



**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, January 26, 2022  
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 AND AB 361**

TELECONFERENCE VIA ZOOM MEETING

Meeting ID: [824 7986 2825](#)

Passcode: [006534](#)

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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/82479862825?pwd=V0xPUitxTTYzQVhoZlNqTGVPfClhpUT09>

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: [824 7986 2825](#)

Passcode: [006534](#)

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](mailto: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.**

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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, December 1, 2021

*Recommendation:* Approve

### C. CITY STAFF REPORT

### D. NEW BUSINESS

#### 1. Continue Authorization of Teleconferencing Meetings Pursuant to Assembly Bill 361.

Adopt resolution making specified findings and authorizing the continued use of teleconferenced meetings pursuant to Government Code section 54953(e).

#### 2. President's Report. (Paul Lanyi)

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

*Recommendation:* Receive and File

#### 3. 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

#### 4. Scope of Work for Design and Specifications for Replacement of Water and Sewer Lines (Lifan Xu, Public Works Department)

In response to a request from the Board, the Department of Public Works retained a consultant to survey the condition of the hot/cold domestic water lines in Park Vista. During the inspection, the consultant discovered evidence of degradation in the building's sewer lines and also found that the gas lines for the boiler are not compliant with current standards. Consequently, the consultant is recommending a second field survey to assess the condition of the sewer lines and the boiler's gas lines. The Department is recommending that the consultant's scope of work be expanded to include the second field survey as well as design and specifications for replacement of the sewer lines (in addition to the water lines) and the boiler's gas lines. The original scope of work was for an amount not to exceed \$25,000. The expanded scope of work would require an additional \$44,290.

*Recommendation:* Receive oral report from Public Works Department and approve the expanded scope of work.

#### 5. Rental Rate Increase for Current Tenants (Neil Cadman)

Board will consider whether to increase rental rates for current tenants and, if so, by what amount.

*Recommendation:* Discussion and Possible Action.

#### 6. Consider Charging New, Incoming Tenants for Basic Cable Service. (Gregg Kovacevich)

The Senior Housing Corporation provides basic cable television service to all units at no additional cost to tenants. On December 1, 2021, the Board approved a \$50 per month basic cable fee on all new incoming tenants.

**Recommendation:** Discussion and possible additional action regarding changes to cable television service policy.

**7. High-Speed Data and Internet Service to Park Vista (Neil Cadman)**

The Board will discuss and consider whether to pursue options for bringing high-speed data and internet service into Park Vista.

**Recommendation:** Discussion and Possible Action.

**E. UNFINISHED BUSINESS**

**None.**

**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.

**ADJOURNMENT**

**NEXT REGULAR MEETINGS:**

Wednesday, February 23, 2022

Wednesday, March 23, 2022

Wednesday, April 27, 2022

**MINUTES OF THE SPECIAL MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday,**  
**December 01, 2021**  
**Park Vista Senior Housing**  
**350 Main St., El Segundo, CA 90245**

**CALL TO ORDER:**

The special meeting was called to order at 3:35 p.m. by Board President Paul Lanyi.

**ROLL CALL**

**Members Present:** Paul Lanyi  
Paula Rotolo  
Tim Whelan  
Julia Newman  
Denise Fessenbecker

**Others:** Steve Haxton  
Neil Cadman  
Eduardo Schonborn  
Venus Wesson

**A. PUBLIC COMMUNICATION**

Planning Manager Eduardo Schonborn read into the record an email from Shelly Tucker regarding the parking rates. Steve Haxton stated his concerns regarding increasing cable fees by \$50 monthly fee for new resident.

**B. APPROVAL OF MEETING MINUTES**

Paul motioned to approve the October 27, 2021 Minutes. Motion to approve passed 5-0.

**C. CITY STAFF REPORT**

Eduardo updated the board regarding the contract with Many Mansions, indicating that it has been executed. He stated that he will reach out to Many Mansion to introduce themselves at the next meeting. Eduardo stated that he does not have any updates on the booster shots.

Neil Cadman stated that the city contacted him personally and sent out a survey Park Vista resident who would like to receive their booster.

Steven Haxton stated that Park Vista resident have been provided with their booster.

**D. NEW BUSINESS**

**1. President's Report (Paul Lanyi)**

Paul acknowledged that currently \$42,000 has been spent on vacancy preparations. He shared his concern about meeting in person and expressed his desire to continue in zoom with the new variant. Eduardo stated with the new variant will be monitored as the weeks progress and the need to be masked up.

Eduardo addressed the boards inquiry about the special meeting time and day of the regular schedule meeting was originally held on 4<sup>th</sup> Wednesday at 7:00pm at the facility.

Paul asked the city attorney about parking fee paid by rent. Neil clarified that he confirmed with the city attorney that the parking fee is not considered part of the rent paid by tenants.

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

Paul inquired about how much spent in 2019 comparison for vacancies preparations. Neil stated that he will provide the vacancies cost from 2018-2019. Neil suggested that the 2020/2021 is a unique year due to moratorium.

Tim inquired about the \$35,000 in maintenance preparations. Neil stated that is correct.

Neil addressed the insurance bill for \$50,000 of earthquake from the city has yet to be received. He stated that it has increased because the insurance company didn't understand it was a government own building.

Tim inquired about insurance claims that were submitted. Neil stated that a tenant overflowed their sink that caused water damages, and slip and fall from a carpet.

Denise asked how many bids received to obtain the new vendor. Neil responded that they have selected an.

Receive and file: Motion carried 5-0

## **3. 2022 Park vista Operating Budget (Neil Cadman)**

Neil provided a background of his proposed budget.

Tim inquired if it has been a substantial increase in the proposed budget. Neil stated that there was an increase in his insurance fees.

Paula inquired about the water increase rate in the budget. Neil responded that water has increased by \$5,000 per year.

Paul inquired what the net profit for 2021 versus that projected for 2022. Neil stated that net profit for 2021 is \$157,000, and for 2022 it is projected at \$125,000.

Everyone was in agreement to accept the proposed budget.

Motion to approved passed 5-0.

Neil informed Eduardo that this item needs to go to City Council for the agenda in January 2022 the State of Park Vista.

## **E. UNFINISHED BUSINESS**

### **4. Report from Ad Hoc Subcommittee; Consider Establishing a New Wait List and Corresponding Policy for Existing Tenants Seeking to Transfer Between Unit Types Due to a Life Changing Circumstance. (Paul Lanyi and Tim Whelan)**

Tim indicated that as of last meeting the policy went into effect regarding the verbiage of change of life with language removed regarding health issue.

Motion to approved passed 5-0.

Neil requested for a word document to be submitted to him and that we will need to update the operating agreement with Eduardo. Neil when does this go into effect. Tim stated as of the last meeting it was effective immediately.

**5. Consider Imposing a Monthly Fee Upon New Incoming Tenants for Basic Cable Service. (Paul Lanyi)**

Paul indicated that all new tenants will be charged a \$50 fee.

Board asked Eduardo to confirm with the city council that this is not a rent increase.

Neil stated that is contract price with Spectrum not per resident, and that it must be brought up with city attorney Gregg Kovacevich.

