00	C616-8886	03/17/2021	New commercial carpeting installed in common area hallways 3rd floor after water intrusion event after remediation and repairs to surround area completed. removal and haul away of old damaged carepting. 100 sq. yards.
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Total							40,250.49	0.00			
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Budget - Comparative

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Period Range: Mar 2021 to Mar 2021

Comparison Period Range: Mar 2020 to Mar 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
RENT								
Rent Income	61,494.50	63,562.00	-2,067.50	-3.25%	61,201.00	62,000.00	-799.00	-1.29%
Parking Income	1,447.50	1,445.00	2.50	0.17%	1,445.00	1,250.00	195.00	15.60%
Total RENT	62,942.00	65,007.00	-2,065.00	-3.18%	62,646.00	63,250.00	-604.00	-0.95%
Vacancy	0.00	-1,906.86	1,906.86	100.00%	0.00	0.00	0.00	0.00%
Prepayment	45.00	0.00	45.00	0.00%	-49.00	0.00	-49.00	0.00%
NSF Bank Fees Collected	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%
Application Fee Income	0.00	0.00	0.00	0.00%	-20.00	0.00	-20.00	0.00%
Laundry Income	368.63	375.00	-6.37	-1.70%	410.63	415.00	-4.37	-1.05%
Total Budgeted Operating Income	63,355.63	63,475.14	-119.51	-0.19%	63,012.63	63,665.00	-652.37	-1.02%
Expense								
Fire Service	150.00	500.00	350.00	70.00%	2,860.30	335.00	-2,525.30	-753.82%
Maintenance	5,890.33	13,000.00	7,109.67	54.69%	13,171.33	13,000.00	-171.33	-1.32%
Elevator service	1,338.48	1,250.00	-88.48	-7.08%	1,309.08	850.00	-459.08	-54.01%
Gardening	1,076.90	1,250.00	173.10	13.85%	979.00	1,350.00	371.00	27.48%
Management Fees	19,716.74	20,000.00	283.26	1.42%	14,500.00	14,500.00	0.00	0.00%
Pest Control	214.00	400.00	186.00	46.50%	150.00	400.00	250.00	62.50%
Insurance - Property	0.00	0.00	0.00	0.00%	20,670.00	21,000.00	330.00	1.57%
Licenses and Permits	0.00	0.00	0.00	0.00%	75.00	35.00	-40.00	-114.29%
Electricity	1,156.59	1,700.00	543.41	31.97%	1,036.20	1,700.00	663.80	39.05%
Gas	1,312.74	1,200.00	-112.74	-9.40%	1,305.03	1,000.00	-305.03	-30.50%
Water	0.00	3,500.00	3,500.00	100.00%	6,354.52	3,750.00	-2,604.52	-69.45%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Telephone/ Internet	1,826.94	1,300.00	-526.94	-40.53%	1,369.59	1,250.00	-119.59	-9.57%
Cable/Television	4,857.77	4,700.00	-157.77	-3.36%	4,600.26	4,500.00	-100.26	-2.23%
Office Supplies	0.00	300.00	300.00	100.00%	835.18	300.00	-535.18	-178.39%
Uniforms	0.00	40.00	40.00	100.00%	0.00	50.00	50.00	100.00%
Advertising & Promotion	0.00	250.00	250.00	100.00%	256.36	625.00	368.64	58.98%
Entertainment	0.00	0.00	0.00	0.00%	0.00	150.00	150.00	100.00%
Bank Service Fees	30.00	6.25	-23.75	-380.00%	12.00	6.25	-5.75	-92.00%
Postage	0.00	5.00	5.00	100.00%	0.00	10.41	10.41	100.00%
Professional Fees	0.00	500.00	500.00	100.00%	0.00	500.00	500.00	100.00%
Total Budgeted Operating Expense	37,570.49	49,901.25	12,330.76	24.71%	69,483.85	65,311.66	-4,172.19	-6.39%
Total Budgeted Operating Income	63,355.63	63,475.14	-119.51	-0.19%	63,012.63	63,665.00	-652.37	-1.02%
Total Budgeted Operating Expense	37,570.49	49,901.25	12,330.76	24.71%	69,483.85	65,311.66	-4,172.19	-6.39%
NOI - Net Operating Income	25,785.14	13,573.89	12,211.25	89.96%	-6,471.22	-1,646.66	-4,824.56	-292.99%
Other Income								
Interest on Bank Accounts	265.48	600.00	-334.52	-55.75%	1,280.31	250.00	1,030.31	412.12%
Total Budgeted Other Income	265.48	600.00	-334.52	-55.75%	1,280.31	250.00	1,030.31	412.12%
Other Expense								
Capital Expenditures								
Plumbing	2,168.00	0.00	-2,168.00	0.00%	0.00	0.00	0.00	0.00%
Total Capital Expenditures	2,168.00	0.00	-2,168.00	0.00%	0.00	0.00	0.00	0.00%
Total Budgeted Other Expense	2,168.00	0.00	-2,168.00	0.00%	0.00	0.00	0.00	0.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Net Other Income	-1,902.52	600.00	-2,502.52	-417.09%	1,280.31	250.00	1,030.31	412.12%
Total Budgeted Income	63,621.11	64,075.14	-454.03	-0.71%	64,292.94	63,915.00	377.94	0.59%
Total Budgeted Expense	39,738.49	49,901.25	10,162.76	20.37%	69,483.85	65,311.66	-4,172.19	-6.39%
Net Income	23,882.62	14,173.89	9,708.73	68.50%	-5,190.91	-1,396.66	-3,794.25	-271.67%
Cash								
Cash in Bank	22,702.14	0.00	-22,702.14	0.00%	-6,168.22	0.00	6,168.22	0.00%
Park Vista - Grandpoint Account	7.81	0.00	-7.81	0.00%	7.78	0.00	-7.78	0.00%
Park Vista Reserve Account - LAIF	256.71	0.00	-256.71	0.00%	1,270.09	0.00	-1,270.09	0.00%
Park Vista Money Market Account - CHASE	0.96	0.00	-0.96	0.00%	2.44	0.00	-2.44	0.00%
Total Budgeted Cash	22,967.62	0.00	-22,967.62	0.00%	-4,887.91	0.00	4,887.91	0.00%
Liability								
Key Deposit	-20.00	0.00	-20.00	0.00%	50.00	0.00	50.00	0.00%
Security Deposit	-895.00	0.00	-895.00	0.00%	253.00	0.00	253.00	0.00%
Total Budgeted Liability	-915.00	0.00	-915.00	0.00%	303.00	0.00	303.00	0.00%

