



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

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MEETING DATE: Wednesday, August 25, 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: [820 7381 1614](#)

Passcode: [786226](#)

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***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://us06web.zoom.us/j/82073811614?pwd=QVhFOFINTmRPdWFvWjM5N0dvRU1vdz09>

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

Join by phone: [1-253-215-8782 US](#)

Enter Meeting ID: [820 7381 1614](#)

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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: [vwesson@elsegundo.org](mailto:vwesson@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.**

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## **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, June 23,2021**

*Recommendation:* Approval

### **C. CITY STAFF REPORT**

#### **1. Brown Act Presentation/Primmer (City Attorney's Office)**

#### **2. Financial Presentation (Finance Department)**

### **D. 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

#### **3. Tax Return Filings.**

a. Authorize Board president or secretary to sign state and federal tax returns.

*Recommendation:* Discussion and Possible Action.

#### **4. Cost for Spectrum Cable Services. (Paul Lanyi)**

a. The Board will consider whether to pass along the monthly costs of cable service to existing and/or new tenants of Park Vista; and, whether to pass along the entire cost or a pro-rated cost.

*Recommendation:* Discussion and Possible Action.

**5. Parking Rate Increases. (Paul Lanyi and Neil Cadman)**

a. The Board will consider whether to increase the monthly parking rate.

**Recommendation:** Discussion and Possible Action.

**E. UNFINISHED BUSINESS**

**1. Amend Policy Regarding Rental Rates for Interunit (Unit-to-Unit) Transfers (Paul Lanyi)**

a. At the June 23, 2021 meeting, the Board voted to amend the policy regarding rental rates applicable to interunit transfers. Staff was directed to put the agreed-upon policy in written form and present it at the next meeting. At the July 28, 2021 meeting, the Board continued the item to obtain additional information from Cadman Group.

**Recommendation:** Review and discuss any additional information from the Cadman Group; review the written policy regarding rental rates for interunit transfers; and, if the written policy is consistent with the Board's action at the June 23, 2021 meeting, then receive and file the policy. Alternatively, the Board may make any desired changes to the policy.

**F. 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.

**G. BOARD MEMBERS REPORT**

A general report from individual Board members.

NEXT REGULAR MEETINGS:

**Wednesday, September 22, 2021**

**Wednesday, October 27, 2021**

**Wednesday, November 24, 2021**

ADJOURNMENT

**MINUTES OF THE SPECIAL MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Tuesday, June 23, 2021**  
**Park Vista Senior Housing**  
**350 Main St., El Segundo, CA 90245**

# Item B.1

## **CALL TO ORDER:**

The special meeting was called to order at 3:30 p.m. by Board President Paul Lanyi.

## **ROLL CALL**

**Members Present:** Paul Lanyi  
Paula Rotolo  
Jim Latta  
Tim Whelan  
Denise Fessenbecker

**Member Absent:** None

**Others:** Neil Cadman, Cadman Group  
Gregg Kovacevich, City Attorney  
Eduardo Schonborn, Principal Planner  
Denis Cook, Interim Director of Development Service

## **A. PUBLIC COMMUNICATION**

The board introduced new board members Whelan and Fessenbecker, and provided a brief background. The new board members and city staff asked to have a tour of the facility.

## **B. APPROVAL OF MEETING MINUTES**

Paula had a changes under Agenda Item C, a typo to the word negations that should read "negotiations"; and, Agenda Item D1 should read that Paula provided the report.

Motion to receive and file by Paul. Motion seconded by Jim. Motion carried 5-0.

## **C. CITY STAFF REPORT**

Eduardo informed the board about items that will be discussed during this meeting regarding earthquake insurance, and clarified the recommendations for the rental rate increase from 50% to 60% market rate. He provided the board with the on-broad process for new members.

## **D. NEW BUSINESS**

### **1. President's Report**

Paul stated that he is grateful to have the additional board members added with fresh new ideas and views. He suggested they reach out to veteran board members to get familiar with the board and the community. Paul also was curious and would like to agendize on the next meeting an item to discuss retuning back to in-person meetings.

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

Neil provided the history on LAIF to the new members.

Paul asked Eduardo to coordinate a financial presentation from Joe Lillio at the next board

meeting to bring the new members up to date on Park Vista's financial outlook.

Motion by Paul to receive and file.

**3. Clarify the Board's Recommendation Regarding Rental Rate Increases for New/Incoming Tenants, and Transfer Tenants (Paul Lanyi)**

Paula and Paul addressed the board with the suggested consideration to increase the rental rates for incoming tenants from 50-percent, to 60-percent market rate. Paul inquired if staff had an update on when City Council will make the final decision.