Julia raised a question as who make the final decision on to the fee increase is it a goal of affordable housing. Paul stated this is direction from the City Council.

Paul asked Denise and Julia to present a mission statement to be presented to the council.

Motion to approved carried 4-1, with Tim dissenting. Tim shared his compassion on the elderly with the out dated system to impose a fee on the new tenants.

Paul would like to have a discussion with Public Works.

**F. MANAGEMENT REPORT**

- Neil informed the board that a maintenance issue occurred today that resulted in the water being shut off.
- Communication with the city regarding the booster shots had already been done by Rec and Park. He would like to have the chain of command go through Eduardo or Venus to relay the information to Cadman group.
- Group of tenants are bypassing the management team with complaints and are going directly to the City Manager.
- The City approved a tenant party at Park Vista.
- New full-time maintenance employee has recently started.

**G. BOARD MEMBER REPORT**

NEXT MEETING: Wednesday, January 26, 2022

ADJOURMENT: 4:55 pm

## RESOLUTION NO. 22-01

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE EL SEGUNDO SENIOR CITIZENS HOUSING CORPORATION FINDING THAT CERTAIN CONDITIONS EXIST TO CONTINUE CONDUCTING PUBLIC MEETINGS VIA TELECONFERENCING PURSUANT TO GOVERNMENT CODE SECTION 54953(e)**

The Board of Directors of the El Segundo Senior Citizen Housing Corporation hereby resolves as follows:

SECTION 1: The Board of Directors finds as follows:

- A. On March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency in California due to the threat of the COVID-19 pandemic. This gubernatorial proclamation, among other things, suspended local government emergency declaration, reporting, and extension requirements of Government Code § 8630 for the duration of the COVID-19 pandemic.
- B. On September 16, 2021, Assembly Bill No. 361 (“AB 361”) took effect. Among other things, AB 361 amended certain provisions of the Ralph M. Brown Act governing open meetings to allow teleconferencing, including internet-based video conferencing, in a manner similar to previously-issued gubernatorial executive orders.
- C. During a proclaimed state of emergency, AB 361 allows a legislative body to continue utilizing teleconferencing to conduct public meetings under certain circumstances, provided the legislative body makes certain findings.
- D. After an initial meeting in which certain findings are made, to continue meeting pursuant to AB 361, the legislative body must, every 30 days thereafter, declare that it has reconsidered the circumstances of the state of emergency and either: (1) the state of emergency continues to directly impact the ability of the members to meet safely in person; or (2) state or local officials continue to impose or recommend measures to promote social distancing.

SECTION 2: *Teleconferencing*. Pursuant to Government Code § 54953(e), the Board of Directors finds as follows:

- A. The state of California continues to be in a declared state of emergency pursuant to Government Code § 8625 (the California Emergency Services

Act; see Government Code § 54953(e)(3); see *also* Governor's Proclamation dated March 4, 2020);

- B. Based upon the most recent Order of the Health Officer for the County of Los Angeles Department of Public Health, masks and social distancing continue to be necessary to curb the spread of COVID-19 (Government Code § 54953(e)(3)(B)(ii));
- C. The circumstances continue to directly impact the ability of the members of the Board of Directors to meet safely in person;
- D. Accordingly, to protect public health, the Board of Directors finds that it is in the public interest to conduct its public meetings via teleconference as defined by Government Code § 54953;
- E. The Board of Directors will adhere to all requirements of Government Code § 54953(e) governing teleconferencing during the emergency.

SECTION 3: Reporting. Every 30 days following adoption of this Resolution, the Board will reconsider the extension of the teleconferencing method of public meetings in accordance with Government Code § 54953(e)(3). Such determinations may take the form of a minute order and be placed on the consent calendar.

SECTION 4: Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 5: Authorization. The Board's President is authorized to sign this Resolution signifying its adoption by the Board of Directors of the El Segundo Senior Citizens Housing Corporation.

PASSED AND ADOPTED this 26th day of January, 2022.

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Paul Lanyi, President





**CADMANGROUP**

# **PARK VISTA**

## Financial Reporting Analysis

### November 2021

**Gross Income:** \$70,292.91

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

**Gross Expenses:** \$79,058.58

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

- *No Water bills in November*
- *Maintenance of \$51,007.13 which comprised mostly of normal maintenance plus vacancy preparation expenses and one large emergency damage clearing resulting from plumbing repair due to a sewer line leak into an unoccupied unit. Black water flooded the unit.*
- *No Capital Repairs.*

**Net Income:** -\$8,765.67

**Total Account Balances:** \$1,507,651.78

*Upcoming major expenses: Payment of the Earthquake Insurance premium estimated at over \$50,000.00; the City has not invoiced Park Vista at this time. Still have not been invoiced by the City (to our knowledge unless taken out of the 502 City controlled account).*

**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: 96.9% occupied on 11/1/2021  
99% occupied on 11/30/2021**

**Move-outs: 0**

**Move-ins: 5**

**Notices to Vacate: 0**

**Budget Comparison Notes:**

**Operations: Operations for the month was a net income of \$34,157.33 under budget for November, and \$75,257.14 under budget YTD.**

**Income**

- **Income for the month of November \$6,625.61 over budget and \$9,095.70 under budget YTD due to the vacancies for the first 8 months of 2021 that are still residual due to the old waiting list policies that created 16 vacancies.**

**Expenses:**

- **Overall \$34,157.33 over budget for all expenses for November.**
- **Maintenance \$38,007.13 over budget for November and \$65,109.32 over budget YTD.**
- **Electricity \$382.79 under budget in November and \$4,318.55 under budget YTD.**
- **Gas \$64.97 under budget for November and \$460.52 under budget YTD.**
- **Cable Television over budget by \$254.07 Spectrum raised fees again and we did not know how much it would be raised when the budget was created.**
- **Water under budget \$5,091.47 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: Nov 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	67,137.00	95.77	666,696.00	96.74
Parking Income	1,542.50	2.20	15,789.50	2.29
<b>Total RENT</b>	<b>68,679.50</b>	<b>97.97</b>	<b>682,485.50</b>	<b>99.04</b>
Maintenance Charge Income Account	0.00	0.00	0.00	0.00
Prepayment	622.50	0.89	2,320.00	0.34
NSF Bank Fees Collected	25.00	0.04	25.00	0.00
Laundry Income	773.75	1.10	4,300.34	0.62
<b>Total Operating Income</b>	<b>70,100.75</b>	<b>100.00</b>	<b>689,130.84</b>	<b>100.00</b>
<b>Expense</b>				
Fire Service	0.00	0.00	511.19	0.07
Maintenance	51,007.13	72.76	208,109.32	30.20
Elevator service	0.00	0.00	13,713.96	1.99
Gardening	1,076.90	1.54	12,238.70	1.78
Management Fees	15,500.00	22.11	199,964.16	29.02
Security Service	0.00	0.00	15,064.07	2.19
Pest Control	914.00	1.30	2,750.00	0.40
Insurance - Property	0.00	0.00	42,595.72	6.18
Licenses and Permits	25.00	0.04	550.00	0.08
Electricity	1,317.21	1.88	14,381.45	2.09
Gas	1,135.03	1.62	12,739.48	1.85
Water	0.00	0.00	33,408.53	4.85
Telephone/Internet	3,129.24	4.46	24,063.31	3.49
Cable/Television	4,954.07	7.07	53,913.17	7.82
Office Supplies	0.00	0.00	182.83	0.03
Uniforms	0.00	0.00	0.00	0.00
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	7,750.00	1.12
<b>Total Operating Expense</b>	<b>79,058.58</b>	<b>112.78</b>	<b>641,995.89</b>	<b>93.16</b>
<b>NOI - Net Operating Income</b>	<b>-8,957.83</b>	<b>-12.78</b>	<b>47,134.95</b>	<b>6.84</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	192.16	0.27	2,634.81	0.38
<b>Total Other Income</b>	<b>192.16</b>	<b>0.27</b>	<b>2,634.81</b>	<b>0.38</b>
<b>Other Expense</b>				
<b>Capital Expenditures</b>				
Plumbing	0.00	0.00	19,504.00	2.83
Capital Improvements	0.00	0.00	-30,721.20	-4.46
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>-11,217.20</b>	<b>-1.63</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>-11,217.20</b>	<b>-1.63</b>
<b>Net Other Income</b>	<b>192.16</b>	<b>0.27</b>	<b>13,852.01</b>	<b>2.01</b>
Total Income	70,292.91	100.27	691,765.65	100.38
Total Expense	79,058.58	112.78	630,778.69	91.53
<b>Net Income</b>	<b>-8,765.67</b>	<b>-12.50</b>	<b>60,986.96</b>	<b>8.85</b>