Income Statement

Cadman Group

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Owned By: El Segundo Senior Citizens Housing Corporation

As of: Mar 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
RENT				
Rent Income	61,494.50	97.06	179,796.50	97.20
Parking Income	1,447.50	2.28	4,317.50	2.33
Total RENT	62,942.00	99.35	184,114.00	99.53
Prepayment	45.00	0.07	138.00	0.07
NSF Bank Fees Collected	0.00	0.00	0.00	0.00
Laundry Income	368.63	0.58	733.13	0.40
Total Operating Income	63,355.63	100.00	184,985.13	100.00
Expense				
Fire Service	150.00	0.24	421.19	0.23
Maintenance	5,890.33	9.30	16,086.35	8.70
Elevator service	1,338.48	2.11	1,338.48	0.72
Gardening	1,076.90	1.70	3,304.70	1.79
Management Fees	19,716.74	31.12	61,276.38	33.13
Pest Control	214.00	0.34	488.00	0.26
Insurance - Property	0.00	0.00	0.00	0.00
Licenses and Permits	0.00	0.00	0.00	0.00
Electricity	1,156.59	1.83	3,262.41	1.76
Gas	1,312.74	2.07	3,953.79	2.14
Water	0.00	0.00	6,668.61	3.60
Telephone/Internet	1,826.94	2.88	5,256.49	2.84
Cable/Television	4,857.77	7.67	14,573.81	7.88
Office Supplies	0.00	0.00	0.00	0.00
Advertising & Promotion	0.00	0.00	0.00	0.00
Bank Service Fees	30.00	0.05	60.00	0.03
Total Operating Expense	37,570.49	59.30	116,690.21	63.08
NOI - Net Operating Income	25,785.14	40.70	68,294.92	36.92
Other Income & Expense				
Other Income				
Interest on Bank Accounts	265.48	0.42	875.67	0.47
Total Other Income	265.48	0.42	875.67	0.47