Eduardo stated that staff was pending clarification from the board before presenting to council. Eduardo asked if there is a waiting list for new tenant or transferring tenant only. Neil stated there are two waiting lists in placed.

Neil provided a brief discussion on how market rate is determined. Eduardo clarified his understanding of the policy of tenants that are currently on the waiting list would be responsible to pay 60% of the market rate.

Paul asked Neil how many tenants are currently on the internal transfer list. Neil stated there are currently 15 tenants.

Paul asked the City Attorney to weigh in on a possible motion. Gregg Kovacevich stated that the board is not obligated to grandfather anyone on the list, and that the policy can be modified at any time. He suggested that the policy should include language that when a unit opens up, the rental rate should be determined by the current market rate regardless if its for a new tenant or a transferring tenant.

Denise asked how often Cadman Group makes updates to units. Neil stated that units are remodeled when they become vacant, in preparation for new tenants.

Tim asked what occurs with tenants that have been on the list for over ten years. Neil stated they go to the bottom of the list.

Jim made a motion to ensure the financial future of Park Vista that we keep the internal transfer list. Starting today anyone transferring from the list would be responsible to pay he current market rate. Motion seconded by Denise. Motion carried 5-0

Eduardo asked for clarification on the transfer rate being at 60%.

Neil suggested that the correct verbiage is the "then going rate."

Gregg suggested modifying the motion or request staff to provide the board with a written policy at the next meeting. The policy should include language that the rental rate be at 60-percent of the current market rate.

Paula motioned to moved to the next meeting to close the transfer list. Motion seconded by Jim. Motion carried 5-0.

**4. Payment of Earthquake Insurance Premium (Neil Cadman)**

Neil provided the board with an update on the earthquake insurance coverage for Park Vista, which will begin July 1, 2021. The annual cost will be \$50,000, and there are two options to pay the premium: 1) City can pay from Fund 504 and be reimbursed from El Segundo Senior Citizens Housing Corporation; or, 2) El Segundo Senior Citizens Housing Corporation can directly pay the insurance premium.

**E. UNFINISHED BUSINESS**

None

**F. MANAGEMENT REPORT**

Neil informed the board that at the next meeting to schedule the annual inspections. This consist of having the board member to do a walk through onsite we are still pending the claim with Edison power outage; approval to get the 11 vacancies currently at Park Vista. Fire chief has given approval for covid task force to allow essential maintenance.

**G. BOARD MEMBER REPORT**

Jim thanked the board and for his time on the board over the years. He appreciates working with city staff. Paul thanked Jim for his support on the board.

NEXT MEETING: July 28, 2021

ADJOURMENT: 5:31pm



# PARK VISTA

## Financial Reporting Analysis

July 2021

**Gross Income:** \$60,090.95

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

**Gross Expenses:** \$79,392.80

*Expenses for the month were normal except for the following:*

- *Last Increased management fees due to overtime of staff members during the COVID-19 crisis. June was the last month for increased costs and one June payroll was in July.*
- *Security Service of \$15,064.17 for emergency ingress control due to police activity.*
- *No Water bills in July.*
- *Maintenance of \$52,377.27 which comprised mostly of the renovation of 11 vacated units for rent.*
- *No Capital Repairs.*

**Net Income:** -\$19,517.90

**Total Account Balances:** \$1,532,484.69

*Upcoming major expenses: Payment of the Earthquake Insurance premium estimated at over \$50,000.00.*

**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: 89.7% occupied on 7/1/2021  
90.7 occupied on 7/31/2021**

**Move-outs: 2**

**Move-ins: 1**

**Notices to Vacate: 0**

**Budget Comparison Notes:**

**Operations: Operations for the month was a net income of \$38,475.74 under budget for July, and \$7,697.36 over budget YTD. NOTE: The enormous maintenance cost associated with vacancy preparation is a cost associated just as much with 2020 operations as 2021 since 75% of the vacancies were created in 2020 and work did not commence until Q2 2021.**

**Income**

- **Income for the month of July 3,600.24 under budget due to vacancies.**

**Expenses:**

- **Overall \$34,491.55 over budget for all expenses for July.**
- **Maintenance \$39,377.27 over budget for July and \$7,898.25 under budget YTD.**
- **Electricity \$76.62 under budget in July and \$3,640.52 under budget YTD.**
- **Gas \$198.11 under budget for July and \$30.87 over budget YTD.**
- **Cable Television over budget by \$251.92. Spectrum raised fees again and we did not know how much it would be raised when the budget was created.**
- **Water under budget \$2,388.46 YTD and this is more than likely due to lower occupancy.**