## Balance Sheet

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

As of: 11/30/2021

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash in Bank	355,587.98
Park Vista Reserve Account - LAIF	1,152,063.80
<b>Total Cash</b>	<b>1,507,651.78</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>2,040,990.73</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Pet Deposit	4,725.00
Key Deposit	1,510.00
Security Deposit	59,090.00
Passthrough Cash Account	-661.00
Accounts Payable	2,595.00
<b>Total Liabilities</b>	<b>67,259.00</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	60,986.96
Calculated Prior Years Retained Earnings	1,715,166.82
<b>Total Capital</b>	<b>1,973,731.73</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,040,990.73</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:** 11/01/2021 to 11/30/2021

**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>6210 - Maintenance</b>											
M15068	11/02/2021	11/02/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	221	CARPET DEPOT, INC.	1,973.31	0.00	416A-12C2	11/24/2021	Vacancy prep <input type="checkbox"/> 221 <input type="checkbox"/> new carpet installation throughout unit.
33193	11/04/2021	11/04/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	21.43	0.00	1104	11/04/2021	<input type="checkbox"/> uill Inv 19783386 - Cleaning Supplies
33193	11/04/2021	11/04/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	86.33	0.00	1104	11/04/2021	<input type="checkbox"/> uill INV 19756610 - cleaning supplies
33193	11/04/2021	11/04/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	201.46	0.00	1104	11/04/2021	<input type="checkbox"/> uill Inv 19892101 - Office supplies
9196647787	11/04/2021	11/04/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	92.22	0.00	5794	11/05/2021	New lo profile toilet tank for Unit <input type="checkbox"/> 103
9196493369	11/04/2021	11/04/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	37.09	0.00	5794	11/05/2021	Maintenance supplies for Unit <input type="checkbox"/> 103
9196493371	11/04/2021	11/04/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,034.78	0.00	5794	11/05/2021	Vacancy prep <input type="checkbox"/> new dishwasher for Unit <input type="checkbox"/> 204

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				90245							
9196556775	11/04/2021	11/04/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	820.16	0.00	5794	11/05/2021	Vacancy prep new gas range for Unit 101
9196600411	11/04/2021	11/04/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	-109.63	0.00	5794	11/05/2021	Refund for original invoice 9195746585 - Apply to Invoice 9196556775
60937	11/08/2021	11/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Industrial Lock & Security Inc.	127.89	0.00	3000000255	11/22/2021	Trash door repair parts and service.
36921	11/08/2021	11/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	221	Total Maintenance Group, Inc.	227.00	0.00	FAB7-ED46	11/22/2021	Vacancy prep 221 1b/1b entire unit cleaning, patios, appliances, blinds.
586856	11/09/2021	11/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Frank Hauling & Maintenance	200.00	0.00	FAB8-DD32	11/22/2021	Haul away old appliances of vacancy preps 101, 317.
9196832976	11/09/2021	11/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	120.61	0.00	5796	11/09/2021	New garbage disposal for Unit 202
9196832977	11/09/2021	11/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	214.61	0.00	5796	11/09/2021	Vertical blinds for Unit 313 & 202
9196954132	11/09/2021	11/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	92.22	0.00	5796	11/09/2021	New lo profile tank for Unit 322
02627	11/13/2021	11/13/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Hernandez Carpet Care	700.00	0.00	6398	11/24/2021	Annual carpet cleaning and shampoo entire floor -

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				90245							3rd floor common areas.
44211	11/16/2021	11/16/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	134.81	0.00	6303	11/16/2021	Maintenance supplies
33222	11/17/2021	11/17/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	77.19	0.00	ACH	11/17/2021	□uill INV 20536977 - Maintenance supplies
33222	11/17/2021	11/17/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	22.02	0.00	ACH	11/17/2021	□uill INV 20542500 - cleaning supplies
33222	11/17/2021	11/17/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	26.21	0.00	ACH	11/17/2021	□uill INV 20542667 - Face Coverings
33222	11/17/2021	11/17/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	1,190.00	0.00	ACH	11/17/2021	Stanley Louis Co. □early Maintenance For Boilers
1273583-3	11/19/2021	11/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Lambert Heating & Air Conditioning	1,869.00	0.00	416E-C39E	11/24/2021	Replacement of wall furnace for unit, venting, materials and installation. □217
1273583	11/19/2021	11/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Lambert Heating & Air Conditioning	140.00	0.00	FAB9-C4AE	11/22/2021	Service call after gas company visit to inspect gas smell of heater now working properly. □217
233781	11/19/2021	11/19/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Pere□ Reconstruction Contractors, Inc.	7,775.65	0.00	416F-9008	11/24/2021	Emergency water damage service, removal and restoration after sewage



**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
											overflow flooding of unit.
9197032712	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	113.64	0.00	6309	11/24/2021	Vertical blinds for unit □101
9197516994	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,034.78	0.00	6309	11/24/2021	Vacancy prep□ new dishwasher for Unit □101
9197516996	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,034.78	0.00	6309	11/24/2021	Vacancy prep□ new dishwasher for Unit □322
9197077578	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	210.15	0.00	6309	11/24/2021	Vacancy prep□ maintenance supplies for Unit □101
9197107450	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	50.96	0.00	6309	11/24/2021	Maintenance supplies for Unit □103
9197107451	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	50.96	0.00	6309	11/24/2021	Maintenance supplies for Unit □104
9197207289	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	820.16	0.00	6309	11/24/2021	Vacancy prep□ new gas range for Unit □221
9197250481	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	250.66	0.00	6309	11/24/2021	□anitorial supplies
9197288759	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	798.26	0.00	6309	11/24/2021	vacancy prep□ new refrigerator for Unit □101