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Expense				
Capital Expenditures				
Plumbing	2,168.00	3.42	19,504.00	10.54
Total Capital Expenditures	2,168.00	3.42	19,504.00	10.54
Total Other Expense	2,168.00	3.42	19,504.00	10.54
Net Other Income	-1,902.52	-3.00	-18,628.33	-10.07
Total Income	63,621.11	100.42	185,860.80	100.47
Total Expense	39,738.49	62.72	136,194.21	73.62
Net Income	23,882.62	37.70	49,666.59	26.85

Balance Sheet

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

As of: 03/31/2021

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	335,939.75
Park Vista - Grandpoint Account	183,804.80
Park Vista Business Checking Account - CHASE	11,110.00
Park Vista Reserve Account - LAIF	847,506.38
Park Vista Money Market Account - CHASE	107,883.48
Total Cash	1,486,244.41
Building Improvements	1,046,041.00
Equipment	144,679.00
Furnishings	153,863.00
Personal Property	39.95
Accumulated Depreciation	-811,284.00
TOTAL ASSETS	2,019,583.36
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,125.00
Key Deposit	1,270.00
Security Deposit	49,843.00
Passthrough Cash Account	-661.00
Accounts Payable	2,595.00
Total Liabilities	57,172.00
Capital	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	184,881.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	49,666.59
Calculated Prior Years Retained Earnings	1,715,166.82
Total Capital	1,962,411.36
TOTAL LIABILITIES & CAPITAL	2,019,583.36

Bill Detail

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Payees: All

Payment Type: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 03/01/2021 to 03/31/2021

Automated AP: All

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
2120 - Passthrough Cash Account											
	03/01/2021	03/01/2021	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Hansel, Kathleen K.	3.00	0.00	5642	03/02/2021	Kathleen K. Hansel, Park Vista - 220: Move Out Refund
6000 - Fire Service											
1766	03/18/2021	03/18/2021	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Brigade Fire Protection Inc.	150.00	0.00	4513-560A	03/30/2021	Quarterly alarm monitoring service - 1st quarter.
6210 - Maintenance											
577495	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	280.00	0.00	C606-9714	03/17/2021	Replace section of leaking water heater connecting pipe and shut-off valve on roof.
577494	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	307	Montalvo, Uriel	600.00	0.00	6BC4-DF78	03/10/2021	Removal of drenched dryway and insulation from leaking area above shower stall, replace copper piping to fix leak, let dry, replace drywall and insulation, patch, texturize and

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
											paint to match. #307.
44999	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	166.41	0.00	5645	03/09/2021	Maintenance supplies.
45028	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	6.56	0.00	5645	03/09/2021	Maintenance supplies.
20120500-60	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Superior Awning	1,349.00	0.00	3000000198	03/17/2021	Remainder of payment for new awning unit and installation, #208.
	03/05/2021	03/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	502	Vazquez, Raul	450.00	0.00	8D71-FBB2	03/05/2021	Start up check for back entrance gate repair to propert; materials
596592	03/08/2021	03/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	307	Garcia, Gerardo	165.00	0.00	5644	03/09/2021	Replace leaky drain pipe under sink and unclog sink #307. (Esteban out sick)
9189109961	03/09/2021	03/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	134.91	0.00	5646	03/09/2021	Maintenance supplies
9189109960	03/09/2021	03/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	63.65	0.00	5646	03/09/2021	Supplies for #212
9189317655	03/09/2021	03/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	80.35	0.00	5646	03/09/2021	Wall heater thermostats for Unit #312 & #411