***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: Jul 2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>RENT</b>				
Rent Income	58,397.40	97.53	416,236.60	97.08
Parking Income	1,447.50	2.42	10,117.50	2.36
<b>Total RENT</b>	<b>59,844.90</b>	<b>99.95</b>	<b>426,354.10</b>	<b>99.44</b>
Maintenance Charge (Income Account)	0.00	0.00	0.00	0.00
Prepayment	30.00	0.05	213.00	0.05
NSF Bank Fees Collected	0.00	0.00	0.00	0.00
Laundry Income	0.00	0.00	2,204.02	0.51
<b>Total Operating Income</b>	<b>59,874.90</b>	<b>100.00</b>	<b>428,771.12</b>	<b>100.00</b>
<b>Expense</b>				
Fire Service	0.00	0.00	511.19	0.12
Maintenance	52,377.27	87.48	83,101.75	19.38
Elevator service	0.00	0.00	10,088.16	2.35
Gardening	1,076.90	1.80	7,816.30	1.82
Management Fees	16,179.19	27.02	138,964.16	32.41
Security Service	0.00	0.00	15,064.07	3.51
Pest Control	214.00	0.36	1,344.00	0.31
Insurance - Property	0.00	0.00	0.00	0.00
Licenses and Permits	0.00	0.00	450.00	0.10
Electricity	1,623.38	2.71	8,259.48	1.93
Gas	1,001.89	1.67	8,430.87	1.97
Water	0.00	0.00	18,611.54	4.34
Telephone/Internet	1,968.25	3.29	12,893.21	3.01
Cable/Television	4,951.92	8.27	34,099.04	7.95
Office Supplies	0.00	0.00	182.83	0.04
Advertising & Promotion	0.00	0.00	0.00	0.00
Bank Service Fees	0.00	0.00	60.00	0.01
Professional Fees	0.00	0.00	5,500.00	1.28
<b>Total Operating Expense</b>	<b>79,392.80</b>	<b>132.60</b>	<b>345,376.60</b>	<b>80.55</b>
<b>NOI - Net Operating Income</b>	<b>-19,517.90</b>	<b>-32.60</b>	<b>83,394.52</b>	<b>19.45</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	216.05	0.36	1,833.15	0.43
<b>Total Other Income</b>	<b>216.05</b>	<b>0.36</b>	<b>1,833.15</b>	<b>0.43</b>
<b>Other Expense</b>				
<b>Capital Expenditures</b>				
Plumbing	0.00	0.00	19,504.00	4.55
Capital Improvements	0.00	0.00	-30,721.20	-7.16
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>-11,217.20</b>	<b>-2.62</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>-11,217.20</b>	<b>-2.62</b>
<b>Net Other Income</b>	<b>216.05</b>	<b>0.36</b>	<b>13,050.35</b>	<b>3.04</b>
Total Income	60,090.95	100.36	430,604.27	100.43
Total Expense	79,392.80	132.60	334,159.40	77.93
<b>Net Income</b>	<b>-19,301.85</b>	<b>-32.24</b>	<b>96,444.87</b>	<b>22.49</b>

## Balance Sheet

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

As of: 07/31/2021

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash in Bank	381,222.55
Park Vista Reserve Account - LAIF	1,151,262.14
<b>Total Cash</b>	<b>1,532,484.69</b>
Building Improvements	1,046,041.00
Equipment	144,679.00
Furnishings	153,863.00
Personal Property	39.95
Accumulated Depreciation	-811,284.00
<b>TOTAL ASSETS</b>	<b>2,065,823.64</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Pet Deposit	4,125.00
Key Deposit	1,240.00
Security Deposit	47,778.00
Passthrough Cash Account	896.00
Accounts Payable	2,595.00
<b>Total Liabilities</b>	<b>56,634.00</b>
<b>Capital</b>	
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	96,444.87
Calculated Prior Years Retained Earnings	1,715,166.82
<b>Total Capital</b>	<b>2,009,189.64</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,065,823.64</b>