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
9197409622	11/24/2021	11/24/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	105.01	0.00	6309	11/24/2021	General building cleaning supplies
092303	11/29/2021	11/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	Garcia, Gerardo	260.00	0.00	3000000257	12/10/2021	Unclogged sinks of units □312 and □412 snaking drain to garage.
092302	11/29/2021	11/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Garcia, Gerardo	90.00	0.00	3000000257	12/10/2021	Replace toilet flapper, snake toilet to flush properly.
092301	11/29/2021	11/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Garcia, Gerardo	85.00	0.00	3000000257	12/10/2021	Replace pop-up assembly of bathroom sink to stop leaking into cabinet.
37065	11/29/2021	11/29/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Total Maintenance Group, Inc.	207.00	0.00	B9AC-84A6	12/10/2021	Vacancy prep □101 □full unit cleaning 1b/ 1b.
M15127	11/30/2021	11/30/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	CARPET DEPOT, INC.	1,848.63	0.00	80D0-735C	12/17/2021	Vacancy prep □101 □ commercial carpet install in living areas and vinyl in kitchen and bath.
36902	11/30/2021	11/30/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Total Maintenance Group, Inc.	7,680.00	0.00	80CF-7772	12/17/2021	Water damage restoration □ drywall repairs and rebuild of unit □101 from black water overflow and intrusion into unit..
							<b>31,714.35</b>	<b>0.00</b>			

**6250 - Gardening**

5004	11/04/2021	11/04/2021	6250 - Gardening	Park Vista - 615 E. Holly		Octavio Ro'as Landscaping	1,076.90	0.00	38FE-3B80	11/04/2021	Monthly Service -
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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							October
<b>6270 - Management Fees</b>											
	11/01/2021	11/01/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,500.00	0.00	ACH	11/01/2021	Management Fees for 11/ 2021
<b>6315 - Pest Control</b>											
11869	11/02/2021	11/02/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	211	Golden One Pest Control	425.00	0.00	FAB2-D7D4	11/22/2021	Termite spot treatment in sliding glass patio pdoor frame and window areas 1 year warranty 211.
11870	11/02/2021	11/02/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Golden One Pest Control	275.00	0.00	FAB2-D7D4	11/22/2021	Termite treatment to bedroom window areas 1 year warranty.
143720	11/04/2021	11/04/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	150.00	0.00	3000000249	11/04/2021	Vermin Service 10/21/ 21
438951	11/16/2021	11/16/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	64.00	0.00	6306	11/16/2021	Monthly Service - November
							<b>914.00</b>	<b>0.00</b>			
<b>6384 - Licenses and Permits</b>											
33222	11/17/2021	11/17/2021	6384 - Licenses and Permits	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	25.00	0.00	ACH	11/17/2021	Sec of State Filing - SI-100
<b>6410 - Electricity</b>											
700394170456	11/24/2021	11/24/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El		Edison	1,222.65	0.00	5799	11/24/2021	Service 10/12/ 21 - 11/9/21

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							
700587779325	11/24/2021	11/24/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	94.56	0.00	6307	11/24/2021	Service 10/12/ 21 - 11/9/21
							<b>1,317.21</b>	<b>0.00</b>			
<b>6420 - Gas</b>											
056 105 3200 3	11/16/2021	11/16/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,128.67	0.00	3000000253	11/16/2021	Service 10/4/ 21 - 11/3/21
075 005 3297 8	11/16/2021	11/16/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Gas Company	6.36	0.00	3000000254	11/16/2021	Service 10/4/ 21 - 11/3/21
							<b>1,135.03</b>	<b>0.00</b>			
<b>6445 - Telephone/Internet</b>											
287272447593	11/04/2021	11/04/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.50	0.00	5793	11/05/2021	Service 10/17/ 21 - 11/16/21
145150448	11/09/2021	11/09/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	153.50	0.00	5795	11/09/2021	Service 10/27/ 21 - 11/28/21
310-322-5036	11/16/2021	11/16/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,472.03	0.00	6300	11/16/2021	Service 11/4/ 21 - 12/3/21
310-640-7156	11/16/2021	11/16/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	924.47	0.00	6301	11/16/2021	Service 11/5/ 21 - 12/4/21
149394202	11/16/2021	11/16/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	228.34	0.00	6302	11/16/2021	Service 11/3/ 21 - 12/2/21

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
310-519-1730	11/24/2021	11/24/2021	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	224.21	0.00	5797	11/24/2021	Service 11/13/21 - 12/12/21
3370000205336	11/24/2021	11/24/2021	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	103.19	0.00	5798	11/24/2021	Service 11/9/21 - 12/8/21
							<b>3,129.24</b>	<b>0.00</b>			
<b>6455 - Cable/Television</b>											
8448 30 006 0017008	11/16/2021	11/16/2021	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	4,934.69	0.00	6304	11/16/2021	Service 11/4/21 - 12/3/21
8448 30 006 0255251	11/16/2021	11/16/2021	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	19.38	0.00	6305	11/16/2021	Service 10/30/21 - 11/29/21
							<b>4,954.07</b>	<b>0.00</b>			
<b>Total</b>							<b>59,765.80</b>	<b>0.00</b>			

## Budget - Comparative

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

Period Range: Nov 2021 to Nov 2021

Comparison Period Range: Nov 2020 to Nov 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	67,137.00	63,562.00	3,575.00	5.62%	60,157.00	62,000.00	-1,843.00	-2.97%
Parking Income	1,542.50	1,445.00	97.50	6.75%	1,445.00	1,250.00	195.00	15.60%
<b>Total RENT</b>	<b>68,679.50</b>	<b>65,007.00</b>	<b>3,672.50</b>	<b>5.65%</b>	<b>61,602.00</b>	<b>63,250.00</b>	<b>-1,648.00</b>	<b>-2.61%</b>
Vacancy	0.00	-1,906.86	1,906.86	100.00%	0.00	0.00	0.00	0.00%
Prepayment	622.50	0.00	622.50	0.00%	10.00	0.00	10.00	0.00%
NSF Bank Fees Collected	25.00	0.00	25.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	773.75	375.00	398.75	106.33%	0.00	415.00	-415.00	-100.00%
<b>Total Budgeted Operating Income</b>	<b>70,100.75</b>	<b>63,475.14</b>	<b>6,625.61</b>	<b>10.44%</b>	<b>61,612.00</b>	<b>63,665.00</b>	<b>-2,053.00</b>	<b>-3.22%</b>
<b>Expense</b>								
Fire Service	0.00	500.00	500.00	100.00%	600.00	335.00	-265.00	-79.10%
Maintenance	51,007.13	13,000.00	-38,007.13	-292.36%	7,065.13	13,000.00	5,934.87	45.65%
Elevator service	0.00	1,250.00	1,250.00	100.00%	0.00	850.00	850.00	100.00%
Gardening	1,076.90	1,250.00	173.10	13.85%	979.00	1,350.00	371.00	27.48%
Management Fees	15,500.00	15,000.00	-500.00	-3.33%	22,190.33	14,500.00	-7,690.33	-53.04%
Pest Control	914.00	400.00	-514.00	-128.50%	60.00	400.00	340.00	85.00%
Insurance - Property	0.00	0.00	0.00	0.00%	-9,967.00	0.00	9,967.00	0.00%
Licenses and Permits	25.00	0.00	-25.00	0.00%	0.00	35.00	35.00	100.00%
Electricity	1,317.21	1,700.00	382.79	22.52%	1,378.54	1,700.00	321.46	18.91%
Gas	1,135.03	1,200.00	64.97	5.41%	1,839.10	1,000.00	-839.10	-83.91%
Water	0.00	3,500.00	3,500.00	100.00%	0.00	3,750.00	3,750.00	100.00%
Telephone/Internet	3,129.24	1,300.00	-1,829.24	-140.71%	1,394.53	1,250.00	-144.53	-11.56%
Cable/Television	4,954.07	4,700.00	-254.07	-5.41%	4,674.16	4,500.00	-174.16	-3.87%