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
69405	03/10/2021	03/10/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		L & R Heating & Air Conditioning Inc.	175.00	0.00	C617-9FC8	03/17/2021	Replaced pilot tubing for wall heater.
0000397	03/11/2021	03/11/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	205	Vazquez, Raul	150.00	0.00	C618-AEEA	03/17/2021	Repair door closure, clean oil that leaked, prime and paint door to match. #205
32084	03/22/2021	03/22/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	90.32	0.00	ACH	03/22/2021	Quill Invoice #13834438 - Cleaning supplies
32084	03/22/2021	03/22/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	22.31	0.00	ACH	03/22/2021	Quill Invoice #13825973 - Cleaning supplies
32084	03/22/2021	03/22/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	21.89	0.00	ACH	03/22/2021	Amazon order - Office supplies
3222021	03/22/2021	03/22/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Peraza, Gabriel	255.00	0.00	451E-80DE	03/30/2021	Edison Planned Power Outage Event: Repair front entrance intercom, communication problems with reciever - reset unit inside motherboard for key fobs to work properly again.
9189575341	03/23/2021	03/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	10.94	0.00	5657	03/23/2021	Janitorial and maintenance supplies
9189575345	03/23/2021	03/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	149.70	0.00	5657	03/23/2021	Maintenance supplies

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							
9189575343	03/23/2021	03/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	125.32	0.00	5657	03/23/2021	Maintenance supplies Unit #205
	03/24/2021	03/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	172.97	0.00	5658	03/24/2021	Maintenance supplies.
3192021	03/26/2021	03/26/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Peraza, Gabriel	340.00	0.00	451E-80DE	03/30/2021	Edison Planned Power Outage Event: Repairs made to power supply line to fix main entrance issues for tenants and their key fobs to work properly after it was burned out.
3334	03/29/2021	03/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	413	OC-LA Appliance Solutions	195.00	0.00	8DAA-C258	04/08/2021	Repairs made to 2 front burners of stove; parts + labor. #413
3335	03/29/2021	03/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	417	OC-LA Appliance Solutions	200.00	0.00	8DAA-C258	04/08/2021	Repairs made to fridge compressor to cool again. #417.
3339	03/29/2021	03/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	310	OC-LA Appliance Solutions	400.00	0.00	8DAA-C258	04/08/2021	Replaced dishwasher control panel; parts + labor.
532558	03/31/2021	03/31/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	213	Garcia, Gerardo	185.00	0.00	5662	04/13/2021	Afterhours call; unclog kitchen sink, clean overflow area and sanitize. #213.

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
532556	03/31/2021	03/31/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	108	Garcia, Gerardo	360.00	0.00	5662	04/13/2021	Afterhours call; snaked drain affecting 2 units to clear clogs in 2 unit's kitchen sinks. #213, #108.
532554	03/31/2021	03/31/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	107	Garcia, Gerardo	280.00	0.00	5662	04/13/2021	Weekend afterhours call; snake bathroom drains to clear toilet and bathtub clog, check plumbing. #107
							6,429.33	0.00			

6245 - Elevator service

151400328459	03/12/2021	03/12/2021	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,338.48	0.00	C619-ACF0	03/17/2021	Service 4/1/21 - 6/30/21
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6250 - Gardening

4463	03/09/2021	03/09/2021	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,076.90	0.00	5D2A-DC32	03/09/2021	Monthly Service - February
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6270 - Management Fees