**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:** 07/01/2021 to 07/31/2021

**Automated AP:** All

**Show Reversed Transactions:** No

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
<b>2120 - Passthrough Cash Account</b>											
	07/14/2021	07/14/2021	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	202	Palmer, Stacey	945.00	0.00	5721	07/14/2021	Stacey Palmer, Park Vista - 202: Move Out Refund
<b>6210 - Maintenance</b>											
0000440	07/02/2021	07/02/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	421	Vazquez, Raul	185.00	0.00	B390-2498	07/15/2021	Urgent after hours call to unclog kitchen sink overflow and snake to drain pipe, clean out area.
416260	07/05/2021	07/05/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	323	Montalvo, Uriel	150.00	0.00	B392-03F8	07/15/2021	Replaced ceiling exhaust fan with new unit that works.
M14819	07/06/2021	07/06/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	CARPET DEPOT, INC.	1,600.00	0.00	461B-D586	07/20/2021	Vacancy prep; #220 - new flooring throughout unit.
M14818	07/06/2021	07/06/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	414	CARPET DEPOT, INC.	1,250.00	0.00	461B-D586	07/20/2021	Vacancy prep; #414 - new flooring throughout unit.
M14817	07/06/2021	07/06/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	421	CARPET DEPOT, INC.	1,200.00	0.00	461B-D586	07/20/2021	Vacancy prep; #421 - new flooring throughout unit.

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
M14816	07/06/2021	07/06/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		CARPET DEPOT, INC.	1,200.00	0.00	461B-D586	07/20/2021	Vacancy prep; #509 - new flooring throughout unit.
M14815	07/06/2021	07/06/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	320	CARPET DEPOT, INC.	1,200.00	0.00	461B-D586	07/20/2021	Vacancy prep; #320 - new flooring throughout unit.
M14814	07/06/2021	07/06/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		CARPET DEPOT, INC.	1,200.00	0.00	461B-D586	07/20/2021	Vacancy prep; #304 - new flooring throughout unit.
M14813	07/06/2021	07/06/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	CARPET DEPOT, INC.	1,600.00	0.00	461B-D586	07/20/2021	Vacancy prep; #103 - install new flooring throughout unit.
9192761726	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	117.29	0.00	5720	07/08/2021	Vertical blinds for Unit #414
9192796634	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,460.73	0.00	5720	07/08/2021	Vacancy prep new appliances, supplies for Unit #414
9192796637	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	92.71	0.00	5720	07/08/2021	Vacancy prep supplies for Unit #414 & #320
9192796636	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	94.15	0.00	5720	07/08/2021	Vacancy prep supplies for Unit #103 & #509
9192897229	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	2,528.86	0.00	5720	07/08/2021	Vacancy prep new appliances, supplies for Unit #320
43801	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		South Bay Industrial Hardware	65.69	0.00	300000213	07/08/2021	Maintenance supplies

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							
43802	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	105.48	0.00	3000000213	07/08/2021	Maintenance supplies
43815	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	39.41	0.00	3000000213	07/08/2021	Maintenance supplies
43866	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	88.74	0.00	3000000213	07/08/2021	Maintenance supplies
43867	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	73.28	0.00	3000000213	07/08/2021	Maintenance supplies
43879	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	26.26	0.00	3000000213	07/08/2021	Maintenance supplies
43883	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	105.48	0.00	3000000213	07/08/2021	Maintenance supplies
43890	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	103.55	0.00	3000000213	07/08/2021	Maintenance supplies
43902	07/08/2021	07/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	153.29	0.00	3000000213	07/08/2021	Maintenance supplies
474748	07/12/2021	07/12/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Garcia, Gerardo	245.00	0.00	5733	07/28/2021	Snaked drain line between 2 units #220 and #221 to main sewer line to clear major

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
											clogging issue, snaked bahtroom sink in #220 to clear clog.
474740	07/12/2021	07/12/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	409	Garcia, Gerardo	260.00	0.00	5730	07/20/2021	Emergency commercial snake needed for drain between 2 units causing leak into garage; clog cleared, drain pipes cleaned out.
0000446	07/13/2021	07/13/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	320	Vazquez, Raul	300.00	0.00	45B0-EA52	07/28/2021	Install a junction box for dishwasher machine wire connections to stop short circuiting in kitchen area when machine in use.
416294	07/15/2021	07/15/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	450.00	0.00	45CF-6270	07/28/2021	Afterhours emergency pipe leak; open wall behind kitchen sink through bedroom closet, remove broken pipe, install new cast iron pipes, repair drywall, add texture. #506
35895	07/15/2021	07/15/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	304	Total Maintenance Group, Inc.	4,772.00	0.00	4855-C0AE	07/19/2021	Vacancy prep #304; cabinets, countertops, paint, repairs, new fixtures, and entire unit cleaning after construction.