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Office Supplies	0.00	300.00	300.00	100.00%	0.00	300.00	300.00	100.00%
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>79,058.58</b>	<b>44,901.25</b>	<b>-34,157.33</b>	<b>-76.07%</b>	<b>30,213.79</b>	<b>44,311.66</b>	<b>14,097.87</b>	<b>31.82%</b>
Total Budgeted Operating Income	70,100.75	63,475.14	6,625.61	10.44%	61,612.00	63,665.00	-2,053.00	-3.22%
Total Budgeted Operating Expense	79,058.58	44,901.25	-34,157.33	-76.07%	30,213.79	44,311.66	14,097.87	31.82%
<b>NOI - Net Operating Income</b>	<b>-8,957.83</b>	<b>18,573.89</b>	<b>-27,531.72</b>	<b>-148.23%</b>	<b>31,398.21</b>	<b>19,353.34</b>	<b>12,044.87</b>	<b>62.24%</b>
<b>Other Income</b>								
Interest on Bank Accounts	192.16	600.00	-407.84	-67.97%	408.67	250.00	158.67	63.47%
<b>Total Budgeted Other Income</b>	<b>192.16</b>	<b>600.00</b>	<b>-407.84</b>	<b>-67.97%</b>	<b>408.67</b>	<b>250.00</b>	<b>158.67</b>	<b>63.47%</b>
<b>Net Other Income</b>	<b>192.16</b>	<b>600.00</b>	<b>-407.84</b>	<b>-67.97%</b>	<b>408.67</b>	<b>250.00</b>	<b>158.67</b>	<b>63.47%</b>
Total Budgeted Income	70,292.91	64,075.14	6,217.77	9.70%	62,020.67	63,915.00	-1,894.33	-2.96%
Total Budgeted Expense	79,058.58	44,901.25	-34,157.33	-76.07%	30,213.79	44,311.66	14,097.87	31.82%
<b>Net Income</b>	<b>-8,765.67</b>	<b>19,173.89</b>	<b>-27,939.56</b>	<b>-145.72%</b>	<b>31,806.88</b>	<b>19,603.34</b>	<b>12,203.54</b>	<b>62.25%</b>
<b>Cash</b>								
Cash in Bank	-2,602.83	0.00	2,602.83	0.00%	31,398.21	0.00	-31,398.21	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%	7.53	0.00	-7.53	0.00%
Park Vista Reserve Account - LAIF	192.16	0.00	-192.16	0.00%	400.24	0.00	-400.24	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>-2,410.67</b>	<b>0.00</b>	<b>2,410.67</b>	<b>0.00%</b>	<b>31,806.88</b>	<b>0.00</b>	<b>-31,806.88</b>	<b>0.00%</b>
<b>Liability</b>								
Pet Deposit	400.00	0.00	400.00	0.00%	0.00	0.00	0.00	0.00%
Key Deposit	130.00	0.00	130.00	0.00%	0.00	0.00	0.00	0.00%
Security Deposit	5,825.00	0.00	5,825.00	0.00%	0.00	0.00	0.00	0.00%
<b>Total Budgeted Liability</b>	<b>6,355.00</b>	<b>0.00</b>	<b>6,355.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>



**EL SEGUNDO SENIOR CITIZENS HOUSING  
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

January 18, 2022

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:	Q4-2021	<b>November-21</b>
		<b><u>Original</u></b>
Beginning balance at October 1, 2021		\$ 1,151,673.08
Accrued: Interest (Posted quarterly)		390.72
Add: Deposits		
Less: Withdrawals		
		<hr/>
<b>TOTAL IN LAIF - G/L# 504-101-0000-0004:</b>	<b><u>As of</u></b> <b>11/30/2021</b>	<b>\$ 1,152,063.80</b>

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	October	@	0.203%	Actual	<b>LAIF</b> for <b>31</b> days	198.56
Interest Earned	November	@	0.203%	Actual	<b>LAIF</b> for <b>30</b> days	192.16
Interest Earned	December	@		Actual	<b>LAIF</b> for <b>31</b> days	-
<b>Accrued Interest</b>	<b>quarter to date</b>					<b>390.72</b>

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, Chief Financial Officer  
Dave Davis, Finance Manager  
Eva Gettler, Accounting Supervisor  
Michael Allen Director-Development Services  
Neil Cadman, Facility Management for Park Vista  
Eduardo Schonborn, Principal Planner  
Venus Wesson, Sr. Admin Specialist



# PARK VISTA

## Financial Reporting Analysis

December 2021

**Gross Income:** \$72,154.86

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

**Gross Expenses:** \$48,604.72

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

- *Water bills of \$7,360.45 in December*
- *Maintenance of \$16,118.28 which comprised mostly of normal maintenance plus vacancy preparation expenses for one unit and clean up of the residual damage to a unit from a sewage leak.*
- *No Capital Repairs.*

**Net Income:** \$24,702.14

**Total Account Balances:** \$1,532,373.92

*Upcoming major expenses: Payment of the Earthquake Insurance premium estimated at over \$50,000.00; the City has not invoiced Park Vista at this time. Still have not been invoiced by the City (to our knowledge unless taken out of the 502 City controlled account).*

**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: 100% occupied on 12/1/2021  
100% occupied on 12/31/2021**

**Move-outs: 0**

**Move-ins: 1**

**Notices to Vacate: 0**

**Budget Comparison Notes:**

**Operations: Operations for the month was a net income of \$4,376.25 over budget for December, and \$72,724.58 under budget YTD.**

**Income**

- **Income for the month of December \$8,472.36 over budget and \$623.34 under budget YTD due to the vacancies for the first 8 months of 2021 that are still residual due to the old waiting list policies that created 16 vacancies.**