	03/04/2021	03/04/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,000.00	0.00	3421	03/04/2021	Management Fees for 03/2021
	03/08/2021	03/08/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	1,838.37	0.00	ACH	03/08/2021	Increased maintenance and Janitorial due to COVID-19
	03/08/2021	03/08/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El		Cadman Group	520.00	0.00	ACH	03/08/2021	Increased management due to COVID-19

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							
	03/22/2021	03/22/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	1,838.37	0.00	ACH	03/22/2021	Increased maintenance and Janitorial due to COVID-19
	03/22/2021	03/22/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	520.00	0.00	ACH	03/22/2021	Increased management due to COVID-19

19,716.74 0.00

6315 - Pest Control

139208	03/09/2021	03/09/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	150.00	0.00	3000000197	03/09/2021	Vermin Service 2/25/21
438951	03/23/2021	03/23/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	64.00	0.00	5656	03/23/2021	Monthly Service - March

214.00 0.00

6410 - Electricity

2-22-974-6581	03/23/2021	03/23/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	150.64	0.00	5653	03/23/2021	Service 2/11/21 - 3/15/21
2-02-314-5071	03/23/2021	03/23/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,005.95	0.00	5652	03/23/2021	Service 2/11/21 - 3/15/21

1,156.59 0.00

6420 - Gas

056 105 3200 3	03/23/2021	03/23/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,311.97	0.00	3000000201	03/23/2021	Service 2/3/21 - 3/5/21
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
075 005 3297 8	03/23/2021	03/23/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Gas Company	0.77	0.00	3000000202	03/23/2021	Service 2/3/21 - 3/5/21

1,312.74 0.00

6445 - Telephone/Internet

287272447593	03/02/2021	03/02/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.50	0.00	5643	03/02/2021	Service 2/17/ 21 - 3/16/21
310-640-7156	03/17/2021	03/17/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	620.02	0.00	5647	03/17/2021	Service 3/5/21 - 4/4/21
310-322-5036	03/17/2021	03/17/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	512.62	0.00	5648	03/17/2021	Service 3/4/21 - 4/3/21
310-519-1730	03/23/2021	03/23/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	201.43	0.00	5651	03/23/2021	Service 3/13/ 21 - 4/12/21
337000205336	03/23/2021	03/23/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	103.44	0.00	5650	03/23/2021	Service 2/9/21 - 3/8/21
337000205336	03/23/2021	03/23/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	110.44	0.00	5650	03/23/2021	Service 3/9/21 - 4/8/21
149394202	03/23/2021	03/23/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	255.49	0.00	5649	03/23/2021	Service 3/3/21 - 4/2/21

1,826.94 0.00

6455 - Cable/Television

8448 30 006 0255251	03/23/2021	03/23/2021	6455 - Cable/ Television	Park Vista - 615 E. Holly		Spectrum	17.23	0.00	5655	03/23/2021	Service 3/1/21 - 3/29/21
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Avenue El Segundo, CA 90245							
8448 30 006 0017008	03/23/2021	03/23/2021	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	108	Spectrum	4,840.54	0.00	5654	03/23/2021	Service 3/4/21 - 4/3/21
							4,857.77	0.00			

9121 - Plumbing

M14587	03/09/2021	03/09/2021	9121 - Plumbing	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	420	CARPET DEPOT, INC.	2,168.00	0.00	C616-8886	03/17/2021	New commercial carpeting installed in common area hallways 3rd floor after water intrusion event after remediation and repairs to surround area completed. removal and haul away of old damaged carepting. 100 sq. yards.
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Total							40,250.49	0.00			
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Budget - Comparative

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Period Range: Mar 2021 to Mar 2021