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
9192711456	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,629.36	0.00	5723	07/16/2021	New gas range and Dishwasher for Unit #304
9192643406	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	162.08	0.00	5723	07/16/2021	New ceiling fan and range hood vent for Unit #320
9192711457	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	107.68	0.00	5723	07/16/2021	Maintenance supplies for unit #414
9192595202	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	-44.34	0.00	5723	07/16/2021	Refund for original invoice #9190102333
35894	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Total Maintenance Group, Inc.	4,272.00	0.00	4855-C0AE	07/19/2021	Vacancy prep #509; cabinets, countertops, patch and paint, repairs, new fixtures, and entire unit cleaning after construction.
35889	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	414	Total Maintenance Group, Inc.	4,807.00	0.00	4855-C0AE	07/19/2021	Vacancy prep #414 (ADA); cabinets, countertops, paint, repairs, new fixtures, and entire unit cleaning after construction.
35890	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Total Maintenance Group, Inc.	3,719.00	0.00	4855-C0AE	07/19/2021	Vacancy prep #220; cabinets, countertops, paint, repairs, new fixtures, and entire unit cleaning after construction.



**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
35891	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	Total Maintenance Group, Inc.	4,937.00	0.00	4855-C0AE	07/19/2021	Vacancy prep #103; cabinets, countertops, paint, repairs, new fixtures, and entire unit cleaning after construction.
35892	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	421	Total Maintenance Group, Inc.	3,995.00	0.00	4855-C0AE	07/19/2021	Vacancy prep #421; cabinets, countertops, paint, repairs, new fixtures, and entire unit cleaning after construction.
35893	07/16/2021	07/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	320	Total Maintenance Group, Inc.	4,832.00	0.00	4855-C0AE	07/19/2021	Vacancy prep #320; cabinets, countertops, paint, repairs, new fixtures, and entire unit cleaning after construction.
586853	07/19/2021	07/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Frank Hauling & Maintenance	200.00	0.00	4621-96B0	07/20/2021	Vacancy preps; - haul away of old appliances #320, #509, #421 and #414.
586852	07/19/2021	07/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Frank Hauling & Maintenance	200.00	0.00	4621-96B0	07/20/2021	Vacancy preps; - haul away of old appliances in #103 and #304.
9193109298	07/19/2021	07/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	166.33	0.00	5731	07/20/2021	New toilet tank and bowl for unit #509
9192956840	07/19/2021	07/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	93.06	0.00	5731	07/20/2021	Vacancy prep supplies for Units #414, #320

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							
9193109297	07/19/2021	07/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	207.92	0.00	5731	07/20/2021	New toilet tank and ADA bowl for unit #421
9193147405	07/19/2021	07/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	31.49	0.00	5731	07/20/2021	Maintenance Supplies
9193147406	07/19/2021	07/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	2,394.77	0.00	5731	07/20/2021	Vacancy prep; new refrigerator, dishwasher and gas range for unit #509
82461	07/19/2021	07/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Sal's Plumbing & Rooter Inc.	150.00	0.00	3000000220	08/13/2021	Diagnose and locate gas smell in common area hallway by stairwell, gas leak coming from #218.
523905	07/20/2021	07/20/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	323	Montalvo, Uriel	110.00	0.00	E18E-567C	08/17/2021	Remove and replace bathroom rotten old cabinet shelf; primer and paint to match.
523904	07/20/2021	07/20/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	Montalvo, Uriel	180.00	0.00	E18E-567C	08/17/2021	After-hours emergency service to clear clog in bathroom sink with snake.
523912	07/26/2021	07/26/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	Montalvo, Uriel	180.00	0.00	E18E-567C	08/17/2021	Vacancy prep #103 - repair stove gas valve connection; parts + labor.
523911	07/26/2021	07/26/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	315	Montalvo, Uriel	200.00	0.00	E18E-567C	08/17/2021	Remove gas range, replace old gas valve

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							behind range plus hose, re-install gas range; parts + labor.
523919	07/26/2021	07/26/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	150.00	0.00	E18E-567C	08/17/2021	After-hours emergency service to check roof boiler affecting hot water to half of building.
523927	07/27/2021	07/27/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	302	Montalvo, Uriel	350.00	0.00	E18E-567C	08/17/2021	Service building's south side boiler water pump.
INV-0260	07/29/2021	07/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	205	Golden Plus Cleaning Services	140.00	0.00	E18F-EFFA	08/17/2021	Vacancy prep #205; 1b/1b entire unit cleaning for new tenant.
0000449	07/29/2021	07/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Vazquez, Raul	185.00	0.00	E190-C2AE	08/17/2021	Remove leaking old toilet, install new wax ring, tank hose, new toilet, seat cover and caulking to base.
0000448	07/29/2021	07/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	Vazquez, Raul	400.00	0.00	E190-C2AE	08/17/2021	Install new insulation, patch large opening in bathroom ceiling where repairs made to leaking pipe, patch paint to match.
0000447	07/29/2021	07/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Vazquez, Raul	200.00	0.00	E190-C2AE	08/17/2021	Patch wall under kitchen sink and behind dishwasher where pipe was repaired