**Expenses:**

- **Overall \$3,703.47 over budget for all expenses for December.**
- **Maintenance \$3,118.28 over budget for December and \$68,227.60 over budget YTD.**
- **Electricity \$258.15 under budget in December and \$4,576.70 under budget YTD.**
- **Gas \$217.15 over budget for December and \$243.47 under budget YTD.**
- **Cable Television over budget by \$2,467.45. Spectrum raised fees again and we did not know how much it would be raised when the budget was created.**
- **Water under budget \$1,231.02 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: Dec 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	68,743.00	95.55	735,439.00	96.63
Parking Income	1,510.00	2.10	17,299.50	2.27
<b>Total RENT</b>	<b>70,253.00</b>	<b>97.64</b>	<b>752,738.50</b>	<b>98.90</b>
Maintenance Charge Income Account	0.00	0.00	0.00	0.00
Prepayment	1,669.50	2.32	3,989.50	0.52
NSF Bank Fees Collected	25.00	0.03	50.00	0.01
Laundry Income	0.00	0.00	4,300.34	0.57
<b>Total Operating Income</b>	<b>71,947.50</b>	<b>100.00</b>	<b>761,078.34</b>	<b>100.00</b>
<b>Expense</b>				
Fire Service	0.00	0.00	511.19	0.07
Maintenance	16,118.28	22.40	224,227.60	29.46
Elevator service	1,483.20	2.06	15,197.16	2.00
Gardening	1,744.90	2.43	13,983.60	1.84
Management Fees	15,500.00	21.54	215,464.16	28.31
Security Service	0.00	0.00	15,064.07	1.98
Pest Control	214.00	0.30	2,964.00	0.39
Insurance - Property	0.00	0.00	42,595.72	5.60
Licenses and Permits	0.00	0.00	550.00	0.07
Electricity	1,441.85	2.00	15,823.30	2.08
Gas	1,417.05	1.97	14,156.53	1.86
Water	7,360.45	10.23	40,768.98	5.36
Telephone/Internet	3,293.61	4.58	27,356.92	3.59
Cable/Television	19.38	0.03	53,932.55	7.09
Office Supplies	0.00	0.00	182.83	0.02
Uniforms	0.00	0.00	0.00	0.00
Advertising & Promotion	0.00	0.00	0.00	0.00
Bank Service Fees	12.00	0.02	72.00	0.01
Professional Fees	0.00	0.00	7,750.00	1.02
<b>Total Operating Expense</b>	<b>48,604.72</b>	<b>67.56</b>	<b>690,600.61</b>	<b>90.74</b>
<b>NOI - Net Operating Income</b>	<b>23,342.78</b>	<b>32.44</b>	<b>70,477.73</b>	<b>9.26</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	207.36	0.29	2,842.17	0.37
<b>Total Other Income</b>	<b>207.36</b>	<b>0.29</b>	<b>2,842.17</b>	<b>0.37</b>
<b>Other Expense</b>				
<b>Capital Expenditures</b>				
Plumbing	0.00	0.00	19,504.00	2.56
Capital Improvements	0.00	0.00	-30,721.20	-4.04
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>-11,217.20</b>	<b>-1.47</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>-11,217.20</b>	<b>-1.47</b>
<b>Net Other Income</b>	<b>207.36</b>	<b>0.29</b>	<b>14,059.37</b>	<b>1.85</b>
Total Income	72,154.86	100.29	763,920.51	100.37
Total Expense	48,604.72	67.56	679,383.41	89.27
<b>Net Income</b>	<b>23,550.14</b>	<b>32.73</b>	<b>84,537.10</b>	<b>11.11</b>

## Balance Sheet

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

As of: 12/31/2021

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash in Bank	380,102.76
Park Vista Reserve Account - LAIF	1,152,271.16
<b>Total Cash</b>	<b>1,532,373.92</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>2,065,712.87</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Pet Deposit	4,725.00
Key Deposit	1,530.00
Security Deposit	60,242.00
Passthrough Cash Account	-661.00
Accounts Payable	2,595.00
<b>Total Liabilities</b>	<b>68,431.00</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	84,537.10
Calculated Prior Years Retained Earnings	1,715,166.82
<b>Total Capital</b>	<b>1,997,281.87</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,065,712.87</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:** 12/01/2021 to 12/31/2021

**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>6210 - Maintenance</b>											
092320	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	315	Garcia, Gerardo	145.00	0.00	3000000259	12/17/2021	Install new garbage disposal, install lock on screen door.
092318	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Garcia, Gerardo	180.00	0.00	3000000259	12/17/2021	After hours Sunday evening call clear kitchen sink drains between units 111, 217.
092317	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	508	Garcia, Gerardo	185.00	0.00	3000000259	12/17/2021	Service wall heater to stay lit new pilot generator installed, clean burner.
092316	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	316	Garcia, Gerardo	130.00	0.00	3000000259	12/17/2021	Clear bathroom sink and replace leaking drain pipes in vanity.
092314	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	315	Garcia, Gerardo	85.00	0.00	3000000259	12/17/2021	Replace towel rack that broke, install new bathtub stopper.
092312	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	413	Garcia, Gerardo	160.00	0.00	3000000259	12/17/2021	Replace leaking shower valve with new part, replace shower cartridges.
092311	12/01/2021	12/01/2021	6210 -	Park Vista -	219	Garcia,	260.00	0.00	3000000259	12/17/2021	Afterhours

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
			Maintenance	615 E. Holly Avenue El Segundo, CA 90245		Gerardo					weekend call <input type="checkbox"/> check ceiling leak, remove exhaust fan, remove floor base, make holes for ventilation.
092309	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	419	Garcia, Gerardo	85.00	0.00	3000000259	12/17/2021	Clear clogged toilet with snake.
092308	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	320	Garcia, Gerardo	285.00	0.00	3000000259	12/17/2021	Replaced vertical blind in living room, turned on wall heater.
092307	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	422	Garcia, Gerardo	185.00	0.00	3000000259	12/17/2021	Replace toilet handle to flush properly, repair bathroom GFCI outlet.
61157	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Industrial Lock & Security Inc.	125.00	0.00	3000000258	12/17/2021	Replaced storage room lock in garage <input type="checkbox"/> parts <input type="checkbox"/> labor <input type="checkbox"/> trip charge.
61137	12/01/2021	12/01/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Industrial Lock & Security Inc.	265.34	0.00	3000000258	12/17/2021	Rebuild damaged lock to parking garage, rekey lock <input type="checkbox"/> parts, labor <input type="checkbox"/> Sunday morning service call.
9197566570	12/03/2021	12/03/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	69.82	0.00	6311	12/03/2021	Cleaning supplies
9197658378	12/03/2021	12/03/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	26.24	0.00	6311	12/03/2021	Maintenance supplies <input type="checkbox"/> 101



**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
9197691517	12/03/2021	12/03/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	175.19	0.00	6311	12/03/2021	New ceiling fan for Unit □101
9197691516	12/03/2021	12/03/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	178.47	0.00	6311	12/03/2021	Maintenance supplies for Unit □101
87581	12/06/2021	12/06/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Sal's Plumbing & Rooter Inc.	98.00	0.00	3000000260	12/17/2021	Opened up drywall to diagnose where leak is coming from between unit 209
44318	12/08/2021	12/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	182.51	0.00	6312	12/08/2021	Maintenance supplies
44320	12/08/2021	12/08/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	5.46	0.00	6312	12/08/2021	Maintenance supplies
37127	12/09/2021	12/09/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Total Maintenance Group, Inc.	250.00	0.00	80CF-7772	12/17/2021	Provide and install new toilet □101.
37142	12/10/2021	12/10/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	413	Total Maintenance Group, Inc.	515.00	0.00	DCA4-E802	01/04/2022	Install new bathroom ceiling heater fan light fixture □parts and labor. Patch and paint around repair area to match. □413
37150	12/13/2021	12/13/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Total Maintenance Group, Inc.	235.00	0.00	612F-EADE	12/21/2021	Install new appliances for vacancy □101 □dishwasher, gas range, refrigerator.