Comparison Period Range: Mar 2020 to Mar 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
RENT								
Rent Income	61,494.50	63,562.00	-2,067.50	-3.25%	61,201.00	62,000.00	-799.00	-1.29%
Parking Income	1,447.50	1,445.00	2.50	0.17%	1,445.00	1,250.00	195.00	15.60%
Total RENT	62,942.00	65,007.00	-2,065.00	-3.18%	62,646.00	63,250.00	-604.00	-0.95%
Vacancy	0.00	-1,906.86	1,906.86	100.00%	0.00	0.00	0.00	0.00%
Prepayment	45.00	0.00	45.00	0.00%	-49.00	0.00	-49.00	0.00%
NSF Bank Fees Collected	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%
Application Fee Income	0.00	0.00	0.00	0.00%	-20.00	0.00	-20.00	0.00%
Laundry Income	368.63	375.00	-6.37	-1.70%	410.63	415.00	-4.37	-1.05%
Total Budgeted Operating Income	63,355.63	63,475.14	-119.51	-0.19%	63,012.63	63,665.00	-652.37	-1.02%
Expense								
Fire Service	150.00	500.00	350.00	70.00%	2,860.30	335.00	-2,525.30	-753.82%
Maintenance	5,890.33	13,000.00	7,109.67	54.69%	13,171.33	13,000.00	-171.33	-1.32%
Elevator service	1,338.48	1,250.00	-88.48	-7.08%	1,309.08	850.00	-459.08	-54.01%
Gardening	1,076.90	1,250.00	173.10	13.85%	979.00	1,350.00	371.00	27.48%
Management Fees	19,716.74	20,000.00	283.26	1.42%	14,500.00	14,500.00	0.00	0.00%
Pest Control	214.00	400.00	186.00	46.50%	150.00	400.00	250.00	62.50%
Insurance - Property	0.00	0.00	0.00	0.00%	20,670.00	21,000.00	330.00	1.57%
Licenses and Permits	0.00	0.00	0.00	0.00%	75.00	35.00	-40.00	-114.29%
Electricity	1,156.59	1,700.00	543.41	31.97%	1,036.20	1,700.00	663.80	39.05%
Gas	1,312.74	1,200.00	-112.74	-9.40%	1,305.03	1,000.00	-305.03	-30.50%
Water	0.00	3,500.00	3,500.00	100.00%	6,354.52	3,750.00	-2,604.52	-69.45%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Telephone/ Internet	1,826.94	1,300.00	-526.94	-40.53%	1,369.59	1,250.00	-119.59	-9.57%
Cable/Television	4,857.77	4,700.00	-157.77	-3.36%	4,600.26	4,500.00	-100.26	-2.23%
Office Supplies	0.00	300.00	300.00	100.00%	835.18	300.00	-535.18	-178.39%
Uniforms	0.00	40.00	40.00	100.00%	0.00	50.00	50.00	100.00%
Advertising & Promotion	0.00	250.00	250.00	100.00%	256.36	625.00	368.64	58.98%
Entertainment	0.00	0.00	0.00	0.00%	0.00	150.00	150.00	100.00%
Bank Service Fees	30.00	6.25	-23.75	-380.00%	12.00	6.25	-5.75	-92.00%
Postage	0.00	5.00	5.00	100.00%	0.00	10.41	10.41	100.00%
Professional Fees	0.00	500.00	500.00	100.00%	0.00	500.00	500.00	100.00%
Total Budgeted Operating Expense	37,570.49	49,901.25	12,330.76	24.71%	69,483.85	65,311.66	-4,172.19	-6.39%
Total Budgeted Operating Income	63,355.63	63,475.14	-119.51	-0.19%	63,012.63	63,665.00	-652.37	-1.02%
Total Budgeted Operating Expense	37,570.49	49,901.25	12,330.76	24.71%	69,483.85	65,311.66	-4,172.19	-6.39%
NOI - Net Operating Income	25,785.14	13,573.89	12,211.25	89.96%	-6,471.22	-1,646.66	-4,824.56	-292.99%
Other Income								
Interest on Bank Accounts	265.48	600.00	-334.52	-55.75%	1,280.31	250.00	1,030.31	412.12%
Total Budgeted Other Income	265.48	600.00	-334.52	-55.75%	1,280.31	250.00	1,030.31	412.12%
Other Expense								
Capital Expenditures								
Plumbing	2,168.00	0.00	-2,168.00	0.00%	0.00	0.00	0.00	0.00%
Total Capital Expenditures	2,168.00	0.00	-2,168.00	0.00%	0.00	0.00	0.00	0.00%
Total Budgeted Other Expense	2,168.00	0.00	-2,168.00	0.00%	0.00	0.00	0.00	0.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Net Other Income	-1,902.52	600.00	-2,502.52	-417.09%	1,280.31	250.00	1,030.31	412.12%
Total Budgeted Income	63,621.11	64,075.14	-454.03	-0.71%	64,292.94	63,915.00	377.94	0.59%
Total Budgeted Expense	39,738.49	49,901.25	10,162.76	20.37%	69,483.85	65,311.66	-4,172.19	-6.39%
Net Income	23,882.62	14,173.89	9,708.73	68.50%	-5,190.91	-1,396.66	-3,794.25	-271.67%
Cash								
Cash in Bank	22,702.14	0.00	-22,702.14	0.00%	-6,168.22	0.00	6,168.22	0.00%
Park Vista - Grandpoint Account	7.81	0.00	-7.81	0.00%	7.78	0.00	-7.78	0.00%
Park Vista Reserve Account - LAIF	256.71	0.00	-256.71	0.00%	1,270.09	0.00	-1,270.09	0.00%
Park Vista Money Market Account - CHASE	0.96	0.00	-0.96	0.00%	2.44	0.00	-2.44	0.00%
Total Budgeted Cash	22,967.62	0.00	-22,967.62	0.00%	-4,887.91	0.00	4,887.91	0.00%
Liability								
Key Deposit	-20.00	0.00	-20.00	0.00%	50.00	0.00	50.00	0.00%
Security Deposit	-895.00	0.00	-895.00	0.00%	253.00	0.00	253.00	0.00%
Total Budgeted Liability	-915.00	0.00	-915.00	0.00%	303.00	0.00	303.00	0.00%