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
											due to leak, drywall materials + labor.
							54,622.27	0.00			
<b>6250 - Gardening</b>											
4657	07/02/2021	07/02/2021	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,076.90	0.00	8C8E-EA7C	07/02/2021	Monthly Service - June
<b>6270 - Management Fees</b>											
	07/01/2021	07/01/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,000.00	0.00	15000	07/01/2021	Management Fees for 07/2021
	07/12/2021	07/12/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	919.19	0.00	ACH	07/12/2021	Increased maintenance and Janitorial due to COVID-19
	07/12/2021	07/12/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	260.00	0.00	ACH	07/12/2021	Increased management due to COVID-19
							16,179.19	0.00			
<b>6315 - Pest Control</b>											
438951	07/19/2021	07/19/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	64.00	0.00	5732	07/20/2021	Monthly Service - July
141644	07/29/2021	07/29/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	150.00	0.00	3000000218	07/29/2021	Vermin Service 7/15/21
							214.00	0.00			
<b>6410 - Electricity</b>											
700394170456	07/20/2021	07/20/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El		Edison	1,520.62	0.00	5728	07/20/2021	Service 6/11/21 - 7/12/21

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							
700587779325	07/20/2021	07/20/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	102.76	0.00	5729	07/20/2021	Service 6/11/ 21 - 7/12/21
							<b>1,623.38</b>	<b>0.00</b>			
<b>6420 - Gas</b>											
056 105 3200 3	07/19/2021	07/19/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	998.48	0.00	3000000214	07/19/2021	Service 6/3/21 - 7/2/21
075 005 3297 8	07/19/2021	07/19/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Gas Company	3.41	0.00	3000000215	07/19/2021	Service 6/3/21 - 7/2/21
							<b>1,001.89</b>	<b>0.00</b>			
<b>6445 - Telephone/Internet</b>											
310-519-1730	07/02/2021	07/02/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	225.57	0.00	5717	07/02/2021	Service 6/13/ 21 - 7/12/21
287272447593	07/02/2021	07/02/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.84	0.00	5718	07/02/2021	Service 5/17/ 21 - 6/16/21
145150448	07/08/2021	07/08/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	153.50	0.00	5719	07/08/2021	Service 6/27/ 21 - 7/26/21
149394202	07/16/2021	07/16/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	245.47	0.00	5722	07/16/2021	Service 7/3/21 - 8/2/21
310-322-5036	07/19/2021	07/19/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	521.59	0.00	5726	07/20/2021	Service 7/4/21 - 8/3/21

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
310-640-7156	07/19/2021	07/19/2021	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	619.98	0.00	5725	07/20/2021	Service 7/5/21 - 8/4/21
337000205336	07/20/2021	07/20/2021	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	103.43	0.00	5727	07/20/2021	Service 6/9/21 - 7/8/21
562-436-5775	07/20/2021	07/20/2021	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Frontier Communications	74.87	0.00	3000000216	07/28/2021	Service 7/13/21 - 8/12/21
							<b>1,968.25</b>	<b>0.00</b>			
<b>6455 - Cable/Television</b>											
8448 30 006 0255251	07/16/2021	07/16/2021	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	17.23	0.00	5724	07/16/2021	Service 6/30/21 - 7/29/21
8448 30 006 0017008	07/16/2021	07/16/2021	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	4,934.69	0.00	5724	07/16/2021	Service 6/30/21 - 7/29/21
							<b>4,951.92</b>	<b>0.00</b>			
<b>Total</b>							<b>82,582.80</b>	<b>0.00</b>			