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
37145	12/13/2021	12/13/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	102	Total Maintenance Group, Inc.	515.00	0.00	DCA4-E802	01/04/2022	Install new bathroom ceiling heater fan light fixture parts and labor. Patch and paint around repair area to match. 102
37148	12/13/2021	12/13/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Total Maintenance Group, Inc.	195.00	0.00	612F-EADE	12/21/2021	Provide and install bathroom vanity mirror that was broken after water damage restoration.
87595	12/20/2021	12/20/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Sal's Plumbing & Rooter Inc.	1,500.00	0.00	3000000263	01/04/2022	Urgent plumbing repair installed new tub waste and overflow drain for unit new parts 2 men ob. 315.
9197821377	12/21/2021	12/21/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	91.50	0.00	6322	12/21/2021	anitorial supplies
9197821376	12/21/2021	12/21/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	44.17	0.00	6322	12/21/2021	anitorial supplies
9197873862	12/21/2021	12/21/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	91.42	0.00	6322	12/21/2021	anitorial supplies
9198106414	12/23/2021	12/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	11.80	0.00	6324	12/23/2021	anitorial supplies
9198106418	12/23/2021	12/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	95.01	0.00	6324	12/23/2021	Vacancy prep 322 - ADA

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Avenue El Segundo, CA 90245							Toilet bowl
9198106409	12/23/2021	12/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	163.54	0.00	6324	12/23/2021	Maintenance supplies
9198106412	12/23/2021	12/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	177.63	0.00	6324	12/23/2021	Maintenance supplies
9198106416	12/23/2021	12/23/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	95.01	0.00	6324	12/23/2021	New ADA Toilet bowl for Unit □103
33353	12/27/2021	12/27/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	195.00	0.00	ACH	12/27/2021	Stanley Louis -Temporary repair to the currently leaking pipe cost □195.00
33353	12/27/2021	12/27/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	366.54	0.00	ACH	12/27/2021	Custom Ink - Company Shirts
33359	12/27/2021	12/27/2021	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	1,110.00	0.00	ACH	12/27/2021	Stanely Louis -Replace the building recirculation line above the roof line including 90 s, mips, check valve, hose bib, and up to 8 feet of type L copper and provide and properly install an expansion tank for the boiler system. Cost □ 1,110.00
							<b>8,477.65</b>	<b>0.00</b>			

## Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
<b>6245 - Elevator service</b>											
151400637085	12/20/2021	12/20/2021	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,483.20	0.00	6134-8D8C	12/21/2021	Service 1/1/2022 - 3/31/2022
<b>6250 - Gardening</b>											
5053	12/01/2021	12/01/2021	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	530.00	0.00	80CA-4E46	12/17/2021	Annual trimming of courtyard trees on property and haul away of debris after.
5071	12/08/2021	12/08/2021	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,076.90	0.00	E451-3404	12/08/2021	Monthly Service - November
5071	12/08/2021	12/08/2021	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	138.00	0.00	E451-3404	12/08/2021	Extra supplies and approved work for November 3 50 lb bag of fertilizer
							<b>1,744.90</b>	<b>0.00</b>			
<b>6270 - Management Fees</b>											
	12/01/2021	12/01/2021	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,500.00	0.00	1212	12/01/2021	Management Fees for 12/2021
<b>6315 - Pest Control</b>											
144379	12/03/2021	12/03/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	150.00	0.00	3000000256	12/03/2021	Vermin Service 11/18/21
438951	12/21/2021	12/21/2021	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	64.00	0.00	6321	12/21/2021	Monthly Service - December
							<b>214.00</b>	<b>0.00</b>			

## Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
<b>6410 - Electricity</b>											
700587779325	12/21/2021	12/21/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	111.73	0.00	6320	12/21/2021	Service 11/10/21 - 12/12/21
700394170456	12/21/2021	12/21/2021	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,330.12	0.00	6319	12/21/2021	Service 11/10/21 - 12/12/21
							<b>1,441.85</b>	<b>0.00</b>			
<b>6420 - Gas</b>											
056 105 3200 3	12/21/2021	12/21/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,403.78	0.00	3000000261	12/21/2021	Service 11/3/21 - 12/6/21
075 005 3297 8	12/21/2021	12/21/2021	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Gas Company	13.27	0.00	3000000262	12/21/2021	Service 11/3/21 - 12/6/21
							<b>1,417.05</b>	<b>0.00</b>			
<b>6430 - Water</b>											
075-18481-000	12/13/2021	12/13/2021	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	935.84	0.00	ACH	12/13/2021	Service 9/14/21 - 11/15/21
075-18321-000	12/13/2021	12/13/2021	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	6,275.81	0.00	ACH	12/13/2021	Service 9/14/21 - 11/15/21
075-18411-000	12/13/2021	12/13/2021	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	74.40	0.00	ACH	12/13/2021	Service 9/14/21 - 11/15/21

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
075-18531-000	12/13/2021	12/13/2021	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	74.40	0.00	ACH	12/13/2021	Service 9/14/ 21 - 11/15/21

**7,360.45      0.00**

**6445 - Telephone/Internet**

287272447593	12/03/2021	12/03/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.50	0.00	6310	12/03/2021	Service 11/17/ 21 - 12/16/21
145150448	12/10/2021	12/10/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	153.50	0.00	6313	12/10/2021	Service 11/27/ 21 - 12/26/21
310-322-5036	12/21/2021	12/21/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,614.46	0.00	6315	12/21/2021	Service 12/4/ 21 - 1/3/21
310-640-7156	12/21/2021	12/21/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	924.65	0.00	6316	12/21/2021	Service 12/5/ 21 - 1/4/21
149394202	12/21/2021	12/21/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	228.34	0.00	6317	12/21/2021	Service 12/3/ 21 - 1/2/21
3370000205336	12/21/2021	12/21/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	103.19	0.00	6318	12/21/2021	Service 12/9/ 21 - 1/8/21
310-519-1730	12/23/2021	12/23/2021	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	245.97	0.00	6323	12/23/2021	Service 12/13/ 21 - 1/12/22

**3,293.61      0.00**

**6455 - Cable/Television**

8448 30 006 0255251	12/10/2021	12/10/2021	6455 - Cable/ Television	Park Vista - 615 E. Holly		Spectrum	19.38	0.00	6314	12/10/2021	Service 11/30/ 21 - 12/29/21
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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							

<b>Total</b>							40,952.09	0.00			
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## Budget - Comparative