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

April 14, 2021

RE: Interest Income from Deposit with the City, per Agreement for Investment of Funds

Dear President:

The deposit and interest for the quarter/month ending is as follows:	Q1-2021	March-21 <u>Original</u>
Beginning balance at October 1, 2020		\$ 846,655.99
Accrued: Interest (Posted quarterly)		850.39
Add: Deposits		
Less: Withdrawals		
TOTAL IN LAIF - G/L# 504-101-0000-0004:	<u>As of</u> 3/31/2021	<hr/> \$ 847,506.38

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	January	@	0.458%	Actual	LAIF for 31 days	329.34
Interest Earned	February	@	0.407%	Actual	LAIF for 28 days	264.34
Interest Earned	March	@	0.357%	Actual	LAIF for 31 days	256.71
Accrued Interest	quarter to date					850.39

Interest earned is based on the interest earnings rate the City of El Segundo received from the Local Agency Investment Fund (LAIF), the State administered pool and the number of days the funds were held by the City during the given period. Per the understanding reached at the September 1997 meeting of the Board of Directors, interest will be credited to the account and compounded on a quarterly basis. Interest shown for each month is for your information only.

If you have any questions, please do not hesitate to give me a call.

Sincerely,
Dino R. Marsocci
Dino R. Marsocci
Deputy Treasurer II

- Cc: Joseph Lillio, Director of Finance
Dave Davis, Finance Manager
Eva Gettler, Accounting Supervisor
Sam Lee, Director-Development Services
Neil Cadman, Facility Management for Park Vista
Eduardo Schonborn, Principal Planner
Venus Wesson, Sr. Admin Specialist