## Budget - Comparative

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

Period Range: Jul 2021 to Jul 2021

Comparison Period Range: Jul 2020 to Jul 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
<b>Income</b>								
<b>RENT</b>								
Rent Income	58,397.40	63,562.00	-5,164.60	-8.13%	60,689.00	62,000.00	-1,311.00	-2.11%
Parking Income	1,447.50	1,445.00	2.50	0.17%	1,435.00	1,250.00	185.00	14.80%
<b>Total RENT</b>	<b>59,844.90</b>	<b>65,007.00</b>	<b>-5,162.10</b>	<b>-7.94%</b>	<b>62,124.00</b>	<b>63,250.00</b>	<b>-1,126.00</b>	<b>-1.78%</b>
Maintenance Charge (Income Account)	0.00	0.00	0.00	0.00%	452.12	0.00	452.12	0.00%
Vacancy	0.00	-1,906.86	1,906.86	100.00%	0.00	0.00	0.00	0.00%
Prepayment	30.00	0.00	30.00	0.00%	1,300.50	0.00	1,300.50	0.00%
Laundry Income	0.00	375.00	-375.00	-100.00%	390.50	415.00	-24.50	-5.90%
<b>Total Budgeted Operating Income</b>	<b>59,874.90</b>	<b>63,475.14</b>	<b>-3,600.24</b>	<b>-5.67%</b>	<b>64,267.12</b>	<b>63,665.00</b>	<b>602.12</b>	<b>0.95%</b>
<b>Expense</b>								
Fire Service	0.00	500.00	500.00	100.00%	271.19	335.00	63.81	19.05%
Maintenance	52,377.27	13,000.00	-39,377.27	-302.90%	7,957.61	13,000.00	5,042.39	38.79%
Elevator service	0.00	1,250.00	1,250.00	100.00%	1,309.08	850.00	-459.08	-54.01%
Gardening	1,076.90	1,250.00	173.10	13.85%	1,111.60	1,350.00	238.40	17.66%
Management Fees	16,179.19	15,000.00	-1,179.19	-7.86%	18,533.29	14,500.00	-4,033.29	-27.82%
Pest Control	214.00	400.00	186.00	46.50%	210.00	400.00	190.00	47.50%
Licenses and Permits	0.00	0.00	0.00	0.00%	0.00	35.00	35.00	100.00%
Electricity	1,623.38	1,700.00	76.62	4.51%	1,874.97	1,700.00	-174.97	-10.29%
Gas	1,001.89	1,200.00	198.11	16.51%	960.30	1,000.00	39.70	3.97%
Water	0.00	3,500.00	3,500.00	100.00%	0.00	3,750.00	3,750.00	100.00%
Telephone/Internet	1,968.25	1,300.00	-668.25	-51.40%	1,520.84	1,250.00	-270.84	-21.67%
Cable/Television	4,951.92	4,700.00	-251.92	-5.36%	4,643.78	4,500.00	-143.78	-3.20%
Office Supplies	0.00	300.00	300.00	100.00%	0.00	300.00	300.00	100.00%

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
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%	0.00	625.00	625.00	100.00%
Entertainment	0.00	0.00	0.00	0.00%	0.00	150.00	150.00	100.00%
Bank Service Fees	0.00	6.25	6.25	100.00%	0.00	6.25	6.25	100.00%
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%
<b>Total Budgeted Operating Expense</b>	<b>79,392.80</b>	<b>44,901.25</b>	<b>-34,491.55</b>	<b>-76.82%</b>	<b>38,392.66</b>	<b>44,311.66</b>	<b>5,919.00</b>	<b>13.36%</b>
Total Budgeted Operating Income	59,874.90	63,475.14	-3,600.24	-5.67%	64,267.12	63,665.00	602.12	0.95%
Total Budgeted Operating Expense	79,392.80	44,901.25	-34,491.55	-76.82%	38,392.66	44,311.66	5,919.00	13.36%
<b>NOI - Net Operating Income</b>	<b>-19,517.90</b>	<b>18,573.89</b>	<b>-38,091.79</b>	<b>-205.08%</b>	<b>25,874.46</b>	<b>19,353.34</b>	<b>6,521.12</b>	<b>33.70%</b>
<b>Other Income</b>								
Interest on Bank Accounts	216.05	600.00	-383.95	-63.99%	667.94	250.00	417.94	167.18%
<b>Total Budgeted Other Income</b>	<b>216.05</b>	<b>600.00</b>	<b>-383.95</b>	<b>-63.99%</b>	<b>667.94</b>	<b>250.00</b>	<b>417.94</b>	<b>167.18%</b>
<b>Net Other Income</b>	<b>216.05</b>	<b>600.00</b>	<b>-383.95</b>	<b>-63.99%</b>	<b>667.94</b>	<b>250.00</b>	<b>417.94</b>	<b>167.18%</b>
Total Budgeted Income	60,090.95	64,075.14	-3,984.19	-6.22%	64,935.06	63,915.00	1,020.06	1.60%
Total Budgeted Expense	79,392.80	44,901.25	-34,491.55	-76.82%	38,392.66	44,311.66	5,919.00	13.36%
<b>Net Income</b>	<b>-19,301.85</b>	<b>19,173.89</b>	<b>-38,475.74</b>	<b>-200.67%</b>	<b>26,542.40</b>	<b>19,603.34</b>	<b>6,939.06</b>	<b>35.40%</b>
<b>Cash</b>								
Cash in Bank	-19,290.90	0.00	19,290.90	0.00%	25,406.46	0.00	-25,406.46	0.00%



## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Park Vista - Grandpoint Account	0.00	0.00	0.00	0.00%	7.78	0.00	-7.78	0.00%
Park Vista Reserve Account - LAIF	216.05	0.00	-216.05	0.00%	659.26	0.00	-659.26	0.00%
Park Vista Money Market Account - CHASE	0.00	0.00	0.00	0.00%	0.90	0.00	-0.90	0.00%
<b>Total Budgeted Cash</b>	<b>-19,074.85</b>	<b>0.00</b>	<b>19,074.85</b>	<b>0.00%</b>	<b>26,074.40</b>	<b>0.00</b>	<b>-26,074.40</b>	<b>0.00%</b>
<b>Liability</b>								
Key Deposit	-30.00	0.00	-30.00	0.00%	10.00	0.00	10.00	0.00%
Security Deposit	-1,300.00	0.00	-1,300.00	0.00%	-478.00	0.00	-478.00	0.00%
Passthrough Cash Account	1,557.00	0.00	1,557.00	0.00%	0.00	0.00	0.00	0.00%
<b>Total Budgeted Liability</b>	<b>227.00</b>	<b>0.00</b>	<b>227.00</b>	<b>0.00%</b>	<b>-468.00</b>	<b>0.00</b>	<b>-468.00</b>	<b>0.00%</b>

# Item #5

## Park Vista Parking Income

Type	# of Spaces	Monthly Charge	Total Income
Exterior off site lot	18	\$17.50	\$315.00
Interior lower level	18	\$27.50	\$495.00
Interior lower level covered (outside the gate)	2	\$22.50	\$45.00
Interior upper level	20	\$27.50	\$550.00
Interior upper level covered (outside the gate)	3	\$22.50	\$67.50
<b>Totals</b>	<b>61</b>		<b>\$1,472.50</b>

# Inter Transfer Waiting List Rental Rates Comparison

# Item #6

Position on waiting list	Current Unit size	Current Rent	What tenant would pay if they transferred to a Studio IF PAYING 50% OF MARKET AS OF THE TIME THEY WERE ADDED TO THE WAIT LIST		What the tenant would pay if they transferred to a One Bedroom IF PAYING 50% OF MARKET AS OF THE TIME THEY WERE ADDED TO THE WAIT LIST
<b>Grandfathered in for rent rates before 2015</b>					
1)	One Bedroom	\$602	\$475	vs.	\$662.00 "A" 1b/1b 610 sq. ft. / \$625.00 1b/1b "B" 520 sq. ft.
2)	One Bedroom	\$642	\$475	vs.	\$662.00 "A" 1b/1b 610 sq. ft. / \$625.00 1b/1b "B" 520 sq. ft.
3)	One Bedroom	\$602	\$475	vs.	\$662.00 "A" 1b/1b 610 sq. ft. / \$625.00 1b/1b "B" 520 sq. ft.
4)	Studio	\$542	\$475	vs.	\$662.00 "A" 1b/1b 610 sq. ft. / \$625.00 1b/1b "B" 520 sq. ft.
<b>Joined list after 2015</b>					
5)	Studio	\$680	\$705	vs.	\$960
6)	Studio	\$528	\$705	vs.	\$960
7)	One Bedroom	\$956	\$705	vs.	\$960
8)	One Bedroom	\$937	\$705	vs.	\$960
9)	Studio	\$657	\$705	vs.	\$960
10)	One Bedroom	\$681	\$705	vs.	\$960
11)	One Bedroom	\$925	\$705	vs.	\$960
12)	Studio	\$649	\$705	vs.	\$960
13)	Studio	\$422	\$705	vs.	\$960
14)	Studio	\$518	\$705	vs.	\$960
15)	One Bedroom	\$937	\$705	vs.	\$960
16)	One Bedroom	\$882	\$705	vs.	\$960
17)	One Bedroom	\$912	\$705	vs.	\$960
18)	One Bedroom	\$912	\$705	vs.	\$960
19)	One Bedroom	\$626	\$705	vs.	\$960

**PARK VISTA POLICY REGARDING RENTAL RATES  
APPLICABLE TO INTER-UNIT (UNIT-TO-UNIT) TRANSFERS**

Effective June 23, 2021, the policy regarding rental rates applicable to inter-unit transfers (unit-to-unit) by tenants within the Park Vista senior housing facility is hereby amended in its entirety to read as follows:

To ensure the financial future of Park Vista, the applicable rental rate for all inter-unit transfers shall be the same rental rate that would otherwise be charged to a new, incoming tenant moving into the subject unit.

Adopted by the Board of the El Segundo Senior Citizens Housing Corporation, effective June 23, 2021.