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

Period Range: Dec 2021 to Dec 2021

Comparison Period Range: Dec 2020 to Dec 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	68,743.00	63,562.00	5,181.00	8.15%	59,527.00	62,000.00	-2,473.00	-3.99%
Parking Income	1,510.00	1,445.00	65.00	4.50%	1,445.00	1,250.00	195.00	15.60%
<b>Total RENT</b>	<b>70,253.00</b>	<b>65,007.00</b>	<b>5,246.00</b>	<b>8.07%</b>	<b>60,972.00</b>	<b>63,250.00</b>	<b>-2,278.00</b>	<b>-3.60%</b>
Vacancy	0.00	-1,906.86	1,906.86	100.00%	0.00	0.00	0.00	0.00%
Prepayment	1,669.50	0.00	1,669.50	0.00%	-10.00	0.00	-10.00	0.00%
NSF Bank Fees Collected	25.00	0.00	25.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	0.00	375.00	-375.00	-100.00%	627.25	415.00	212.25	51.14%
<b>Total Budgeted Operating Income</b>	<b>71,947.50</b>	<b>63,475.14</b>	<b>8,472.36</b>	<b>13.35%</b>	<b>61,589.25</b>	<b>63,665.00</b>	<b>-2,075.75</b>	<b>-3.26%</b>
<b>Expense</b>								
Fire Service	0.00	500.00	500.00	100.00%	0.00	335.00	335.00	100.00%
Maintenance	16,118.28	13,000.00	-3,118.28	-23.99%	7,817.53	13,000.00	5,182.47	39.87%
Elevator service	1,483.20	1,250.00	-233.20	-18.66%	2,723.48	850.00	-1,873.48	-220.41%
Gardening	1,744.90	1,250.00	-494.90	-39.59%	1,688.90	1,350.00	-338.90	-25.10%
Management Fees	15,500.00	15,000.00	-500.00	-3.33%	19,986.35	14,500.00	-5,486.35	-37.84%
Pest Control	214.00	400.00	186.00	46.50%	360.00	400.00	40.00	10.00%
Licenses and Permits	0.00	0.00	0.00	0.00%	0.00	35.00	35.00	100.00%
Electricity	1,441.85	1,700.00	258.15	15.19%	1,102.76	1,700.00	597.24	35.13%
Gas	1,417.05	1,200.00	-217.05	-18.09%	1,163.97	1,000.00	-163.97	-16.40%
Water	7,360.45	3,500.00	-3,860.45	-110.30%	6,639.90	3,750.00	-2,889.90	-77.06%
Telephone/Internet	3,293.61	1,300.00	-1,993.61	-153.35%	1,625.94	1,250.00	-375.94	-30.08%
Cable/Television	19.38	4,700.00	4,680.62	99.59%	4,674.16	4,500.00	-174.16	-3.87%
Office Supplies	0.00	300.00	300.00	100.00%	0.00	300.00	300.00	100.00%
Uniforms	0.00	40.00	40.00	100.00%	0.00	50.00	50.00	100.00%



## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
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	12.00	6.25	-5.75	-92.00%	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%	5,500.00	500.00	-5,000.00	-1,000.00%
<b>Total Budgeted Operating Expense</b>	<b>48,604.72</b>	<b>44,901.25</b>	<b>-3,703.47</b>	<b>-8.25%</b>	<b>53,282.99</b>	<b>44,311.66</b>	<b>-8,971.33</b>	<b>-20.25%</b>
Total Budgeted Operating Income	71,947.50	63,475.14	8,472.36	13.35%	61,589.25	63,665.00	-2,075.75	-3.26%
Total Budgeted Operating Expense	48,604.72	44,901.25	-3,703.47	-8.25%	53,282.99	44,311.66	-8,971.33	-20.25%
<b>NOI - Net Operating Income</b>	<b>23,342.78</b>	<b>18,573.89</b>	<b>4,768.89</b>	<b>25.68%</b>	<b>8,306.26</b>	<b>19,353.34</b>	<b>-11,047.08</b>	<b>-57.08%</b>
<b>Other Income</b>								
Interest on Bank Accounts	207.36	600.00	-392.64	-65.44%	396.42	250.00	146.42	58.57%
<b>Total Budgeted Other Income</b>	<b>207.36</b>	<b>600.00</b>	<b>-392.64</b>	<b>-65.44%</b>	<b>396.42</b>	<b>250.00</b>	<b>146.42</b>	<b>58.57%</b>
<b>Net Other Income</b>	<b>207.36</b>	<b>600.00</b>	<b>-392.64</b>	<b>-65.44%</b>	<b>396.42</b>	<b>250.00</b>	<b>146.42</b>	<b>58.57%</b>
Total Budgeted Income	72,154.86	64,075.14	8,079.72	12.61%	61,985.67	63,915.00	-1,929.33	-3.02%
Total Budgeted Expense	48,604.72	44,901.25	-3,703.47	-8.25%	53,282.99	44,311.66	-8,971.33	-20.25%
<b>Net Income</b>	<b>23,550.14</b>	<b>19,173.89</b>	<b>4,376.25</b>	<b>22.82%</b>	<b>8,702.68</b>	<b>19,603.34</b>	<b>-10,900.66</b>	<b>-55.61%</b>
<b>Cash</b>								
Cash in Bank	24,514.78	0.00	-24,514.78	0.00%	7,739.26	0.00	-7,739.26	0.00%
Park Vista - Grandpoint Account	0.00	0.00	0.00	0.00%	7.78	0.00	-7.78	0.00%

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Park Vista Reserve Account - LAIF	207.36	0.00	-207.36	0.00%	387.74	0.00	-387.74	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>24,722.14</b>	<b>0.00</b>	<b>-24,722.14</b>	<b>0.00%</b>	<b>8,135.68</b>	<b>0.00</b>	<b>-8,135.68</b>	<b>0.00%</b>
<b>Liability</b>								
Key Deposit	20.00	0.00	20.00	0.00%	0.00	0.00	0.00	0.00%
Security Deposit	1,152.00	0.00	1,152.00	0.00%	-567.00	0.00	-567.00	0.00%
<b>Total Budgeted Liability</b>	<b>1,172.00</b>	<b>0.00</b>	<b>1,172.00</b>	<b>0.00%</b>	<b>-567.00</b>	<b>0.00</b>	<b>-567.00</b>	<b>0.00%</b>

**EL SEGUNDO SENIOR CITIZENS HOUSING  
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

January 18, 2022

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:	Q4-2021	<b>December-21</b>
		<b><u>Original</u></b>
Beginning balance at October 1, 2021		\$ 1,151,673.08
Accrued: Interest (Posted quarterly)		598.08
Add: Deposits		
Less: Withdrawals		
	<b><u>As of</u></b>	
<b>TOTAL IN LAIF - G/L# 504-101-0000-0004:</b>	<b>12/31/2021</b>	<b>\$ 1,152,271.16</b>

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	October	@	0.203%	Actual	<b>LAIF</b> for <b>31</b> days	198.56
Interest Earned	November	@	0.203%	Actual	<b>LAIF</b> for <b>30</b> days	192.16
Interest Earned	December	@	0.212%	Actual	<b>LAIF</b> for <b>31</b> days	207.36
<b>Accrued Interest</b>	<b>quarter to date</b>					<b>598.08</b>

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, Chief Financial Officer  
Dave Davis, Finance Manager  
Eva Gettler, Accounting Supervisor  
Michael Allen Director-Development Services  
Neil Cadman, Facility Management for Park Vista  
Eduardo Schonborn, Principal Planner  
Venus Wesson, Sr. Admin Specialist